

Disclaimer



This presentation may contain future considerations regarding the business' perspectives, operational and financial results estimations, and Lavvi Empreendimentos Imobiliários SA growth perspectives. These are only projections and, as that, are based exclusively on management expectations in relation to the future of the business and its continuous access to capital to finance the Company's business plan. These future considerations depend, substantially, on changes in market conditions, government rules, competition pressure, sector performance and the Brazilian economy, among other factors, as well as the risks presented on the archived released documents, and are, therefore, subject to changes without previous warning.

Lavvi: Unique Case in São Paulo



Founded in partnership with Cyrela, Lavvi is focused on the premium regions of São Paulo

Main neighborhoods with solid presence



Moema



Brooklin



Chácara Klabin





Unique expertise and notable shareholders with over 35 years of **experience** in real estate segment



Iconic and innovative projects customized to regional demand



Sponsorship by the Family and experienced management ready to roll out the growth strategy



Landbank ready to deliver Growth and Profitability, including MCMV



Focus on premium in São Paulo city









ROE (2025 LTM)3











Company History¹ - PRE-IPO







Praça



Movva SP



Praça Mooca

2017



Palazzo Vila Mariana



Vitrali Moema

2018



One Park Perdizes



Nativ Tatuapé Garden Club

2019





Lumiere

2020²

R\$110 million First launch

R\$200 million launched

R\$258 million launched

R\$549 million launched

R\$498 million launched





R\$1.1 bi launched

in 4 years



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Notes: (1) %s sold in PSV, launches in total view (100%), and base-date jun/2025; (2) 4Q20 launches, right after the IPO, considered on this slide since land plots were already prepared before the IPO.

Company History¹ - POST-IPO









2021





94%



78%



58%

2022



SAFFIRE COLOR



99%²

2023





PETRA







2024



*towers launched in jan../25



Aura Studios

2025

R\$1.5 bi

launched

R\$ 1.25 bi launched



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LAVV IMOBB3 ICONB3 IBRAB3 ITAGB3

B3 LISTED NM SMLLB3 IGCTB3 IGCB3 IGC-NMB3

R\$ 2.6 bi launched



99%

R\$ 2.2 bi launched



*tower launched in nov/22 and mar/23 93%



*towers launched in nov../23 99% R\$ 4.1 bi launched





25%

Soleil by Boca do Lobo



Le Six

Strong Growth Delivered since the IPO places the Company in a new Baseline



		IPO 2020	CURRENT 2Q25 LTM	CAGR 2020-2Q25 LTM
	Launches 100% (R\$ mm)	498	3,806 ²	+50%
	Net Revenue (R\$ mm)	360	1,785	+38%
	Gross Profit (R\$ mm)	150	623	+33%
1 2%	Net Profit (R\$ mm)	94	412	+34%
(\$)	ROE (%)	14%	28%	+14 pp ♥

Focus on profitability and operational efficiency

Sustainable Growth

High shareholder return

Lavvi's Main Pillars

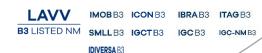




- New growth avenue through the economic segment, NOVVO brand, dedicated to projects in the MCMV program
- **Distinct value proposition** based on market intelligence and innovative projects
- Unique positioning among its peers, combined with solid financial and operational results

Ownership: reference shareholders actively involved on management and board teams







LAVV

B3 LISTED NM

SMLLB3 IGCTB3

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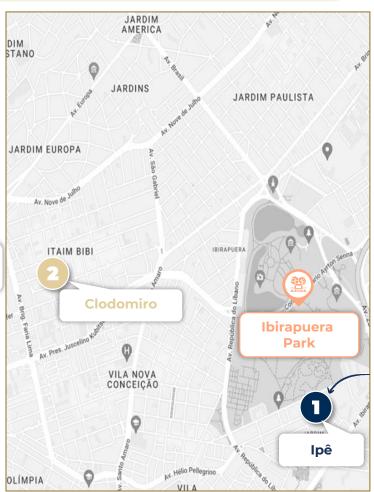
IGC B3

Landbank in Development continues to value Refinement and Exclusivity in Premium Regions



Details of main land plots in development





Main Differentials

- lpê
- Land plot in the noble Moema region
- Privileged location, near Ibirapuera Park
- Clodomiro
 - Unique land plot of 4k sqm in Itaim
 - Privileged location, near Faria Lima Av. and Povo Park
- Hípica
- Land plot with unique dimensions, near 50k sqm
- Privileged location, near Hípica Santo Amaro









Expected















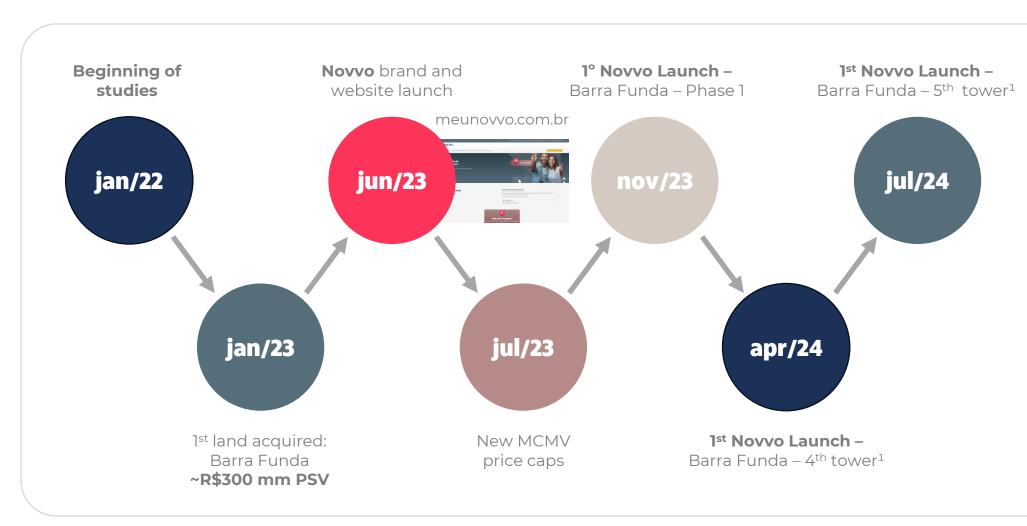


Economic Segment: New Growth Avenue





Long term **Planning and Transparent** Communication:





















NOVVO: MCMV Land plot #1 - Barra Funda



Company's first land plot for the economic segment - Minha Casa Minha Vida

MCMV Project with a series of attractions as differentiation

VGV:

R\$309 million

Segment:

economic

% Lavvi:

100%

Location:

Barra Funda





3

Differentiated Projects from its Conception translates into Client Satisfaction



Main Differentials:

Very Large Lands

Lavvi's lands' extension is, in general, way above average from its peers, guaranteeing space for projects with higher diversity



Complete Leisure Areas

Large lands allow more complete leisure areas, including indoor and outdoor pools, tennis, beach tennis, and multi-sport courts.



Extremely Exclusive Projects

The exclusivity and luxury are part of Lavvi. Counting with **3 globally known luxury brands** for our projects (Elie Saab, Versace, and Boca do Lobo)









Main Recent Launches: Distinct Value Proposition through Iconic and Innovative projects







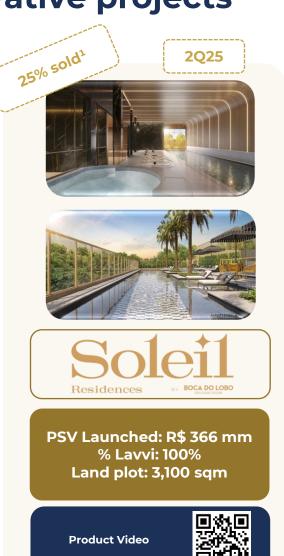


PSV Launched: R\$ 937 mm % Lavvi: 100% Land plot: 5,600 sqm

Product Video



IMOBB3 ICONB3 SMLLB3 IGCTB3 IGC B3









Growing Operational Performance...



2025 Possibilities¹ (R\$ 2.5bi of PSV % Lavvi)

<u>Lavvi¹</u>: R\$2.8 bi PSV (total view), equivalent to **~R\$2.0 bi PSV** % **Lavvi²**, in 5 projects

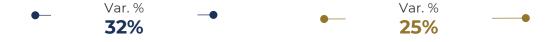
<u>Novvo¹</u>: **R\$572 mm** PSV (total view), equivalent to **~R\$433 mm of PSV %Lavvi** in 3 projects.

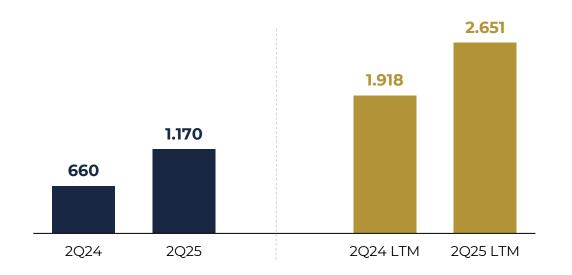
In 2 years, Novvo reaches R\$ 1.9 billion in PSV (total view) on its portfolio³

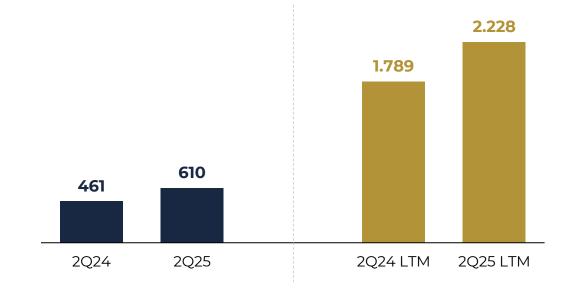
Launches % Lavvi | R\$ mm

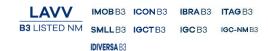


Sales % Lavvi | R\$ mm













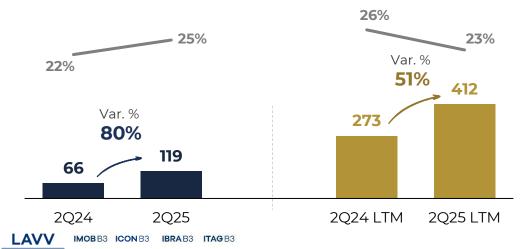




...Aligned with Solid Financial Results...

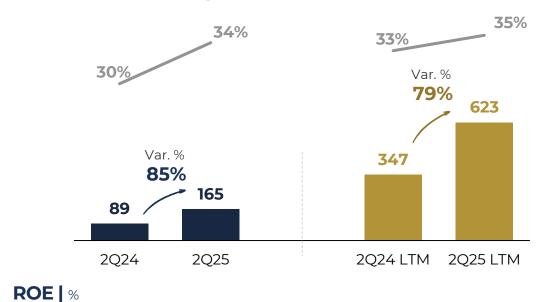


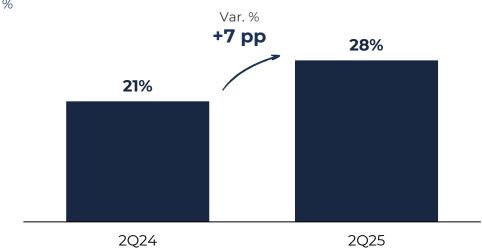




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Gross Profit and Margin | R\$ mm, %









...that stand out between Peers of the sector



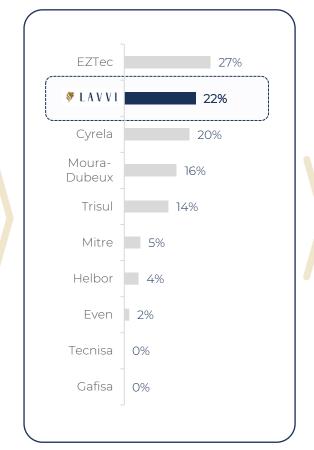
SoS LTM¹



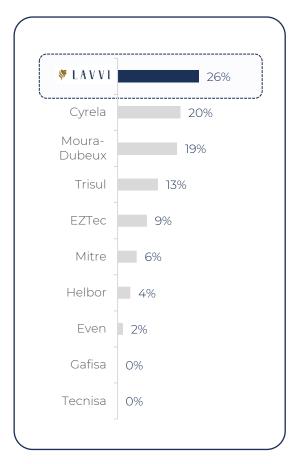
G&A / Net Revenue LTM¹



Net Margin LTM¹



ROE1







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Source: Earnings Releases or Excel Sheets from Companies (made by Lavvi) Note: (1) 1Q25





Management with Unique Knowledge and Presence in the **Real Estate Industry**



Experienced Management Team



Ralph Horn CEO



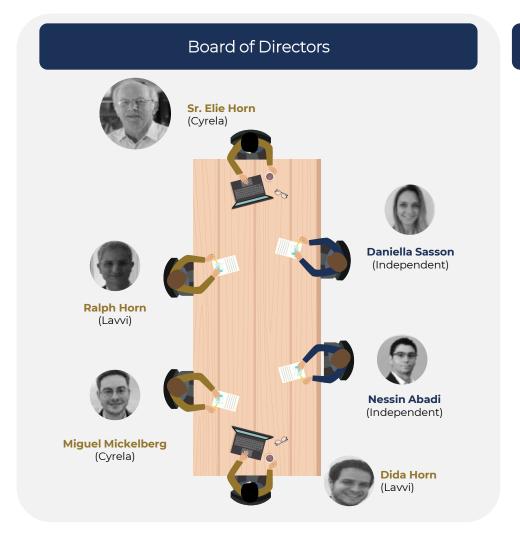
Dida Horn COO



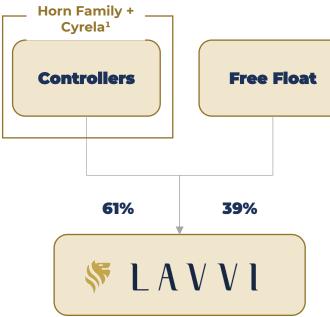
Sandra Petzenbaum CFO e IRO



Raphael Giannoni **Engineering Director**



Shareholding structure with Controllers being reference in the Real Estate Industry



Final Considerations



Optimism for 2025 and 2026 coming from the Quality and Exclusivity from the products we have to work on



Solid pipeline of projects. Premium Landbank to support revenue and profit growth, including for MCMV



Focus and know-how of the right product for the right place reflects in high Speed of Sales



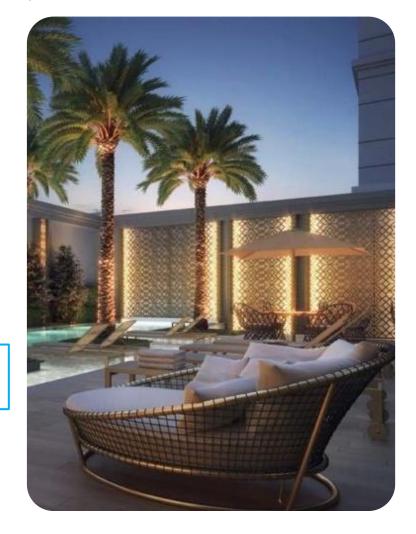
Unique positioning between peers, combined with Strong operational and financial results.

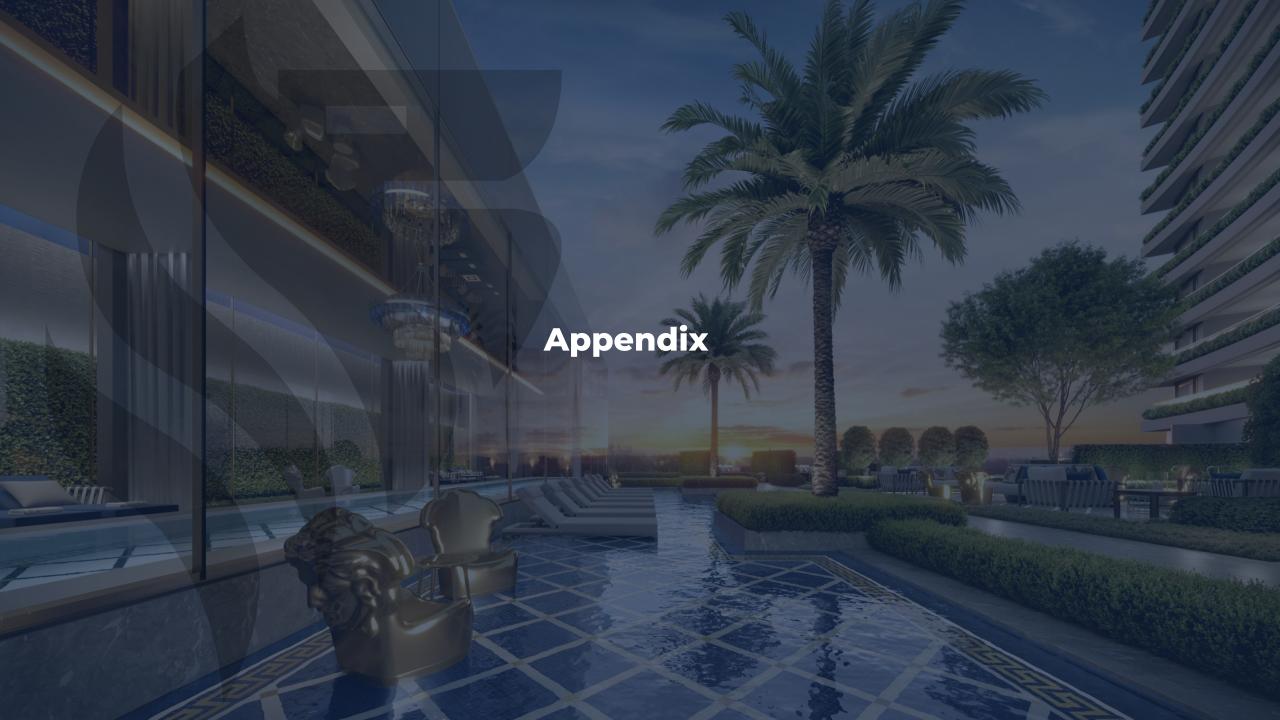


Unique opportunity: investment thesis disconnected from the macro scenario (profit growth and dividends payment)



Owner Company: controllers running the business on a daily basis, with long term mentality and alignments.



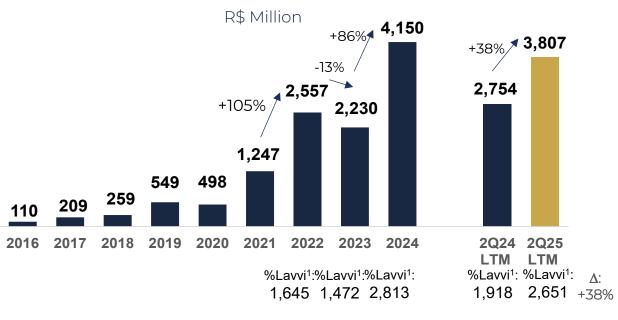


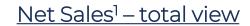
Company History in Numbers (part 1 of 3)



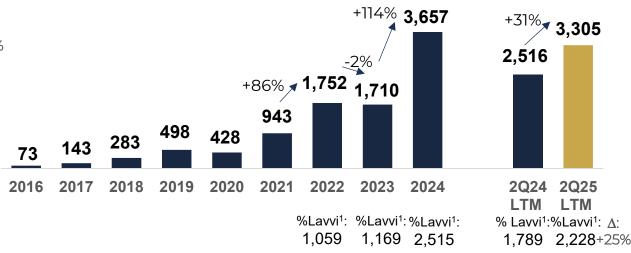
Optimism for 2025 and 2026 coming from Quality and Exclusivity of the products we have to work on

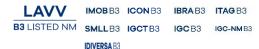
Launches – total view





R\$ Million







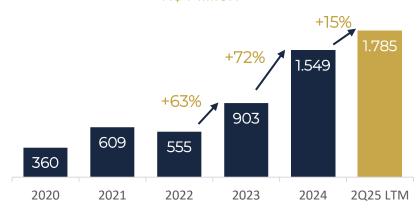
Company History in Numbers (part 2 of 3)



Lavvi among the most profitable of the sector

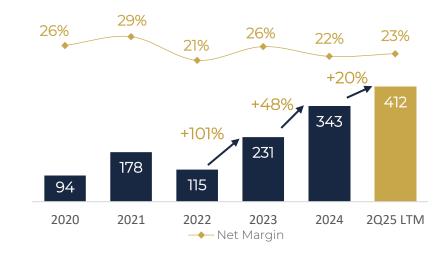
Net Revenue

R\$ Million



Net Income and Net Margin

R\$ Million and %





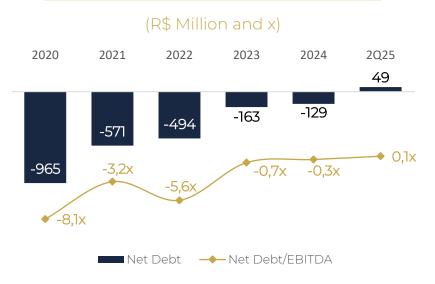


Company History in Numbers (part 3 of 3)



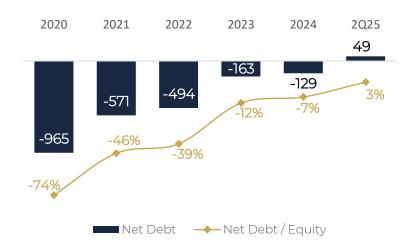
Net applicator in the last years*

Net Debt and Net Debt/EBITDA*



Net Debt and Net Debt/Equity

(R\$ Million and %)



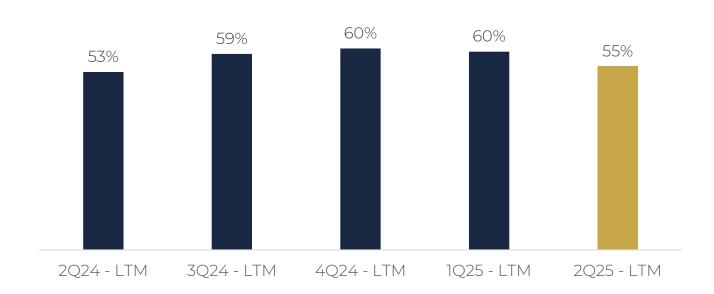


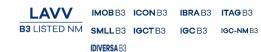
Speed of Sales (SoS)



Consistently high SoS in the LTM

SoS LTM





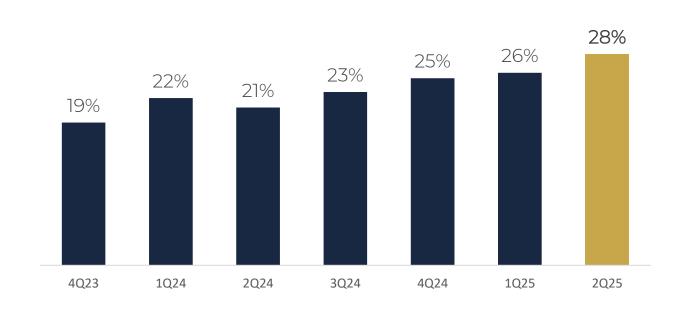






ROE more than doubled since 2022

Annualized ROE



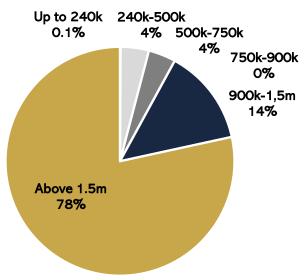




Inventory - Lavvi



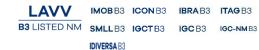
Lavvi Inventory Breakdown



R\$ 2.611million

% Lavvi: R\$ 2.269 mm

~92% of inventory PSV above R\$900k

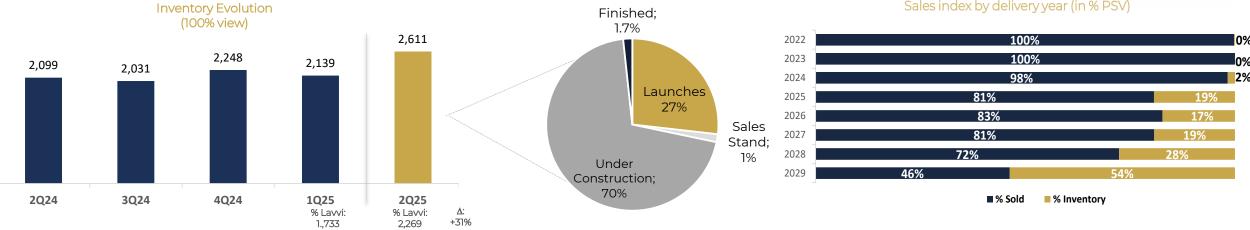




Inventory - Lavvi



Sales index by delivery year (in % PSV)

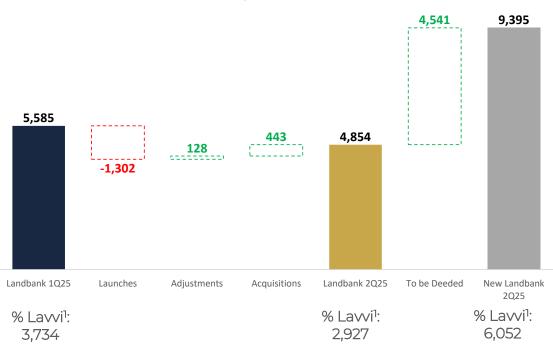


1.,/33	2,269	13170						
Project	Status	Launch	PSV ¹	PSV Lavvi¹	Units	Inventory	% Sold (un.)	% Sold (psv)
Praça Piratininga	Finished	may-16	-	-	396	-	100.0%	100.0%
Praça Mooca	Finished	jun-17	-	-	400	-	100.0%	100.0%
Movva	Finished	sep-17	-	-	258	-	100.0%	100.0%
Palazzo Vila Mariana	Finished	may-18	-	-	99	-	100.0%	100.0%
Vitrali Moema	Finished	oct-18	-	-	273	-	100.0%	100.0%
Nativ Tatuapé	Finished	may-19	-	-	352	-	100.0%	100.0%
Moema by Cyrela	Finished	jun-19	666	266	65	2	96.9%	99.4%
One Park Perdizes	Finished	oct-19	-	0	120	-	100.0%	100.0%
Wonder by Praças da Cidade	Finished	oct-20	-	0	272	-	100.0%	100.0%
Lumiere	Finished	nov-20	6,686	6,686	370	3	99.2%	98.0%
Villa Versace	Under Construction	jun-21	152,399	152,399	449	36	92.0%	80.4%
Wonder Ipiranga	Finished	ago-21	36,005	36,005	576	35	93.9%	89.8%
Grand Vitrali	Finished	oct-21	1,214	972	408	2	99.5%	99.4%
High Wonder	Under Construction	feb-22	2,732	1,393	258	2	99.2%	98.8%
Verdant	Under Construction	apr-22	19,532	19,532	174	9	94.8%	93.9%
Green View	Under Construction	jun-22	75,002	75,002	408	39	90.4%	77.5%
Grand Square	Under Construction	aug-22	94,850	75,880	343	147	57.1%	58.4%
Galleria Klabin	Under Construction	nov-22	5,373	5,373	589	3	99.5%	99.1%
Eden Park by Dror	Under Construction	nov-22/mar-23	92,118	41,453	1,020	48	95.3%	92.6%
Saffire Elie Saab	Under Construction	may/23	331,816	331,816	153	29	81.0%	63.1%
Novvo Barra Funda	Under Construction	nov-23	4,249	4,249	1,184	11	99.1%	98.8%
Casa Eden by Yoo	Under Construction	nov-23	9,607	4,323	203	3	98.5%	98.6%
Alive Home Resort	Under Construction	mar-24	317,610	317,610	1,384	236	82.9%	72.0%
Palace by Praças da Cidade	Under Construction	apr-24	70,783	36,085	213	41	80.8%	74.8%
Escape Eden	Under Construction	jun-24	65,588	29,515	259	43	83.4%	77.9%
Petra by Boca do Lobo	Under Construction	sep-24	184,222	147,378	407	69	83.0%	60.3%
Edifício Brás	Under Construction	sep-24	-	-	326	-	100.0%	100.0%
Heaven by Yoo	Under Construction	oct-24	342,107	205,264	946	76	92.0%	69.6%
Aura Pacaembu	Sales Stand	oct-24	38,638	17,387	344	72	79.1%	90.1%
Novvo Marajoara	Under Construction	nov-24	60,180	60,180	794	214	73.0%	74.5%
Soleil by Boca do Lobo	Launch	apr-25	246,558	246,558	156	75	51.9%	24.7%
Le Six	Launch	may-25	453,505	453,505	522	108	79.3%	48.1%
Total	-	-	2,611,441	2,268,831	13,721	1,303	88.4%	80.3%

Landbank Lavvi (R\$'000)



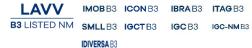




R\$ Millions	Luxury	High	Mid-High	Middle	Economic	Total
North Zone						0
West Zone					994	994
Center						0
East Zone					443	443
South Zone	1,923	3,576	2,459			7,958
Total	1,923	3,576	2,459	0	1,437	9,395



R\$ 9.4 Billion in landbank (R\$ 6.1 bi in %Lavvi)



¹ Acquisitions of optioned land are subject to resolutive clauses that are common in this type of transactions.



² Landbank PSV includes Lavvi's stake as well as partners' stakes, swap, and commission.

Landbank Lavvi (R\$'000)





Lavvi Project Breakdown (in PSV R\$ 000'):

#	DELIVERED	2,160
1	Praça Piratininga	110
2	Praça Mooca	153
3	Moova	48
4	Palazzo Vila Mariana	158
5	Vitrali Moema	101
6	Nativ Tatuapé	242
7	Moema by Cyrela	118
8	One Park Perdizes	190
9	Wonder Brás	188
10	Lumiere	310
11	Grand Vitrali	211
12	Wonder Ipiranga	331
#	ONGOING	11,132
13	Villa Versace	705
14	High Wonder	231
15	Verdant	292
16	Green View	336
17	Grand Square	240
18	Eden by Cyrela	2,376
19	Galleria Klabin	556
20	Saffire Elie Saab	887
21	Novvo Barra Funda	309
22	Alive Home Resort	1,167
23	Palace by Praças da Cidade	296
24	Petra by Boca do Lobo	471
25	Edifício Brás	106
26	Heaven (BP)	1,207
27	Aura Pacaembu (Cyrela)	447
28	Novvo Marajoara (Chác. Flora)	203
29	Soleil by Boca do Lobo (Klabin)	366
30	Le Six (Cubatão)	937
#	Landbank	9,395
31	Novvo Vila Prudente (José dos Reis)	264
32	Adriano Marchini	232
33	lpê*	710
34	Eduardo Cotching	179
35	Hípica (to be deeded)*	2,459
36	Novvo - Santa Marina*	375
37	Clodomiro	603
38	Chibarás*	610
39	Cardoso*	387
40	Vicente Rao	3,576

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IGCB3 IGC-NMB3

(as informed on Earnings Release 2Q25

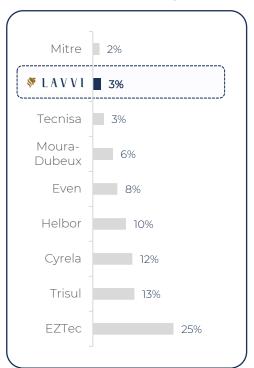


Why Lavvi?

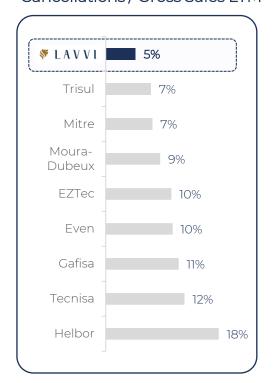


- ✓ With no legacy, low index of performed inventory and cancellations in relation to sales;
- ✓ <u>Projects with high profitability</u> as a reflex of great land acquisition and costs efficiency;
- ✓ Controlled expenses, <u>between the lowest</u> of the sector.

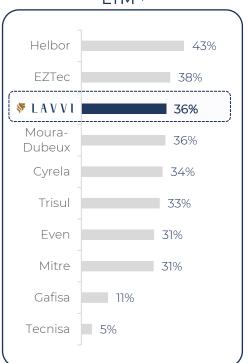
Performed Inventory/Total¹



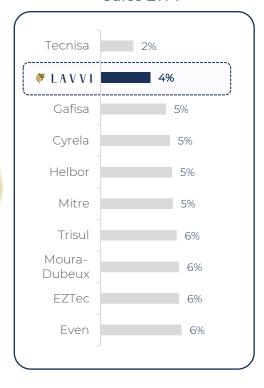
Cancellations / Gross Sales LTM¹

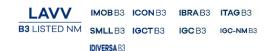


Gross Margin ex-SFH LTM^{1,2}



Sales Expenses/ Net Sales LTM¹







^{1 1025}

Dividends



□ Approved on August 5th Board Meeting, interim dividends payment, in the total amount, as shown below:

- Amount: R\$ 28.2 million

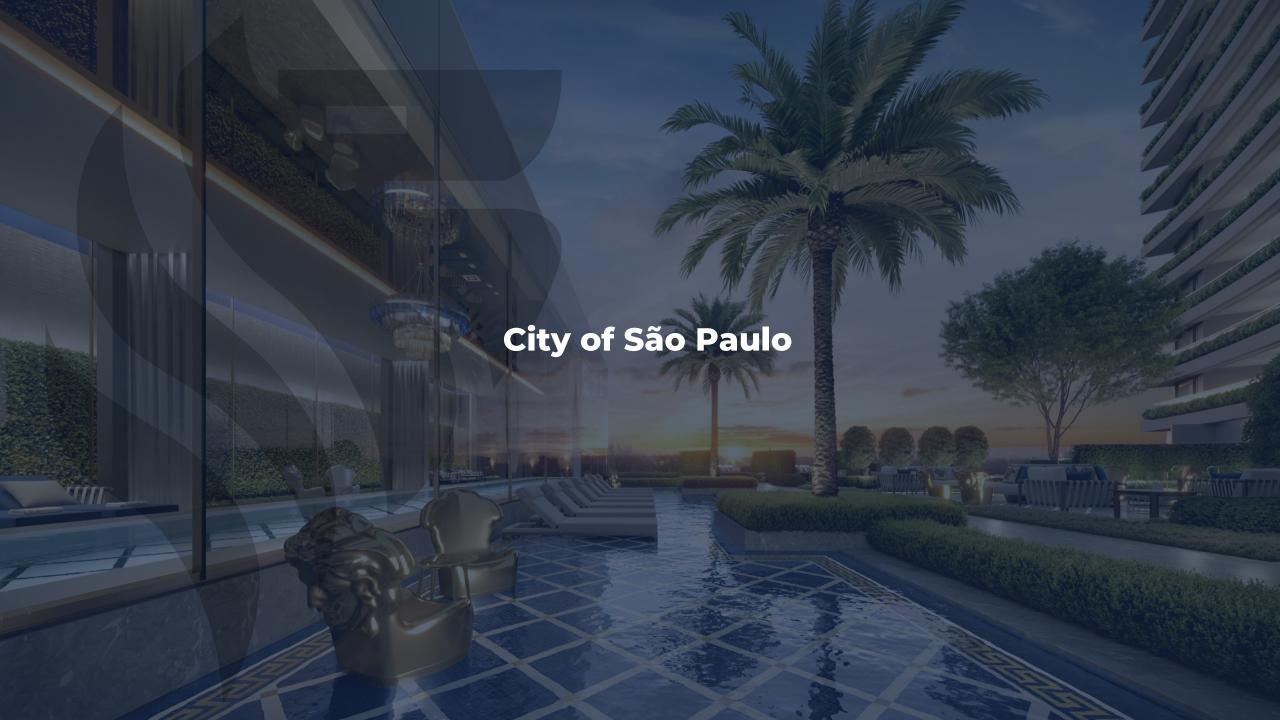
- Amount/share: R\$ 0.1443

- Date COM: 08/14/2025

- Date EX: 08/15/2025

- Payment: 08/25/2025

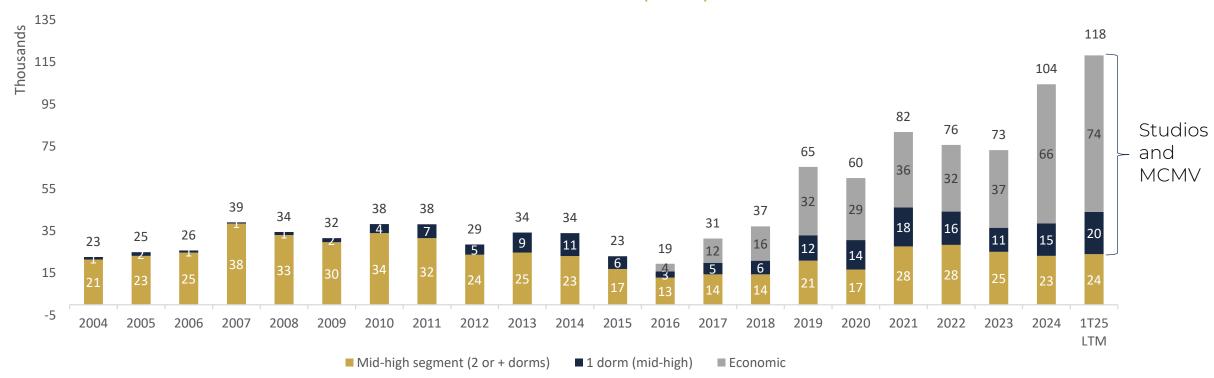
□ Approximately R\$ 754 MM in value generation to shareholders (dividends + shares buyback) since mid 2021, equivalent to approx. R\$ 3,78 per share.

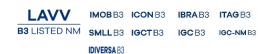


Launches – São Paulo City



São Paulo Launches (units)

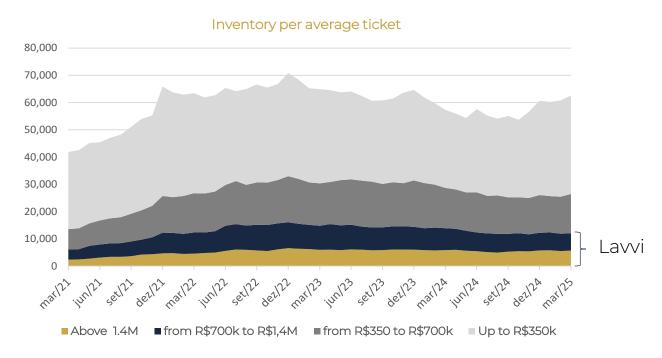


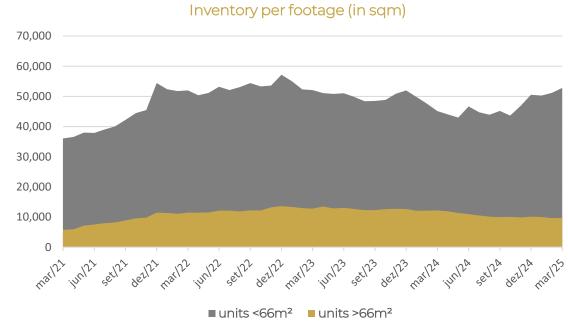


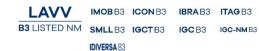


Inventory – São Paulo City













Disclaimer



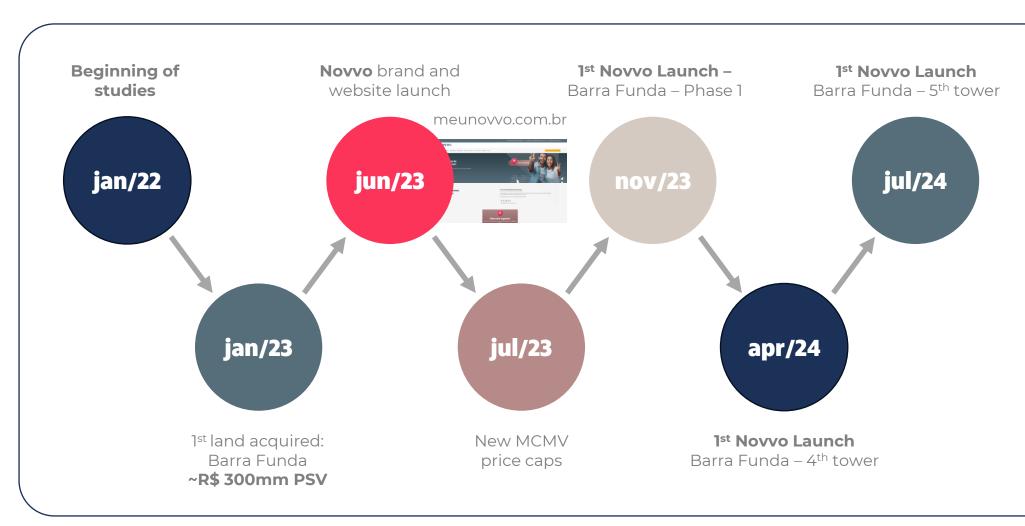
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Economic Segment: New Growth Avenue





Long term
Planning and
Transparent
Communication









4Q23, 2Q24 and 3Q24 Launches - Novvo Barra Funda













PSV Launched: R\$ 309 Million

% Lavvi: 100%

Product and Brand Websites:

https://meunovvo.com.br/novvo-barra-funda/

https://meunovvo.com.br/



NOVVO: MCMV Land plot #1 - Barra Funda



Company's first land plot for the economic segment – Minha Casa, Minha Vida

MCMV Project with a series of attractions as differentiation

VGV:

R\$309 million

Segment:

economic

% Lavvi:

100%

Location:

Barra Funda











4Q24 and 1Q25 Launches - Novvo Marajoara











marajoara

PSV Launched: R\$ 203 Million

% Lavvi: 100%

Product Website and Video:

https://meunovvo.com.br/novvo-marajoara/

https://youtu.be/XFN4rMsKeT8

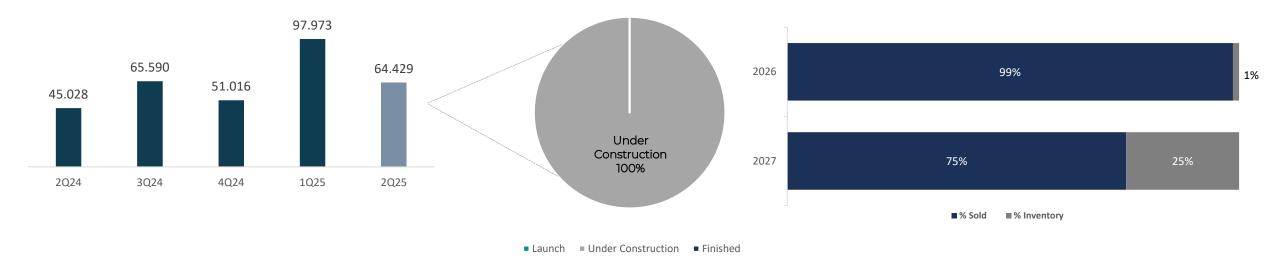


Novvo Inventory



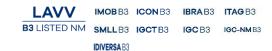
Evolution of Novvo Inventory (total view)





Project	Status	Launch	PSV ¹	PSV Novvo ¹	Units	Inventory	% Sold	% Sold (psv)
Novvo Barra Funda	Under Construction	nov-23	4,249	4,249	1,184	וו	99.1%	98.8%
Novvo Marajoara	Under Construction	nov-24	60,180	60,180	794	214	73.0%	74.5%
Total	-	-	64,429	64,429	1,978	225	88.6%	88.9%

¹ R\$ Million





Landbank Novvo (R\$ 000')



Breakdown of Novvo Projects (in PSV R\$ 000'):

#	ONGOING	512
7	Novvo Barra Funda	309
2	Novvo Marajoara	203
#	LANDBANK	1,437
3	Novvo Vila Prudente (José dos Reis)	264
4	Adriano Marchini (Cury)	232
5	Eduardo Cotching	179
6	Santa Marina	375
7	Cardoso	387

	SANTANA	Sp-070
Marginal Tietê ambódron	10 (1)	
2 Projects launched PERDIZES	BRÁS TATUA	APÉ .
5 Projects to launch (including lands to be deeded)	uças Av.	ARDIM ANAL 5
R\$ 512 mm VGV launched	SP-160 VILX MARIANA IPIRANGA 3	VILA FORMOSA SAPOPEM AF
R\$ 1.4 bi VGV in landbank		Caetano UTINGA
85% Average Stake Stake	QUARA SP-150 Zoológico de São Pa	aulo
Santuário Theotókos 2	Google SP-176	Santo André

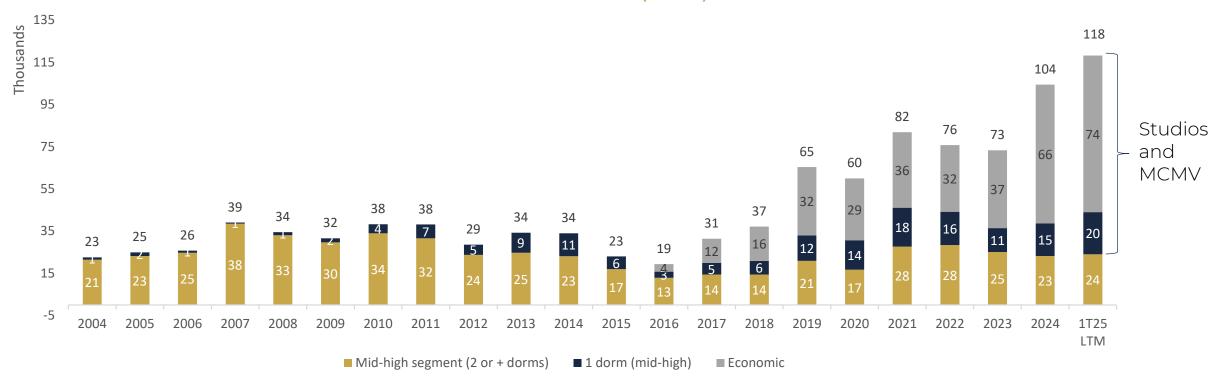


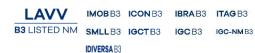


Launches – São Paulo City





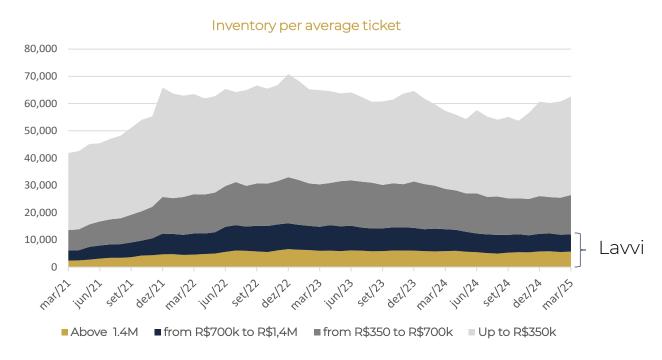


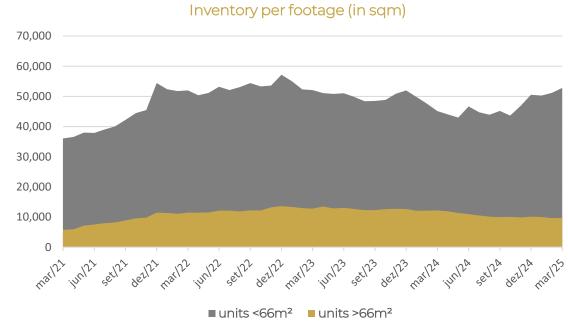


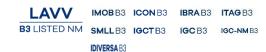


Inventory – São Paulo City











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