Quarterly Information (ITR)

LPS Brasil Consultoria de Imóveis S.A.

September 30, 2026
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 9/30/2026
Paid-in capital	
Common	147,555
Preferred	0
Total	147,555
Treasury shares	
Common	10,267
Preferred	0
Total	10,267
Gross revenue	
Date of assessment	9/30/2026
Consolidated gross revenue	171,420
Date of assessment (comparison)	9/30/2025
Consolidated gross revenue (comparison)	166,949

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Individual quarterly information / Balance sheet – Assets

(In thousands of reais)

Description	Current quarter 9/30/2026	Prior year 12/31/2025
Total assets	361,217	360,154
Current assets	8,989	9,188
Cash and cash equivalents	71	71
Receivables	7,800	7,719
Other receivables	7,800	7,719
Dividends receivable	7,039	6,773
Receivables from sale of entities	729	946
Other assets	32	0
Taxes recoverable	973	970
Current recoverable taxes	973	970
Prepaid expenses	145	428
Non-current assets	352,228	350,966
Long-term assets	49,757	48,748
Receivables	5,919	5,856
Other receivables	502	504
Judicial deposits	5,417	5,352
Receivables from related parties	43,838	42,892
Receivables from subsidiaries	11,697	10,681
Call option for non-controlling interest	32,141	32,211
Investments	256,898	256,458
Shareholdings	256,898	256,458
Interest in subsidiaries	256,898	256,458
Fixed assets	121	174
Property and equipment in operation	121	174
Intangible assets	45,452	45,586
Intangible assets	45,452	45,586
Intangible assets	45,452	45,586

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Individual quarterly information / Balance sheet – Liabilities

(In thousands of reais)

Description	Current quarter 9/30/2026	Prior year 12/31/2025
Total liabilities	361,217	360,154
Current liabilities	56,126	69,630
Social and labor liabilities	3,177	5,915
Social liabilities	81	1,038
Labor liabilities	3,096	4,877
Trade payables	98	1,157
Domestic trade payables	98	1,157
Tax liabilities	660	665
Federal tax liabilities	660	665
Other federal taxes	660	665
Other liabilities	52,191	61,893
Other	52,191	61,893
Minimum mandatory dividends payable	22	10,518
Written put option for non-controlling interest	12,794	10,864
Payables to related parties	39,375	40,511
Non-current liabilities	56,415	54,136
Other liabilities	1,483	1,978
Other	1,483	1,978
Other taxes payable	1,483	1,978
Deferred taxes	8,462	9,477
Deferred income tax and social contribution	8,462	9,477
Provisions	46,470	42,681
Tax, social security, labor and civil provisions	4,229	5,595
Tax provisions	13	12
Social security and labor provisions	222	2,230
Civil provisions	3,994	3,353
Other provisions	42,241	37,086
Provision for losses in subsidiaries	42,241	37,086
Shareholders' equity	248,676	236,388
Paid-in capital	169,188	169,188
Capital reserves	-4,545	-4,865
Granted options	21,918	21,598
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	79,436	79,436
Legal reserve	7,101	7,101
Profit retention reserve	72,335	28,139
Other reserves	0	44,196
Accrued losses (earnings)	11,968	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 7/1/2026 to 9/30/2026	Year to date 1/1/2026 to 9/30/2026	Year-ago quarter 7/1/2025 to 9/30/2025	Previous year 1/1/2025 to 9/30/2025
Operating expenses/income	3,036	13,020	16,026	32,103
General and administrative expenses	-3,198	-10,342	-4,528	-12,314
Administrative	-225	-2,775	-1,751	-6,424
Management compensation	-2,636	-6,557	-2,440	-4,872
Depreciation and amortization	-337	-1,010	-337	-1,018
Other operating income	88	177	27	166
Other operating expenses	0	-239	-3	-15
Equity income	6,146	23,424	20,530	44,266
Income before financial income (expenses) and taxes	3,036	13,020	16,026	32,103
Financial income (expenses)	5,481	-2,067	1,850	8,169
Financial income	5,696	7,472	2,296	11,803
Financial expenses	-215	-9,539	-446	-3,634
Income before taxes	8,517	10,953	17,876	40,272
Income tax and social contribution	-1,870	1,015	-552	-2,657
Deferred	-1,870	1,015	-552	-2,657
Net income from continuing operations	6,647	11,968	17,324	37,615
Net income/Loss in the period	6,647	11,968	17,324	37,615
Earnings per share - (in reais/share)				
Basic earnings per share				
Common	0.04842	0.08717	0.12619	0.27399
Diluted earnings per share				
Common	0.04842	0.08717	0.12619	0.27399

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Individual quarterly information/ Statement of comprehensive income

(In thousands of reais)

Description	Current quarter 7/1/2026 to 9/30/2026	Year to date 1/1/2026 to 9/30/2026	Year-ago quarter 7/1/2025 to 9/30/2025	Previous year 1/1/2025 to 9/30/2025
Revenue from sales and/or services	6,647	11,968	17,324	37,615
Gross profit	6,647	11,968	17,324	37,615

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Individual quarterly information/ Statement of cash flows – Indirect method

(In thousands of reais)

Description	Year to date 1/1/2026 to 9/30/2026	Previous year 1/1/2025 to 9/30/2025
Net cash from operating activities	12,137	11,589
Cash generated by operating activities	-6,490	-6,938
Profit in the period from continuing operations	11,968	37,615
Provision for legal risks, net	-426	2,296
Equity income	-23,424	-44,266
Gain from property, plant and equipment, intangible assets and investments	-101	-16
Deferred income tax and social contribution	-1,015	2,657
Financial charges on debts and credits	2,178	-8,150
Stock option expenses	320	608
Depreciation and amortization	1,010	1,018
Provision for bonus	3,000	1,300
Changes in assets and liabilities	-6,603	-11,453
Taxes to offset	-3	-1
Prepaid expenses	283	265
Other assets	1,354	-4,340
Trade payables	-1,059	382
Income tax and social contribution payable	-500	-672
Payroll, provisions and related taxes	-5,738	-5,396
Other liabilities	-940	-1,691
Other	25,230	29,980
Dividends received from subsidiaries	25,319	30,006
Interest paid	-89	-26
Net cash from investing activities	-1,641	-1,582
Capital increase in subsidiaries	-1,641	-1,572
Acquisition of property, plant and equipment and intangible assets	0	-10
Net cash provided by financing activities	-10,496	-10,007
Lease	0	-8
Payment of dividends and interest on equity	-10,496	-9,999
Cash and cash equivalents at beginning of period	71	71
Cash and cash equivalents at end of period	71	71

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Individual quarterly information/ Statement of changes in shareholders' equity - 1/1/2026 to 9/30/2026

(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	2,236	72,335	0	-7,371	236,388
Adjustments from previous years	0	0	0	0	0	0
Adjusted opening balances	169,188	2,236	72,335	0	-7,371	236,388
Equity transactions with owners	0	320	0	0	0	320
Granted options recognized	0	320	0	0	0	320
Total comprehensive income	0	0	0	11,968	0	11,968
Net income for the period	0	0	0	11,968	0	11,968
Internal changes in shareholders' equity	0	0	0	0	0	0
Closing balances	169,188	2,556	72,335	11,968	-7,371	248,676

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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

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Individual quarterly information/ Statement of value added

(In thousands of reais)

Description	Year to date 1/1/2026 to 9/30/2026	Previous year 1/1/2025 to 9/30/2025
Revenue	177	166
Other revenues	177	166
Input acquired from third parties	-1,485	-4,530
Materials, energy, outside services and other	-1,485	-4,530
Gross value added	-1,308	-4,364
Retentions	-1,010	-1,018
Depreciation, amortization and depletion	-1,010	-1,018
Wealth created by the company	-2,318	-5,382
Wealth received through transfer	30,896	56,069
Equity income	23,424	44,266
Financial income	7,472	11,803
Total value added to distribute	28,578	50,687
Distribution of value added	28,578	50,687
Personnel	7,320	6,013
Direct compensation	6,868	5,480
Benefits	452	533
Taxes, fees and contributions	-290	3,386
Federal	-290	3,386
Lenders and lessors	9,580	3,673
Interest	9,539	3,634
Rents	41	39
Shareholders	11,968	37,615
Retained earnings/accumulated losses for the period	11,968	37,615

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Consolidated quarterly information / Balance sheet – Assets

(In thousands of reais)

Description	Current quarter 9/30/2026	Prior year 12/31/2025
Total assets	387,048	396,987
Current assets	98,313	115,008
Cash and cash equivalents	35,108	46,663
Financial investments	22,476	24,834
Financial investments assessed at fair value through income or expense	22,476	24,834
Financial instruments measured at fair value	22,476	24,834
Receivables	33,488	37,556
Trade receivables	24,926	30,718
Trade receivables	37,095	41,608
Allowance for doubtful accounts	-12,169	-10,890
Other receivables	8,562	6,838
Dividends receivable	930	1,040
Receivables from sale of entities	907	1,006
Other assets	1,113	817
Receivables from association agreement with Itaú	5,612	3,975
Taxes recoverable	5,661	4,351
Current recoverable taxes	5,661	4,351
Prepaid expenses	1,580	1,604
Non-current assets	288,735	281,979
Long-term assets	93,336	87,055
Receivables	26,919	20,235
Trade receivables	1,990	1,445
Other receivables	12,585	7,923
Judicial deposit	12,344	10,867
Deferred taxes	9,233	10,012
Deferred income tax and social contribution	9,233	10,012
Receivables from related parties	57,184	56,808
Call option for non-controlling interest	57,184	56,808
Investments	17,234	17,138
Shareholdings	17,234	17,138
Shareholding in associated companies	2,190	2,500
Shareholding in joint ventures	15,044	14,638
Fixed assets	10,692	7,791
Property and equipment in operation	9,172	4,346
Property and equipment in construction	1,520	3,445
Intangible assets	167,473	169,995
Intangible assets	167,473	169,995
Intangible assets	142,784	144,006
Intangible assets identified in the acquisition under business combination	17,971	19,271
Goodwill	6,718	6,718

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Consolidated quarterly information/ Balance sheet – Liabilities

(In thousands of reais)

Description	Current quarter 9/30/2026	Previous year 12/31/2025
Total liabilities	387,048	396,987
Current liabilities	60,696	76,794
Social and labor liabilities	8,749	12,373
Social liabilities	1,963	2,640
Labor liabilities	6,786	9,733
Trade payables	4,151	7,413
Domestic trade payables	4,151	7,413
Tax liabilities	5,274	6,008
Federal tax liabilities	4,050	4,628
Income tax and social contribution payable	2,128	2,686
Other federal taxes	1,922	1,942
Municipal tax liabilities	1,224	1,380
ISS tax payable	1,224	1,380
Other liabilities	42,522	51,000
Other	42,522	51,000
Dividends and interest on equity payable	2,459	12,679
Written put option over non-controlling interest	15,292	13,540
Unearned income, net	11,560	11,560
Other liabilities	1,685	1,692
Advances to clients	4,971	6,585
Lease	6,555	4,944
Non-current liabilities	87,545	91,032
Other liabilities	19,818	28,838
Other	19,818	28,838
Unearned income, net	12,483	21,153
Lease	5,852	5,707
Other taxes payable	1,483	1,978
Deferred taxes	10,972	12,117
Deferred income tax and social contribution	10,972	12,117
Provisions	56,755	50,077
Tax, social security, labor and civil provisions	56,755	50,077
Tax provisions	13	12
Labor and social security provisions	40,130	36,053
Civil provisions	16,612	14,012
Consolidated equity	238,807	229,161
Paid-in capital	169,188	169,188
Capital reserves	-4,545	-4,865
Granted options	21,918	21,598
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	79,436	79,436
Legal reserve	7,101	7,101
Profit retention reserve	0	28,139
Other reserves	72,335	44,196
Retained earnings / Accumulated losses	11,968	0
Asset valuation adjustment	-7,371	-7,371
Business combination adjustments	-7,371	-7,371
Non-controlling interests	-9,869	-7,227

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Consolidated quarterly information/ Income statement

(In thousands of reais)

Description	Current quarter 7/1/2026 to 9/30/2026	Year to date 1/1/2026 to 9/30/2026	Year-ago quarter 7/1/2025 to 9/30/2025	Previous year 1/1/2025 to 9/30/2025
Revenue from sales and/or services	50,823	154,590	51,557	151,029
Cost of sales and/or services	-16,449	-46,088	-9,852	-33,612
Gross profit	34,374	108,502	41,705	117,417
Operating income/expenses	-29,205	-84,923	-23,530	-76,521
Selling expenses	-4,747	-13,679	-2,957	-11,065
General and administrative expenses	-26,675	-77,542	-22,183	-71,142
Administrative	-18,033	-53,679	-14,492	-50,144
Management compensation	-3,054	-7,921	-2,951	-6,413
Depreciation and amortization	-5,588	-15,942	-4,740	-14,585
Other operating income	1,746	5,497	1,433	5,046
Other operating expenses	-352	-1,387	-464	-1,690
Equity income	823	2,188	641	2,330
Income before financial income (expenses) and taxes	5,169	23,579	18,175	40,896
Financial income (expenses)	7,356	4,826	5,459	15,445
Financial income	8,085	16,107	7,013	22,565
Financial expenses	-729	-11,281	-1,554	-7,120
Income before taxes on profit	12,525	28,405	23,634	56,341
Income tax and social contribution	-4,921	-9,134	-4,340	-13,834
Current	-2,589	-9,499	-4,170	-10,749
Deferred	-2,332	365	-170	-3,085
Net income from continuing operations	7,604	19,271	19,294	42,507
Consolidated net income/loss in the period	7,604	19,271	19,294	42,507
Attributed to owners of the Company	6,647	11,968	17,324	37,615
Attributed to non-controlling interests	957	7,303	1,970	4,892
Earnings per share - (in reais/share)				
Basic earnings per share				
Common	0.04842	0.08717	0.12619	0.27399
Diluted earnings per share				
Common	0.04842	0.08717	0.12619	0.27399

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Consolidated quarterly information/ Statement of comprehensive income

(In thousands of reais)

Description	Current quarter 7/1/2026 to 9/30/2026	Year to date 1/1/2026 to 9/30/2026	Year-ago quarter 7/1/2025 to 9/30/2025	Previous year 1/1/2025 to 9/30/2025
Consolidated net income for the period	7,604	19,271	19,294	42,507
Consolidated comprehensive income for the period	7,604	19,271	19,294	42,507
Attributed to owners of the Company	6,647	11,968	17,324	37,615
Attributed to non-controlling interests	957	7,303	1,970	4,892

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Consolidated quarterly information/ Statement of cash flows – Indirect method

(In thousands of reais)

Description	Year to date 1/1/2026 to 9/30/2026	Previous year 1/1/2025 to 9/30/2025
Net cash from operating activities	22,147	41,399
Cash generated by operating activities	50,502	62,070
Profit in the period from continuing operations	19,271	42,507
Expected credit losses and losses on trade receivables	1,979	2,068
Provision for legal risks, net	8,788	4,190
Equity income	-2,188	-2,330
Gain from property, plant and equipment, intangible assets and investments	-101	199
Deferred income tax and social contribution	-365	3,085
Financial charges on debts and receivables	2,893	-7,070
Stock option expenses	320	608
Depreciation and amortization	16,076	14,734
Provision for bonus	3,000	2,000
Recognition of revenue	-8,670	-8,670
Income tax and social contribution recognized in the income (loss) of the period	9,499	10,749
Changes in assets and liabilities	-20,297	-14,365
Trade receivables	3,251	-2,567
Taxes to offset	-1,310	-661
Prepaid expenses	24	21
Other assets	-7,975	-752
Trade payables	-3,262	-1,117
Income tax and social contribution payable	-671	-562
Payroll, provisions and social contributions	-6,624	-8,119
Other liabilities	-3,730	-608
Other	-8,058	-6,306
Income tax and social contribution paid	-10,056	-10,301
Dividends received from associated companies	2,202	4,097
Interest paid	-204	-102
Net cash from investing activities	-8,134	-7,463
Acquisition of property, plant and equipment and intangible assets	-10,492	-6,916
Financial investments	2,358	-547
Net cash from financing activities	-25,568	-23,242
Payment of dividends, including prior years	-20,465	-19,177
Capital increase	312	645
Lease	-5,415	-4,710
Increase (decrease) in cash and cash equivalents	-11,555	10,694
Cash and cash equivalents at beginning of period	46,663	52,831
Cash and cash equivalents at end of period	35,108	63,525

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Consolidated quarterly information/ Statement of changes in shareholders' equity – 1/1/2026 to 9/30/2026

(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	2,236	72,335	0	-7,371	236,388	-7,227	229,161
Adjustments from previous years	0	0	0	0	0	0	0	0
Adjusted opening balances	169,188	2,236	72,335	0	-7,371	236,388	-7,227	229,161
Equity transactions with owners	0	320	0	0	0	320	-9,932	-9,612
Capital increases	0	0	0	0	0	0	312	312
Granted options recognized	0	320	0	0	0	320	0	320
Dividends	0	0	0	0	0	0	-10,244	-10,244
Total comprehensive income	0	0	0	11,968	0	11,968	7,303	19,271
Net income for the period	0	0	0	11,968	0	11,968	7,303	19,271
Internal changes in shareholders' equity	0	0	0	0	0	0	-13	-13
Call and put options on non-controlling interest	0	0	0	0	0	0	-13	-13
Closing balances	169,188	2,556	72,335	11,968	-7,371	248,676	-9,869	238,807

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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

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Consolidated quarterly information/ Statement of value added

(In thousands of reais)

Description	Year to date 1/1/2026 to 9/30/2026	Previous year 1/1/2025 to 9/30/2025
Revenue	174,937	169,925
Sales of goods, products and services	171,419	166,947
Other revenues	5,497	5,046
Allowance for/reversal of doubtful accounts	-1,979	-2,068
Input acquired from third parties	-86,109	-69,213
Cost of sales of goods and services	-46,088	-33,612
Materials, energy, third-party services and others	-40,021	-35,402
Loss/recovery of assets	0	-199
Gross value added	88,828	100,712
Retentions	-16,076	-14,734
Depreciation, amortization and depletion	-16,076	-14,734
Wealth created by the company	72,752	85,978
Wealth received through transfer	18,295	24,895
Equity income	2,188	2,330
Financial income	16,107	22,565
Total value added to distribute	91,047	110,873
Distribution of value added	91,047	110,873
Personnel	28,680	26,207
Direct compensation	22,995	20,811
Benefits	4,253	3,959
Government Severance Pay Fund (FGTS)	1,432	1,437
Taxes, fees and contributions	30,872	34,492
Federal	24,597	28,946
Municipal	6,275	5,546
Lenders and lessors	12,224	7,667
Interest	11,281	7,120
Rental	943	547
Shareholders	19,271	42,507
Retained earnings/accumulated losses for the period	11,968	37,615
Non-controlling interests in retained earnings	7,303	4,892

Earnings Release – 3Q26

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 2026 (3Q26). 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.

3Q26/9M26 Highlights

Launches:	R$6.4 billion in 3Q26 | **+4%** vs. 3Q25
	R$16.2 billion in 9M26 | **+7%** vs. 9M25
Intermediated PSV:	R$2.3 billion in 3Q26 | **-34%** vs. 3Q25
	R$7.4 billion in 9M26 | **-22%** vs. 9M25
CrediPronto Origination:	R$1.7 billion in 3Q26 | **+70%** vs. 3Q25
	R$4.8 billion in 9M26 | **+53%** vs. 9M25
CrediPronto Portfolio:	R$21.1 billion in 3Q26 | **+18%** vs. 3Q25
Net Revenue:	R$50.8 million in 3Q26 | **-1%** vs. 3Q25
	R$154.6 million in 9M26 | **+2%** vs. 9M25
Pre-IFRS Consolidated Net Income:	R$4.3 million in 3Q26 | **-75%** vs. 3Q25
	R$20.8 million in 9M26 | **-45%** vs. 9M25

EBITDA

EBITDA Reconciliation (R$ '000)	3Q26	3Q25	Var. %
Net income (loss) of the period	7,604	19,294	-61%
Income and social contribution taxes	4,921	4,340	13%
Net financial result	-7,356	-5,459	-35%
Depreciation and amortization	5,588	4,740	18%
EBITDA	**10,757**	**22,915**	**-53%**
EBITDA Margin	**21.2%**	**44.4%**	**-23.3 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 September 30, 2026 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 - %	
	9/30/2026	12/31/2025
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 Ltda.	41.00	41.00
LPS Prime Rio Consultoria de Imóveis Ltda. (i)	80.00	99.80
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

(i) On March 9, 2026, the Company sold 19.80% of its ownership interest in the subsidiary to the non-controlling shareholder. On the same date, the change in the corporate name from Acapulco Consultoria Ltda. to LPS Prime Rio was formalized.

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, 2025. 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 11, 2026.

a. New standards, amendments and interpretations of accounting standards
In the quarter ended September 30, 2026, 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	
	9/30/2026	12/31/2025	9/30/2026	12/31/2025
Cash and banks	71	71	4,237	3,777
Bank Deposit Certificates - CDBs (i)	-	-	30,871	42,886
Total cash and cash equivalents	71	71	35,108	46,663

b) Financial investments

	Consolidated	
	9/30/2026	12/31/2025
Bank Deposit Certificates - CDBs (i)	9,826	13,027
Fixed income investment fund (i)	12,650	11,807
Total financial investments	22,476	24,834

(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	
	9/30/2026	12/31/2025
Trade accounts receivable	39,324	43,275
Present value adjustment	(239)	(222)
Provision for expected credit losses	(12,169)	(10,890)
Total trade accounts receivable	26,916	32,163
Current	24,926	30,718
Noncurrent	1,990	1,445

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

	Consolidated	
	9/30/2026	12/31/2025
Falling due:		
From 0 to 30 days	17,080	22,723
From 31 to 60 days	865	1,001
From 61 to 90 days	2,306	952
From 91 to 180 days	1,698	1,921
From 181 to 360 days	1,997	2,650
Over 360 days	2,043	1,486
Overdue:		
From 0 to 30 days	738	1,509
From 31 to 60 days	242	413
From 61 to 90 days	449	416
From 91 to 180 days	898	987
From 181 to 360 days	2,101	1,306
Over 360 days	8,907	7,911
Total trade accounts receivable	39,324	43,275

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:

	Consolidated
Balance on December 31, 2024	(8,798)
Recording	(4,237)
Reversal	2,169
Final write-offs	477
Balance on September 30, 2025	(10,389)

	Consolidated
Balance on December 31, 2025	(10,890)
Recording	(3,271)
Reversal	1,292
Final write-offs	700
Balance on September 30, 2026	(12,169)

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:

	9/30/2026	12/31/2025
Falling due	2.45%	3.30%
Overdue for up to 30 days	6.72%	10.58%
Overdue from 31 to 60 days	33.13%	40.89%
Overdue from 61 to 90 days	42.53%	59.08%
Overdue from 91 to 180 days	68.48%	81.79%
Overdue from 181 to 360 days	98.58%	98.38%
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	
	9/30/2026	12/31/2025
Falling due:	(254)	(312)
Overdue:		
Between 0 to 30 days	(50)	(160)
From 31 to 60 days	(79)	(169)
From 61 to 90 days	(191)	(246)
From 91 to 180 days	(615)	(807)
From 181 to 360 days	(2,073)	(1,285)
Over 360 days	(8,907)	(7,911)
Total trade accounts receivable	(12,169)	(10,890)

6 Property and equipment

Property and equipment comprise the following:

	Parent Company				
		9/30/2026			12/31/2025
	Average annual depreciation rate - %	Cost	Accumulated Depreciation	Net	Net
IT equipment	20	29	(16)	13	17
Furniture and fixtures	10	582	(480)	102	146
Other property and equipment	15	78	(72)	6	11
Total property and equipment		689	(568)	121	174

	Consolidated				
		9/30/2026			12/31/2025
	Average annual depreciation rate - %	Cost	Accumulated Depreciation	Net	Net
Leasehold improvements	20	5,926	(1,554)	4,372	1,491
IT equipment	20	5,444	(3,696)	1,748	1,084
Furniture and fixtures	10	2,874	(1,607)	1,267	644
Other property and equipment	15	3,090	(1,305)	1,785	1,127
Construction in progress		1,520	-	1,520	3,445
Total property and equipment		18,854	(8,162)	10,692	7,791

Below is the breakdown of changes in property and equipment:

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

	Parent Company	Consolidated
Balance on December 31, 2025	174	7,791
Additions	-	4,396
Write-offs	-	(95)
Depreciation	(53)	(1,400)
Balance on September 30, 2026	121	10,692

7 Investments in subsidiaries and affiliates

Below, the balance of investment:

	Parent Company		Consolidated	
	9/30/2026	12/31/2025	9/30/2026	12/31/2025
Investment in subsidiaries	263,069	261,806	-	-
Investment in affiliates	-	-	17,234	17,138
Investments - Treasury shares (Note 13.d)	(29,795)	(29,795)	-	-
Intangible assets identified in business combinations (Note 8)	10,095	10,918	-	-
Transactions with non-controlling shareholders (i)	6,811	6,811	-	-
Goodwill (ii)	6,718	6,718	-	-
Total investments in subsidiaries and affiliates	256,898	256,458	17,234	17,138

(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						
	12/31/2025	Capital Increase	Divestment of interest	Equity Income (Loss)	Dividends received	Provision for loss in subsidiaries (i)	9/30/2026
EBC	6,459	-	-	(58)	-	-	6,401
Itaplan Imóveis	13,358	-	-	7,343	-	-	20,701
LIL	951	-	-	286	-	-	1,237
Lopes Central	483	-	-	253	(30)	-	706
LPS Bahia	-	-	-	95	-	(95)	-
LPS Brasília	-	325	-	(460)	-	135	-
LPS Campinas	14,418	-	-	476	-	-	14,894
LPS Eduardo	1,141	-	-	645	(832)	-	954
LPS Espírito Santo	647	-	-	854	(1,131)	-	370
LPS Fortaleza	1,153	-	-	1,122	(1,296)	-	979
LPS Online	7,594	-	-	8,518	(6,104)	-	10,008
LPS Patrimóvel	-	-	-	(1,960)	-	1,960	-
LPS Prime Rio	-	1	13	799	-	-	813
LPS Raul Fugêncio	722	-	-	4,899	(4,955)	-	666
LPS São Paulo	198,284	-	-	1,881	(8,924)	-	191,241
LPS Soluções Imobiliárias	15,722	-	-	2,677	(4,973)	-	13,426
LPS Sul	-	1,250	-	(3,769)	-	2,519	-
LPS Urban	874	-	-	524	(725)	-	673
Pronto Ducati	-	65	-	(701)	-	636	-
Total	261,806	1,641	13	23,424	(28,970)	5,155	263,069

(i) Refers to changes in the investments in the subsidiaries LPS Bahia, LPS Brasília, LPS Patrimóvel, LPS Sul and Pronto Ducati, whose equity is currently negative, recorded under “Provision for losses in subsidiaries,” whose balance on September 30, 2026, under non-current liabilities, is R$42,241 (R$37,086 at December 31, 2025).

Financial information on subsidiaries:

	9/30/2026					
	Non-controlling interest - %	Assets	Liabilities	Shareholders' Equity	Non-controlling interest in equity	Net income (loss) in the period
EBC Consultoria	-	10,027	3,624	6,403	-	(58)
Itaplan Brasil	-	23,649	2,949	20,700	-	7,343
LIL - Interm. Imob.	-	2,548	1,311	1,237	-	286
Lopes Central	-	987	281	706	-	253
LPS Bahia	-	408	2,556	(2,148)	-	95
LPS Brasília	49.00	1,174	3,627	(2,453)	(1,202)	(901)
LPS Campinas	20.20	28,681	10,018	18,663	3,770	777
LPS Eduardo	44.10	2,473	765	1,708	753	1,154
LPS Espírito Santo	49.00	2,337	1,609	728	357	2,207
LPS Fortaleza	40.00	6,045	4,414	1,631	652	2,555
LPS Local	35.29	3	-	3	1	(4)
LPS Online Consultoria	1.43	34,575	24,421	10,154	145	9,850
LPS Patrimóvel	49.00	2,051	30,461	(28,410)	(13,921)	(3,843)
LPS Prime Rio	20.00	9,370	8,354	1,016	203	1,015
LPS Raul Fulgêncio	49.00	6,247	4,947	1,300	637	9,604
LPS Rio de Janeiro	0.01	319	4,773	(4,454)	-	(384)
LPS São Paulo	-	193,480	32,017	161,463	-	1,881
LPS Soluções Imobiliárias	-	17,744	4,315	13,429	-	2,677
LPS Sul	-	1,579	20,321	(18,742)	-	(3,770)
LPS Urban	20.00	2,236	1,397	839	168	655
Pronto Ducati	-	1,070	6,684	(5,614)	-	(701)

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

	9/30/2026	9/30/2025
Balance at the beginning of the period	17,138	18,364
Distribution of dividends	(2,092)	(3,073)
Equity income	2,188	2,330
Balance at the end of the period	17,234	17,621

8 Intangible assets

	Parent Company				
		9/30/2026			12/31/2025
	Average annual amortization rate - %	Cost	Accrued amortization	Net	Net
Acquired separately: (iii)					
"Lopes" trademark (ii)	-	44,749	-	44,749	44,749
Exploitation Right	5	2,240	(1,537)	703	837
		46,989	(1,537)	45,452	45,586
Asset identified in business combinations (i):					
Client portfolio	2.86	23,486	(17,840)	5,646	5,866
Trademark	2.86	12,772	(9,289)	3,483	3,618
Exploitation right	5	15,546	(14,580)	966	1,434
		51,804	(41,709)	10,095	10,918
Total intangible assets		98,793	(43,246)	55,547	56,504

	Consolidated				
		9/30/2026			12/31/2025
	Average annual amortization rate - %	Cost	Accrued amortization	Net	Net
Acquired separately (iii):					
"Lopes" trademark (ii)	-	44,749	-	44,749	44,749
Other trademarks	2.86	1,119	(327)	792	820
Exploitation right	5	4,324	(3,269)	1,055	1,340
Client portfolio	10	513	(150)	363	376
Right of use on rental of real estate	20	27,626	(16,934)	10,692	8,638
Software (iv)	10 to 20	127,903	(48,282)	79,621	80,468
Software under development (v)	-	5,512	-	5,512	7,615
		211,746	(68,962)	142,784	144,006
Identified in business combinations:					
Client portfolio	6.43	43,051	(32,316)	10,735	11,150
Trademark	6.43	22,497	(16,660)	5,837	6,065
Exploitation right	5	31,999	(30,600)	1,399	2,056
		97,547	(79,576)	17,971	19,271
Goodwill (Note 7)		-	-	6,718	6,718
Total intangible assets		309,293	(148,538)	167,473	169,995

(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 refers 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, 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	56,823	172,400

	Parent Company	Consolidated
Balance on December 31, 2025	56,504	169,995
Additions (i)	-	12,154
Write-offs	-	-
Amortization (ii)	(957)	(14,676)
Balance on September 30, 2026	55,547	167,473

(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$1,010 (R$1,018 in 2025), and in the Consolidated was R$15,942 (R$14,585 in 2025), net of tax credit of R$134 (R$149 in 2025).

9 Related parties

a. Breakdown of balances and transactions with related parties

	Parent Company		Consolidated	
	9/30/2026	12/31/2025	9/30/2026	12/31/2025
Current assets:				
Dividends receivable (Note 9.d)	7,039	6,773	930	1,040
	7,039	6,773	930	1,040
Non-current assets:				
Call Option (Note 9.b)	32,141	32,211	57,184	56,808
Receivables from related parties (Note 9.c)	11,697	10,681	-	-
	43,838	42,892	57,184	56,808
Current liabilities:				
Written Put (Note 9.b)	12,794	10,864	15,292	13,540
Payables to related parties (Note 9.c)	39,375	40,511	-	-
Dividends payable (Note 9.d)	22	10,518	2,459	12,679
	52,191	61,893	17,751	26,219

	Parent Company		Consolidated	
	9/30/2026	9/30/2025	9/30/2026	9/30/2025
Financial result:				
Financial Instruments - (Note 17)	(1,999)	8,180	(1,377)	8,530
	(1,999)	8,180	(1,377)	8,530

b. Breakdown of balances of Call Options and Written Puts

	Parent Company		Consolidated	
	9/30/2026	12/31/2025	9/30/2026	12/31/2025
Non-current assets:				
Call Option				
LPS Eduardo	6,517	5,290	6,517	5,290
LPS Espírito Santo	11,225	12,968	11,225	12,968
LPS Fortaleza	11,355	11,355	11,355	11,355
LPS Piccoloto	-	-	25,043	24,597
LPS Urban	3,044	2,598	3,044	2,598
Total	32,141	32,211	57,184	56,808

	Parent Company		Consolidated	
	9/30/2026	12/31/2025	9/30/2026	12/31/2025
Current liabilities:				
Written Put				
LPS Eduardo	1,830	2,239	1,830	2,239
LPS Espírito Santo	2,905	2,387	2,905	2,387
LPS Fortaleza	2,000	2,000	2,000	2,000
LPS Piccoloto	-	-	2,498	2,676
LPS Raul Fugêncio	5,703	3,754	5,703	3,754
LPS Urban	356	484	356	484
Total	12,794	10,864	15,292	13,540

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	
	9/30/2026	12/31/2025
Non-current assets:		
Receivables from related parties		
LPS Bahia	1,653	1,146
LPS Brasília	1,482	1,482
LPS Campinas	3,283	3,029
LPS Fortaleza (i)	3,103	3,102
LPS Patrimóvel	1,218	1,099
LPS Prime Rio	23	-
LPS Rio de Janeiro	935	823
Total	11,697	10,681
Current liabilities:		
Payables to related parties		
EBC - Soluções	7,366	5,356
LPS Online	-	2,374
LPS São Paulo	14,330	11,451
Acquisitions of investments payable		
LPS Online (ii)	17,679	21,330
Total	39,375	40,511

(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$17,679 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	
	9/30/2026	12/31/2025	9/30/2026	12/31/2025
Current assets:				
Dividends receivable				
LPS Campinas	3,989	4,344	-	-
LPS Eduardo	223	-	-	-
LPS Patrimóvel	2,187	2,187	-	-
LPS Urban	640	242	-	-
LPS Piccoloto	-	-	930	575
Olímpia Promoção	-	-	-	465
Total	7,039	6,773	930	1,040

	Parent Company		Consolidated	
	9/30/2026	12/31/2025	9/30/2026	12/31/2025
Current liabilities:				
Dividends payable				
Free float	22	10,518	22	10,518
LPS Eduardo	-	-	176	-
LPS Patrimóvel	-	-	2,101	2,101
LPS Urban	-	-	160	60
Total	22	10,518	2,459	12,679

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, 2026, the Annual Shareholders Meeting approved the limit for overall compensation of the Company management for fiscal year 2026, in the total amount of R$10,590 (R$10,825 in 2025), as follows:

	2026			2025		
	Fixed	Variable	Total	Fixed	Variable	Total
Board of Directors	540	-	540	540	-	540
Statutory Officers	4,745	5,305	10,050	4,700	5,585	10,285
Total	5,285	5,305	10,590	5,240	5,585	10,825

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. Until September 30, 2026, the compensation amount was R$6,557 (R$4,872 on September 30, 2025), see Note 18.

10 Lease

The Company and its subsidiaries have lease operations, which introduce a unique model to account 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, 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

	Consolidated
Balance on December 31, 2025	10,651
Additions	6,058
Payments	(5,415)
Interest	1,113
Balance on September 30, 2026	12,407

The schedule of lease liabilities is as follows:

	Consolidated	
	9/30/2026	12/31/2025
Up to 1 year	7,561	5,882
From 1 to 2 years	3,207	5,882
From 2 to 5 years	3,405	196
Amounts not discounted	14,173	11,960
(-) Fair value adjustment	(1,766)	(1,309)
Total lease liabilities	12,407	10,651
Current	6,555	4,944
Noncurrent	5,852	5,707

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 were made by the present value of the expected amounts plus future projected inflation, estimated at 5.01% based on the Focus Report of the Brazilian Central Bank, released on November 9, 2026, the balances of lease liabilities, right of use and financial and depreciation expenses of the year ended September 30, 2026 would be:

	Consolidated	
Cash flows	Book value	Projected value
Right of use asset, net	10,692	11,228
Lease liabilities	12,407	13,029
Depreciation expense	4,004	4,205
Financial expenses	1,113	1,169

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$3,259 on September 30, 2026 (R$5,001 on December 31, 2025).

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$35,710 (R$33,289 on September 30, 2025).

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	
	9/30/2026	12/31/2025	9/30/2026	12/31/2025
Labor lawsuits (i)	222	2,230	40,130	36,053
Civil lawsuits (ii)	3,994	3,353	16,612	14,012
Tax lawsuits	13	12	13	12
Total provision for risks	4,229	5,595	56,755	50,077

	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	2,141	3,623	12	36,960	14,792	49

	Parent Company			Consolidated		
	Labor	Civil	Tax	Labor	Civil	Tax
Balance on December 31, 2025	2,230	3,353	12	36,053	14,012	12
Additions	820	1,173	1	5,944	5,014	1
Write-offs	(2,028)	(392)	-	(916)	(1,255)	-
Payments	(800)	(140)	-	(951)	(1,159)	-
Balance on September 30, 2026	222	3,994	13	40,130	16,612	13

(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	
	9/30/2026	12/31/2025	9/30/2026	12/31/2025
Labor lawsuits	211	2,292	11,777	20,337
Civil lawsuits	44,508	32,092	151,098	139,870
Tax lawsuits (i)	16,464	15,429	706,676	735,373
Total possible loss	61,183	49,813	869,551	895,580

(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	
	9/30/2026	12/31/2025
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.

The shares were acquired 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, 2025	10,266,867	29,442
Balance on September 30, 2026	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, 2026, 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, 2026 approved the distribution of mandatory minimum dividends in the amount of R$10,496. The payment was made on June 19, 2026, in the amount of R$10,496, with a balance of R$22 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

	9/30/2026	9/30/2025
Balance at the beginning of the period	(7,227)	(4,062)
Share in profit for the year	7,303	4,892
Distribution of dividends	(10,244)	(8,924)
Capital increase	312	645
Divestment of interest	(13)	-
Balance at the end of the period	(9,869)	(7,449)

15 Net operating revenue

	Consolidated			
	7/1/2026 to 9/30/2026	1/1/2026 to 9/30/2026	7/1/2025 to 9/30/2025	1/1/2025 to 9/30/2025
Gross operating revenue	56,546	171,420	56,857	166,949
(-) Taxes levied on services	(5,722)	(16,829)	(5,298)	(15,918)
(-) Cancellations and deductions	(1)	(1)	(2)	(2)
Total net operating revenue	50,823	154,590	51,557	151,029

16 Other operating income (expenses), net

	Parent Company			
	7/1/2026 to 9/30/2026	1/1/2026 to 9/30/2026	7/1/2025 to 9/30/2025	1/1/2025 to 9/30/2025
Other operating income:				
Gain from investments	88	101	-	16
Other income	-	76	27	150
Total – other operating income	88	177	27	166
Other operating expenses:				
Taxes on other income	-	(8)	(3)	(15)
Other expenses	-	(231)	-	-
Total – other operating expenses	-	(239)	(3)	(15)
Total – other operating income (expenses), net	88	(62)	24	151

	Consolidated			
	7/1/2026 to 9/30/2026	1/1/2026 to 9/30/2026	7/1/2025 to 9/30/2025	1/1/2025 to 9/30/2025
Other operating income:				
Grain from investments	88	101	-	-
PIS and Cofins non-cumulative credit	1,582	4,506	1,047	3,592
Sale of assets	-	-	-	4
Other income	76	890	386	1,450
Total – other operating income	1,746	5,497	1,433	5,046
Other operating expenses:				
Loss in the sale of investment and PP&E	-	-	(181)	(199)
Taxes on other income	(94)	(348)	(168)	(488)
Other expenses	(258)	(1,039)	(115)	(1,003)
Total – other operating expenses	(352)	(1,387)	(464)	(1,690)
Total – other operating income (expenses), net	1,394	4,110	969	3,356

17 Financial result

	Parent Company			
	7/1/2026 to 9/30/2026	1/1/2026 to 9/30/2026	7/1/2025 to 9/30/2025	1/1/2025 to 9/30/2025
Financial income:				
Written Put (i)	1,522	1,935	1,820	5,132
Call Option (i)	4,167	5,513	472	6,648
Other financial income	7	24	4	23
Total financial income	5,696	7,472	2,296	11,803
Financial expenses:				
Written Put (i)	(79)	(3,865)	(108)	(927)
Call Option (i)	(99)	(5,582)	(325)	(2,673)
Banking expenses and charges	(37)	(92)	(13)	(34)
Total financial expenses	(215)	(9,539)	(446)	(3,634)
Financial result, net	5,481	(2,067)	1,850	8,169

	Consolidated			
	7/1/2026 to 9/30/2026	1/1/2026 to 9/30/2026	7/1/2025 to 9/30/2025	1/1/2025 to 9/30/2025
Financial income:				
Income from financial investments	1,861	6,405	2,764	7,351
Present value adjustment on trade receivables	95	227	59	124
Charges on accounts receivable	52	185	66	253
Written Put (i)	1,532	2,177	3,310	6,920
Call Option (i)	4,192	6,118	471	7,226
Other financial income	353	995	343	691
Total financial income	8,085	16,107	7,013	22,565
Financial expenses:				
Written Put (i)	(79)	(3,929)	(108)	(927)
Call Option (i)	(100)	(5,743)	(1,007)	(4,689)
Present value adjustment to leases	(367)	(1,113)	(346)	(1,189)
Banking expenses and charges	(183)	(496)	(93)	(315)
Total financial expenses	(729)	(11,281)	(1,554)	(7,120)
Financial result, net	7,356	4,826	5,459	15,445

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

18 Expenses by nature

	Parent Company			
	7/1/2026 to 9/30/2026	1/1/2026 to 9/30/2026	7/1/2025 to 9/30/2025	1/1/2025 to 9/30/2025
Personnel	(3,149)	(8,047)	(3,072)	(6,727)
Depreciation and amortization	(337)	(1,010)	(337)	(1,018)
Contracted services	(375)	(885)	(308)	(1,006)
Rental expenses	(14)	(41)	(13)	(39)
Provision for (reversal of) legal risks	921	426	(631)	(2,296)
Telecommunication services	(28)	(89)	(48)	(141)
Other expenses	(216)	(696)	(119)	(1,087)
Total costs and expenses	(3,198)	(10,342)	(4,528)	(12,314)
Classified as:				
General and administrative	(225)	(2,775)	(1,751)	(6,424)
Management compensation	(2,636)	(6,557)	(2,440)	(4,872)
Depreciation and amortization	(337)	(1,010)	(337)	(1,018)
Total costs and expenses	(3,198)	(10,342)	(4,528)	(12,314)

	Consolidated			
	7/1/2026 to 9/30/2026	1/1/2026 to 9/30/2026	7/1/2025 to 9/30/2025	1/1/2025 to 9/30/2025
Personnel	(11,622)	(32,343)	(11,936)	(29,877)
Depreciation and amortization	(5,588)	(15,942)	(4,739)	(14,585)
Cost of services provided	(16,449)	(46,088)	(9,852)	(33,612)
Contracted services	(9,825)	(27,214)	(7,666)	(28,262)
Rental expenses	(245)	(943)	(113)	(547)
Provision for legal risks	(1,876)	(8,788)	(105)	(4,190)
Telecommunication services	(332)	(961)	(324)	(1,029)
Other expenses	(1,934)	(5,030)	(257)	(3,717)
Total costs and expenses	(47,871)	(137,309)	(34,992)	(115,819)
Classified as:				
Cost of services provided	(16,449)	(46,088)	(9,852)	(33,612)
Selling expenses	(4,747)	(13,679)	(2,957)	(11,065)
General and administrative	(18,033)	(53,679)	(14,492)	(50,144)
Management compensation	(3,054)	(7,921)	(2,951)	(6,413)
Depreciation and amortization	(5,588)	(15,942)	(4,740)	(14,585)
Total costs and expenses	(47,871)	(137,309)	(34,992)	(115,819)

19 Income tax and social contribution

	Parent Company			
	7/1/2026 to 9/30/2026	1/1/2026 to 9/30/2026	7/1/2025 to 9/30/2025	1/1/2025 to 9/30/2025
Companies levied by taxable income: (i)				
Accounting profit (loss) before income tax and social contribution	8,517	10,953	17,876	40,272
Expected expense from income tax and social contribution at nominal rates (34%)	(2,896)	(3,724)	(6,078)	(13,692)
Adjustments to obtain the effective rate from permanent differences:				
Equity income (loss)	2,089	7,964	6,980	15,050
Tax credits not assessed	(1,063)	(3,225)	(1,454)	(4,015)
Income and social contribution tax benefits (expenses), taxable income basis	(1,870)	1,015	(552)	(2,657)
Total expense from income tax and social contribution	(1,870)	1,015	(552)	(2,657)
Income tax and social contribution - deferred	(1,870)	1,015	(552)	(2,657)

	Consolidated			
	7/1/2026 to 9/30/2026	1/1/2026 to 9/30/2026	7/1/2025 to 9/30/2025	1/1/2025 to 9/30/2025
Companies taxed under presumed profit:				
Gross service revenue	38,556	95,252	28,512	80,644
(-) Cancelled sales	(1)	(1)	(2)	(2)
Net service revenue	38,555	95,251	28,510	80,642
Presumed profit (32%)	12,337	30,480	9,123	25,805
Presumed profit – increase (iii)	848	1,763	-	-
Other operating and financial income (iii)	390	1,878	523	1,373
Income tax and social contribution calculation basis	13,575	34,121	9,646	27,178
IRPJ - nominal rate	(1,175)	(4,257)	(1,447)	(4,077)
IRPJ - 10% surtax	(656)	(2,652)	(899)	(2,531)
CSLL - nominal rate	(670)	(2,504)	(868)	(2,446)
Income tax and social contribution expenses, presumed profit basis	(2,501)	(9,413)	(3,214)	(9,054)
Companies levied by taxable income: (i)				
Accounting profit (loss) before income tax and social contribution	11,011	13,639	23,265	51,635
Expected expense from income tax and social contribution at nominal rates (34%)	(3,744)	(4,637)	(7,910)	(17,556)
Adjustments to obtain the effective rate from permanent differences:				
Equity income (loss)	2,089	7,964	6,803	15,448
Tax credits not assessed	(981)	(3,255)	(1,454)	(4,015)
Other exclusions (additions) (ii)	216	207	1,435	1,343
Income and social contribution tax benefits (expenses), taxable income basis	(2,420)	279	(1,126)	(4,780)
Total expense from income tax and social contribution	(4,921)	(9,134)	(4,340)	(13,834)
Income tax and social contribution - current	(2,589)	(9,499)	(4,170)	(10,749)
Income tax and social contribution - deferred	(2,332)	365	(170)	(3,085)

(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.

(iii) Increase in the Tax Base: application of a 10% surtax on the IRPJ and CSLL presumed-profit percentages applicable to the portion of gross revenue exceeding the quarterly limit of R$1,250, pursuant to Complementary Law No. 224/2025 and Brazilian Federal Revenue regulations.

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

	Parent Company		Consolidated	
	9/30/2026	12/31/2025	9/30/2026	12/31/2025
Assets:				
Temporary differences	-	-	2,179	2,886
Effect on lease liabilities	-	-	1,287	1,879
Tax losses	-	-	6,771	6,758
Effect from business combinations - Financial liabilities	4,229	3,529	4,229	3,529
Total financial income	4,229	3,529	14,466	15,052
Liabilities:				
Effect on right of use	-	-	1,004	1,511
Effects from business combination - Intangible and financial assets	12,691	13,006	15,201	15,646
	12,691	13,006	16,205	17,157
Deferred income tax and social contribution - assets	-	-	9,233	10,012
Deferred income tax and social contribution - liabilities	8,462	9,477	10,972	12,117

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 2025.

The status of outstanding options is shown below:

Options Granted	
	6th Program
Grant date	6/29/2023
Number of options:	
Granted	3,785,000
Expired/Canceled	(2,910,000)
Outstanding	875,000
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, 2026, the Company recorded expenses, in the Personnel Expenses group, arising from said plans in the amount of R$320 (R$608 on September 30, 2025).

21 Financial instruments

The Company and its subsidiaries do not maintain derivative operations or operations of similar risks as of September 30, 2026 and December 31, 2025.

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	
	9/30/2026	12/31/2025	9/30/2026	12/31/2025
Financial assets:				
Amortized cost:				
Trade receivables	-	-	26,916	32,163
Accounts receivable from the Partnership agreement	-	-	5,612	3,975
Fair value through profit or loss:				
Cash equivalents	-	-	30,871	42,886
Financial investments	-	-	22,476	24,834
Call option for non-controlling interest	32,141	32,211	57,184	56,808
Total	32,141	32,211	143,059	160,666
Financial liabilities:				
Amortized cost:				
Trade accounts payable	98	1,157	4,151	7,413
Acquisition of investment payable	39,375	40,511	-	-
Dividends payable	22	10,518	2,459	12,679
Fair value through profit or loss:				
Written put for non-controlling interest	12,794	10,864	15,292	13,540
Total	52,289	63,050	21,902	33,632

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	
	9/30/2026	12/31/2025	9/30/2026	12/31/2025
Financial assets at fair value through profit or loss:				
Cash equivalents and financial investments (i)	-	-	53,347	67,720
Call option for non-controlling interest (ii)	32,141	32,211	57,184	56,808
Total	32,141	32,211	110,531	124,528
Financial liabilities at fair value through profit or loss:				
Written-put options for non-controlling interest (ii)	12,794	10,864	15,292	13,540
Total	12,794	10,864	15,292	13,540

(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, 2026.

		Consolidated		
Operation	Risk	Scenario I	Scenario II	Scenario III
Exposure to variable rates:				
Assets:				
Financial investments				
CDI	Rate decrease	4,576	3,432	2,288

- 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 13.75% 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	
Basic and Diluted:	7/1/2026 to 9/30/2026	1/1/2026 to 9/30/2026
Net income in the period available to common shares attributable to shareholders	6,647	11,968
Weighted average of outstanding common shares (thousand)	137,288	137,288
Earnings per share - R$	0.04842	0.08717

	Parent Company and Consolidated	
Basic and Diluted:	7/1/2025 to 9/30/2025	1/1/2025 to 9/30/2025
Net income in the period 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

During the periods ended September 30, 2026 and 2025, the average market price of the Company's shares did not exceed the strike price of stock options (see Note 20), producing no dilution effect in the calculation of the earnings per share.

23 Insurance coverage

On September 30, 2026, the Company maintains the following insurance coverage agreements:

Type	Coverage	Effectiveness (i)	Amount insured
Judicial Bond	Judicial bond for lawsuits	Until Aug/2031	94,402
Equity	Any property damage to buildings, facilities, machinery, equipment and vehicles	Until Oct/2027	85,612
Directors & Officers' Civil Liability	Administrative, arbitration and/or judicial lawsuits or proceedings resulting from losses and damages imposed to Management	Until Nov/2026	50,000
			230,014

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

24 Segment Information

The Company intensified its strategy by investing in the expansion of franchises. The Management has defined Brokerage, Franchises, and Financing Promotion as the Company's operational segments, based on internal reports used for strategic decision-making and revised regularly by the Management.

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

Below are each segment's main features:

- Brokerage – operations in the real estate launches market, or new real estate and resale of real estate;

- Franchises – operations 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

	7/1/2026 to 9/30/2026		
	Rede Lopes	Financing Promotion	Total
Net revenue	25,277	25,546	50,823
Operating costs, expenses and income	(31,490)	(14,987)	(46,477)
Equity income	175	648	823
Financial result	7,361	(5)	7,356
Income tax and social contribution	(2,310)	(2,611)	(4,921)
Net income (loss) - Consolidated	(987)	8,591	7,604
Non-controlling interest	(957)	-	(957)
Net income (loss) – Parent Company	(1,944)	8,591	6,647

	1/1/2026 to 9/30/2026		
	Rede Lopes	Financing Promotion	Total
Net revenue	86,430	68,160	154,590
Operating costs, expenses and income	(91,561)	(41,638)	(133,199)
Equity income	416	1,772	2,188
Financial result	4,850	(24)	4,826
Income tax and social contribution	(2,499)	(6,635)	(9,134)
Net income - Consolidated	(2,364)	21,635	19,271
Non-controlling interest	(7,303)	-	(7,303)
Net income – Parent company	(9,667)	21,635	11,968

	7/1/2025 to 9/30/2025		
	Rede Lopes	Financing Promotion	Total
Net revenue	32,953	18,604	51,557
Operating costs, expenses and income	(24,579)	(9,444)	(34,023)
Equity income	303	338	641
Financial result	5,476	(17)	5,459
Income tax and social contribution	(2,760)	(1,580)	(4,340)
Net income (loss) - Consolidated	11,393	7,901	19,294
Non-controlling interest	(1,970)	-	(1,970)
Net income (loss) – Parent Company	9,423	7,901	17,324

	1/1/2025 to 9/30/2025		
	Rede Lopes	Financing Promotion	Total
Net revenue	95,032	55,997	151,029
Operating costs, expenses and income	(80,063)	(32,400)	(112,463)
Equity income	603	1,727	2,330
Financial result	15,639	(194)	15,445
Income tax and social contribution	(8,264)	(5,570)	(13,834)
Net income - Consolidated	22,947	19,560	42,507
Non-controlling interest	(4,892)	-	(4,892)
Net income – Parent company	18,055	19,560	37,615

25 Additional information to the statement of cash flows

	Parent Company		Consolidated	
	9/30/2026	9/30/2025	9/30/2026	9/30/2025
Dividends offset against amounts payable to subsidiaries	3,651	4,690	-	-
Lease additions	-	-	6,058	678

* * *

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

Opinion and declarations/Unqualified Special Review Report

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. ("Company"), identified as Parent and Consolidated, respectively, comprised in the Interim Financial Information Form (ITR), for the quarter ended September 30, 2026, which comprises the balance sheet at September 30, 2026 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 cash flows for the nine-month period then ended, including the explanatory notes.

The Company's Management is responsible for preparing this individual 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 (R1) and international standard IAS 34, applicable to the preparation of Quarterly Information (ITR), and presented in accordance with the standards issued by the CVM.

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Other matters

Statements of value added

The aforementioned interim financial information includes the statements of value added, individual and consolidated, for the nine-month period ended September 30, 2026, 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 11, 2026.

DELOITTE TOUCHE TOHMATSU
Auditores Independentes Ltda.
CRC nº 2 SP 011609/O-8

Alexandre Cassini Decourt
Accountant
CRC nº 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, n° 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, 2026.

São Paulo, November 11, 2026.

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, n° 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, 2026.

São Paulo, November 11, 2026.

Marcos Bulle Lopes
Chief Executive Officer

Cyro Naufel Filho
Investor Relations Officer

Robson Pereira Paim
Chief Financial Officer