

LAVVI MAINTAINS SOS OF 54% LTM, EVEN IN A QUARTER WITHOUT A NEW LAUNCH**ON WEIGHTED AVERAGE, THE COMPANY'S INVENTORY IS 84% SOLD**

**Please see the table below for details of the 100% view and the %Lavvi view.*

São Paulo, April 15th, 2026 – Lavvi Empreendimentos Imobiliários S.A. (B3: LAVV3), informs its preliminary results for the first quarter (1Q26). The operating results presented here are subject to audit review.

HIGHLIGHTS 1Q26

- Total Sales: R\$ 336 million or R\$ 250 million in %Co (-14% vs. 1Q25).
- SoS (Speed of Sales): 11% in the quarter and 54% LTM.
- Cash Burn¹ totaled R\$ 70 million in the quarter or R\$ 4 million generation ex-land.
- Inventory: R\$ 2.5 billion (total view), 6.2% being finished units. In %Co, inventory came to R\$ 2.1 billion.
- Landbank: R\$ 10.4 billion (total view), or R\$ 7.5 billion in %Lavvi.

(1) All amounts reported as cash generation and/or burn are adjusted for dividends and shares buyback. When adjusted for land acquisition, such information will be mentioned.

| Highlights | | | | | |
|---|----------------|------------------|------------------|----------------|-----------------|
| Launches | 1Q26 | 4Q25 | Q/Q | 1Q25 | Y/Y |
| Total PSV (R\$ '000) ⁽²⁾ | - | 1,756,385 | N/A | 201,446 | N/A |
| Lavvi | - | 1,463,169 | N/A | 125,029 | N/A |
| Novvo | - | 293,216 | N/A | 76,417 | N/A |
| Net PSV 100% (R\$ '000) ⁽³⁾ | - | 1,428,233 | N/A | 186,781 | N/A |
| Lavvi | - | 1,152,558 | N/A | 114,185 | N/A |
| Novvo | - | 275,675 | N/A | 72,596 | N/A |
| Net PSV %Co (R\$ '000) ⁽⁴⁾ | - | 880,155 | N/A | 112,561 | N/A |
| Lavvi | - | 604,480 | N/A | 39,965 | N/A |
| Novvo | - | 275,675 | N/A | 72,596 | N/A |
| Consolidated share of total launches | - | 62% | N/A | 60% | N/A |
| Lavvi | - | 52% | N/A | 35% | N/A |
| Novvo | - | 100% | N/A | 100% | N/A |
| # Projects Launched | - | 4 | N/A | 2 | N/A |
| Lavvi | - | 2 | N/A | 1 | N/A |
| Novvo | - | 2 | N/A | 1 | N/A |
| Units Launched | - | 1,317 | N/A | 669 | N/A |
| Lavvi | - | 306 | N/A | 273 | N/A |
| Novvo | - | 1,011 | N/A | 396 | N/A |
| Avg. Price of Units Launched (R\$/sqm) | - | 15,563 | N/A | 9,276 | N/A |
| Lavvi | - | 18,150 | N/A | 16,623 | N/A |
| Novvo | - | 9,094 | N/A | 5,383 | N/A |
| Avg. Price of Units Launched (R\$ '000/unit) | - | 1,334 | N/A | 301 | N/A |
| Lavvi | - | 4,782 | N/A | 458 | N/A |
| Novvo | - | 290 | N/A | 193 | N/A |
| Launched Area (sqm) | - | 112,859 | N/A | 21,718 | N/A |
| Lavvi | - | 80,616 | N/A | 7,521 | N/A |
| Novvo | - | 32,243 | N/A | 14,196 | N/A |
| Net Contracted Sales | 1Q26 | 4Q25 | Q/Q | 1Q25 | Y/Y |
| Total Net Sales (R\$ '000) ⁽¹⁾ | 335,545 | 1,423,598 | -76% | 391,144 | -14% |
| Lavvi | 207,739 | 1,215,672 | -83% | 301,949 | -31% |
| Novvo | 127,806 | 207,926 | -39% | 89,195 | 43% |
| Net Sales 100% (R\$ '000) ⁽²⁾ | 324,713 | 1,119,439 | -71% | 364,989 | -11% |
| Lavvi | 196,603 | 920,561 | -79% | 280,586 | -30% |
| Novvo | 128,110 | 198,879 | -36% | 84,403 | 52% |
| Net Sales %Co (R\$ '000) ⁽³⁾ | 249,825 | 718,540 | -65% | 258,695 | -3% |
| Lavvi | 133,093 | 542,661 | -75% | 174,293 | -24% |
| Novvo | 116,733 | 175,879 | -34% | 84,403 | 38% |
| Consolidated share of total Contracted Sales | 77% | 64% | 12.7 p.p. | 71% | 6.1 p.p. |
| Lavvi | 68% | 59% | 8.7 p.p. | 62% | 5.6 p.p. |
| Novvo | 91% | 88% | 2.7 p.p. | 100% | -8.9 p.p. |
| Units sold - Development | 550 | 1,024 | -46% | 611 | -10% |
| Lavvi | 91 | 336 | -73% | 276 | -67% |
| Novvo | 459 | 688 | -33% | 335 | 37% |
| Cash generation (burn)¹ | 1Q26 | 4Q25 | Q/Q | 1Q25 | Y/Y |
| Cash generation (ex-land) | 3,970 | 52,879 | -92% | 134,844 | -97% |
| (-) Land | (74,264) | (97,772) | -24% | (181,451) | -59% |
| Cash generation (burn) | (70,294) | (44,894) | 57% | (46,606) | 51% |

(2) PSV including Lavvi's share added to partners, swaps and commissions.

(3) PSV net of swaps and commissions, including Lavvi's share added to partners.

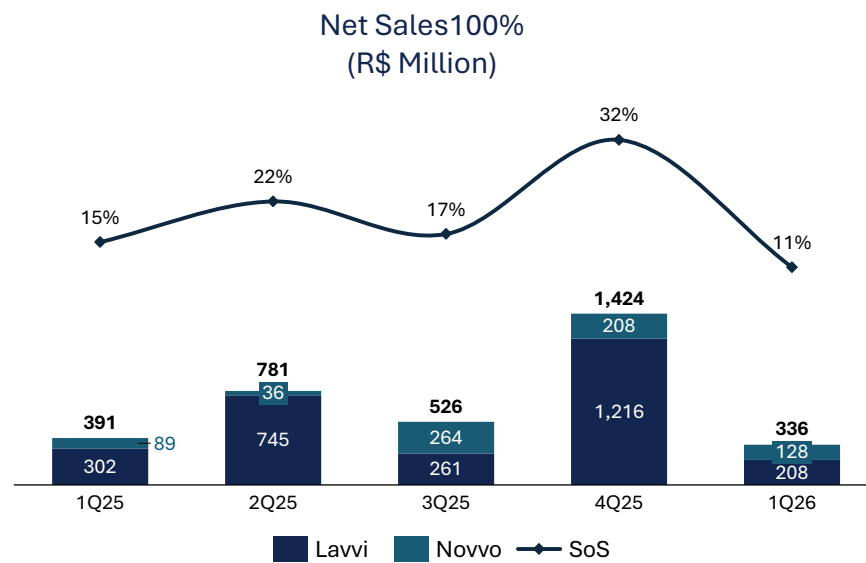
(4) PSV net of swaps and commissions, considering Lavvi's share in the projects.

LAUNCHES

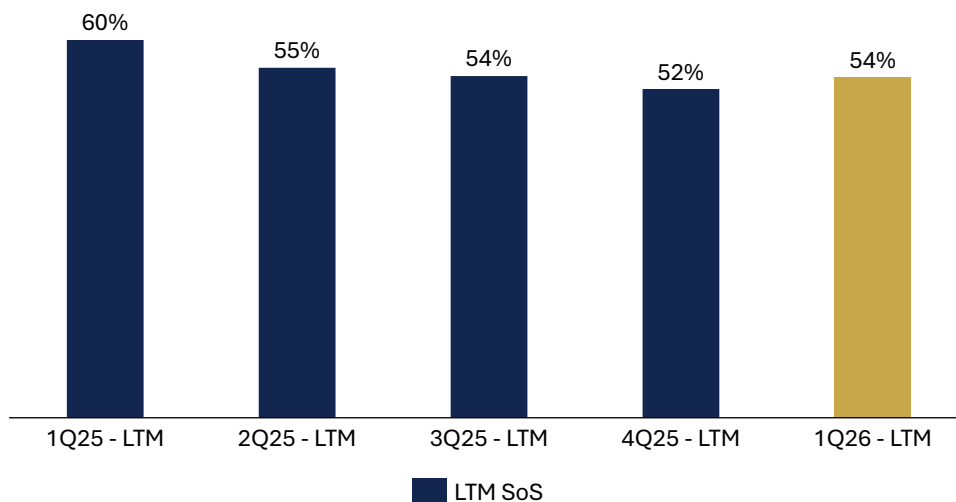
The company had a quarter without any recognized launches but was focused on preparing for largest launch in Lavvi's history for 2Q26.

SALES E CANCELLATIONS

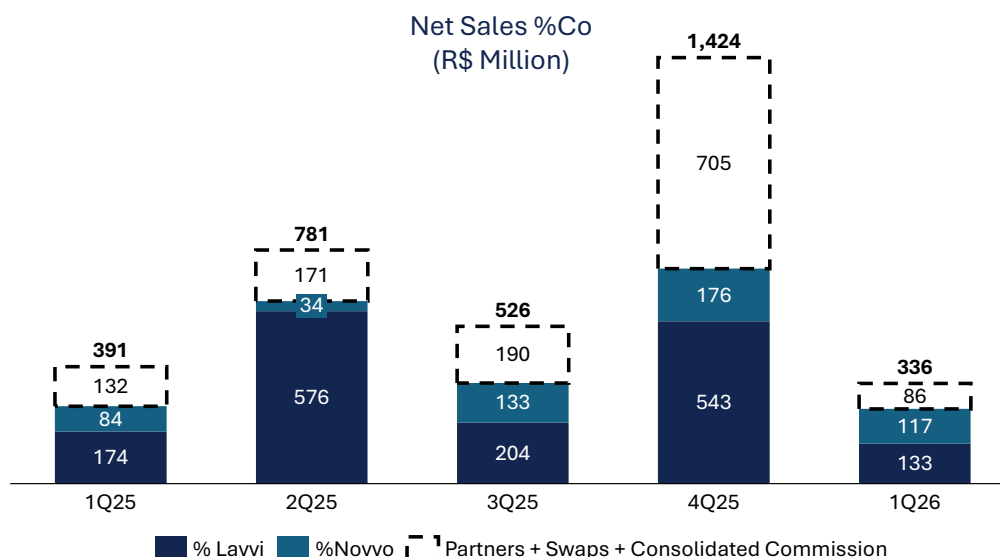
Net sales in the 1Q26 totaled R\$ 336 billion in total view (-14% vs. 1Q25), of which 62% are from the Lavvi brand and 38% from Novvo.



The consolidated SoS (sales divided by supply, in PSV) registered 11% in the quarter and 54% in the LTM, as shown in the graph below, highlighting a recovery compared to the slight slowdown in the previous period, while maintaining a healthy level above 50%.



Excluding swap agreements and commissions, net sales %Lavvi amounted to R\$ 250 million in the quarter, with R\$ 133 million on Lavvi and R\$ 117 million on Nowvo.



Cancellations amounted to R\$ 98 million in the period. This corresponds to 102 units, of which 8 were changed to other units and 16 were resold in the quarter.

| Sales (R\$ 000) | 1Q26 | 4Q25 | Q/Q | 1Q25 | Y/Y |
|------------------------------------|----------------|------------------|------------------|----------------|----------------|
| Gross Sales 100% | 433,242 | 1,486,917 | (70.9%) | 448,789 | (3.5%) |
| Lavvi | 287,503 | 1,276,306 | (77.5%) | 352,951 | (18.5%) |
| Nowvo | 145,740 | 210,610 | (30.8%) | 95,838 | 52.1% |
| Cancellations 100% | 97,697 | 63,319 | 54.3% | 57,645 | 69.5% |
| Lavvi | 79,763 | 60,635 | 31.5% | 51,002 | 56.4% |
| Nowvo | 17,934 | 2,684 | 568.1% | 6,643 | 170.0% |
| Net Sales 100% | 335,545 | 1,423,598 | (76.4%) | 391,144 | (14.2%) |
| Lavvi | 207,739 | 1,215,672 | (82.9%) | 301,949 | (31.2%) |
| Nowvo | 127,806 | 207,926 | (38.5%) | 89,195 | 43.3% |
| Net Sales %Co | 249,825 | 718,540 | (65.2%) | 258,695 | (3.4%) |
| Lavvi | 133,093 | 542,661 | (75.5%) | 174,293 | (23.6%) |
| Nowvo | 116,733 | 175,879 | (33.6%) | 84,403 | 38.3% |
| Cancellations / Gross Sales | 23% | 4% | 18.3 p.p. | 13% | 10 p.p. |

The increase in the number of cancellations stems from the larger volume we currently have with Nowvo brand and the partnership in the MCMV program.

At Lavvi, we don't see concentrated risk in any specific project. Clients are citing debt and financial difficulties. Regarding mortgage approval, only 6 units of Lavvi projects canceled due to inability to lack of credit.

INVENTORY

At the end of 1Q26, inventory at market value was R\$ 2.5 billion, corresponding to 1.404 units. Of the total inventory, in PSV: **i) 75%** correspond to products launched as of 2024 (included), **ii) 73%** correspond to projects under construction, **iii) only 6.2%** correspond to finished inventory in (45 units). It is important to highlight that, excluding products with no inventory, **projects present on average 83% of its units sold**.

| Project | Status | Launch | PSV ¹ | PSV Lavvi ¹ | Units | Inventory | % Sold (un.) | % Sold (psv) |
|----------------------------|--------------------|---------------|------------------|------------------------|---------------|--------------|--------------|--------------|
| Praça Piratininga | Finished | may-16 | 0 | 0 | 396 | 0 | 100.0% | 100.0% |
| Praça Mooca | Finished | jun-17 | 0 | 0 | 400 | 0 | 100.0% | 100.0% |
| Movva | Finished | sep-17 | 0 | 0 | 258 | 0 | 100.0% | 100.0% |
| Palazzo Vila Mariana | Finished | may-18 | 0 | 0 | 99 | 0 | 100.0% | 100.0% |
| Vitrali Moema | Finished | oct-18 | 0 | 0 | 273 | 0 | 100.0% | 100.0% |
| Nativ Tatuapé | Finished | may-19 | 0 | 0 | 352 | 0 | 100.0% | 100.0% |
| Moema by Cyrela | Finished | jun-19 | 615 | 246 | 65 | 2 | 96.9% | 99.5% |
| One Park Perdizes | Finished | oct-19 | 0 | 0 | 120 | 0 | 100.0% | 100.0% |
| Wonder by Praças da Cidade | Finished | oct-20 | 0 | 0 | 272 | 0 | 100.0% | 100.0% |
| Lumiere | Finished | nov-20 | 0 | 0 | 370 | 0 | 100.0% | 100.0% |
| Villa | Finished | jun-21 | 126,103 | 126,103 | 449 | 27 | 94.0% | 84.1% |
| Wonder Ipiranga | Finished | ago-21 | 7,364 | 7,364 | 576 | 5 | 99.1% | 98.0% |
| Grand Vitrali | Finished | oct-21 | 0 | 0 | 408 | 0 | 100.0% | 100.0% |
| High Wonder | Finished | feb-22 | 2,542 | 1,296 | 258 | 2 | 99.2% | 98.9% |
| Verdant | Finished | apr-22 | 21,135 | 21,135 | 174 | 9 | 94.8% | 93.8% |
| Green View | Under Construction | jun-22 | 43,596 | 43,596 | 408 | 24 | 94.1% | 86.7% |
| Grand Square | Under Construction | aug-22 | 65,198 | 52,159 | 343 | 102 | 70.3% | 72.3% |
| Galleria Klabin | Under Construction | nov-22 | 2,725 | 2,725 | 589 | 1 | 99.8% | 99.5% |
| Eden Park by Dror | Under Construction | nov-22/mar-23 | 49,933 | 22,470 | 1,020 | 27 | 97.4% | 0.0% |
| Saffire Elie Saab | Under Construction | may/23 | 284,871 | 284,871 | 153 | 23 | 85.0% | 67.5% |
| Novo Barra Funda | Under Construction | nov-23 | 0 | 0 | 1,184 | 0 | 100.0% | 100.0% |
| Casa Eden by Yoo | Under Construction | nov-23 | 15,000 | 6,750 | 203 | 4 | 98.0% | 0.0% |
| Alive Home Resort | Under Construction | mar-24 | 274,653 | 274,653 | 1,384 | 196 | 85.8% | 76.5% |
| Palace by Praças da Cidade | Under Construction | apr-24 | 49,062 | 25,012 | 213 | 26 | 87.8% | 82.8% |
| Escape Eden | Under Construction | jun-24 | 30,329 | 13,648 | 259 | 20 | 92.3% | 0.0% |
| Petra by Boca do Lobo | Under Construction | sep-24 | 171,495 | 137,196 | 407 | 61 | 85.0% | 63.6% |
| Edifício Brás | Under Construction | sep-24 | 0 | 0 | 326 | 0 | 100.0% | 100.0% |
| Heaven by Yoo | Under Construction | oct-24 | 289,680 | 173,808 | 946 | 65 | 93.1% | 74.9% |
| Aura Pacaembu | Under Construction | oct-24 | 21,670 | 9,752 | 344 | 37 | 89.2% | 94.5% |
| Novo Marajoara | Under Construction | nov-24 | 5,273 | 5,273 | 794 | 20 | 97.5% | 97.8% |
| Soleil by Boca do Lobo | Under Construction | apr-25 | 228,469 | 228,469 | 156 | 56 | 64.1% | 33.9% |
| Le Six | Under Construction | may-25 | 310,756 | 310,756 | 522 | 65 | 87.5% | 65.6% |
| Novo Vila Prudente | Sales Stand | sept-25 | 136,770 | 136,770 | 900 | 441 | 51.0% | 48.3% |
| Astro Santa Marina | Sales Stand | sept-25 | 18,861 | 7,544 | 994 | 58 | 94.2% | 92.9% |
| Casa Cerâmica | Sales Stand | nov-25 | 2,429 | 1,336 | 276 | 1 | 99.6% | 99.7% |
| Novo Anália Franco | Sales Stand | nov-25 | 26,861 | 26,861 | 594 | 81 | 86.4% | 85.3% |
| Zen (Ipê) | Sales Stand | nov-25 | 339,193 | 152,637 | 97 | 51 | 47.4% | 46.8% |
| Total | - | - | 2,524,582 | 2,072,428 | 16,582 | 1,404 | 88.4% | 83.5% |

¹ R\$ Million

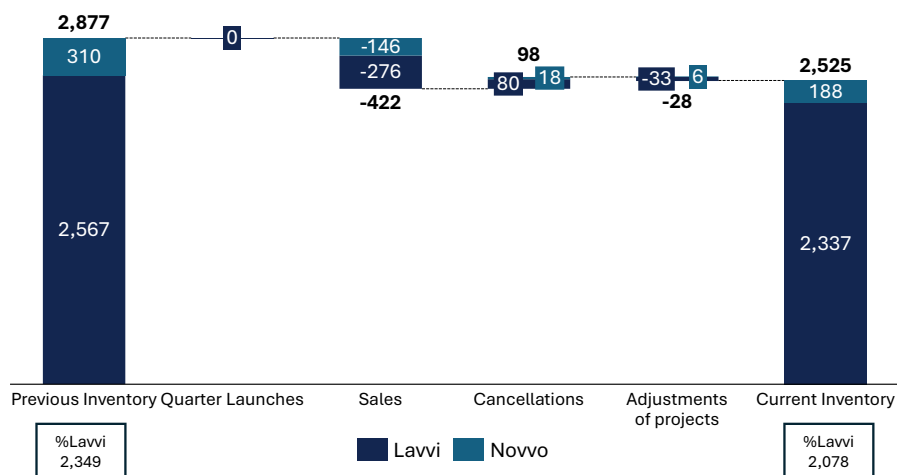
Launch: projects launched in the quarter;

Sales Stand: projects launched in prior periods, but for which construction has not yet started this quarter;

Under Construction: projects with construction in progress;

Finished: completed projects.

The following chart shows the changes in inventory compared to 4Q25, total view¹.



¹ Ex commissions and swaps

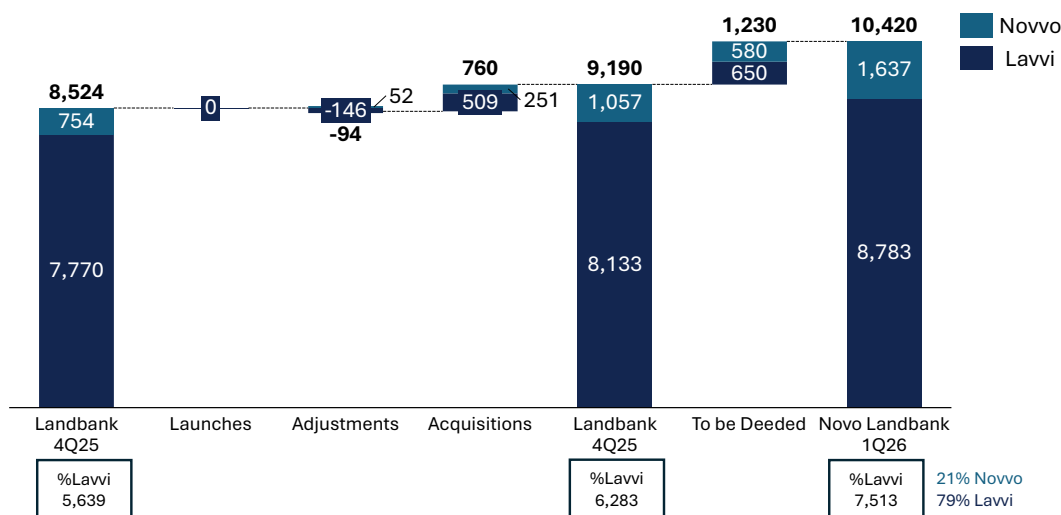
LANDBANK

In the first quarter of 2026, the Company optioned 4 new plots of land and deeded 2 plots. The first deeded plot, had already foreseen in the "to be registered" column of the previous quarter, is located in the Santo Amaro region: it comprises more than 4,500 m² with a **potential PSV of R\$ 251 million**, aimed at the economic segment. The second plot optioned and deeded within 1Q26, is located near the HCor hospital, in the Paraíso region, with a **potential PSV of R\$ 509 million** and a launch planned for later this year.

Regarding optioned land plots, The portfolio totals R\$ 1.2 billion in potential PSV, with a 100% vision, comprising 1 plot for the luxury segment, 1 for the high-end segment, and 2 for the economic segment.

With these developments, the Company ended the quarter with **R\$ 10.4 billion in potential PSV in the 100% vision**, or **R\$ 7.5 billion in the %Co vision**, of which 21% belongs to Novvo. We keep negotiating other land plots for both the Lavvi brand (medium-high to luxury segment) and the Novvo brand (economic segment).

On average, our landbank acquisitions were structured 87% in cash (over time) and 13% through swap agreements, Lavvi being **major partner in all projects**, with average share of **72%**.



| R\$ Millions | Luxury | High | Mid-High | Middle | Lavvi | Novvo | Consolidated |
|--------------|------------|--------------|--------------|----------|--------------|--------------|---------------|
| North Zone | | | | | | | |
| West Zone | | 389 | | | 389 | 806 | 1,195 |
| Center | | | | | | | |
| East Zone | | | | | | | |
| South Zone | 754 | 1,201 | 6,439 | | 8,394 | 831 | 9,225 |
| Total | 754 | 1,590 | 6,439 | 0 | 8,783 | 1,637 | 10,420 |

Economic: projects with average price up to R\$ 11,000/m²;

Medium: projects with average price from R\$ 11,001/m² to R\$ 13,000/m²;

Medium-High: projects with average price from R\$ 13,001/m² to R\$ 16,000/m²;

High: projects with average price from R\$ 16,001/m² to R\$ 25,000/m²;

Luxury: projects with average price above R\$ 25,001/m²;



OPERATIONAL PREVIEW 1Q26

About Lavvi: Lavvi Empreendimentos Imobiliários S.A. ("Lavvi" or "Company") is a developer and builder of residential projects for the Middle, Upper-middle, and high-income segments in the city of São Paulo. Lavvi's shares are traded on the Novo Mercado listing segment of B3 under the ticker LAVV3.

About Nowvo: Nowvo Empreendimentos Imobiliários S.A. ("Nowvo") is a developer and builder of residential projects for the economic segment and the Minha Casa, Minha Vida program in the city of São Paulo. Nowvo is a company of Lavvi, with shares listed in the Novo Mercado of B3 under the ticker LAVV3.

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