



PDG REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES

Publicly Held Company

CNPJ (Corporate Taxpayer ID) No. 02.950.811/0001-89

NIRE 35.300.158.954 | CVM Code No. 02047-8

MATERIAL FACT

Update on Unsolicited Proposal

PDG REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES (“Company” or “PDG”), in compliance with the provisions of article 157, paragraph 4th of Law No. 6404, of December 15th, 1976, as amended, and CVM Resolution No. 44, of August 23rd, 2021, as amended, in addition to the Material Fact disclosed on February 19th, 2025, regarding the non-binding proposal for the acquisition of all the shares issued by the Company (“Proposal”), hereby informs the shareholders and the market in general as follows:

As highlighted in the Material Fact published on February 19th, 2025, due to the nature of the matter and considering possible fluctuations in its securities, the Company immediately disclosed the full Proposal.

At the time, the Company noted that would try to contact the sender of the Proposal, as well as clarified that it was an unsolicited proposal and that, so far, there had been no interaction between the Company's management and the sender of the Proposal.

The Company also clarifies that, after receiving the Proposal, has maintained preliminary contact with the sender of the Proposal, but without obtaining any further information.

This morning, the Company became aware of news reporting a communication from Sun Hung Kai Properties Limited to a news vehicle, denying the sending of any proposal to the Company.

In this context, considering the updated information, the Company reinforces that it is currently investigating the origin of the communication received, as well as the content of the news published, in order to, if necessary, take all measures to protect the Company.

São Paulo, February 21st, 2025.

MAURICIO TISO DE SOUZA

Chief Executive Officer and Investor Relations Officer