

Quarterly Information (ITR)

LPS Brasil Consultoria de Imóveis S.A.

June 30, 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 6/30/2025
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 6/30/2025	Prior year 12/31/2024
Total assets	354,393	352,798
Current assets	9,295	11,315
Cash and cash equivalents	70	71
Receivables	8,137	9,981
Other receivables	8,137	9,981
Dividends receivable	7,158	9,030
Receivables from sale of entities	946	946
Other assets	33	5
Taxes recoverable	970	969
Current recoverable taxes	970	969
Prepaid expenses	118	294
Non-current assets	345,098	341,483
Long-term assets	52,610	45,250
Receivables	1,945	2,423
Other receivables	517	551
Judicial deposits	1,428	1,872
Receivables from related parties	50,665	42,827
Receivables from subsidiaries	13,256	9,245
Call option for non-controlling interest	37,409	33,582
Investments	246,595	250,126
Shareholdings	246,595	250,126
Interest in subsidiaries	246,595	250,126
Fixed assets	217	243
Property and equipment in operation	217	243
Intangible assets	45,676	45,864
Intangible assets	45,676	45,864
Intangible assets	45,676	45,864

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Individual quarterly information / Balance sheet – Liabilities

(In thousands of reais)

Description	Current quarter 6/30/2025	Prior year 12/31/2024
Total liabilities	354,393	352,798
Current liabilities	55,527	74,099
Social and labor liabilities	176	5,576
Social liabilities	80	980
Labor liabilities	96	4,596
Trade payables	1,189	524
Domestic trade payables	1,189	524
Tax liabilities	665	933
Federal tax liabilities	665	933
Other federal taxes	665	933
Other liabilities	53,497	67,066
Other	53,497	67,066
Minimum mandatory dividends payable	20	4,434
Written put option for non-controlling interest	14,376	16,870
Payables to related parties	39,091	45,698
Other liabilities	0	22
Advances from clients	10	9
Lease	0	33
Non-current liabilities	56,286	51,234
Other liabilities	2,308	2,623
Other	2,308	2,623
Lease	0	79
Other taxes payable	2,308	2,544
Deferred taxes	10,245	8,141
Deferred income tax and social contribution	10,245	8,141
Provisions	43,733	40,470
Tax, social security, labor and civil provisions	5,155	5,141
Tax provisions	12	11
Social security and labor provisions	1,621	1,310
Civil provisions	3,522	3,820
Other provisions	38,578	35,329
Provision for losses in subsidiaries	38,578	35,329
Shareholders' equity	242,580	227,465
Paid-in capital	169,188	169,188
Capital reserves	-5,264	-5,673
Granted options	21,199	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	65,736	71,321
Legal reserve	4,891	4,891
Profit retention reserve	60,845	47,838
Other reserves	0	18,592
Retained earnings / Accumulated losses	20,291	0
Asset valuation adjustment	-7,371	-7,371
Business combination adjustments	-7,371	-7,371

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(In thousands of reais)

Individual quarterly information/ Income statement

Description	Current quarter 4/1/2025 to 6/30/2025	Year to date 1/1/2025 to 6/30/2025	Year-ago quarter 4/1/2024 to 6/30/2024	Previous year 1/1/2024 to 6/30/2024
Operating expenses/income	11,649	16,077	7,290	10,940
General and administrative expenses	-3,760	-7,786	-2,850	-7,841
Administrative	-2,121	-4,673	-1,341	-4,850
Management compensation	-1,301	-2,432	-1,163	-2,298
Depreciation and amortization	-338	-681	-346	-693
Other operating income	80	139	175	221
Other operating expenses	-6	-12	-17	-23
Equity income	15,335	23,736	9,982	18,583
Income before financial income (expenses) and taxes	11,649	16,077	7,290	10,940
Financial income (expenses)	6,142	6,319	389	-771
Financial income	7,454	9,507	2,334	3,679
Financial expenses	-1,312	-3,188	-1,945	-4,450
Income before taxes	17,791	22,396	7,679	10,169
Income tax and social contribution	-2,232	-2,105	-85	56
Deferred	-2,232	-2,105	-85	56
Net income from continuing operations	15,559	20,291	7,594	10,225
Net income/Loss in the period	15,559	20,291	7,594	10,225
Earnings per share - (in reais/share)				
Basic earnings per share				
Common	0.11333	0.1478	0.05531	0.07448
Diluted earnings per share				
Common	0.11333	0.1478	0.05531	0.07448

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Individual quarterly information/ Statement of comprehensive income

(In thousands of reais)

Description	Current quarter 4/1/2025 to 6/30/2025	Year to date 1/1/2025 to 6/30/2025	Year -ago quarter 4/1/2024 to 6/30/2024	Previous year 1/1/2024 to 6/30/2024
Revenue from sales and/or services	15,559	20,291	7,594	10,225
Gross profit	15,559	20,291	7,594	10,225

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Individual quarterly information/ Statement of cash flows – Indirect method

(In thousands of reais)

Description	Year to date	Previous year
	1/1/2025 to 6/30/2025	1/1/2024 to 6/30/2024
Net cash from operating activities	11,126	9,653
Cash generated by operating activities	-4,905	-4,378
Profit (loss) in the period from continuing operations	20,291	10,225
Allowance for doubtful accounts and losses on trade receivables	0	-3
Provision for legal risks, net	1,665	1,565
Equity income	-23,736	-18,583
Gain (loss) from property, plant and equipment, intangible assets and investments	-16	0
Deferred income tax and social contribution	2,105	-56
Financial charges on debts and credits	-6,304	785
Stock option expenses	409	996
Depreciation and amortization	681	693
Changes in assets and liabilities	-10,851	-368
Trade receivables	0	10
Taxes to offset	-1	0
Prepaid expenses	176	-140
Other assets	-4,116	6,336
Trade payables	665	308
Income tax and social contribution payable	-504	3
Payroll, provisions and related taxes	-5,400	-5,290
Other liabilities	-1,671	-1,595
Other	26,882	14,399
Dividends received from subsidiaries	26,897	14,400
Interest paid	-15	-1
Net cash from investing activities	-1,120	-4,050
Net cash flow in the acquisition of subsidiaries	0	-2,984
Capital increase in subsidiaries	-1,110	-1,066
Acquisition of property, plant and equipment and intangible assets	-10	0
Net cash provided by financing activities	-10,007	-5,600
Lease	-8	-23
Payment of dividends	-9,999	-5,577
Increase (decrease) in cash and cash equivalents	-1	3
Cash and cash equivalents at beginning of period	71	68
Cash and cash equivalents at end of period	70	71

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Individual quarterly information/ Statement of changes in shareholders' equity - 1/1/2025 to 6/30/2025

(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	409	-5,585	0	0	-5,176
Granted options recognized	0	409	0	0	0	409
Dividends	0	0	-5,585	0	0	-5,585
Total comprehensive income	0	0	20,291	0	0	20,291
Net income for the period	0	0	20,291	0	0	20,291
Internal changes in shareholders' equity	0	0	0	0	0	0
Closing balances	169,188	-5,264	86,027	0	-7,371	242,580

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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 value added

(In thousands of reais)

Description	Year to date 1/1/2025 to 6/30/2025	Previous year 1/1/2024 to 6/30/2024
Revenue	139	224
Other revenues	139	221
Provision for (reversal of) doubtful accounts	0	3
Input acquired from third parties	-3,425	-3,140
Materials, energy, outside services and other	-3,425	-3,139
Asset impairment loss (recovery)	0	-1
Gross value added	-3,286	-2,916
Retentions	-681	-693
Depreciation, amortization and depletion	-681	-693
Wealth created by the company	-3,967	-3,609
Wealth received through transfer	33,243	22,262
Equity income	23,736	18,583
Financial income	9,507	3,679
Total value added to distribute	29,276	18,653
Distribution of value added	29,276	18,653
Personnel	3,168	3,553
Direct compensation	2,840	3,293
Benefits	328	260
Taxes, fees and contributions	2,603	425
Federal	2,603	425
Lenders and lessors	3,214	4,450
Interest	3,188	4,450
Rents	26	0
Shareholders	20,291	10,225
Retained earnings/accumulated losses for the period	20,291	10,225

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Consolidated quarterly information / Balance sheet – Assets

(In thousands of reais)

Description	Current quarter 6/30/2025	Prior year 12/31/2024
Total assets	403,897	409,416
Current assets	120,111	121,302
Cash and cash equivalents	50,731	52,831
Financial investments	19,841	23,573
Financial investments assessed at fair value through income or expense	19,841	23,573
Financial instruments measured at fair value	19,841	23,573
Receivables	43,161	39,171
Trade receivables	36,263	33,583
Trade receivables	46,713	42,381
Allowance for doubtful accounts	-10,450	-8,798
Other receivables	6,898	5,588
Dividends receivable	0	1,024
Receivables from sale of entities	1,148	1,107
Other assets	887	257
Receivables from association agreement with Itaú	4,863	3,200
Taxes recoverable	4,551	4,173
Current recoverable taxes	4,551	4,173
Prepaid expenses	1,827	1,554
Non-current assets	283,786	288,114
Long-term assets	86,463	83,362
Receivables	17,115	16,192
Trade receivables	1,514	1,414
Other receivables	7,607	7,699
Judicial deposit	7,994	7,079
Deferred taxes	8,901	9,796
Deferred income tax and social contribution	8,901	9,796
Receivables from related parties	60,447	57,374
Call option for non-controlling interest	60,447	57,374
Investments	16,980	18,364
Shareholdings	16,980	18,364
Shareholding in associated companies	2,349	3,341
Shareholding in joint ventures	14,631	15,023
Fixed assets	5,716	5,424
Property and equipment in operation	4,701	4,943
Property and equipment in construction	1,015	481
Intangible assets	174,627	180,964
Intangible assets	174,627	180,964
Intangible assets	147,771	153,241
Intangible assets identified in the acquisition of business combinations	20,138	21,005
Goodwill	6,718	6,718

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Consolidated quarterly information/ Balance sheet – Liabilities

(In thousands of reais)

Description	Current quarter 6/30/2025	Prior year 12/31/2024
Total liabilities	403,897	409,416
Current liabilities	65,785	78,487
Social and labor liabilities	5,302	13,933
Social liabilities	1,668	2,510
Labor liabilities	3,634	11,423
Trade payables	6,154	5,588
Domestic trade payables	6,154	5,588
Tax liabilities	5,957	6,836
Federal tax liabilities	4,675	6,025
Income tax and social contribution payable	2,657	3,175
Other federal taxes	2,018	2,850
Municipal tax liabilities	1,282	811
ISS tax payable	1,282	811
Other liabilities	48,372	52,130
Other	48,372	52,130
Dividends and interest on equity payable	2,442	6,894
Written put option over non-controlling interest	19,162	21,953
Unearned income, net	11,560	11,560
Other liabilities	1,489	1,364
Advances to clients	9,090	5,604
Lease	4,629	4,755
Non-current liabilities	102,398	107,526
Other liabilities	37,404	46,475
Other	37,404	46,475
Unearned income, net	26,933	32,713
Lease	8,163	11,218
Other taxes payable	2,308	2,544
Deferred taxes	12,970	10,950
Deferred income tax and social contribution	12,970	10,950
Provisions	52,024	50,101
Tax, social security, labor and civil provisions	52,024	50,101
Tax provisions	12	11
Labor and social security provisions	38,054	37,678
Civil provisions	13,958	12,412
Consolidated equity	235,714	223,403
Paid-in capital	169,188	169,188
Capital reserves	-5,264	-5,673
Granted options	21,199	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	65,736	71,321
Legal reserve	4,891	4,891
Profit retention reserve	60,845	47,838
Other reserves	0	18,592
Retained earnings / Accumulated losses	20,291	0
Asset valuation adjustment	-7,371	-7,371
Business combination adjustments	-7,371	-7,371
Non-controlling interests	-6,866	-4,062

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Consolidated quarterly information/ Income statement

(In thousands of reais)

Description	Current quarter 4/1/2025 to 6/30/2025	Year to date 1/1/2025 to 6/30/2025	Year-ago quarter 4/1/2024 to 6/30/2024	Previous year 1/1/2024 to 6/30/2024
Revenue from sales and/or services	51,242	99,472	45,338	83,162
Cost of sales and/or services	-10,660	-23,760	-6,674	-12,405
Gross profit	40,582	75,712	38,664	70,757
Operating expenses/income	-25,804	-52,991	-25,970	-49,061
Selling expenses	-3,966	-8,108	-6,874	-12,398
General and administrative expenses	-23,757	-48,959	-20,768	-38,964
Administrative	-17,076	-35,652	-13,993	-25,672
Management compensation	-1,814	-3,462	-1,956	-3,696
Depreciation and amortization	-4,867	-9,845	-4,819	-9,596
Other operating income	1,437	3,613	468	850
Other operating expenses	-767	-1,226	-406	-826
Equity income	1,249	1,689	1,610	2,277
Income before financial income (expenses) and taxes	14,778	22,721	12,694	21,696
Financial income (expenses)	9,147	9,986	2,766	3,957
Financial income	10,995	15,552	5,267	9,689
Financial expenses	-1,848	-5,566	-2,501	-5,732
Income before taxes on profit	23,925	32,707	15,460	25,653
Income tax and social contribution	-6,390	-9,494	-2,838	-6,071
Current	-3,534	-6,579	-2,801	-5,840
Deferred	-2,856	-2,915	-37	-231
Net income from continuing operations	17,535	23,213	12,622	19,582
Consolidated net income/loss in the period	17,535	23,213	12,622	19,582
Attributed to owners of the Company	15,559	20,291	7,594	10,225
Attributed to non-controlling interests	1,976	2,922	5,028	9,357
Earnings per share - (in reais/share)				
Basic earnings per share				
Common	0.11333	0.1478	0.05531	0.07448
Diluted earnings per share				
Common	0.11333	0.1478	0.05531	0.07448

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Consolidated quarterly information/ Statement of comprehensive income

(In thousands of reais)

Description	Current quarter 4/1/2025 to 6/30/2025	Year to date 1/1/2025 to 6/30/2025	Year-ago quarter 4/1/2024 to 6/30/2024	Previous year 1/1/2024 to 6/30/2024
Consolidated net income for the period	17,535	23,213	12,622	19,582
Consolidated comprehensive income for the period	17,535	23,213	12,622	19,582
Attributed to owners of the Company	15,559	20,291	7,594	10,225
Attributed to non-controlling interests	1,976	2,922	5,028	9,357

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Consolidated quarterly information/ Statement of cash flows – Indirect method

(In thousands of reais)

Description	Year to date 1/1/2025 to 6/30/2025	Previous year 1/1/2024 to 6/30/2024
Net cash from operating activities	17,878	18,820
Cash generated by operating activities	36,974	29,477
Profit (loss) in the period from continuing operations	23,213	19,582
Expected credit losses and losses on trade receivables	2,078	870
Provision for legal risks, net	4,085	588
Equity income	-1,689	-2,277
Gain (loss) from property, plant and equipment, intangible assets and investments	18	4
Deferred income tax and social contribution	2,915	231
Financial charges on debts and receivables	-4,804	-278
Stock option expenses	409	996
Depreciation and amortization	9,950	9,701
Recognition of revenue	-5,780	-5,780
Income tax and social contribution recognized in the income (loss) of the period	6,579	5,840
Changes in assets and liabilities	-16,022	-8,666
Trade receivables	-5,001	618
Taxes to offset	-378	-141
Prepaid expenses	-273	-518
Other assets	-3,156	-963
Trade payables	566	1,780
Income tax and social contribution payable	-597	129
Payroll, provisions and related taxes	-8,631	-7,794
Other liabilities	-2,038	-2,503
Advances from clients	3,486	726
Other	-3,074	-1,991
Income tax and social contribution paid	-7,098	-5,981
Dividends received from associated company	4,097	4,021
Interest paid	-73	-31
Net cash from investing activities	-964	-12,261
Acquisition of property, plant and equipment and intangible assets	-4,696	-9,524
Financial investments	3,732	-2,737
Net cash from financing activities	-19,014	-15,894
Payment of dividends, including prior years	-16,282	-13,152
Capital increase	519	409
Lease	-3,251	-3,151
Increase (decrease) in cash and cash equivalents	-2,100	-9,335
Cash and cash equivalents at beginning of period	52,831	31,332
Cash and cash equivalents at end of period	50,731	21,997

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Consolidated quarterly information/ Statement of changes in shareholders' equity – 1/1/2025 to 6/30/2025

(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	409	-5,585	0	0	-5,176	-5,726	-10,902
Capital increases	0	0	0	0	0	0	519	519
Granted options recognized	0	409	0	0	0	409	0	409
Dividends	0	0	-5,585	0	0	-5,585	-6,245	-11,830
Total comprehensive income	0	0	0	20,291	0	20,291	2,922	23,213
Net income for the period	0	0	0	20,291	0	20,291	2,922	23,213
Internal changes in shareholders' equity	0	0	0	0	0	0	0	0
Closing balances	169,188	-5,264	65,736	20,291	-7,371	242,580	-6,866	235,714

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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 value added

(In thousands of reais)

Description	Year to date 1/1/2025 to 6/30/2025	Previous year 1/1/2024 to 6/30/2024
Revenue	111,627	91,524
Sales of goods, products and services	110,092	91,544
Other revenues	3,613	850
Allowance for/reversal of doubtful accounts	-2,078	-870
Input acquired from third parties	-55,067	-32,060
Cost of sales and services	-23,760	-12,405
Materials, energy, outside services and other	-31,289	-19,651
Loss/recovery of assets	-18	-4
Gross value added	56,560	59,464
Retentions	-9,950	-9,701
Depreciation, amortization and depletion	-9,950	-9,701
Wealth created by the company	46,610	49,763
Wealth received through transfer	17,241	11,966
Equity income	1,689	2,277
Financial income	15,552	9,689
Total value added to distribute	63,851	61,729
Distribution of value added	63,851	61,729
Personnel	11,390	17,851
Direct compensation	8,612	14,311
Benefits	1,961	2,673
Government Severance Pay Fund (FGTS)	817	867
Taxes, fees and contributions	23,248	18,117
Federal	19,535	14,854
Municipal	3,713	3,263
Lenders and lessors	6,000	6,179
Interest	5,566	5,732
Rental	434	447
Shareholders	23,213	19,582
Retained earnings/accumulated losses for the period	20,291	10,225
Non-controlling interests in retained earnings	2,922	9,357

Earnings Release – 2Q25

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 2025 (2Q25). 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.

2Q25 Highlights

Total Intermediated PSV: R\$3.2 billion in 2Q25 | **-7%** vs. 2Q24
R\$6.0 billion in 1H25 | **stable** vs. 1H24

CrediPronto Portfolio: R\$17.4 billion in 2Q25 | **+13%** vs. 2Q24

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

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

Pre-IFRS Net Income (Parent Company): R\$11.3 million in 2Q25 | **+63%** vs. 2Q24
R\$17.0 million in 1H25 | **+67%** vs. 1H24

EBITDA

EBITDA Reconciliation

(R\$ '000)	2Q25	2Q24	Var. %
Net income (loss) of the period	17,535	12,622	39%
Income and social contribution taxes	6,390	2,838	125%
Net financial result	-9,147	-2,766	-231%
Depreciation and amortization	4,867	4,819	1%
EBITDA	19,645	17,513	12%
EBITDA Margin	38.3%	38.6%	-0.3 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, 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 - %	
	6/30/2025	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 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.	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.

The quarterly financial information was approved by the Board of Directors of the Company and authorized for filing on August 7, 2025.

a. New standards, amendments and interpretations of accounting standards

In the quarter ended June 30, 2025, 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	
	6/30/2025	12/31/2024	6/30/2025	12/31/2024
Cash and banks	70	71	2,622	6,514
Bank Deposit Certificates - CDBs (i)	-	-	48,109	46,317
Total cash and cash equivalents	70	71	50,731	52,831

b) Financial investments

	Consolidated	
	6/30/2025	12/31/2024
Bank Deposit Certificates - CDBs (i)	19,841	23,573
Total financial investments	19,841	23,573

- (i) Investments in Bank Deposit Certificates (CDB) and Fixed Income Investment Funds yielded between 83% and 103.75% 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	
	6/30/2025	12/31/2024
Trade accounts receivable	48,400	43,825
Present value adjustment	(173)	(30)
Provision for expected credit losses	(10,450)	(8,798)
Total trade accounts receivable	37,777	34,997
Current	36,263	33,583
Noncurrent	1,514	1,414

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

	Consolidated	
	6/30/2025	12/31/2024
Falling due:		
From 0 to 30 days	25,975	24,653
From 31 to 60 days	1,101	1,424
From 61 to 90 days	1,561	815
From 91 to 180 days	4,669	1,762
From 181 to 360 days	2,098	3,288
Over 360 days	1,556	1,419
Overdue:		
From 0 to 30 days	1,151	1,461
From 31 to 60 days	124	444
From 61 to 90 days	324	245
From 91 to 180 days	833	904
From 181 to 360 days	2,334	1,140
Over 360 days	6,674	6,270
Total trade accounts receivable	48,400	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	-	(2,023)
Reversal	3	1,153
Final write-offs	-	330
Balance on June 30, 2024	<u>(25)</u>	<u>(9,035)</u>
	<u>Parent Company</u>	<u>Consolidated</u>
Balance on December 31, 2024	-	(8,798)
Recording	-	(2,475)
Reversal	-	397
Final write-offs	-	426
Balance on June 30, 2025	<u>-</u>	<u>(10,450)</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>6/30/2025</u>	<u>12/31/2024</u>
Falling due	2.70%	2.45%
Overdue for up to 30 days	9.02%	5.17%
Overdue from 31 to 60 days	52.89%	45.25%
Overdue from 61 to 90 days	68.20%	59.34%
Overdue from 91 to 180 days	87.19%	80.04%
Overdue from 181 to 360 days	96.89%	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	
	6/30/2025	12/31/2024
Falling due:	(397)	(258)
Overdue:		
Between 0 to 30 days	(104)	(76)
From 31 to 60 days	(66)	(201)
From 61 to 90 days	(221)	(145)
From 91 to 180 days	(726)	(724)
From 181 to 360 days	(2,262)	(1,124)
Over 360 days	(6,674)	(6,270)
Total trade accounts receivable	<u>(10,450)</u>	<u>(8,798)</u>

6 Property and equipment

Property and equipment comprise the following:

		Parent Company			
		6/30/2025		12/31/2024	
Average annual depreciation rate - %		Cost	Accumulated Depreciation	Net	Net
Leasehold improvements	20	16	(16)	-	1
IT equipment	20	29	(9)	20	12
Furniture and fixtures	10	582	(407)	175	204
Other property and equipment	15	100	(78)	22	26
Total property and equipment		<u>727</u>	<u>(510)</u>	<u>217</u>	<u>243</u>

		Consolidated			
		6/30/2025		12/31/2024	
Average annual depreciation rate - %		Cost	Accumulated Depreciation	Net	Net
Leasehold improvements	20	2,624	(925)	1,699	1,935
IT equipment	20	3,940	(2,860)	1,080	1,411
Furniture and fixtures	10	2,031	(1,369)	662	753
Other property and equipment	15	2,061	(801)	1,260	844
Construction in progress		1,015	-	1,015	481
Total property and equipment		<u>11,671</u>	<u>(5,955)</u>	<u>5,716</u>	<u>5,424</u>

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	-	2,286
Write-offs	-	(4)
Depreciation	(38)	(853)
Balance on June 30, 2024	<u>271</u>	<u>6,047</u>

	<u>Parent Company</u>	<u>Consolidated</u>
Balance on December 31, 2024	243	5,424
Additions	10	1,155
Write-offs	-	(10)
Depreciation	(36)	(853)
Balance on June 30, 2025	<u>217</u>	<u>5,716</u>

7 Investments in subsidiaries and affiliates

Below, the balance of investment:

	<u>Parent Company</u>		<u>Consolidated</u>	
	<u>6/30/2025</u>	<u>12/31/2024</u>	<u>6/30/2025</u>	<u>12/31/2024</u>
Investment in subsidiaries	251,395	254,378	-	-
Investment in affiliates	-	-	16,980	18,364
Investments - Treasury shares (Note 13.d)	(29,795)	(29,795)	-	-
Intangible assets identified in business combinations (Note 8)	11,466	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>246,595</u>	<u>250,126</u>	<u>16,980</u>	<u>18,364</u>

- (i) Mostly 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					6/30/2025
	12/31/2024	Capital Increase	Equity Income (Loss)	Dividends received	Provision for loss in subsidiaries (i)	
EBC	7,861	-	987	-	-	8,848
Itaplan Imóveis	11,775	-	4,565	(8,000)	-	8,340
LIL	418	-	(105)	-	-	313
Lopes Central	881	-	(16)	(260)	-	605
LPS Bahia	-	-	(117)	-	117	-
LPS Brasília	-	540	(661)	-	121	-
LPS Campinas	11,559	-	(396)	-	-	11,163
LPS Eduardo	1,286	-	474	(977)	-	783
LPS Espírito Santo	1,318	-	507	(1,071)	-	754
LPS Fortaleza	1,173	-	856	(1,005)	-	1,024
LPS Online	5,412	-	6,174	(4,181)	-	7,405
LPS Patrimóvel	-	-	(1,011)	-	1,011	-
LPS Raul Fugêncio	1,453	-	1,762	(2,150)	-	1,065
LPS São Paulo	189,273	-	3,353	-	-	192,626
LPS Soluções Imobiliárias	21,079	-	9,200	(12,693)	-	17,586
LPS Sul	-	416	(1,452)	-	1,036	-
LPS Urban	890	-	734	(741)	-	883
Pronto Ducati	-	154	(1,118)	-	964	-
Total	254,378	1,110	23,736	(31,078)	3,249	251,395

- (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 June 30, 2025, under non-current liabilities, is R\$38,578 (R\$35,329 at December 31, 2024).

Financial information on subsidiaries:

	6/30/2025					
	Non- controlling interest - %	Assets	Liabilities	Shareholders' Equity	Non- controlling interest in equity	Net income (loss) in the period
EBC Consultoria	-	9,344	494	8,850	-	987
Itaplan Brasil	-	11,447	3,107	8,340	-	4,566
LIL - Interm. Imob.	-	1,574	1,261	313	-	(105)
Lopes Central	0.01	953	349	604	-	(16)
LPS Bahia	-	404	2,203	(1,799)	-	(117)
LPS Brasília	49.00	1,308	3,661	(2,353)	(1,153)	(1,295)
LPS Campinas	20.20	26,300	12,312	13,988	2,826	(376)
LPS Eduardo	44.10	3,001	1,600	1,401	618	847
LPS Espírito Santo	49.00	3,827	2,347	1,480	725	1,268
LPS Fortaleza	40.00	7,035	5,329	1,706	682	1,801
LPS Local	35.29	9	1	8	3	-
LPS Online Consultoria	1.43	46,203	38,690	7,513	107	6,959
LPS Patrimóvel	49.00	2,010	24,602	(22,592)	(11,070)	(1,983)
LPS Raul Fulgêncio	49.00	8,227	6,139	2,088	1,023	3,456
LPS Rio de Janeiro	0.01	319	3,481	(3,162)	-	(575)
LPS São Paulo	-	193,272	30,423	162,849	-	3,354
LPS Soluções Imobiliárias	-	23,044	5,458	17,586	-	9,200
LPS Sul	-	1,331	18,223	(16,892)	-	(1,451)
LPS Urban	20.00	2,597	1,495	1,102	220	917
Pronto Ducati	-	1,250	8,418	(7,168)	-	(1,119)

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

	6/30/2025	6/30/2024
Balance at the start of the period	18,364	18,184
Distribution of dividends	(3,073)	(3,016)
Equity income	1,689	2,277
Balance at the end of the period	16,980	17,445

8 Intangible assets

	Average annual amortization rate - %	Parent Company			
		6/30/2025			12/31/2024
		Cost	Accrued amortization	Net	Net
Acquired separately: (iii)					
"Lopes" trademark (ii)	-	44,749	-	44,749	44,749
Exploitation Right	5	2,240	(1,314)	926	1,015
Right of use on rental of real estate	20	-	-	-	98
Software	20	13	(12)	1	2
		47,002	(1,326)	45,676	45,864
Asset identified in business combinations (i):					
Client portfolio	2.86	23,486	(17,474)	6,012	6,158
Trademark	2.86	12,772	(9,064)	3,708	3,798
Exploitation right	5	15,546	(13,800)	1,746	2,058
		51,804	(40,338)	11,466	12,014
Total intangible assets		98,806	(41,664)	57,142	57,878
	Average annual amortization rate - %	Consolidated			
		6/30/2025			12/31/2024
		Cost	Accrued amortization	Net	Net
Acquired separately (iii):					
"Lopes" trademark (ii)	-	44,749	-	44,749	44,749
Other trademarks	2.86	1,119	(280)	839	858
Exploitation right	5	4,324	(2,793)	1,531	1,721
Client portfolio	10	513	(128)	385	393
Right of use on rental of real estate	20	21,443	(10,819)	10,624	13,702
Right of use - machinery and equipment	33.33	-	-	-	94
Software (iv)	10 to 20	109,621	(33,619)	76,002	81,625
Software under development (v)	-	13,641	-	13,641	10,099
		195,410	(47,639)	147,771	153,241
Identified in business combinations:					
Client portfolio	6.43	43,051	(31,624)	11,427	11,704
Trademark	6.43	22,497	(16,280)	6,217	6,369
Exploitation right	5	31,999	(29,505)	2,494	2,932
		97,547	(77,409)	20,138	21,005
Goodwill (Note 7)		-	-	6,718	6,718
Total intangible assets		292,957	(125,048)	174,627	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 are operational and have 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 (i)	6	8,584
Amortization (ii)	(655)	(8,848)
Balance on June 30, 2024	58,533	183,766

	Parent Company	Consolidated
Balance on December 31, 2024	57,878	180,964
Additions (i)	6	4,174
Write-offs	(97)	(1,414)
Amortization (ii)	(645)	(9,097)
Balance on June 30, 2025	57,142	174,627

- (i) Additions refer to expenses for software development related to Lopes’ digital innovation and transformation project.
- (ii) The amortization expense booked in the Parent Company under depreciation and amortization expenses (Note 18) was R\$681 (R\$693 in 2024), and in the Consolidated was R\$9,845 (R\$9,596 in 2024), net of tax credit of R\$105 (R\$105 in 2024).

9 Related parties

a. Breakdown of balances and transactions with related parties

	Parent Company		Consolidated	
	6/30/2025	12/31/2024	6/30/2025	12/31/2024
<u>Current assets:</u>				
Dividends receivable (Note 9.d)	7,158	9,030	-	1,024
	<u>7,158</u>	<u>9,030</u>	<u>-</u>	<u>1,024</u>
<u>Non-current assets:</u>				
Call Option (Note 9.b)	37,409	33,582	60,447	57,374
Receivables from related parties (Note 9.c)	13,256	9,245	-	-
	<u>50,665</u>	<u>42,827</u>	<u>60,447</u>	<u>57,374</u>
<u>Current liabilities:</u>				
Written Put (Note 9.b)	14,376	16,870	19,162	21,953
Acquisition of investments payable (Note 9.c)	39,091	45,698	-	-
Dividends payable (Note 9.d)	20	4,434	2,442	6,894
	<u>53,487</u>	<u>67,002</u>	<u>21,604</u>	<u>28,847</u>
	Parent Company		Consolidated	
	6/30/2025	6/30/2024	6/30/2025	6/30/2024
<u>Financial result:</u>				
Financial Instruments - (Note 17)	6,321	(776)	5,864	1,131
	<u>6,321</u>	<u>(776)</u>	<u>5,864</u>	<u>1,131</u>

b. Breakdown of balances of Call Options and Written Puts

	Parent Company		Consolidated	
	6/30/2025	12/31/2024	6/30/2025	12/31/2024
<u>Non-current assets:</u>				
Call Option				
LPS Eduardo	5,364	4,936	5,364	4,936
LPS Espírito Santo	18,333	14,821	18,333	14,821
LPS Fortaleza	11,370	11,370	11,370	11,370
LPS Piccoloto	-	-	23,038	23,792
LPS Urban	2,342	2,455	2,342	2,455
Total	<u>37,409</u>	<u>33,582</u>	<u>60,447</u>	<u>57,374</u>

	Parent Company		Consolidated	
	6/30/2025	12/31/2024	6/30/2025	12/31/2024
Current liabilities:				
Written Put				
LPS Eduardo	1,912	2,055	1,912	2,055
LPS Espírito Santo	4,127	5,461	4,127	5,461
LPS Fortaleza	2,000	2,000	2,000	2,000
LPS Piccoloto	-	-	4,786	5,083
LPS Raul Fugêncio	5,811	6,860	5,811	6,860
LPS Urban	526	494	526	494
Total	14,376	16,870	19,162	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	
	6/30/2025	12/31/2024
Non-current assets:		
Receivables from related parties		
LPS Bahia	856	786
LPS Brasília	1,482	1,482
LPS Campinas	2,856	2,707
LPS Fortaleza (i)	3,102	3,102
LPS Patrimônio	1,047	1,047
LPS Rio de Janeiro	524	121
LPS São Paulo	3,389	-
Total	13,256	9,245

Current liabilities:

Payables to related parties

EBC - Soluções	5,930	5,922
LPS Online	2,024	786
LPS São Paulo	-	416
LPS Soluções	3,345	6,601

Acquisitions of investments payable

LPS Online (ii)	27,792	31,973
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Total

39,091	45,698
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- (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\$27,792 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	
	6/30/2025	12/31/2024	6/30/2025	12/31/2024
<u>Current assets:</u>				
Dividends receivable				
LPS Campinas	4,345	6,111	-	-
LPS Eduardo	306	325	-	-
LPS Patrimóvel	2,187	2,187	-	-
LPS Urban	320	407	-	-
LPS Piccoloto	-	-	-	441
Olímpia Promoção	-	-	-	583
Total	7,158	9,030	-	1,024

	Parent Company		Consolidated	
	6/30/2025	12/31/2024	6/30/2025	12/31/2024
<u>Current liabilities:</u>				
Dividends payable				
Free float	20	4,434	20	4,434
LPS Eduardo	-	-	242	258
LPS Patrimóvel	-	-	2,100	2,100
LPS Urban	-	-	80	102
Total	20	4,434	2,442	6,894

e. Property Lease Agreements

The subsidiary LPS São Paulo has 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 June 30, 2025, the compensation amount was R\$2,432 (R\$2,298 on June 30, 2024), see Note 18.

10 Lease

The Company and its subsidiaries have lease operations, which introduce a unique method of accounting for leases in the balance sheet of lessees. The discount rate used to lease properties was 11.70%, with contract term of 60 months.

	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

	Parent Company	Consolidated
Balance on December 31, 2024	112	15,973
Additions	5	633
Write-offs	(113)	(1,406)
Payments	(8)	(3,251)
Interest	4	843
Balance on June 30, 2025	-	12,792

The schedule of lease liabilities is as follows:

	Parent Company		Consolidated	
	6/30/2025	12/31/2024	6/30/2025	12/31/2024
Up to 1 year	-	44	5,820	6,290
From 1 to 2 years	-	44	5,820	6,205
From 2 to 5 years	-	44	3,107	6,387
Amounts not discounted	-	132	14,747	18,882
(-) Fair value adjustment	-	(20)	(1,955)	(2,909)
Total lease liabilities	-	112	12,792	15,973
Current	-	33	4,629	4,755
Noncurrent	-	79	8,163	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 5.50%), the balances of lease liabilities, right of use and financial and depreciation expenses of the year ended June 30, 2025 would be:

Cash flows	Consolidated	
	Book value	Projected value
Right of use asset, net	10,624	11,208
Lease liabilities	12,792	13,496
Depreciation expense	2,390	2,521
Financial expenses	843	889

b. Related-party agreements

The subsidiary LPS São Paulo has property lease agreements with other related parties “Framar” (see note 9.e), which amounted to R\$6,251 on June 30, 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\$20,615 (R\$12,081 on June 30, 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	
	6/30/2025	12/31/2024	6/30/2025	12/31/2024
Labor lawsuits (i)	1,621	1,310	38,054	37,678
Civil lawsuits (ii)	3,522	3,820	13,958	12,412
Tax lawsuits	12	11	12	11
Total provision for risks	5,155	5,141	52,024	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	1,746	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

	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	1,566	509	119	3,076	3,132	216
Write-offs	-	(529)	-	(1,412)	(927)	-
Payments	(1,255)	(278)	(118)	(1,288)	(659)	(215)
Balance on June 30, 2025	1,621	3,522	12	38,054	13,958	12

- (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.

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	
	6/30/2025	12/31/2024	6/30/2025	12/31/2024
Labor lawsuits	2,605	2,790	19,092	21,315
Civil lawsuits	30,368	29,012	135,876	131,989
Tax lawsuits (i)	14,565	13,837	752,213	747,047
Total possible loss	47,538	45,639	907,181	900,351

- (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	
	6/30/2025	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 were 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, 2024	10,266,867	29,442
Balance on June 30, 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 June 30, 2025, the amount is (R\$7,371).

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.

The Shareholders Meeting held on April 30, 2025 approved the distribution of dividends in the amount of R\$10,000, of which R\$4,415 corresponds to mandatory minimum dividends and R\$5,585 to additional dividends. The payment was made on June 27, 2025, in the amount of R\$9,999, with a balance of R\$20 remaining, which pertains to dividends that were available for the period established in law but were not claimed in the last three fiscal years.

14 Non-controlling shareholders

	6/30/2025	6/30/2024
Balance at the start of the period	(4,062)	(5,357)
Interest in profit for the year	2,922	9,357
Distribution of dividends	(6,245)	(7,523)
Capital increase	519	409
Balance at the end of the period	(6,866)	(3,114)

15 Net operating revenue

	Consolidated			
	4/1/2025 to 6/30/2025	1/1/2025 to 6/30/2025	4/1/2024 to 6/30/2024	1/1/2024 to 6/30/2024
Gross operating revenue	56,592	110,092	49,824	91,544
(-) Taxes levied on services	(5,350)	(10,620)	(4,486)	(8,383)
Total net operating revenue	<u>51,242</u>	<u>99,472</u>	<u>45,338</u>	<u>83,162</u>

16 Other operating revenues (expenses), net

	Parent Company			
	4/1/2025 to 6/30/2025	1/1/2025 to 6/30/2025	4/1/2024 to 6/30/2024	1/1/2024 to 6/30/2024
<u>Other operating income:</u>				
Other income	80	139	175	221
Total – other operating income	<u>80</u>	<u>139</u>	<u>175</u>	<u>221</u>
<u>Other operating expenses:</u>				
Loss in the sale of investment and PP&E	-	-	-	(1)
Taxes on other income	(6)	(12)	(17)	(22)
Total – other operating expenses	<u>(6)</u>	<u>(12)</u>	<u>(17)</u>	<u>(23)</u>
Total – other operating income (expenses), net	<u>74</u>	<u>127</u>	<u>158</u>	<u>198</u>

	Consolidated			
	4/1/2025 to 6/30/2025	1/1/2025 to 6/30/2025	4/1/2024 to 6/30/2024	1/1/2024 to 6/30/2024
<u>Other operating income:</u>				
Non-cumulative PIS and COFINS credit	1,145	2,545	238	476
Sale of assets	4	4	-	-
Other income	288	1,064	230	374
Total – other operating income	<u>1,437</u>	<u>3,613</u>	<u>468</u>	<u>850</u>
<u>Other operating expenses:</u>				
Loss in the sale of investment and PP&E	(9)	(18)	(4)	(4)
Taxes on other income	(140)	(320)	(106)	(208)
Other expenses	(618)	(888)	(296)	(614)
Total – other operating expenses	<u>(767)</u>	<u>(1,226)</u>	<u>(406)</u>	<u>(826)</u>
Total – other operating income (expenses), net	<u>670</u>	<u>2,387</u>	<u>62</u>	<u>24</u>

17 Financial result

	Parent Company			
	4/1/2025 to 6/30/2025	1/1/2025 to 6/30/2025	4/1/2024 to 6/30/2024	1/1/2024 to 6/30/2024
Financial income:				
Written Put (i)	2,571	3,312	634	1,162
Call Option (i)	4,870	6,176	1,692	2,501
Other financial income	13	19	8	16
Total financial income	<u>7,454</u>	<u>9,507</u>	<u>2,334</u>	<u>3,679</u>
Financial expenses:				
Written Put (i)	(310)	(819)	(891)	(1,491)
Call Option (i)	(990)	(2,348)	(1,049)	(2,948)
Banking expenses and charges	(12)	(21)	(5)	(11)
Total financial expenses	<u>(1,312)</u>	<u>(3,188)</u>	<u>(1,945)</u>	<u>(4,450)</u>
Financial result, net	<u>6,142</u>	<u>6,319</u>	<u>389</u>	<u>(771)</u>
	Consolidated			
	4/1/2025 to 6/30/2025	1/1/2025 to 6/30/2025	4/1/2024 to 6/30/2024	1/1/2024 to 6/30/2024
Financial income:				
Interest on investments	2,402	4,587	1,653	3,544
Present value adjustment to trade receivables	60	65	62	110
Interest on accounts receivable	129	187	56	103
Written Put (i)	2,802	3,610	758	1,707
Call Option (i)	5,449	6,755	2,521	3,863
Other financial income	153	348	217	362
Total financial income	<u>10,995</u>	<u>15,552</u>	<u>5,267</u>	<u>9,689</u>
Financial expenses:				
Written Put (i)	(310)	(819)	(891)	(1,491)
Call Option (i)	(990)	(3,682)	(1,049)	(2,948)
Banking expenses and charges	(548)	(1,065)	(561)	(1,293)
Total financial expenses	<u>(1,848)</u>	<u>(5,566)</u>	<u>(2,501)</u>	<u>(5,732)</u>
Financial result, net	<u>9,147</u>	<u>9,986</u>	<u>2,766</u>	<u>3,957</u>

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

18 Expenses by nature

	Parent Company			
	4/1/2025 to 6/30/2025	1/1/2025 to 6/30/2025	4/1/2024 to 6/30/2024	1/1/2024 to 6/30/2024
Personnel	(1,942)	(3,655)	(1,775)	(3,553)
Depreciation and amortization	(338)	(681)	(346)	(693)
Contracted services	(333)	(698)	(787)	(1,107)
Rental expenses	(14)	(26)	-	-
Provision for (reversal of) legal risks	(327)	(1,665)	413	(1,565)
Telecommunication services	(37)	(93)	(46)	(104)
Other expenses	(769)	(968)	(309)	(819)
Total costs and expenses	<u>(3,760)</u>	<u>(7,786)</u>	<u>(2,850)</u>	<u>(7,841)</u>
<u>Classified as:</u>				
General and administrative	(2,121)	(4,673)	(1,341)	(4,850)
Management compensation	(1,301)	(2,432)	(1,163)	(2,298)
Depreciation and amortization	(338)	(681)	(346)	(693)
Total costs and expenses	<u>(3,760)</u>	<u>(7,786)</u>	<u>(2,850)</u>	<u>(7,841)</u>
	Consolidated			
	4/1/2025 to 6/30/2025	1/1/2025 to 6/30/2025	4/1/2024 to 6/30/2024	1/1/2024 to 6/30/2024
Personnel	(5,436)	(13,828)	(9,079)	(17,852)
Depreciation and amortization	(4,867)	(9,845)	(4,819)	(9,596)
Cost of services provided	(10,660)	(23,760)	(6,674)	(12,405)
Contracted services	(10,223)	(20,596)	(9,079)	(14,796)
Rental expenses	(14)	(434)	(373)	(678)
Provision for legal risks	(2,205)	(4,085)	(476)	(588)
Telecommunication services	(358)	(705)	(193)	(418)
Other expenses	(4,620)	(7,574)	(3,623)	(7,434)
Total costs and expenses	<u>(38,383)</u>	<u>(80,827)</u>	<u>(34,316)</u>	<u>(63,767)</u>
<u>Classified as:</u>				
Cost of services provided	(10,660)	(23,760)	(6,674)	(12,405)
Selling expenses	(3,966)	(8,108)	(6,874)	(12,398)
General and administrative	(17,076)	(35,652)	(13,993)	(25,672)
Management compensation	(1,814)	(3,462)	(1,956)	(3,696)
Depreciation and amortization	(4,867)	(9,845)	(4,819)	(9,596)
Total costs and expenses	<u>(38,383)</u>	<u>(80,827)</u>	<u>(34,316)</u>	<u>(63,767)</u>

19 Income tax and social contribution

	Parent Company			
	4/1/2025 to 6/30/2025	1/1/2025 to 6/30/2025	4/1/2024 to 6/30/2024	1/1/2024 to 6/30/2024
<u>Companies levied by taxable income: (i)</u>				
Accounting profit (loss) before income tax and social contribution	17,791	22,396	7,679	10,169
Expected expense from income tax and social contribution at nominal rates (34%)	(6,049)	(7,615)	(2,611)	(3,457)
Adjustments to obtain the effective rate from permanent differences:				
Equity income (loss)	5,382	8,070	3,394	6,318
Tax credits not assessed	(1,565)	(2,561)	(868)	(2,805)
Income and social contribution tax benefits (expenses), taxable income basis	(2,232)	(2,105)	(85)	56
Total expense from income tax and social contribution	(2,232)	(2,105)	(85)	56
Income tax and social contribution – deferred	(2,232)	(2,105)	(85)	56

	Consolidated			
	4/1/2025 to 6/30/2025	1/1/2025 to 6/30/2025	4/1/2024 to 6/30/2024	1/1/2024 to 6/30/2024
<u>Companies taxed by presumed income:</u>				
Gross service revenue	27,120	52,132	30,390	51,066
Net service revenue	27,120	52,132	30,390	51,066
Presumed profit (32%)	8,678	16,682	9,725	16,341
Other operating and financial income (ii)	479	850	390	789
Calculation basis of income tax and social contribution	9,157	17,532	10,115	17,130
IRPJ - nominal rate - 15%	(1,374)	(2,630)	(1,517)	(2,570)
IRPJ - 10% surtax	(851)	(1,632)	(952)	(1,594)
CSLL - 9% nominal rate	(824)	(1,578)	(910)	(1,542)
Income tax and social contribution expenses, presumed profit basis	(3,049)	(5,840)	(3,380)	(5,705)
<u>Companies levied by taxable income: (i)</u>				
Accounting profit (loss) before income tax and social contribution	22,114	28,370	5,015	10,178
Expected expense from income tax and social contribution at nominal rates (34%)	(7,519)	(9,646)	(1,705)	(3,460)
Adjustments to obtain the effective rate from permanent differences:				
Equity income (loss)	5,956	8,645	3,804	6,955
Tax credits not assessed	(1,566)	(2,562)	(632)	(2,361)
Other exclusions/additions (ii)	(212)	(91)	(925)	(1,500)
Income and social contribution tax benefits (expenses), taxable income basis	(3,341)	(3,654)	542	(366)
Total expense from income tax and social contribution	(6,390)	(9,494)	(2,838)	(6,071)
Income tax and social contribution – current	(3,534)	(6,579)	(2,801)	(5,840)
Income tax and social contribution – deferred	(2,856)	(2,915)	(37)	(231)

- (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 subsidiary LPS São Paulo.
- (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	
	6/30/2025	12/31/2024	6/30/2025	12/31/2024
<u>Assets:</u>				
Temporary differences	-	-	1,715	2,408
Effect on lease liabilities	-	-	2,274	3,045
Tax losses	-	-	6,786	6,939
Effect from business combinations -				
Financial liabilities	4,709	5,567	4,709	5,567
Total financial income	4,709	5,567	15,484	17,959
<u>Liabilities:</u>				
Effect on right of use	-	-	1,875	2,647
Effects from business combination -				
Intangible and financial assets	14,954	13,708	17,678	16,466
	14,954	13,708	19,553	19,113
Deferred income tax and social contribution - assets	-	-	8,901	9,796
Deferred income tax and social contribution - liabilities	10,245	8,141	12,970	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 (for a consideration) 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 options (for a consideration) 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	
	6 th Program
Grant date	6/29/2023
Number of options:	
Granted	3,785,000
Expired/Canceled	<u>(2,035,000)</u>
Outstanding	1,750,000
Strike price	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, 2025, the Company recorded expenses, in the Personnel Expenses group, arising from said plans in the amount of R\$409 (R\$996 on June 30, 2024).

21 Financial instruments

The Company and its subsidiaries do not maintain derivative operations or operations of similar risks as of June 30, 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	
	6/30/2025	12/31/2024	6/30/2025	12/31/2024
<u>Financial assets:</u>				
Amortized cost:				
Trade receivables	-	-	37,777	34,997
Accounts receivable from the Partnership agreement	-	-	4,863	3,200
Fair value through profit or loss:				
Cash equivalents	-	-	48,109	46,317
Financial investments	-	-	19,841	23,573
Call option for non-controlling interest	37,409	33,582	60,447	57,374
Total	37,409	33,582	171,037	165,461
<u>Financial liabilities:</u>				
Amortized cost:				
Trade accounts payable	1,189	524	6,154	5,588
Acquisition of investments payable	27,792	31,973	-	-
Dividends payable	20	4,434	2,442	6,894
Fair value through profit or loss:				
Written put for non-controlling interest	14,376	16,870	19,162	21,953
Total	43,377	53,801	27,758	34,435

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	
	6/30/2025	12/31/2024	6/30/2025	12/31/2024
Financial assets at fair value through profit or loss:				
Cash equivalents and financial investments (i)	-	-	67,950	69,890
Call option for non-controlling interest (ii)	37,409	33,582	60,447	57,374
Total	37,409	33,582	128,397	127,264
Financial liabilities at fair value through profit or loss:				
Written-put options for non-controlling interest (ii)	14,376	16,870	19,162	21,953
Total	14,376	16,870	19,162	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 June 30, 2025.

Operation	Risk	Consolidated		
		Scenario I	Scenario II	Scenario III
Exposure to variable rates:				
Assets:				
Financial investments				
CDI	Rate decrease	6,820	5,115	3,410

- 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 14.75% 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:

	Parent Company and Consolidated	
	4/1/2025 to 6/30/2025	1/1/2025 to 6/30/2025
<u>Basic and Diluted:</u>		
Net income in the year available to common shares attributable to shareholders	15,559	20,291
Weighted average of outstanding common shares (thousand)	137,288	137,288
Earnings per share - R\$	0.11333	0.14780

	Parent Company and Consolidated	
	4/1/2024 to 6/30/2024	1/1/2024 to 6/30/2024
<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\$	0.05531	0.07448

During the periods ended June 30, 2025 and 2024, the average market price of the Company's shares did not exceed the strike price of stock options (Note 20), producing no dilution effect in the calculation of the earnings per share.

23 Insurance coverage

On June 30, 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	111,405
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>213,983</u>

(i) The policies effective for one year are 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

	4/1/2025 to 6/30/2025			
	Brokerage	Franchises	Financing promotion	Total
Net revenue	24,833	7,308	19,101	51,242
Operating costs, expenses and income	(25,279)	(2,150)	(10,284)	(37,713)
Equity income	145	-	1,104	1,249
Financial result	9,186	76	(115)	9,147
Income tax and social contribution	(3,194)	(871)	(2,325)	(6,390)
Net income (loss)	5,691	4,363	7,481	17,535
Non-controlling interest	(1,976)	-	-	(1,976)
Net income (loss)	3,715	4,363	7,481	15,559

	1/1/2025 to 6/30/2025			
	Brokerage	Franchises	Financing promotion	Total
Net revenue	48,295	13,784	37,393	99,472
Operating costs, expenses and income	(50,631)	(4,853)	(22,956)	(78,440)
Equity income	300	-	1,389	1,689
Financial result	10,077	86	(177)	9,986
Income tax and social contribution	(3,840)	(1,664)	(3,990)	(9,494)
Net income (loss)	4,201	7,353	11,659	23,213
Non-controlling interest	(2,922)	-	-	(2,922)
Net income (loss)	1,279	7,353	11,659	20,291

	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)
Net income (loss)	5,767	2,730	4,125	12,622
Non-controlling interest	(5,028)	-	-	(5,028)
Net income (loss)	739	2,730	4,125	7,594

	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)
Net income (loss)	6,584	4,549	8,449	19,582
Non-controlling interest	(9,357)	-	-	(9,357)
Net income (loss)	(2,773)	4,549	8,449	10,225

25 Additional information to the statement of cash flows



LPS Brasil - Consultoria de Imóveis S.A. and Subsidiaries
Individual and consolidated quarterly information as of
June 30, 2025

	Parent Company		Consolidated	
	<u>6/30/2025</u>	<u>6/30/2024</u>	<u>6/30/2025</u>	<u>6/30/2024</u>
Dividends offset against amounts payable to subsidiaries	4,181	2,984	-	-
	*	*	*	

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, 2025, comprising the balance sheet as of June 30, 2025 and the related statements of profit or loss and comprehensive income for the three- and six-month periods ended on such date, and of changes in equity and cash flows for the six-month period ended on such 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 individual and consolidated interim financial information included in the quarterly information referred to above is not prepared, in all material respects, in accordance with CPC 21 and international standard IAS 34, 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, 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, August 7, 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 second quarter ended June 30, 2025.

São Paulo, August 7, 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 second quarter ended June 30, 2025.

São Paulo, August 7, 2025.

Marcos Bulle Lopes
Chief Executive Officer

Cyro Naufel Filho
Investor Relations Officer

Robson Pereira Paim
Chief Financial Officer