

HBR REALTY EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Publicly Held Company with Authorized Capital

CNPJ/MF No. 14.785.152/0001-51

NIRE 35.300.466.276

MINUTES OF THE ANNUAL GENERAL MEETING

HELD ON APRIL 24, 2026

1. **DATE, TIME AND VENUE:** On the twenty-fourth (24th) day of April 2026, at 10:00 a.m., held via video conference on the “Teams” platform, pursuant to Article 124, Paragraph 2-A, of Law No. 6,404 of December 15, 1976 (the “Brazilian Corporations Law”), and Article 28 of CVM Resolution No. 81/22.

2. **NOTICE OF MEETING:** The Notice of Meeting was published in the print and digital editions of the newspaper 201cO Estado de São Paulo201d on March 24, 25, and 26, 2026, on pages B11, B16, and B13, respectively, pursuant to Article 124 of the Brazilian Corporations Law.

3. **ATTENDANCE AND QUORUM:** Shareholders holding ordinary shares representing 66.09% (sixty-six point zero nine percent) of the voting share capital were present at the Annual General Meeting, as registered through a digital platform, including shareholders who cast their votes by means of the remote voting ballot. Also present were: Mr. Henrique Herbel de Melo Campos, as representative of BDO RCS Auditores Independentes SS Ltda.; Mr. Frederico Oliveira de Castro, member of the Fiscal Council; and, as representative of Management, Mr. Alexandre Dalpiero de Freitas, Chief Financial and Investor Relations Officer of the Company.

4. **STATUTORY PUBLICATIONS:** The Management Report and Financial Statements of the Company, accompanied by the Independent Auditors’ Report, referring to the fiscal year ended December 31, 2025, were published in the newspaper “O Estado de S. Paulo,” in both print and digital formats: **(i)** in the edition of March 20, 2026; and **(ii)** at the link <https://estadaori.estadao.com.br/publicacoes/>, pursuant to Article 133, Paragraph 3, of the Brazilian Corporations Law. The Meeting Participation Manual and the Management Proposal, as well as all other documents and information pertaining to the items on the Meeting's agenda, pursuant to CVM Resolution No. 81/22, were made available to shareholders at the Company's registered office and on the Investor Relations websites of the Company, the Brazilian Securities and Exchange Commission (CVM), and B3 S.A. – Brasil, Bolsa, Balcão, at least one (1) month prior to this date, in accordance with the Brazilian Corporations Law and applicable regulations.

5. **PRESIDING OFFICERS:** The proceedings were chaired by Mr. Henrique Borenstein and recorded by Ms. Andrea Bittencourt.

6. **AGENDA:** (i) to review the accounts of the officers and directors and to examine, discuss, and vote on the Management Report and Financial Statements of the Company for the fiscal year ended December 31, 2025, together with the opinions of the Independent Auditors, the Fiscal Council, and the Audit and Risk Management Committee; (ii) to determine the allocation of the Company's net income for the fiscal year ended December 31, 2025; (iii) to set the number of members of the Company's Board of Directors for the next unified two (2)-year term, which shall extend until the Annual General Meeting that resolves on the financial statements for the fiscal year ended December 31, 2027; (iv) to elect the members of the Company's Board of Directors for the next unified two (2)-year term; (v) to appoint the Chairman and Vice-Chairman of the Board of Directors for the next unified two (2)-year term; (vi) to set the aggregate annual compensation limit for the Company's officers and directors for the fiscal year 2026; (vii) to install the Fiscal Council and elect its members; and (viii) to set the compensation of the members of the Fiscal Council.

7. **RESOLUTIONS:** At the outset, the Chairman of the Meeting announced that the consolidated summary voting results for votes cast via the remote voting ballot were available for consultation. The following were then unanimously approved: (i) the waiver of the reading of the documents related to the matters to be resolved and of the consolidated summary voting results; and (ii) the drafting of the minutes in summary form, as well as their publication with omission of the shareholders' signatures, pursuant to Article 130, Paragraphs 1 and 2, of the Brazilian Corporations Law.

The shareholders present then resolved:

7.1. To approve, unanimously, with abstentions recorded for those legally prevented from voting, as per the voting results set forth in Exhibit I hereto, the accounts of the officers and directors, the Management Report, and the Financial Statements of the Company for the fiscal year ended December 31, 2025, together with the opinions of the Independent Auditors, the Fiscal Council, and the Audit and Risk Management Committee.

7.2. To approve, unanimously, as per the voting results set forth in **Exhibit I** hereto, the allocation of the Company's net income for the fiscal year ended December 31, 2025, in accordance with the Management Proposal, as described below:

Net income for the fiscal year	R\$ 27,498,054.80
Allocation to legal reserve	R\$ 1,374,902.74
Allocation to the unrealized profit reserve account	R\$ 6,530,788.02
Adjusted net income	R\$ 19,592,364.04
Profit retention based on capital budget pursuant to <u>Exhibit II</u> hereto	R\$ 19,592,364.04

7.3. To approve, by majority vote, as per the voting results set forth in **Exhibit I** hereto, the number of members of the Company's Board of Directors for the next unified two (2)-year term, which shall extend until the Annual General Meeting that resolves on the financial statements for the fiscal year ended December 31, 2027, set at five (5) full members.

7.4. To approve, by majority vote, as per the voting results set forth in **Exhibit I** hereto, the re-election of the current five (5) members of the Board of Directors listed below, for a new unified two (2)-year term, which shall extend until the Annual General Meeting that resolves on the Company's financial statements for the fiscal year ended December 31, 2027:

- (i) **Henrique Borenstein**, Brazilian, married, economist, holder of Identity Card (RG) No. 2.103.622 – SSP/SP, enrolled with the Individual Taxpayer Registry (CPF/ME) under No. 107.102.488-49, with business address at Avenida Vereador Narciso Yague Guimarães, No. 1,145, 15th floor, Jardim Armênia, Helbor Concept – Edifício Corporate, CEP 08780-500, in the city of Mogi das Cruzes, State of São Paulo, to serve as **member of the Board of Directors**;
- (ii) **Henry Borenstein**, Brazilian, divorced, business administrator, holder of Identity Card (RG) No. 14.430.614 – SSP/SP, enrolled with the Individual Taxpayer Registry (CPF/ME) under No. 248.340.628-99, with business address at Avenida Vereador Narciso Yague Guimarães, No. 1,145, 15th floor, Jardim Armênia, Helbor Concept – Edifício Corporate, CEP 08780-500, in the city of Mogi das Cruzes, State of São Paulo, to serve as **member of the Board of Directors**;

- (iii) **Mario Mello Freire Neto**, Brazilian, married, engineer, holder of Identity Card (RG) No. 93714660 – SSP/SP, enrolled with the Individual Taxpayer Registry (CPF/MF) under No. 129.392.388-55, with business address at Avenida Vereador Narciso Yague Guimarães, No. 1,145, 15th floor, Jardim Armênia, Helbor Concept – Edifício Corporate, CEP 08780-500, in the city of Mogi das Cruzes, State of São Paulo, to serve as **independent member of the Board of Directors**, pursuant to Articles 16 and 17 of the Novo Mercado Regulations, Exhibit K of CVM Resolution No. 80/22, and Article 14 of the Company's Bylaws;
- (iv) **José Luiz Acar Pedro**, Brazilian, married, business administrator, holder of Identity Card (RG) No. 5.592.741 – SSP/SP, enrolled with the Individual Taxpayer Registry (CPF/ME) under No. 607.571.598-34, with business address at Avenida Vereador Narciso Yague Guimarães, No. 1,145, 15th floor, Jardim Armênia, Helbor Concept – Edifício Corporate, CEP 08780-500, in the city of Mogi das Cruzes, State of São Paulo, to serve as **independent member of the Board of Directors**, pursuant to Articles 16 and 17 of the Novo Mercado Regulations, Exhibit K of CVM Resolution No. 80/22, and Article 14 of the Company's Bylaws; and
- (v) **Claudio Thomaz Lobo Sonder**, Brazilian, married, economist, holder of Identity Card (RG) No. 2.173.952 – SSP/SP, enrolled with the Individual Taxpayer Registry (CPF/ME) under No. 066.934.078-20, with business address at Avenida Vereador Narciso Yague Guimarães, No. 1,145, 15th floor, Jardim Armênia, Helbor Concept – Edifício Corporate, CEP 08780-500, in the city of Mogi das Cruzes, State of São Paulo, to serve as **independent member of the Board of Directors**, pursuant to Articles 16 and 17 of the Novo Mercado Regulations, Exhibit K of CVM Resolution No. 80/22, and Article 14 of the Company's Bylaws.

The directors hereby elected shall sign their respective terms of office, having provided the declaration of absence of legal impediment as required under Article 147, Paragraph 4, of the Brazilian Corporations Law and CVM Resolution No. 80/22, and having declared their submission to the arbitration clause set forth in Article 53 of the Company's Bylaws.

7.5. To approve, by majority vote, as per the voting results set forth in **Exhibit I** hereto, the re-appointment of Messrs. Henrique Borenstein and Henry Borenstein, as qualified above, to the positions of Chairman and Vice-Chairman of the Board of Directors, respectively, for the next unified two (2)-year term.

7.6. To approve, unanimously, as per the voting results set forth in **Exhibit I** hereto, the aggregate annual compensation limit for the Company's officers and directors for the fiscal year 2026 in the amount of up to R\$ 10,000,000.00 (ten million reais), pursuant to the Management Proposal.

7.7. To approve, unanimously, as per the voting results set forth in **Exhibit I** hereto, the installation of the Fiscal Council and the election of the following members:

- (i) Mr. José Henrique Longo as full member and, as his respective alternate, Mr. Rafael Palma Bifano;
- (ii) Mr. Evandro Rezera as full member and, as his respective alternate, Mr. Paulo Roberto Gozzi;
- (iii) Mr. Frederico Oliveira de Castro as full member and, as his respective alternate, Mr. Francisco Enrique Carvalho da Silva.

7.8. To approve, unanimously, as per the voting results set forth in **Exhibit I** hereto, the compensation of the members of the Fiscal Council, pursuant to Paragraph 3 of Article 162 of the Brazilian Corporations Law.

8. DOCUMENTS ON FILE: The final summary voting results, set forth in **Exhibit I** hereto, and the respective independence declarations of the candidates elected as independent members of the Board of Directors shall be filed at the Company's registered office.

9. ADJOURNMENT AND EXECUTION OF MINUTES: There being no further business, the proceedings were suspended for the time necessary to draw up these minutes. Upon resumption of the session, the minutes were read and approved by those present and signed by the Secretary of the Meeting, and authorization was granted for publication of these minutes with omission of the identification of the shareholders present, pursuant to Article 130, Paragraph 2, of the Brazilian Corporations Law.

Mogi das Cruzes, April 24, 2026.

I certify for all due purposes that this is a true copy and corresponds to the original minutes recorded in the appropriate book, and that the signatures therein affixed are authentic.

PRESIDING OFFICERS:

Henrique Borenstein
Chairman

Andrea Bittencourt
Secretary

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EXHIBIT I TO THE MINUTES OF THE ANNUAL GENERAL MEETING**HELD ON APRIL 24, 2026****FINAL SUMMARY VOTING RESULTS**

Final Summary Voting Results			
Resolution Description	Resolution Vote and Number of Shares		
	Approve (Yes)	Reject (No)	Abstain
AGM			
To review the accounts of the officers and directors and to examine, discuss, and vote on the Management Report and Financial Statements of the Company for the fiscal year ended December 31, 2025, together with the opinions of the Independent Auditors, the Fiscal Council, and the Audit and Risk Management Committee.	12,518,243	0	55,678,392
	18.36%	0.00%	81.64%
To determine the allocation of the Company's net income for the fiscal year ended December 31, 2025.	68,196,355	0	280
	100.00%	0.00%	0.00%
To set the number of members of the Company's Board of Directors for the next unified two (2)-year term, extending until the Annual General Meeting that resolves on the financial statements for the fiscal year ended December 31, 2027, at five (5) full members.	66,737,323	32	1,459,280
	97.86%	0.00%	2.14%
Do you wish to request the adoption of the cumulative voting process for the election of the Board of Directors, pursuant to Article 141 of Law No. 6,404 of 1976?	3,005,147	11,039,036	54,152,452
	2.91%	16.19%	79.41%

Final Summary Voting Results			
Resolution Description	Resolution Vote and Number of Shares		
	Approve (Yes)	Reject (No)	Abstain
AGM			
Majority election of the Board of Directors, through the slate proposed by the Company's controlling shareholder:	66,735,120	1,459,000	2,515
Henrique Borenstein (Full Member) Henry Borenstein (Full Member) Mario Mello Freire Neto (Independent Full Member) José Luiz Acar Pedro (Independent Full Member) Claudio Thomaz Lobo Sonder (Independent Full Member)	97.86%	2.14%	0.00%
If one of the candidates comprising the chosen slate ceases to be part of it, may the votes corresponding to your shares continue to be cast for the chosen slate?	63,656,683	1,459,285	3,080,667
	93.34%	2.14%	4.52%
In the event of adoption of the cumulative voting process, should the votes corresponding to your shares be distributed in equal percentages among the members of the slate you chose?	66,730,832	1,459,285	3,080,667
	97.85%	2.14%	4.52%
Indication of the cumulative vote distribution for each candidate:			
Henrique Borenstein	13,247,330		
	12.84%		
Henry Borenstein	13,247,330		
	12.84%		
Mario Mello Freire Neto (Independent)	13,247,330		
	12.84%		
José Luiz Acar Pedro (Independent)	13,247,331		
	12.84%		
Claudio Thomaz Lobo Sonder (Independent)	13,247,330		
	12.84%		

Final Summary Voting Results			
Resolution Description	Resolution Vote and Number of Shares		
	Approve (Yes)	Reject (No)	Abstain
AGM			
Jorge Brihy Junior (Independent)	1,951,932		
	1.89%		
Do you wish to request the separate election of a member of the Board of Directors, pursuant to Article 141, Paragraph 4, Item I, of Law No. 6,404 of 1976?	2,751,957	9,364,119	680,332
	4.04%	13.73%	1.00%
Election of Mr. Henrique Borenstein as Chairman of the Board of Directors.	68,195,715	5	915
	100.00%	0.00%	0.00%
Election of Mr. Henry Borenstein as Vice-Chairman of the Board of Directors.	68,195,715	5	915
	100.00%	0.00%	0.00%
To resolve on the aggregate annual compensation of the Company's officers and directors for the fiscal year 2026, pursuant to the Management Proposal.	68,194,220	0	2,415
	100.00%	0.00%	0.00%
Do you wish to request the installation of the Fiscal Council, pursuant to Article 161 of Law No. 6,404 of 1976?	68,196,000	0	635
	66.09%	0.00%	0.00%
Election of the Fiscal Council through a single slate José Henrique Longo (Full Member) / Rafael Palma Bifano (Alternate) Evandro Rezera (Full Member) / Paulo Roberto Gozzi (Alternate) Frederico Oliveira de Castro (Full Member) / Francisco Enrique Carvalho da Silva (Alternate)	66,735,120	0	1,461,515
	97.86%	0.00%	2.14%
If one of the candidates comprising the slate ceases to be part of it to accommodate the separate election referred to in Articles 161, Paragraph 4, and 240 of Law No. 6,404 of 1976, may the votes corresponding to your shares continue to be cast for the chosen slate?	63,656,683	285	4,539,667
	93.34%	0.00%	6.66%

Final Summary Voting Results

Resolution Description	Resolution Vote and Number of Shares		
	Approve (Yes)	Reject (No)	Abstain
AGM			
To set the compensation of the members of the Company's Fiscal Council for fiscal year 2026, pursuant to the Company's Management Proposal.	66,735,220	0	1,461,415
	97.86%	0.00%	2.14%

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**EXHIBIT II TO THE MINUTES OF THE ANNUAL GENERAL MEETING
HELD ON APRIL 24, 2026**

CAPITAL BUDGET

The capital budget for the fiscal year 2026, in the amount of R\$ 19,592,364.04 (nineteen million, five hundred and ninety-two thousand, three hundred and sixty-four reais and four centavos), with a duration of one (1) fiscal year, the sources of funds and capital expenditures of which are indicated in the table below, pursuant to Article 196 of the Brazilian Corporations Law:

Expenditures	2026 (R\$ thousand)
Investment in investment properties	19,592,364.04
Total	19,592,364.04
Sources	
Retention of profit from the fiscal year ending December 31, 2025	19,592,364.04
Total	19,592,364.04