

Quarterly Information (ITR)

LPS Brasil Consultoria de Imóveis S.A.

September 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))

Contents

Company information

Capital breakdown	3
-------------------	---

Individual quarterly information

Balance sheet – Assets	4
Balance sheet – Liabilities	5
Income statement	6
Statement of comprehensive income	7
Statement of cash flows – Indirect method	8
Statement of changes in shareholders' equity	
1/1/2025 to 9/30/2025	9
1/1/2024 to 9/30/2024	10
Statement of value added	11

Consolidated quarterly information

Balance sheet – Assets	12
Balance sheet – Liabilities	13
Income statement	14
Statement of comprehensive income	15
Statement of cash flows – Indirect method	16
Statement of changes in shareholders' equity	
1/1/2025 to 9/30/2025	17
1/1/2024 to 9/30/2024	18
Statement of value added	19
Management comments	20
Notes to the quarterly information	22

Opinions and declarations

Unqualified Special review report	55
Executive Officers' statement on quarterly information	57
Executive Officers' statement on the independent auditor's report	58

Company information/capital breakdown

Number of shares (Units)	Current quarter 9/30/2025
Paid-in capital	
Common	147,555
Preferred	0
Total	147,555
Treasury shares	
Common	10,267
Preferred	0
Total	10,267

LPS Brasil - Consultoria de Imóveis S.A.

Individual quarterly information / Balance sheet – Assets

(In thousands of reais)

Description	Current quarter 9/30/2025	Prior year 12/31/2024
Total assets	377,253	352,798
Current assets	8,790	11,315
Cash and cash equivalents	71	71
Receivables	7,720	9,981
Other receivables	7,720	9,981
Dividends receivable	6,774	9,030
Receivables from sale of entities	946	946
Other assets	0	5
Taxes recoverable	970	969
Current recoverable taxes	970	969
Prepaid expenses	29	294
Non-current assets	368,463	341,483
Long-term assets	60,293	45,250
Receivables	1,955	2,423
Other receivables	510	551
Judicial deposits	1,445	1,872
Receivables from related parties	58,338	42,827
Receivables from subsidiaries	20,782	9,245
Call option for non-controlling interest	37,556	33,582
Investments	262,340	250,126
Shareholdings	262,340	250,126
Interest in subsidiaries	262,340	250,126
Fixed assets	199	243
Property and equipment in operation	199	243
Intangible assets	45,631	45,864
Intangible assets	45,631	45,864
Intangible assets	45,631	45,864

LPS Brasil - Consultoria de Imóveis S.A.

Individual quarterly information / Balance sheet – Liabilities

(In thousands of reais)

Description	Current quarter 9/30/2025	Prior year 12/31/2024
Total liabilities	377,253	352,798
Current liabilities	61,210	74,099
Social and labor liabilities	1,480	5,576
Social liabilities	82	980
Labor liabilities	1,398	4,596
Trade payables	906	524
Domestic trade payables	906	524
Tax liabilities	662	933
Federal tax liabilities	662	933
Other federal taxes	662	933
Other liabilities	58,162	67,066
Other	58,162	67,066
Minimum mandatory dividends payable	20	4,434
Written put option for non-controlling interest	12,665	16,870
Payables to related parties	45,477	45,698
Other liabilities	0	22
Advances from clients	0	9
Lease	0	33
Non-current liabilities	55,940	51,234
Other liabilities	2,143	2,623
Other	2,143	2,623
Lease	0	79
Other taxes payable	2,143	2,544
Deferred taxes	10,798	8,141
Deferred income tax and social contribution	10,798	8,141
Provisions	42,999	40,470
Tax, social security, labor and civil provisions	5,776	5,141
Tax provisions	12	11
Social security and labor provisions	2,141	1,310
Civil provisions	3,623	3,820
Other provisions	37,223	35,329
Provision for losses in subsidiaries	37,223	35,329
Shareholders' equity	260,103	227,465
Paid-in capital	169,188	169,188
Capital reserves	-5,065	-5,673
Granted options	21,398	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	37,615	0
Asset valuation adjustment	-7,371	-7,371
Business combination adjustments	-7,371	-7,371

LPS Brasil - Consultoria de Imóveis S.A.

(In thousands of reais)

Individual quarterly information/ Income statement

Description	Current quarter 7/1/2025 to 9/30/2025	Year to date 1/1/2025 to 9/30/2025	Year-ago quarter 7/1/2024 to 9/30/2024	Previous year 1/1/2024 to 9/30/2024
Operating expenses/income	16,026	32,103	6,509	17,449
General and administrative expenses	-4,528	-12,314	-3,017	-10,858
Administrative	-1,751	-6,424	-1,263	-6,113
Management compensation	-2,440	-4,872	-1,407	-3,705
Depreciation and amortization	-337	-1,018	-347	-1,040
Other operating income	27	166	619	840
Other operating expenses	-3	-15	-3	-26
Equity income	20,530	44,266	8,910	27,493
Income before financial income (expenses) and taxes	16,026	32,103	6,509	17,449
Financial income (expenses)	1,850	8,169	-1,702	-2,473
Financial income	2,296	11,803	2,239	5,918
Financial expenses	-446	-3,634	-3,941	-8,391
Income before taxes	17,876	40,272	4,807	14,976
Income tax and social contribution	-552	-2,657	740	796
Deferred	-552	-2,657	740	796
Net income from continuing operations	17,324	37,615	5,547	15,772
Net income/Loss in the period	17,324	37,615	5,547	15,772
Earnings per share - (in reais/share)				
Basic earnings per share				
Common	0.12619	0.27399	0.0404	0.11488
Diluted earnings per share				
Common	0.12619	0.27399	0.0404	0.11488

LPS Brasil - Consultoria de Imóveis S.A.

Individual quarterly information/ Statement of comprehensive income

(In thousands of reais)

Description	Current quarter 7/1/2025 to 9/30/2025	Year to date 1/1/2025 to 9/30/2025	Year -ago quarter 7/1/2024 to 9/30/2024	Previous year 1/1/2024 to 9/30/2024
Revenue from sales and/or services	17,324	37,615	5,547	15,772
Gross profit	17,324	37,615	5,547	15,772

LPS Brasil - Consultoria de Imóveis S.A.

Individual quarterly information/ Statement of cash flows – Indirect method

(In thousands of reais)

Description	Year to date	Previous year
	1/1/2025 to 9/30/2025	1/1/2024 to 9/30/2024
Net cash from operating activities	11,589	10,373
Cash generated by operating activities	-6,938	-6,449
Profit in the period from continuing operations	37,615	15,772
Expected credit losses and losses on trade receivables	0	-5
Provision for legal risks, net	2,296	1,445
Equity income	-44,266	-27,493
Gain from property, plant and equipment, intangible assets and investments	-16	-369
Deferred income tax and social contribution	2,657	-796
Financial charges on debts and credits	-8,150	2,491
Stock option expenses	608	1,466
Depreciation and amortization	1,018	1,040
Provision for bonus	1,300	0
Changes in assets and liabilities	-11,453	-735
Trade receivables	0	12
Taxes to offset	-1	-1
Prepaid expenses	265	-56
Other assets	-4,340	6,360
Trade payables	382	56
Income tax and social contribution payable	-672	-7
Payroll, provisions and related taxes	-5,396	-5,159
Other liabilities	-1,691	-1,940
Other	29,980	17,557
Dividends received from subsidiaries	30,006	17,558
Interest paid	-26	-1
Net cash from investing activities	-1,582	-4,760
Net cash flow in the acquisition of subsidiaries	0	-2,984
Capital increase in subsidiaries	-1,572	-1,765
Acquisition of property, plant and equipment and intangible assets	-10	-11
Net cash provided by financing activities	-10,007	-5,610
Lease	-8	-33
Payment of dividends and interest on equity	-9,999	-5,577
Increase (decrease) in cash and cash equivalents	0	3
Cash and cash equivalents at beginning of period	71	68
Cash and cash equivalents at end of period	71	71

LPS Brasil - Consultoria de Imóveis S.A.

Individual quarterly information/ Statement of changes in shareholders' equity - 1/1/2025 to 9/30/2025

(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	-782	66,430	0	-7,371	227,465
Adjustments from previous years	0	0	0	0	0	0
Adjusted opening balances	169,188	-782	66,430	0	-7,371	227,465
Equity transactions with owners	0	608	-5,585	0	0	-4,977
Granted options recognized	0	608	0	0	0	608
Dividends	0	0	-5,585	0	0	-5,585
Total comprehensive income	0	0	37,615	0	0	37,615
Net income for the period	0	0	0	37,615	0	37,615
Other comprehensive income	0	0	37,615	-37,615	0	0
Internal changes in shareholders' equity	0	0	0	0	0	0
Closing balances	169,188	-174	98,460	0	-7,371	260,103

LPS Brasil - Consultoria de Imóveis S.A.

Individual quarterly information/ Statement of changes in shareholders' equity - 1/1/2024 to 9/30/2024

(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	1,466	0	0	0	1,466
Granted options recognized	0	1,466	0	0	0	1,466
Total comprehensive income	0	0	15,772	0	0	15,772
Net income for the period	0	0	0	15,772	0	15,772
Other comprehensive income	0	0	15,772	-15,772	0	0
Internal changes in shareholders' equity	0	0	0	0	0	0
Closing balances	169,188	-2,049	68,955	0	-7,789	228,305

LPS Brasil - Consultoria de Imóveis S.A.

Individual quarterly information/ Statement of value added

(In thousands of reais)

Description	Year to date 1/1/2025 to 9/30/2025	Previous year 1/1/2024 to 9/30/2024
Revenue	166	255
Other revenues	166	250
Provision for (reversal of) doubtful accounts	0	5
Input acquired from third parties	-4,530	-2,893
Materials, energy, outside services and other	-4,530	-3,262
Asset impairment loss (recovery)	0	369
Gross value added	-4,364	-2,638
Retentions	-1,018	-1,040
Depreciation, amortization and depletion	-1,018	-1,040
Wealth created by the company	-5,382	-3,678
Wealth received through transfer	56,069	33,411
Equity income	44,266	27,493
Financial income	11,803	5,918
Total value added to distribute	50,687	29,733
Distribution of value added	50,687	29,733
Personnel	6,013	5,602
Direct compensation	5,480	5,171
Benefits	533	431
Taxes, fees and contributions	3,386	-31
Federal	3,386	-31
Lenders and lessors	3,673	8,390
Interest	3,634	8,390
Rents	39	0
Shareholders	37,615	15,772
Retained earnings/accumulated losses for the period	37,615	15,772

LPS Brasil - Consultoria de Imóveis S.A.

Consolidated quarterly information / Balance sheet – Assets

(In thousands of reais)

Description	Current quarter 9/30/2025	Prior year 12/31/2024
Total assets	413,852	409,416
Current assets	133,433	121,302
Cash and cash equivalents	63,525	52,831
Financial investments	24,120	23,573
Financial investments assessed at fair value through income or expense	24,120	23,573
Financial instruments measured at fair value	24,120	23,573
Receivables	39,421	39,171
Trade receivables	33,786	33,583
Trade receivables	44,175	42,381
Allowance for doubtful accounts	-10,389	-8,798
Other receivables	5,635	5,588
Dividends receivable	0	1,024
Receivables from sale of entities	1,067	1,107
Other assets	615	257
Receivables from association agreement with Itaú	3,953	3,200
Taxes recoverable	4,834	4,173
Current recoverable taxes	4,834	4,173
Prepaid expenses	1,533	1,554
Non-current assets	280,419	288,114
Long-term assets	85,155	83,362
Receivables	16,004	16,192
Trade receivables	1,546	1,414
Other receivables	7,693	7,699
Judicial deposit	6,765	7,079
Deferred taxes	9,240	9,796
Deferred income tax and social contribution	9,240	9,796
Receivables from related parties	59,911	57,374
Call option for non-controlling interest	59,911	57,374
Investments	17,621	18,364
Shareholdings	17,621	18,364
Shareholding in associated companies	2,691	3,341
Shareholding in joint ventures	14,930	15,023
Fixed assets	5,243	5,424
Property and equipment in operation	4,384	4,943
Property and equipment in construction	859	481
Intangible assets	172,400	180,964
Intangible assets	172,400	180,964
Intangible assets	145,977	153,241
Intangible assets identified in the acquisition of business combinations	19,705	21,005
Goodwill	6,718	6,718

LPS Brasil - Consultoria de Imóveis S.A.

Consolidated quarterly information/ Balance sheet – Liabilities

(In thousands of reais)

Description	Current quarter 9/30/2025	Prior year 12/31/2024
Total liabilities	413,852	409,416
Current liabilities	62,784	78,487
Social and labor liabilities	7,814	13,933
Social liabilities	1,973	2,510
Labor liabilities	5,841	11,423
Trade payables	4,471	5,588
Domestic trade payables	4,471	5,588
Tax liabilities	7,123	6,836
Federal tax liabilities	5,714	6,025
Income tax and social contribution payable	3,623	3,175
Other federal taxes	2,091	2,850
Municipal tax liabilities	1,409	811
ISS tax payable	1,409	811
Other liabilities	43,376	52,130
Other	43,376	52,130
Dividends and interest on equity payable	2,226	6,894
Written put option over non-controlling interest	15,961	21,953
Unearned income, net	11,560	11,560
Other liabilities	1,452	1,364
Advances to clients	7,401	5,604
Lease	4,776	4,755
Non-current liabilities	98,414	107,526
Other liabilities	33,134	46,475
Other	33,134	46,475
Unearned income, net	24,043	32,713
Lease	6,948	11,218
Other taxes payable	2,143	2,544
Deferred taxes	13,479	10,950
Deferred income tax and social contribution	13,479	10,950
Provisions	51,801	50,101
Tax, social security, labor and civil provisions	51,801	50,101
Tax provisions	49	11
Labor and social security provisions	36,960	37,678
Civil provisions	14,792	12,412
Consolidated equity	252,654	223,403
Paid-in capital	169,188	169,188
Capital reserves	-5,065	-5,673
Granted options	21,398	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	0	47,838
Other reserves	60,845	18,592
Retained earnings / Accumulated losses	37,615	0
Asset valuation adjustment	-7,371	-7,371
Business combination adjustments	-7,371	-7,371
Non-controlling interests	-7,449	-4,062

LPS Brasil - Consultoria de Imóveis S.A.

Consolidated quarterly information/ Income statement

(In thousands of reais)

Description	Current quarter 7/1/2025 to 9/30/2025	Year to date 1/1/2025 to 9/30/2025	Year-ago quarter 7/1/2024 to 9/30/2024	Previous year 1/1/2024 to 9/30/2024
Revenue from sales and/or services	51,557	151,029	52,439	135,601
Cost of sales and/or services	-9,852	-33,612	-8,641	-21,046
Gross profit	41,705	117,417	43,798	114,555
Operating expenses/income	-23,530	-76,521	-27,991	-77,052
Selling expenses	-2,957	-11,065	-8,136	-20,534
General and administrative expenses	-22,183	-71,142	-21,501	-60,465
Administrative	-14,492	-50,144	-14,731	-40,403
Management compensation	-2,951	-6,413	-1,928	-5,624
Depreciation and amortization	-4,740	-14,585	-4,842	-14,438
Other operating income	1,433	5,046	967	1,817
Other operating expenses	-464	-1,690	-375	-1,201
Equity income	641	2,330	1,054	3,331
Income before financial income (expenses) and taxes	18,175	40,896	15,807	37,503
Financial income (expenses)	5,459	15,445	-5,446	-1,489
Financial income	7,013	22,565	4,166	13,855
Financial expenses	-1,554	-7,120	-9,612	-15,344
Income before taxes on profit	23,634	56,341	10,361	36,014
Income tax and social contribution	-4,340	-13,834	-2,048	-8,119
Current	-4,170	-10,749	-2,807	-8,647
Deferred	-170	-3,085	759	528
Net income from continuing operations	19,294	42,507	8,313	27,895
Consolidated net income/loss in the period	19,294	42,507	8,313	27,895
Attributed to owners of the Company	17,324	37,615	5,547	15,772
Attributed to non-controlling interests	1,970	4,892	2,766	12,123
Earnings per share - (in reais/share)				
Basic earnings per share				
Common	0.12619	0.27399	0.0404	0.11488
Diluted earnings per share				
Common	0.12619	0.27399	0.0404	0.11488

LPS Brasil - Consultoria de Imóveis S.A.

Consolidated quarterly information/ Statement of comprehensive income

(In thousands of reais)

Description	Current quarter 7/1/2025 to 9/30/2025	Year to date 1/1/2025 to 9/30/2025	Year-ago quarter 7/1/2024 to 9/30/2024	Previous year 1/1/2024 to 9/30/2024
Consolidated net income for the period	19,294	42,507	8,313	27,895
Consolidated comprehensive income for the period	19,294	42,507	8,313	27,895
Attributed to owners of the Company	17,324	37,615	5,547	15,772
Attributed to non-controlling interests	1,970	4,892	2,766	12,123

LPS Brasil - Consultoria de Imóveis S.A.

Consolidated quarterly information/ Statement of cash flows – Indirect method

(In thousands of reais)

Description	Year to date 1/1/2025 to 9/30/2025	Previous year 1/1/2024 to 9/30/2024
Net cash from operating activities	41,399	31,115
Cash generated by operating activities	62,070	49,876
Profit in the period from continuing operations	42,507	27,895
Expected credit losses and losses on trade receivables	2,068	676
Provision for legal risks, net	4,190	2,240
Equity income	-2,330	-3,331
Gain from property, plant and equipment, intangible assets and investments	199	-157
Deferred income tax and social contribution	3,085	-528
Financial charges on debts and receivables	-7,070	7,042
Stock option expenses	608	1,466
Depreciation and amortization	14,734	14,596
Provision for bonus	2,000	0
Recognition of revenue	-8,670	-8,670
Income tax and social contribution recognized in the income (loss) of the period	10,749	8,647
Changes in assets and liabilities	-14,365	-13,906
Trade receivables	-2,567	-2,336
Taxes to offset	-661	-881
Prepaid expenses	21	-182
Other assets	-752	-1,920
Trade payables	-1,117	1,019
Income tax and social contribution payable	-562	533
Payroll, provisions and social contributions	-8,119	-7,457
Other liabilities	-608	-2,682
Other	-6,306	-4,855
Income tax and social contribution paid	-10,301	-8,827
Dividends received from associated companies	4,097	4,021
Interest paid	-102	-49
Net cash from investing activities	-7,463	2,702
Acquisition of property, plant and equipment and intangible assets	-6,916	-12,373
Financial investments	-547	15,075
Net cash from financing activities	-23,242	-21,555
Payment of dividends, including prior years	-19,177	-17,748
Capital increase	645	950
Lease	-4,710	-4,757
Increase (decrease) in cash and cash equivalents	10,694	12,262
Cash and cash equivalents at beginning of period	52,831	31,332
Cash and cash equivalents at end of period	63,525	43,594

LPS Brasil - Consultoria de Imóveis S.A.

Consolidated quarterly information/ Statement of changes in shareholders' equity – 1/1/2025 to 9/30/2025

(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	-782	66,430	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	-782	66,430	0	-7,371	227,465	-4,062	223,403
Equity transactions with owners	0	608	-5,585	0	0	-4,977	-8,279	-13,256
Capital increases	0	0	0	0	0	0	645	645
Granted options recognized	0	608	0	0	0	608	0	608
Dividends	0	0	-5,585	0	0	-5,585	-8,924	-14,509
Total comprehensive income	0	0	37,615	0	0	37,615	4,892	42,507
Net income for the period	0	0	0	37,615	0	37,615	4,892	42,507
Other comprehensive income	0	0	37,615	-37,615	0	0	0	0
Internal changes in shareholders' equity	0	0	0	0	0	0	0	0
Closing balances	169,188	-174	98,460	0	-7,371	260,103	-7,449	252,654

LPS Brasil - Consultoria de Imóveis S.A.

Consolidated quarterly information/ Statement of changes in shareholders' equity - 1/1/2024 to 9/30/2024

(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	1,466	0	0	0	1,466	-11,466	-10,000
Capital increases	0	0	0	0	0	0	950	950
Granted options recognized	0	1,466	0	0	0	1,466	0	1,466
Dividends	0	0	0	0	0	0	-12,047	-12,047
Capital reduction	0	0	0	0	0	0	-369	-369
Total comprehensive income	0	0	15,772	0	0	15,772	12,123	27,895
Net income for the period	0	0	0	15,772	0	15,772	12,123	27,895
Other comprehensive income	0	0	15,772	-15,772	0	0	0	0
Internal changes in shareholders' equity	0	0	0	0	0	0	0	0
Closing balances	169,188	-2,049	68,955	0	-7,789	228,305	-4,700	223,605

LPS Brasil – Consultoria de Imóveis S.A.

Consolidated quarterly information/ Statement of value added

(In thousands of reais)

Description	Year to date	Previous year
	1/1/2025 to 9/30/2025	1/1/2024 to 9/30/2024
Revenue	169,925	150,097
Sales of goods, products and services	166,947	149,545
Other revenues	5,046	1,228
Allowance for/reversal of doubtful accounts	-2,068	-676
Input acquired from third parties	-75,452	-53,989
Cost of sales and services	-33,612	-21,046
Materials, energy, outside services and other	-41,641	-33,100
Loss/recovery of assets	-199	157
Gross value added	94,473	96,108
Retentions	-14,734	-14,596
Depreciation, amortization and depletion	-14,734	-14,596
Wealth created by the company	79,739	81,512
Wealth received through transfer	24,895	17,186
Equity income	2,330	3,331
Financial income	22,565	13,855
Total value added to distribute	104,634	98,698
Distribution of value added	104,634	98,698
Personnel	19,968	27,191
Direct compensation	15,768	21,649
Benefits	3,115	3,918
Government Severance Pay Fund (FGTS)	1,085	1,624
Taxes, fees and contributions	34,492	27,733
Federal	28,946	22,395
Municipal	5,546	5,338
Lenders and lessors	7,667	15,879
Interest	7,120	15,344
Rental	547	535
Shareholders	42,507	27,895
Retained earnings/accumulated losses for the period	37,615	15,772
Non-controlling interests in retained earnings	4,892	12,123

Earnings Release – 3Q25

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 third quarter of 2025 (3Q25). 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.

3Q25 Highlights

Net Revenue:

R\$51.6 million in 3Q25 | **-2%** vs. 3Q24
R\$151.0 million in 9M25 | **+11%** vs. 9M24

EBITDA:

R\$22.9 million in 3Q25 | **+11%** vs. 3Q24
R\$55.5 million in 9M25 | **+7%** vs. 9M24

Pre-IFRS Net Income (Parent Company):

R\$15.6 million in 3Q25 | **+43%** vs. 3Q24
R\$32.6 million in 9M25 | **+54%** vs. 9M24

CrediPronto Portfolio:

R\$17.9 billion in 3Q25 | **+13%** vs. 3Q24

Profit Sharing:

R\$12.7 million in 3Q25 | **+58%** vs. 3Q24
R\$33.3 million in 9M25 | **+66%** vs. 9M24

Cash and Cash Equivalents:

+R\$17.1 million in 3Q25
+R\$11.2 million in 9M25

EBITDA

EBITDA Reconciliation			
(R\$ '000)	3Q25	3Q24	Var. %
Net income of the period	19,294	8,313	132%
Income and social contribution taxes	4,340	2,048	112%
Net financial result	-5,459	5,446	-200%
Depreciation and amortization	4,740	4,842	-2%
EBITDA	22,915	20,649	11%
EBITDA Margin	44.4%	39.4%	5.1 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 September 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 - %	
	9/30/2025	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 Patrimônio Consultoria de Imóveis S.A.	51.00	51.00
LPS Piccoloto Consultoria de Imóveis S.A.	41.00	41.00
LPS Raul Fulgêncio Consultoria de Imóveis S.A.	51.00	51.00
LPS Rio de Janeiro - Consultoria de Imóveis Ltda.	99.99	99.99
LPS São Paulo Consultoria de Imóveis Ltda.	99.99	99.99
LPS Soluções Imobiliárias e Participações Ltda.	99.99	99.99
LPS Sul Consultoria de Imóveis Ltda.	99.99	99.99
LPS Urban Consultoria de Imóveis S.A.	80.00	80.00
Pronto Ducati Consultoria de Imóveis Ltda.	100.00	100.00

3 Basis for preparation of the quarterly information

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

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

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

should be read jointly with said individual and consolidated annual financial statements.

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

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

The quarterly financial information was approved by the Board of Directors of the Company and authorized for filing on November 12, 2025.

a. New standards, amendments and interpretations of accounting standards

In the quarter ended September 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	
	9/30/2025	12/31/2024	9/30/2025	12/31/2024
Cash and banks	71	71	5,433	6,514
Bank Deposit Certificates - CDBs (i)	-	-	58,092	46,317
Total cash and cash equivalents	71	71	63,525	52,831

b) Financial investments

	Consolidated	
	9/30/2025	12/31/2024
Bank Deposit Certificates - CDBs (i)	24,120	23,573
Total financial investments	24,120	23,573

- (i) Investments in Bank Deposit Certificates (CDB) and Fixed Income Investment Funds yielded between 96.50% and 104% 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	
	9/30/2025	12/31/2024
Trade accounts receivable	45,915	43,825
Present value adjustment	(194)	(30)
Provision for expected credit losses	(10,389)	(8,798)
Total trade accounts receivable	35,332	34,997
Current	33,786	33,583
Noncurrent	1,546	1,414

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

	Consolidated	
	9/30/2025	12/31/2024
Falling due:		
From 0 to 30 days	25,408	24,653
From 31 to 60 days	1,040	1,424
From 61 to 90 days	2,957	815
From 91 to 180 days	1,869	1,762
From 181 to 360 days	1,953	3,288
Over 360 days	1,593	1,419
Overdue:		
From 0 to 30 days	446	1,461
From 31 to 60 days	295	444
From 61 to 90 days	466	245
From 91 to 180 days	849	904
From 181 to 360 days	2,052	1,140
Over 360 days	6,987	6,270
Total trade accounts receivable	45,915	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	-	(3,003)
Reversal	5	2,327
Final write-offs	4	502
Balance on September 30, 2024	<u>(19)</u>	<u>(8,669)</u>
	<u>Parent Company</u>	<u>Consolidated</u>
Balance on December 31, 2024	-	(8,798)
Recording	-	(4,237)
Reversal	-	2,169
Final write-offs	-	477
Balance on September 30, 2025	<u>-</u>	<u>(10,389)</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>9/30/2025</u>	<u>12/31/2024</u>
Falling due	2.15%	2.45%
Overdue for up to 30 days	7.91%	5.17%
Overdue from 31 to 60 days	44.49%	45.25%
Overdue from 61 to 90 days	59.93%	59.34%
Overdue from 91 to 180 days	80.75%	80.04%
Overdue from 181 to 360 days	98.58%	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	
	9/30/2025	12/31/2024
Falling due:	(248)	(258)
Overdue:		
Between 0 to 30 days	(35)	(76)
From 31 to 60 days	(131)	(201)
From 61 to 90 days	(279)	(145)
From 91 to 180 days	(686)	(724)
From 181 to 360 days	(2,023)	(1,124)
Over 360 days	(6,987)	(6,270)
Total trade accounts receivable	(10,389)	(8,798)

6 Property and equipment

Property and equipment comprise the following:

		Parent Company			
		9/30/2025		12/31/2024	
Average annual depreciation rate - %		Cost	Accumulated Depreciation	Net	Net
Leasehold improvements	20	16	(16)	-	1
IT equipment	20	29	(10)	19	12
Furniture and fixtures	10	582	(422)	160	204
Other property and equipment	15	100	(80)	20	26
Total property and equipment		727	(528)	199	243

		Consolidated			
		9/30/2025		12/31/2024	
Average annual depreciation rate - %		Cost	Accumulated Depreciation	Net	Net
Leasehold improvements	20	2,607	(1,012)	1,595	1,935
IT equipment	20	4,037	(3,043)	994	1,411
Furniture and fixtures	10	2,031	(1,413)	618	753
Other property and equipment	15	2,065	(888)	1,177	844
Construction in progress		859	-	859	481
Total property and equipment		11,599	(6,356)	5,243	5,424

Below is the breakdown of changes in property and equipment:

	<u>Parent Company</u>	<u>Consolidated</u>
Balance on December 31, 2023	309	4,618
Additions	11	2,421
Write-offs	-	(212)
Depreciation	(58)	(1,337)
Balance on September 30, 2024	<u>262</u>	<u>5,490</u>

	<u>Parent Company</u>	<u>Consolidated</u>
Balance on December 31, 2024	243	5,424
Additions	10	1,281
Write-offs	-	(191)
Depreciation	(54)	(1,271)
Balance on September 30, 2025	<u>199</u>	<u>5,243</u>

7 Investments in subsidiaries and affiliates

Below, the balance of investment:

	<u>Parent Company</u>		<u>Consolidated</u>	
	<u>9/30/2025</u>	<u>12/31/2024</u>	<u>9/30/2025</u>	<u>12/31/2024</u>
Investment in subsidiaries	267,414	254,378	-	-
Investment in affiliates	-	-	17,621	18,364
Investments - Treasury shares (Note 13.d)	(29,795)	(29,795)	-	-
Intangible assets identified in business combinations (Note 8)	11,192	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>262,340</u>	<u>250,126</u>	<u>17,621</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					9/30/2025
	12/31/2024	Capital Increase	Equity Income (Loss)	Dividends received	Provision for loss in subsidiaries (i)	
EBC	7,861	-	1,438	-	-	9,299
Itaplan Imóveis	11,775	-	8,429	(9,500)	-	10,704
LIL	418	-	(52)	-	-	366
Lopes Central	881	-	72	(260)	-	693
LPS Bahia	-	-	(276)	-	276	-
LPS Brasília	-	671	(682)	-	11	-
LPS Campinas	11,559	-	424	-	-	11,983
LPS Eduardo	1,286	-	904	(977)	-	1,213
LPS Espírito Santo	1,318	-	674	(1,346)	-	646
LPS Fortaleza	1,173	-	1,238	(1,260)	-	1,151
LPS Online	5,412	-	8,843	(4,181)	-	10,074
LPS Patrimóvel	-	-	(1,729)	-	1,729	-
LPS Raul Fugêncio	1,453	-	2,870	(3,737)	-	586
LPS São Paulo	189,273	-	7,673	-	-	196,946
LPS Soluções Imobiliárias	21,079	-	14,440	(12,694)	-	22,825
LPS Sul	-	628	(1,759)	-	1,131	-
LPS Urban	890	-	779	(741)	-	928
Pronto Ducati	-	273	980	-	(1,253)	-
Total	254,378	1,572	44,266	(34,696)	1,894	267,414

- (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 September 30, 2025, under non-current liabilities, is R\$37,223 (R\$35,329 at December 31, 2024).

Financial information on subsidiaries:

	9/30/2025					
	Non- controlling interest - %	Assets	Liabilities	Shareholders' Equity	Non- controlling interest in equity	Net income (loss) in the period
EBC Consultoria	-	9,699	398	9,301	-	1,438
Itaplan Brasil	-	13,459	2,756	10,703	-	8,429
LIL - Interm. Imob.	-	1,624	1,258	366	-	(52)
Lopes Central	0.01	877	184	693	-	72
LPS Bahia	-	404	2,362	(1,958)	-	(277)
LPS Brasília	49.00	1,358	3,497	(2,139)	(1,048)	(1,338)
LPS Campinas	20.20	25,856	10,841	15,015	3,033	711
LPS Eduardo	44.10	3,185	1,013	2,172	958	1,618
LPS Espírito Santo	49.00	3,417	2,148	1,269	622	1,762
LPS Fortaleza	40.00	6,785	4,868	1,917	767	2,624
LPS Local	35.29	8	-	8	3	(1)
LPS Online Consultoria	1.43	46,042	35,822	10,220	146	9,974
LPS Patrimóvel	49.00	2,027	26,026	(23,999)	(11,760)	(3,390)
LPS Raul Fulgêncio	49.00	6,761	5,612	1,149	563	5,628
LPS Rio de Janeiro	0.01	319	4,069	(3,750)	-	(1,163)
LPS São Paulo	-	204,335	37,166	167,169	-	7,674
LPS Soluções Imobiliárias	-	29,386	6,560	22,826	-	14,440
LPS Sul	-	1,389	18,377	(16,988)	-	(1,759)
LPS Urban	20.00	2,145	988	1,157	231	973
Pronto Ducati	-	1,286	6,236	(4,950)	-	980

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

	9/30/2025	9/30/2024
Balance at the start of the period	18,364	18,184
Distribution of dividends	(3,073)	(3,016)
Equity income	2,330	3,331
Balance at the end of the period	17,621	18,499

8 Intangible assets

	Average annual amortization rate - %	Parent Company			
		9/30/2025			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	(1,358)	882	1,015
Right of use on rental of real estate	20	-	-	-	98
Software	20	-	-	-	2
		<u>46,989</u>	<u>(1,358)</u>	<u>45,631</u>	<u>45,864</u>
Asset identified in business combinations (i):					
Client portfolio	2.86	23,486	(17,547)	5,939	6,158
Trademark	2.86	12,772	(9,109)	3,663	3,798
Exploitation right	5	15,546	(13,956)	1,590	2,058
		<u>51,804</u>	<u>(40,612)</u>	<u>11,192</u>	<u>12,014</u>
Total intangible assets		<u>98,793</u>	<u>(41,970)</u>	<u>56,823</u>	<u>57,878</u>
	Average annual amortization rate - %	Consolidated			
		9/30/2025			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	(289)	830	858
Exploitation right	5	4,324	(2,888)	1,436	1,721
Client portfolio	10	513	(133)	380	393
Right of use on rental of real estate	20	21,488	(11,869)	9,619	13,702
Right of use - machinery and equipment	33.33	-	-	-	94
Software (iv)	10 to 20	109,605	(36,377)	73,228	81,625
Software under development (v)	-	15,735	-	15,735	10,099
		<u>197,533</u>	<u>(51,556)</u>	<u>145,977</u>	<u>153,241</u>
Identified in business combinations:					
Client portfolio	6.43	43,051	(31,762)	11,289	11,704
Trademark	6.43	22,497	(16,356)	6,141	6,369
Exploitation right	5	31,999	(29,724)	2,275	2,932
		<u>97,547</u>	<u>(77,842)</u>	<u>19,705</u>	<u>21,005</u>
Goodwill (Note 7)		-	-	6,718	6,718
Total intangible assets		<u>295,080</u>	<u>(129,398)</u>	<u>172,400</u>	<u>180,964</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 “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:

	<u>Parent Company</u>	<u>Consolidated</u>
Balance on December 31, 2023	59,182	184,030
Additions (i)	6	11,372
Amortization (ii)	(982)	(13,259)
Balance on September 30, 2024	<u>58,206</u>	<u>182,143</u>

	<u>Parent Company</u>	<u>Consolidated</u>
Balance on December 31, 2024	57,878	180,964
Additions (i)	6	6,313
Write-offs	(97)	(1,414)
Amortization (ii)	(964)	(13,463)
Balance on September 30, 2025	<u>56,823</u>	<u>172,400</u>

- (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\$1,018 (R\$1,040 in 2024), and in the Consolidated was R\$14,585 (R\$14,438 in 2024), net of tax credit of R\$149 (R\$158 in 2024).

9 Related parties

a. Breakdown of balances and transactions with related parties

	Parent Company		Consolidated	
	9/30/2025	12/31/2024	9/30/2025	12/31/2024
<u>Current assets:</u>				
Dividends receivable (Note 9.d)	6,774	9,030	-	1,024
	<u>6,774</u>	<u>9,030</u>	<u>-</u>	<u>1,024</u>
<u>Non-current assets:</u>				
Call Option (Note 9.b)	37,556	33,582	59,911	57,374
Receivables from related parties (Note 9.c)	20,782	9,245	-	-
	<u>58,338</u>	<u>42,827</u>	<u>59,911</u>	<u>57,374</u>
<u>Current liabilities:</u>				
Written Put (Note 9.b)	12,665	16,870	15,961	21,953
Acquisition of investments payable (Note 9.c)	45,477	45,698	-	-
Dividends payable (Note 9.d)	20	4,434	2,226	6,894
	<u>58,162</u>	<u>67,002</u>	<u>18,187</u>	<u>28,847</u>
	Parent Company		Consolidated	
	9/30/2025	9/30/2024	9/30/2025	9/30/2024
<u>Financial result:</u>				
Financial Instruments - (Note 17)	8,180	(2,479)	8,530	(5,676)
	<u>8,180</u>	<u>(2,479)</u>	<u>8,530</u>	<u>(5,676)</u>

b. Breakdown of balances of Call Options and Written Puts

	Parent Company		Consolidated	
	9/30/2025	12/31/2024	9/30/2025	12/31/2024
<u>Non-current assets:</u>				
Call Option				
LPS Eduardo	5,039	4,936	5,039	4,936
LPS Espírito Santo	18,730	14,821	18,730	14,821
LPS Fortaleza	11,370	11,370	11,370	11,370
LPS Piccoloto	-	-	22,355	23,792
LPS Urban	2,417	2,455	2,417	2,455
Total	<u>37,556</u>	<u>33,582</u>	<u>59,911</u>	<u>57,374</u>

	Parent Company		Consolidated	
	9/30/2025	12/31/2024	9/30/2025	12/31/2024
Current liabilities:				
Written Put				
LPS Eduardo	2,020	2,055	2,020	2,055
LPS Espírito Santo	3,930	5,461	3,930	5,461
LPS Fortaleza	2,000	2,000	2,000	2,000
LPS Piccoloto	-	-	3,296	5,083
LPS Raul Fugêncio	4,210	6,860	4,210	6,860
LPS Urban	505	494	505	494
Total	12,665	16,870	15,961	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	
	9/30/2025	12/31/2024
Non-current assets:		
Receivables from related parties		
LPS Bahia	1,049	786
LPS Brasília	1,482	1,482
LPS Campinas	2,926	2,707
LPS Fortaleza (i)	3,104	3,102
LPS Patrimônio	1,100	1,047
LPS Rio de Janeiro	539	121
LPS São Paulo	10,582	-
Total	20,782	9,245

Current liabilities:

Payables to related parties

EBC - Soluções	7,876	5,922
LPS Online	2,024	786
LPS São Paulo	-	416
LPS Soluções	8,294	6,601

Acquisitions of investments payable

LPS Online (ii)	27,283	31,973
-----------------	--------	--------

Total

45,477	45,698
--------	--------

- (i) It refers to balances regarding Asset Transfer Agreements related to initial investments in Property and Equipment, executed between the Company and its subsidiaries.
- (ii) R\$27,283 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	
	9/30/2025	12/31/2024	9/30/2025	12/31/2024
<u>Current assets:</u>				
Dividends receivable				
LPS Campinas	4,345	6,111	-	-
LPS Eduardo	82	325	-	-
LPS Patrimóvel	2,187	2,187	-	-
LPS Urban	160	407	-	-
LPS Piccoloto	-	-	-	441
Olímpia Promoção	-	-	-	583
Total	6,774	9,030	-	1,024

	Parent Company		Consolidated	
	9/30/2025	12/31/2024	9/30/2025	12/31/2024
<u>Current liabilities:</u>				
Dividends payable				
Free float	20	4,434	20	4,434
LPS Eduardo	-	-	66	258
LPS Patrimóvel	-	-	2,100	2,100
LPS Urban	-	-	40	102
Total	20	4,434	2,226	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 September 30, 2025, the compensation amount was R\$4,872 (R\$3,705 on September 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	1,420
Payments	(33)	(4,757)
Interest	11	1,352
Balance on September 30, 2024	121	16,929

	Parent Company	Consolidated
Balance on December 31, 2024	112	15,973
Additions	5	678
Write-offs	(113)	(1,406)
Payments	(8)	(4,710)
Interest	4	1,189
Balance on September 30, 2025	-	11,724

The schedule of lease liabilities is as follows:

	Parent Company		Consolidated	
	9/30/2025	12/31/2024	9/30/2025	12/31/2024
Up to 1 year	-	44	5,841	6,290
From 1 to 2 years	-	44	5,841	6,205
From 2 to 5 years	-	44	1,658	6,387
Amounts not discounted	-	132	13,340	18,882
(-) Fair value adjustment	-	(20)	(1,616)	(2,909)
Total lease liabilities	-	112	11,724	15,973
Current	-	33	4,776	4,755
Noncurrent	-	79	6,948	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 4.12%), the balances of lease liabilities, right of use and financial and depreciation expenses of the year ended September 30, 2025 would be:

	Consolidated	
Cash flows	Book value	Projected value
Right of use asset, net	9,619	10,015
Lease liabilities	11,724	12,207
Depreciation expense	3,440	3,582
Financial expenses	1,189	1,238

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\$5,626 on September 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\$33,289 (R\$12,081 on September 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	
	9/30/2025	12/31/2024	9/30/2025	12/31/2024
Labor lawsuits (i)	2,141	1,310	36,960	37,678
Civil lawsuits (ii)	3,623	3,820	14,792	12,412
Tax lawsuits	12	11	49	11
Total provision for risks	5,776	5,141	51,801	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	1,817	725	1	3,501	4,142	3
Write-offs	(469)	(629)	-	(2,880)	(2,526)	-
Payments	(1,529)	(389)	-	(1,851)	(1,306)	(2)
Balance on September 30, 2024	<u>3,142</u>	<u>3,912</u>	<u>10</u>	<u>38,155</u>	<u>12,307</u>	<u>10</u>

	Parent Company			Consolidated		
	Labor	Civil	Tax	Labor	Civil	Tax
Balance on December 31, 2024	1,310	3,820	11	37,678	12,412	11
Additions	2,086	620	119	3,330	4,569	253
Write-offs	-	(529)	-	(2,748)	(1,214)	-
Payments	(1,255)	(288)	(118)	(1,300)	(975)	(215)
Balance on September 30, 2025	<u>2,141</u>	<u>3,623</u>	<u>12</u>	<u>36,960</u>	<u>14,792</u>	<u>49</u>

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

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	
	9/30/2025	12/31/2024	9/30/2025	12/31/2024
Labor lawsuits	2,561	2,790	19,175	21,315
Civil lawsuits	31,508	29,012	139,539	131,989
Tax lawsuits (i)	14,975	13,837	776,326	747,047
Total possible loss	<u>49,044</u>	<u>45,639</u>	<u>935,040</u>	<u>900,351</u>

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

13 Shareholders' equity

a. Capital stock

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

	Parent Company and Consolidated	
	9/30/2025	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 September 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 September 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

	9/30/2025	9/30/2024
Balance at the start of the period	(4,062)	(5,357)
Interest in profit for the year	4,892	12,123
Distribution of dividends	(8,924)	(12,047)
Capital increase	645	950
Write-off of sale of interest	-	(369)
Balance at the end of the period	(7,449)	(4,700)

15 Net operating revenue

	Consolidated			
	7/1/2025 to 9/30/2025	1/1/2025 to 9/30/2025	7/1/2024 to 9/30/2024	1/1/2024 to 9/30/2024
Gross operating revenue	56,857	166,949	58,000	149,545
(-) Taxes levied on services	(5,298)	(15,918)	(5,541)	(13,924)
(-) Cancellations and deductions	(2)	(2)	(20)	(20)
Total net operating revenue	<u>51,557</u>	<u>151,029</u>	<u>52,439</u>	<u>135,601</u>

16 Other operating revenues (expenses), net

	Parent Company			
	7/1/2025 to 9/30/2025	1/1/2025 to 9/30/2025	7/1/2024 to 9/30/2024	1/1/2024 to 9/30/2024
<u>Other operating income:</u>				
Gain from investments	-	16	369	369
Other income	27	150	250	471
Total – other operating income	<u>27</u>	<u>166</u>	<u>619</u>	<u>840</u>

<u>Other operating expenses:</u>				
Loss in the sale of investment and PP&E	-	-	-	(1)
Taxes on other income	(3)	(15)	(3)	(25)
Total – other operating expenses	<u>(3)</u>	<u>(15)</u>	<u>(3)</u>	<u>(26)</u>
Total – other operating income (expenses), net	<u>24</u>	<u>151</u>	<u>616</u>	<u>814</u>

	Consolidated			
	7/1/2025 to 9/30/2025	1/1/2025 to 9/30/2025	7/1/2024 to 9/30/2024	1/1/2024 to 9/30/2024
<u>Other operating income:</u>				
Gain from investments	-	-	369	369
Non-cumulative PIS and COFINS credit	1,047	3,592	234	710
Sale of assets	-	4	-	-
Other income	386	1,450	364	738
Total – other operating income	<u>1,433</u>	<u>5,046</u>	<u>967</u>	<u>1,817</u>

<u>Other operating expenses:</u>				
Loss in the sale of investment and PP&E	(181)	(199)	(208)	(212)
Taxes on other income	(168)	(488)	(90)	(298)
Other expenses	(115)	(1,003)	(77)	(691)
Total – other operating expenses	<u>(464)</u>	<u>(1,690)</u>	<u>(375)</u>	<u>(1,201)</u>
Total – other operating income (expenses), net	<u>969</u>	<u>3,356</u>	<u>592</u>	<u>616</u>

17 Financial result

	Parent Company			
	7/1/2025 to 9/30/2025	1/1/2025 to 9/30/2025	7/1/2024 to 9/30/2024	1/1/2024 to 9/30/2024
Financial income:				
Written Put (i)	1,820	5,132	76	1,238
Call Option (i)	472	6,648	2,157	4,658
Other financial income	4	23	6	22
Total financial income	<u>2,296</u>	<u>11,803</u>	<u>2,239</u>	<u>5,918</u>
Financial expenses:				
Written Put (i)	(108)	(927)	(2,902)	(4,393)
Call Option (i)	(325)	(2,673)	(1,034)	(3,982)
Banking expenses and charges	(13)	(34)	(5)	(16)
Total financial expenses	<u>(446)</u>	<u>(3,634)</u>	<u>(3,941)</u>	<u>(8,391)</u>
Financial result, net	<u>1,850</u>	<u>8,169</u>	<u>(1,702)</u>	<u>(2,473)</u>

	Consolidated			
	7/1/2025 to 9/30/2025	1/1/2025 to 9/30/2025	7/1/2024 to 9/30/2024	1/1/2024 to 9/30/2024
Financial income:				
Interest on investments	2,764	7,351	1,517	5,061
Present value adjustment to trade receivables	59	124	79	189
Interest on accounts receivable	66	253	38	141
Written Put (i)	3,310	6,920	76	1,783
Call Option (i)	471	7,226	2,158	6,021
Other financial income	343	691	298	660
Total financial income	<u>7,013</u>	<u>22,565</u>	<u>4,166</u>	<u>13,855</u>
Financial expenses:				
Written Put (i)	(108)	(927)	(4,416)	(5,907)
Call Option (i)	(1,007)	(4,689)	(4,625)	(7,573)
Banking expenses and charges	(439)	(1,504)	(571)	(1,864)
Total financial expenses	<u>(1,554)</u>	<u>(7,120)</u>	<u>(9,612)</u>	<u>(15,344)</u>
Financial result, net	<u>5,459</u>	<u>15,445</u>	<u>(5,446)</u>	<u>(1,489)</u>

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

18 Expenses by nature

	Parent Company			
	7/1/2025 to 9/30/2025	1/1/2025 to 9/30/2025	7/1/2024 to 9/30/2024	1/1/2024 to 9/30/2024
Personnel	(3,072)	(6,727)	(2,049)	(5,602)
Depreciation and amortization	(337)	(1,018)	(347)	(1,040)
Contracted services	(308)	(1,006)	(309)	(1,416)
Rental expenses	(13)	(39)	-	-
Provision for (reversal of) legal risks	(631)	(2,296)	120	(1,445)
Telecommunication services	(48)	(141)	(46)	(150)
Other expenses	(119)	(1,087)	(386)	(1,205)
Total costs and expenses	<u>(4,528)</u>	<u>(12,314)</u>	<u>(3,017)</u>	<u>(10,858)</u>
<u>Classified as:</u>				
General and administrative	(1,751)	(6,424)	(1,263)	(6,113)
Management compensation	(2,440)	(4,872)	(1,407)	(3,705)
Depreciation and amortization	(337)	(1,018)	(347)	(1,040)
Total costs and expenses	<u>(4,528)</u>	<u>(12,314)</u>	<u>(3,017)</u>	<u>(10,858)</u>
	Consolidated			
	7/1/2025 to 9/30/2025	1/1/2025 to 9/30/2025	7/1/2024 to 9/30/2024	1/1/2024 to 9/30/2024
Personnel	(9,810)	(23,638)	(9,339)	(27,191)
Depreciation and amortization	(4,739)	(14,585)	(4,842)	(14,438)
Cost of services provided	(9,852)	(33,612)	(8,641)	(21,046)
Contracted services	(7,666)	(28,262)	(9,740)	(24,536)
Rental expenses	(113)	(547)	(263)	(941)
Provision for legal risks	(105)	(4,190)	(1,652)	(2,240)
Telecommunication services	(324)	(1,029)	(202)	(620)
Other expenses	(2,383)	(9,956)	(3,599)	(11,033)
Total costs and expenses	<u>(34,992)</u>	<u>(115,819)</u>	<u>(38,278)</u>	<u>(102,045)</u>
<u>Classified as:</u>				
Cost of services provided	(9,852)	(33,612)	(8,641)	(21,046)
Selling expenses	(2,957)	(11,065)	(8,136)	(20,534)
General and administrative	(14,492)	(50,144)	(14,731)	(40,403)
Management compensation	(2,951)	(6,413)	(1,928)	(5,624)
Depreciation and amortization	(4,740)	(14,585)	(4,842)	(14,438)
Total costs and expenses	<u>(34,992)</u>	<u>(115,819)</u>	<u>(38,278)</u>	<u>(102,045)</u>

19 Income tax and social contribution

	Parent Company			
	7/1/2025 to 9/30/2025	1/1/2025 to 9/30/2025	7/1/2024 to 9/30/2024	1/1/2024 to 9/30/2024
<u>Companies levied by taxable income: (i)</u>				
Accounting profit (loss) before income tax and social contribution	17,876	40,272	4,807	14,976
Expected expense from income tax and social contribution at nominal rates (34%)	(6,078)	(13,692)	(1,634)	(5,091)
Adjustments to obtain the effective rate from permanent differences:				
Equity income (loss)	6,980	15,050	3,029	9,347
Tax credits not assessed	(1,454)	(4,015)	(655)	(3,460)
Income and social contribution tax benefits (expenses), taxable income basis	(552)	(2,657)	740	796
Total expense from income tax and social contribution	(552)	(2,657)	740	796
Income tax and social contribution – deferred	(552)	(2,657)	740	796

	Consolidated			
	7/1/2025 to 9/30/2025	1/1/2025 to 9/30/2025	7/1/2024 to 9/30/2024	1/1/2024 to 9/30/2024
<u>Companies taxed by presumed income:</u>				
Gross service revenue	28,512	80,644	30,102	81,168
(-) Cancelled sales	(2)	(2)	(20)	(20)
Net service revenue	<u>28,510</u>	<u>80,642</u>	<u>30,082</u>	<u>81,148</u>
Presumed profit (32%)	9,123	25,805	9,626	25,967
Other operating and financial income (ii)	523	1,373	462	1,251
Calculation basis of income tax and social contribution	9,646	27,178	10,088	27,218
IRPJ - nominal rate - 15%	(1,447)	(4,077)	(1,513)	(4,083)
IRPJ - 10% surtax	(899)	(2,531)	(942)	(2,536)
CSLL - 9% nominal rate	(868)	(2,446)	(908)	(2,450)
Income tax and social contribution expenses, presumed profit basis	<u>(3,214)</u>	<u>(9,054)</u>	<u>(3,363)</u>	<u>(9,069)</u>
<u>Companies levied by taxable income: (i)</u>				
Accounting profit (loss) before income tax and social contribution	23,265	51,635	6,277	16,455
Expected expense from income tax and social contribution at nominal rates (34%)	(7,910)	(17,556)	(2,134)	(5,594)
Adjustments to obtain the effective rate from permanent differences:				
Equity income (loss)	6,803	15,448	3,108	10,064
Tax credits not assessed	(1,454)	(4,015)	(147)	(2,508)
Other exclusions/additions (ii)	1,435	1,343	488	(1,012)
Income and social contribution tax benefits (expenses), taxable income basis	<u>(1,126)</u>	<u>(4,780)</u>	<u>1,315</u>	<u>950</u>
Total expense from income tax and social contribution	<u>(4,340)</u>	<u>(13,834)</u>	<u>(2,048)</u>	<u>(8,119)</u>
Income tax and social contribution – current	(4,170)	(10,749)	(2,807)	(8,647)
Income tax and social contribution – deferred	(170)	(3,085)	759	528

- (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	
	9/30/2025	12/31/2024	9/30/2025	12/31/2024
<u>Assets:</u>				
Temporary differences	-	-	2,072	2,408
Effect on lease liabilities	-	-	2,079	3,045
Tax losses	-	-	6,782	6,939
Effect from business combinations -				
Financial liabilities	4,134	5,567	4,134	5,567
Total financial income	4,134	5,567	15,067	17,959
<u>Liabilities:</u>				
Effect on right of use	-	-	1,693	2,647
Effects from business combination -				
Intangible and financial assets	14,932	13,708	17,613	16,466
	14,932	13,708	19,306	19,113
Deferred income tax and social contribution - assets	-	-	9,240	9,796
Deferred income tax and social contribution - liabilities	10,798	8,141	13,479	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 September 30, 2025, the Company recorded expenses, in the Personnel Expenses group, arising from said plans in the amount of R\$608 (R\$1,466 on September 30, 2024).

21 Financial instruments

The Company and its subsidiaries do not maintain derivative operations or operations of similar risks as of September 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	
	9/30/2025	12/31/2024	9/30/2025	12/31/2024
<u>Financial assets:</u>				
Amortized cost:				
Trade receivables	-	-	35,332	34,997
Accounts receivable from the Partnership agreement	-	-	3,953	3,200
Fair value through profit or loss:				
Cash equivalents	-	-	58,092	46,317
Financial investments	-	-	24,120	23,573
Call option for non-controlling interest	37,556	33,582	59,911	57,374
Total	37,556	33,582	181,408	165,461
<u>Financial liabilities:</u>				
Amortized cost:				
Trade accounts payable	906	524	4,471	5,588
Acquisition of investments payable	27,283	31,973	-	-
Dividends payable	20	4,434	2,226	6,894
Fair value through profit or loss:				
Written put for non-controlling interest	12,665	16,870	15,961	21,953
Total	40,874	53,801	22,658	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	
	9/30/2025	12/31/2024	9/30/2025	12/31/2024
Financial assets at fair value through profit or loss:				
Cash equivalents and financial investments (i)	-	-	82,212	69,890
Call option for non-controlling interest (ii)	37,556	33,582	59,911	57,374
Total	37,556	33,582	142,123	127,264
Financial liabilities at fair value through profit or loss:				
Written-put options for non-controlling interest (ii)	12,665	16,870	15,961	21,953
Total	12,665	16,870	15,961	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 September 30, 2025.

Operation	Risk	Consolidated		
		Scenario I	Scenario II	Scenario III
Exposure to variable rates:				
Assets:				
Financial investments				
CDI	Rate decrease	8,652	6,489	4,326

- 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 15% 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	
	7/1/2025 to 9/30/2025	1/1/2025 to 9/30/2025
<u>Basic and Diluted:</u>		
Net income in the year available to common shares attributable to shareholders	17,324	37,615
Weighted average of outstanding common shares (thousand)	137,288	137,288
Earnings per share - R\$	0.12619	0.27399

	Parent Company and Consolidated	
	7/1/2024 to 9/30/2024	1/1/2024 to 9/30/2024
<u>Basic and Diluted:</u>		
Net income in the year available to common shares attributable to shareholders	5,547	15,772
Weighted average of outstanding common shares (thousand)	137,288	137,288
Earnings per share - R\$	0.04040	0.11488

During the periods ended September 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 September 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 Oct/2026	111,831
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>214,409</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

	7/1/2025 to 9/30/2025			
	Brokerage	Franchises	Financing promotion	Total
Net revenue	24,915	8,038	18,604	51,557
Operating costs, expenses and income	(21,980)	(2,599)	(9,444)	(34,023)
Equity income	303	-	338	641
Financial result	5,431	45	(17)	5,459
Income tax and social contribution	(1,809)	(951)	(1,580)	(4,340)
Net income (loss)	6,860	4,533	7,901	19,294
Non-controlling interest	(1,970)	-	-	(1,970)
Net income (loss)	4,890	4,533	7,901	17,324

	1/1/2025 to 9/30/2025			
	Brokerage	Franchises	Financing promotion	Total
Net revenue	73,210	21,822	55,997	151,029
Operating costs, expenses and income	(72,611)	(7,452)	(32,400)	(112,463)
Equity income	603	-	1,727	2,330
Financial result	15,508	131	(194)	15,445
Income tax and social contribution	(5,649)	(2,615)	(5,570)	(13,834)
Net income (loss)	11,061	11,886	19,560	42,507
Non-controlling interest	(4,892)	-	-	(4,892)
Net income (loss)	6,169	11,886	19,560	37,615

	7/1/2024 to 9/30/2024			
	Brokerage	Franchises	Financing promotion	Total
Net revenue	29,204	6,971	16,264	52,439
Operating costs, expenses and income	(23,480)	(3,905)	(10,301)	(37,686)
Equity income	821	-	233	1,054
Financial result	(5,577)	131	-	(5,446)
Income tax and social contribution	(520)	(812)	(716)	(2,048)
Net income (loss)	448	2,385	5,480	8,313
Non-controlling interest	(2,766)	-	-	(2,766)
Net income (loss)	(2,318)	2,385	5,480	5,547

	1/1/2024 to 9/30/2024			
	Brokerage	Franchises	Financing promotion	Total
Net revenue	79,020	19,816	36,765	135,601
Operating costs, expenses and income	(68,314)	(10,889)	(22,226)	(101,429)
Equity income	1,224	-	2,107	3,331
Financial result	(1,931)	442	-	(1,489)
Income tax and social contribution	(2,967)	(2,435)	(2,717)	(8,119)
Net income (loss)	7,032	6,934	13,929	27,895
Non-controlling interest	(12,123)	-	-	(12,123)
Net income (loss)	(5,091)	6,934	13,929	15,772

25 Additional information to the statement of cash flows

	Parent Company		Consolidated	
	9/30/2025	9/30/2024	9/30/2025	9/30/2024
Dividends offset against amounts payable to subsidiaries	4,690	14,000	-	-
	*	*	*	

(Convenience Translation into English from the Original Previously Issued in Portuguese)

REPORT ON THE REVIEW OF INTERIM FINANCIAL INFORMATION

To the Management and Shareholders of
LPS Brasil - Consultoria de Imóveis S.A. and Subsidiaries
São Paulo - SP

Introduction

We have reviewed the individual and consolidated interim financial information of LPS Brasil - Consultoria de Imóveis S.A. and subsidiaries ("Company"), identified as Parent and Consolidated, respectively, comprised in the Interim Financial Information Form (ITR), for the quarter ended September 30, 2025, which comprises the balance sheet as at September 30, 2025 and the related statements of income and of comprehensive income for the three- and nine-month periods then ended, and of changes in equity and of cash flows for the nine-month period then ended, including the explanatory notes.

The Company's Management is responsible for preparing this individual and consolidated interim financial information in accordance with technical pronouncement CPC 21 (R1) and international standard IAS 34 - Interim Financial Reporting, issued by the International Accounting Standards Board - IASB, as well as for presenting that information in accordance with the standards issued by the Brazilian Securities and Exchange Commission (CVM), applicable to the preparation of Interim Financial Information (ITR). Our responsibility is to express a conclusion on this interim financial information based on our review.

Scope of review

We have conducted our review in accordance with Brazilian and international standards of review of 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 on making inquiries, specially to persons responsible for financial and accounting matters, and on applying analytical and other review procedures. The scope of a review is significantly smaller than that of an audit conducted in accordance with auditing standards and, consequently, does not allow us to obtain assurance that we have been made aware of all significant matters that could be identified during an audit. Therefore, we do not express an audit opinion.

Conclusion on the individual and consolidated interim financial information

Based on our review, we have not been made aware of any fact that may lead us to believe that the individual and consolidated interim financial information included in the aforementioned interim financial information has not been prepared, in all material respects, in accordance with technical pronouncement CPC 21 and international standard IAS 34, applicable to the preparation of ITR, and presented in accordance with the standards issued by the CVM.

Other matters

Statements of value added

The aforementioned interim financial information includes the statements of value added (DVA), individual and consolidated, for the nine-month period ended September 30, 2025, prepared under the Company's Management's responsibility and presented as complementary information for purposes of international standard IAS 34. These statements have been subjected to review procedures performed alongside the review of the interim financial information, with the purpose of concluding on whether they are consistent with the interim financial information and accounting records, as applicable, and whether their form and content are in accordance with the criteria set forth in technical pronouncement CPC 09 (R1) - Statement of Value Added.

Based on our review, we are not aware of any fact which leads us to believe that these statements of value added have not been prepared, in all material respects, in accordance with the criteria set forth in such technical pronouncement and consistently with the individual and consolidated interim financial information taken as a whole.

Convenience translation

The accompanying individual and consolidated interim financial information has been translated into English for the convenience of readers outside Brazil.

São Paulo, November 12, 2025.

DELOITTE TOUCHE TOHMATSU
Auditores Independentes Ltda.

Alexandre Cassini Decourt
Engagement Partner

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 third quarter ended September 30, 2025.

São Paulo, November 12, 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 third quarter ended September 30, 2025.

São Paulo, November 12, 2025.

Marcos Bulle Lopes
Chief Executive Officer

Cyro Naufel Filho
Investor Relations Officer

Robson Pereira Paim
Chief Financial Officer