JHSF

UNIQUE BUSSINESS FOR SPECIAL CLIENTS

CJ Boa Vista Village

EARNING RELEASE

2Q26

RECORD RESULT: BEST 2Q AND BEST 1H IN THE COMPANY'S HISTORY

RECURRING INCOME

Gross Revenue

R$ 439.6 m

+30% vs 2Q25

R$ 829.4 m

+24% vs 6M25

Adjusted EBITDA

R$ 197.3 m

+31% vs 2Q25

R$ 373.8 m

+25% vs 6M25

Malls

SSR

+11% vs 2Q25

+11% vs 6M25

Adjusted EBITDA

+7% vs 2Q25

+14% vs 6M25

Hospitality & Gastronomy

RevPar

+6% vs 2Q25

+7% vs 6M25

Adjusted EBITDA

+17% vs 2Q25

+3% vs 6M25

Airport

Transient clients

+34% vs 1Q26

Liters Filled

+10% vs 6M25

Adjusted EBITDA

+26% vs 2Q25

+21% vs 6M25

JHSF *Residences & Clubs*

Adjusted EBITDA

+75% vs 2Q25

+46% vs 6M25

JHSF Capital

AUM

R$ 12.1 bn

CONSOLIDATED

Gross Revenue

R$ 985.2 m

+81% vs 2Q25

R$ 1.6 bn

+60% vs 6M25

Gross Profit

R$ 588.0 m

+90% vs 2T25

R$ 915.3 m

+64% vs 6M25

Adjusted EBITDA

R$ 502.6 m

+103% vs 2Q25

R$ 753.4 m

+69% vs 6M25

Net Profit

R$ 444.4 m

+81% vs 2Q25

R$ 816.1 m

+39% vs 6M25

Net Cash

R$ 1.2 bn

JHSF Participações S.A. ("Company" or "JHSF") presents its operational and financial results for the second quarter of 2026. All information below, related to **2Q26**, except where otherwise indicated, is presented in Brazilian Reais (R$). All percentage changes in the comparison between periods are nominal, except where otherwise indicated.

All information in this release has been rounded to the nearest thousand, which may result in immaterial differences in calculations due to rounding. The margins presented were calculated based on Net Revenue, except where otherwise indicated. All acronyms used herein are included in the Glossary presented on the last page of this release.

The information contained in this release has not been audited by the independent auditors. It is recommended that this material be read in conjunction with the Explanatory Notes included in the Financial Statements (FS).

São Paulo Surf Club

JHSF, the largest high-end ecosystem in Latin America, operates in the development and management of unique, innovative, and high-value mixed-use projects recognized for their strong customer appeal.

2Q26 marked the continuation of the Company's growth strategy in the **Recurring Income** businesses, with the delivery and announcement of new projects, in addition to consistent operating and financial performance.

In April, the acquisition of **Embassair** was completed, FBO located at Opa-Locka Executive Airport in Miami, an already operational asset fully dedicated to business aviation, with strong synergy with the **São Paulo Catarina Executive Airport**. In the same month, a new operation was also announced: **Enjoy Punta Del Este**, which will undergo a significant expansion and become the **JHSF Península high-end mixed-use complex**, with the Company responsible for operating the complex.

In May, the **fifth edition of the Catarina Aviation Show** was held, one of the most relevant executive aviation events in the world. In the same month, **CJ Boa Vista Village**, a new mall, was inaugurated, bringing together first-time operations in gastronomy, leisure and services, including renowned domestic and international brands.

In **Real Estate Development**, construction works on the projects progressed. The highlight of the segment in the quarter was the accounting recognition of part of the first tranche of the inventory sale to the real estate investment fund (FII) that had not yet been recognized, related to the Boa Vista Estates project.

Lastly, the Company's **capital structure** remains solid and strengthened, maintaining the lowest spread over CDI ever recorded in JHSF's history, a lengthened debt profile, and excellent cash coverage.

Disclaimer: The Management makes forward-looking statements that are subject to risks and uncertainties. Such statements are based on Management's estimates and assumptions,as well as on information currently avalable to the Company. Forward-looking statements include information regarding the current intentions, estimates, or expectations of theCompany, its Board of Directors, and its Executive Officers.

Consolidated **Revenue** increased in the quarter, driven by the accounting recognition, in the Real Estate Development segment, of part of the first tranche of the inventory sale to the real estate investment fund (FII), related to the Boa Vista Estates project, in addition to the steady growth of the Recurring Income businesses.

The increase in **Costs** is mainly explained by the accounting recognition of the Boa Vista Estates sale to the FII.

In **Operating Expenses**, there was a one-off increase in Selling Expenses related to commissions tied to the inventory sale to the FII, due to the recognition of the Boa Vista Estates sale. In Administrative Expenses, the increase stems from the growth of the Recurring Income asset portfolio, such as the new Clubs (Fasano Tennis Club and São Paulo Surf Club) and CJ Boa Vista Village, a new open-air mall located in Boa Vista Village. In Other Operating Results, the growth in the positive result comes mainly from the recognition of BYS's operation, a larger vessels charter company, consolidated in the Airport's Income Statement.

The increase in **Adjusted EBITDA** was driven by the growth in **Operating Income**.

The variation in **Financial Result** compared to 2Q25 stems from the higher level of interest on debt.

In **Income Tax and Social Contribution**, the decrease is related to the lower level of deferred taxes from the appraisal of Investment Properties, an one-off tax reversal, and the update of tax credits during the quarter

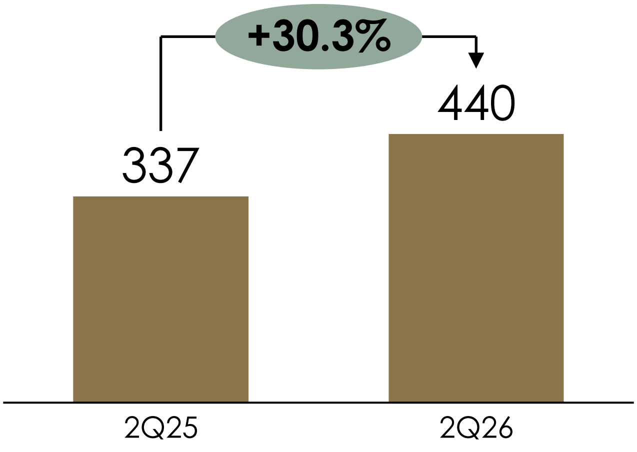
Consolidated Information (R$ million)	2Q26	2Q25	Var %
Gross Revenue	**985.2**	**544.7**	**80.9%**
Taxes on Revenue	(49.8)	(48.6)	2.6%
Net Revenue	**935.3**	**496.1**	**88.5%**
COGS	(347.3)	(186.9)	85.8%
Gross Profit	**588.0**	**309.2**	**90.2%**
Margin (% of Net Revenue)	***62.9%***	***62.3%***	***0.5 p.p.***
Operating Expenses	**(127.6)**	**(108.7)**	**17.5%**
Commercial Expenses	(39.0)	(15.2)	156.8%
Administrative Expenses	(110.7)	(107.1)	3.3%
Other Operating Expenses	22.0	13.6	61.2%
Equity Equivalence Method	2.9	2.3	25.9%
Fair Value of Investment Properties	58.3	131.3	**-55.6%**
Operating Income	**518.6**	**331.9**	**56.3%**
Depreciation and Amortization	**18.2**	**15.8**	15.2%
EBITDA	**536.8**	**347.7**	**54.4%**
Fair Value of Investment Properties	(58.3)	(131.3)	-55.6%
Non-recurring events	1.2	16.0	-92.5%
Non-cash events	22.9	14.9	53.9%
Adjusted EBITDA	**502.6**	**247.2**	**103.3%**
Margin (% of Net Revenue)	***53.7%***	***49.8%***	***3.9 p.p.***
Financial Result	(74.6)	(65.3)	14.1%
Income Taxes and Social Contribution	0.3	(20.8)	-101.4%
Net Income	**444.4**	**245.8**	**80.8%**
Margin (% of Net Revenue)	***47.5%***	***49.5%***	***-2.0 p.p.***

Income Statement (R$ mm)	Recurring Income		
	2Q26	2Q25	Var.
Gross Revenue	**439.6**	**337.4**	**30.3%**
Taxes on Revenue	(40.2)	(29.9)	34.5%
Net Revenue	**399.4**	**307.5**	**29.9%**
COGS	(179.8)	(138.4)	29.9%
Gross Profit	**219.7**	**169.1**	**29.9%**
Margin (% of Net Revenue)	***55.0%***	***55.0%***	***0.0 p.p.***
Operating Expenses	**(58.6)**	**(47.7)**	**22.9%**
Commercial Expenses	(5.3)	(3.2)	66.2%
Administrative Expenses	(69.9)	(52.7)	32.7%
Other Operating Expenses	16.5	8.1	103.5%
Equity Equivalence Method	1.3	1.1	24.6%
Fair Value of Investment Properties	58.3	131.3	**-55.6%**
Operating Income	**219.3**	**252.7**	**-13.2%**
Depreciation and Amortization	14.0	11.0	27.8%
EBITDA	**233.4**	**263.7**	**-11.5%**
Fair Value of Investment Properties	(58.3)	(131.3)	-55.6%
Non-recurring events	1.2	4.5	-73.3%
Non-cash events	21.0	13.7	53.2%
Adjusted EBITDA	**197.3**	**150.6**	**31.0%**
Margin (% of Net Revenue)	***49.4%***	***49.0%***	***0.4 p.p.***
Net Financial Result	(74.5)	(39.4)	88.8%
Income Taxes and Social Contributic	(1.6)	(15.1)	-89.5%
Net Income	**143.3**	**198.2**	**-27.7%**
Margin (% of Net Revenue)	***35.9%***	***64.5%***	***-28.6 p.p.***

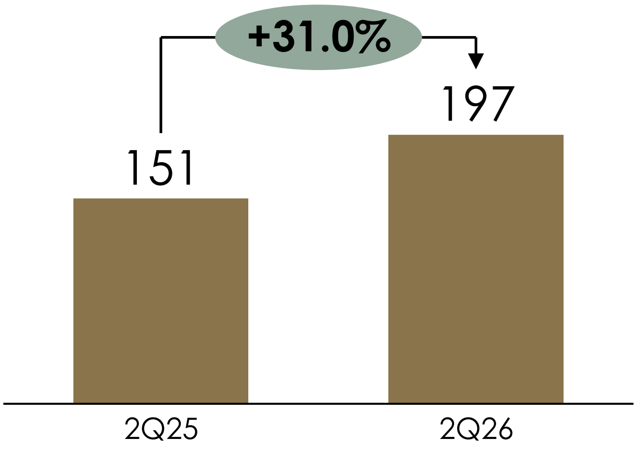
[1]Includes all businesses except Retail, RE Development, and the Holding.

In the following pages, the income statements of each business comprising the Recurring Income unit will be presented.

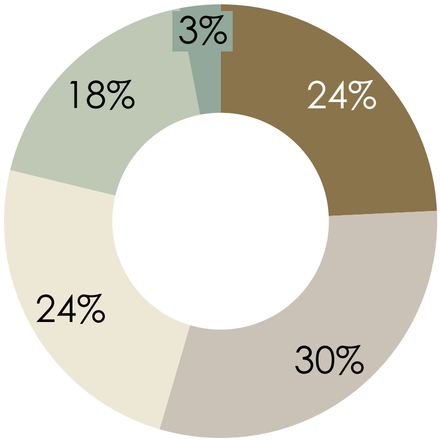
GROSS REVENUE[1]
(R$ m)



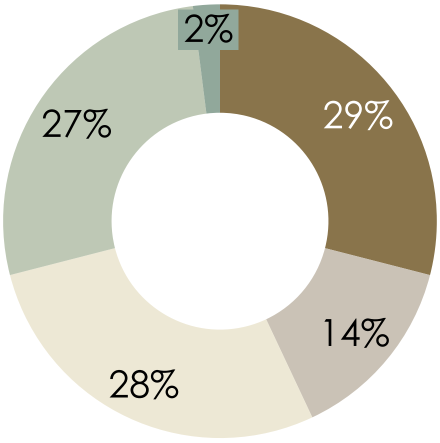
ADJUSTED EBITDA [1]
(R$ m)



GROSS REVENUE[1]
BUSINESS BREAKDOWN 2Q26
(%)



EBITDA ADJUSTED[1]
BUSINESS BREAKDOWN 2Q26
(%)



Malls
H&G
Business Aviation
JHSF Residences and Clubs
JHSF Capital

[1]Includes all businesses except Retail, RE Development and the Holding.

RESULTS BY SEGMENT 2Q26

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RECURRING INCOME BUSINESS

2Q26	Malls	Hospitality and Gastronomy	Airport	RE Income	Capital	Retail	Real Estate Development	Holding	Consolidated	Elimination	Consolidated
Gross Revenue	**106.7**	**133.8**	**107.4**	**78.8**	**13.0**	**48.3**	**558.5**	**-**	**1,046.5**	**(61.4)**	**985.2**
Taxes on Revenue	(13.0)	(13.6)	(7.0)	(5.2)	(1.4)	(11.9)	2.2	-	(49.8)	-	(49.8)
Net Revenue	**93.7**	**120.2**	**100.5**	**73.6**	**11.6**	**36.5**	**560.8**	**-**	**996.7**	**(61.4)**	**935.3**
COGS	(29.3)	(77.1)	(63.7)	(8.9)	(0.8)	(17.0)	(170.4)	-	(367.1)	19.8	(347.3)
Gross Profit	**64.4**	**43.1**	**36.8**	**64.6**	**10.8**	**19.5**	**390.3**	**-**	**629.5**	**(41.6)**	**588.0**
Margin (% of Net Revenue)	***68.7%***	***35.9%***	***36.6%***	***87.9%***	***92.9%***	***53.5%***	***69.6%***	***-***	***63.2%***	***67.7%***	***62.9%***
Operating Expenses	**(18.8)**	**(24.3)**	**6.7**	**(15.6)**	**(6.8)**	**(17.9)**	**(47.3)**	**(20.9)**	**(144.8)**	**17.2**	**(127.6)**
Commercial Expenses	(0.2)	(1.6)	(0.5)	(1.9)	(1.1)	(1.3)	(28.6)	(4.5)	(39.6)	0.6	(39.0)
Administrative Expenses	(15.2)	(23.7)	(8.5)	(17.6)	(4.9)	(19.5)	(22.2)	(17.0)	(128.6)	18.0	(110.7)
Other Operating Expenses	(3.4)	1.0	15.7	4.0	(0.7)	2.8	3.5	0.6	23.4	(1.4)	22.0
Equity Equivalence Method	-	1.3	-	-	-	1.6	-	-	2.9	-	2.9
Fair Value of Investment Properties	26.4	-	1.6	30.3	-	-	-	-	58.3	-	58.3
Operating Income	**72.0**	**18.8**	**45.1**	**79.4**	**4.0**	**1.6**	**343.0**	**(20.9)**	**543.0**	**(24.4)**	**518.6**
Depreciation and Amortization	0.2	6.1	6.0	1.4	0.3	1.2	1.0	1.9	18.2	-	18.2
EBITDA	**72.2**	**25.0**	**51.2**	**80.8**	**4.3**	**2.8**	**344.0**	**(19.0)**	**561.2**	**(24.4)**	**536.8**
Fair Value of Investment Properties	(26.4)	-	(1.6)	(30.3)	-	-	-	-	(58.3)	-	(58.3)
Non-recurring events	-	-	1.2	-	-	-	-	-	1.2	-	1.2
Non-cash events	11.0	2.1	5.5	1.8	0.6	0.2	1.7	-	22.9	-	22.9
Adjusted EBITDA	**56.8**	**27.1**	**56.2**	**52.3**	**4.9**	**3.0**	**345.8**	**(19.0)**	**527.0**	**(24.4)**	**502.6**
Margin (% of Net Revenue)	***60.6%***	***22.6%***	***56.0%***	***71.1%***	***42.0%***	***8.3%***	***61.7%***	***-***	***52.9%***	***39.8%***	***53.7%***
Net Financial Result	(43.3)	(7.2)	1.0	(23.0)	(1.9)	(1.2)	(27.1)	80.4	(22.4)	(52.2)	(74.6)
Income Taxes and Social Contribution	0.9	-	(0.5)	(1.9)	-	-	1.9	-	0.3	-	0.3
Net Income	**29.6**	**11.6**	**45.6**	**54.4**	**2.1**	**0.4**	**317.8**	**59.5**	**520.9**	**(76.6)**	**444.4**
Margin (% of Net Revenue)	***31.6%***	***9.7%***	***45.3%***	***74.0%***	***17.9%***	***1.1%***	***56.7%***	***-***	***52.3%***	***124.8%***	***47.5%***

JHSF

MALLS

2Q26

RESULTS

Malls **Revenue** grew in 2Q26, even with the reduction in portfolio GLA (10% of Catarina Fashion Outlet and 15% of CJ Shops Jardins became quotas of the JHSF Capital Malls real estate investment fund (JCCJ11), with the results related to these interests being recognized as financial revenue since 4Q25). **Revenue** growth was also related to the increase in rental (SSR +10.7%), in addition to the positive impact of the **CJ Boa Vista Village** opening in late May.

Performance also reflected the evolution of **Casa Fasano's** operation, which recorded an increase in the volume of events held, together with the better performance of **Sustenta** and **SAES**. Sustenta and SAES are Company subsidiaries that provide, respectively, electric power and telecom supply services and parking management services.

In **Costs**, the increase observed in the period was mainly due to higher spending on electric power purchases by Sustenta and the growth in SAES's rental expenses.

The increase in **Expenses** is mainly related to the increase in portfolio GLA.

RESULTS

Adjusted EBITDA does not consider the **Appraisal of Investment Properties** and other items that are not recurring and/or non-cash, such as provisions of various natures.

Financial Result varied, driven by the increase in interest on the segment's debt.

The **Income Tax and Social Contribution** line had a positive effect in the period, reflecting the reversal of deferred tax related to the straight-lining of rental revenue.

Income Statement (R$ milion)	Malls 2Q26	2Q25	Var %
Gross Revenue	**106.7**	**96.9**	**10.1%**
Taxes on Revenue	(13.0)	(11.7)	11.1%
Net Revenue	**93.7**	**85.2**	**9.9%**
COGS	(29.3)	(24.2)	20.8%
Gross Profit	**64.4**	**61.0**	**5.6%**
Margin (% of Net Revenue)	***68.7%***	***71.5%***	***-2.8 p.p.***
Operating Expenses	**(18.8)**	**(16.0)**	**17.5%**
Commercial Expenses	(0.2)	(0.6)	-73.2%
Administrative Expenses	(15.2)	(13.1)	16.0%
Other Operating Expenses	(3.4)	(2.3)	51.0%
Fair Value of Investment Properties	26.4	3.4	**666.9%**
Operating Income	**72.0**	**48.4**	**48.7%**
Depreciation and Amortization	0.2	0.2	-2.5%
EBITDA	**72.2**	**48.6**	**48.4%**
Fair Value of Investment Properties	(26.4)	(3.4)	666.9%
Non-recurring events	-	0.6	-100.0%
Non-cash events	11.0	7.5	46.6%
Adjusted EBITDA	**56.8**	**53.3**	**6.6%**
Margin (% of Net Revenue)	***60.6%***	***62.5%***	***-1.9 p.p.***
Financial Result	(43.3)	(28.4)	52.5%
Income Taxes and Social Contribution	0.9	(5.1)	-117.6%
Net Income	**29.6**	**14.9**	**98.5%**
Margin (% of Net Revenue)	***31.6%***	***17.5%***	***14.1 p.p.***

STRATEGY

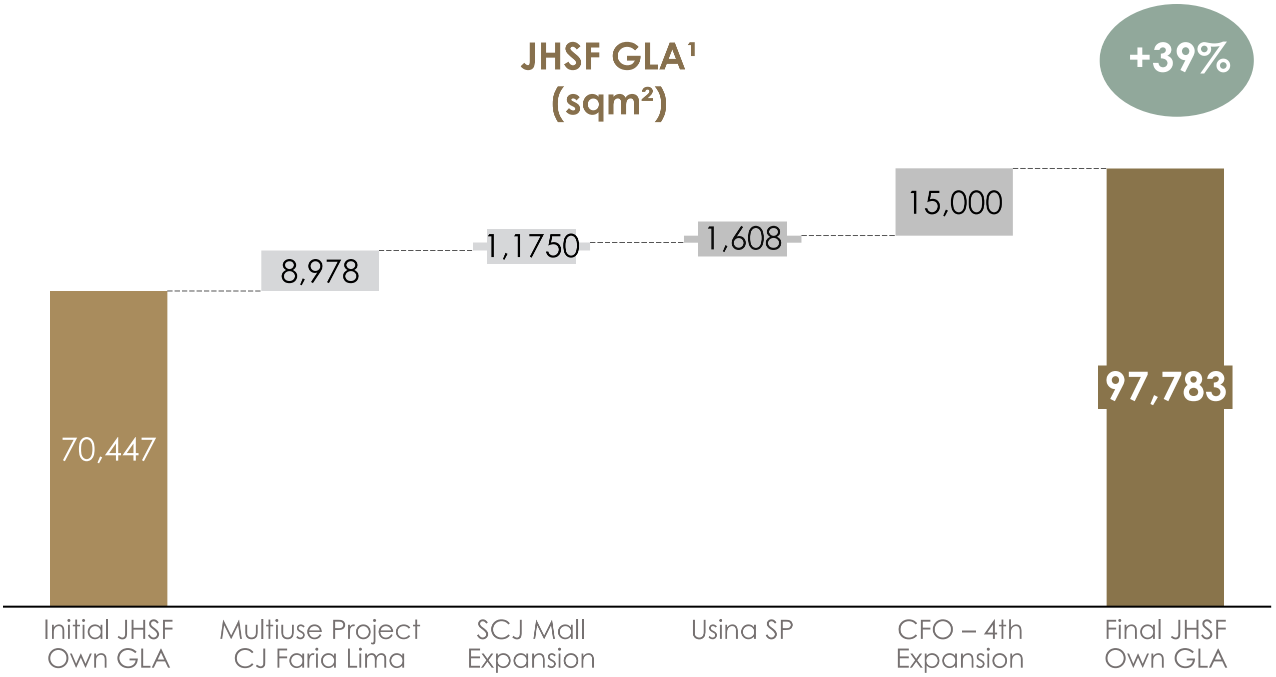
The strategy of this business is to grow within the high-end segment, through expansions of projects already in operation or by developing new assets, in addition to the operation of Casa Fasano and Usina SP, whose results are consolidated within this segment.

CURRENT PORTFOLIO AND NEW PROJECTS

Portfolio[1]	Location	% JHSF	Total GLA (sqm)	JHSF GLA (sqm)
In operation				
Cidade Jardim Mall	São Paulo - SP	50.01%	47,770	23,890
Catarina Fashion Outlet	São Roque - SP	50.01%	50,755	25,383
Boa Vista Market	Porto Feliz - SP	100.00%	1,058	1,058
CJ Shops Jardins	São Paulo - SP	55.00%	4,597	2,528
Usina SP I	São Paulo - SP	67.00%	4,821	3,230
CJ Boa Vista Village	Porto Feliz - SP	100.00%	14,358	14,358
Total portfolio in operation	-	-	**123,359**	**70,447**
In execution				
CJ Shops Faria Lima	São Paulo - SP	67.50%	13,300	8,978
Cidade Jardim Mall Expansion	São Paulo - SP	50.01%	3,500	1,750
Usina SP II	São Paulo - SP	67.00%	2,400	1,608
Catarina Fashion Outlet (4th Expansion)	São Roque - SP	100.00%	15,000	15,000
Total expansions and new projects	-	-	**34,200**	**27,336**
Total after expansions and new projects	-	-	**157,559**	**97,783**

[1]The above GLA figures are management-based and may differ from those presented in the Financial Statements as of 6/30/2026.The GLA of projects under development may be subject to change.
[2]The ownership interest in Shops Faria Lima may be subject to change

Below is the chart showing the evolution of the Company's own GLA considering the projects under development. Upon completion of the new projects, the Company's owned GLA is expected to reach around **98 thousand sqm**, marking a **39% increase** over the current figure.



[1]GLA of future projects may be subject to change

PROJECTS UNDER CONSTRUCTION

During 2Q26, construction works on Shopping Mall segment projects continued to advance.

With opening expected throughout the second half of 2026, construction works on the **Shopping Cidade Jardim expansion** advanced, reinforcing its positioning as the leading high-end consumption destination in **Latin America**. The expansion includes the enlargement of global brand flagships, such as **Prada, Chanel, Hermès and Tiffany & Co.**, as well as the opening of **Loro Piana's** first store in Latin America, among others. The first delivery of the expansion took place in July, with the opening of Dior's largest store in Latin America.

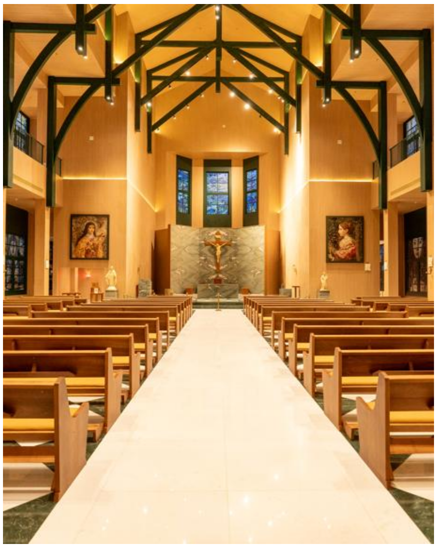
Construction of the Company's new mall, located in the heart of Faria Lima, progressed during the quarter. **CJ Shops Faria Lima** remains under development, with opening scheduled for 2027.

CJ BOA VISTA VILLAGE OPENING

In May, the Company announced the opening **of CJ Boa Vista Village**, a new mall located in Boa Vista Village, within the Boa Vista Complex, about one hour from the city of São Paulo.

With approximately **15 thousand sqm of GLA** and around 100 operations, the mall functions as a town center, bringing together first-time brands, gastronomy, leisure and services, including renowned domestic and international brands. International brands present include **Louis Vuitton, Chloé, Pucci, Celine, Dolce & Gabbana, Rolex, Brunello Cucinelli, Aquazzura and Gianvito Rossi, James Perse, and Fusalp**, in addition to labels curated by **CJ Mares, such as Zimmermann, Stella McCartney, La Double J and Etro**. In gastronomy, highlights include the restaurants **Carbone, Forneria Bernacca, Geiko-San and Pobre Juan**.

It also features **the Nossa Senhora das Graças Church**, affiliated with the Vatican and with an area of 1,200 sqm, where mass is regularly celebrated on weekends, as well as the **Galapagos Capital Art House**, a permanent cultural space dedicated to contemporary art, and the unprecedented 10-screen private-format cinema, with personalized service, and an 800-seat Music Hall, whose opening is expected shortly.



CJ Boa Vista Village

OPERATIONAL PERFORMANCE[1]

Total sales at the Malls increased by 6.0% in the quarter.

Malls	2Q26	2Q25	Var.
Retailers' Sales (R$' million)	1,259	1,188	6.0%

Consolidated occupancy rate and occupancy cost were **98.2%** and **8.4%**, respectively.

Shopping Cidade Jardim ("SCJ") continues to stand out, with an occupancy rate of **100%.**

The consolidated operating of sales and rent, referring to the Company's stake in the malls, are presented below.

Operational Indicators[1]	2Q26 vs 2Q25
SSS	5.7%
SAS	6.4%
SSR	10.7%
SAR	11.1%

SSS: same store sales; SAS: same area rent; SSR: same store rent; SAR: same area rent.

It is worth noting that the World Cup impacted traffic and consumption patterns at the Company's malls and in the sector as a whole. Even in this context, the Company posted operating performance with same-store sales (SSS) growth above that observed in the market, demonstrating the resilience of the high-end segment and the strong performance of JHSF's assets.

[1]Operating indicators were weighted according to the Company's ownership share in the malls, except for tenant sales andoccupancy rate, which are presented in full.

JHSF

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HOSPITALITY & GASTRONOMY

2Q26

RESULTS

Hospitality and Gastronomy **Revenue** increased due to the positive performance of operations, the gradual maturation of new projects, and the recognition of branding fees from international operations.

Costs decreased in the quarter, even against Revenue growth, mainly reflecting the depreciation of the dollar against the real, which contributed to lower costs at international operations.

In **Expenses**, there was no significant nominal variation compared to 2Q25.

The increase in **Adjusted EBITDA** is the result of the evolution of operations and better cost management.

Financial Result remained practically stable.

The decrease **in Income Tax and Social Contribution** in the period was due to the use of tax credits via PER/DCOMP (Electronic Request for Refund, Reimbursement, or Compensation Declaration).

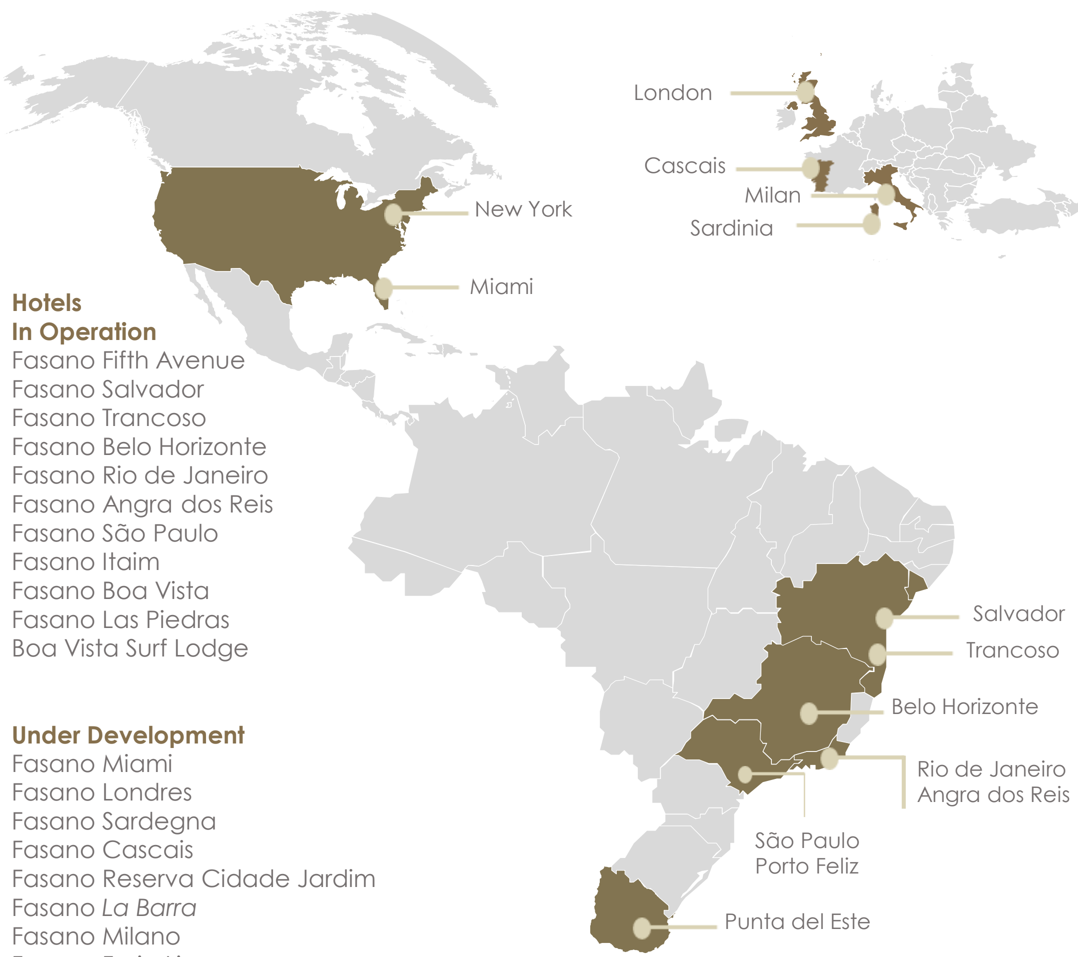
Income Statement (R$ milion)	Hospitality and Gastronomy 2Q26	2Q25	Var %
Gross Revenue	**133.8**	**126.5**	**5.8%**
Taxes on Revenue	(13.6)	(11.4)	18.9%
Net Revenue	**120.2**	**115.0**	**4.5%**
COGS	(77.1)	(78.3)	-1.6%
Gross Profit	**43.1**	**36.7**	**17.5%**
Margin (% of Net Revenue)	***35.9%***	***31.9%***	***4.0 p.p.***
Operating Expenses	**(24.3)**	**(24.7)**	**-1.8%**
Commercial Expenses	(1.6)	(1.0)	60.6%
Administrative Expenses	(23.7)	(23.3)	1.8%
Other Operating Expenses	1.0	(0.4)	-327.8%
Operating Income	**18.8**	**12.0**	**57.1%**
Depreciation and Amortization	6.1	6.0	2.8%
EBITDA	**25.0**	**18.0**	**39.0%**
Non-recurring events	-	2.7	-100.0%
Non-cash events	2.1	2.6	-17.4%
Adjusted EBITDA	**27.1**	**23.3**	**16.6%**
Margin (% of Net Revenue)	***22.6%***	***20.2%***	***2.3 p.p.***
Financial Result	(7.2)	(7.0)	2.8%
Income Taxes and Social Contribution	-	(0.1)	-
Net Income	**11.6**	**4.9**	**136.4%**
Margin (% of Net Revenue)	***9.7%***	***4.3%***	***5.4 p.p.***

STRATEGY

The Hospitality & Gastronomy segment has international growth perspectives, with the goal of pursuing this expansion preferably through an asset-light model. Currently, the business unit comprises hotels and restaurants owned by JHSF, as well as the management of third-party assets.

CURRENT PORTFOLIO AND NEW PROJECTS

The portfolio is composed of 11 hotels and 36 restaurants.



Hotels
In Operation
Fasano Fifth Avenue
Fasano Salvador
Fasano Trancoso
Fasano Belo Horizonte
Fasano Rio de Janeiro
Fasano Angra dos Reis
Fasano São Paulo
Fasano Itaim
Fasano Boa Vista
Fasano Las Piedras
Boa Vista Surf Lodge

Under Development
Fasano Miami
Fasano Londres
Fasano Sardegna
Fasano Cascais
Fasano Reserva Cidade Jardim
Fasano *La Barra*
Fasano Milano
Fasano Faria Lima
Fasano Península
Grand Lodge

Restaurants

3 New York
2 Salvador
3 Trancoso
2 Belo Horizonte
2 Rio de Janeiro
3 Angra dos Reis
13 São Paulo
3 Porto Feliz
4 Punta del Este

TOTAL REVENUE FROM OPERATIONS

Below is the table showing the total Gross Revenue for 2Q26 from all operations in the **Hospitality and Gastronomy** segment, broken down into owned and managed assets, as well as fees received from hotel operations, branding fees from the sale of developments under the Fasano brand, and marketing fees.

Consolidated Revenue Fasano Operation[1] (R$' million)	2Q26	2Q25	Var.
	260.6	257.6	1.1%

Hotels - Gross Revenue (R$' million)	2Q26	2Q25	Var.
Managed	96.9	93.1	4.0%
Owned	34.4	31.6	8.7%
Hotels Consolidated Gross Revenue (R$' million)	131.2	124.7	5.2%

Restaurants - Gross Revenue (R$' million)	2Q26	2Q25	Var.
Managed	37.7	40.5	-6.9%
Owned	78.0	80.9	-3.6%
Restaurants Consolidated Gross Revenue (R$' million)	115.7	121.4	-4.7%

Fees and others Revenue (R$' million)	2Q26	2Q25	Var.
Fees (R$ million)	13.7	11.6	18.3%

[1]The figures above differ from those presented in the other tables of this release, as they reflect the entire operation, including minority interests, whereas the other tables present only JHSF's ownership interest

FASANO PENÍNSULA – PUNTA DEL ESTE

In April, another international destination for Grupo Fasano was announced, a new operation in Punta Del Este, reinforcing JHSF's presence in Uruguay, where it already operates **Hotel Fasano Las Piedras.**

JHSF Península, a company that is part of the economic group that controls the Company, completed the acquisition of the **Enjoy Punta del Este** complex, located across from Playa Mansa, in Punta del Este, Uruguay. The project will remain in operation and undergo a significant expansion, with the goal of becoming a high-end mixed-use complex, adding a mall that will initially feature 50 stores and restaurants, predominantly international, a Fasano hotel, a casino, and residential units.

INTERNACIONAL RECOGNITIONS - FASANO

During the quarter, Fasano received significant international recognitions. Hotels **Fasano Boa Vista, Fasano São Paulo** and **Fasano Rio de Janeiro** were included in La Liste's Top 1000 Hotels 2026, while **Fasano Rio de Janeiro** achieved 2nd place among the best hotels in Central and South America in the Travel + Leisure World's Best Awards 2026. In addition, **Fasano São Paulo** joined the CNT Triple Crown selection by Condé Nast Traveler, which brings together outstanding hotels consistently recognized by readers and industry experts.

FASANO YACHTS

This European summer, from July to September, on-board services of **Fasano Yachts** began, consisting of an exclusive fleet of 12 yachts. Guests will be able to choose to stay aboard exclusive yachts, moored in a dedicated area in the **Fasano Sardegna** bay, facing Tavolara Island, with full access to the facilities of the **Fasano Al Mare Hotel & Beach Club**.

Fasano Yacths

OPERATIONAL PERFORMANCE

Hospitality segment indicators maintained their growth momentum, with RevPar standing out, increasing by **7.3%** compared to 2Q25.

Hotels - Consolidated	2Q26	2Q25	Var.
Average Daily (R$)	4.384	4.138	6.0%
RevPar (R$)[1]	2.133	1.988	7.3%
Occupancy Rate (%)	48.6%	48.0%	0,5 p.p.

[1]Revpar: Revenue per available room

The change in the number of couverts in 2Q26 was mainly due to the closing of the Gero Panini operation at Catarina Fashion Outlet. In addition, average couvert was impacted by the exchange-rate effect, reflecting a roughly 12% decline in the average dollar-to-real exchange rate year-over-year, affecting Restaurante Fasano New York, one of the portfolio's most relevant operations.

Restaurants - Consolidated	2Q26	2Q25	Var.
Average Couvert (R$)	352.4	348.0	1.3%
Number of Couverts (units)	328.236	348.750	-5.9%

For analysis purposes, it is important to emphasize that Hospitality and Gastronomy indicators include both owned and managed assets. However, in managed assets, results are limited to management and performance fees, which may lead to differences between the evolution of financial results and operational indicators.

JHSF


São Paulo Catarina Business International Airport

EXECUTIVE AIRPORT

2Q26

RESULTS

Airport **Revenue** continued to grow, even in an quarter marked by a sharp increase in aviation fuel prices, impacted by international geopolitical tensions. During the quarter, the fifth edition of the Catarina Aviation Show also contributed to **Revenue** growth.

The increase in **Costs** is related to the purchase of fuel for resale, which increased during the period, as this item is the main component of the cost structure and accounts for the largest share of the segment's variable costs. During the quarter, as already observed in 1Q26, operating expenses related to the aircraft used in the exclusive air-taxi program for clients were also included.

Expenses variation was driven by an increase in **Other Operating Results**, arising from the update of accounts receivable from GATGRU, in addition to the results of BYS and Embassair (FBO Miami) in the period.

In **Adjusted EBITDA**, certain items of a non-cash and/or non-recurring nature are considered, while the appraisal of Investment Properties (PPIs) related to hangars is excluded.

In **Financial Result**, the variation is due to the smaller effect, compared to 2Q25, of non-cash financial income arising from negative exchange-rate variation on some of the segment's dollar-denominated debt.

The decrease in the **Income Tax and Social Contribution** line results from the lower recognition of deferred taxes arising from the appraisal of Investment Properties (PPIs).

Income Statement (R$ milion)	Airport		
	2Q26	2Q25	Var %
Gross Revenue	**107.4**	**69.9**	**53.6%**
Taxes on Revenue	(7.0)	(4.9)	42.3%
Net Revenue	**100.5**	**65.0**	**54.5%**
COGS	(63.7)	(31.7)	101.1%
Gross Profit	**36.8**	**33.4**	**10.3%**
Margin (% of Net Revenue)	***36.6%***	***51.3%***	***-14.7 p.p.***
Operating Expenses	**6.7**	**3.8**	**76.4%**
Commercial Expenses	(0.5)	(0.1)	619.4%
Administrative Expenses	(8.5)	(6.2)	36.0%
Other Operating Expenses	15.7	10.1	54.9%
Fair Value of Investment Properties	1.6	2.8	**-42.1%**
Operating Income	**45.1**	**40.0**	**13.0%**
Depreciation and Amortization	6.0	3.9	56.0%
EBITDA	**51.2**	**43.8**	**16.8%**
Fair Value of Investment Properties	(1.6)	(2.8)	-42.1%
Non-recurring events	1.2	0.7	84.6%
Non-cash events	5.5	3.0	79.6%
Adjusted EBITDA	**56.2**	**44.7**	**25.7%**
Margin (% of Net Revenue)	***56.0%***	***68.8%***	***-12.8 p.p.***
Financial Result	1.0	3.1	-69.3%
Income Taxes and Social Contribution	(0.5)	(0.9)	-42.1%
Net Income	**45.6**	**42.2**	**8.1%**
Margin (% of Net Revenue)	***45.3%***	***64.8%***	***-19.5 p.p.***

STRATEGY

The strategy is to steadily grow the Airport's hangar and service capacity.

The airport currently operates **16 hangars**, totaling approximately **50 thousand sqm**, in addition to **80 thousand sqm** of apron areas, **with full occupancy**, reflecting strong operating performance and customer recognition of the high quality of services provided. Given the strong demand, **the 6th expansion phase has already been initiated**, involving the construction of **four new hangars** (approximately **11 thousand sqm**) and an additional **28 thousand sqm of apron areas.** The asset still has significant potential for future expansions, which could exceed four times its current area.

Of the planned expansion, **15,000 sqm of apron area** were delivered in May, with approximately **13,000 sqm** remaining to be completed. The apron expansion aims to increase operating capacity to meet the growing demand from transient clients.

In August, the airport will open **Hangar 17**, with a total area of **2,925 sqm**, designed to serve large business-aviation aircraft. The infrastructure is able to accommodate the Boeing BBJ 737-7 and BBJ 737-8 models, as well as the Airbus ACJ220 and ACJ320.

The Airport received **IS-BAH Stage 2** certification, granted by the International Business Aviation Council (IBAC). The recognition attests to the maturity of its processes and reinforces its commitment to high standards of operating efficiency and safety.

We continued to advance our market share, already as leaders in the business aviation market in the Sao Paulo hub, with significant potential for continued growth.

FBO - MIAMI

In April, JHSF completed the acquisition of **Embassair, an FBO** ("Fixed Base Operator") located at Opa-Locka Executive Airport in Miami, approximately 30 minutes from Downtown, the leading executive airport in Florida and part of one of the most relevant executive aviation markets, with strong operating synergies with the São Paulo Catarina Executive Airport.

The FBO currently offers an integrated service platform, including continuous (24/7) operation, fueling and aeronautical services, as well as passenger handling, in addition to hangar infrastructure with potential for future expansion. It will also soon feature an international immigration system at the terminal (U.S. Customs and Border Protection – CBP).

This integration enhances the service offering to JHSF's clients, strengthening the business's international expansion strategy.

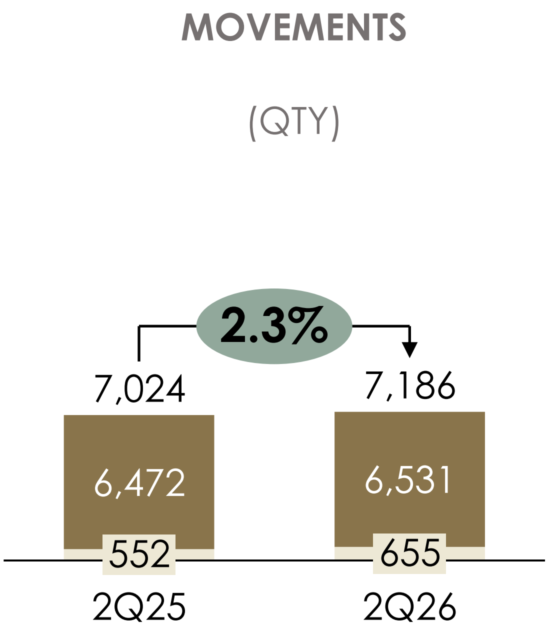
CATARINA AVIATION SHOW

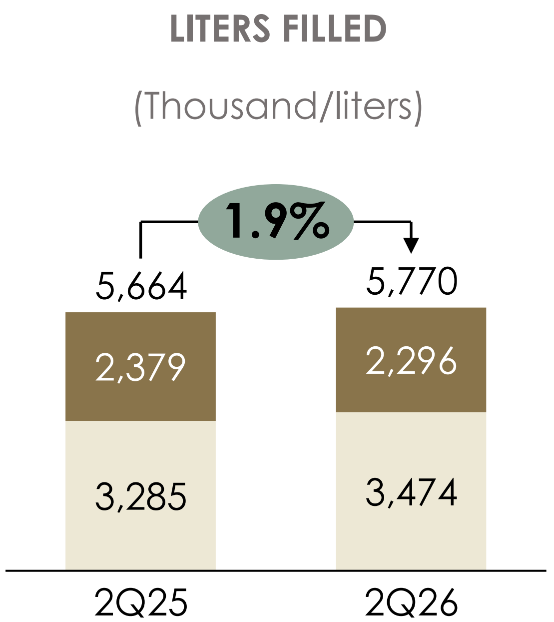
The **fifth edition of the Catarina Aviation Show**, held in May, reinforced its position as one of the largest executive aviation events in the world. Over three days, the event welcomed more than **6,000 guests** and **94 exhibiting brands**, bringing together aircraft, helicopters, boats, and automobiles. The expansion of the event's area from **12,000 sqm** to **20,000 sqm** highlights the sector's growth and the increasing relevance of the event and the Airport.

OPERATIONAL PERFORMANCE

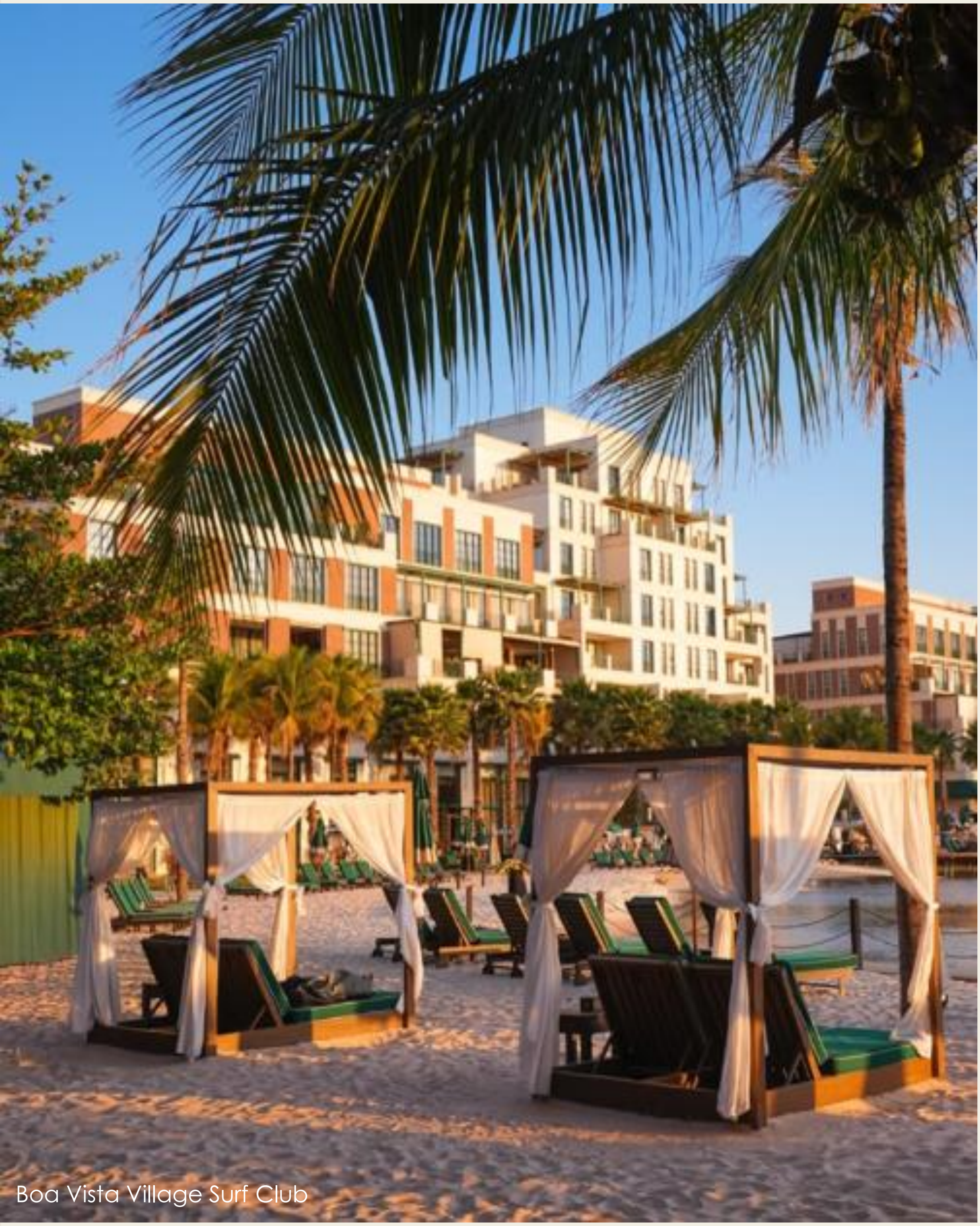
At São Paulo Catarina Executive International Airport, movements increased by **2.3%** and the volume of liters fueled rose by **1.9%** compared to 2Q25. This performance was achieved in a quarter marked by a sharp increase in aviation fuel prices, impacted by international geopolitical tensions, while the market posted growth of 0.9% compared to the prior year.

Of total movements in the quarter, 64.3% were from transient clients, those without hangared aircraft, highlighting the growing demand for, and preference for, the Airport's services among clients outside the state of São Paulo. The number of transient clients increased by 31.6% compared to 1Q26.





JHSF



JHSF *RESIDENCES AND CLUBS*

2Q26

RESULTS

The increase observed in JHSF Residences and Clubs **Revenue** was due to the higher number of units rented compared to 2Q25, with a contracted occupancy rate close to 100%, as well as growth in Club memberships sales and member annuity revenues.

The increase in **Costs** was mainly driven by the start of operations at Fasano Tennis Club and São Paulo Surf Club, inaugurated in 3Q25 and 4Q25, respectively.

The increase in **Expenses** is explained by the Clubs' operation, in addition to the growth in Selling Expenses related to membership sales.

In **Adjusted EBITDA**, the appraisal of Investment Properties (PPIs) of the new Boa Vista Village units, which are in the final stage of preparation for renting, was excluded, in addition to a non-cash item.

The growth in **Financial Result** was driven by higher financial expenses related to interest on debt.

The decrease in the **Income Tax and Social Contribution** line results from the lower recognition of deferred taxes arising from the appraisal of Investment Properties (PPIs).

Resultado (R$ milhões)	JHSF Residences e Clubs		
	2Q26	2Q25	Var %
Gross Revenue	**78.8**	**40.2**	**96.1%**
Taxes on Revenue	(5.2)	(1.5)	256.8%
Net Revenue	**73.6**	**38.7**	**90.1%**
COGS	(8.9)	(3.8)	135.7%
Gross Profit	**64.6**	**34.9**	**85.1%**
Margin (% of Net Revenue)	***87.9%***	***90.2%***	**-2.3 p.p.**
Operating Expenses	**(15.6)**	**(6.3)**	**147.6%**
Commercial Expenses	(1.9)	(0.8)	131.3%
Administrative Expenses	(17.6)	(6.0)	192.8%
Other Operating Expenses	4.0	0.6	610.7%
Fair Value of Investment Properties	30.3	125.1	**-75.8%**
Operating Income	**79.4**	**153.7**	**-48.4%**
Depreciation and Amortization	1.4	0.9	61.0%
EBITDA	**80.8**	**154.6**	**-47.8%**
Fair Value of Investment Properties	(30.3)	(125.1)	-75.8%
Non-recurring events	-	-	-
Non-cash events	1.8	0.4	310.9%
Adjusted EBITDA	**52.3**	**29.9**	**74.7%**
Margin (% of Net Revenue)	***71.1%***	***77.3%***	**-6.3 p.p.**
Financial Result	(23.0)	(8.2)	179.6%
Income Taxes and Social Contribution	(1.9)	(8.9)	-78.3%
Net Income	**54.4**	**136.6**	**-60.1%**
Margin (% of Net Revenue)	***74.0%***	***352.9%***	***-278.9 p.p.***

STRATEGY

The JHSF Residences and Clubs segment comprises the rental of houses and apartments, as well as the sale of memberships and the operation of clubs developed by JHSF. The Company currently has 3 clubs in operation and 128 units available for rental, of which 54 are in the final stage of renovation and are expected to be gradually made available throughout 2026. Additionally, 2 other units are under development (Colégio Visconde de Porto Seguro and Clínica Einstein), with delivery expected over the coming years. The future portfolio also includes 78 units, corresponding to approximately 365 thousand sqm of potential leasable area.

Considering the entire portfolio in operation, as well as those in the final stage of construction, the Residential Rental and Clubs segment comprises assets totaling **140.260 m²,** with stabilized annual NOI of approximately **R$ 138.7 milhões.**

Portfolio	Units	Area (sqm)	Stabilized NOI R$million
Renting Assets in Operation	72	28,817	53.4
Renting Assets Under Construction 2026	54	10,140	20.5
Renting Assets Under Construction 2027 +	2	29,690	7.3
Total Rental Units	**128**	**68,647**	**81.2**

Portfolio	Units	Area (sqm)	Stabilized NOI R$million
Clubs	3	71,613	57.5
Total Club	**3**	**71,613**	**57.5**
Total Rental Units + Clubs	**131**	**140,260**	**138.71**

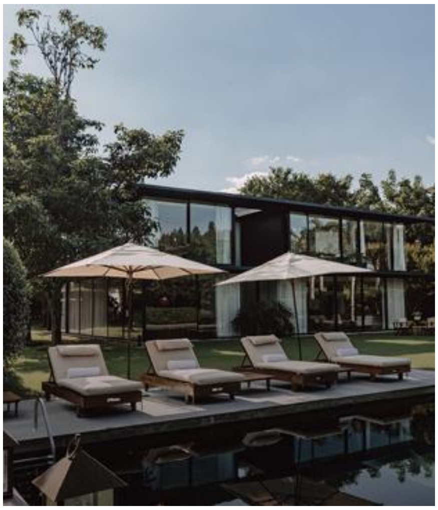
Future Portfolio	Units	Area (sqm)
Reserva Cidade Jardim	62	28,817
Estates	16	336,892
Total Rental Units	**78**	**365,709**

JHSF *RESIDENCES* (RESIDENTIAL RENTALS)

The residential rental units are integrated into projects developed by the Company and offer concierge services, in addition to being delivered fully furnished, decorated, and equipped.

The Residential Rental (JHSF Residences) segment currently has **72 units in operation** and, as of the present date, maintains a contracted occupancy rate close to 100%, in addition to 54 additional units under development, with delivery scheduled for 2026.

Fasano Cidade Jardim



Fazenda Boa Vista

Fasano Tennis Club

Clubs

The JHSF Clubs segment comprises three units currently in operation: São Paulo Surf Club and Fasano Tennis Club, located in the city of São Paulo, and Boa Vista Village Surf Club, in Porto Feliz, within the Boa Vista Village complex. The units offer a comprehensive leisure and wellness infrastructure, as well as various sports facilities and bar and restaurant services operated by Fasano, providing a complete experience to their members.

BOA VISTA VILLAGE SURF CLUB

JHSF

Cidade Jardim Corporate Center

JHSF CAPITAL

2Q26

RESULTS

Revenue growth was driven by the increase in AUM (assets under management) over the period. As of the end of 2Q25, JHSF Capital had R$2.6 billion in AUM, compared to R$ 12.1 billion currently.

There was a decrease in **Costs** due to lower operational expenses related to credit card activities.

The increase in **Expenses**, particularly in **Administrative Expenses**, was driven by higher spending on third-party services, such as consulting.

Financial Result reflected the effects of negative foreign exchange variations.

Income Statement (R$ milion)	Capital 2Q26	2Q25	Var %
Gross Revenue	**13.0**	**3.9**	**231.8%**
Taxes on Revenue	(1.4)	(0.4)	293.6%
Net Revenue	**11.6**	**3.6**	**225.7%**
COGS	(0.8)	(0.4)	109.0%
Gross Profit	**10.8**	**3.2**	**240.2%**
Margin (% of Net Revenue)	***92.9%***	***88.9%***	***4.0 p.p.***
Operating Expenses	**(6.8)**	**(4.6)**	**48.1%**
Commercial Expenses	(1.1)	(0.7)	68.2%
Administrative Expenses	(4.9)	(4.0)	21.8%
Other Operating Expenses	(0.7)	0.1	-619.2%
Operating Income	**4.0**	**(1.4)**	**-384.4%**
Depreciation and Amortization	0.3	0.1	305.7%
EBITDA	**4.3**	**(1.3)**	**-419.5%**
PPI	-	-	-
Non-recurring events	-	0.6	-
Non-cash events	0.6	0.1	308.6%
Adjusted EBITDA	**4.9**	**(0.6)**	**-867.6%**
Margin (% of Net Revenue)	***42.0%***	***-17.8%***	***59.8 p.p.***
Financial Result	(1.9)	1.0	-283.2%
Income Taxes and Social Contribution	-	-	-
Net Income	**2.1**	**(0.4)**	**-684.4%**
Margin (% of Net Revenue)	***17.9%***	***-10.0%***	***27.9 p.p.***

STRATEGY

With four years of operations, **JHSF Capital** ("Asset Manager") currently manages **21 national and international** funds and also acts as an advisor tothe Company in M&A transactions. Currently, AUM totals approximately R$12.1 billion.

During the quarter, **JHSF Capital** acted as financial advisor on the acquisition of Enjoy Punta del Este, located across from Playa Mansa, in Punta del Este, Uruguay, and advised on the acquisition of the **Embassair FBO** in Miami, located at **Opa-Locka Executive Airport.**

Additionally, in July, it successfully completed the raising of R$400 million through the public offering of quotas of **(JCSC11)**, a fund dedicated to acquiring a minority share in Shopping Cidade Jardim.

JHSF


Boa Vista Estates

REAL ESTATE DEVELOPMENT

2Q26

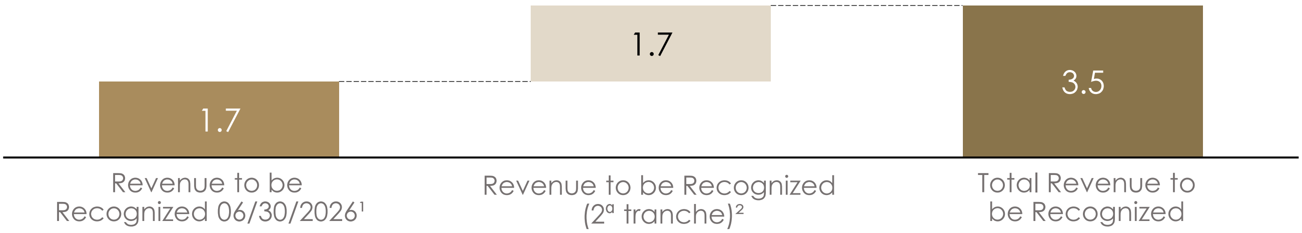
RESULTS

Real Estate Development segment **Revenue** was positively impacted by the recognition of part of the revenue related to the first tranche of the inventory sale to the real estate investment fund (FII), related to the Boa Vista Estates project, located in the Boa Vista Complex, which had not been totally recognized in 4Q25. In addition, there was progress in the construction works of projects whose results are recorded under the Percentage of Completion (PoC) accounting method.

It is worth recalling that the accounting recognition of **Revenue** from the inventory sale will occur in two tranches, as shown in explanatory note "1.1.2. Accounting recognition of sales" in the 2Q26 financial statements.

Revenue to be recognized from sales made to final clients and to the FII as of the end of June 2026 was **R$1.7 billion**, and considering also the second tranche to be completed in December 2026, total revenue is **R$3.5 billion**, as shown in the chart below.

TOTAL REVENUE TO BE RECOGNIZED (R$ bi)



[1]As per Note 28; [2]As per Note 1.1.2;

RESULTS

The change in **Cost** reflects the revenue recognition of the Boa Vista Estates sale to the FII, as mentioned before, and the progress of construction works on the other projects.

The increase in **Expenses** is mainly related to an one-off increase in Selling Expenses, resulting from commissions tied to the inventory sale to the FII, due to the recognition of the Boa Vista Estates sale in the quarter.

The Evolution in **Adjusted EBITDA** was driven by the growth in **Operating Income**.

The change in **Financial Result** was due to the one-off effect of tax expenses related to the inventory sale to the FII.

In **Income Tax and Social Contribution**, the decrease was due to a tax reversal.

Income Statement (R$ milion)	RE Development		
	2Q26	2Q25	Var %
Gross Revenue	**558.5**	**172.0**	**224.8%**
Taxes on Revenue	2.2	(5.8)	-138.1%
Net Revenue	**560.8**	**166.1**	**237.6%**
COGS	(170.4)	(39.4)	332.7%
Gross Profit	**390.3**	**126.7**	**208.0%**
Margin (% of Net Revenue)	***69.6%***	***76.3%***	***-6.7 p.p.***
Operating Expenses	**(47.3)**	**(24.0)**	**97.5%**
Commercial Expenses	(28.6)	(9.4)	204.9%
Administrative Expenses	(22.2)	(19.8)	12.5%
Other Operating Expenses	3.5	5.2	-32.8%
Operating Income	**343.0**	**102.7**	**233.8%**
Depreciation and Amortization	1.0	1.0	3.5%
EBITDA	**344.0**	**103.8**	**231.6%**
Non-recurring events	-	2.5	-100.0%
Non-cash events	1.7	1.0	73.5%
Adjusted EBITDA	**345.8**	**107.3**	**222.4%**
Margin (% of Net Revenue)	***61.7%***	***64.6%***	***-2.9 p.p.***
Financial Result	(27.1)	8.9	-404.8%
Income Taxes and Social Contribution	1.9	(5.7)	-132.8%
Net Income	**317.8**	**105.9**	**200.0%**
Margin (% of Net Revenue)	***56.7%***	***63.8%***	***-7.1 p.p.***

STRATEGY

In Real Estate Development, the strategy is to selectively launch high-end residential projects, in line with the Company's track record, on land already included in its landbank and located, almost entirely, in regions where JHSF has operated for decades, leveraging its deep understanding of market demand, sale prices, and construction costs.

JHSF's products are recognized for their quality and excellence, high delivery standards, and curation. They are also known for generating strong returns, **representing some of the highest margins in the market**.

SALE OF R$ 5.2 BILLION INVETORY – THE LARGEST IPO IN THE BRAZILIAN REAL ESTATE SECTOR

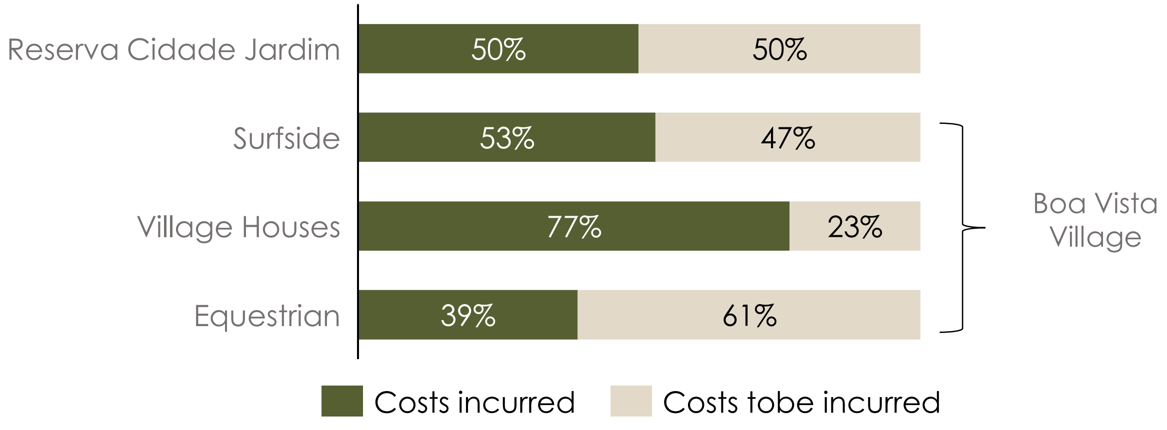
In December 2025, the Company announced the closing of the transaction involving the sale of inventory, both completed and under development, totaling approximately R$5.2 billion to a real estate investment fund (FII)structured by JHSF Capital. The assets sold are located in the following developments: Boa Vista Village, Boa Vista Estates, Reserva Cidade Jardim, São Paulo Surf Club Residences, and Fazenda Santa Helena.

For further information, please refer to the Material Fact disclosed on December 11, 2025, and the 2025 Earnings Release.

SALE OF R$ 5.2 BILLION INVETORY – THE LARGEST IPO IN THE BRAZILIAN REAL ESTATE SECTOR

Following the transaction, the Company retains a significant landbank of approximately R$28 billion in potential PSV, to be developed over the coming years in locations well known to JHSF and targeted at the high-end customer segment, preferably through investment vehicles and third-party capital.

Below is the construction progress by project as of 2Q26, based on the percentage of completion (PoC) method (cost incurred). The chart includes only the projects sold in tranche 1 that already have construction underway.



JHSF

DEBT AND CASH AVAILABILITY

2Q26

Cash and Equivalents and Indebtedness (R$' million)	jun/26	dez/25	Var. R$ million	Var. %
Gross Debt	**(6,272.0)**	**(5,401.7)**	**(870.4)**	**16.1%**
Mandatorily convertible debt[1]	120.8	120.9	(0.1)	-0.1%
Cash and Equivalents	4,392.4	4,320.0	72.4	1.7%
Accounts receivable performed[2]	2,944.9	2,808.2	136.7	4.9%
Net Cash (Net Debt)	**1,186**	**1,847**	**(661.3)**	**-35.8%**

Net Cash/Ebitda LTM **-0.55 x**

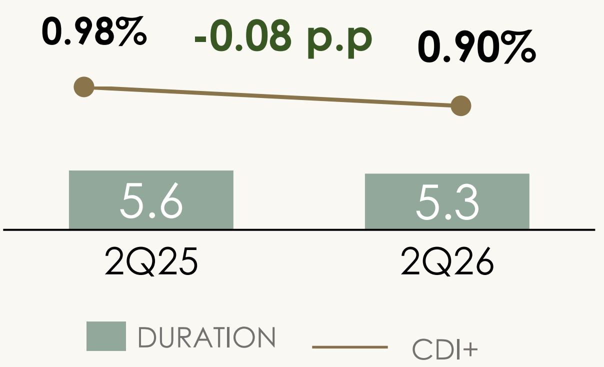
[1]Mandatorily convertible debt into an interest in a future project.
[2]Considers the second tranche of the Real Estate Development inventory sale (as per Note 1.1.2 of the 2Q26 ITR) and receivables related to the reserve fund of the JHSF Capital Desenvolvimento Imobiliário FII.

The change in Gross Debt results from strategic short-term debts, such as a bridge loan, which will be replaced by a CRI (Real Estate Receivables Certificate) with an initial amount of R$800 million, with the possibility of an increase of up to 25% of the initial volume and a 10-year maturity on one of the series, as approved by the Company's Board of Directors at the end of July.

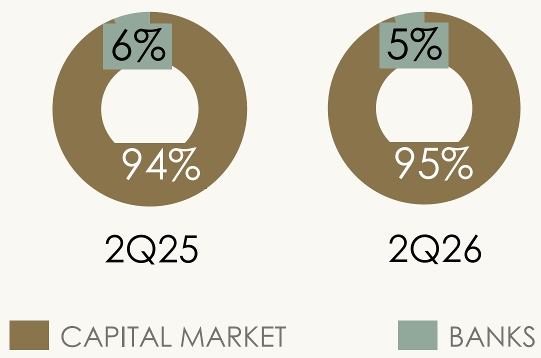
In 2Q26, the Company continued its Recurring Income growth plan through construction works on expansions and new contracted projects. The main Cash impacts, in order of magnitude, were: i. the acquisition of the Embassair FBO in Miami; ii. construction works at CJ Boa Vista Village, the Shopping Cidade Jardim expansion, and CJ Shops Faria Lima; and iii. fit-out works on the rented units and Fasano Tennis Club.

Construction works on Real Estate Development projects, sold to the FII and to end clients, also advanced in 2Q26.

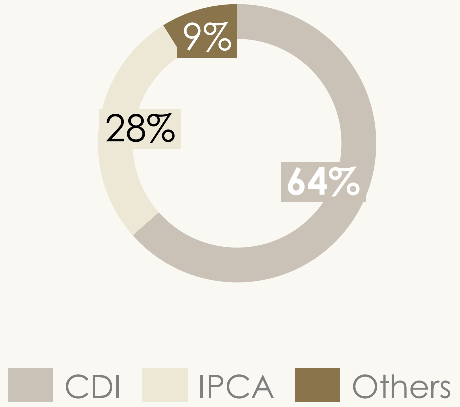
DURATION AND AVAREGE COST



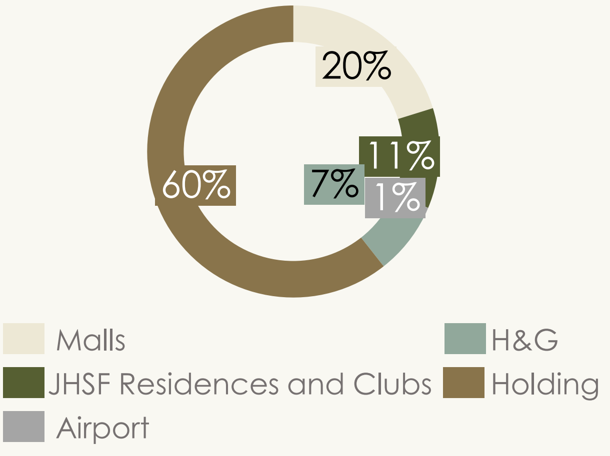
GROSS DEBT COMPOSITION



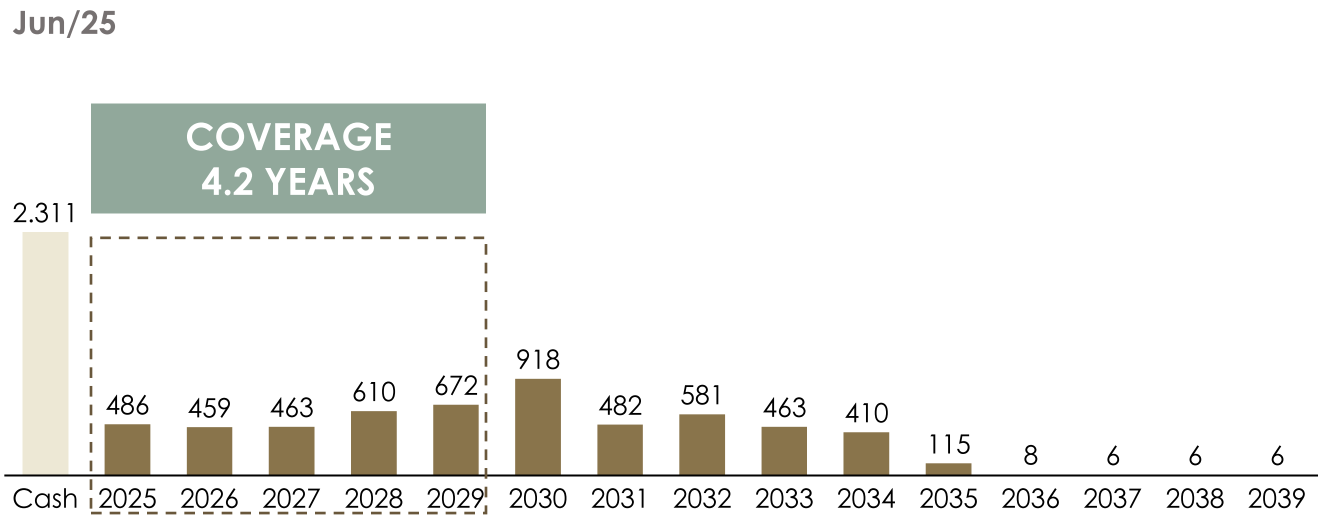
DEBT INDEXERS
(jun/26)

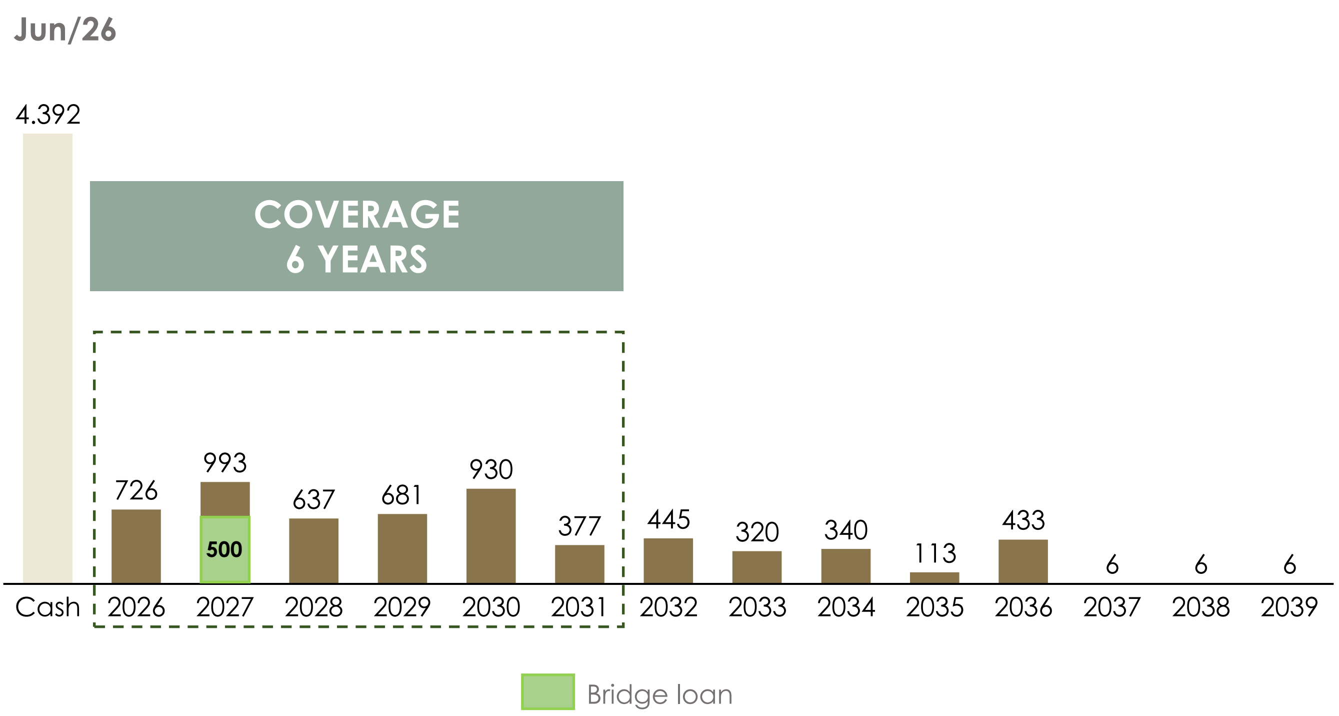


CONSOLIDATED DEBT COMPOSITION
Managerial Allocation
(jun/26)



CONSOLIDATED DEBT AMORTIZATION SCHEDULE (R$ M)





JHSF

SUSTENTABILITY | ESG

2Q26

JHSF advances in consolidating its new strategic Sustainability cycle and in preparing for IFRS reporting

In the second quarter of 2026, JHSF advanced in consolidating its new strategic Sustainability cycle, strengthening the integration of the ESG agenda into business initiatives and long-term value creation.

Among the highlights of the period, the 2026 Aviation Show brought together a series of initiatives aligned with the Company's social and environmental commitments. In addition to offsetting the event's carbon emissions and charitable initiatives carried out in partnership with Fasano, an exclusive jaguar artwork was painted and later auctioned, with proceeds directed to Onçafari, JHSF's partner organization in wildlife protection.

During the quarter, the Company advanced in rolling out its Sustainability strategy, defining guidelines and priorities and reinforcing the alignment between corporate objectives and its environmental, social, and governance commitments.

Additionally, JHSF entered the final stage of preparing its first Sustainability-related Financial Information Report, in line with the international IFRS Sustainability Disclosure Standards. Conducted in a multidisciplinary manner, the process represents a milestone in the evolution of corporate transparency and in the integration of financial and non-financial information.

These advances reinforce the Company's commitment to responsible and transparent management, consolidating sustainability as one of the pillars of value creation for its stakeholders.

JHSF

APPENDECIES

2Q26

Cash Flow by Segment - Indirect Method R$ thousand - 2Q26	Malls	Hospitality & Gastronomy	Airport	Residential Rental and Clubs	JHSF Capital	Retail	RE Development	Holding	Consolidated
From the operational activities									
Earnings (loss) before income taxes and social contribuition	24.073	18.317	47.903	31.053	1.590	2.934	318.159	55	444.085
Adjustments to reconcile income before taxes to net cash generated from operating activities									
Depreciation and amortization of fixed and intangible assets	222	6.144	6.016	1.377	276	1.216	1.046	1.897	18.193
Interest and monetary variations on loans, financing and deb	49.377	1.028	-	40.001	-	-	190.574	-	280.980
Interest and monetary variations on assets and liabilities	(9.558)	-	-	-	-	-	-	-	(9.558)
Amortization of loan costs, debentures and obligations with p	-	-	-	-	-	-	-	-	-
Equity Method Result	-	1.327	-	-	-	-	-	-	1.327
Change in fair value of investment properties	(26.389)	-	(1.609)	(30.298)	-	-	-	-	(58.296)
Other adjustments	-	-	(32)	-	(5.716)	-	-	(28.306)	(34.054)
	37.725	**26.816**	**52.278**	**42.133**	**(3.850)**	**4.149**	**509.779**	**(26.354)**	**642.677**
Assets and liabilities variation									
Accounts receivable	17.186	3.450	857	8.044	801	2.489	80.887	-	113.714
Properties for sale and inventory	(911)	(6.001)	(1.451)	-	-	(8.452)	(63.242)	(341)	(80.398)
Customer advances and cancellations payable	(74)	-	-	44.020	-	-	(632.972)	-	(589.026)
Cash flow generated by (consumed in) operating activities before payments of taxes, interest and land acquisition	**53.926**	**24.265**	**51.684**	**94.197**	**(3.049)**	**(1.814)**	**(105.548)**	**(26.695)**	**86.966**
Income tax and social contribution paid	(3.696)	(8.569)	(1.262)	(1.345)	(203)	(5.476)	(10.879)	(0)	(31.431)
Interest on loans, financing, and paid debentures	(39.893)	(9.171)	(860)	-	-	-	-	(86.690)	(136.614)
Net cash provided by (consumed in) operating activities	**10.337**	**6.524**	**49.562**	**92.853**	**(3.253)**	**(7.290)**	**(116.427)**	**(113.385)**	**(81.078)**
From investing activities									
Redemptions and (applications)	106.865	7.823	(17.076)	3.421	98.625	7.763	(43.509)	(55.204)	108.709
Acquisition of fixed assets and investment properties	(86.749)	(346.800)	(385.789)	(68.129)	(18.694)	(437)	(32.573)	362.070	(577.102)
Net cash generated by (used in) investing activities	**20.116**	**(338.977)**	**(402.864)**	**(64.708)**	**79.931**	**7.326**	**(76.082)**	**306.866**	**(468.392)**
From financing activities									
Income from new loans, financing and debentures	-	336.072	-	-	-	-	-	555.000	891.072
Payment of loans, financing and Debentures - principal	(15.334)	-	-	-	-	-	-	(71.528)	(86.862)
Related parties, net	-	-	-	-	-		-	-	-
Dividends paid	-	-	-	-	-	-	-	(137.497)	(137.497)
Acquisition of non-controlling interest									
Net cash generated (used in) financing activities	**(15.334)**	**336.072**	**-**	**-**	**-**	**-**	**-**	**345.976**	**666.714**
Increase (decrease) in cash and cash equivalents	**15.119**	**3.619**	**(353.302)**	**28.145**	**76.678**	**36**	**(192.509)**	**539.456**	**117.243**

BALANCE SHEET BY SEGMENT 2Q26

JHSF

Balance Sheet by segment - 2T26 R$ thousand	Malls	Hospitality e Gastronomy	Airport	JHSF Residences & Clubs	JHSF Capital	Retail	Real Estate Development	Holding	Consolidated
Assets									
Cash and financial aplications	-	-	-	-	-	-	500,000	3,892,392	4,392,392
Accounts Receivables	76,884	37,522	132,737	68	867	13,464	753,396	-	1,014,938
Landbank and Inventories	-	30,216	5,778	11,004	-	81,047	2,177,801	-	2,305,846
Fair Value of Investment Properties (=)	4,867,931	-	158,133	2,289,900	-	-	-	-	7,315,964
Accounting Cost (+)	1,745,297	-	78,000	975,422	-	-	-	-	2,798,719
Fair Value of Investment Properties - fair	3,122,634	-	80,133	1,314,478	-	-	-	-	4,517,245
In Operation (+)	1,045,873	-	80,133	1,125,476	-	-	-	-	2,251,482
Pré-Operation (+)	2,076,761	-	-	189,002	-	-	-	-	2,265,763
Fixes assets and intagible	29,201	153,001	1,299,887	1,501,943	-	30,267	34,206	-	3,048,505
Leasing (IFRS 16)	-	99,922	127,766	-	-	-	-	-	227,688
Others	139,968	17,379	74,032	-	2,864	30,669	201,998	306,795	773,706
Total Assets	**5,113,984**	**338,040**	**1,798,333**	**3,802,915**	**3,731**	**155,447**	**3,667,401**	**4,199,187**	**19,079,038**
Liabilities									
Indebtedness	1,275,594	122,962	390,591	720,915	-	-	-	3,761,986	6,272,049
Short Term	77,605	3,104	333,908	120,974	-	-	-	1,287,865	1,823,456
Long Term	1,197,988	119,859	56,684	599,941	-	-	-	2,474,121	4,448,592
Suppliers	79,284	24,267	40,663	2,603	54	32,635	55,348	57,609	292,461
Usufruct (Long Term)	200,581	-	-	-	-	-	-	-	200,581
Taxes and Charges	21,440	2,488	50,999	52,579	-	2,598	1,500,071	669	1,630,844
Short Term	16,001	801	43,005	-	-	2,591	402,007	580	464,985
Long Term	5,439	1,687	7,994	52,579	-	7	1,098,064	89	1,165,859
Advance for Works	-	-	-	-	-	-	1,613,516	-	1,613,516
Leasing (IFRS 16)	43,001	120,667	116,756	-	-	-	-	-	280,424
Paid Dividends	-	-	-	-	-	-	-	274,905	274,905
Obligations to third parties	-	-	-	-	-	-	156,958	-	156,958
Others	163,235	6,832	54,885	-	-	31,102	203,178	-	459,232
Total Liability	**1,783,134**	**277,217**	**653,894**	**776,097**	**54**	**66,334**	**3,529,071**	**4,095,169**	**11,180,970**
Shareholders' Equity	**3,330,850**	**60,823**	**1,144,439**	**3,026,817**	**3,677**	**89,113**	**138,330**	**104,018**	**7,898,068**
Liability + Shareholders' Equity	**5,113,984**	**338,040**	**1,798,333**	**3,802,915**	**3,731**	**155,447**	**3,667,401**	**4,199,187**	**19,079,038**

GLA (Gross Leasable Area): Corresponds to the areas available for rental in malls.

Own GLA: GLA referring to the percentage that JHSF owns in its Malls portfolio.

Private Area: Area marketed/to be marketed for development projects.

Asset Light: Businesses that have little asset allocation on their balance sheet.

AUM: Assets under management.

Capex (Capital Expenditure): Investment made to build, repair or acquire a fixedasset.

Occupancy Cost: Cost of renting a store as a percentage of sales. Includes rent andother expenses (condominium and promotional fund).

EBITDA: Net income for the period, plus taxes on profit, financial expenses net of financial income and depreciation, amortization and depletion. The EBITDA calculation may be adjusted for non-recurring items, which contribute to the information on the potential of gross cash generation in the Company's operations. Adjusted EBITDA does not have a standardized meaning, and our definition may not be comparable to those used by other companies.

ESG: Environmental, social and corporate governance.

NOI (Net Operating Income): Net operating income/operating cash generation.

RevPar (Revenue per Available Room): Index equivalent to multiplying the average daily rate for a given period by the occupancy rate.

Revenue to be Accrued: Corresponds to contracted sales whose revenue will be accrued in future quarter, according to the evolution of the incurred cost of the work.

PSV (Potential sales value): Value calculated by adding the potential sales value of all units of a project to be launched.

For more Glossary items: https://ri.jhsf.com.br/en/other-information/glossary/

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Webcast in Portuguese:

August, 14 2026
3:00 p.m. (Brasília time)
2:00 p.m. (New York time)
Webcast: ri.jhsf.com.br

Webcast in English:

August, 14 2026
(simultaneous translation)
2:00 p.m. (New York time)
3:00 (Brasília time)
Webcast: ri.jhsf.com.br