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

Syn Prop & Tech S.A.

Report on Review of
Individual and Consolidated
Interim Financial Information for the
Quarter Ended June 30, 2026

Deloitte Touche Tohmatsu Auditores Independentes Ltda.

SYN

EARNINGS RELEASE
2Q26

1. SUMMARY INDICATORS

FINANCIAL INDICATORS

PROFORMA R$ million	2Q26	2Q25	Var. %	1H26	1H25	Var. %
Adjusted Net Revenue	58.2	55.8	4.2%	118.3	110.9	6.7%
Same Properties NOI	23.6	21.4	10.3%	48.3	43.7	10.5%
Adjusted EBITDA	25.0	19.6	27.2%	50.7	39.6	27.9%
Adjusted EBITDA Margin (ex Park Place)	*65.9%*	*49.7%*	*16.3 pp.*	*65.3%*	*53.1%*	*12.2 pp.*
Adjusted FFO	10.1	15.1	-33.1%	22.1	25.6	-13.6%
Adjusted FFO Margin	*17.4%*	*27.1%*	*-9.7 pp.*	*18.7%*	*23.1%*	*-4.4 pp.*
Adjusted Net Income	6.5	9.9	-34.3%	14.9	16.7	-10.6%
Adjusted Net Margin	*11.2%*	*17.8%*	*-6.6 pp.*	*12.6%*	*15.0%*	*-2.4 pp.*

OPERATIONAL INDICATORS

	2Q26	2Q25	Var. %
Physical Occupancy (SYN portfolio) [1]	94.1%	95.2%	-1.1 pp.
Financial Occupancy (SYN portfolio) [1]	94.5%	95.2%	-0.7 pp.
Own Portfolio ('000 sqm)	106.4	100.9	5.5%
Portfolio Under Management ('000 sqm)	303.2	369.8	-18.0%

[1] Disregarding the ITM asset.

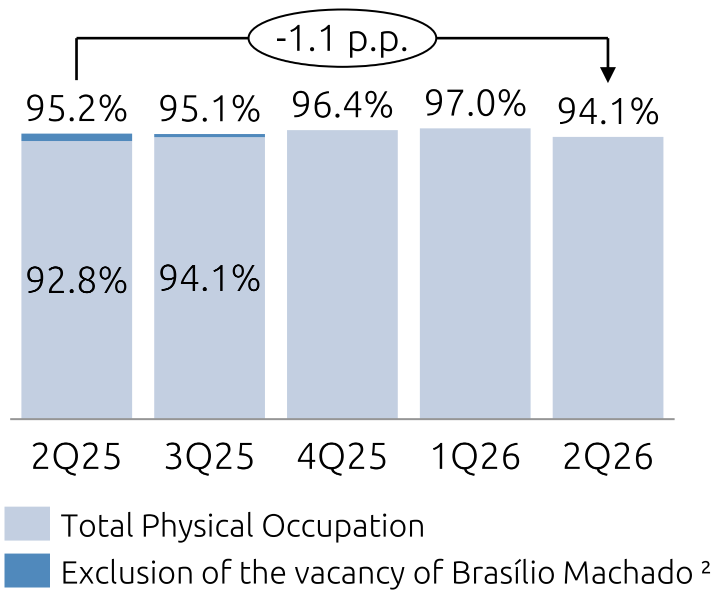
2. OPERATIONAL PERFORMANCE

2.1 OCCUPANCY RATES - SYN PORTFOLIO

PHYSICAL OCCUPATION [1]

At the end of 2Q26, the physical occupancy of SYN's portfolio reached **94.1%**, representing a reduction of 1.1 p.p. compared to 2Q25, mainly due to the termination of a contract in the Nova São Paulo building.

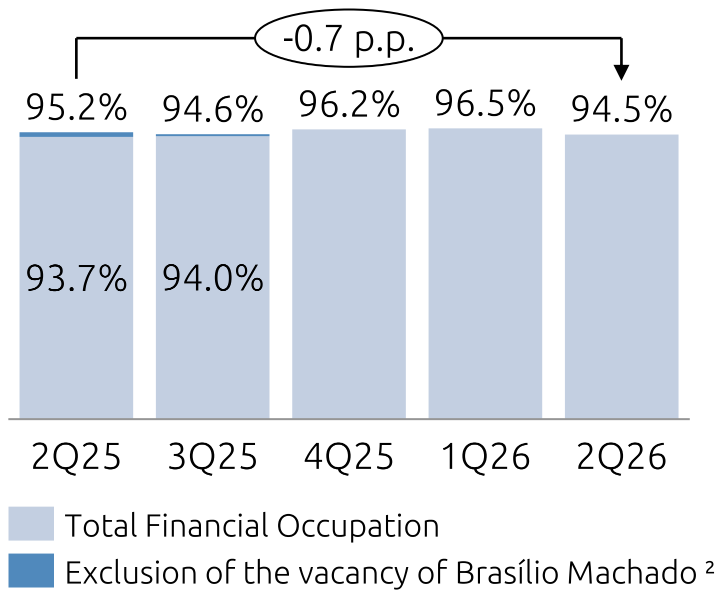
Compared to 1Q26, occupancy was also impacted by the return of an area at Shopping Cidade São Paulo in a movement to qualify the store mix. This space was leased again in July/26.



FINANCIAL OCCUPATION [1]

Financial occupancy, measured by the potential revenue of the occupied areas over total potential revenue, ended the quarter at **94.5%**, registering a reduction of 0.7 p.p. compared to 2Q25.

This indicator was also impacted by the termination of the contract at Nova São Paulo and the return of the space at Shopping Cidade São Paulo. However, financial occupancy showed greater resilience than physical occupancy, indicating that employment remains concentrated in areas with a higher relative contribution to revenue.



[1] The analysis does not consider the ITM asset.
[2] The sale of the Brasílio Machado Building was completed in November 2025.

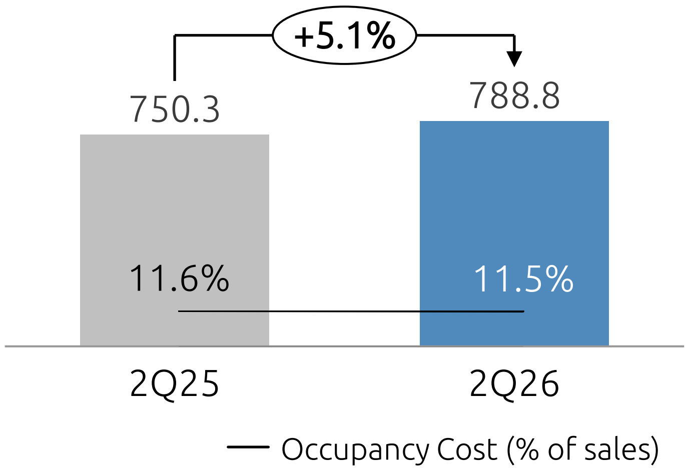
The analyses presented in this section refer exclusively to management data, without considering accounting consolidation effects, when applicable.

2. OPERATIONAL PERFORMANCE

2.2 SHOPPING MALLS [1]

Total sales of SYN's malls reached **R$ 788.8 million** in the second quarter of 2026, representing a growth of **5.1%** compared to 2Q25.

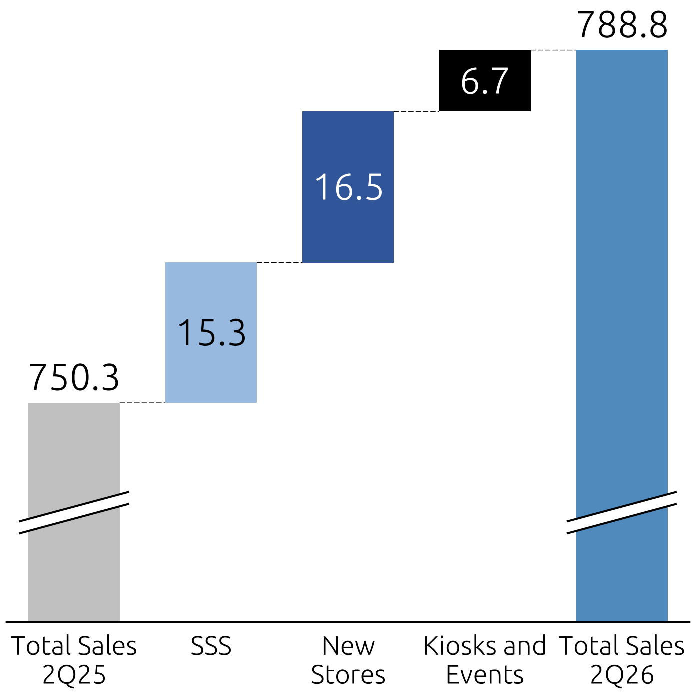
SALES (R$ MM)



Even with a higher vacancy compared to the previous quarter, Shopping Cidade São Paulo stood out in the quarter, representing **23% of the portfolio's sales** and showing **a 9.9% growth in sales** compared to 2Q25.

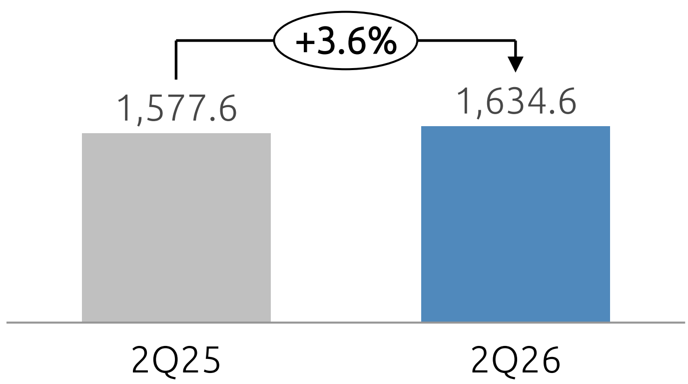
The occupancy cost of the malls, measured by the ratio between cost and total sales, was 11.5% in 2Q26, in line with the performance of 2025.

The evolution of sales between 2Q25 and 2Q26 reflects the increase in occupancy and the qualification of the store mix. In addition to the growth in the sale of existing operations (SSS) by **R$15.3 million**, there was an increase of **R$16.5 million** from new operations.



The flow of vehicles in the malls totaled 1.6 million in 2Q26, an increase of 3.6% compared to 2Q25.

VEHICLE FLOW (thousands of vehicles)

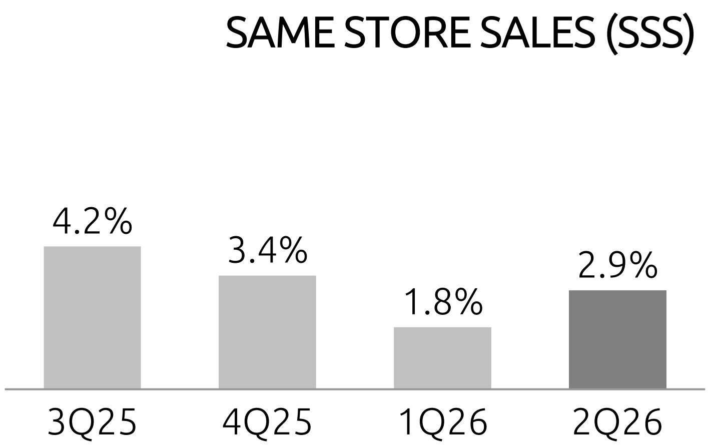


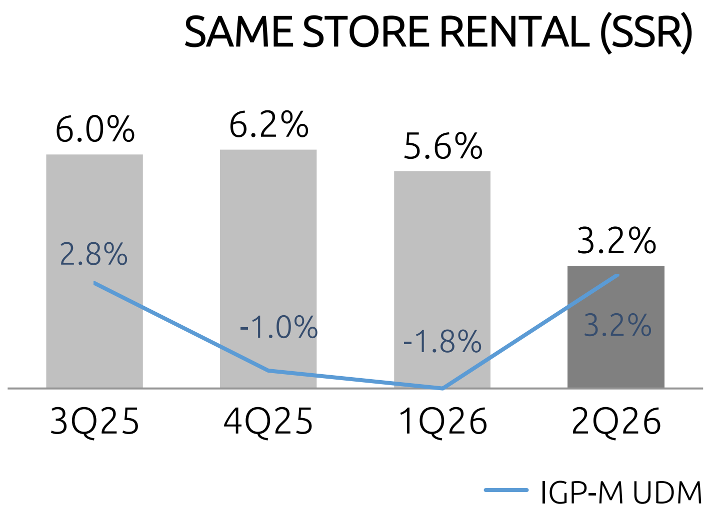
[1] The analyses carried out in this section consider the data of the 4 malls in SYN's current portfolio for the years 2024 and 2025.

2. OPERATIONAL PERFORMANCE

2.2 SHOPPING MALLS

In 2Q26, **same-store sales (SSS)** grew **2.9%** compared to 2Q25, while **same-store rent (SSR)** advanced **3.2%** in the same period, in line with the IGP-M in the period.



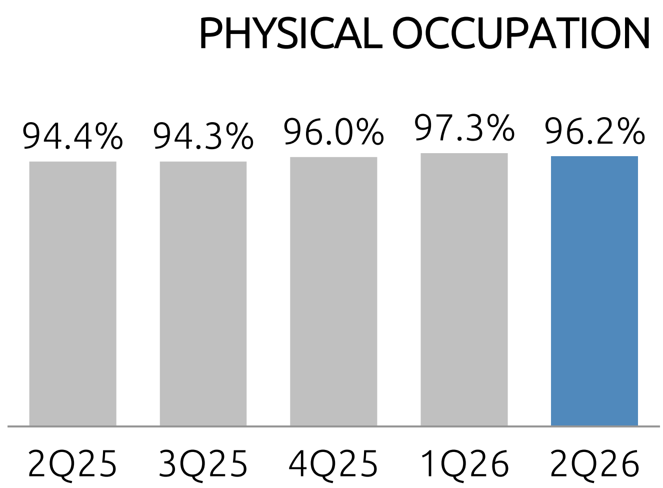


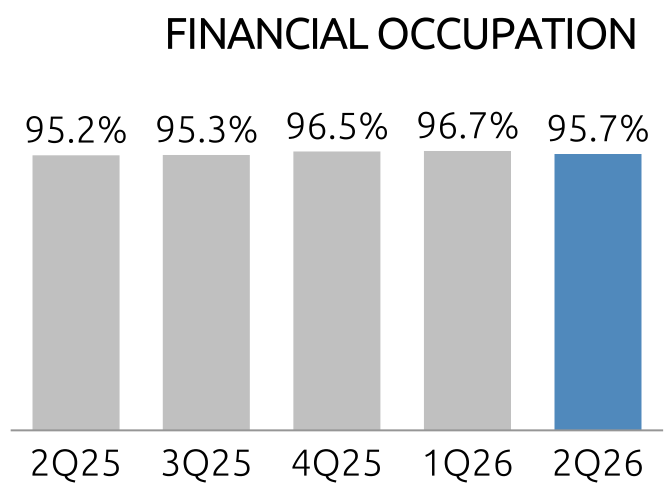
OCCUPATION

Occupancy rates in malls remained at high levels at the end of 2Q26, with **physical occupancy of 96.2%** and **financial occupancy of 95.7%**.

Compared to 2Q25, physical occupancy increased 1.8 p.p., mainly reflecting the new lease agreements signed at Shopping Cidade São Paulo over the last 12 months.

During 2Q26, Shopping Cidade São Paulo recorded a temporary reduction in occupancy due to the return of an area, in a movement to **qualify the store mix**. The space was leased again in July/26 and, considering this new occupation, the physical occupancy rate of the malls would be **97.0%**.





[1] The physical occupancy and financial occupancy of the malls reflect the average of the quarterly period.

2. OPERATIONAL PERFORMANCE

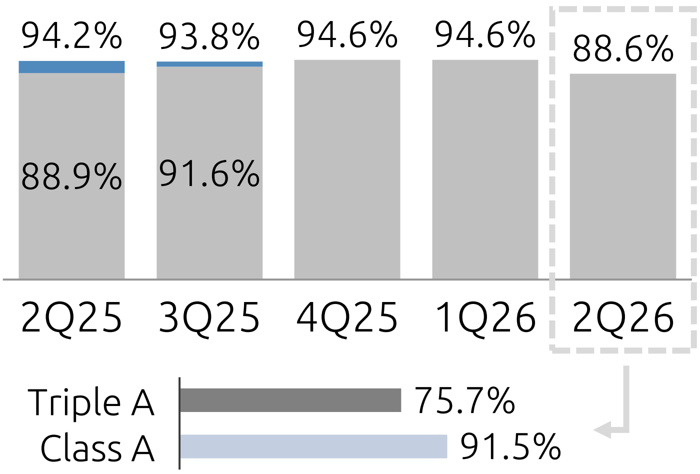
2.3 CORPORATE BUILDINGS [1]

The physical and financial occupancy rates of SYN's corporate buildings at the end of 2Q26 were **88.6%** and **91.0%**, respectively.

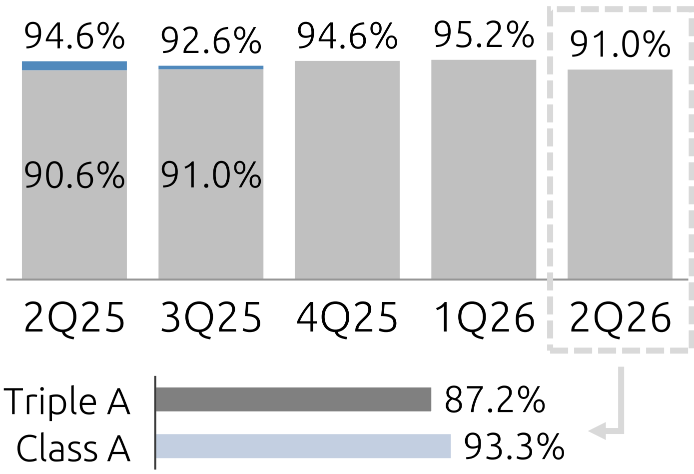
The performance of the period was impacted by the termination of a contract in the Nova São Paulo building, which resulted in a reduction of 5.6 p.p. in the occupancy of the total portfolio and of 8.5 p.p. in the occupancy of the Class A building portfolio compared to 2Q25.

In the **Triple A** buildings, physical occupancy reached **75.7%**, reflecting the gradual recovery of the CEO Building, which advanced 20 p.p. compared to the beginning of 2025. This absorption process continued throughout the period, driven by new leases made in the CEO Building during the second quarter of 2025 and also in the second quarter of 2026.

PHYSICAL OCCUPATION [2]



FINANCIAL OCCUPATION [2]

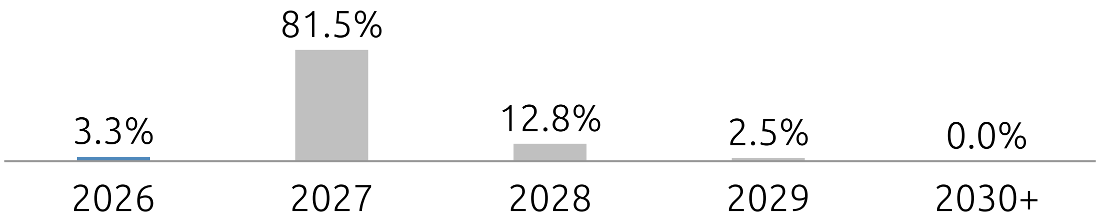


Exclusion of the vacancy of Brasílio Machado [3]

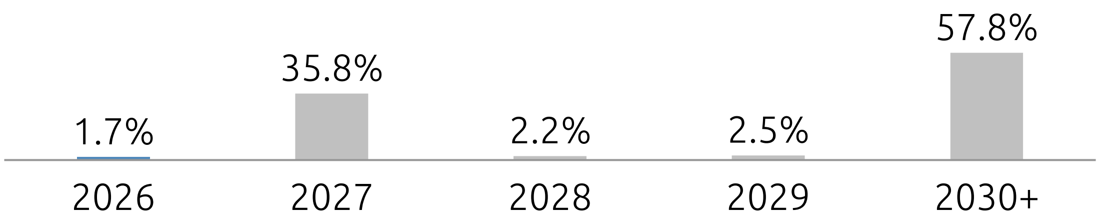
[1] The analysis does not consider the ITM asset.
[2] Physical occupancy and financial occupancy of buildings reflect the position at the end of the quarter.
[3] The sale of the Brasílio Machado Building was completed in November 2025.

LEASE AGREEMENTS

REVISIONS [4]
(% OF REVENUE)



MATURITY [4]
(% OF REVENUE)



[4] The 2026 values reflect only maturities and revisions expected for the months following June/26.

2. OPERATIONAL PERFORMANCE

2.4 WAREHOUSES

With the delivery of the fourth phase in March, 2Q26 was the **first quarter with the four CLD ships generating revenue simultaneously**. The logistics complex, located at the junction of the Presidente Dutra Highway and the Fernão Dias Highway, totals **128,516 sqm of leasable area** and remained 100% leased.

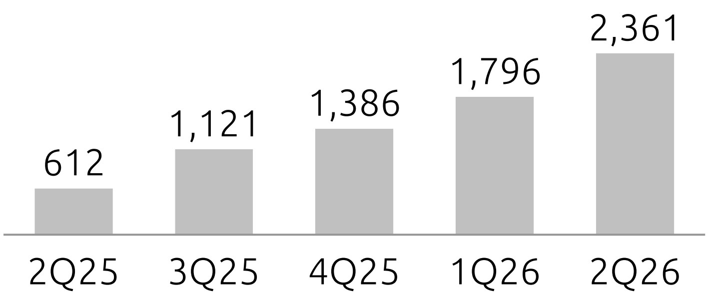
21,848 sqm	11,758 sqm	33,606 sqm	128,516 sqm	100%
SYN GLA (Direct) [1]	SYN GLA (Indirect) [2]	SYN GLA (Total)	Total GLA	Physical Occupation

NOI [3]

PROFORMA R$ million	2Q26	2Q25	Var. %	1H26	1H25	Var. %
Rent Net Revenue	2,474	934	165.0%	4,454	1,881	136.8%
Direct Costs	-113	-322	-64.9%	-297	-368	-19.4%
NOI	**2,361**	**612**	**286.1%**	**4,158**	**1,513**	**174.8%**
NOI Margin	*95.4%*	*65.5%*	*29.9 pp.*	*93.3%*	*80.4%*	*12.9 pp.*

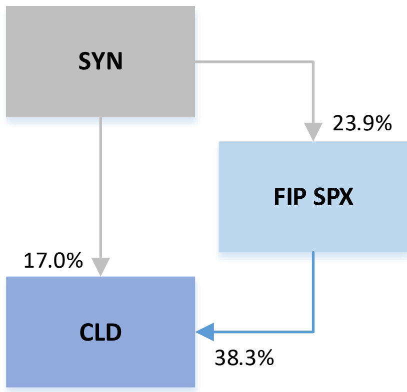
CLD's operational performance has been showing consistent growth since the start of operations. In 2Q26, the project's NOI was 3.8 times higher than in 2Q25, increasing its share in the Company's total NOI from 2.7% to 8.9%, which highlights the growing contribution of the asset to the generation of results.

EVOLUTION OF NOI (R$ thousand)



SYN STAKE [3]

Through	% of the Asset	GLA (sqm)
Direct [1]	17.0%	21,848
Indirect [2] (through FIP)	9.1%	11,758
Total	**26.1%**	**33,606**



[1] Direct participation of 17% of SYN (net of exchange).

[2] Indirect participation via FIP managed by SPX (net of exchange).

[3] For consolidation purposes, the results of the CLD include only the direct participation of SYN, corresponding to 17.0%.

3. FINANCIAL PERFORMANCE (PROFORMA)

3.1 NET REVENUE

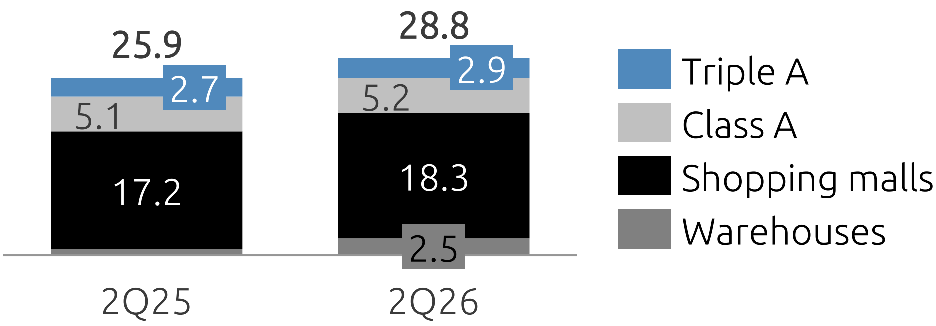
SYN's Recurring Revenue totaled **R$ 63.2 million** in 2Q26, an increase of **4.0%** compared to 2Q25. The performance was mainly driven by the operational maturation of CLD, whose rental revenue grew 165.0% after the completion of the works and full occupancy of the project.

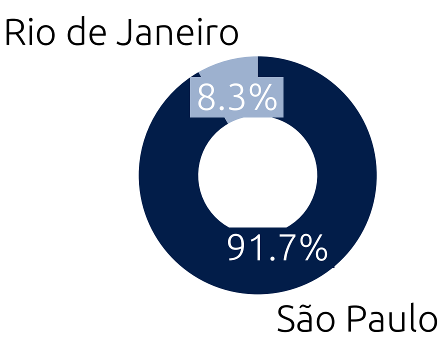
In **shopping malls**, revenues advanced **6.6%**, reflecting sales growth, rent growth and mix qualification.

PROFORMA R$ '000	2Q26	2Q25	Var. %	1H26	1H25	Var. %
Rent of Corporate Buildings Net Revenue [1]	7,977	7,847	1.6%	16,153	15,035	7.4%
Rent of Shopping Malls Net Revenue [1]	18,295	17,160	6.6%	36,779	33,240	10.6%
Rent of Warehouse	2,474	934	165.0%	4,454	1,881	136.8%
Subtotal Property Rents	**28,746**	**25,941**	**10.8%**	**57,387**	**50,156**	**14.4%**
Assignment of Right of Use (ARU)	428	471	-9.1%	766	873	-12.3%
Rent of Properties + ARU	**29,174**	**26,412**	**10.5%**	**58,152**	**51,029**	**14.0%**
Services	11,523	12,397	-7.0%	24,062	25,770	-6.6%
Parking Lot	22,543	21,992	2.5%	44,919	43,139	4.1%
Subtotal Recurring Revenue	**63,239**	**60,800**	**4.0%**	**127,133**	**119,937**	**6.0%**
Sales and Incorporation	295	858	-65.7%	337	4,394	-92.3%
Tax deduction	-4,608	-5,362	-14.1%	-9,138	-10,318	-11.4%
Net Revenue	**58,926**	**56,296**	**4.7%**	**118,333**	**114,013**	**3.8%**

[1] The rental revenues of buildings and shopping malls are presented net of the discounts for the period and the linearization of the discounts granted in the COVID-19 pandemic.

NET REVENUE BY SEGMENT (R$ MM)





3. FINANCIAL PERFORMANCE (PROFORMA)

3.2 COSTS

SYN's total costs in 2Q26 totaled **R$ 27.5 million**, representing a reduction of **8.4%** compared to 2Q25.

The Buildings and Shopping Malls segments were impacted by the sales of Brasílio Machado and Shopping D, respectively. The costs of warehouses, on the other hand, reflected the progress in the occupation of all phases of the CLD, which reached 100% at the conclusion of the works, in March/26.

PROFORMA R$ '000	2Q26	2Q25	Var. %	1H26	1H25	Var. %
Corporate Buildings	3,391	3,660	-7.4%	6,059	6,642	-8.8%
Shopping Malls	2,817	4,976	-43.4%	5,598	8,240	-32.1%
Warehouses	217	426	-49.1%	505	576	-12.4%
Subtotal Properties	6,424	9,062	-29.1%	12,161	15,457	-21.3%
Services	2,252	2,739	-17.8%	4,516	5,797	-22.1%
Parking Lot	18,802	18,111	3.8%	39,460	37,657	4.8%
Subtotal Costs ex sales	27,478	29,912	-8.1%	56,138	58,912	-4.7%
Real Estate Sales	0	92	-100.0%	0	92	-100.0%
TOTAL	27,478	30,004	-8.4%	56,138	59,003	-4.9%

3. FINANCIAL PERFORMANCE (PROFORMA)

3.3 NOI

SYN's NOI reached R$26.4 million in 2Q26, an increase of 18.2% year-on-year. The growth is due to the combination of a 10.8% increase in rental revenues and a 27.2% reduction in the direct costs of the projects, reflecting the operational maturity of the CLD and the solid performance of the shopping centers.

In corporate buildings, NOI grew by 7.0%.

The ex-CDU NOI margin reached 88.3%, an increase of 6.1 p.p. compared to 2Q25.

PROFORMA R$ '000	2Q26	2Q25	Var. %	1H26	1H25	Var. %
Rent Net Revenue [1]	28,746	25,941	10.8%	57,387	50,156	14.4%
Assignment of Right of Use	428	471	-9.1%	766	873	-12.3%
Direct Expenses with Developments	-2,805	-3,853	-27.2%	-4,944	-6,534	-24.3%
(+) Linearization of discounts	211	373	-43.5%	337	1,150	-70.7%
(+) PDD	-172	-588	-70.7%	-284	-582	-51.2%
NOI	**26,407**	**22,344**	**18.2%**	**53,261**	**45,062**	**18.2%**
NOI Corporate Buildings	6,042	5,647	7.0%	13,005	11,319	14.9%
NOI Shopping Malls	17,576	15,615	12.6%	35,333	31,358	12.7%
Assignment of Right of Use (ARU)	428	471	-9.1%	766	873	-12.3%
NOI Warehouse	2,361	612	286.1%	4,158	1,513	174.8%
NOI Margin ex CDU	**88.3%**	**82.3%**	**6.1 pp.**	**89.7%**	**85.0%**	**4.7 pp.**
NOI Corporate Buildings Margin	*75.7%*	*72.0%*	3.8 pp.	*80.5%*	*75.3%*	5.2 pp.
NOI Shopping Malls Margin (ex ARU)	*95.0%*	*89.1%*	5.9 pp.	*95.2%*	*91.2%*	4.0 pp.

Same Properties NOI [1]

NOI Same Properties grew **10.3%** in 2Q26, mainly driven by the **12.0%** increase in shopping center performance due to rent growth and mix qualification.

In corporate buildings, the indicator advanced **5.7%**.

PROFORMA R$ '000	2Q26	2Q25	Var. %	1H26	1H25	Var. %
NOI Corporate Buildings (Same Properties)	5,997	5,672	5.7%	12,939	11,438	13.1%
NOI Shopping Malls (Same Properties)	17,576	15,690	12.0%	35,333	32,239	9.6%
Same Properties NOI	**23,573**	**21,363**	**10.3%**	**48,272**	**43,677**	**10.5%**

[1] Does not include the results of warehouses, since the CLD was not 100% operational throughout 2025, compromising comparability between the periods.

3. FINANCIAL PERFORMANCE (PROFORMA)

3.4 FINANCIAL RESULT

SYN's **financial expenses** totaled R$18.8 million in 2Q26, **a reduction of 34.3%** compared to the same period in 2025, mainly reflecting the prepayment of the 12th debenture made in April 2025.

Financial income totaled R$7.2 million in the quarter, a **reduction of 66.2**% year-on-year, due to the lower cash position and financial investments after capital distributions and deleveraging carried out over the last twelve months, in addition to the slight reduction in the average interest rate in the period. As a result, the adjusted financial result was negative R$11.9 million in the quarter.

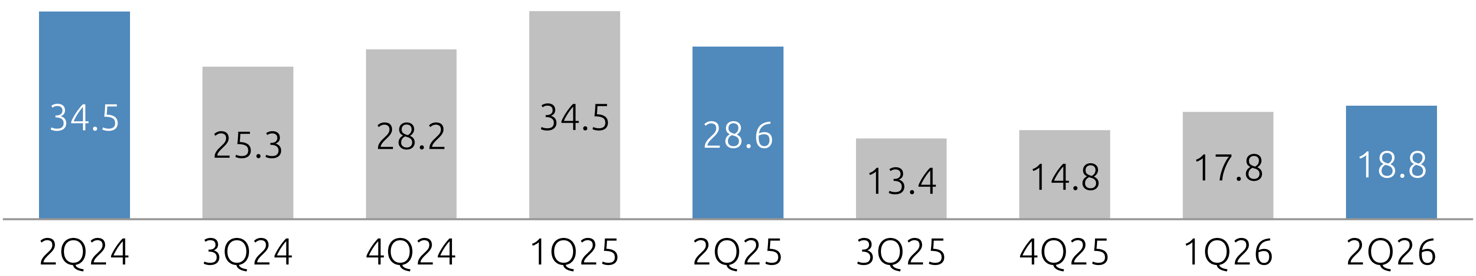
The above moves are consistent with the deleveraging and capital return strategy promoted by the Company over the past few years.

PROFORMA R$ '000	2Q26	2Q25	Var. %	1H26	1H25	Var. %
Financial Expenses	-18,816	-28,622	-34.3%	-36,601	-63,131	-42.0%
Financial Revenue	7,219	21,352	-66.2%	22,977	54,172	-57.6%
Financial Result	**-11,597**	**-7,270**	**59.5%**	**-13,623**	**-8,959**	**52.1%**
(-) Non-recurring monetary updates [1]	-295	205	-244.1%	-8,097	-1,404	476.6%
(-) Effects of anticipation of receivables [2]	0	7,795	-100.0%	0	7,795	-100.0%
Adjusted Financial Result	**-11,892**	**730**	**-1730.0%**	**-21,721**	**-2,569**	**745.5%**

[1] Mark-to-market of fund participation and non-recurring monetary updates.

[2] Non-recurring financial expenses related to the anticipation of the 2024 transaction installment with FII XP Malls.

Financial Expenses



CDI [1]	10.51%	10.43%	11.14%	12.95%	14.48%	14.90%	14.90%	14.86%	14.44%
IPCA [1]	4.07%	2.30%	5.70%	8.24%	5.12%	1.57%	3.04%	5.58%	8.86%

[1] Annualized average quarter rate.

3. FINANCIAL PERFORMANCE (PROFORMA)

3.5 NET INCOME

SYN recorded net income of **R$ 5.4 million** in 2Q26. The 67.2% reduction compared to 2Q25 is mainly due to the lower contribution of non-recurring gains related to asset sales and corporate events recognized in the previous period, in addition to the reduction in financial income resulting from the Company's lower average cash position.

PROFORMA R$ '000	2Q26	2Q25	Var. %	1H26	1H25	Var. %
Profit before minority interest	5,429	16,573	-67.2%	25,098	35,274	-28.8%
(+) Minority interest	0	0	N.A.	0	0	N.A.
Profit/Loss for the Period	5,429	16,573	-67.2%	25,098	35,274	-28.8%
(-) Other net operating income (expenses) [1]	928	-11,584	-108.0%	-4,088	-22,748	-82.0%
(-) Sales Result and Tax	-295	-1,683	-82.5%	578	-3,010	-119.2%
(-) Capitalized Interest	333	333	0.0%	665	665	0.0%
(-) Discounts Linearization	211	373	-43.5%	337	1,150	-70.7%
(-) Effects from asset sales [2]	0	4,019	-100.0%	0	4,019	-100.0%
(-) Others [3]	-70	1,912	-103.7%	-7,675	1,330	-677.1%
Adjusted Net Income	6,536	9,942	-34.3%	14,915	16,680	-10.6%
Adjusted Net Revenue	58,202	55,844	4.2%	118,344	110,930	6.7%
Adjusted Net Margin	*11.2%*	*17.8%*	-6.6 pp.	*12.6%*	*15.0%*	-2.4 pp.
Adjusted Net Income per Share (R$)	0.043	0.065	-34.3%	0.098	0.109	-10.6%

[1] Adjustments mostly resulting from disposals.

[2] Equity adjustment and non-recurring financial expenses in 2025, both related to the anticipation of the 2024 portion of the transaction with FII XP Malls.

[3] Mark-to-market of fund participation and non-recurring monetary updates.

3. FINANCIAL PERFORMANCE (PROFORMA)

3.6 ADJUSTED FFO

SYN's FFO totaled R$ 9.0 million in 2Q26, representing a reduction of 58.6% compared to 2Q25. In the last 12 months, the FFO Yield was 9.9% (calculated on the average market cap of the period).

Adjusted FFO reached R$10.1 million in the quarter, down 33.1% year-on-year, mainly impacted by the reduction in financial revenue due to the Company's lower average cash balance.

PROFORMA R$ '000	2Q26	2Q25	Var. %	1H26	1H25	Var. %
Profit / Loss for the Period (Controlling Shareholders)	5,429	16,573	-67.2%	25,098	35,274	-28.8%
(+) Depreciation and Amortization	3,597	5,207	-30.9%	7,196	8,908	-19.2%
FFO	**9,026**	**21,780**	**-58.6%**	**32,293**	**44,182**	**-26.9%**
(-) Other net operating income (expenses) [1]	928	-11,584	-108.0%	-4,088	-22,748	-82.0%
(-) Sales Result and Tax	-295	-1,683	-82.5%	578	-3,010	-119.2%
(-) Capitalized Interest	333	333	0.0%	665	665	0.0%
(-) Discounts Linearization	211	373	-43.5%	337	1,150	-70.7%
(-) Effects from asset sales [2]	0	4,019	-100.0%	0	4,019	-100.0%
(-) Others [3]	-70	1,912	-103.7%	-7,675	1,330	-677.1%
AFFO	**10,133**	**15,149**	**-33.1%**	**22,111**	**25,587**	**-13.6%**
Adjusted Net Revenue	58,202	55,844	4.2%	118,344	110,930	6.7%
Adjusted FFO Margin	**17.4%**	**27.1%**	**-9.7 pp.**	**18.7%**	**23.1%**	**-4.4 pp.**

[1] Adjustments mostly resulting from disposals.

[2] Equity adjustment and non-recurring financial expenses in 2025, both related to the anticipation of the 2024 portion of the transaction with FII XP Malls.

[3] Mark-to-market of fund participation and non-recurring monetary updates.

3. FINANCIAL PERFORMANCE (PROFORMA)

3.7 ADJUSTED EBITDA

SYN's **EBITDA** totaled **R$ 23.6 million** in 2Q26. **Adjusted EBITDA**, which excludes the non-recurring effects of the period, reached **R$ 25.0 million**, an increase of 27.2% compared to 2Q25. The performance reflects the evolution of the Company's operating cash generation, driven by the growth in recurring revenues, the operational maturation of the CLD, combined with the reduction of the operating costs of the projects. As a result, the Adjusted EBITDA margin reached 42.9%, an increase of 7.8 p.p. year-on-year.

Excluding Park Place's result, the **Adjusted EBITDA margin** reached **65.9%**, an increase of 16.3 p.p. compared to 2Q25, evidencing the high operating profitability of the Company's real estate assets. This effect results from the transfer of the parking result to the developments.

PROFORMA R$ '000	2Q26	2Q25	Var. %	1H26	1H25	Var. %
Profit/Loss for the Period (Controlling Shareholders)	5,429	16,573	-67.2%	25,098	35,274	-28.8%
(+) IRPJ and CSSL	2,934	5,087	-42.3%	7,807	12,967	-39.8%
(+) Financial Result	11,597	7,270	59.5%	13,623	8,959	52.1%
(+) Depreciation and Amortization	3,597	5,207	-30.9%	7,196	8,908	-19.2%
EBITDA	**23,557**	**34,137**	**-31.0%**	**53,724**	**66,108**	**-18.7%**
(-) Other net operating income (expenses) [1]	928	-11,584	-108.0%	-4,088	-22,748	-82.0%
(-) Sales Result and Tax	-295	-92	219.8%	-337	-3,010	-88.8%
(-) Capitalized Interest	333	333	0.0%	665	665	0.0%
(-) Discounts Linearization	211	373	-43.5%	337	1,150	-70.7%
(-) Effects of anticipation of receivables [2]	0	-3,776	-100.0%	0	-3,776	-100.0%
(-) Others	225	226	-0.6%	422	1,253	-66.3%
Adjusted EBITDA	**24,959**	**19,616**	**27.2%**	**50,723**	**39,643**	**27.9%**
Adjusted Net Revenue	58,202	55,844	4.2%	118,344	110,930	6.7%
Adjusted EBITDA Margin	*42.9%*	*35.1%*	7.8 pp.	*42.9%*	*35.7%*	7.1 pp.
Adjusted EBITDA Margin Ex Park Place	**65.9%**	**49.7%**	**16.3 pp.**	**65.3%**	**53.1%**	**12.2 pp.**

[1] Adjustments mostly resulting from disposals.

[2] Equity adjustment and non-recurring financial expenses in 2025, both related to the anticipation of the 2024 portion of the transaction with FII XP Malls.

4. LIQUIDITY AND INDEBTEDNESS (PROFORMA)

4.1 CASH AND INDEBTEDNESS

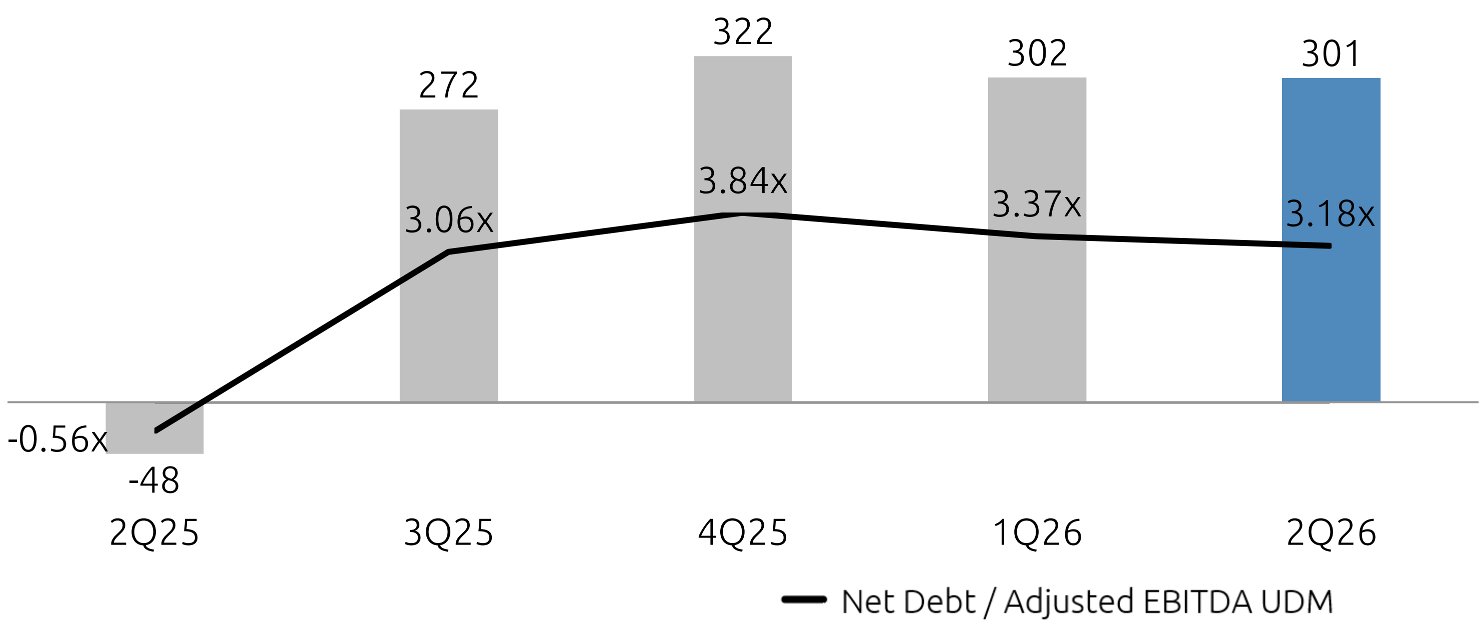
SYN ended 2Q26 with gross debt of **R$ 500.0 million** and cash (cash equivalents, financial investments and receivables) of **R$ 198.3 million**.

PROFORMA R$ '000	2Q26	1Q26	2Q25
Loans and Financing	26,431	26,448	39,649
Debentures and Promissory Notes	473,124	467,383	465,400
Indebtedness	**499,555**	**493,831**	**505,049**
Cash, Investment and Securities [1]	198,286	192,105	553,063
Net Debt (Net Cash)	**301,269**	**301,726**	**-48,014**
Adjusted EBITDA LTM	**94,753**	**89,411**	**86,132**
Total Net Debt / Adjusted EBITDA LTM	**3.18x**	**3.37x**	**-0.56x**

[1] Cash does not include the fair value of R$119.2 million related to SYN's interest in the FIP SPX SYN, classified as Securities. Considering this amount in cash, leverage in 2Q26 would be 1.92x.

EVOLUTION OF NET DEBT (PROFORMA)

SYN's **leverage**, measured by the ratio between net debt and EBITDA in the last 12 months, ended 2Q26 at **3.18x**. The increase in this indicator since 2Q25 is mainly due to the reduction in the cash position after the capital distributions made over the period, and not to the increase in gross debt.



4. LIQUIDITY AND INDEBTEDNESS (PROFORMA)

4.2 INDEBTEDNESS

At the end of 2Q26, SYN had two corporate debts and two acquisition obligations contracted, totaling a balance of R$500.0 million.

The following is a breakdown of the operations at the end of the quarter:

CORPORATE DEBT

Issuer	Type	Amount	Balance	Compensation	Interest	Maturity
SYN S.A.	10th Debenture	300,000	452,560	IPCA + 6.51% p.y.	Monthly	oct/28
Marfim	1st Debenture	110,000	20,564	CDI + 1.13% p.y.	Monthly	dec/27
TOTAL		410,000	473,124			

LOANS AND FINANCING

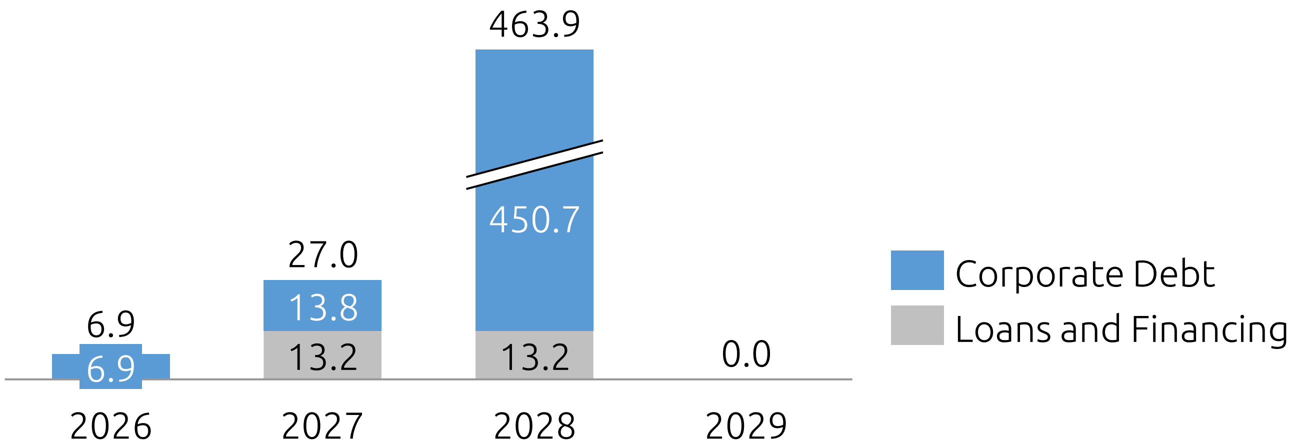
Issuer	Type	Amount	Balance	Compensation	Interest	Maturity
JK TORRE D	Obligation due to Acquisition	10,226	7,479	CDI + 1.30% p.y.	Monthly	jan-28
JK TORRE E	Obligation due to Acquisition	26,165	18,952	CDI + 1.30% p.y.	Monthly	jan-28
TOTAL		36,391	26,431			

4. LIQUIDITY AND INDEBTEDNESS (PROFORMA)

4.2 INDEBTEDNESS

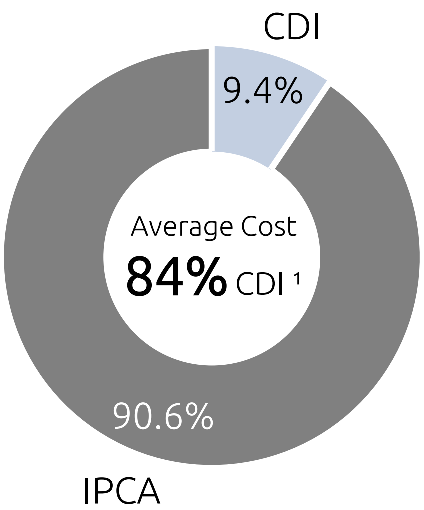
The Company's indebtedness is **mostly long-term**, representing **94.6%** of the total balance, while **5.4%** corresponds to **short-term** obligations. The next relevant amortization is only scheduled for 2028, which reinforces the strength of SYN's capital structure.
The Company remains attentive to market conditions for potential anticipation of payment or renegotiation of debts, considering the current scenario of interest rates and inflation in Brazil.

AMORTIZATION SCHEDULE (R$ MM)

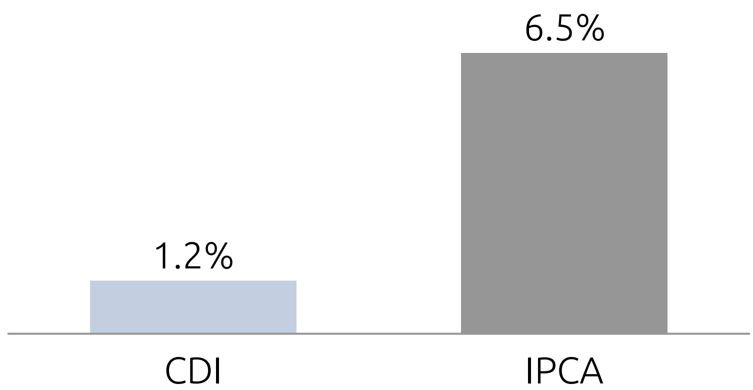


INDEXERS [1]

90.6% of SYN's debt instruments are indexed to the IPCA, while the remaining **9.4%** are linked to the CDI. The calculation of the average spread considers the financial balance of the operations.



AVERAGE SPREAD



[1] Considering the spot CDI and the IPCA UDM at the close of 2Q26.

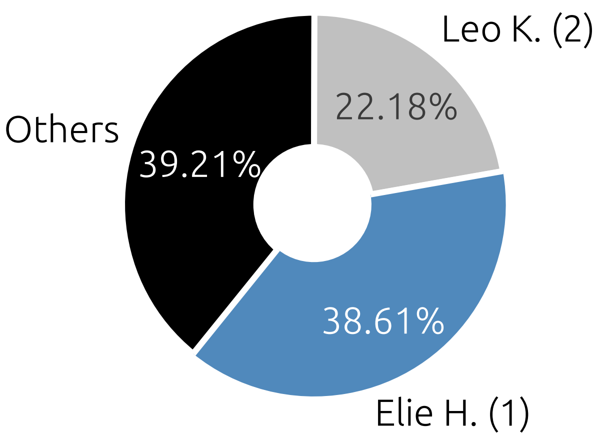
6. SHARE CAPITAL AND SHAREHOLDERS' EQUITY

On June 30, 2026, the capital stock was **R$ 573.3 million**, represented by **152,644,445 registered common shares**, distributed among the controlling group and investors on the stock exchange (free float).

The Company's Shareholders' Equity ended the quarter at **R$ 698.2 million**.

SYNE3	2Q26
Share Price (R$)*	4.23
Number of Shares (million)	152.6
Market Cap (R$ million)	645.7
Free Float	38.90%

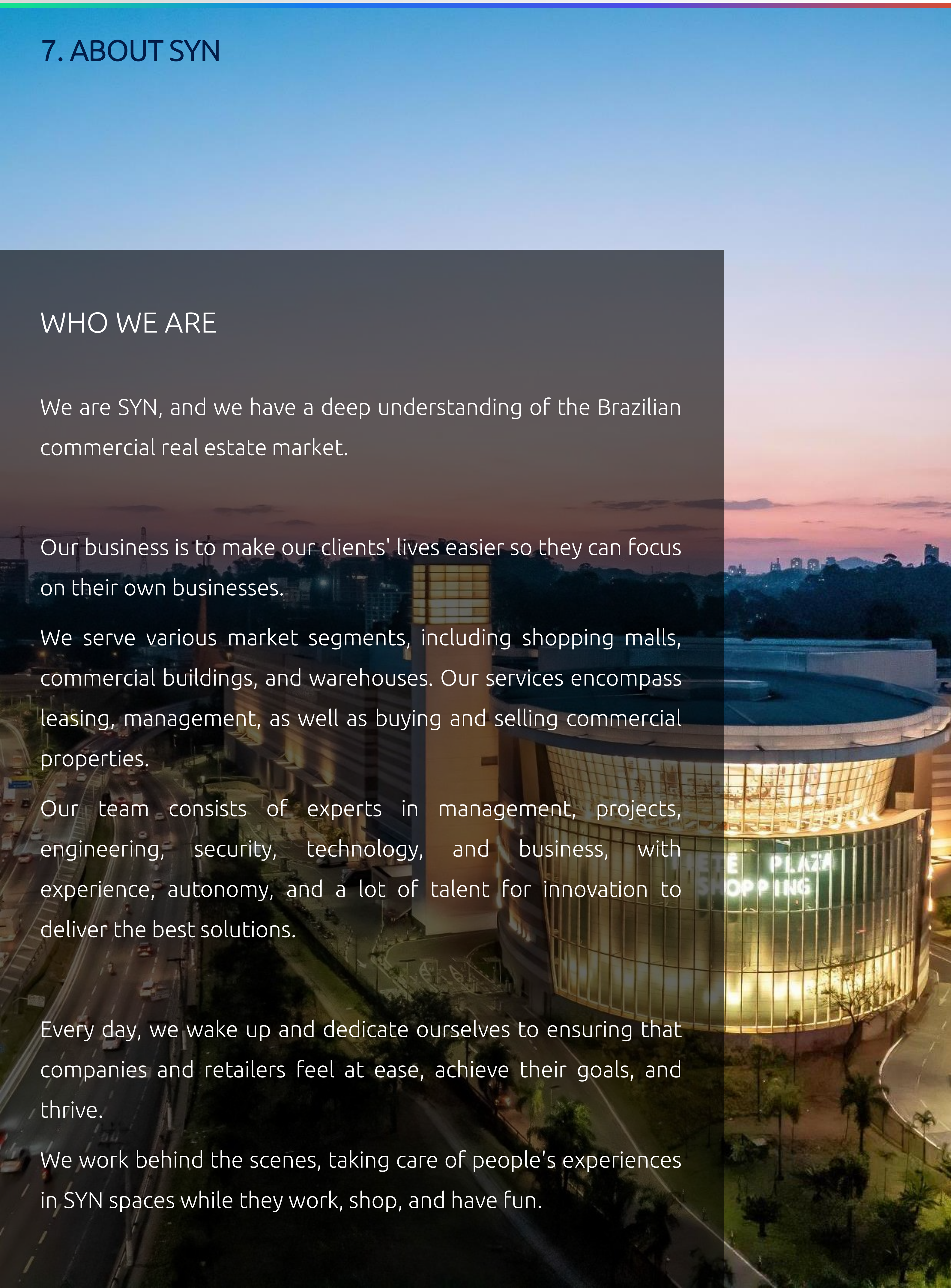
	2Q26	2Q25	Var. %
SYNE3*	4.23	4.11	2.9%
IBOVESPA	172,024	138,855	23.9%
IMOB	1,366	1,110	23.0%
SMLL	2,200	2,230	-1.3%
IFIX	3,831	3,484	10.0%



(1) Elie Horn and companies linked to the controlling shareholder
(2) Leo Krakowiak

*The values shown in the chart and tables above referring to the quotations of SYNE3 take into account the values adjusted by the dividend correction and capital reduction factors distributed in the analysis period.

7. ABOUT SYN



WHO WE ARE

We are SYN, and we have a deep understanding of the Brazilian commercial real estate market.

Our business is to make our clients' lives easier so they can focus on their own businesses.

We serve various market segments, including shopping malls, commercial buildings, and warehouses. Our services encompass leasing, management, as well as buying and selling commercial properties.

Our team consists of experts in management, projects, engineering, security, technology, and business, with experience, autonomy, and a lot of talent for innovation to deliver the best solutions.

Every day, we wake up and dedicate ourselves to ensuring that companies and retailers feel at ease, achieve their goals, and thrive.

We work behind the scenes, taking care of people's experiences in SYN spaces while they work, shop, and have fun.

8. EXHIBITS

OCCUPATION

Location		Total Private Area (sqm)	SPE Private Area (sqm)[1]	SYN Private Area (sqm)	Physical Vacancy [2]	Financial Vacancy [2]
Shopping Mall						
Grand Plaza Shopping	SP - Santo André	69,815	7,268	7,268	2.6%	5.0%
Metropolitano Barra	RJ - Rio de Janeiro	44,035	35,228	4,404	6.7%	6.9%
Tietê Plaza Shopping	SP - São Paulo	36,914	3,691	3,691	2.8%	4.9%
Cidade São Paulo	SP - São Paulo	16,906	10,143	10,143	3.9%	3.9%
Total Shopping Malls		**167,669**	**56,330**	**25,506**	**3.8%**	**4.3%**
Offices						
CEO - Torre Norte	RJ - Barra da Tijuca	14,968	10,886	2,721	43.9%	43.9%
JK Torre D	SP - J. Kubitschek	12,237	12,237	1,224	19.0%	19.0%
JK Torre E	SP - J. Kubitschek	19,418	19,418	1,942	0.0%	0.0%
Triple A		**46,623**	**42,541**	**5,887**	**24.3%**	**12.8%**
Nova São Paulo	SP - Chác. Sto. Antônio	11,987	11,987	7,980	28.1%	28.1%
Verbo Divino	SP - Chác. Sto. Antônio	8,386	8,386	5,582	0.0%	0.0%
ITM	SP - Vila Leopoldina	45,809	34,356	26,849	100.0%	100.0%
Leblon Corporate	RJ - Leblon	4,866	846	563	0.0%	0.0%
Birmann 10	SP - Chác. Sto. Antônio	12,162	12,162	12,162	0.0%	0.0%
Class A		**83,209**	**67,738**	**53,137**	**54.8%**	**43.2%**
Class A (ex ITM)		**37,401**	**33,381**	**26,288**	**8.5%**	**6.7%**
Total Offices		**129,832**	**110,278**	**59,024**	**51.7%**	**35.1%**
Total Offices (ex ITM)		**84,024**	**75,922**	**32,175**	**11.4%**	**9.0%**
Warehouse						
CLD	SP - São Paulo	128,516	109,239	21,848	0.0%	0.0%
Total SYN Portfolio		**426,018**	**275,848**	**106,377**	**29.6%**	**17.1%**
Total SYN Portfolio (ex ITM)		**380,209**	**241,491**	**79,528**	**5.9%**	**5.5%**

[1] Referring to the consolidation area.
[2] Referring to the SYN area.

8. EXHIBITS

PORTFOLIO

	Location	SYN Private Area (sqm)	Condominium Management (sqm)	Comercial Management (sqm)
Shopping Malls				
Grand Plaza Shopping	SP - Santo André	7,268	69,815	69,815
Metropolitano Barra	RJ - Rio de Janeiro	4,404	44,035	44,035
Tietê Plaza Shopping	SP - São Paulo	3,691	36,914	36,914
Cidade São Paulo	SP - São Paulo	10,143	16,906	16,906
Total Shopping Malls		**25,506**	**167,669**	**167,669**
Offices				
CEO - Torre Norte	RJ - Barra da Tijuca	2,721	14,968	10,886
CEO – Torre Sul	RJ - Barra da Tijuca	0	14,960	10,878
JK Torre D	SP - J. Kubitschek	1,224	12,237	12,237
JK Torre E	SP - J. Kubitschek	1,942	19,418	19,418
Faria Lima Financial Center	SP - Faria Lima	0	0	23,866
Faria Lima Square	SP - Faria Lima	0	17,972	13,248
Miss Silvia Morizono	SP - Faria Lima	0	16,289	16,289
JK 1455	SP - J. Kubitschek	0	22,148	12,005
Triple A		**5,887**	**117,991**	**118,827**
Nova São Paulo	SP - Chác. Sto. Antônio	7,980	11,987	11,987
Verbo Divino	SP - Chác. Sto. Antônio	5,582	8,386	8,386
ITM	SP - Vila Leopoldina	26,849	0	34,356
Leblon Corporate	RJ - Leblon	563	0	846
Birmann 10	SP - Chác. Sto. Antônio	12,162	12,162	12,162
Class A		**53,137**	**32,535**	**67,738**
Total Offices		**59,024**	**150,526**	**186,564**
Warehouse				
CLD	SP - São Paulo	21,848	0	0
Total SYN Portfolio		**106,377**	**318,196**	**354,234**

8. APPENDICES

ASSET PORTFOLIO

SHOPPING MALLS

CIDADE SÃO PAULO ✓✓
São Paulo / 2015
16,906 sqm (60% SYN)

GRAND PLAZA ✓✓
São Paulo / 1997
69,815 sqm (10.41% SYN)

METROPOLITANO BARRA ✓✓
Rio de Janeiro / 2013
44,035 sqm (10% SYN)

TIETÊ PLAZA ✓✓
São Paulo / 2013
36,914 sqm (10% SYN)

TRIPLE A OFFICES

CEO ✓✓
Rio de Janeiro / 2013
14,968 sqm (18.18% SYN)

JK TORRE D ✓✓
São Paulo / 2013
12,237 sqm (10% SYN)

JK TORRE E ✓✓
São Paulo / 2013
19,418 sqm (10% SYN)

FARIA LIMA SQUARE ✓✓
São Paulo / 2006
17,972 sqm (0% SYN)

F.L. FINANCIAL CENTER ✓
São Paulo / 2003
26,513 sqm (0% SYN)

JK 1455 ✓✓
São Paulo / 2008
22,148 sqm (0% SYN)

MISS SILVIA MORIZONO ✓✓
São Paulo / 2017
16,289 sqm (0% SYN)

CLASS A OFFICES

BIRMANN 10 ✓✓
São Paulo / 1992
12,162 sqm (100% SYN)

ITM ✓
São Paulo / 1996
45,809 sqm (58.61% SYN)

NOVA SÃO PAULO ✓✓
São Paulo / 1985
11,987 sqm (66.57% SYN)

VERBO DIVINO ✓✓
São Paulo / 1985
8,386 sqm (66.57% SYN)

LEBLON CORPORATE ✓
Rio de Janeiro / 2016
4,866 sqm (13.41% SYN)

WAREHOUSE

CLD
São Paulo / 2023
128,516 sqm total (17.0% SYN)

SYN Condominium Administration ✓
SYN Commercial Administration ✓

TERMS AND EXPRESSIONS USED

Own GLA: Total GLA x SYN's interest in each shopping mall and warehouse.

Total GLA: Gross Leasable Area, consisting of the total areas in warehouses and shopping malls available for rent (except for kiosks).

CAPEX: Capital Expenses - an estimated amount of funds to be disbursed for the development, expansion or improvement of an asset.

SYN: SYN S/A.

CDU, Key Money or Gloves: ARU (Assignment of Right of Use) is owed by tenants against the technical infrastructure offered by shopping malls. Especially when launching new developments, in expansions or when a store is returned due to non-payment or negotiation, new tenants pay for the right to use the points of sale in shopping malls. These amounts are negotiated based on the market value of these areas, with areas with higher visibility and customer traffic are the most valuable ones.

EBITDA (Earnings Before Income, Tax, Depreciation and Amortization): Net result for the period plus income tax, net financial income, depreciation, amortization and depletion, in accordance with the calculation methodology established by CVM Instruction 527/12. This is a nonaccounting measure that assesses the Company's capacity to generate operating revenues, excluding its capital structure.

FFO (Funds From Operations): Non-accounting measure obtained by the sum of depreciation expenses, goodwill amortization, non-recurring gains/losses and earnings from call option to net income, so as to measure, using the income statement, the net cash generated in the period.

Adjusted FFO: Adjustments made to the FFO in the period to exclude revenues from property sales in the period.

Net Default: Ratio between rent received (in the current quarter + recovery from previous quarters) and total revenue for the period with rent.

Loan to Value: A financial indicator that compares the loan amount with the guaranteed amount included in the transaction.

NOI (Net Operating Income): Calculated from Net Revenue, excluding revenues from services and property sales, and direct expenses in developments.

Same Properties NOI: NOI of the projects that were in operation in the two periods compared, considering the Company's participation in the current period.

SSS (Same Store Sales): Variations in contracted sales of shopping malls and measured only for stores in which there was no change in operator or rented areas between the compared periods.

SSR (Same Store Rent): Variations in billed rents of shopping malls and measured only for stores in which there was no change in operator or rented areas between the compared periods.

Turnover: Ratio between signed and terminated contracts and the total number of contracts in force in the quarter (in terms of GLA).

LTM: Last twelve months. Refers to the accumulated amounts over the last twelve months.

Vacancy / Financial Occupancy: Calculated by multiplying the rent per square meter that could be charged with the respective vacant areas, and the resulting amount is then divided by the potential rent of the total property. Subsequently, the percentage of monthly revenues that was lost due to vacancy in the period is calculated.

Vacancy / Physical Occupancy: Calculated by dividing the total vacant area over the total GLA of the portfolio.

SYN

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REPORT ON REVIEW OF
INDIVIDUAL AND CONSOLIDATED INTERIM FINANCIAL INFORMATION

To the Shareholders and Management of
Syn Prop & Tech S.A.
São Paulo - SP

Introduction

We have reviewed the accompanying individual and consolidated interim financial information of Syn Prop & Tech S.A. ("Company"), identified as parent and consolidated, respectively, included in the Interim Financial Information Form (ITR) for the quarter ended June 30, 2026, which comprises the balance sheet as at June 30, 2026, and the related statements of profit and loss and of comprehensive income for the three- and six-month periods then ended, and the statements of changes in equity and of cash flows for the six-month period then ended, including the explanatory notes.

Management is responsible for the preparation of this individual and consolidated interim financial information in accordance with technical pronouncement CPC 21 (R1) - Interim Financial Reporting and international standard IAS 34 - Interim Financial Reporting, as well as for the presentation of such 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 individual and consolidated interim financial information based on our review.

Scope of review

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

Conclusion on the individual interim financial information

Based on our review, nothing has come to our attention that causes us to believe that the accompanying individual interim financial information included in the ITR referred to above was not prepared, in all material respects, in accordance with technical pronouncement CPC 21 (R1), applicable to the preparation of ITR, and presented in accordance with the standards issued by the CVM.

Conclusion on the consolidated interim financial information

Based on our review, nothing has come to our attention that causes us to believe that the accompanying consolidated interim financial information included in the ITR referred to above was not prepared, in all material respects, in accordance with technical pronouncement CPC 21 (R1) 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 interim financial information referred to above includes the individual and consolidated statements of value added (DVA) for the six-month period ended June 30, 2026, prepared under the responsibility of the Company's Management and presented as supplemental information for the purposes of international standard IAS 34. These statements were subject to the review procedures performed together with the review of the ITR to reach a conclusion on whether they are reconciled with the interim financial information and the accounting records, as applicable, and whether their form and content are consistent with the criteria set forth in technical pronouncement CPC 09 - Statement of Value Added. Based on our review, nothing has come to our attention that causes us to believe that these statements of value added were not prepared, in all material respects, in accordance with the criteria set forth in such technical pronouncement and are consistent with the accompanying 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, August 13, 2026

DELOITTE TOUCHE TOHMATSU
Auditores Independentes Ltda.

Ribas Gomes Simões
Engagement Partner

65719FTA

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

SYN PROP & TECH S.A.

BALANCE SHEETS AS AT JUNE 30, 2026 AND DECEMBER 31, 2025
(In thousands of Brazilian reais - R$)

		Parent		Consolidated	
ASSETS	Note	06/30/2026	12/31/2025	06/30/2026	12/31/2025
CURRENT ASSETS					
Cash and cash equivalents	4	40,506	49,671	177,310	167,881
Securities	5	51,668	54,478	62,921	61,846
Trade receivables	6	9	103	30,858	33,283
Assets available for sale		-	-	-	-
Inventories	8	-	-	696	696
Recoverable taxes	9	6,600	6,301	11,166	10,928
Advances to suppliers		109	23	173	34
Dividends receivable		83	135	-	-
Other receivables	7	1,635	2,565	5,612	5,962
Total current assets		100,610	113,276	288,736	280,630
NONCURRENT ASSETS					
Securities	5	119,205	108,673	119,205	108,673
Trade receivables	6	-	-	13,364	14,297
Inventories	8	-	-	54,511	54,227
Due from other related parties	17	166	189	281	304
Recoverable taxes	9	7,865	12,514	7,988	26,680
Escrow deposits	16	-	-	406	406
Other receivables	7	1,436	1,436	8,461	8,231
Investments	10	933,638	890,733	172,062	170,193
Investment properties	11	-	-	1,597,135	1,606,033
Property, plant and equipment	12	1,820	2,239	1,942	2,394
Intangible assets	12	69	100	90	6,498
Total noncurrent assets		1,064,199	1,015,884	1,975,445	1,997,936
TOTAL ASSETS		1,164,809	1,129,160	2,264,181	2,278,566

		Parent		Consolidated	
LIABILITIES	Notes	30/06/2026	31/12/2025	30/06/2026	31/12/2025
CURRENT LIABILITIES					
Debentures	13.1	1,244	1,199	15,084	15,075
Trade payables		913	1,024	13,033	16,691
Payables for acquisition from third parties	13.2	-	-	132,382	132,641
Taxes and contributions payable	14	314	1,893	6,204	21,241
Deferred taxes and contributions	15	-	-	107	94
Advances from customers		669	-	1,427	797
Related parties	17 c)	34	34	34	34
Unrecognized "res sperata" (assignment of right of use)	19	-	-	964	1,077
Dividends payable		20	62	150	234
Other payables		10,193	13,968	29,295	27,950
Lease liabilities		809	833	809	833
TOTAL CURRENT LIABILITIES		14,196	19,013	199,489	216,667
NONCURRENT LIABILITIES					
Debentures	13.1	451,316	435,037	458,039	448,575
Payables for acquisition from third parties	13.2	-	-	131,925	263,851
Deferred taxes and contributions	15	-	-	512	545
Unrecognized "res sperata" (assignment of right of use)	19	-	-	2,134	2,219
Provision for labor, tax and civil contingencies	18	959	932	1,206	1,067
Lease liability		162	561	162	561
Total noncurrent liabilities		452,437	436,530	593,978	716,818
EQUITY					
Share capital	20.a	542,056	542,056	542,056	542,056
Legal reserve		85,280	85,280	85,280	85,280
Capital reserve	20.c	29,176	29,176	29,176	29,176
Earnings retention	20.b	31,442	6,344	31,442	6,344
Other comprehensive income		10,222	10,761	10,222	10,761
		698,176	673,617	698,176	673,617
Noncontrolling interests	20.d	-	-	772,538	671,464
TOTAL EQUITY		698,176	673,617	1,470,714	1,345,081
TOTAL LIABILITIES AND EQUITY		1,164,809	1,129,160	2,264,181	2,278,566

The accompanying notes are an integral part of this interim financial information.

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

SYN PROP & TECH S.A.

STATEMENTS OF PROFIT AND LOSS
FOR THE PERIODS ENDED JUNE 30, 2026 AND 2025
(In thousands of Brazilian reais - R$)

	Notes	Parent				Consolidated			
		04/01/2025 to 06/30/2026	06/30/2026	04/01/2025 to 06/30/2025	06/30/2025	04/01/2025 to 06/30/2026	06/30/2026	04/01/2025 to 06/30/2025	06/30/2025
NET REVENUE	24	6,732	14,291	7,119	14,655	81,859	164,191	74,373	158,135
COSTS	25	(1)	(5)	(116)	(271)	(35,289)	(71,368)	(35,328)	(75,436)
GROSS PROFIT		6,731	14,286	7,003	14,384	46,570	92,823	39,045	82,699
						57%	57%	52%	52%
OPERATING INCOME (EXPENSES)									
Selling expenses	25	(931)	(1,802)	(733)	(1,249)	(2,178)	(4,683)	(3,438)	(5,030)
General and administrative expenses	25	(4,717)	(9,709)	(5,051)	(10,937)	(6,033)	(13,170)	(6,152)	(13,596)
Management compensation	25	(1,836)	(2,857)	(2,753)	(3,905)	(2,202)	(3,439)	(3,077)	(4,405)
Employees' and Management profit sharing	25	(197)	(2,090)	(137)	(1,831)	(422)	(2,784)	(463)	(2,572)
Share of profit (loss) of subsidiaries	10	19,180	35,693	12,347	30,354	1,964	2,822	(11)	(140)
Other operating income (expenses), net		(888)	7,534	14,318	26,069	(926)	7,921	18,076	29,916
		10,611	26,769	17,991	38,501	(9,797)	(13,333)	4,935	4,173
OPERATING INCOME BEFORE FINANCE INCOME (COSTS)		17,342	41,055	24,994	52,885	36,773	79,490	43,980	86,872
Finance income	26	3,992	17,146	13,338	36,729	8,019	24,303	23,663	60,882
Finance costs	26	(17,213)	(33,095)	(23,508)	(54,340)	(27,458)	(55,374)	(42,728)	(88,857)
Finance income (costs)		(13,221)	(15,949)	(10,170)	(17,611)	(19,439)	(31,071)	(19,065)	(27,975)
PROFIT BEFORE INCOME TAX AND SOCIAL CONTRIBUTION		4,121	25,106	14,824	35,274	17,334	48,419	24,915	58,897
INCOME TAX AND SOCIAL CONTRIBUTION:									
Current	27	1,309	(8)	1,749	-	(3,190)	(8,086)	(5,264)	(15,387)
Deferred		-	-	-	-	(4)	(6)	(6)	(4)
		1,309	(8)	1,749	-	(3,194)	(8,092)	(5,270)	(15,391)
PROFIT BEFORE NONCONTROLLING INTERESTS		5,430	25,098	16,573	35,274	14,140	40,327	19,645	43,506
Profit (loss) attributable to Company's owners		-	-	-	-	5,430	25,098	16,573	35,274
Profit (loss) attributable to noncontrolling interests		-	-	-	-	8,710	15,229	3,072	8,232
Basic earnings per thousand shares - R$	29	0.036	0.164	0.109	0.231				
Diluted earnings per thousand shares - R$	29	0.036	0.164	0.109	0.231				

The accompanying notes are an integral part of this interim financial information.

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

SYN PROP & TECH S.A.

STATEMENTS OF COMPREHENSIVE INCOME

FOR THE PERIODS ENDED JUNE 30, 2026 AND 2025

(In thousands of Brazilian reais - R$)

	Parent				Consolidated			
	04/01/2025 to 06/30/2026	06/30/2026	04/01/2025 to 06/30/2025	06/30/2025	04/01/2025 to 06/30/2026	06/30/2026	04/01/2025 to 06/30/2025	06/30/2025
PROFIT (LOSS) FOR THE PERIOD	5,430	25,098	16,573	35,274	14,140	40,327	19,645	43,506
Translation adjustments for the period	(71)	(539)	(342)	(886)	(71)	(539)	(342)	(886)
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	5,359	24,559	16,231	34,388	14,069	39,788	19,303	42,620
Attributable to Company's owners	5,359	24,559	16,231	34,388	5,359	24,559	16,231	34,388
Attributable to noncontrolling interests	-	-	-	-	8,710	15,229	3,072	8,232

The accompanying notes are an integral part of this interim financial information.

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

SYN PROP & TECH S.A.

STATEMENTS OF CHANGES IN EQUITY
FOR THE PERIOD ENDED JUNE 30, 2026
(In thousands of Brazilian reais - R$)

	Attributable to Company's owners								
				Earnings reserves					
	Share capital	Share issuance costs	Capital reserves	Legal reserve	Earnings retention	Comprehensive income	Total	Noncontrolling interests	Total
BALANCE AS AT DECEMBER 31, 2025	573,313	(31,257)	29,176	85,280	6,344	10,761	673,617	671,464	1,345,081
Effect of noncontrolling interests on subsidiaries	-	-	-	-	-	-	-	85,845	85,845
Profit for the year	-	-	-	-	25,098	-	25,098	15,229	40,327
Translation adjustments to investments	-	-	-	-	-	(539)	(539)	-	(539)
BALANCE AS AT JUNE 30, 2026	573,313	(31,257)	29,176	85,280	31,442	10,222	698,176	772,538	1,470,714

The accompanying notes are an integral part of this interim financial information.

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

SYN PROP & TECH S.A.

STATEMENTS OF CHANGES IN EQUITY
FOR THE PERIOD ENDED JUNE 30, 2025
(In thousands of Brazilian reais - R$)

	Attributable to Company's owners								Noncontrolling interests	Total
				Earnings reserves						
	Share capital	Share issuance costs	Capital reserves	Legal reserve	Earnings retention	Profit for the year	Comprehensive income	Total		
BALANCE AS AT DECEMBER 31, 2024	903,313	(31,257)	29,176	82,048	78,942	-	11,563	1,073,785	1,049,099	2,122,884
Effect of noncontrolling interests on subsidiaries	-	-	-	-	-	-	-	-	(11,331)	(11,331)
Profit for the year	-	-	-	-	-	35,274	-	35,274	8,232	43,506
Additional interim dividends	-	-	-	-	(70,000)	-	-	(70,000)	-	(70,000)
Translation adjustments to investments	-	-	-	-	-	-	(886)	(886)	-	(886)
BALANCE AS AT JUNE 30, 2025	903,313	(31,257)	29,176	82,048	8,942	35,274	10,677	1,038,173	1,046,000	2,084,173

The accompanying notes are an integral part of this interim financial information.

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

SYN PROP & TECH S.A.

STATEMENTS OF CASH FLOWS
FOR THE PERIODS ENDED JUNE 30, 2026 AND 2025
(In thousands of Brazilian reais - R$)

	Parent		Consolidated	
	06/30/2026	06/30/2025	06/30/2026	06/30/2025
CASH FLOWS FROM OPERATING ACTIVITIES				
Profit (loss) before income tax and social contribution	25,106	35,274	48,419	58,897
Adjustments to reconcile profit (loss) to net cash provided by (used in) operating activities:				
Depreciation of property, plant and equipment items and amortization of intangible assets	576	569	644	653
Depreciation of investment properties	-	-	18,027	19,985
Share of profit (loss) of subsidiaries	(35,693)	(30,354)	(2,822)	140
Interest and inflation adjustment on borrowings, debentures and CRIs	29,873	40,263	52,222	69,965
Amortization of commission on debentures	-	1,467	75	1,542
Interest on lease liabilities	279	150	279	150
Recognition (reversal) of allowance for doubtful debts	-	-	284	582
Amortization of goodwill on investment properties	-	-	54	112
Present value adjustment	(50)	(1,276)	(50)	(1,276)
Provisions for labor, tax and civil risks	27	(13)	139	(123)
Variations in capitalized interest	665	665	-	665
Amortization of goodwill	54	54	-	-
Proceeds from the disposal of equity interests	-	(16,750)	-	(7,415)
Proceeds from the disposal of investment properties	-	-	-	-
Straight-lining of amortized revenue	-	-	(821)	(2,826)
Straight-lining of discounts - COVID-19	-	-	337	1,150
Income from securities	(11,211)	(12,661)	(11,834)	(12,784)
Decrease (increase) in assets:				
Trade receivables	94	(6,098)	3,558	(15,869)
Recoverable taxes	4,350	(721)	18,454	(2,651)
Advances to suppliers	(86)	55	(139)	71
Available-for-sale assets	-	1,899	-	1,899
Inventories	-	-	(284)	(314)
Due from other related parties	23	(54)	23	(54)
Other receivables	(6,679)	(2,647)	(7,541)	(196)
(Decrease) increase in liabilities:				
Trade payables	(111)	(1,130)	(3,658)	789
Taxes and contributions payable	1,133	(739)	(5,651)	7,300
Advances from customers	669	-	630	164
Unrecognized "res sperata"	-	-	(198)	105
Other payables	(4,165)	(9,782)	(1,460)	(4,810)
Due to related parties	-	-	-	18,338
	4,854	(1,829)	108,687	134,189
Interest paid	(13,549)	(28,825)	(36,208)	(58,437)
Income tax and social contribution paid	(2,720)	(10,466)	(17,498)	(39,026)
Dividends received	1,743	16,693	4,012	78
NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES	(9,672)	(24,427)	58,993	36,804
CASH FLOWS FROM INVESTING ACTIVITIES:				
(Increase) in investments	(9,325)	(24,677)	(337)	(12,306)
Decrease in securities	3,489	(49,913)	227	(53,701)
(Increase) in property, plant and equipment and intangible assets	(126)	(317)	(201)	(596)
(Increase) in investment properties	-	-	(2,766)	(5,579)
Disposal of equity interests	7,710	145,959	7,710	145,959
(Increase) in investment properties	-	375,949	-	582,505
Related parties	-	-	-	-
NET CASH USED IN INVESTING ACTIVITIES	1,748	447,001	4,633	656,282
CASH FLOWS FROM FINANCING ACTIVITIES:				
Payments of loans, debentures and promissory notes (principal)	-	(360,000)	(6,875)	(366,873)
Capital increase (decrease) by noncontrolling shareholder	-	-	85,845	(11,331)
Repayment of principal from lease liabilities	(702)	(599)	(702)	(599)
Dividends paid	-	(70,000)	-	(70,000)
Payment of CRI's (principal)	-	-	(131,926)	-
NET CASH PROVIDED BY (USED IN) FINANCING ACTIVITIES	(702)	(430,599)	(53,658)	(448,803)
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS, NET	(8,626)	(8,025)	9,968	244,283
Cash and cash equivalents:				
At the beginning of the period	49,671	143,378	167,881	268,587
Effects of exchange rate changes on cash and cash equivalents	(539)	(886)	(539)	(886)
At the end of the period	40,506	134,467	177,310	511,984
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS, NET	(8,626)	(8,025)	9,968	244,283

The accompanying notes are an integral part of this interim financial information.

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

SYN PROP & TECH S.A.

STATEMENT OF VALUE ADDED
FOR THE PERIODS ENDED JUNE 30, 2026 AND 2025
(In thousands of Brazilian reais - R$)

	Parent		Consolidated	
	06/30/2026	06/30/2025	06/30/2026	06/30/2025
REVENUE:				
Revenue from services (Administration / Rental)	16,344	16,798	173,318	163,653
Revenue from property sales	-	-	-	4,982
Other revenues	-	16,767	-	16,767
Recognition (reversal) of allowance for expected credit losses	-	-	(284)	(582)
	16,344	33,565	173,034	184,820
INPUTS ACQUIRED FROM THIRD PARTIES:				
Cost of sales and services	-	-	(50,013)	(50,680)
Materials, energy, outside services and other	(3,955)	(4,412)	(5,324)	(6,132)
Other	(737)	(1,938)	(2,941)	(2,717)
	(4,692)	(6,350)	(58,278)	(59,529)
GROSS VALUE ADDED	11,652	27,215	114,756	125,291
DEPRECIATION AND AMORTIZATION, NET	(576)	(569)	(18,671)	(20,638)
WEALTH CREATED BY THE COMPANY	11,076	26,646	96,085	104,653
WEALTH RECEIVED IN TRANSFER				
Share of profit (loss) of subsidiaries	35,693	30,354	2,822	(140)
Other	7,560	9,371	7,781	12,903
Finance income	17,146	36,729	24,303	60,882
	60,399	76,454	34,906	73,645
Total wealth for distribution	71,475	103,100	130,991	178,298
WEALTH DISTRIBUTED:				
Personnel				
Payroll and related taxes	4,431	4,172	6,970	7,932
Severance pay fund (FGTS)	231	15	473	305
Sales commissions	654	684	2,888	3,634
Management fees	2,857	3,905	3,439	4,405
Employee benefits and profit sharing	2,921	2,469	4,173	3,670
Taxes, fees and contributions				
Federal	1,285	1,340	13,906	22,605
Municipal	949	938	3,529	3,485
Remuneration of third-party capital				
Interest	29,873	40,263	31,609	42,826
Other	3,176	14,040	23,677	45,930
Remuneration of own capital				
Retained earnings for the periods	25,098	35,274	25,098	35,274
Dividends accrued for the period	-	-	-	-
Noncontrolling interests in retained earnings	-	-	15,229	8,232
	71,475	103,100	130,991	178,298

The accompanying notes are an integral part of this interim financial information.

1. GENERAL INFORMATION

Syn Prop & Tech S.A. ("Company") is a publicly-held company domiciled in Brazil, with shares traded on [B]^3 under the ticker symbol "SYNE3". The Company is headquartered at Avenida Brigadeiro Faria Lima, 3.600 - 14th floor, city of São Paulo, State of São Paulo.

The Company and its subsidiaries are mainly engaged in the development, sale and lease of commercial properties, management of assets, operation of shopping malls, provision of management, contract management, real estate development services and other related services, and holding interest in other entities.

2. SIGNIFICANT ACCOUNTING POLICIES

2.1. Statement of compliance

a) The individual interim financial information has been prepared in accordance with CPC 21(R1) - Interim Financial Reporting, and presented in a manner consistent with the rules issued by the CVM.

The individual interim financial information of Syn Prop & Tech ("Parent") has been prepared in accordance with accounting practices adopted in Brazil (BR GAAP) which, in the case of the Company, differs from the separate financial statements in accordance with IFRS Accounting Standards issued by the International Accounting Standards Board - IASB with respect to the capitalization of interest incurred by the Parent and recorded in "Investments", in relation to the assets of its subsidiaries; for purposes of the IFRS, such capitalization is only permitted in the consolidated interim financial information and not in the separate interim financial information.

The consolidated interim financial information has been prepared 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 there is no difference between the consolidated equity and the consolidated profit or loss attributable to the Parent's shareholders, disclosed in the consolidated interim financial information, and the Parent's equity and profit or loss disclosed in the individual interim financial information, the Company opted for presenting this information in a single set of interim financial information.

Management asserts that all relevant information related to the interim financial information is being disclosed and corresponds to the information used by it in its management.

Management has assessed the Company's ability to continue as a going concern and, while preparing the individual and consolidated interim financial information, it did not identify any events or conditions that could cast significant doubt as to the Company's ability to continue as a going concern and, therefore, concluded that using the going concern basis of accounting in preparing its individual and consolidated interim financial information would be appropriate.

The issuance of the interim financial information for the Company's period was authorized by the Board of Directors on August 13, 2026.

The information related to the basis of preparation and presentation of interim financial information, the summary of significant accounting policies and the use of estimates and judgments has not changed in relation to that disclosed in note 2 to the annual financial statements for the year ended December 31, 2025, published on March 26, 2026 on the Valor Econômico newspaper, and made available at the following websites: www.cvm.gov.br, www.bmfbovespa.com.br and ri.syn.com.br.

2.2. Basis of preparation

The individual and consolidated interim financial information has been prepared based on historical cost, unless otherwise indicated.

All amounts in this interim financial information are expressed in thousands of Brazilian reais, unless otherwise indicated.

Functional and presentation currency

The individual and consolidated interim financial information is presented in Brazilian reais (R$), which is the Company's functional currency. All financial information presented in thousands of Brazilian reais (R$) has been rounded to the nearest thousand, unless otherwise stated.

The statements of profit and loss and balance sheets of the entities controlled by the Company, whose functional currency is different from the presentation currency, are translated into the presentation currency as follows: (i) the assets, liabilities and equity (other than the components specified in item (iii)) are translated at the closing exchange rate on the balance sheet date; (ii) income and expenses are translated at the average exchange rate, except for specific transactions which, due to their relevance, are translated at the exchange rate on the transaction date; and (iii) capital, capital reserves and treasury shares are translated at the exchange rate on the transaction date. All exchange differences are recognized in comprehensive income as cumulative translation adjustments, and transferred to profit or loss when the transaction is carried out.

2.3. Basis of consolidation

The consolidated interim financial information as at June 30, 2026 includes the consolidation of investees, based on the criteria below:

(i) Subsidiaries - The interim financial information of subsidiaries is included in the consolidated financial statements as from the date on which the Company obtains control until the date on which control ceases to exist. In the Parent's individual interim financial information, the interim financial information of subsidiaries is stated under the equity method.

(ii) Investments in entities under the equity method - The Company's investments in entities under the equity method comprise its interests in associates and joint ventures.

(ii.a) Associates are those entities over which the Company, either directly or indirectly, has significant influence, but not the control or joint control over the financial and operating policies.

(ii.b) Joint ventures are those entities in which the Company shares control with third parties over the financial and operating policies.

These investments are initially recognized at cost, which includes transaction costs. Subsequent to initial recognition, the interim financial information includes the Company's share of profit or loss for the year and other comprehensive income of the investee until the date on which the significant influence ceases to exist.

(iii) Investment in associate, whose interest is lower than twenty percent and over which it has no significant influence - The Company measures this investment at fair value through profit or loss.

(iv) Noncontrolling interests - The Company measures any noncontrolling interest based on the proportional interest in identifiable net assets on the acquisition date. Changes in the Company's interest in a subsidiary that do not result in loss of control are accounted for as equity transactions.

(v) Transactions eliminated on consolidation - The balances and transactions between consolidated companies were eliminated on consolidation. Gains and losses arising on intragroup transactions are also eliminated.

For further information on investees, see note 10 (investments).

When the Company loses control over an entity, the assets and liabilities and noncontrolling interest and other components recognized in equity relating to such entity are derecognized, which corresponding gain or loss is recorded in profit or loss.

3. ACCOUNTING PRONOUNCEMENTS

3.1. New and revised accounting standards effective in the current year

In the six-month period ended June 30, 2026, the new effective standards were assessed and did not affect the interim financial information disclosed. In addition, the Company did not early adopt the IFRSs issued, but not yet effective.

4. CASH AND CASH EQUIVALENTS

Refer to cash, banks and short-term investments in Bank Certificates of Deposit (CDB) and repurchase transactions backed by debentures, yielding interest at rates that approximate the CDI fluctuation (between 98% and 100%), on which no penalties or other immediate redemption-related restrictions are imposed, other than the right to require repurchase at any time.

The balance of cash and cash equivalents falls into the fair value through profit or loss category.

	Parent		Consolidated	
	06/30/2026	12/31/2025	06/30/2026	12/31/2025
Cash and banks	130	543	8,842	14,075
CDB	40,376	49,128	168,468	153,806
Total cash and cash equivalents	40,506	49,671	177,310	167,881

5. SECURITIES

	Parent		Consolidated	
	06/30/2026	12/31/2025	06/30/2026	12/31/2025
Debentures	7,975	16,757	7,975	16,757
CDB	108	762	108	762
Repurchase transactions	1,782	1,554	1,782	1,554
Financial Bills	14,686	13,695	14,686	13,695
Financial Treasury Bills	14,748	4,340	14,748	4,340
Investment funds (a)	131,574	126,043	142,827	133,411
Total securities	170,873	163,151	182,126	170,519
Current	51,668	54,478	62,921	61,846
Noncurrent (b)	119,205	108,673	119,205	108,673

Refers to repurchase transactions and investment funds, broken down as shown above, characterized by the repurchase at a previously defined term and price. It yields interest at rates that approximate the CDI fluctuation (ranging between 98% and 100%).

The balance of securities falls into the amortized cost and fair value through profit or loss (FVTPL) categories.

a) The Company holds a 23.92% equity interest in Fundo de Investimento em Participação SPX SYN Desenvolvimento I - Multiestratégia (“FIP”).

6. TRADE RECEIVABLES

Represented by:

Description	Parent		Consolidated	
	06/30/2026	12/31/2025	06/30/2026	12/31/2025
Leases	-	-	25,149	28,614
Assignment of right of use (CDU)	-	-	4,366	4,419
Management services	9	103	5,965	8,286
Subtotal - balance receivable	9	103	35,480	41,319
Straight-lining (a)	-	-	19,624	16,433
Unrecognized discounts	-	-	650	987
Allowance for expected credit losses (b)	-	-	(11,532)	(11,159)
Total trade receivables	9	103	44,222	47,580
Current	9	103	30,858	33,283
Noncurrent	-	-	13,364	14,297

a) Accounting method pursuant to technical pronouncement CPC 06 - Leases (R2) for recognition of revenue from rental and accounts receivable, on accrual basis.

b) For trade receivables related to Shopping Centers, the Company adopts the expected loss as its loss policy for doubtful debts.

Receivables from lessees with balances past due for more than 360 days are fully provided for (100%), that is, current and past-due balances.

For receivables of other lessees without balances past due for more than 360 days, the Company adopts as loss policy the provisioning according to the percentage of expected losses, taking into consideration an individual, historical analysis for each shopping mall, together with current and future economic, financial and political conditions that could adjust the historical loss rate, as shown below:

Shopping mall	Expected loss percentage applied to outstanding receivables and current receivables falling due below 360 days	Expected loss percentage applied to outstanding receivables and current receivables falling due below 360 days
	2026	2025
Tietê Plaza Shopping	2.05%	1.24%
Shopping Metropolitano Barra	2.93%	2.96%
Shopping Cidade de São Paulo	0.56%	1.54%
Grand Plaza Shopping	1.34%	0.85%

As at June 30, 2026, the aging list of trade receivables, without considering the allowance for expected credit losses, is as follows:

	Consolidated	Consolidated
	06/30/2026	12/31/2025
Current	46,881	50,534
Past-due	8,873	8,205
0 to 30 days	317	110
31 to 60 days	78	89
61 to 90 days	82	186
91 to 120 days	103	75
121 to 360 days	747	713
Over 360 days	7,546	7,032
Total	55,754	58,739

The noncurrent portion as at June 30, 2026 by year of maturity is as follows:

	Consolidated	
	06/30/2026	12/31/2025
2027	2,173	3,958
2028	1,673	3,638
2029	3,803	3,400
2030	3,717	3,301
2031	1,998	-
Balance as at June 30, 2026	13,364	14,297

7. OTHER RECEIVABLES

	Parent		Consolidated	
Description	06/30/2026	12/31/2025	06/30/2026	12/31/2025
Sale of equity interests	941	3,678	941	3,735
Allowance	-	-	5,909	5,711
Other unrecognized expenses	2,130	323	7,223	4,747
Total securities	3,071	4,001	14,073	14,193
Current	1,635	2,565	5,612	5,962
Noncurrent	1,436	1,436	8,461	8,231

8. INVENTORIES

	Consolidated	
	06/30/2026	12/31/2025
Current:		
Thera Residencial e Saletas	696	696
Noncurrent:		
Land	54,511	54,227

As at June 30, 2026, the Company has no property pledged as collateral for debts.

The assessment of the recoverable value is made on annual basis according to prevailing accounting policies. As at June 30, 2026, the Company did not identify any indication of impairment of its inventories.

9. RECOVERABLE TAXES

Represented by:

	Parent		Consolidated	
Description	06/30/2026	12/31/2025	06/30/2026	12/31/2025
Withholding Income Tax (IRRF) (a)	13,531	17,797	17,572	32,334
Social contribution (CSLL)	878	952	1,432	4,997
Taxes on revenue (PIS and COFINS)	56	66	139	266
Other recoverable taxes	-	-	11	11
Total	14,465	18,815	19,154	37,608
Current	6,600	6,301	11,166	10,928
Noncurrent	7,865	12,514	7,988	26,680

a) Income tax is represented by withholdings on short-term investments and dividends from real estate investment funds, including from prior years, which, in accordance with article 66 of Law No. 8383/91, with the new wording introduced by article 58 of Law No. 9069/95, establishes the right to offset against taxes of the same nature or reimbursement request, which ensures the Company its full realization at inflation-adjusted amounts.

10. INVESTMENTS

10.1. The main information on investees as at June 30, 2026 and 2025, and December 31, 2025 is summarized as follows:

	Total assets				Total liabilities					
	Current assets		Noncurrent assets		Current assets		Noncurrent assets		Current assets	
Associates	06/30/2026	12/31/2025	06/30/2026	12/31/2025	06/30/2026	12/31/2025	06/30/2026	12/31/2025	06/30/2026	12/31/2025
Carcavelos	139	2	6,987	6,582	551	11	-	-	6,575	6,573
Cyrela CCP Canela	32,651	32,648	-	-	-	-	-	-	32,651	32,648
SYN Sândalo	9	76	34	34	3	26	-	54	40	30
CLD	17,832	16,472	459,519	444,776	4,596	4,816	57,850	57,878	414,905	398,554
Cyrela CCP Tururin	251	242	1	-	1	1	-	-	251	241

	Net revenue		Costs		Profit/loss	
Associates	06/30/2026	30/06/2025	06/30/2026	30/06/2025	06/30/2026	30/06/2025
Carcavelos	5	-	3	1	2	(1)
Cyrela CCP Canela	4	4	1	1	3	3
SYN Sândalo	3	5	(8)	253	11	(248)
CLD	21,814	9,664	3,951	3,734	17,863	5,930
Cyrela CCP Tururin	16	14	4	3	12	11

Description of companies	Equity interest (%) 2025	Equity interest (%) 2026	12/31/2025	Capital payment (decrease)	Dividends	Income	Share of profit (loss) of subsidiaries	Interest capitalization	06/30/2026
Investments in subsidiaries									
CCP Acácia	100.00%	100.00%	9,048	-	-	-	46	-	9,094
CCP Açucena	66.57%	66.57%	7,283	-	-	-	1,607	-	8,890
CCP Adm de Propriedades	100.00%	100.00%	10,759	-	-	-	1,586	-	12,345
CCP Agata	99.99%	99.99%	376	-	-	-	14	-	390
CCP Ambar	66.57%	66.57%	8,653	-	-	-	2,017	-	10,670
CCP Asset	100.00%	100.00%	9,101	(539)	-	-	1,091	-	9,653
CCP Bromélia	25.00%	25.00%	21,506	(16)	-	-	(147)	(70)	21,273
CCP Carvalho	100.00%	100.00%	2	1	-	-	-	-	3
CCP Citrino	99.99%	99.99%	5	1	-	-	(1)	-	5
CCP Eucalipto	100.00%	100.00%	35,159	-	-	-	-	-	35,159
CCP Lavanda	99.99%	99.99%	109,188	-	-	-	3,404	-	112,592
CCP Leasing Malls	100.00%	100.00%	(257)	351	-	-	(94)	-	-
CCP Lilac	100.00%	100.00%	4,104	-	-	-	(892)	-	3,212
CCP Magnólia	12.50%	100.00%	66,046	(9,278)	-	-	1,285	(71)	57,982
CCP Marfim	100.00%	100.00%	15,214	5,842	-	-	392	(11)	21,437
CCP Marmore	66.56%	66.56%	1,888	-	-	-	959	-	2,847
CCP Mogno	99.90%	99.90%	44	-	-	-	-	-	44
CCP Participações	100.00%	100.00%	87	-	-	-	2	-	89
ON Digitais	99.99%	99.99%	730	4	-	-	36	-	770
CSC Serviços Administrativos	99.99%	99.99%	3,305	-	-	-	(20)	-	3,285
Fundo CTI	66.19%	67.24%	21,555	2,162	-	-	(2,640)	-	21,077
Micônia	100.00%	100.00%	334,681	-	-	-	18,384	(511)	352,554
YM Investimentos	100.00%	100.00%	101	1	-	-	3	-	105
JK D - FII (b)	10.00%	10.00%	29,673	1,627	-	-	456	-	31,756
JK E - FII (b)	10.00%	10.00%	36,064	7,840	-	-	1,122	-	45,026
Nebraska	100.00%	100.00%	(2)	3	-	-	(1)	-	-
Kansas	100.00%	100.00%	-	2	-	-	(1)	-	1
Condado	100.00%	100.00%	3	1	-	-	(2)	-	2
California	100.00%	100.00%	245	(118)	-	-	(27)	-	100
API SPE 88	100.00%	100.00%	10,906	351	-	-	(3)	-	11,254
Fundo Grand Plaza II	100.00%	100.00%	30,730	-	-	-	3,530	(2)	34,258
Goodwill on acquisition of equity interests (c)			3,228	(54)	-	-	-	-	3,174
Subtotal - investees - subsidiaries			769,425	8,181	-	-	32,106	(665)	809,047

Description of companies	Equity interest (%) 2025	Equity interest (%) 2026	12/31/2025	Capital payment (decrease)	Dividends	Income	Share of profit (loss) of subsidiaries	Interest capitalization	06/30/2026
Investimentos em Coligadas									
Carcavelos	8.45%	8.45%	555	-	-	-	-	-	555
CCP Canela	50.00%	50.00%	16,667	-	-	-	2	-	16,669
CCP Sândalo	50.00%	50.00%	15	-	-	-	6	-	21
CLD	20.00%	20.00%	79,776	1,440	(1,743)	-	3,573	-	83,046
Cyrela Tururim	50.00%	50.00%	121	(1)	-	-	6	-	126
Condoconta Financeira	10.00%	10.00%	24,174	-	-	-	-	-	24,174
Subtotal - investees - associates			121,308	1,439	(1,743)	-	3,587	-	124,591
Total investments			890,733	9,620	(1,743)	-	35,693	(665)	933,638

Description	Parent 06/30/2026	Parent 12/31/2025
FII CTI	639	651
FII Grand Plaza II	2,534	2,603
Total (a)	3,173	3,254

a) Upon acquisition of FII CTI and FII Grand Plaza II companies, part of the amount paid, in excess of cost, was allocated to some assets, mainly land. Consequently, this fair value, which was added to the assets, is depreciated, if applicable, at the same rates as the original amounts, which ranges from 2% to 2.7% per year.

10.2. Investments in associates

The variation in investments in associates that remain recorded in the consolidated financial statements is as follows:

Associates	Direct interest - % 2026	Direct interest - % 2025	Balance as at 12/31/2025	Capital payment (decrease)	Dividends	Share of profit (loss) of subsidiaries	Other	Balance as at 06/30/2026
Carcavelos	8.45%	8.45%	555	-	-	-	-	555
Cyrela CCP Canela	50.00%	50.00%	16,667	-	-	2	-	16,669
SYN Sândalo	50.00%	50.00%	15	-	-	6	-	21
CLD	20.00%	20.00%	79,776	1,440	(1,743)	3,573	-	83,046
Cyrela Diamante	48.98%	48.98%	1,543	(195)	(119)	56	-	1,285
Cyrela CCP Tururin	50.00%	50.00%	121	(1)	-	6	-	126
Parallel	0.20%	0.20%	2,640	-	-	-	(156)	2,484
Texas (b)	10.00%	10.00%	15,790	-	-	-	-	15,790
Oklahoma (c)	10.00%	10.00%	27,571	-	-	-	-	27,571
Condoconta	10.00%	10.00%	24,174	-	-	-	-	24,174
Outros Investimentos (a)	-	-	979	1,989	(2,150)	(821)	3	-
Goodwill on the acquisition of equity interests	-	-	362	-	-	-	(21)	341
Total investments			170,193	3,233	(4,012)	2,822	(174)	172,062

a) Pursuant to a share sale and purchase agreement and other covenants entered into on June 10, 2016, CCP Lilac acquired real estate projects named Cyrela Milão Empreendimentos Imobiliários Ltda., Cyrela Tennessee Empreendimentos Imobiliários Ltda., API SPE 88 - Planejamento e Desenvolvimento de Empreendimentos Imobiliários Ltda., CHL LLXXVIII Incorporações Ltda., Cyrela Oceania Empreendimentos Imobiliários SPE Ltda., Evidense PDG Cyrela Ltda. and SPE CHL Incorporações Ltda.

b) The real estate investment fund JK D - FII has interest in subsidiary in Texas Empreendimentos e Participações S.A. for which it holds title of Condomínio WTorre JK D of 10% by the Company and 90% by CCP/CPP Parallel Holding Cajamar I LLC.

c) The real estate investment fund JK E - FII has interest in subsidiary in Oklahoma Empreendimentos e Participações S.A. for which it holds title of Condomínio WTorre JK E of 10% by the Company and 90% by CCP/CPP Parallel Holding Cajamar I LLC.

10.3. Investments in investees measured at fair value

Associates	Direct interest - % 2026	Direct interest - % 2025	06/30/2026	12/31/2025
Condoconta Ltd. (a)	10.00%	10.00%	24,174	24,174
Total investments at fair value			24,174	24,174

a) The Company holds 19,946,452 shares in CondoConta Ltd., equivalent to a 10% equity interest, totaling an investment of R$24,174. The Company does not hold control nor significant influence over the investee, and its amount is measured at fair value pursuant to technical pronouncement CPC 18 (R2).

11. INVESTMENT PROPERTIES

Investment properties are initially stated at cost and subsequently depreciated, and consist of properties leased by the Company. The balances as at June 30, 2026 and December 31, 2025 are as follows:

	Depreciation - %	Consolidated 06/30/2026	Consolidated 12/31/2025
Buildings and constructions	2.0% to 2.7%	1,739,337	1,739,490
Land	-	89,549	89,549
Improvements in properties	2%	54,472	45,190
Total cost		1,883,358	1,874,229
(-) Accumulated depreciation	2.0% to 2.7%	(286,223)	(268,196)
Total investment properties		1,597,135	1,606,033

As at June 30, 2026, the Company has the amount of R$982,105 pledged as collateral for debts.

The variation in consolidated investment properties for the six-month period ended June 30, 2026 is as follows:

Description	Balance as at 12/31/2025	Additions	Transfers (a)	Amortization of surplus	Depreciation	Capitalization	Balance as at 06/30/2026
Buildings and constructions	1,475,527	566	-	(54)	(17,561)	(665)	1,457,813
Land	89,549	-	-	-	-	-	89,549
Improvements in properties	40,957	2,865	6,417	-	(466)	-	49,773
Total	1,606,033	3,431	6,417	(54)	(18,027)	(665)	1,597,135

a) Refer to expenditures on shopping mall projects under development.

The Company elected for the recognition at cost less depreciation of investment properties. Below is a comparison between the cost and fair value of investment properties, calculated annually as at December 31, 2025, for impairment test purposes:

Properties	Fair value (a)	Carrying amount	Gross surplus not recorded
Buildings	1,998,387	1,142,161	856,226
Shopping malls	968,875	427,795	541,080
Other	75,923	27,179	48,744
Total	3,043,185	1,597,135	1,446,050

a) The fair value above is being presented on a consolidated basis, considering the full interest the respective subsidiaries hold on properties classified as “Investment properties”, including noncontrolling interests.

The assessment of shopping malls was carried out internally as at December 31, 2025, and depending on the property and market characteristics the method below was used to determine the market value:

Income approach - discounted cash flow: under such method, the current lease revenue is projected based on effective lease agreements, over a period of 10 years, considering appropriate growth rates and contractual events (adjustments, reviews and renewals), within the lower frequency set forth in the law.

- The fair value measurement of shopping malls was classified as Level 3 based on the inputs used.
- For the assessment of the shopping mall assets, the following rates were used as assumptions:

Indicators	Weighted average
Revenue growth	1.3%
Default	0.8%
Average discount on the lease	3.8%
Financial vacancy	2.8%
Management fee/revenue	3.8%
Discount rate	9.2%

The real discount rate was used as assumption.

The assessment of buildings was carried out internally as at December 31, 2025, and depending on the property and market characteristics the method below was used to determine the market value:

- Income method - discounted cash flow: under such method, the current lease revenue is projected based on effective lease agreements, considering appropriate growth rates and contractual events (adjustments, reviews and renewals), within the lower frequency set forth in the law. To determine the market value of the projects, a cash flow was created considering the calculation period, totaling a 10-year projection and an average discount rate of 9.2% per year. The average capitalization rate used was 8.2% per year.
- The fair value measurement of the buildings was classified as Level 3 based on the inputs used.
- For the assessment of the building assets, the following rates were used as assumptions:

Indicators	Weighted average
Revenue growth	3.89%
Default	0.00%
Discount on lease	-0.49%
Financial vacancy	3.10%
Management fee/revenue	1.00%
Discount rate	9.00%

The real discount rate was used as assumption for corporate buildings.

12. PROPERTY, PLANT AND EQUIPMENT AND INTANGIBLE ASSETS

Represented by:

Description	% Depreciation and amortization	Parent 06/30/2026	Parent 12/31/2025	Consolidated 06/30/2026	Consolidated 12/31/2025
Property, plant and equipment					
Furniture and fixtures	10%	241	242	242	242
Data processing equipment	20%	1,185	1,059	1,876	1,750
Leasehold improvements	10%	356	356	760	760
Right of use (a)	-	1,166	1,632	1,166	1,632
Total cost		2,948	3,289	4,044	4,384
(-) Accumulated depreciation		(1,128)	(1,050)	(2,102)	(1,990)
Property and equipment, net		1,820	2,239	1,942	2,394
Intangible assets					
Software and hardware	2.0% to 2.7%	519	519	1,623	1,568
Projects in progress (b)		1	1	1	6,398
Total cost		520	520	1,624	7,966
(-) Accumulated amortization	2.0 to 2.7%	(451)	(420)	(1,534)	(1,468)
Intangible assets, net		69	100	90	6,498

a) Addition relating to the adoption of IFRS 16 - Leases, where the Company is the lessee of an asset.

b) Refers to implementation costs of new projects.

The variation in consolidated property, plant and equipment and intangible assets for the six-month period ended June 30, 2026 is as follows:

Description	Balance as at 12/31/2025	Addition/ disposal	Transfers (a)	Depreciation and amortization	Balance as at 06/30/2026
Property, plant and equipment					
Buildings and constructions	2	-	-	-	2
Furniture and fixtures	83	-	-	(11)	72
Data processing equipment	428	126	-	(65)	489
Leasehold improvements	250	-	-	(37)	213
Right of use	1,631	-	-	(465)	1,166
Total	2,394	126	-	(578)	1,942
Intangible assets					
Software	101	53	-	(65)	89
Projects in progress (a)	6,397	21	(6,417)	-	1
Total	6,498	74	(6,417)	(65)	90

a) Refers to the transfer of implementation costs of new projects to investment properties.

13. DEBENTURES AND PAYABLES FOR ACQUISITION FROM THIRD PARTIES

13.1. Debentures

Debentures	Contracting date	Charges	Re.	Parent 06/30/2026	Parent 12/31/2025	Consolidated 06/30/2026	Consolidated 12/31/2025
Debentures - 10th issue	17/10/2018	IPCA	(a)	452,560	436,236	452,560	436,236
Debentures - 1st issue	15/12/2019	CDI	(b)	-	-	20,563	27,414
Total				452,560	436,236	473,123	463,650
Current liabilities				1,244	1,199	15,084	15,075
Noncurrent liabilities				451,316	435,037	458,039	448,575

a) On October 17, 2018, the Company's Board of Directors approved the 10th issue of the Company's simple, nonconvertible debentures, in single series, of real guarantee, for private placement, of which 300,000 debentures with par value of R$1, with total issue amount of R$300,000, Debentures will have the par value adjusted by the IPCA and compensatory interest corresponding to 6.5106% per year (252 business days). Principal will be paid on maturity and compensatory interest will be paid in monthly installments beginning November 2018.

   The balance of debentures as at June 30, 2026 amounts to R$452,560 (R$436,236 as at December 31, 2025).

b) On December 12, 2019, the shareholders of CCP Marfim approved at the extraordinary general meeting the 1st issue of the Company's simple, nonconvertible, unsecured debentures, to be changed into real guarantee, with additional fidejussory guarantee, in a single series, of which 110,000 debentures with par value of R$1 each, in the total issue amount of R$110,000. The debentures yield interest equivalent to 100% of the accumulated variation of daily average DI rates, plus 1.13% per year (252 business days basis). Principal and interest will be paid on a monthly basis beginning January 2020. The maturity of debentures will be on December 15, 2027.

   The balance of debentures as at June 30, 2026 is R$20,563 (R$27,414 as at December 31, 2025).

The Company can, on own discretion, early redeem all outstanding debentures, at any time, as from the issue date, after resolution at the meeting of the Board of Directors.

None of these debentures is eligible for scheduled renegotiation.

The variation in debentures for the quarter ended June 30, 2026 is as follows:

Description	Parent	Consolidated
Balance as at December 31, 2025	436,236	463,650
Payment of interest	(13,549)	(15,336)
Payment of principal	-	(6,875)
Accrued interest	29,873	31,609
Amortization of borrowing costs	-	75
Balance as at June 30, 2026	452,560	473,123

The noncurrent balance of debentures as at June 30, 2026 matures as follows:

Description	Parent	Consolidated
Year		
2027	-	6,723
2028	451,316	451,316
2029	-	-
Balance as at June 30, 2026	451,316	458,039

About the Collaterals

10th issue - Collaterals

Debentures are collateralized by conditional sale of property, conditional sale of SPE shares and conditional assignment of receivables, as a guarantee of the timely and full compliance with all obligations set forth in the 10th Issue Indenture, as set forth in the respective Collateral Agreements.

The Company must maintain an LTV (Loan to value) lower than 70%. If such financial ratio is not met, the Company must maintain its net debt/EBITDA equal to or lower than 7.0x so that debentures are not subject to accelerated maturity.

The transaction is compliant with all obligations set forth in the issue indenture.

1st issue of Marfim - Collaterals

Debentures are unsecured, with just a fidejussory guarantee.

The transaction is compliant with all obligations set forth in the issue indenture.

13.2. Payables for acquisition of third parties

Securitization company	Contracting date	Charges	Re.	Consolidated 06/30/2026	Consolidated 12/31/2025
Opea Capital	12/18/2015	100% of CDI	(a)	74,790	112.195
Opea Capital	12/18/2015	100% of CDI	(b)	189,517	284.297
Total				264.307	396.492
Current liabilities				132.382	132.641
Noncurrent liabilities				131.925	263.851

The variation in certificates of real estate receivables for the six-month period ended June 30, 2026 is as follows:

Description	Consolidated
Balance as at December 31, 2025	396,492
Payment of interest	(20,872)
Payment of principal	(131,926)
Accrued interest	20,613
Balance as at June 30, 2026	264,307

The noncurrent balance as at June 30, 2026 matures as follows:

Year	Consolidated
2027	-
2028	131,925
Total	131,925

a) On December 26, 2019, the Company entered into the Memorandum of Closing relating to the Commitment of Onerous Assignment of Acquisition Rights of Units of the Real Estate Investment Fund JK D - FII. Upon acquisition, the FII had an obligation to acquire the property that will be complied with through the payment of the Certificate of Real Estate Receivables (CRI) - 131st series of the 1st issue of Opea Capital.

   Pursuant to the Securitization Instrument of Real Estate Credits, the interest is paid on a monthly basis, yielding interest equivalent to 100% of the accumulated variation of the average daily DI rates, plus 1.30% per year (252 business days basis), as at February 11, 2020, with 96 installments, and principal will be repaid in three annual installments beginning January 2026, with last installment maturing January 25, 2028.

   As a collateral for the payments by the Fund to Opea Capital, the Conditional Sale of the property title on behalf of the holders of the CRI, the Conditional Assignment of Receivables and Sale of the Fund Units remain.

   The adjusted amount of the Fund’s obligation as at June 30, 2026 is R$74,790 (R$112,195 as at December 31, 2025).

b) On December 26, 2019, the Company entered into the Memorandum of Closing relating to the Commitment of Onerous Assignment of Acquisition Rights of Units of the Real Estate Investment Fund JK E - FII. Upon acquisition, the FII had an obligation to acquire the property that will be complied with through the payment of the Certificate of Real Estate Receivables (CRI) - 129th series of the 1st issue of Opea Capital.

   Pursuant to the Securitization Instrument of Real Estate Credits, the interest is paid on a monthly basis, yielding interest equivalent to 100% of the accumulated variation of the average daily DI rates, plus 1.30% per year (252 business days basis), as at February 11, 2020, with 96 installments, and principal will be repaid in three annual installments beginning January 2026, with last installment maturing January 25, 2028.

   As a collateral for the payments by the Fund to Opea Capital, the Conditional Sale of the property title on behalf of the holders of the CRI, the Conditional Assignment of Receivables and Sale of the Fund Units remain.

   The adjusted amount of the Fund’s obligation as at June 30, 2026 is R$189,517 (R$284,297 as at as at December 31, 2025).

14. TAXES AND CONTRIBUTIONS PAYABLE

Represented by:

	Parent		Consolidated	
Description	06/30/2026	12/31/2025	06/30/2026	12/31/2025
Tax on revenue (PIS)	33	51	161	266
Tax on revenue (COFINS)	162	257	753	1,252
Service Tax (ISS)	93	127	524	746
Corporate income tax (IRPJ)	-	1,025	3,218	13,668
Social contribution (CSLL)	-	378	1,288	5,006
Withholding income tax (IRRF), social security contribution (INSS), PIS, COFINS and CSLL	26	55	126	259
Other	-	-	134	44
Total	314	1,893	6,204	21,241

15. DEFERRED TAXES AND CONTRIBUTIONS

The Company has the following temporary differences as at June 30, 2026 and December 31, 2025:

	Consolidated	
Tax base	06/30/2026	12/31/2025
Receivables - lease	1,869	1,707
“Res sperata” (assignment of right of use)	3,525	3,751
Total	5,394	5,458

As a result of the tax obligations mentioned above, as at June 30, 2026, and December 31, 2025, the Company recorded the corresponding tax effects (deferred taxes) as follows:

	Consolidated	
Deferred tax	06/30/2026	12/31/2025
Current:		
Receivables - lease	107	94
Noncurrent:		
“Res sperata” (assignment of right of use)	512	545
Total deferred taxes	619	639
Tax on revenue (PIS)	32	33
Tax on revenue (COFINS)	154	155
Income tax (IRPJ)	314	328
Social contribution (CSLL)	119	123

16. ESCROW DEPOSITS

Refer to legal obligations arising from tax debts of subsidiaries, which were deposited in escrow from its subsidiaries as follows:

	Consolidated	
Description	06/30/2026	12/31/2025
Assets - escrow deposits		
Escrow deposits - IPTU	310	310
Civil escrow deposits	96	96
Total assets	406	406

17. RELATED PARTIES

a) Debit note

The Company has debit notes and escrow from its subsidiaries as follows:

	Parent		Consolidated	
Assets	06/30/2026	12/31/2025	06/30/2026	12/31/2025
Related parties				
Leasing Malls Empreendimentos Imobiliários Ltda.	10	28	-	-
CSC Serviços Administrativos Ltda.	137	143	-	-
Tietê Administradora Ltda.	-	-	115	115
Other companies	19	18	166	189
Total related parties	166	189	281	304
Total related parties	166	189	281	304

b) Management compensation

Technical pronouncement CPC 05 (R1) - Related Parties defines as key management personnel the professionals who have authority over and responsibility for the planning, steering and control of the Company's activities, either directly or indirectly, including any officer (executive or otherwise).

Compensation and charges incurred at the Company up to June 30, 2026 and 2025 are as follows:

	Parent		Consolidated	
Description	06/30/2026	12/31/2025	06/30/2026	12/31/2025
Management compensation	5,372	8,036	5,372	8,036
Board members' compensation	300	600	300	600
Total	5,672	8,636	5,672	8,636

The maximum annual Management compensation in 2026 approved at the Annual and Extraordinary General Meetings held on April 29, 2026, was R$15,000 for 2026.

18. PROVISIONS FOR LABOR, TAX AND CIVIL RISKS

In the normal course of business, the Company and its subsidiaries are exposed to certain lawsuits and risks of tax, labor and social security nature.

The Company recognizes provisions in the total amount of R$1,206 (R$1,067 as at December 31, 2025) in the consolidated and R$959 as at June 30, 2026 (R$932 as at December 31, 2025) in the Parent, based on the analysis of risks performed by Management and its legal counsel.

Lawsuits whose likelihood of loss is assessed as possible by the Company's legal counsel amount to R$244,172 as at June 30, 2026 (R$236,211 as at December 31, 2025), in consolidated, and R$44,510 in Parent (R$43,173 as at December 31, 2025).

Balances are broken down by nature as follows:

Probable	Parent 06/30/2026	Consolidated 06/30/2026
Tax	959	959
Civil	-	247
Total	959	1,206

Possible	Parent 06/30/2026	Consolidated 06/30/2026
Tax (*)	44,250	218,063
Civil	-	21,779
Labor	260	4,330
Total	44,510	244,172

(*) On August 28, 2020, the Brazilian Federal Revenue Service issued Tax Assessment Notice (Cases No. 16327.720191/2020-39, 16327.720192/2020-83 and 16327.720193/2020-28 - OS 15410, 15453 and 15454) to the real estate investment fund Grand Plaza Shopping (ABCP11), managed by Rio Bravo, in which the Company held 61.41% interest at the time of the tax assessments. The administrative proceedings arising from the tax assessment notice challenge the lack of payment of IRPJ and CSLL, PIS and COFINS; and fines for non-filing of ECF and ECD from 2016 to 2018, at the initial amount of R$158,915. In order to stop the possibility of future challenging from the Brazilian Federal Revenue Service, on December 29, 2022, the ABCP11 fund was split up, with the transfer of the property fraction corresponding to the Company's stake to the Grand Plaza II Investment Fund, of which the Company held all the units. The Company, with the support of its legal counsel, assessed the likelihood of loss as possible and, accordingly, no provision was recognized. The adjusted amount as at June 30, 2026 is R$240,878 (R$236,013 as at December 31, 2025), of which the amount of R$147,923 (R$144,936 as at December 31, 2025) corresponds to 61.41% interest held by SYN at the time of the tax assessments and 10.41% at adjustment

On May 30, 2022, the Brazilian Federal Revenue Service issued Tax Assessment Notice (Cases No. 16327.720346/2022-07, OS 16634) to the real estate investment fund Centro Têxtil Internacional, in which the Company holds 55.78% interest. The administrative proceedings arising from the tax assessment notice challenge the lack of payment of IRPJ and CSLL, PIS and COFINS; and fines for non-filing of ECF and ECD from 2017 to 2018, at the initial amount of R$24,835. The Company, with the support of its legal counsel, assessed the likelihood of loss as possible and, accordingly, no provision was recognized. The adjusted amount as at June 30, 2026 is R$35,329 (R$34,573 as at December 31, 2025), of which the amount of R$26,818 (R$26,245 as at December 31, 2025) corresponds to 75.91% interest in real estate investment fund Centro Têxtil Internacional.

19. RES SPERATA (ASSIGNMENT OF RIGHT OF USE)

The balance of unrecognized “res sperata”, referring to the assignment of the right to use the real estate space, payable by storeowners from the time the point of sales lease agreement is executed, is shown below.

These amounts are billed according to the lease term, in up to 36 months, and are recognized on a straight-line basis in profit or loss for the period over the lease agreement term, which usually is 60 months, from the date the shopping mall starts operations.

	Consolidated	
Project	06/30/2026	12/31/2025
Tietê Plaza Shopping	36	36
Shopping Metropolitano Barra	25	28
Shopping Cidade São Paulo	2,953	3,142
Grand Plaza Shopping	84	90
Total	3,098	3,296
Total current	964	1,077
Total noncurrent	2,134	2,219

20. EQUITY

a) Share capital

As at June 30, 2026 and December 31, 2025 capital and the corresponding number of common shares are as follows:

	Number of shares	Capital
As at June 30, 2026 and December 31, 2025	152,644,445	573,313

The Company’s Board of Directors is authorized to increase the capital, regardless of general meeting or amendments to the bylaws, up to the limit of 800,000,000 common shares, for distribution within the country and/or abroad, in public or private form.

As at June 30, 2026 and December 31, 2025, paid-in capital amounts to R$573,313 (less issue costs of R$31,257) and is represented by 152,644,445 book-entry common shares, without par value.

b) Earnings retention reserve

Refers to the retention of the remaining balance of retained earnings, so as to fulfill the Company’s budget to finance additional investments of fixed and working capital and expansion of operating activities that may comprise up to 100% of the profit remaining after legal and statutory allocations, which cannot however exceed the amount of paid-in capital.

c) Allocation of profit for the year

Profit for the year, after the offsets and deductions provided for by law and according to the bylaws provisions, will be allocated as follows:

- 5% to the legal reserve, up to 20% of paid-in capital.
- 25% of the balance, after allocation to legal reserve, will be used in the payment of mandatory minimum dividend to all shareholders.
- The balance, after recognition of the legal reserve and allocation to dividends, will be allocated to the earnings reserve, based on the capital budget.

Shareholders are entitled to dividends equivalent to 25% of profit for the year, adjusted as prescribed by Article 202 of Law No. 6404/76.

As at June 30, 2026 the capital reserve balance is R$29,176 (R$29,176 as at December 31, 2025).

d) Noncontrolling interest

Non-controlling interests represent the portion of the subsidiaries' equity attributable to shareholders who do not hold control of the respective companies.

For the period, the variation observed in this line item stems primarily from capital contributions made by the shareholders of FII JKD and FII JKE, intended for the settlement of obligations related to Real Estate Receivables Certificates (CRIs).

The capital contributions totaled R$94,695 and were made by the controlling shareholder and the non-controlling shareholders in proportion to their respective equity interests. The controlling shareholder holds a 10% interest in the aforementioned companies, while the non-controlling shareholders hold the remaining 90%. Thus, of the total amount contributed, R$85,225 corresponds to the portion attributable to the non-controlling shareholders.

The movement in the amounts attributable to non-controlling shareholders for the six-month period ended June 30, 2026, is presented as follows:

Description	Consolidated
Balance as at December 31, 2025	671,464
Profit attributable to non-controlling shareholders	15,229
Contributions made by non-controlling shareholders	85,225
Other changes in equity	620
Balance as at June 30, 2026	772,538

21. MANAGEMENT AND EMPLOYEE BENEFITS

a) Post-employment benefits

The Company and its subsidiaries do not offer private pension plans to their employees; however, they make monthly contributions based on payroll to official pension and social security funds, which are charged to expenses on accrual basis.

b) Profit sharing plan

The Company and its subsidiaries SYN Administração de Propriedades Ltda., Leasing Malls Empr. Imob. Ltda., CSC Serviços Adm. Ltda. and Park Place Adm. de Estacionamentos Ltda., offer a profit-sharing plan to employees, pursuant to the collective bargaining agreement entered into with the Union of Workers of the Civil Construction Sector of São Paulo. As at June 30, 2026 the Company and its subsidiaries recognize an accrual, in the amount of R$4,721 (R$4.218 as at June 30, 2025), recorded in other payables, based on the indicators and parameters set forth in the agreement.

22. FINANCIAL INSTRUMENTS

a) Credit risk

The Company's activities comprise the management of income property leases, either in shopping malls, office buildings or warehouses, all governed by specific agreements with specific terms and conditions and substantially indexed to inflation adjustment rates. The Company adopts specific procedures for the selection and analysis of the customer portfolio in order to prevent default losses.

As a policy for the allowance for doubtful debts, the Company considers installments past due over 360 days. Such criterion was defined after careful analysis of the history of behavior of trade receivables, which assessed actual losses according to the aging of trade receivables in the past five years. As from 2018, the Company also adopted a criterion to determine the expected loss percentage on the remaining balance of trade receivables. Such percentage was also defined based on the analysis of the behavior of trade receivables associated with the analysis of projections of economic indicators related to our market segment.

The Company recognized an allowance in an amount considered sufficient by Management to cover doubtful debts (based on the analysis of risks to cover probable losses), recorded in profit or loss for the year (see note 6.d).

b) Liquidity risk

The liquidity risk arises from the possibility that the Company and its subsidiaries may not have sufficient funds to meet their obligations due to a mismatch in the settlement terms of their rights and obligations.

To mitigate the liquidity risks and optimize the weighted average cost of capital, the Company and its subsidiaries permanently monitor the debt levels according to the market standards and the compliance with the ratios (covenants) provided for in financing and debenture contracts, to ensure that the operating cash generation and early funding, when necessary, are sufficient to honor their commitments, and avoid any liquidity risk for the Company and its subsidiaries (note 13).

The maturities of trade payables, payables for acquisition of properties and debentures are as follows:

Parent			
As at June 30, 2026	Less than 1 year	1 to 3 years	Total
Trade payables	913	-	913
Lease liabilities	809	162	971
Debentures	1,244	451,316	452,560
Total financial liabilities	2,966	451,478	454,444

Consolidated			
As at June 30, 2026	Less than 1 year	1 to 3 years	Total
Trade payables	13,033	-	13,033
Lease liabilities	809	162	971
Payables for acquisition of properties	132,382	131,925	264,307
Debentures	15,084	458,039	473,123
	161,308	590,126	751,434

c) Market risk

Arises from the possibility of the Company and its subsidiaries incurring gains or losses due to fluctuations in the interest rates levied on their financial assets and financial liabilities. To mitigate this risk, the Company and its subsidiaries seek to diversify their borrowings in terms of fixed and floating rates. The interest rates on debentures and payables for acquisition of properties are mentioned in note 13. The interest rates on short-term investments are mentioned in notes 4 and 5.

d) Risks associated with derivative instruments

As at June 30, 2026, the Company and its subsidiaries did not have derivative transactions.

e) Valuation of financial instruments

The fair value of financial assets and liabilities is the amount for which an instrument could be exchanged in a current transaction between willing parties other than in a forced liquidation or sale.

The following methods and assumptions were used to estimate the fair value:

- Cash equivalents measured at fair value approximate their respective market value, due to the short maturity of these instruments.

- The debentures issued by the Company are of a public nature and can be compared to other market value instruments. The Company considers that the carrying amount of the debentures approximates the market value for these securities.

- Securities yield interest based on the CDI rate, according to quotations disclosed by the respective financial institutions and, therefore, the amount recorded of these securities does not present a significant difference compared to market value; derivative contracts considered the acquisition price of the properties that were recently acquired at the SPE.

f) Categories of financial instruments

	Parent		Consolidated		Classification
	06/30/2026	12/31/2025	06/30/2026	12/31/2025	IFRS 9
Financial assets					
Cash and cash equivalents	40,506	49,671	177,310	167,881	Fair value through profit or loss
Securities	170,873	163,151	182,126	170,519	Fair value through profit or loss
Trade receivables	9	103	44,222	47,580	Amortized cost
Other receivables	3,071	4,001	14,073	14,193	Amortized cost
Total financial assets	214,459	216,926	417,731	400,173	
Financial liabilities					
Debentures	452,560	436,236	473,123	463,650	Amortized cost
Payables for acquisition of properties	-	-	264,307	396,492	Amortized cost
Lease liabilities	971	1,394	971	1,394	Amortized cost
Trade payables	913	1,024	13,033	16,691	Amortized cost
Total financial liabilities	454,444	438,654	751,434	878,227	

g) Sensitivity analysis table

Indexers for financial assets and liabilities

Indexer	50% decrease	25% decrease	Probable scenario	25% increase	50% increase
CDI	6.91%	10.37%	13.82%	17.28%	20.73%
IPCA	2.67%	4.00%	5.33%	6.66%	8.00%

	Controladora					
Transaction	Base 06/30/2026	50% decrease	25% decrease	Probable scenario	25% increase	50% increase
Assets						
CDI	211,249	14,597	21,907	29,195	36,504	43,792
Liabilities						
IPCA	(452,560)	(12,083)	(18,102)	(24,121)	(30,140)	(36,205)

	Consolidated					
Transaction	Base 06/30/2026	50% decrease	25% decrease	Probable scenario	25% increase	50% increase
Assets						
CDI	350,594	24,226	36,357	48,452	60,583	72,678
Liabilities						
CDI	(284,870)	(19,685)	(29,541)	(39,369)	(49,226)	(59,054)
IPCA	(452,560)	(12,083)	(18,102)	(24,121)	(30,140)	(36,205)

The CDI indexer was designed based on the 252-business-day point of the Fixed-Rate Term Structure of Interest Rates (ETTJ Pré) published by ANBIMA as of June 30, 2026, which indicated a rate of 13.82% per annum.

The projected IPCA rate of 5.33% per annum corresponds to the median of the projections for the 2026 fiscal year contained in the Central Bank of Brazil's Focus Report dated June 26, 2026.

These rates were defined as the probable scenario, and based on them, decreases and increases of 25% and 50% were calculated.

23. CAPITAL MANAGEMENT

The objective of the Company's capital management is to ensure a strong credit rating with institutions and an optimal capital ratio, in order to support the Company's business and maximize the value to shareholders.

The Company controls its capital structure by making adjustments and conforming to the current economic conditions. To keep this structure adjusted, the Company can pay dividends, return capital to shareholders, raise new borrowings, issue debentures, etc.

There were no changes in terms of the goals, policies or processes in the quarter ended June 30, 2026 and year ended December 31, 2025.

The Company includes the following in its net debt structure: borrowings, debentures, and obligations to investors, less available funds (cash and cash equivalents, and securities):

	Parent		Consolidated	
	06/30/2026	12/31/2025	06/30/2026	12/31/2025
Gross debt				
Debentures	452,560	436,236	473,123	463,650
Payables for acquisition of properties	-	-	264,307	396,492
Obligation to investors	20	62	150	234
Total gross debt	452,580	436,298	737,580	860,376
(-) Cash and cash equivalents and securities	(211,379)	(212,822)	(359,436)	(338,400)
Net debt	241,201	223,476	378,144	521,976
Equity	698,176	673,617	1,470,714	1,345,081
Net debt/equity	34.55%	33.18%	25.71%	38.81%

24. NET REVENUE

The reconciliation of gross revenue and net revenue disclosed in the statement of profit and loss is as follows.

	Parent			
Description	04/01/2026 to 06/30/2026	06/30/2026	04/01/2025 to 30/06/2025	30/06/2025
Services provided	7,692	16,344	8,182	16,798
Property leases	-	-	-	-
Gross revenue	7,692	16,344	8,182	16,798
Taxes on leases and services (b)	(960)	(2,053)	(1,063)	(2,143)
Deductions	(960)	(2,053)	(1,063)	(2,143)
Net revenue	6,732	14,291	7,119	14,655

	Consolidated			
Description	04/01/2026 to 06/30/2026	06/30/2026	04/01/2025 to 30/06/2025	30/06/2025
Services provided	34,125	69,040	34,389	68,909
Property leases	53,215	105,800	44,927	101,624
Gross revenue	87,340	174,840	79,316	170,533
Discounts granted	(674)	(1,185)	517	(742)
Discounts on a straight-line basis (Covid)	(211)	(337)	(284)	(1,156)
Discounts granted (a)	(885)	(1,522)	233	(1,898)
Taxes on leases and services (b)	(4,596)	(9,127)	(5,176)	(10,500)
Deductions	(5,481)	(10,649)	(4,943)	(12,398)
Net revenue	81,859	164,191	74,373	158,135

a) As at June 30, 2026, discounts granted were impacted by the effect of the discounts related to COVID-19, which are described in note 6.c

b) ISS on services and PIS/COFINS on services, lease and sale.

25. COSTS AND EXPENSES BY NATURE

The expenses and costs classified according to their nature for the three and six-month periods ended June 30, 2026 and 2025.

	Parent			
	04/01/2025 to 06/30/2026	06/30/2026	04/01/2025 to 30/06/2025	06/30/2025
Direct costs:				
Personnel	(1)	(5)	(116)	(271)
Total Costs	(1)	(5)	(116)	(271)
Commercial	(931)	(1,802)	(733)	(1,249)
Commissions	(320)	(654)	(346)	(684)
Personnel	(611)	(1,148)	(387)	(565)
General and administrative	(4,717)	(9,709)	(5,051)	(10,937)
Personnel	(2,282)	(4,340)	(2,097)	(3,990)
Depreciation and amortization	(283)	(576)	(288)	(569)
Rentals and condo fees	(67)	(266)	30	(3)
Professional and outside services	(1,802)	(3,981)	(2,419)	(5,737)
Other expenses	(283)	(546)	(277)	(638)
Management compensation	(1,836)	(2,857)	(2,753)	(3,905)
Personnel	(1,836)	(2,857)	(2,753)	(3,905)
Employees' and Management profit sharing	(197)	(2,090)	(137)	(1,831)
Accrued profit sharing	(1,893)	(3,786)	(1,694)	(3,388)
Reversal of accrued profit sharing provision	1,696	1,696	1,557	1,557
Total expenses	(7,681)	(16,458)	(8,674)	(17,922)
Total costs and expenses	(7,682)	(16,463)	(8,790)	(18,193)

	Consolidated			
	04/01/2025 to 06/30/2026	06/30/2026	04/01/2025 to 30/06/2025	06/30/2025
Custos de Locação	(14,236)	(27,392)	(14,478)	(31,982)
Direct costs				
Vacant areas	(4,150)	(7,153)	(3,461)	(7,342)
Maintenance	(473)	(948)	(1,337)	(2,516)
Other costs	(231)	(546)	(81)	(948)
Depreciation and amortization	(9,050)	(18,080)	(9,267)	(20,511)
Capitalized interest	(332)	(665)	(332)	(665)
Costs of services	(21,053)	(43,976)	(20,850)	(43,454)
Parking costs	(18,801)	(39,460)	(18,111)	(37,657)
Personnel expenses	(139)	(274)	(129)	(257)
Other expenses	(18,662)	(39,186)	(17,982)	(37,400)

	Consolidated			
	04/01/2025 to 06/30/2026	06/30/2026	04/01/2025 to 30/06/2025	06/30/2025
Management compensation	(2,250)	(4,511)	(2,623)	(5,526)
Personnel expenses	(1,562)	(3,049)	(1,813)	(3,831)
Other expenses	(688)	(1,462)	(810)	(1,695)
Personnel	(2)	(5)	(116)	(271)
Sales	-	-	-	-
Total costs	(35,289)	(71,368)	(35,328)	(75,436)
Commercial expenses	(2,178)	(4,683)	(3,438)	(5,030)
Commissions	(1,208)	(2,888)	(2,407)	(3,636)
Allowance	(186)	(362)	13	(248)
Personnel expenses	(611)	(1,148)	(387)	(565)
Allowance for expected credit losses	(172)	(284)	(643)	(582)
Other commercial expenses	(1)	(1)	(14)	1
General and administrative expenses	(6,033)	(13,170)	(6,152)	(13,596)
Personnel expenses	(2,249)	(4,355)	(2,544)	(4,409)
Depreciation and amortization	(311)	(644)	(327)	(650)
Rentals and common area maintenance fees	(67)	(266)	30	(3)
Professional and outside services	(2,538)	(5,648)	(3,214)	(7,548)
Other expenses	(868)	(2,257)	(97)	(986)
Management compensation	(2,202)	(3,439)	(3,077)	(4,405)
Personnel expenses	(2,202)	(3,439)	(3,077)	(4,405)
Employees' and Management profit sharing				
Accrued profit sharing	(422)	(2,784)	(463)	(2,572)
General and administrative expenses	(2,360)	(4,722)	(2,108)	(4,217)
Reversal of accrued profit sharing	1,938	1,938	1,645	1,645
Total expenses	(10,835)	(24,076)	(13,130)	(25,603)
Total Costs and expenses	(46,124)	(95,444)	(48,458)	(101,039)

26. FINANCE INCOME AND COSTS

Finance income and costs for the three and six-month periods ended June 30, 2026 and 2025 is as follows:

	Parent			
	04/01/2025 to 06/30/2026	06/30/2026	04/01/2025 to 06/30/2025	06/30/2025
Finance income:				
Income from short-term investments	2,732	5,474	11,843	21,060
Other finance income	1,260	11,672	1,495	15,669
Total finance income	3,992	17,146	13,338	36,729
Finance costs:				
Interest and inflation adjustment on debentures	(16,012)	(29,873)	(11,698)	(40,263)
Capitalized interest	-	-	(332)	(665)
Costs on debentures	-	-	(1,344)	(1,466)
Other finance costs	(1,201)	(3,222)	(10,134)	(11,946)
Total finance costs	(17,213)	(33,095)	(23,508)	(54,340)
Total finance income (costs)	(13,221)	(15,949)	(10,170)	(17,611)

	Consolidated			
	04/01/2025 to 06/30/2026	06/30/2026	04/01/2025 to 06/30/2025	06/30/2025
Finance income:				
Income from short-term investments	6,283	11,977	21,580	35,156
Other finance income	1,736	12,326	2,083	25,726
Total finance income	8,019	24,303	23,663	60,882
Finance costs:				
Interest and inflation adjustment on debentures	(16,769)	(31,609)	(12,986)	(42,827)
Interest and inflation adjustment on CRIs	(9,551)	(20,613)	(14,248)	(27,137)
Costs on debentures	(37)	(75)	(1,384)	(1,544)
Other finance costs	(1,101)	(3,077)	(14,110)	(17,349)
Total finance costs	(27,458)	(55,374)	(42,728)	(88,857)
Total finance income (costs)	(19,439)	(31,071)	(19,065)	(27,975)

27. INCOME TAX AND SOCIAL CONTRIBUTION

Income tax (25%) and social contribution (9%) bases are calculated according to criteria set out in the prevailing tax law. As permitted by tax laws, certain subsidiaries and joint ventures elected to use the presumed profit tax regime.

Reconciliation of income tax and social contribution expenses

Current income tax and social contribution, shown in profit or loss for the periods, are reconciled to the statutory rate as follows:

	Parent	Consolidated
	06/30/2026	06/30/2026
Tax reconciliation		
Profit before income tax and social contribution	25,106	48,419
Tax used at the Parent's tax rate (34%)	(8,536)	(16,462)
Permanent differences		
Share of profit of subsidiaries	12,136	959
Other permanent differences	(3,608)	965
Tax credits on (unrecognized)/used tax loss	(3,588)	(3,530)
Tax credits on tax loss	3,588	3,530
IRPJ surtax	-	(120)
Effect of tax rate of companies under the presumed profit tax regime	-	6,446
Income tax and social contribution - profit or loss	(8)	(8,092)
Effective rate	0.03%	16.71%

Deferred income tax and social contribution assets are recognized only to the extent that it is probable that positive taxable basis will be available so that temporary differences can be utilized and tax losses can be offset. As at June 30, 2026, the Company did not show history of profitability and/or expectation of taxable income generation; tax credits on income tax and social contribution losses were not recognized. As at June 30, 2026, the tax loss balance is R$764,918 (R$754,366 as at December 31, 2025).

28. SEGMENT REPORTING

The Company, for management purposes, is divided by operating segment, based on the products and services offered, as described below:

- Buildings: consists of the sale and lease of completed office buildings.
- Shopping malls: consists of the lease of stores in shopping malls.
- Services: consists of services involving the management of shopping malls, development of properties and operation of parking lots.
- Other: consists of the lease of other types of properties.

The table below contains information on the operating segment and region as at June 30, 2026 and 2025:

Segment reporting - June/2026

Description	Description	Description	Description	Description	Description
Lease	67,363	38,437	-	-	105,800
Services provided	-	-	69,040	-	69,040
Total	67,363	38,437	69,040	-	174,840
Revenue deductions:					
Lease	(1,030)	(2,375)	-	(4)	(3,409)
Services provided	-	-	(7,240)	-	(7,240)
Total	(1,030)	(2,375)	(7,240)	(4)	(10,649)
Net revenue	66,333	36,062	61,800	(4)	164,191
Cost:					
Lease	(21,781)	(5,598)	-	(13)	(27,392)
Services provided	-	-	(43,976)	-	(43,976)
Total	(21,781)	(5,598)	(43,976)	(13)	(71,368)
Gross profit	44,552	30,464	17,824	(17)	92,823
Operating assets	1,210,880	427,795	-	13,667	1,652,342

Information by region - June/2026

Description	SP	RJ	Other	Total
Gross revenue	171,440	2,306	1,094	174,840
Revenue deductions	(10,361)	(288)	-	(10,649)
Net revenue	161,079	2,018	1,094	164,191
Costs	(70,493)	(875)	-	(71,368)
Gross profit	90,586	1,143	1,094	92,823
Operating assets	1,604,766	47,576	-	1,652,342

Segment reporting - June/2025

Description	Buildings	Shopping malls	Services	Other	Total
Lease	59,101	42,410	-	113	101,624
Services provided	-	-	68,909	-	68,909
Total	59,101	42,410	68,909	113	170,533
Revenue deductions:					
Lease	(676)	(4,453)	-	(4)	(5,133)
Services provided	-	-	(7,265)	-	(7,265)
Total	(676)	(4,453)	(7,265)	(4)	(12,398)
Net revenue	58,425	37,957	61,644	109	158,135

Segment reporting - June/2025					
Description	Buildings	Shopping malls	Services	Other	Total
Cost					
Lease	(21,126)	(10,796)	-	(60)	(31,982)
Services provided	-	-	(43,454)	-	(43,454)
Total	(21,126)	(10,796)	(43,454)	(60)	(75,436)
Gross profit	37,299	27,161	18,190	49	82,699
Operating assets	1,239,094	432,710	11,229	1,567	1,684,600

Information by region June/2025				
Description	SP	RJ	Other	Total
Gross revenue	167,201	2,285	1,047	170,533
Revenue deductions	(12,121)	(277)	-	(12,398)
Net revenue	155,080	2,008	1,047	158,135
Costs	(72,558)	(2,878)	-	(75,436)
Gross profit	82,522	(870)	1,047	82,699
Operating assets	1,636,353	48,247	-	1,684,600

29. EARNINGS PER SHARE

In conformity with technical pronouncement CPC 41, the Company presents below the information on earnings per share for the periods ended June 30, 2026 and 2025.

Basic earnings per share are calculated by dividing profit (loss) for the period attributable to the holders of the Parent's common shares by the number of common shares outstanding in the period less treasury shares.

The Company does not have any potential dilutive factors and, therefore, diluted earnings per share are equal to basic earnings per share.

The table below shows information on profit (loss) and shares, used to calculate basic and diluted earnings per share:

	Parent	
Earnings per share	06/30/2026	06/30/2025
Profit for the period	25,098	35,274
Number of shares	152,644,445	152,644,445
Earnings per share	0.164	0.231

30. INSURANCE

The Company's subsidiaries have the policy of insuring risk-exposed assets to cover probable losses, in light of the nature of their business. The Company has a risk management program designed to minimize risks, by seeking in the market coverage that is compatible with its size and operations. The insurance policies are in effect and insurance premiums were duly paid.

The insurance coverage is as follows:

a) Structure and fire, shopping malls: R$3,056,284.

b) Structure and fire, office buildings: R$1,739,612.

Hector Bruno Franco de Carvalho Leitão
Chief Financial and Investor Relations Officer

Agda Rodrigues Santos da Costa
Accountant
CRC nº 1 SP 270248/O-0