

Quarterly Information (ITR)

LPS Brasil Consultoria de Imóveis S.A.

June 30, 2024

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 6/30/2024
Paid-in capital	
Common	147,555
Preferred	0
Total	147,555
Treasury shares	
Common	10,267
Preferred	0
Total	10,267

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Individual quarterly information / Balance sheet – Assets

(In thousands of reais)

Description	Current quarter 6/30/2024	Prior year 12/31/2023
Total assets	344,015	338,942
Current assets	10,066	10,051
Cash and cash equivalents	71	68
Receivables	9,840	9,968
Trade receivables	0	7
Trade receivables	25	35
Allowance for doubtful accounts	-25	-28
Other receivables	9,840	9,961
Dividends receivable	8,751	8,872
Receivables from sale of entities	1,089	1,089
Taxes recoverable	15	15
Current recoverable taxes	15	15
Prepaid expenses	140	0
Non-current assets	333,949	328,891
Long-term assets	42,967	43,586
Receivables	2,203	1,851
Other receivables	555	575
Judicial deposits	1,648	1,276
Receivables from related parties	40,764	41,735
Receivables from subsidiaries	8,385	8,908
Call option for non-controlling interest	32,379	32,827
Investments	244,740	238,924
Shareholdings	244,740	238,924
Interest in subsidiaries	244,740	238,924
Fixed assets	271	309
Property and equipment in operation	271	309
Intangible assets	45,971	46,072
Intangible assets	45,971	46,072
Intangible assets	45,971	46,072

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Individual quarterly information / Balance sheet – Liabilities

(In thousands of reais)

Description	Current quarter 6/30/2024	Prior year 12/31/2023
Total liabilities	344,015	338,942
Current liabilities	72,865	80,028
Social and labor liabilities	176	5,466
Social liabilities	80	962
Labor liabilities	96	4,504
Trade payables	673	365
Domestic trade payables	673	365
Tax liabilities	14	11
Federal tax liabilities	14	11
Other federal taxes	14	11
Other liabilities	72,002	74,186
Other	72,002	74,186
Minimum mandatory dividends payable	19	5,596
Written put option for non-controlling interest	13,671	13,343
Payables to related parties	58,148	55,088
Other liabilities	126	128
Advances from clients	6	2
Lease	32	29
Non-current liabilities	48,862	47,847
Other liabilities	96	108
Other	96	108
Lease	96	108
Deferred taxes	8,922	8,977
Deferred income tax and social contribution	8,922	8,977
Provisions	39,844	38,762
Tax, social security, labor and civil provisions	7,504	7,537
Tax provisions	10	9
Social security and labor provisions	3,123	3,323
Civil provisions	4,371	4,205
Other provisions	32,340	31,225
Provision for losses in subsidiaries	32,340	31,225
Shareholders' equity	222,288	211,067
Paid-in capital	169,188	169,188
Capital reserves	-6,480	-7,476
Granted options	19,983	18,987
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	57,144	57,144
Legal reserve	3,961	3,961
Profit retention reserve	53,183	29,693
Other reserves	0	23,490
Retained earnings / Accumulated losses	10,225	0
Asset valuation adjustment	-7,789	-7,789
Business combination adjustments	-7,789	-7,789

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(In thousands of reais)

Individual quarterly information/ Income statement

Description	Current quarter 4/1/2024 to 6/30/2024	Year-to-date 1/1/2024 to 6/30/2024	Year-ago quarter 4/1/2023 to 6/30/2023	Previous year 1/1/2023 to 6/30/2023
Operating expenses/income	7,290	10,940	6,386	11,137
General and administrative expenses	-2,850	-7,841	-4,693	-8,295
Administrative	-1,341	-4,850	-1,601	-3,609
Management compensation	-1,163	-2,298	-2,718	-3,852
Depreciation and amortization	-346	-693	-374	-834
Other operating income	175	221	896	919
Other operating expenses	-17	-23	-6	-10
Equity income	9,982	18,583	10,189	18,523
Income before financial income (expenses) and taxes	7,290	10,940	6,386	11,137
Financial income (expenses)	389	-771	-2,235	-2,570
Financial income	2,334	3,679	1,115	2,204
Financial expenses	-1,945	-4,450	-3,350	-4,774
Income before taxes	7,679	10,169	4,151	8,567
Income tax and social contribution	-85	56	488	740
Deferred	-85	56	488	740
Net income from continuing operations	7,594	10,225	4,639	9,307
Net income/Loss in the period	7,594	10,225	4,639	9,307
Earnings per share - (in reais/share)				
Basic earnings per share				
Common	0.05531	0.07448	0.03379	0.06779
Diluted earnings per share				
Common	0.05531	0.07448	0.03379	0.06779

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Individual quarterly information/ Statement of comprehensive income

(In thousands of reais)

Description	Current quarter 4/1/2024 to 6/30/2024	Year-to-date 1/1/2024 to 6/30/2024	Year-ago quarter 4/1/2023 to 6/30/2023	Previous year 1/1/2023 to 6/30/2023
Revenue from sales and/or services	7,594	10,225	4,639	9,307
Gross profit	7,594	10,225	4,639	9,307

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Individual quarterly information/ Statement of cash flows – Indirect method

(In thousands of reais)

Description	Year-to-date 1/1/2024 to 6/30/2024	Previous year 1/1/2023 to 6/30/2023
Net cash from operating activities	9,653	13,896
Cash generated by operating activities	-4,378	-6,110
Profit (loss) in the period from continuing operations	10,225	9,307
Allowance for doubtful accounts and losses on trade receivables	-3	1
Provision for legal risks, net	1,565	80
Equity income	-18,583	-18,523
Gain/loss from property, plant and equipment, intangible assets and investments	0	-841
Deferred income tax and social contribution	-56	-740
Financial charges on debts and credits	785	2,630
Stock option expenses	996	1,172
Depreciation and amortization	693	834
Recognition of revenue	0	-30
Changes in assets and liabilities	-368	6,313
Trade receivables	10	-1
Taxes to offset	0	-1
Prepaid expenses	-140	-297
Other assets	6,336	8,159
Trade payables	308	609
Income tax and social contribution payable	3	6
Payroll, provisions and related taxes	-5,290	-1,889
Other liabilities	-1,595	-273
Other	14,399	13,693
Dividends received from subsidiaries	14,400	13,694
Interest paid	-1	-1
Net cash from investing activities	-4,050	-11,040
Net cash from acquisition of subsidiaries	-2,984	0
Capital increase in subsidiaries	-1,066	-11,040
Net cash provided by financing activities	-5,600	-2,861
Lease	-23	-21
Payment of dividends	-5,577	-2,840
Increase (decrease) in cash and cash equivalents	3	-5
Cash and cash equivalents at beginning of period	68	35
Cash and cash equivalents at end of period	71	30

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Individual quarterly information/ Statement of changes in shareholders' equity - 1/1/2024 to 6/30/2024

(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	-3,515	53,183	0	-7,789	211,067
Adjustments from previous years	0	0	0	0	0	0
Adjusted opening balances	169,188	-3,515	53,183	0	-7,789	211,067
Equity transactions with owners	0	996	0	0	0	996
Granted options recognized	0	996	0	0	0	996
Total comprehensive income	0	0	0	10,225	0	10,225
Net income for the period	0	0	0	10,225	0	10,225
Internal changes in shareholders' equity	0	0	0	0	0	0
Closing balances	169,188	-2,519	53,183	10,225	-7,789	222,288

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Individual quarterly information/ Statement of changes in shareholders' equity - 1/1/2023 to 6/30/2023

(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	-10,165	39,233	0	-7,789	190,467
Adjustments from previous years	0	0	0	0	0	0
Adjusted opening balances	169,188	-10,165	39,233	0	-7,789	190,467
Equity transactions with owners	0	1,172	0	0	0	1,172
Granted options recognized	0	1,172	0	0	0	1,172
Total comprehensive income	0	0	0	9,307	0	9,307
Net income for the period	0	0	0	9,307	0	9,307
Internal changes in shareholders' equity	0	0	0	0	0	0
Closing balances	169,188	-8,993	39,233	9,307	-7,789	200,946

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Individual quarterly information/ Statement of value added

(In thousands of reais)

Description	Year-to-date 1/1/2024 to 6/30/2024	Previous year 1/1/2023 to 6/30/2023
Revenue	224	918
Other revenues	221	919
Provision/Reversal of allowance for doubtful accounts	3	-1
Input acquired from third parties	-3,140	-1,751
Materials, energy, outside services and other	-3,139	-2,592
Loss/recovery of assets	-1	841
Gross value added	-2,916	-833
Retentions	-693	-834
Depreciation, amortization and depletion	-693	-834
Wealth created by the company	-3,609	-1,667
Wealth received through transfer	22,262	20,727
Equity income	18,583	18,523
Financial income	3,679	2,204
Total value added to distribute	18,653	19,060
Distribution of value added	18,653	19,060
Personnel	3,553	5,255
Direct compensation	3,293	5,024
Benefits	260	231
Taxes, fees and contributions	425	-276
Federal	425	-276
Lenders and lessors	4,450	4,774
Interest	4,450	4,774
Shareholders	10,225	9,307
Retained earnings/accumulated losses for the period	10,225	9,307

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Consolidated quarterly information / Balance sheet – Assets

(In thousands of reais)

Description	Current quarter 6/30/2024	Prior year 12/31/2023
Total assets	392,444	398,903
Current assets	101,720	110,978
Cash and cash equivalents	21,997	31,332
Financial investments	39,285	36,548
Financial investments assessed at fair value through income or expense	39,285	36,548
Financial instruments measured at fair value	39,285	36,548
Receivables	34,907	38,226
Trade receivables	31,153	32,471
Trade receivables	40,188	40,966
Allowance for doubtful accounts	-9,035	-8,495
Other receivables	3,754	5,755
Dividends receivable	0	1,005
Receivables from sale of entities	1,515	1,384
Other assets	244	396
Receivables from association agreement with Itaú	1,995	2,970
Taxes recoverable	3,571	3,430
Current recoverable taxes	3,571	3,430
Prepaid expenses	1,960	1,442
Non-current assets	290,724	287,925
Long-term assets	83,466	81,093
Receivables	16,099	14,269
Trade receivables	1,266	1,397
Other receivables	7,800	6,974
Judicial deposit	7,033	5,898
Deferred taxes	9,119	9,490
Deferred income tax and social contribution	9,119	9,490
Receivables from related parties	58,248	57,334
Call option for non-controlling interest	58,248	57,334
Investments	17,445	18,184
Shareholdings	17,445	18,184
Shareholding in associated companies	2,371	2,914
Shareholding in joint ventures	15,074	15,270
Fixed assets	6,047	4,618
Property and equipment in operation	4,214	4,022
Property and equipment in construction	1,833	596
Intangible assets	183,766	184,030
Intangible assets	183,766	184,030
Intangible assets	155,176	154,573
Intangible assets identified in the acquisition of business combinations	21,872	22,739
Goodwill	6,718	6,718

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Consolidated quarterly information/ Balance sheet – Liabilities

(In thousands of reais)

Description	Current quarter 6/30/2024	Prior year 12/31/2023
Total liabilities	392,444	398,903
Current liabilities	59,835	70,743
Social and labor liabilities	6,250	14,044
Social liabilities	2,191	3,601
Labor liabilities	4,059	10,443
Trade payables	6,272	4,492
Domestic trade payables	6,272	4,492
Tax liabilities	5,523	5,535
Federal tax liabilities	4,250	4,392
Income tax and social contribution payable	2,890	3,031
Other federal taxes	1,360	1,361
Municipal tax liabilities	1,273	1,143
ISS tax payable	1,273	1,143
Other liabilities	41,790	46,672
Other	41,790	46,672
Dividends and interest on equity payable	2,262	7,891
Written put option over non-controlling interest	16,752	16,969
Unearned income, net	11,560	11,560
Other liabilities	1,659	1,912
Advances to clients	4,981	4,255
Lease	4,576	4,085
Non-current liabilities	113,435	122,450
Other liabilities	51,891	59,102
Other	51,891	59,102
Unearned income, net	38,493	44,273
Lease	13,398	14,829
Deferred taxes	11,816	11,957
Deferred income tax and social contribution	11,816	11,957
Provisions	49,728	51,391
Tax, social security, labor and civil provisions	49,728	51,391
Tax provisions	10	9
Labor and social security provisions	38,061	39,385
Civil provisions	11,657	11,997
Consolidated equity	219,174	205,710
Paid-in capital	169,188	169,188
Capital reserves	-6,480	-7,476
Granted options	19,983	18,987
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	57,144	57,144
Legal reserve	3,961	3,961
Profit retention reserve	53,183	29,693
Other reserves	0	23,490
Retained earnings / Accumulated losses	10,225	0
Asset valuation adjustment	-7,789	-7,789
Business combination adjustments	-7,789	-7,789
Non-controlling interests	-3,114	-5,357

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Consolidated quarterly information/ Income statement

(In thousands of reais)

Description	Current quarter 4/1/2024 to 6/30/2024	Year-to-date 1/1/2024 to 6/30/2024	Year-ago quarter 4/1/2023 to 6/30/2023	Previous year 1/1/2023 to 6/30/2023
Revenue from sales and/or services	45,338	83,162	46,611	88,893
Cost of sales and/or services	-6,674	-12,405	-7,115	-14,454
Gross profit	38,664	70,757	39,496	74,439
Operating expenses/income	-25,970	-49,061	-27,040	-52,864
Selling expenses	-6,874	-12,398	-7,094	-14,000
General and administrative expenses	-20,768	-38,964	-22,139	-41,823
Administrative	-13,993	-25,672	-15,688	-29,233
Management compensation	-1,956	-3,696	-2,396	-4,308
Depreciation and amortization	-4,819	-9,596	-4,055	-8,282
Other operating income	468	850	1,330	1,733
Other operating expenses	-406	-826	-819	-1,340
Equity income	1,610	2,277	1,682	2,566
Income before financial income (expenses) and taxes	12,694	21,696	12,456	21,575
Financial income (expenses)	2,766	3,957	-1,207	-10
Financial income	5,267	9,689	3,002	6,596
Financial expenses	-2,501	-5,732	-4,209	-6,606
Income before taxes on profit	15,460	25,653	11,249	21,565
Income tax and social contribution	-2,838	-6,071	-2,899	-5,790
Current	-2,801	-5,840	-3,364	-6,620
Deferred	-37	-231	465	830
Net income from continuing operations	12,622	19,582	8,350	15,775
Consolidated net income/loss in the period	12,622	19,582	8,350	15,775
Attributed to owners of the Company	7,594	10,225	4,639	9,307
Attributed to non-controlling interests	5,028	9,357	3,711	6,468
Earnings per share - (in reais/share)				
Basic earnings per share				
Common	0.05531	0.07448	0.03379	0.06779
Diluted earnings per share				
Common	0.05531	0.07448	0.03379	0.06779

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Consolidated quarterly information/ Statement of comprehensive income

(In thousands of reais)

Description	Current quarter 4/1/2024 to 6/30/2024	Year-to-date 1/1/2024 to 6/30/2024	Year-ago quarter 4/1/2023 to 6/30/2023	Previous year 1/1/2023 to 6/30/2023
Consolidated net income for the period	12,622	19,582	8,350	15,775
Consolidated comprehensive income for the period	12,622	19,582	8,350	15,775
Attributed to owners of the Company	7,594	10,225	4,639	9,307
Attributed to non-controlling interests	5,028	9,357	3,711	6,468

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Consolidated quarterly information/ Statement of cash flows – Indirect method

(In thousands of reais)

Description	Year-to-date 1/1/2024 to 6/30/2024	Previous year 1/1/2023 to 6/30/2023
Net cash from operating activities	18,820	17,660
Cash generated by operating activities	29,477	30,369
Profit (loss) in the period from continuing operations	19,582	15,775
Allowance for doubtful accounts and losses on trade receivables	870	406
Provision for legal risks, net	588	3,491
Equity income	-2,277	-2,566
Gain/Loss from property, plant and equipment, intangible assets and investments	4	-473
Deferred income tax and social contribution	231	-830
Financial charges on debts and receivables	-278	3,525
Stock option expenses	996	1,172
Depreciation and amortization	9,701	8,398
Recognition of revenue	-5,780	-5,149
Income tax and social contribution recognized in the income/loss of the period	5,840	6,620
Changes in assets and liabilities	-8,666	-10,389
Trade receivables	618	-3,264
Taxes to offset	-141	298
Prepaid expenses	-518	-332
Other assets	-963	1,515
Trade payables	1,780	-660
Income tax and social contribution payable	129	72
Payroll, provisions and related taxes	-7,794	-6,474
Other liabilities	-2,503	-912
Advances from clients	726	-632
Other	-1,991	-2,320
Income tax and social contribution paid	-5,981	-6,803
Dividends received from associated companies	4,021	4,542
Interest paid	-31	-59
Net cash from investing activities	-12,261	-4,837
Acquisition of property, plant and equipment and intangible assets	-9,524	-9,379
Financial investments	-2,737	4,542
Net cash from financing activities	-15,894	-13,291
Payment of dividends, including prior years	-13,152	-9,985
Capital increase	409	184
Lease	-3,151	-3,490
Increase (decrease) in cash and cash equivalents	-9,335	-468
Cash and cash equivalents at beginning of period	31,332	22,446
Cash and cash equivalents at end of period	21,997	21,978

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Consolidated quarterly information/ Statement of changes in shareholders' equity – 1/1/2024 to 6/30/2024

(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	-3,515	53,183	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	-3,515	53,183	0	-7,789	211,067	-5,357	205,710
Equity transactions with owners	0	996	0	0	0	996	-7,113	-6,117
Capital increases	0	0	0	0	0	0	409	409
Granted options recognized	0	996	0	0	0	996	0	996
Dividends	0	0	0	0	0	0	-7,522	-7,522
Total comprehensive income	0	0	0	10,225	0	10,225	9,356	19,581
Net income for the period	0	0	0	10,225	0	10,225	9,356	19,581
Internal changes in shareholders' equity	0	0	0	0	0	0	0	0
Closing balances	169,188	-2,519	53,183	10,225	-7,789	222,288	-3,114	219,174

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Consolidated quarterly information/ Statement of changes in shareholders' equity - 1/1/2023 to 6/30/2023

(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	-10,165	39,233	0	-7,789	190,467	-2,938	187,529
Adjustments from previous years	0	0	0	0	0	0	0	0
Adjusted opening balances	169,188	-10,165	39,233	0	-7,789	190,467	-2,938	187,529
Equity transactions with owners	0	1,172	0	0	0	1,172	-7,772	-6,600
Capital increases	0	0	0	0	0	0	184	184
Granted options recognized	0	1,172	0	0	0	1,172	0	1,172
Dividends	0	0	0	0	0	0	-7,115	-7,115
Capital reduction	0	0	0	0	0	0	-841	-841
Total comprehensive income	0	0	0	9,307	0	9,307	6,468	15,775
Net income for the period	0	0	0	9,307	0	9,307	6,468	15,775
Internal changes in shareholders' equity	0	0	0	0	0	0	0	0
Closing balances	169,188	-8,993	39,233	9,307	-7,789	200,946	-4,242	196,704

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Consolidated quarterly information/ Statement of value added

(In thousands of reais)

Description	Year-to-date 1/1/2024 to 6/30/2024	Previous year 1/1/2023 to 6/30/2023
Revenue	91,524	98,953
Sales of goods, products and services	91,544	97,626
Other revenues	850	1,733
Allowance for/reversal of doubtful accounts	-870	-406
Input acquired from third parties	-32,060	-39,506
Cost of sales and services	-12,405	-14,454
Materials, energy, outside services and other	-19,651	-25,525
Loss/recovery of assets	-4	473
Gross value added	59,464	59,447
Retentions	-9,701	-8,398
Depreciation, amortization and depletion	-9,701	-8,398
Wealth created by the company	49,763	51,049
Wealth received through transfer	11,966	9,162
Equity income	2,277	2,566
Financial income	9,689	6,596
Total value added to distribute	61,729	60,211
Distribution of value added	61,729	60,211
Personnel	17,851	19,137
Direct compensation	14,311	15,805
Benefits	2,673	1,737
Government Severance Pay Fund (FGTS)	867	1,595
Taxes, fees and contributions	18,117	18,496
Federal	14,854	14,995
Municipal	3,263	3,501
Lenders and lessors	6,179	6,803
Interest	5,732	6,606
Rental	447	197
Shareholders	19,582	15,775
Retained earnings/accumulated losses for the period	10,225	9,307
Non-controlling interests in retained earnings	9,357	6,468

Earnings Release – 2Q24

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 second quarter of 2024 (2Q24). 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.

2Q24 and 1H24 Highlights

Total Intermediated PSV: R\$3.5 billion in 2Q24 | **+20%** vs. 2Q23
R\$6.0 billion in 1H24 | **+16%** vs. 1H23

CrediPronto Volume: R\$852 million in 2Q24 | **+9%** vs. 2Q23
R\$1.324 billion in 1H24 | **-20%** vs. 1H23

Recurring Expenses: R\$27.8 million in 2Q24 | **-8%** vs. 2Q23
R\$51.9 million in 1H24 | **-12%** vs. 1H23

EBITDA Margin: 38.6% in 2Q24 | **+3.2 p.p.** vs. 2Q23
37.6% in 1H24 | **+4.0 p.p.** vs. 1H23

Pre-IFRS Net Income: R\$11.9 million in 2Q24 | **+10%** vs. 2Q23
R\$19.4 million in 1H24 | **+4%** vs. 1H23

EBITDA

EBITDA Reconciliation			
('000 R\$)	2Q24	2Q23	Var. %
Net income (loss) of the period	12,622	8,350	51%
Income and social contribution taxes	2,838	2,899	-2%
Net financial result	-2,766	1,207	-329%
Depreciation and amortization	4,819	4,055	19%
EBITDA	17,513	16,511	6%
EBITDA Margin	38.6%	35.4%	3.2 p.p.

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

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 June 30, 2024 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 - %	
	6/30/2024	12/31/2023
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.	95.00	95.00
LPS Patrimóvel 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. (i)	80.00	80.00
Pronto Ducati Consultoria de Imóveis Ltda.	100.00	100.00

- (i) On April 22, 2024, the corporate name of Pronto Erwin Maack Consultoria de Imóveis S.A. was changed to “LPS Urban.”

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, 2023. 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.

The quarterly information was approved by the Board of Directors of the Company and authorized for filing on August 14, 2024.

- a. New standards, amendments and interpretations of accounting standards**
In the quarter ended June 30, 2024, no new standards, amendments and interpretations of accounting standards were issued.

4 Cash and cash equivalents and financial investments

a) Cash and cash equivalents

	Parent Company		Consolidated	
	6/30/2024	12/31/2023	6/30/2024	12/31/2023
Cash and banks	71	68	4,819	4,415
Bank Deposit Certificates - CDBs (i)	-	-	17,178	26,917
Total cash and cash equivalents	71	68	21,997	31,332

b) Financial investments

	Consolidated	
	6/30/2024	12/31/2023
Bank Deposit Certificates - CDBs (i)	32,427	29,774
Fixed Income investment fund (ii)	6,858	6,774
Total financial investments	39,285	36,548

- (i) Investments in Bank Deposit Certificates (CDB) and Fixed Income Investment Funds yielded between 83% and 106.50% of the Interbank Deposit Rate (CDI). Cash equivalents are maintained to meet short-term cash commitments and not for investment or any other purpose.

- (ii) Fixed income investment funds are not exclusive funds of the Company or its subsidiaries, and the balances are equivalent to the market value, yielding between 99% and 150% of the Interbank Deposit Rate (“CDI”).

5 Trade accounts receivable

	Parent Company		Consolidated	
	6/30/2024	12/31/2023	6/30/2024	12/31/2023
Trade accounts receivable	25	35	41,630	42,578
Present value adjustment	-	-	(176)	(215)
Provision for expected credit losses	(25)	(28)	(9,035)	(8,495)
Total trade accounts receivable	-	7	32,419	33,868
Current	-	7	31,153	32,471
Noncurrent	-	-	1,266	1,397

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

	Parent Company		Consolidated	
	6/30/2024	12/31/2023	6/30/2024	12/31/2023
Falling due:				
From 0 to 30 days	-	2	22,674	22,800
From 31 to 60 days	-	2	966	1,341
From 61 to 90 days	-	2	864	1,590
From 91 to 180 days	-	1	3,183	1,918
From 181 to 360 days	-	-	1,769	2,912
Over 360 days	-	-	1,294	1,424
Overdue:				
From 0 to 30 days	-	-	1,542	1,683
From 31 to 60 days	-	-	339	331
From 61 to 90 days	-	-	336	279
From 91 to 180 days	-	-	680	1,077
From 181 to 360 days	-	-	1,996	1,629
Over 360 days	25	28	5,987	5,594
Total trade accounts receivable	25	35	41,630	42,578

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:



LPS Brasil - Consultoria de Imóveis S.A. and Subsidiaries
Individual and consolidated quarterly information as of
June 30, 2024

	Parent Company	Consolidated
Balance on December 31, 2022	(31)	(7,252)
Recording	(15)	(1,547)
Reversal	14	1,141
Final write-offs	1	88
Balance on June 30, 2023	(31)	(7,570)
	Parent Company	Consolidated
Balance on December 31, 2023	(28)	(8,495)
Recording	-	(2,023)
Reversal	3	1,153
Final write-offs	-	330
Balance on June 30, 2024	(25)	(9,035)

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:

	6/30/2024	12/31/2023
Falling due	1.72%	2.22%
Overdue for up to 30 days	3.68%	6.27%
Overdue from 31 to 60 days	39.69%	34.81%
Overdue from 61 to 90 days	51.85%	59.03%
Overdue from 91 to 180 days	78.98%	62.62%
Overdue from 181 to 360 days	98.65%	97.16%
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:

	Parent Company		Consolidated	
	6/30/2024	12/31/2023	6/30/2024	12/31/2023
Falling due:	-	-	(176)	(258)
Overdue:				
Between 0 to 30 days	-	-	(50)	(105)
From 31 to 60 days	-	-	(135)	(115)
From 61 to 90 days	-	-	(174)	(165)
From 91 to 180 days	-	-	(537)	(674)
From 181 to 360 days	-	-	(1,969)	(1,584)
Over 360 days	(25)	(28)	(5,987)	(5,594)
	<u>(25)</u>	<u>(28)</u>	<u>(9,035)</u>	<u>(8,495)</u>

6 Property and equipment

Property and equipment comprise the following:

	Average annual depreciation rate - %	Parent Company			
		6/30/2024		12/31/2023	
		Cost	Accumulated Depreciation	Net	Net
Leasehold improvements	20	1,079	(1,077)	2	4
IT equipment	20	47	(44)	3	4
Furniture and fixtures	10	585	(351)	234	263
Other property and equipment	15	165	(133)	32	38
Total property and equipment		<u>1,876</u>	<u>(1,605)</u>	<u>271</u>	<u>309</u>
	Average annual depreciation rate - %	Consolidated			
		6/30/2024		12/31/2023	
		Cost	Accumulated Depreciation	Net	Net
Leasehold improvements	20	7,644	(6,704)	940	563
IT equipment	20	4,523	(2,917)	1,606	1,764
Furniture and fixtures	10	3,557	(2,673)	884	983
Other property and equipment	15	2,726	(1,942)	784	712
Construction in progress		1,833	-	1,833	596
Total property and equipment		<u>20,283</u>	<u>(14,236)</u>	<u>6,047</u>	<u>4,618</u>

Below is the breakdown of changes in property and equipment:

	Parent Company	Consolidated
Balance on December 31, 2022	488	5,637
Additions	-	607
Write-offs	-	(188)
Depreciation	(95)	(910)
Balance on June 30, 2023	393	5,146
	Parent Company	Consolidated
Balance on December 31, 2023	309	4,618
Additions	-	2,286
Write-offs	-	(4)
Depreciation	(38)	(853)
Balance on June 30, 2024	271	6,047

7 Investments in subsidiaries and affiliates

Below, the balance of investment:

	Parent Company		Consolidated	
	6/30/2024	12/31/2023	6/30/2024	12/31/2023
Investment in subsidiaries	248,444	242,080	-	-
Investment in affiliates	-	-	17,445	18,184
Investments - Treasury shares (Note 13.d)	(29,795)	(29,795)	-	-
Intangible assets identified in business combinations (Note 8)	12,562	13,110	-	-
Transactions with non-controlling shareholders (i)	6,811	6,811	-	-
Goodwill (ii)	6,718	6,718	-	-
Total investments in subsidiaries and affiliates	244,740	238,924	17,445	18,184

- (i) Corresponds substantially 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					6/30/2024
	12/31/2023	Capital Increase	Equity Income (Loss)	Dividends received	Provision for loss in subsidiaries (i)	
EBC	7,256	-	348	-	-	7,604
Itaplan Imóveis	9,031	-	2,317	(4,800)	-	6,548
LIL	-	-	399	-	(399)	-
Lopes Central	231	-	469	(150)	-	550
LPS Bahia	-	-	(88)	-	88	-
LPS Brasília	-	425	(239)	-	(186)	-
LPS Campinas	13,015	-	1,249	-	-	14,264
LPS Eduardo	586	-	564	(276)	-	874
LPS Espírito Santo	1,051	-	969	(740)	-	1,280
LPS Fortaleza	525	-	744	(369)	-	900
LPS Online	8,329	-	5,903	-	-	14,232
LPS Patrimóvel	-	-	799	-	(799)	-
LPS Raul Fugêncio	1,117	-	2,855	(2,691)	-	1,281
LPS São Paulo	186,430	-	(497)	-	-	185,933
LPS Soluções Imobiliárias	13,875	-	5,173	(4,888)	-	14,160
LPS Sul	-	499	(1,196)	-	697	-
LPS Urban	634	-	670	(486)	-	818
Pronto Ducati	-	142	(1,856)	-	1,714	-
Total	242,080	1,066	18,583	(14,400)	1,115	248,444

(i) Refers to changes in the investments in the subsidiaries LIL, 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 June 30, 2024, under non-current liabilities, is R\$32,340 (R\$31,225 at December 31, 2023).

Financial information on subsidiaries:

	6/30/2024					
	Non- controlling interest - %	Assets	Liabilities	Shareholders' Equity	Non- controlling interest in equity	Net income (loss) in the period
EBC Consultoria	-	9,517	1,911	7,606	-	348
Itaplan Brasil	-	8,461	1,914	6,547	-	2,317
LIL - Interm. Imob.	-	920	988	(68)	-	399
Lopes Central	0.01	645	96	549	-	469
LPS Bahia	-	434	1,514	(1,080)	-	(88)
LPS Brasília	49.00	1,270	3,931	(2,661)	(1,304)	(468)
LPS Campinas	20.20	29,650	11,777	17,873	3,610	1,885
LPS Eduardo	44.10	2,349	786	1,563	689	1,009
LPS Espírito Santo	49.00	5,442	2,930	2,512	1,231	2,164
LPS Fortaleza	40.00	6,831	5,331	1,500	600	1,614
LPS Local	35.29	9	-	9	3	-
LPS Online Consultoria	5.00	65,308	50,327	14,981	749	8,899
LPS Patrimóvel	49.00	2,289	22,176	(19,887)	(9,745)	1,567
LPS Raul Fulgêncio	49.00	9,501	6,994	2,507	1,228	5,598
LPS Rio de Janeiro	0.01	312	3,344	(3,032)	-	(163)
LPS São Paulo	-	185,418	29,263	156,155	-	(497)
LPS Soluções Imobiliárias	-	18,922	4,760	14,162	-	5,173
LPS Sul	-	1,419	13,706	(12,287)	-	(1,196)
LPS Urban	20.00	2,467	1,444	1,023	205	837
Pronto Ducati	-	1,800	9,208	(7,408)	-	(1,857)

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

	6/30/2024	6/30/2023
Balance at the start of the period	18,184	19,207
Distribution of dividends	(3,016)	(4,185)
Equity income	2,277	2,566
Balance at the end of the period	17,445	17,588

8 Intangible assets

	Average annual amortization rate - %	Parent Company			
		6/30/2024			12/31/2023
		Cost	Accrued amortization	Net	Net
Acquired separately: (iii)					
"Lopes" trademark (ii)	-	44,749	-	44,749	44,749
Exploitation Right	5	3,870	(2,765)	1,105	1,194
Right of use on rental of real estate	20	162	(48)	114	124
Software	20	13	(10)	3	5
		<u>48,794</u>	<u>(2,823)</u>	<u>45,971</u>	<u>46,072</u>
Asset identified in business combinations (i):					
Client portfolio	2.86	23,486	(17,182)	6,304	6,450
Trademark	2.86	12,772	(8,884)	3,888	3,978
Exploitation right	5	15,546	(13,176)	2,370	2,682
		<u>51,804</u>	<u>(39,242)</u>	<u>12,562</u>	<u>13,110</u>
Total intangible assets		<u>100,598</u>	<u>(42,065)</u>	<u>58,533</u>	<u>59,182</u>
	Average annual amortization rate - %	Consolidated			
		6/30/2024			12/31/2023
		Cost	Accrued amortization	Net	Net
Acquired separately (iii):					
"Lopes" trademark (ii)	-	44,749	-	44,749	44,749
Other trademarks	2.86	1,137	(259)	878	897
Exploitation right	5	6,043	(4,132)	1,911	2,102
Client portfolio	10	521	(119)	402	411
Right of use on rental of real estate	20	22,018	(6,352)	15,666	16,847
Right of use - machinery and equipment	33.33	742	(518)	224	180
Software (iv)	10 to 20	107,330	(28,581)	78,749	82,081
Software under development (v)	-	12,597	-	12,597	7,306
		<u>195,137</u>	<u>(39,961)</u>	<u>155,176</u>	<u>154,573</u>
Identified in business combinations:					
Client portfolio	6.43	43,051	(31,070)	11,981	12,258
Trademark	6.43	22,497	(15,976)	6,521	6,673
Exploitation right	5	31,999	(28,629)	3,370	3,808
		<u>97,547</u>	<u>(75,675)</u>	<u>21,872</u>	<u>22,739</u>
Goodwill (Note 7)		-	-	6,718	6,718
Total intangible assets		<u>279,613</u>	<u>(98,915)</u>	<u>183,766</u>	<u>184,030</u>

(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 “Non-competition agreements,” “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 “non-competition term,” “client portfolio,” “exploration right” and “brand,” 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:

	<u>Parent Company</u>	<u>Consolidated</u>
Balance on December 31, 2022	60,568	186,921
Additions (i)	7	9,584
Write-offs	-	(1,601)
Amortization (ii)	(739)	(7,488)
Balance on June 30, 2023	<u>59,836</u>	<u>187,416</u>

	<u>Parent Company</u>	<u>Consolidated</u>
Balance on December 31, 2023	59,182	184,030
Additions (i)	6	8,584
Amortization (ii)	(655)	(8,848)
Balance on June 30, 2024	<u>58,533</u>	<u>183,766</u>

- (i) Additions refer to expenses with the development related to Lopes’ digital innovation and transformation project.
- (ii) The amortization expenses booked under “depreciation and amortization expenses” (Note 18) was R\$693 for the Parent Company (R\$834 in 2023) and R\$9,596 for Consolidated (R\$8,282 in 2023), net of R\$105 of tax credit (R\$116 in 2023).

9 Related parties

a. Breakdown of balances and transactions with related parties

	Parent Company		Consolidated	
	6/30/2024	12/31/2023	6/30/2024	12/31/2023
<u>Current assets:</u>				
Dividends receivable (Note 9.d)	8,751	8,872	-	1,005
	<u>8,751</u>	<u>8,872</u>	<u>-</u>	<u>1,005</u>
<u>Non-current assets:</u>				
Call Option (Note 9.b)	32,379	32,827	58,248	57,334
Receivables from related parties (Note 9.c)	8,385	8,908	-	-
	<u>40,764</u>	<u>41,735</u>	<u>58,248</u>	<u>57,334</u>
<u>Current liabilities:</u>				
Written Put (Note 9.b)	13,671	13,343	16,752	16,969
Acquisitions of investments payable (Note 9.c)	58,148	55,088	-	-
Dividends payable (Note 9.d)	19	5,596	2,262	7,891
	<u>71,838</u>	<u>74,027</u>	<u>19,014</u>	<u>24,860</u>
	Parent Company		Consolidated	
	6/30/2024	6/30/2023	6/30/2024	6/30/2023
<u>Financial result:</u>				
Financial Instruments - (Note 17)	(776)	(2,620)	1,131	(2,443)
	<u>(776)</u>	<u>(2,620)</u>	<u>1,131</u>	<u>(2,443)</u>

b. Breakdown of balances of Call Options and Written Puts

	Parent Company		Consolidated	
	6/30/2024	12/31/2023	6/30/2024	12/31/2023
<u>Non-current assets:</u>				
Call Option				
LPS Eduardo	3,964	6,222	3,964	6,222
LPS Espírito Santo	16,301	13,800	16,301	13,800
LPS Fortaleza	9,658	9,658	9,658	9,658
LPS Piccoloto	-	-	25,869	24,507
Pronto Erwin	2,456	3,147	2,456	3,147
Total	<u>32,379</u>	<u>32,827</u>	<u>58,248</u>	<u>57,334</u>
	Parent Company		Consolidated	
	6/30/2024	12/31/2023	6/30/2024	12/31/2023
<u>Current liabilities:</u>				
Written Put				
LPS Eduardo	1,334	581	1,334	581
LPS Espírito Santo	5,018	5,956	5,018	5,956
LPS Fortaleza	2,000	2,000	2,000	2,000
LPS Piccoloto	-	-	3,081	3,626
LPS Raul Fulgêncio	4,798	4,482	4,798	4,482
Pronto Erwin	521	324	521	324
Total	<u>13,671</u>	<u>13,343</u>	<u>16,752</u>	<u>16,969</u>

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		Consolidated	
	6/30/2024	12/31/2023	6/30/2024	12/31/2023
<u>Non-current assets:</u>				
Receivables from related parties				
LPS Bahia	507	304	-	-
LPS Brasília	1,482	1,482	-	-
LPS Campinas	2,330	3,091	-	-
LPS Fortaleza (i)	3,102	3,102	-	-
LPS Patrimóvel	958	929	-	-
LPS Rio de Janeiro	6	-	-	-
Total	8,385	8,908	-	-
<u>Current liabilities:</u>				
Payables to related parties				
EBC - Soluções	7,459	5,716	-	-
LPS São Paulo	2,147	415	-	-
LPS Online	2,569	-	-	-
Acquisitions of investments payable				
LPS Online (ii)	45,973	48,957	-	-
Total	58,148	55,088	-	-

- (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\$45,973 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	
	6/30/2024	12/31/2023	6/30/2024	12/31/2023
<u>Current assets:</u>				
Dividends receivable				
LPS Eduardo	53	92	-	-
Pronto Erwin	400	482	-	-
LPS Patrimóvel	2,187	2,187	-	-
LPS Campinas	6,111	6,111	-	-
LPS Piccoloto	-	-	-	690
Olímpia Promoção	-	-	-	315
Total	8,751	8,872	-	1,005
	Parent Company		Consolidated	
	6/30/2024	12/31/2023	6/30/2024	12/31/2023
<u>Current liabilities:</u>				
Dividends payable				
Free float	19	5,596	19	5,596
LPS Eduardo	-	-	43	74
Pronto Erwin	-	-	100	121
LPS Patrimóvel	-	-	2,100	2,100
Total	19	5,596	2,262	7,891

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, 2024, the Annual Shareholders Meeting approved the limit for overall compensation of the Company management for fiscal year 2024, in the total amount of R\$13,348 (R\$11,500 in 2023), as follows:

	2024			2023		
	Fixed	Variable	Total	Fixed	Variable	Total
Board of Directors	540	-	540	540	-	540
Statutory Officers	5,469	7,339	12,808	5,063	5,897	10,960
Total	6,009	7,339	13,348	5,603	5,897	11,500

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 managers and are not included in the limits approved at the Annual and Extraordinary Shareholders Meeting, except for managers deployed at subsidiaries who are included in the overall compensation limits. On June 30, 2024, the compensation amount was R\$2,298 (R\$3,852 on June 30, 2023), vide note 18.

10 Lease

The Company and its subsidiaries have lease operations, which introduce a unique model of accounting for leases in the balance sheets of lessees. The discount rate used to lease properties was 10%, for contracts of 60 months, and 6.08% to lease equipment for contracts between 18 and 30 months.

	Parent Company	Consolidated
Balance on December 31, 2022	153	25,917
Additions	7	812
Write-offs	-	(1,684)
Payments	(21)	(3,490)
Interest	10	1,340
Balance on June 30, 2023	149	22,895

	Parent Company	Consolidated
Balance on December 31, 2023	137	18,914
Additions	6	1,346
Payments	(23)	(3,151)
Interest	8	865
Balance on June 30, 2024	128	17,974

The schedule of lease liabilities is as follows:

	Parent Company		Consolidated	
	6/30/2024	12/31/2023	6/30/2024	12/31/2023
Up to 1 year	44	42	6,337	5,988
From 1 to 2 years	44	42	6,104	5,862
From 2 to 5 years	67	86	9,338	11,632
Amounts not discounted	155	170	21,779	23,482
(-) Fair value adjustment	(27)	(33)	(3,805)	(4,568)
Total lease liabilities	128	137	17,974	18,914
Current	32	29	4,576	4,085
Noncurrent	96	108	13,398	14,829

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 3.93%), the balances of lease liabilities, right of use and financial and depreciation expenses of the year ended June 30, 2024 would be:

Cash flows	Parent Company		Consolidated	
	Book value	Projected value	Book value	Projected value
Right of use asset, net	114	118	15,890	16,514
Lease liabilities	128	133	17,974	18,680
Depreciation expense	16	17	2,310	2,401
Financial expenses	8	8	865	899

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\$8,508 on June 30, 2024 (R\$9,063 on December 31, 2023).

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 ONLINE 50% and Itaú Holding 50%), which amounted to R\$12,081 (R\$12,548 on June 30, 2023).

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	
	6/30/2024	12/31/2023	6/30/2024	12/31/2023
Labor lawsuits (i)	3,123	3,323	38,061	39,385
Civil lawsuits (ii)	4,371	4,205	11,657	11,997
Tax lawsuits (iii)	10	9	10	9
Total provision for risks	7,504	7,537	49,728	51,391

	Parent Company		Consolidated	
	Labor	Civil	Labor	Civil
Balance on December 31, 2022	3,437	3,797	35,577	11,724
Additions	368	518	5,493	1,264
Write-offs	(548)	(258)	(1,479)	(1,787)
Payments	(190)	(79)	(862)	(273)
Balance on June 30, 2023	3,067	3,978	38,729	10,928

	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	1,746	518	1	2,997	1,812	3
Write-offs	(432)	(268)	-	(2,524)	(1,700)	-
Payments	(1,514)	(84)	-	(1,797)	(452)	(2)
Balance on June 30, 2024	3,123	4,371	10	38,061	11,657	10

- (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 lawsuit filed by the Municipal Government of São Paulo, which includes a request for 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	
	6/30/2024	12/31/2023	6/30/2024	12/31/2023
Labor lawsuits	598	1,698	12,289	19,612
Civil lawsuits	33,782	25,990	142,263	124,879
Tax lawsuits (i)	13,243	10,477	718,608	637,768
Total possible loss	47,623	38,165	873,160	782,259

- (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 (individual taxpayers), 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	
	6/30/2024	12/31/2023
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 June 30, 2024	10,266,867	29,442

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 June 30, 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.

At the Shareholders Meeting held on April 30, 2024, the shareholders approved the payment of dividends in the amount of R\$5,579. Such payment was made on June 27, 2024, in the amount of R\$5,578, with a balance of unclaimed dividends of the last two fiscal years amounting to R\$19, which was available for the period established in law.

14 Non-controlling shareholders

	6/30/2024	6/30/2023
Balance at the start of the period	(5,357)	(2,938)
Interest in profit for the year	9,357	6,468
Distribution of dividends	(7,523)	(7,115)
Capital increase	409	184
Write-off in the sale of interest	-	(841)
Balance at the end of the period	<u>(3,114)</u>	<u>(4,242)</u>

15 Net operating revenue

	Consolidated			
	4/1/2024 to 6/30/2024	1/1/2024 to 6/30/2024	4/1/2023 to 6/30/2023	1/1/2023 to 6/30/2023
Gross operating revenue	49,824	91,544	51,261	97,626
(-) Taxes levied on services	(4,486)	(8,383)	(4,650)	(8,733)
Total net operating revenue	<u>45,338</u>	<u>83,162</u>	<u>46,611</u>	<u>88,893</u>

16 Other operating revenues (expenses), net

	Parent Company			
	4/1/2024 to 6/30/2024	1/1/2024 to 6/30/2024	4/1/2023 to 6/30/2023	1/1/2023 to 6/30/2023
<u>Other operating income:</u>				
Gain from investments	-	-	841	841
Other income	175	221	55	78
Total – other operating income	<u>175</u>	<u>221</u>	<u>896</u>	<u>919</u>
<u>Other operating expenses:</u>				
Loss from sale of investment and property and equipment	-	(1)	-	-
Taxes on other income	(17)	(22)	(6)	(10)
Total – other operating expenses	<u>(17)</u>	<u>(23)</u>	<u>(6)</u>	<u>(10)</u>
Total – other operating income (expenses), net	<u>158</u>	<u>198</u>	<u>890</u>	<u>909</u>

	Consolidated			
	4/1/2024 to 6/30/2024	1/1/2024 to 6/30/2024	4/1/2023 to 6/30/2023	1/1/2023 to 6/30/2023
<u>Other operating income:</u>				
Gain from investments	-	-	841	841
Non-cumulative PIS and COFINS credit	238	476	170	337
Sale of assets	-	-	9	9
Other income	230	374	310	546
Total – other operating income	<u>468</u>	<u>850</u>	<u>1,330</u>	<u>1,733</u>
<u>Other operating expenses:</u>				
Loss from sale of investment and property and equipment	(4)	(4)	(347)	(368)
Taxes on other income	(106)	(208)	(94)	(199)
Other expenses	(296)	(614)	(378)	(773)
Total – other operating expenses	<u>(406)</u>	<u>(826)</u>	<u>(819)</u>	<u>(1,340)</u>
Total – other operating income (expenses), net	<u>62</u>	<u>24</u>	<u>511</u>	<u>393</u>

17 Financial result

	Parent Company			
	4/1/2024 to 6/30/2024	1/1/2024 to 6/30/2024	4/1/2023 to 6/30/2023	1/1/2023 to 6/30/2023
<u>Financial income:</u>				
Written Put (i)	634	1,162	1,083	1,265
Call Option (i)	1,692	2,501	-	876
Other financial income	8	16	32	63
Total financial income	<u>2,334</u>	<u>3,679</u>	<u>1,115</u>	<u>2,204</u>
<u>Financial expenses:</u>				
Written Put (i)	(891)	(1,491)	(2,120)	(2,170)
Call Option (i)	(1,049)	(2,948)	(1,223)	(2,591)
Banking expenses and charges	(5)	(11)	(7)	(13)
Total financial expenses	<u>(1,945)</u>	<u>(4,450)</u>	<u>(3,350)</u>	<u>(4,774)</u>
Financial result, net	<u>389</u>	<u>(771)</u>	<u>(2,235)</u>	<u>(2,570)</u>



LPS Brasil - Consultoria de Imóveis S.A. and Subsidiaries
Individual and consolidated quarterly information as of
June 30, 2024

	Consolidated			
	4/1/2024 to 6/30/2024	1/1/2024 to 6/30/2024	4/1/2023 to 6/30/2023	1/1/2023 to 6/30/2023
<u>Financial income:</u>				
Interest on investments	1,653	3,544	1,541	3,208
Present value adjustment to trade receivables	62	110	97	181
Interest on accounts receivable	56	103	90	200
Written Put (i)	758	1,707	1,082	1,437
Call Option (i)	2,521	3,863	-	1,089
Other financial income	217	362	192	481
Total financial income	5,267	9,689	3,002	6,596
<u>Financial expenses:</u>				
Written Put (i)	(891)	(1,491)	(2,179)	(2,229)
Call Option (i)	(1,049)	(2,948)	(1,372)	(2,740)
Banking expenses and charges	(561)	(1,293)	(658)	(1,637)
Total financial expenses	(2,501)	(5,732)	(4,209)	(6,606)
Financial result, net	2,766	3,957	(1,207)	(10)

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

18 Expenses by nature

	Parent Company			
	4/1/2024 to 6/30/2024	1/1/2024 to 6/30/2024	4/1/2023 to 6/30/2023	1/1/2023 to 6/30/2023
Personnel	(1,775)	(3,553)	(3,366)	(5,256)
Depreciation and amortization	(346)	(693)	(374)	(834)
Contracted services	(787)	(1,107)	(477)	(964)
Provision for (reversal of) legal risks	413	(1,565)	162	(80)
Telecommunication services	(46)	(104)	(40)	(80)
Other expenses	(309)	(819)	(598)	(1,081)
Total costs and expenses	(2,850)	(7,841)	(4,693)	(8,295)
<u>Classified as:</u>				
General and administrative	(1,341)	(4,850)	(1,601)	(3,609)
Management compensation	(1,163)	(2,298)	(2,718)	(3,852)
Depreciation and amortization	(346)	(693)	(374)	(834)
Total costs and expenses	(2,850)	(7,841)	(4,693)	(8,295)
Consolidated				
	4/1/2024 to 6/30/2024	1/1/2024 to 6/30/2024	4/1/2023 to 6/30/2023	1/1/2023 to 6/30/2023
Personnel	(9,079)	(17,852)	(9,266)	(19,137)
Depreciation and amortization	(4,819)	(9,596)	(4,055)	(8,282)
Contracted services	(15,753)	(27,201)	(15,475)	(30,219)
Rental expenses	(373)	(678)	(437)	(539)
Provision for legal risks	(476)	(588)	(2,645)	(3,491)
Telecommunication services	(193)	(418)	(229)	(466)
Other expenses	(3,623)	(7,434)	(4,241)	(8,143)
Total costs and expenses	(34,316)	(63,767)	(36,348)	(70,277)
<u>Classified as:</u>				
Costs of services rendered	(6,674)	(12,405)	(7,115)	(14,454)
Selling	(6,874)	(12,398)	(7,094)	(14,000)
General and administrative	(13,993)	(25,672)	(15,688)	(29,233)
Management compensation	(1,956)	(3,696)	(2,396)	(4,308)
Depreciation and amortization	(4,819)	(9,596)	(4,055)	(8,282)
Total costs and expenses	(34,316)	(63,767)	(36,348)	(70,277)

19 Income tax and social contribution

	Parent Company			
	4/1/2024 to 6/30/2024	1/1/2024 to 6/30/2024	4/1/2023 to 6/30/2023	1/1/2023 to 6/30/2023
<u>Companies levied by taxable income: (i)</u>				
Accounting profit (loss) before Income tax and social contribution	7,679	10,169	4,151	8,567
Expected expense from income tax and social contribution at nominal rates (34%)	(2,611)	(3,457)	(1,411)	(2,912)
Adjustments to obtain the effective rate from permanent differences:				
Equity income (loss)	3,394	6,318	3,464	6,298
Tax credits not assessed	(868)	(2,805)	(15)	(1,096)
Other exclusions/additions	-	-	(1,550)	(1,550)
Income and social contribution tax benefits (expenses), taxable income basis	(85)	56	488	740
Total income tax and social contribution expense	<u>(85)</u>	<u>56</u>	<u>488</u>	<u>740</u>
Income tax and social contribution – deferred	<u>(85)</u>	<u>56</u>	<u>488</u>	<u>740</u>

	Consolidated			
	4/1/2024 to 6/30/2024	1/1/2024 to 6/30/2024	4/1/2023 to 6/30/2023	1/1/2023 to 6/30/2023
<u>Companies taxed by presumed income:</u>				
Gross service revenue	30,390	51,066	29,532	57,216
Net service revenue	<u>30,390</u>	<u>51,066</u>	<u>29,532</u>	<u>57,216</u>
Presumed profit (32%)	9,725	16,341	9,450	18,309
Other operating and financial income (iii)	390	789	541	1,015
Calculation basis of income tax and social contribution	10,115	17,130	9,991	19,324
IRPJ - nominal rate - 15%	(1,517)	(2,570)	(1,499)	(2,899)
IRPJ - 10% surtax	(952)	(1,594)	(943)	(1,817)
CSLL - 9% nominal rate	(910)	(1,542)	(899)	(1,739)
Income tax and social contribution expenses, presumed profit basis	<u>(3,380)</u>	<u>(5,705)</u>	<u>(3,341)</u>	<u>(6,455)</u>
<u>Companies levied by taxable income: (i)</u>				
Accounting profit (loss) before income tax and social contribution	5,015	10,178	2,759	2,597
Expected expense from income tax and social contribution at nominal rates (34%)	(1,705)	(3,460)	(938)	(883)
Adjustments to obtain the effective rate from permanent differences:				
Equity income (loss)	3,804	6,955	3,945	6,969
Tax credits not assessed	(632)	(2,361)	489	(804)
Other exclusions/additions (ii)	(925)	(1,500)	(3,054)	(4,617)
Income and social contribution tax benefits (expenses), taxable income basis	<u>542</u>	<u>(366)</u>	<u>442</u>	<u>665</u>
Total income tax and social contribution expense	<u>(2,838)</u>	<u>(6,071)</u>	<u>(2,899)</u>	<u>(5,790)</u>
Income tax and social contribution – current	(2,801)	(5,840)	(3,364)	(6,620)
Income tax and social contribution – deferred	(37)	(231)	465	830

- (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 EBC, LIL, LPS Campinas, LPS Patrimóvel and LSUL.
- (ii) Other exclusions/additions substantially refer to tax credits not assessed.
- (iii) 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	
	6/30/2024	12/31/2023	6/30/2024	12/31/2023
<u>Assets:</u>				
Temporary differences	-	-	1,771	2,111
Effect on lease liabilities	-	-	3,435	3,500
Tax losses	-	-	6,973	7,036
Effect from business combinations - Financial liabilities	4,471	4,427	4,471	4,427
Total financial income	4,471	4,427	16,650	17,074
<u>Liabilities:</u>				
Effect on right of use	-	-	3,060	3,157
Effects from business combination - Intangible and financial assets	13,393	13,404	16,287	16,384
	13,393	13,404	19,347	19,541
Deferred income tax and social contribution - assets	-	-	9,119	9,490
Deferred income tax and social contribution - liabilities	8,922	8,977	11,816	11,957

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 managers, 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 onerous granting and the requirements for exercising the stock options are explained in Note 23 to the financial statements of 2023.

The status of outstanding options is shown below:

	Options Granted					Total
	1 st Program	2 nd Program	3 rd Program	4 th Program	6 th Program	
Grant date	11/28/2018	5/2/2019	7/14/2020	6/9/2021	6/29/2023	
Number of options:						
Granted	930,000	450,000	4,309,739	300,000	3,785,000	9,774,739
Expired/Canceled	(726,667)	(330,000)	(3,586,613)	(288,750)	(1,141,250)	(6,073,280)
Outstanding	203,333	120,000	723,126	11,250	2,643,750	3,701,459
Strike price	R\$3.36	R\$5.11	R\$4.42	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 June 30, 2024, the Company recorded expenses, in the Personnel Expenses group, arising from said plans in the amount of R\$996 (R\$1,172 on June 30, 2023).

21 Financial instruments

The Company and its subsidiaries do not maintain derivative operations or operations of similar risks as of June 30, 2024 and December 31, 2023.

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	
	6/30/2024	12/31/2023	6/30/2024	12/31/2023
<u>Financial assets:</u>				
Amortized cost:				
Trade receivables	-	7	32,419	33,868
Accounts receivable from the Partnership agreement	-	-	1,995	2,970
Fair value through profit or loss:				
Cash equivalents	-	-	17,178	26,917
Financial investments	-	-	39,285	36,548
Call option for non-controlling interest	32,379	32,827	58,248	57,334
Total	32,379	32,834	149,125	157,637
<u>Financial liabilities:</u>				
Amortized cost:				
Trade accounts payable	673	365	6,272	4,492
Accounts payable to related parties	58,148	55,088	-	-
Dividends payable	19	5,596	2,262	7,891
Fair value through profit or loss:				
Written put for non-controlling interest	13,671	13,343	16,752	16,969
Total	72,511	74,392	25,286	29,352

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	
	6/30/2024	12/31/2023	6/30/2024	12/31/2023
Financial assets at fair value through profit or loss:				
Cash equivalents and financial investments (i)	-	-	56,463	63,465
Call option for non-controlling interest (ii)	32,379	32,827	58,248	57,334
Total	32,379	32,827	114,711	120,799
Financial liabilities at fair value through profit or loss:				
Written-put options for non-controlling interest (ii)	13,671	13,343	16,752	16,969
Total	13,671	13,343	16,752	16,969

- (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 June 30, 2024.

Operation	Risk	Consolidated		
		Scenario I	Scenario II	Scenario III
Exposure to variable rates:				
Assets:				
Financial investments				
CDI	Rate decrease	3,846	2,884	1,923

- 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 10.75% 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:

	<u>Parent Company and Consolidated</u>	
	<u>4/1/2024 to 6/30/2024</u>	<u>1/1/2024 to 6/30/2024</u>
<u>Basic and Diluted:</u>		
Net income in the year available to common shares attributable to shareholders	7,594	10,225
Weighted average of outstanding common shares (thousand)	137,288	137,288
Earnings per share - R\$	<u>0.05531</u>	<u>0.07448</u>

	<u>Parent Company and Consolidated</u>	
	<u>4/1/2023 to 6/30/2023</u>	<u>1/1/2023 to 6/30/2023</u>
<u>Basic and Diluted:</u>		
Net income in the year available to common shares attributable to shareholders	4,639	9,307
Weighted average of outstanding common shares (thousand)	137,288	137,288
Earnings per share - R\$	<u>0.03379</u>	<u>0.06779</u>

In the periods ended June 30, 2024 and 2023, the average market price of the Company's shares did not exceed the strike price (see note 20) and hence did not have any dilution effect on the calculation of earnings per share.

23 Insurance coverage

On June 30, 2024, the Company maintains the following insurance coverage agreements:

<u>Type</u>	<u>Coverage</u>	<u>Effectiveness (i)</u>	<u>Amount insured</u>
Judicial Bond	Judicial bond for tax execution	Until June 2028	52,578
Equity	Any property damage to buildings, facilities, machinery, equipment and vehicles	Until December 2024	110,352
Directors & Officers' Civil Liability	Administrative, arbitration and/or judicial lawsuits or proceedings resulting from losses and damages imposed to Management	Until November 2024	<u>50,000</u>
			<u>212,930</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

	4/1/2024 to 6/30/2024			
	Brokerage	Franchises	Financing promotion	Total
Net revenue	27,497	7,355	10,486	45,338
Operating costs, expenses and income	(23,286)	(3,858)	(7,110)	(34,254)
Equity income	225	-	1,385	1,610
Financial result	2,602	164	-	2,766
Income tax and social contribution	(1,271)	(931)	(636)	(2,838)
Non-controlling interest	-	-	-	(5,028)
Net income (loss)	<u>5,767</u>	<u>2,730</u>	<u>4,125</u>	<u>7,594</u>

	1/1/2024 to 6/30/2024			
	Brokerage	Franchises	Financing promotion	Total
Net revenue	49,816	12,845	20,501	83,162
Operating costs, expenses and income	(44,834)	(6,984)	(11,925)	(63,743)
Equity income	403	-	1,874	2,277
Financial result	3,646	311	-	3,957
Income tax and social contribution	(2,447)	(1,623)	(2,001)	(6,071)
Non-controlling interest	-	-	-	(9,357)
Net income (loss)	<u>6,584</u>	<u>4,549</u>	<u>8,449</u>	<u>10,225</u>

	4/1/2023 to 6/30/2023			
	Brokerage	Franchises	Financing promotion	Total
Net revenue	28,483	6,740	11,388	46,611
Operating costs, expenses and income	(24,901)	(2,483)	(8,453)	(35,837)
Equity income	268	-	1,414	1,682
Financial result	(1,305)	98	-	(1,207)
Income tax and social contribution	(1,334)	(870)	(695)	(2,899)
Non-controlling interest	-	-	-	(3,711)
Net income (loss)	1,211	3,485	3,654	4,639

	1/1/2023 to 6/30/2023			
	Brokerage	Franchises	Financing promotion	Total
Net revenue	49,896	12,098	26,899	88,893
Operating costs, expenses and income	(46,263)	(5,395)	(18,226)	(69,884)
Equity income	592	-	1,974	2,566
Financial result	(242)	232	-	(10)
Income tax and social contribution	(2,110)	(1,539)	(2,141)	(5,790)
Non-controlling interest	-	-	-	(6,468)
Net income (loss)	1,873	5,396	8,506	9,307

25 Additional information to the statement of cash flows

	Parent Company		Consolidated	
	6/30/2024	6/30/2023	6/30/2024	6/30/2023
Dividends offset against amounts payable to subsidiaries	2,984	5,490	-	-

* * *

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)

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 June 30, 2024, comprising the balance sheet as of June 30, 2024 and the related statements of profit or loss and comprehensive income for the three- and six-month periods ended on this date, and of changes in equity and cash flows for the six-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 six-month period ended June 30, 2024, prepared under Company's Management responsibility and presented as supplementary information by IAS 34. This statement has been subject to review procedures performed 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 standard and the overall individual and consolidated interim financial information.

São Paulo, August 14, 2024.

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 second quarter ended June 30, 2024.

São Paulo, August 14, 2024.

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 second quarter ended June 30, 2024.

São Paulo, August 14, 2024.

Marcos Bulle Lopes
Chief Executive Officer

Cyro Naufel Filho
Investor Relations Officer

Robson Pereira Paim
Chief Financial Officer