LAVVI

INSTITUTIONAL PRESENTATION

AUGUST, 2026

[B]³ BRASIL BOLSA BALCÃO

IGCT B3 SMLL B3 IBRA B3 ITAG B3
IMOB B3 ICON B3 IGC B3 IGC-NM B3
IDIVERSA B3 INDX B3

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 city of São Paulo

Main neighborhoods with solid presence

- **Moema**
- **Brooklin**
- **Chácara Klabin**
- **Brás**

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 segment

Focus on **premium in São Paulo city**

R$ **9.5 bi** Landbank[1] (R$6.9 bi in % Lavvi)

50% SoS LTM in 2Q26

R$ **1.8 bi** Net Revenues 2Q26 LTM

24% ROE[2] 2Q26 LTM

Note: (1) Considers 100% stake on 30/06/26., including land plots to be deeded; (2) Annualized ROE considering average shareholder's equity.

Company History[1] - PRE-IPO

LAVVI

2016	2017	2018	2019	2020[2]
R$110 mi First launch	**R$ 200 mi** launched	**R$ 258 mi** launched	**R$ 549 mi** launched	**R$ 498 mi** launched

R$1.1 bi launched in 4 years

IPO

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LAVV
B3 LISTED NM

2016

100%

Praça Piratininga

2017

100%

Movva SP

100%

Praça Mooca

2018

100%

Palazzo Vila Mariana

100%

Vitrali Moema

2019

100%

One Park Perdizes

100%

Nativ Tatuapé Garden Club

2020

100%

Wonder

100%

Lumiere

Notes: (1) % sold in PSV, launches in total view (100%), and base-date jun/2026
(2) 4Q20 launches, right after the IPO, considered on this slide since land plots were already prepared before the IPO.

Company History[1] - POST-IPO

LAVVI

2021
R$ 1.3 bi launched

- GRAND VITRALI – 100%
- VILLA VERSACE HOME – 84%
- WONDER IPIRANGA – 98%

2022
R$ 2.6 bi launched

- HIGH WONDER BY PRAÇAS DA CIDADE – 99%
- GREEN VIEW – 87%
- Galleria KLABIN – 100%
- VERDANT PARQUE RESORT – 94%
- GRAND SQUARE – 72%

2023
R$ 2.2 bi launched

- SAFFIRE ELIE SAAB – 68%

- novvo barra funda – 100%[2]

- CASA EDEN BY YOO – 98%
  *torres lançadas em nov./23
- EDEN – 96%
  *torre lançada em nov/22 e mar/23

2024
R$ 4.1 bi launched

- alive – 77%
- PALACE BY PRAÇAS DA CIDADE – 83%
- PETRA BY BOCA DO LOBO – 64%
- HEAVEN BY yoo – 75%

- novvo barra funda / novvo marajoara – 98%[2]
- Edifício Brás – 100%

- ESCAPE EDEN – 90%
- AURA PACAEMBU – 95%[2]

2025
R$ 3.7 bi launched

- LE SIX – 66%
- CASA CERÂMICA – 99%
- Soleil Residences BY BOCA DO LOBO – 34%

- novvo anália franco – 85%
- novvo marajoara
  *torres lançadas em jan./25
- novvo vila prudente – 48%[2]

- ZEN – 47%
- AURA PACAEMBU
  *Torre de Studios
- ASTRO SANTA MARINA – 93%

2026
R$ 1.4 bi launched

- JARDIM DA HÍPICA SÃO PAULO – 44%
- novvo santa marina – 51%

Notes: (1) % sold in PSV, launched in total view (100%) e base-date jun/2026;
(2) Considering all launched towers up to date, consolidated.

Company History- Post-IPO Growth Scale

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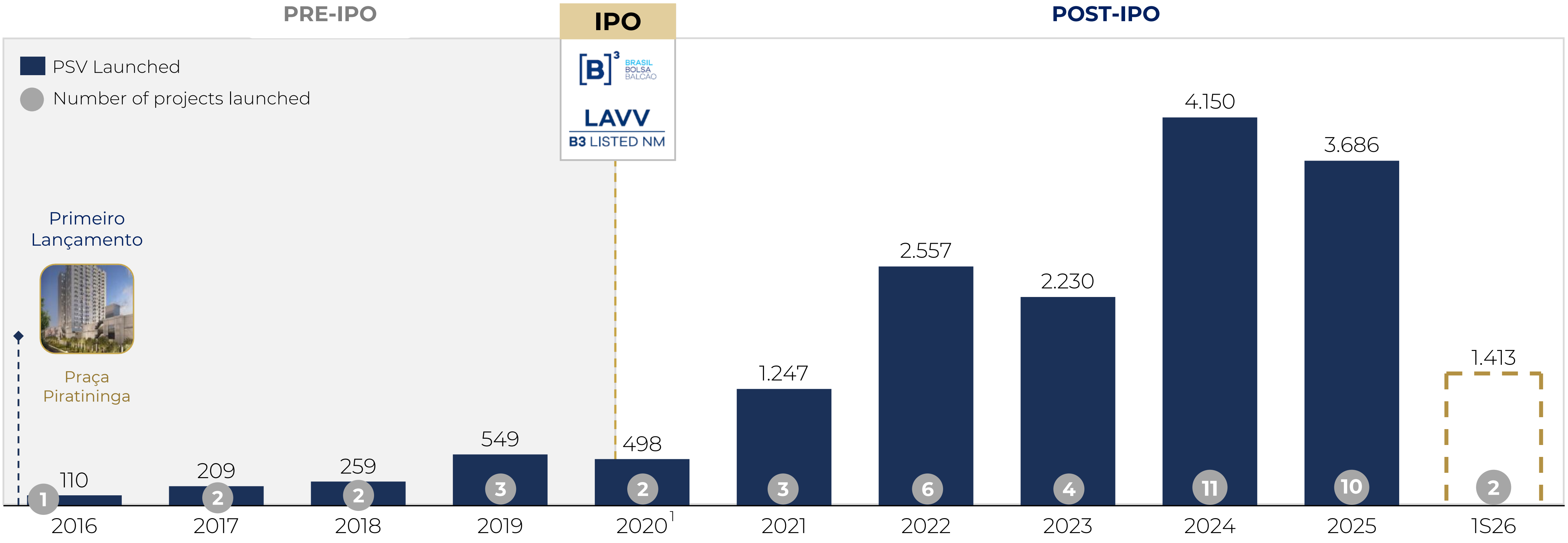
9.5x More PSV launched Post-IPO	**R$ 15.3 bi** Launch	**+36** Projects	**5** In economic segment



Notes: (1) % sold in PSV, launched in total view (100%) e base-date jun/2026;
(2) Considering all launched towers up to date, consolidated.

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

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	IPO 2020	CURRENT 2Q26 LTM	CAGR 2020-2Q26 LTM
Launches 100% (R$ mm)	498	3,594	+43%
Net Revenue (R$ mm)	360	1,813	+34%
Gross Profit (R$ mm)	150	616	+29%
Net Profit (R$ mm)	94	361	+28%
ROE (%)	14%	24%	+10 pp

Focus on profitability and operational efficiency

Sustainable Growth

High shareholder return

Lavvi's Main Pillars

1 **Premium Landbank for profitable growth**
Focus on prime regions with a robust pipeline.

2 **Expansion in the economic sector through housing programs**
Novvo's growth and capture of structural demand.

3 **Innovative projects aligned with the brand identity**
Product differentiation and consistent execution

4 **Discipline in value creation**
Low legacy system, high profitability, and lean cost structure.

5 **Owner-led company with an experienced management team**
Reference shareholders actively involved in the management of the business.

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

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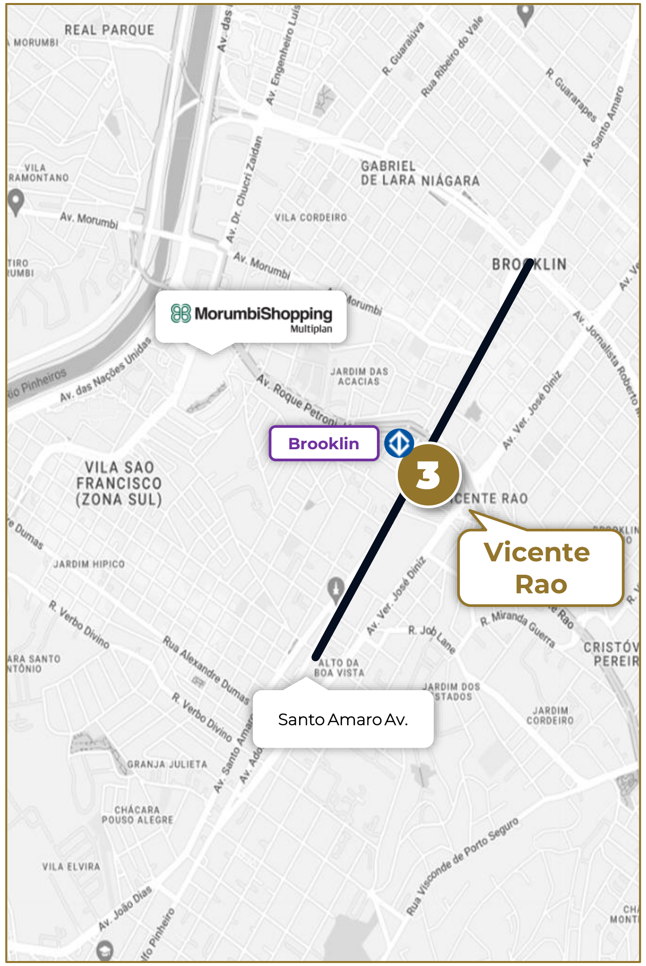
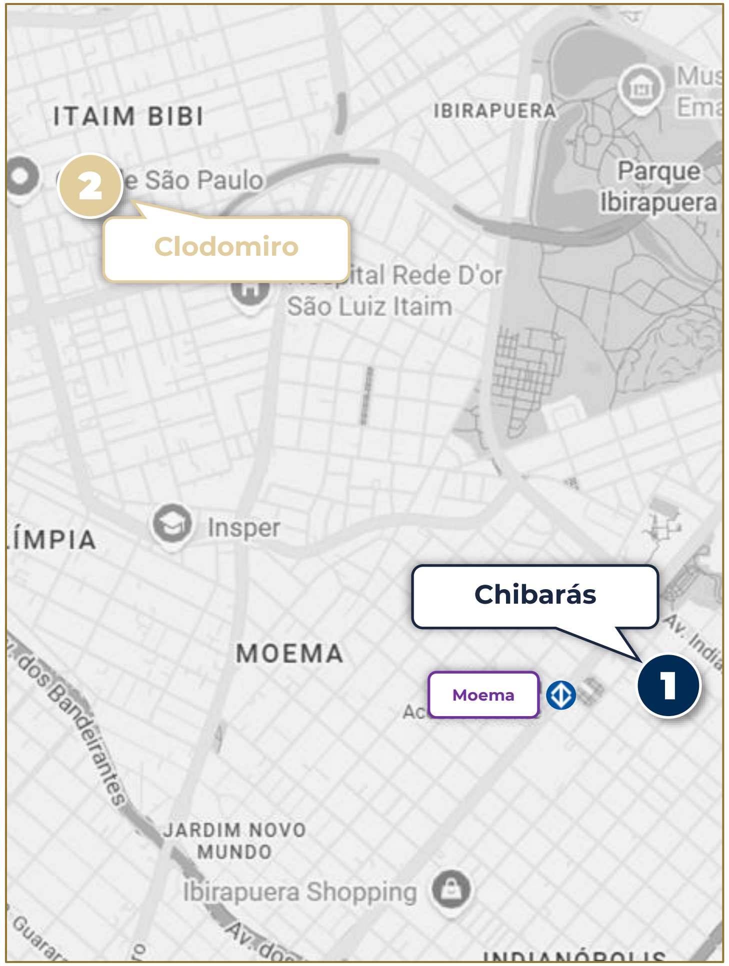
Details of main land plots in development





Main Differentials

	PSV (R$ mm)	Lavvi (%)	Land plot (000' m²)	Expected Launch
1 Chibarás – Land plot with near 4k sqm in Moema; Privileged location, **near Moema subway station**	665[1]	100	4	2026
2 Clodomiro – Unique land plot of 4k sqm in Itaim; Privileged location, **near Faria Lima Av.** and **Povo Park**	754[1]	100	4	2026
3 Vicente Rao – Land plot with unique dimensions, near 40k sqm; Privileged location, **near Brooklin subway station**	4.049[1]	50	40	2027

Note: (1) PSV includes Lavvi's stake as well as partners' stakes, swap and commission. (as informed on Earnings Release 2Q26).

2 Economic Segment: New Growth Avenue

novvo
Empreendimentos Imobiliários

novvo
Empreendimentos Imobiliários

Assertive long-term planning

- **jan/22** – Beginning of studies
- **jun/23** – Launch of web site and **Novvo** brand
- **jul/23** – New MCMV price caps
- **nov/23** – 1º Launch Novvo Barra Funda
- **2024** – Novvo Marajoara
- **2025** – Novvo Vila Prudente, Novvo Anália Franco, Astro Santa Marina
- **2026** – Novvo Santa Marina

2 Projects: Prime Locations and Complete Leisure Facilities

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99% sold[1]

4Q24

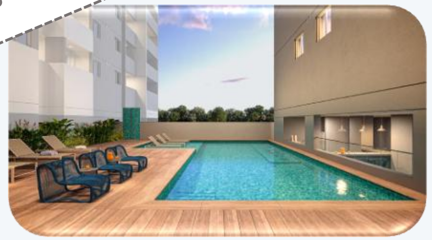

novvo marajoara

Launched PSv: R$ 203 MM
% Lavvi: 100%
Land Plot: 7.100 sqm

Product Video

58% sold[1]

3Q25




novvo vila prudente

Launched PSV: R$ 275 MM
% Lavvi: 100%
Land Plot: 4.200 sqm

Product Video

94% sold[1]

4Q25


novvo anália franco

Launched PSV: R$ 178 MM
% Lavvi: 100%
Land Plot: 3.100 sqm

Product website

51% sold[1]

2Q26


novvo santa marina

1ª Fase
Launched PSV: R$ 121 MM
% Lavvi: 100%
Land Plot: 7.344 sqm

Product website

Nota: (1) %sold in PSV, base date jun/2026

2 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

Product Website

Brand Website

100% sold[1]

novvo
Empreendimentos Imobiliários

Floor type 41sqm

Note: (1) base-date jun/2026, considering all 5 towers launched until date (309M of PSV launched).

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 courts, beach tennis courts, and multi-sport court.**.

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)

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

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39% sold[1] — 2Q25

Soleil Residences by BOCA DO LOBO

PSV Launched: R$ 366 mm
% Lavvi: 100%
Land plot: 3,100 m²

Product Video

67% sold[1] — 2Q25

LE SIX

PSV Launched: R$ 937 mm
% Lavvi: 100%
Land plot: 5,400 m²

Product Video

100% sold[1] — 4Q25

CASA CERÂMICA

PSV Launched: R$ 782 mm
% Lavvi: 55%
Land plot: 10,000 m²

Product Video

44% sold[1] — 2Q26

JARDIM DA HÍPICA SÃO PAULO

1st Phase
PSV Launched: R$ 1.3 bi
% Lavvi: 60%
Land plot: 50,000 m²

Product Video

Note: (1) %sold in PSV, base date jun/2026

4 Disciplined and consistent execution throughout the cycle...

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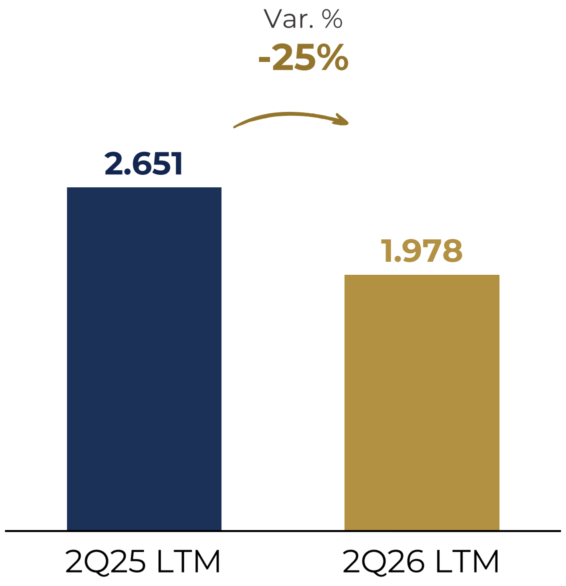
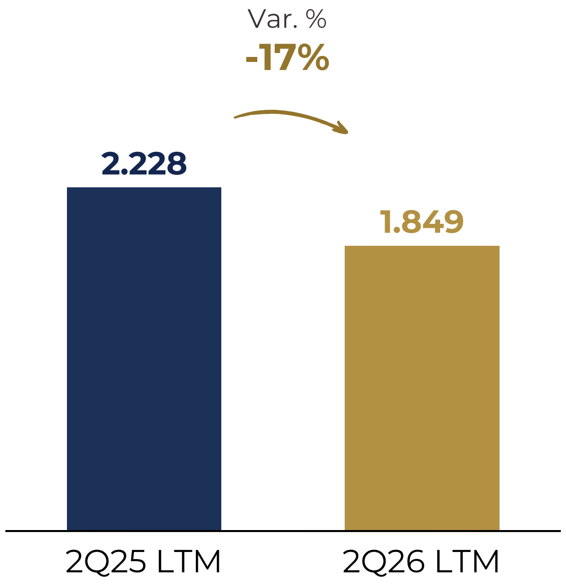
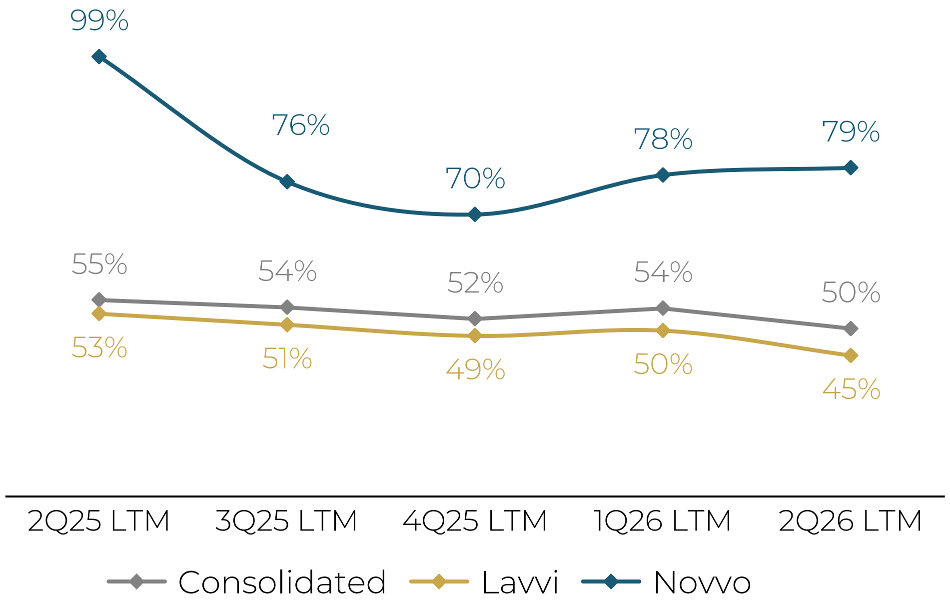
Launches % Lavvi | R$ million



Sales % Lavvi | R$ million



SoS LTM| %



Future Launches

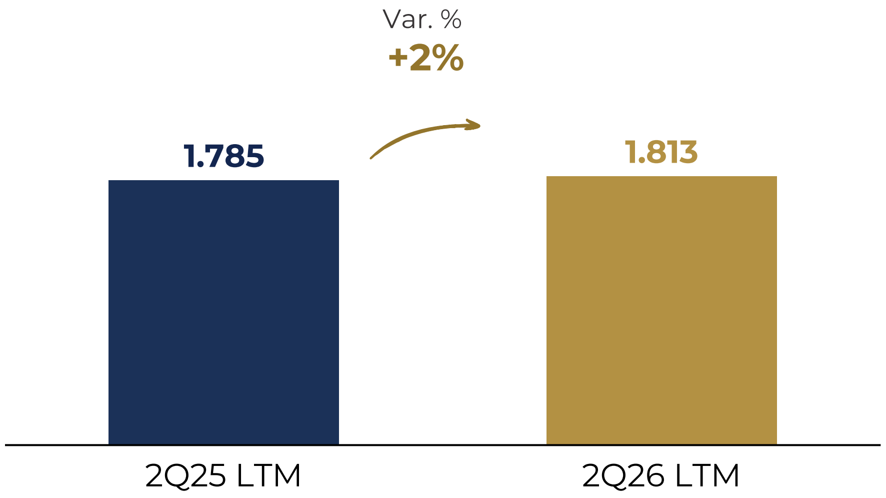
Lavvi[1]: R$8.0 bi PSV (total view), equivalent to **~R$5.4 bi PSV % Lavvi[2]**, in 7 projects

Novvo[1]: R$ 1.5 bi PSV (total view), equivalent to **~R$ 1.5 bi PSV %Lavvi[2]** in 5 projects.

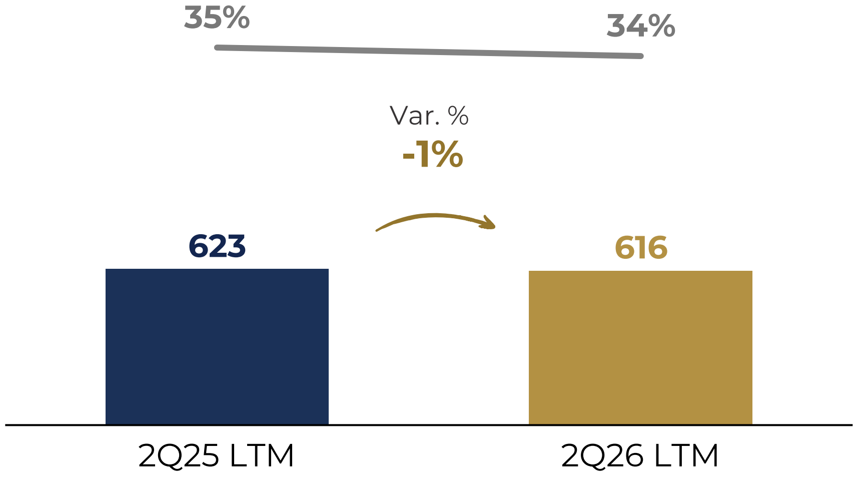
Note: (1) Does not classify as guidance. The Company decides whether to launch projects according to the moment;
(2) Base date jun/2026, as informed on Earnings Release 2Q26.
(3) Including land to be deed

4 ...which sustains high levels of profitability...

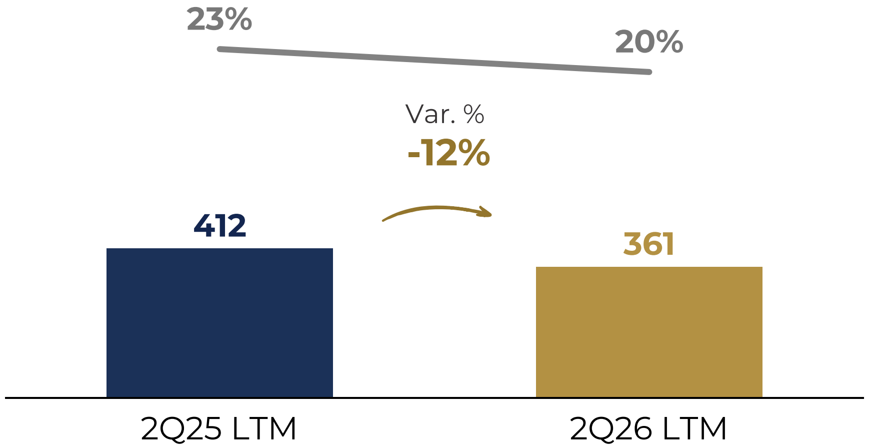
Net Revenue | R$ mm



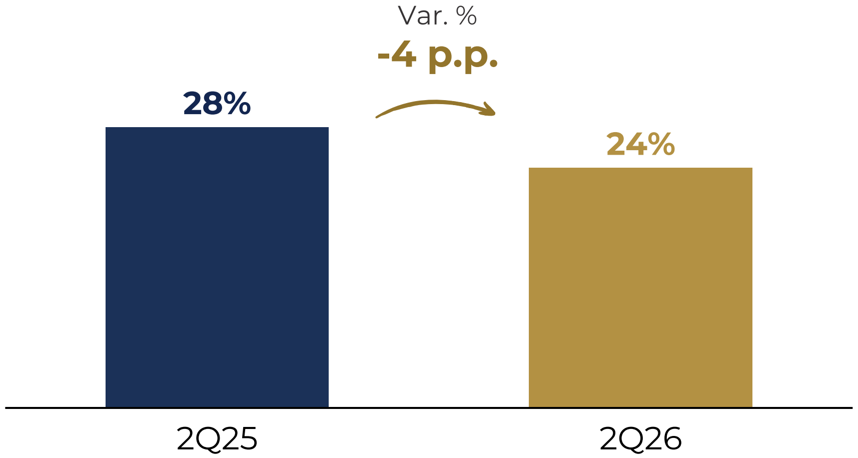
Gross Profit and Margin | R$ mm, %



Net Profit and Margin | R$ mm, %



ROE | %

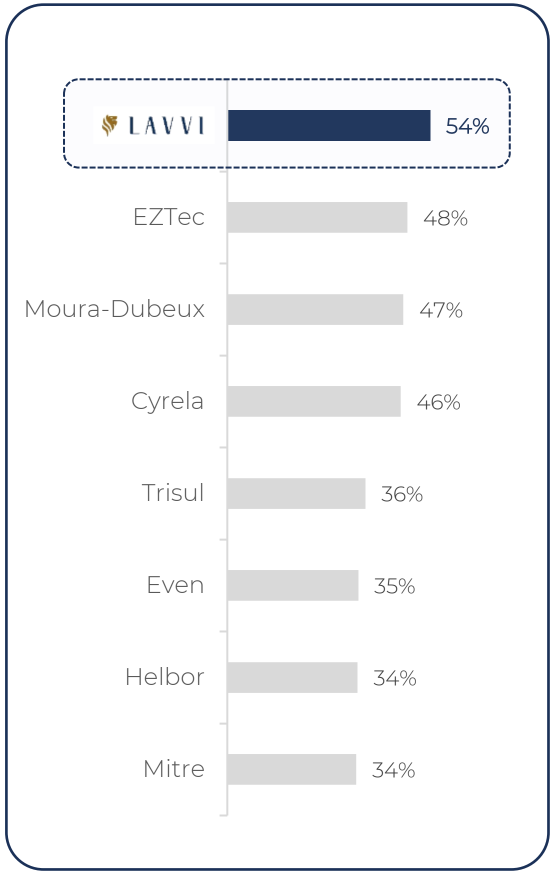


Note: (1) base date jun/26, as informed on Earnings Release 2Q26

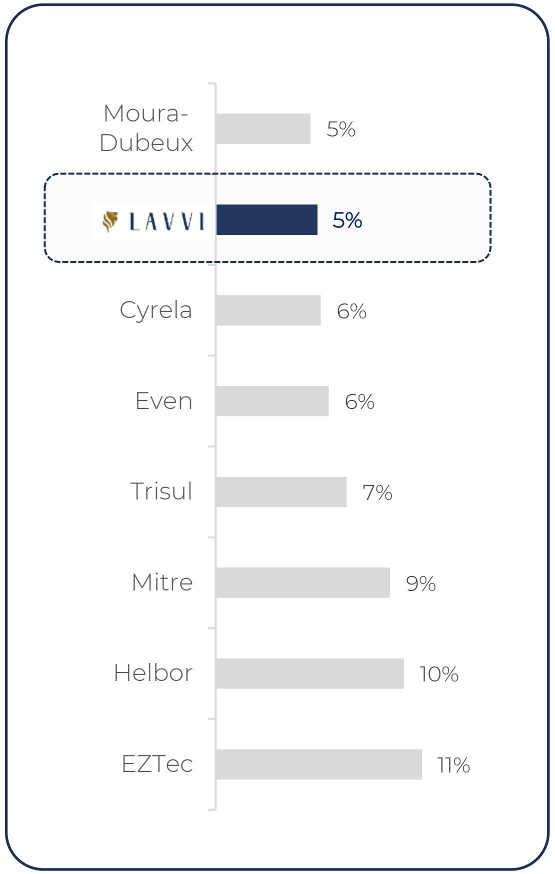
4 … and positions the Company among the most profitable in the sector.

LAVVI

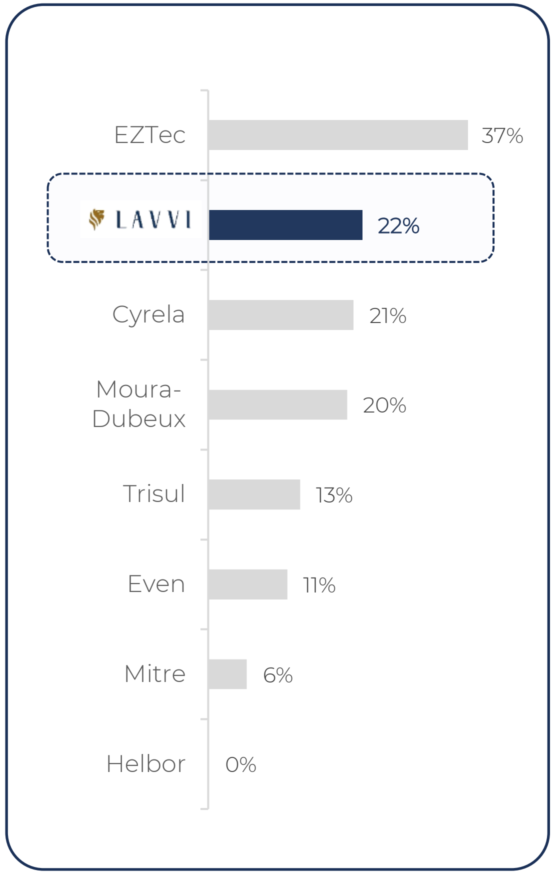
SoS LTM[1]



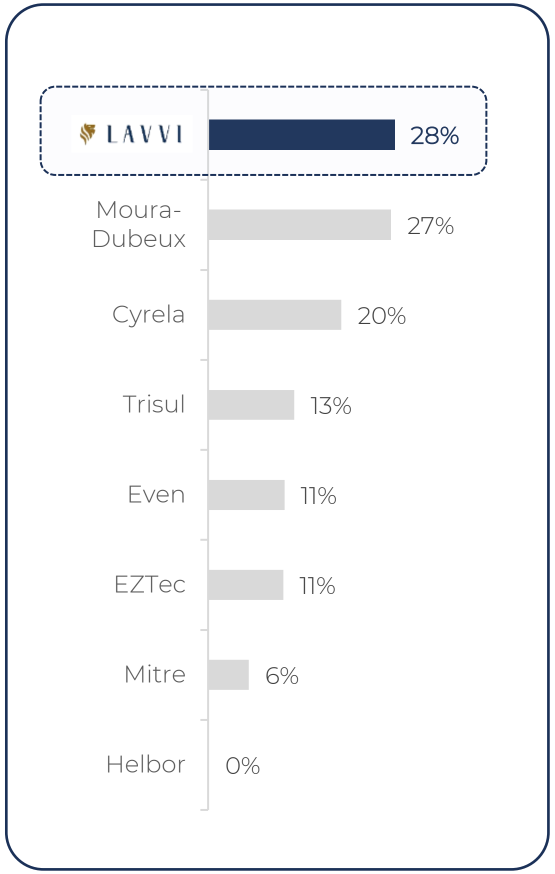
G&A / Net Revenue LTM[1]



Net Margin LTM[1]



ROE[1]



Source: Earnings Releases or Excel Sheets from Companies (made by Lavvi)
Note: (1) 1Q26
Note: Some graphics do not contain data from all companies in our comparison database, as those companies did not disclose this information..

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

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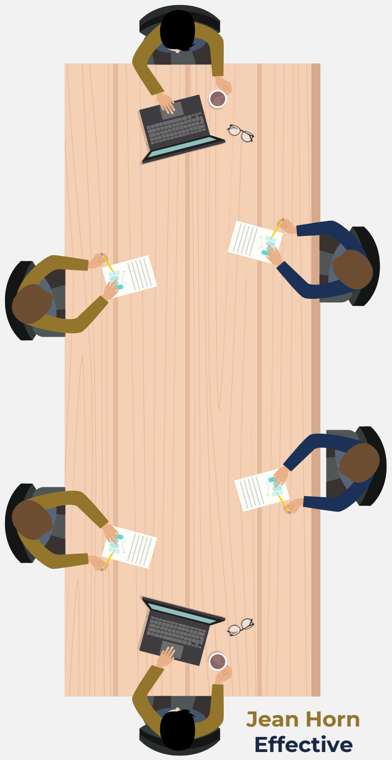
Board of Directors

Dida Horn
President
(Lavvi)



Daniella Sasson
Independent

Ralph Horn
Vice President
(Lavvi)

Nessin Abadi
Independent

Ana Paula Patara
Effective
(Lavvi)

Jean Horn
Effective
(Lavvi)

Shareholding structure with Controllers being reference in the Real Estate Industry

Horn Family + Cyrela[1]

Controlling Group — **62%**

Free Float — **38%**

LAVVI

Note: (1) Cyrela holds a 28% stake, and the Horn Family holds a 33% stake.

Final Considerations

Optimism for 2026 coming from the Quality and Exclusivity from our products

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.

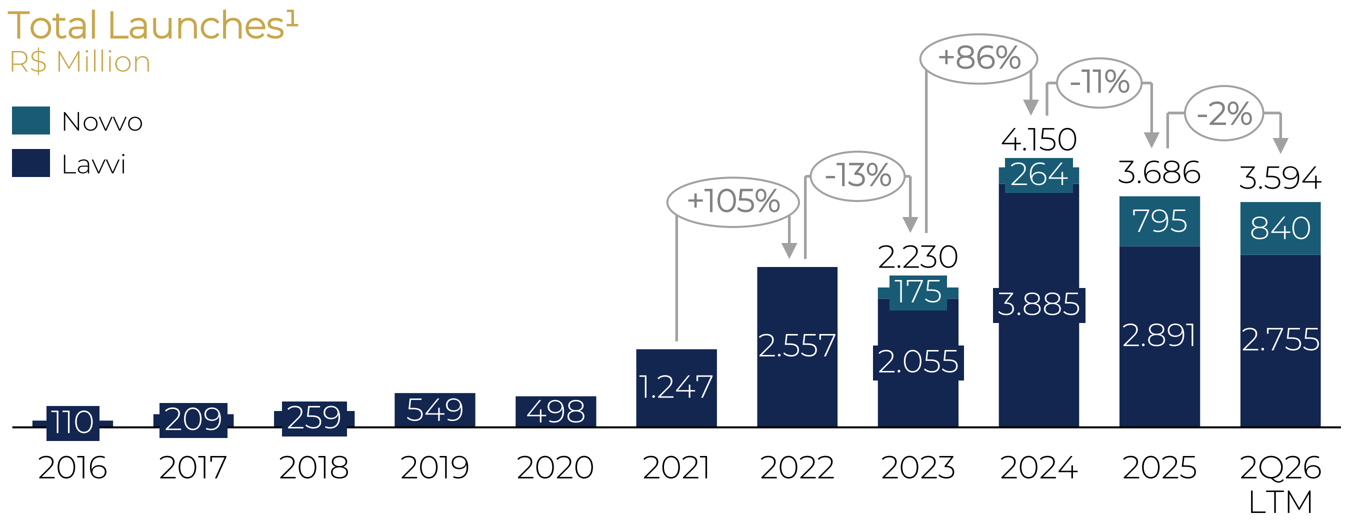
Unique opportunity: investment thesis disconnected from the macro scenario (profit growth and dividends payment)

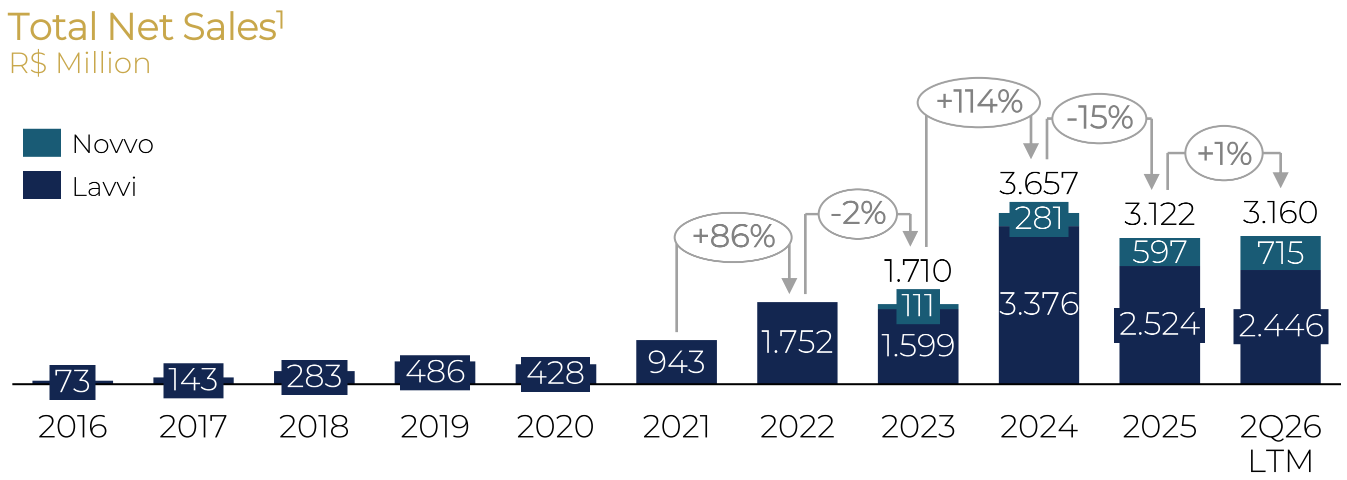
Owner Company: controllers running the business on a daily basis, with long term mentality and alignments.

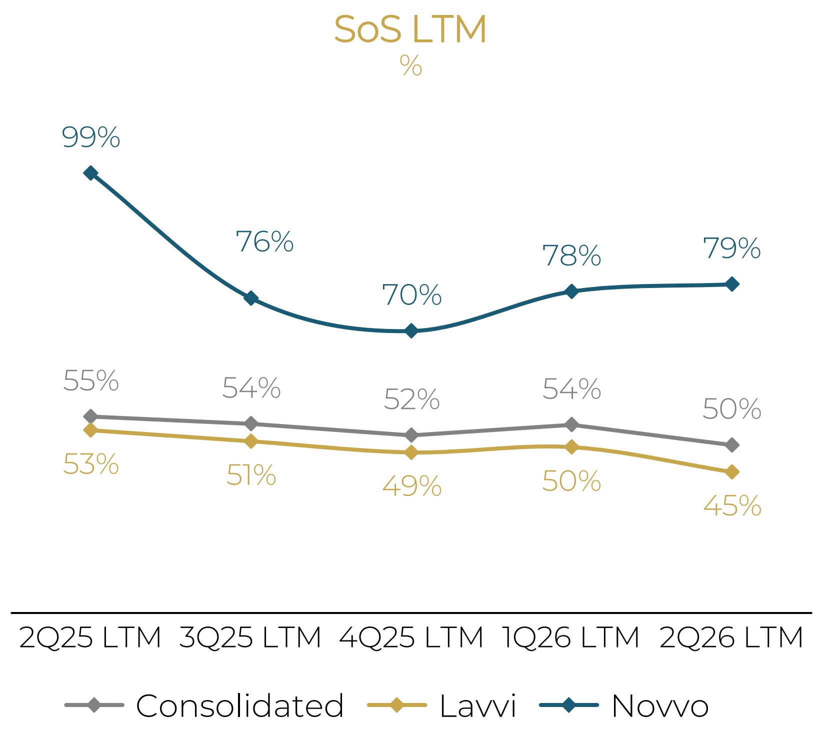
Appendix

Company History in Numbers (part 1 of 3)

Optimism for 2026 coming from Quality and Exclusivity from our produts





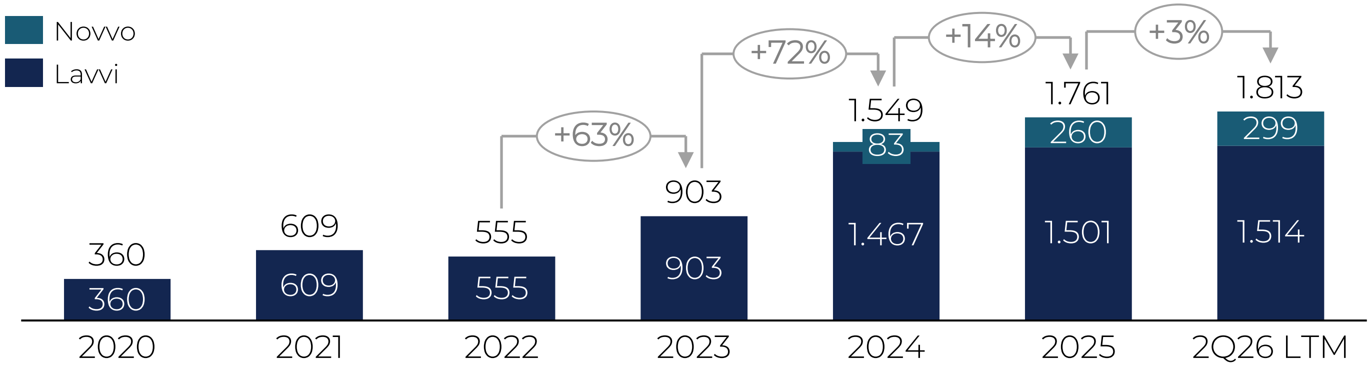


Note: PSV including Lavvi's stake, as well as the stakes of development partners, swaps and commissions.
Base date jun/26, as informed on Earnings Release 2Q26

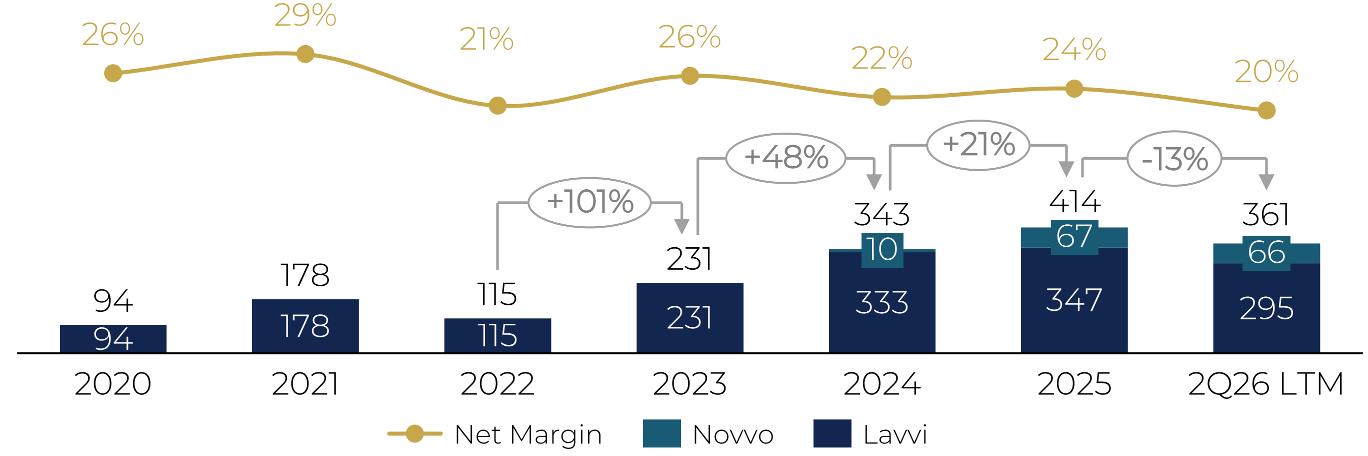
Company History in Numbers (part 2 of 3)

Lavvi among the most profitable of the sector

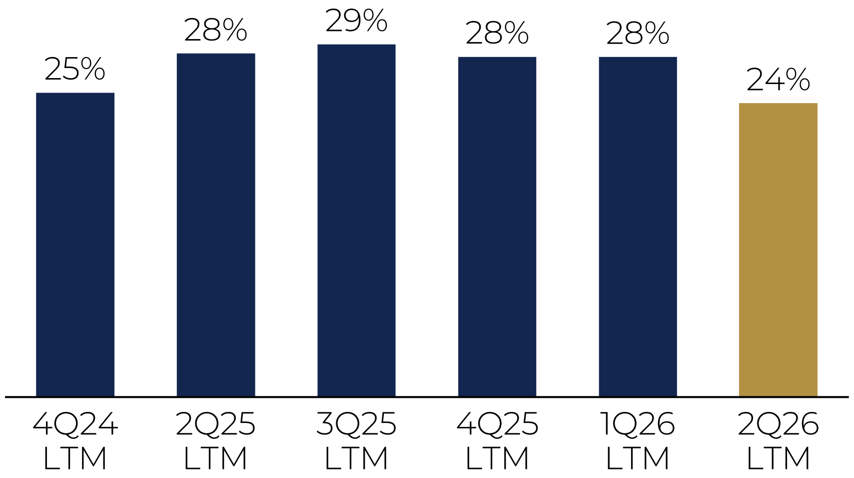
Net Revenue
R$ Million



Net Income and Net Margin
R$ Million and %



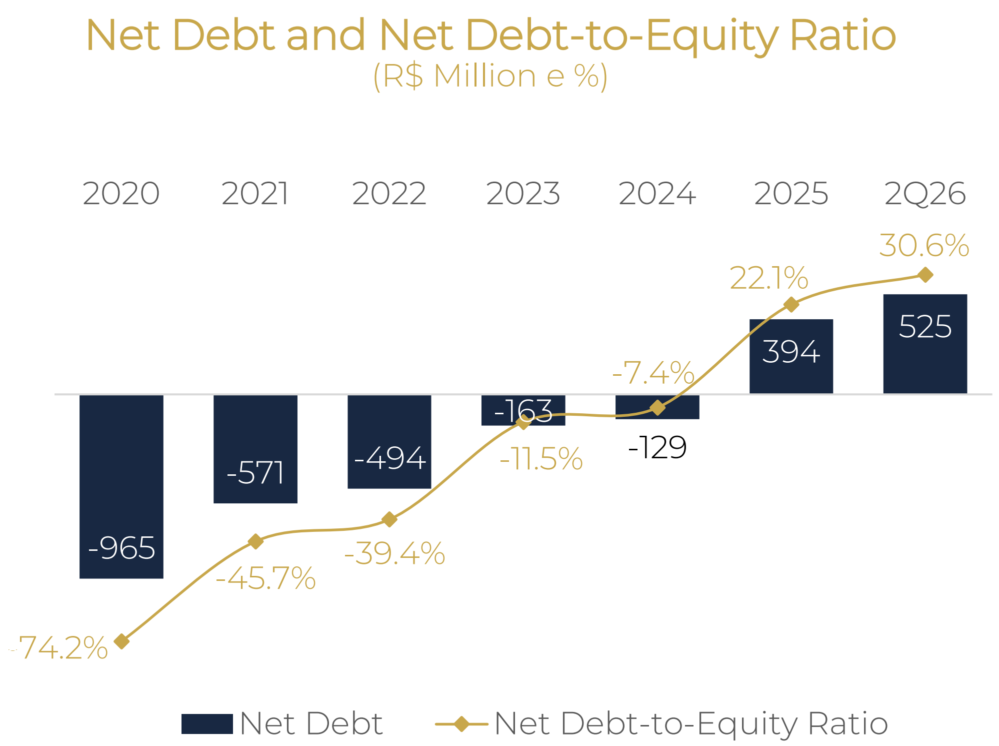
ROE
%

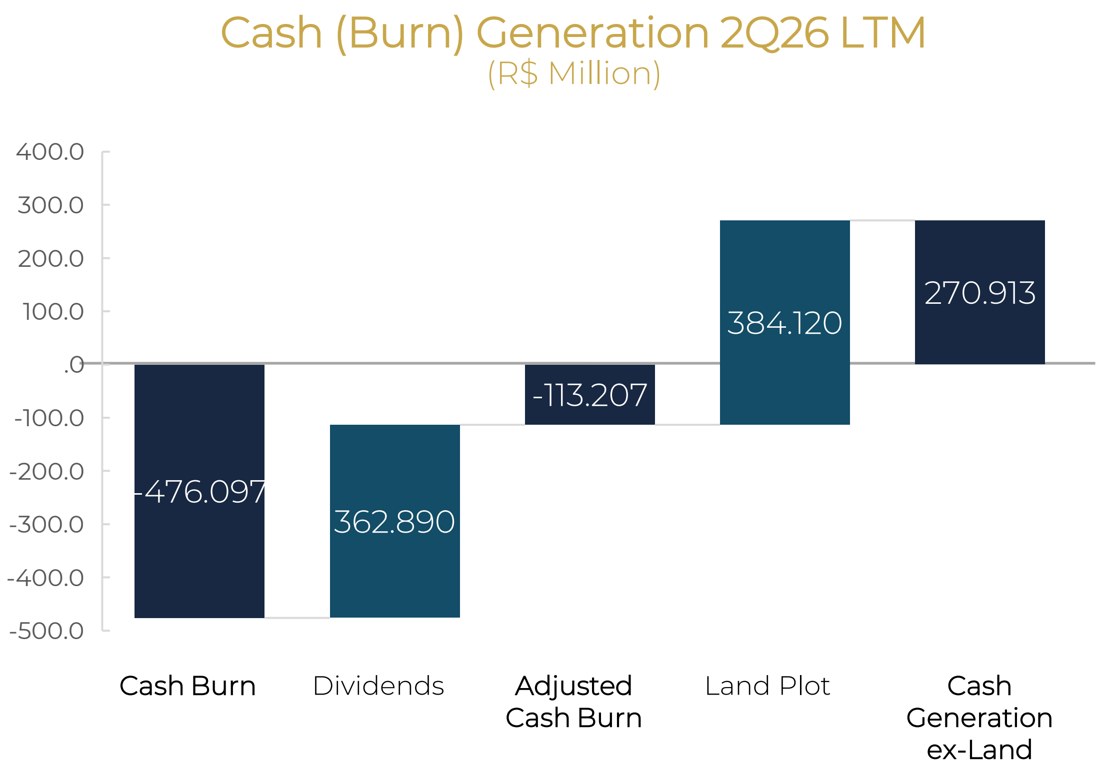


Note: (1) base date jun/26, as informed on Earnings Release 2Q26

Company History in Numbers (part 3 of 3)

Healthy leverage

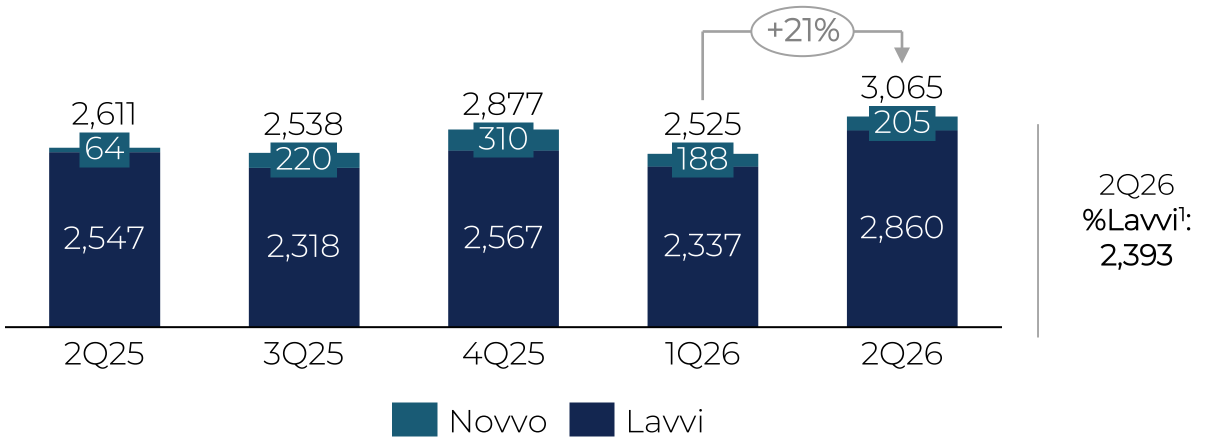




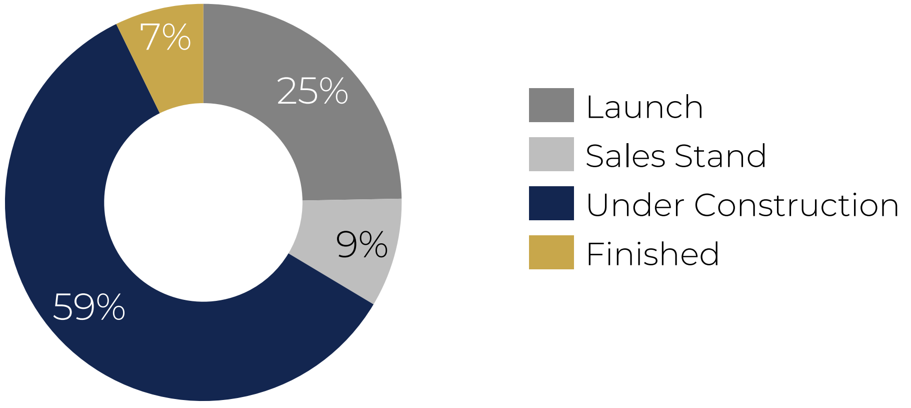
Nota: (1) Base date jun/26, as informed on Earnings Release 2Q26.
The cash category includes restricted cash.

Lavvi Inventory- Consolidated

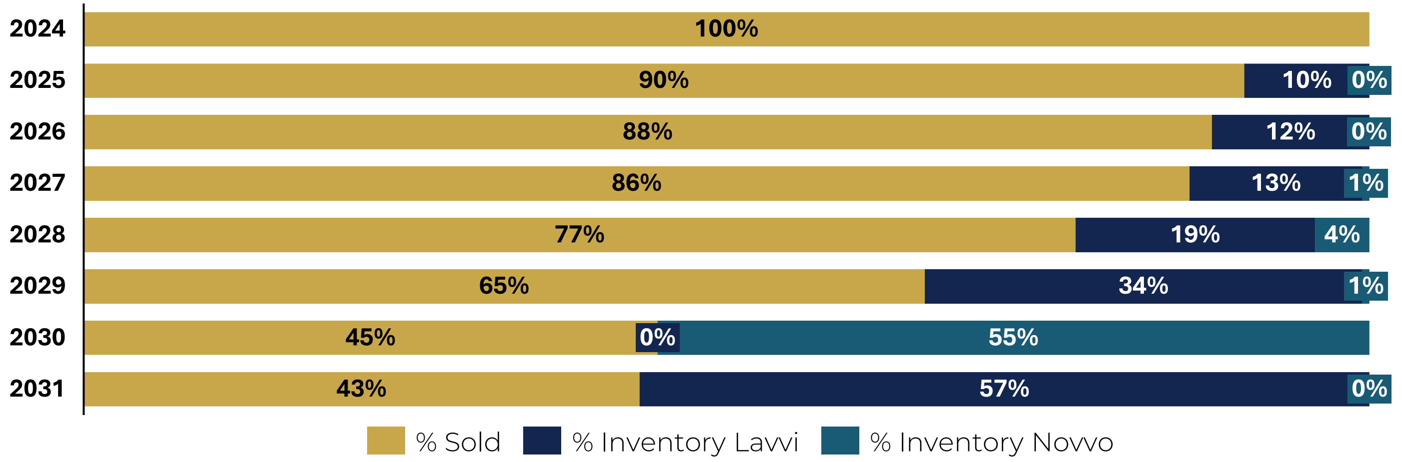
Inventory Evolution (100% view)



Inventory breakdown by stage (100% view)



Sales index by delivery year (in %PSV)



Healthy finished inventory

only 7.2% correspond to finished inventory (151 units)

Inventory Lavvi - Consolidated

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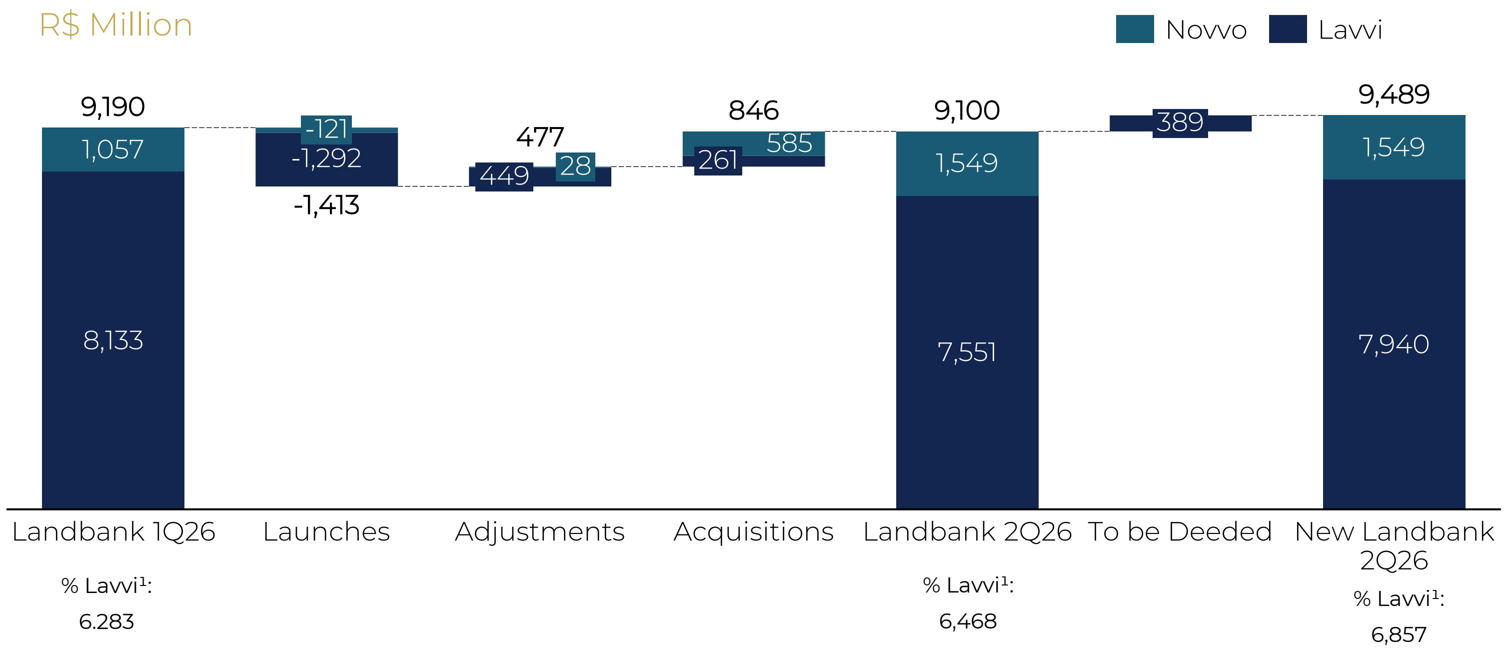
Project	Status	Launch	PSV[1]	PSV Lavvi[1]	Units	Inventory	% Sold (un.)	% Sold (psv)
Praça Piratininga	Finished	may-16	0	0	396	0	100,0%	100,0%
Praça Mooca	Finished	jun-17	0	0	400	0	100,0%	100,0%
Movva	Finished	sep-17	0	0	258	0	100,0%	100,0%
Palazzo Vila Mariana	Finished	may-18	0	0	99	0	100,0%	100,0%
Vitrali 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	628	251	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	104.718	104.718	449	30	93,3%	86,5%
Wonder Ipiranga	Finished	ago-21	5.379	5.379	576	3	99,5%	98,5%
Grand Vitrali	Finished	oct-21	0	0	408	0	100,0%	100,0%
High Wonder	Finished	feb-22	5.689	2.900	258	5	98,1%	97,7%
Verdant	Finished	apr-22	15.722	15.722	174	7	96,0%	95,5%
Green View	Finished	jun-22	37.215	37.215	408	20	95,1%	88,7%
Grand Square	Finished	aug-22	52.487	41.990	343	84	75,5%	78,1%
Galleria Klabin	Under Construction	nov-22	2.756	2.756	589	1	99,8%	99,5%
Eden Park by Dror	Under Construction	nov-22/mar-23	33.201	14.940	1.020	18	98,2%	97,5%
Saffire Elie Saab	Under Construction	may/23	277.293	277.293	153	24	84,3%	69,1%
Novvo Barra Funda	Under Construction	nov-23	607	607	1.184	2	99,8%	99,8%
Casa Eden	Under Construction	nov-23	16.990	7.645	203	6	97,0%	97,8%
Alive Home Resort	Under Construction	mar-24	271.303	271.303	1.384	193	86,1%	77,1%
Palace by Praças da Cidade	Under Construction	apr-24	48.716	24.835	213	25	88,3%	83,0%
Escape Eden	Under Construction	jun-24	30.013	13.506	259	20	92,3%	90,2%
Petra by Boca do Lobo	Under Construction	sep-24	172.787	138.230	407	60	85,3%	63,8%
Edifício Brás	Under Construction	sep-24	0	0	326	0	100,0%	100,0%
Heaven by Yoo	Under Construction	oct-24	297.554	178.533	946	66	93,0%	74,5%
Aura Pacaembu	Under Construction	oct-24	3.703	1.666	344	8	97,7%	99,1%
Novvo Marajoara	Under Construction	nov-24	1.550	1.550	794	6	99,2%	99,4%
Soleil by Boca do Lobo	Under Construction	apr-25	219.206	219.206	156	54	65,4%	38,5%
Le Six	Under Construction	may-25	299.135	299.135	522	61	88,3%	67,3%
Novvo Vila Prudente	Under Construction	sep-25	114.535	114.535	900	345	61,7%	58,1%
Novvo Anália Franco	Under Construction	nov-25	11.914	11.914	594	35	94,1%	93,6%
Astro Santa Marina	Under Construction	sep-25	13.006	5.202	994	41	95,9%	95,1%
Casa Cerâmica	Sales Stand	nov-25	0	0	276	0	100,0%	100,0%
Zen (Ipê)	Sales Stand	nov-25	272.205	122.492	97	40	58,8%	57,3%
Jardim da Hípica	Launch	apr-26	693.513	416.108	1.093	656	40,0%	43,4%
Novvo Santa Marina	Launch	apr-26	63.667	63.667	462	221	52,2%	48,8%
Total	-	-	3.065.491	2.393.299	18.137	2.033	86,1%*	81,9%

[1]R$ thousand

**Considers only developments with units in inventory*

Landbank Lavvi (R$'000)

Landbank[1]



R$ 9.5 bi

of landbank[2]

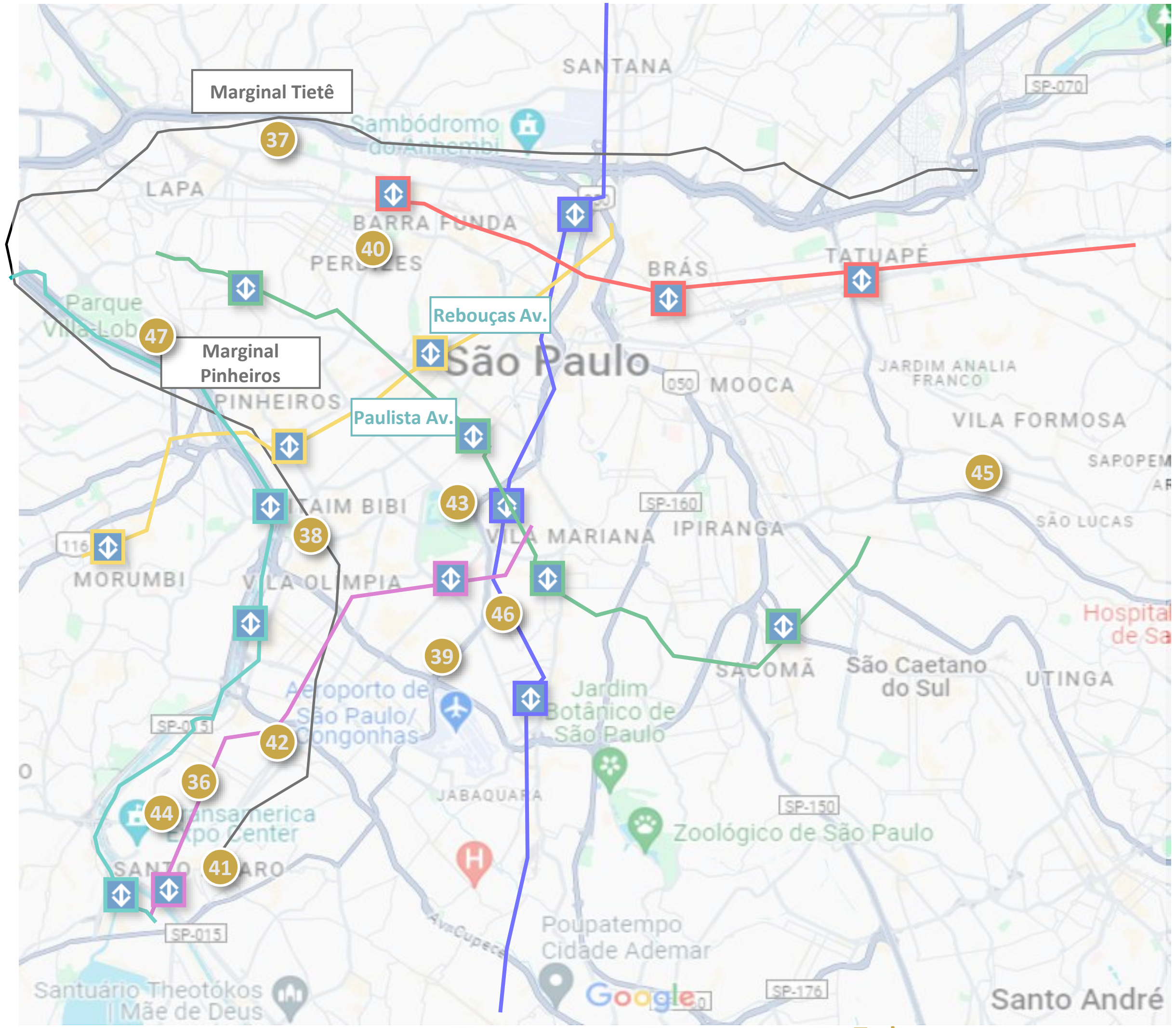
(R$ 6.9 bi in %Lavvi)

21% Novvo
79% Lavvi

R$ Million	Luxury	High	Mid-High	Middle	Lavvi	Novvo	Consolidated
North Zone							
West Zone		389			389	708	1,097
Center							
East Zone						198	198
South Zone	754	1,174	5,623		7,551	643	8,194
Total	754	1,563	5,623	0	7,940	1,549	9,489

1 Landbank PSV includes Lavvi's stake as well as partners' stakes, swap and commission..
[2]Acquisitions of optioned land are subject to resolutive clauses that are common in this type of transactions.

Landbank for Future Development



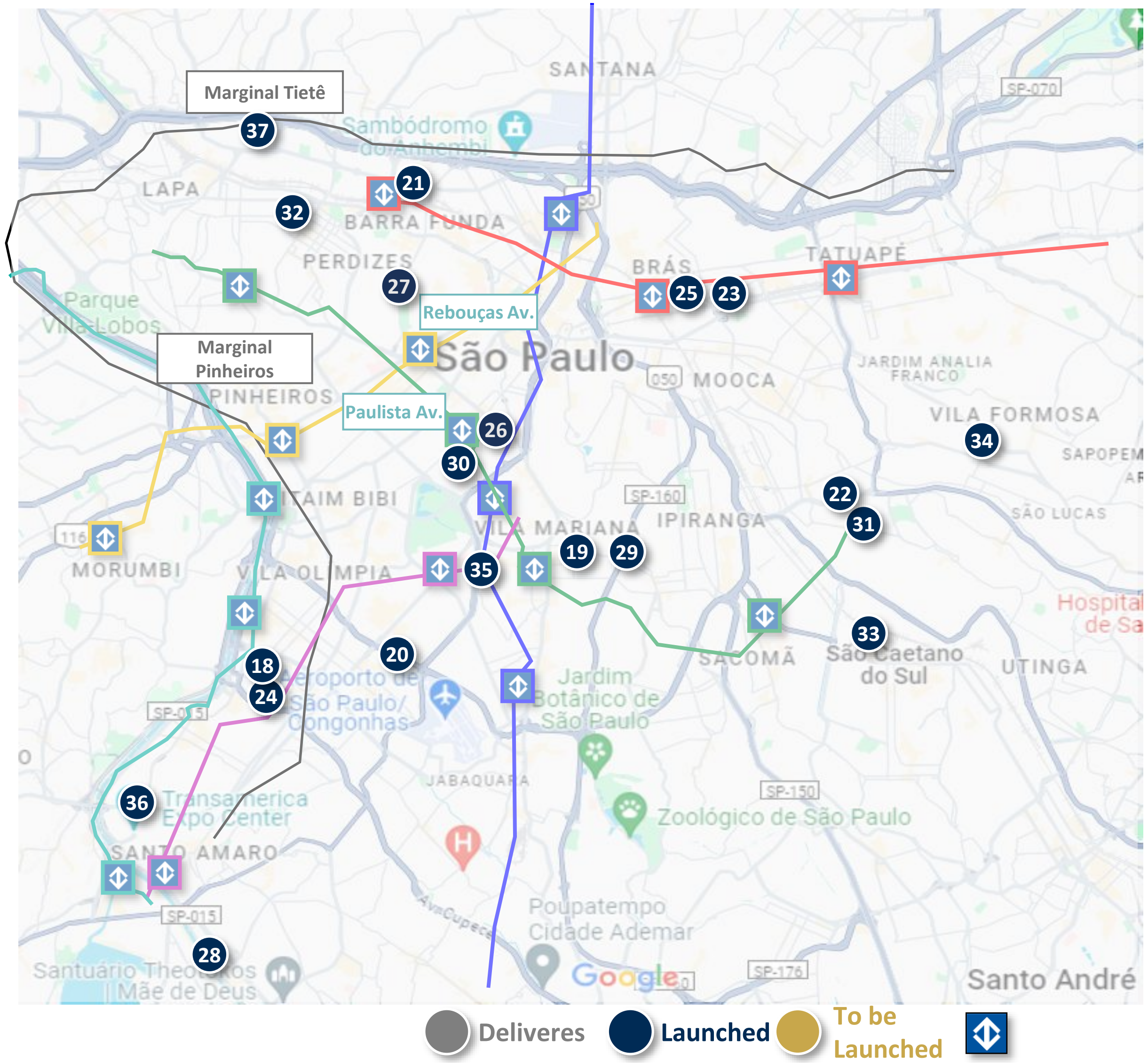
Deliveres Launched To be Launched

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

#	Landbank	9.489
36	Jardim da Hípica - Fase 2	1.313
37	Novvo - Santa Marina - Fase 2	296
38	Clodomiro	754
39	Chibarás	665
40	Cardoso	412
41	Suzana Rodrigues	256
42	Vicente Rao	4.049
43	Tomas Carvalhal	509
44	Amador Bueno	387
45	Anjo Custódio	198
46	Borges Lagoa	261
47	Nações Unidas*	389

obs: PSV includes Lavvi's stake plus partners' stake, swap, and commission, including one land to be deeded.
*Land plots that are considered "to be deeded", that has some issue to be solved.

Landbank Under Development

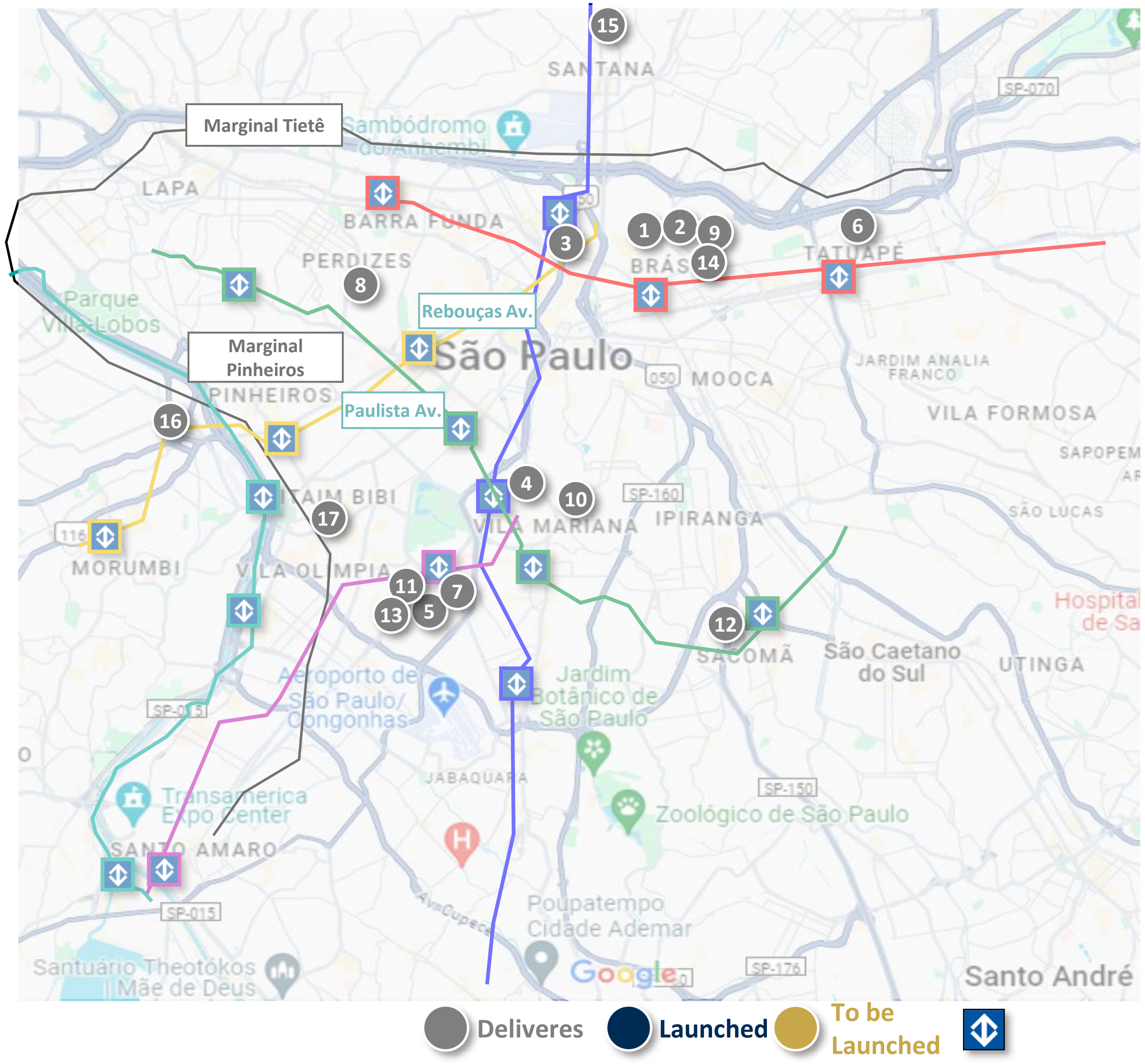


Breakdown of Lavvi Projects (in PSV R$ 000'):

#	Under Construction	12.934
18	Eden by Cyrela	2.388
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
31	Novvo Vila Prudente (José dos Reis)	275
32	Astro Santa Marina (Cury)	266
33	Casa Cerâmica	782
34	Novvo Anália Franco (Cotching)	178
35	Zen Cyrela e Yoo (Ipê)	681
36	Jardim da Hípica - Fase 1	1.292
37	Novvo Santa Marina - Fase 1	121

obs: PSV includes Lavvi's stake plus partners' stake, swap, and commission, including one land to be deeded.
*Land plots that are considered "to be deeded", that has some issue to be solved.

Landbank Delivered



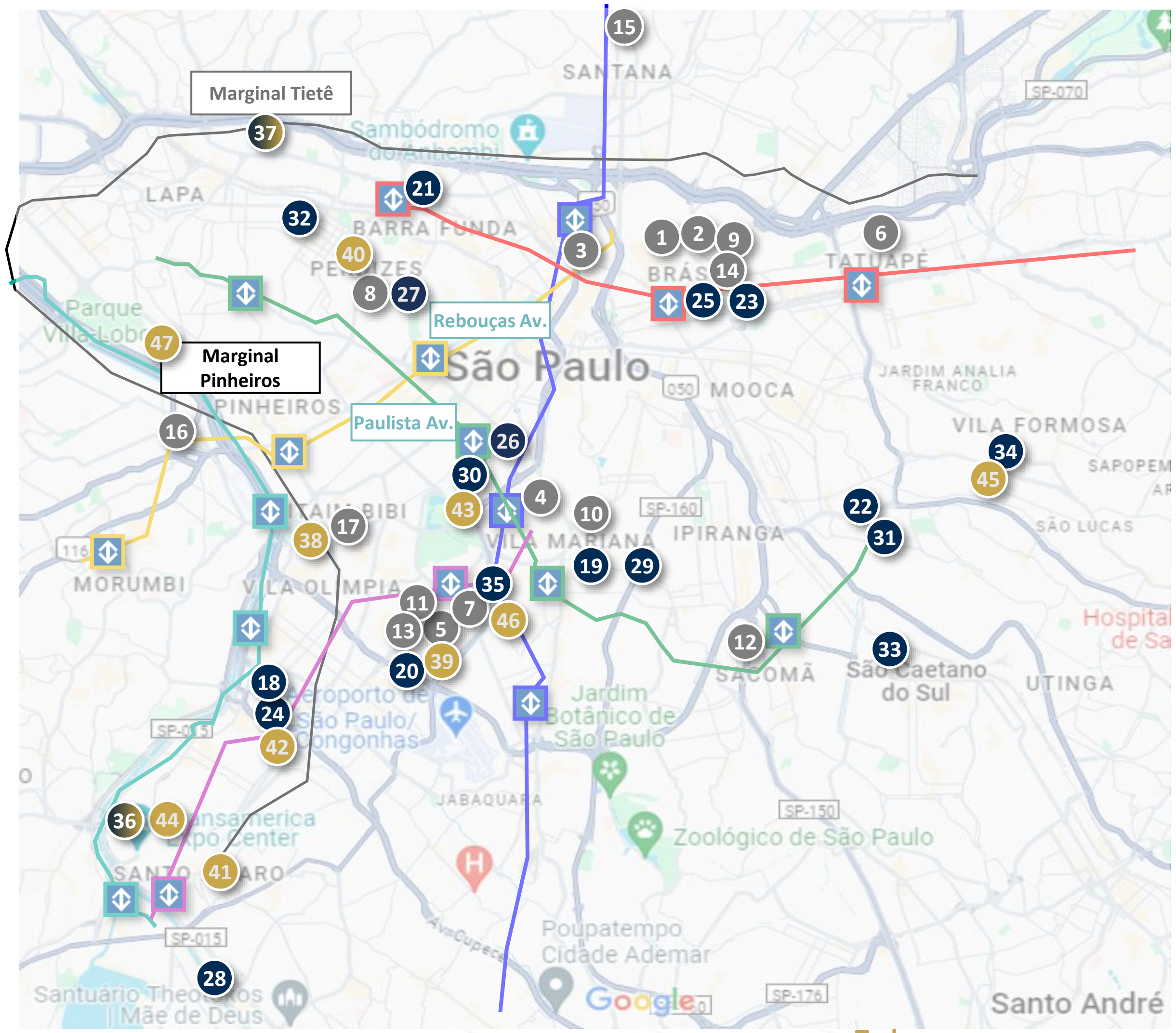
Breakdown of Lavvi Projects (in PSV R$ 000'):

#	Delivered	3.965
1	Praça Piratininga	111
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
13	Villa Versace	705
14	High Wonder	231
15	Verdant	292
16	Green View	336
17	Grand Square	240

obs: PSV includes Lavvi's stake plus partners' stake, swap, and commission, including one land to be deeded.
*Land plots that are considered "to be deeded", that has some issue to be solved.

Landbank Lavvi

LAVVI



Deliveres | Launched | To be Launched

37 Projects launched

12 Projects to launch
(including one land "to be deeded")

R$ 16,9 bi PSV
Total launched

R$ 9,5 bi PSV
in landbank

~74% Medium Stake(PSV)

obs: PSV includes Lavvi's stake plus partners' stake, swap, and commission, including one land to be deeded.
*Land plots that are considered "to be deeded", that has some issue to be solved.

INSTITUCIONAL PRESENTATION

novvo

Empreendimentos Imobiliários

AUGUST 2026

Disclaimer

Empreendimentos Imobiliários

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. As part of Lavvi Group, all of the above applies to Novvo Empreendimentos Imobiliários S.A.

2 Economic Segment: New Growth Avenue

novvo Empreendimentos Imobiliários

Assertive long-term planning

jan/22 – **Beginning of studies**

jun/23 – Launch of web site and **Novvo** brand

jul/23 – New MCMV price caps

nov/23 – **1° Launch Novvo Barra Funda**

2024 – **Novvo Marajoara**

2025 – **Novvo Vila Prudente**, **Novvo Anália Franco**, **Astro Santa Marina**

2026 – **Novvo Santa Marina**

Launch 4Q23, 2Q24 and 3Q24 – Novvo Barra Funda

novvo
Empreendimentos Imobiliários

100% sold[1]

novvo
barra funda

R$ 309 Million
PSV Lunched

% Lavvi: 100%

Product Website

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

https://meunovvo.com.br/

Note: (1) % Sold in PSV, launches in total view and base date jun/2026

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

Product Website

Brand Website

Note: (1) base-date jun/2026, considering 5 towers launched (309M of PSV launched).

Launch 4Q24 and 1Q25 – Novvo Marajoara

99% sold[1]

novvo marajoara

R$ 203 Million

PSV Launched

% Lavvi: 100%

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

Watch the Product Video
https://youtu.be/XFN4rMsKeT8

Note: (1) % Sold in PSV, launches in total view and base date jun/2026, already considering 2 phases.

Launch 3Q25 and 4Q25 – Novvo Vila Prudente

novvo vila prudente

R$ 275 Million
PSV Launched

% Lavvi: 100%

Product Website
https://meunovvo.com.br/vilaprudente/

Watch the Product Video
https://youtu.be/D406m5kUiQo

Note: (1) % Sold in PSV, launches in total view and base date jun/2026, already considering 2 phases.

Launch 4Q25 – Novvo Anália Franco

anália franco

R$ 178 Million

PSV Launched

% Lavvi: 100%

Product Website
https://meunovvo.com.br/novvoanaliafranco/

Watch the Product Video
https://youtu.be/YDhMNE9j61Y?si=HrKepjKJm6Q2rRFv

Note: (1) % Sold in PSV, launches in total view and base date jun/2026.

Launch 2Q26 – Novvo Santa Marina 1st Phase

novvo
Empreendimentos Imobiliários

51% sold[1]

novvo
santa marina

R$ 121 Million

1ª Phase

PSV Launched

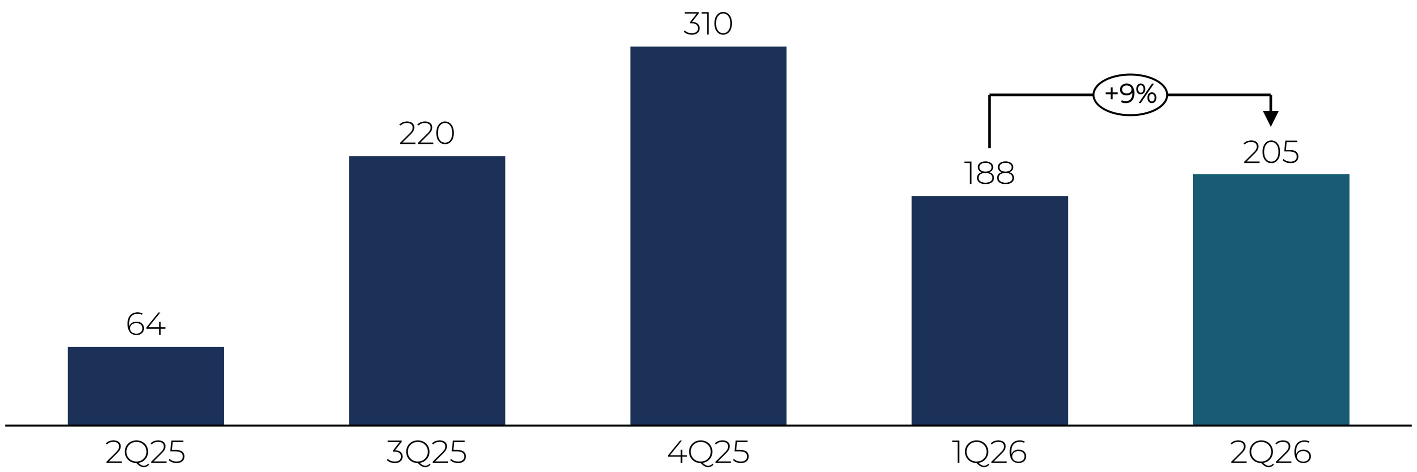
% Lavvi: 100%

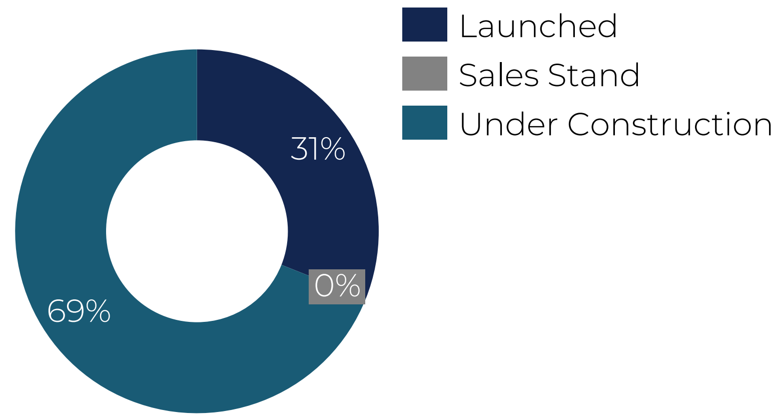
Product Website
https://meunovvo.com.br/santamarina/

Watch the Product Video
https://www.youtube.com/watch?v=jVT3wHPvD_g

Note: (1) % Sold in PSV, launches in total view and base date jun/2026, only considering the first phase launched

Novvo Inventory

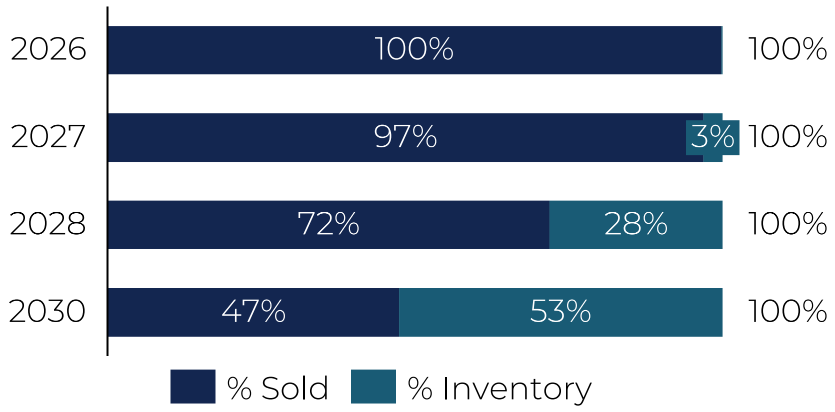




Inventory

Project	Status	Launch	PSV¹	PSV Lavvi¹	Units	Inventory	% Sold (un.)	% Sold (psv)
Novvo Barra Funda	Under construction	nov-23	607	607	1,184	2	99.8%	99.8%
Novvo Marajoara	Under construction	nov-24	1,550	1,550	794	6	99.2%	99.4%
Novvo Vila Prudente	Under construction	sep-25	114,535	114,535	900	345	61.7%	58.1%
Astro Santa Marina	Under construction	sep-25	13,006	5,202	994	41	95.9%	95.1%
Novvo Anália Franco	Under construction	nov-25	11,914	11,914	594	35	94.1%	93.6%
Novvo Santa Marina	Launch	apr-26	63,667	63,667	462	221	52.2%	48.8%
Total	-	-	205,279	197,475	4,928	650	86.8%*	85.4%

¹ R$ Thousand



Note: (1) Base date: Jun/2026.
*The calculation excludes projects that are 100% sold.

Landbank Novvo (R$ 000')

novvo
Empreendimentos Imobiliários

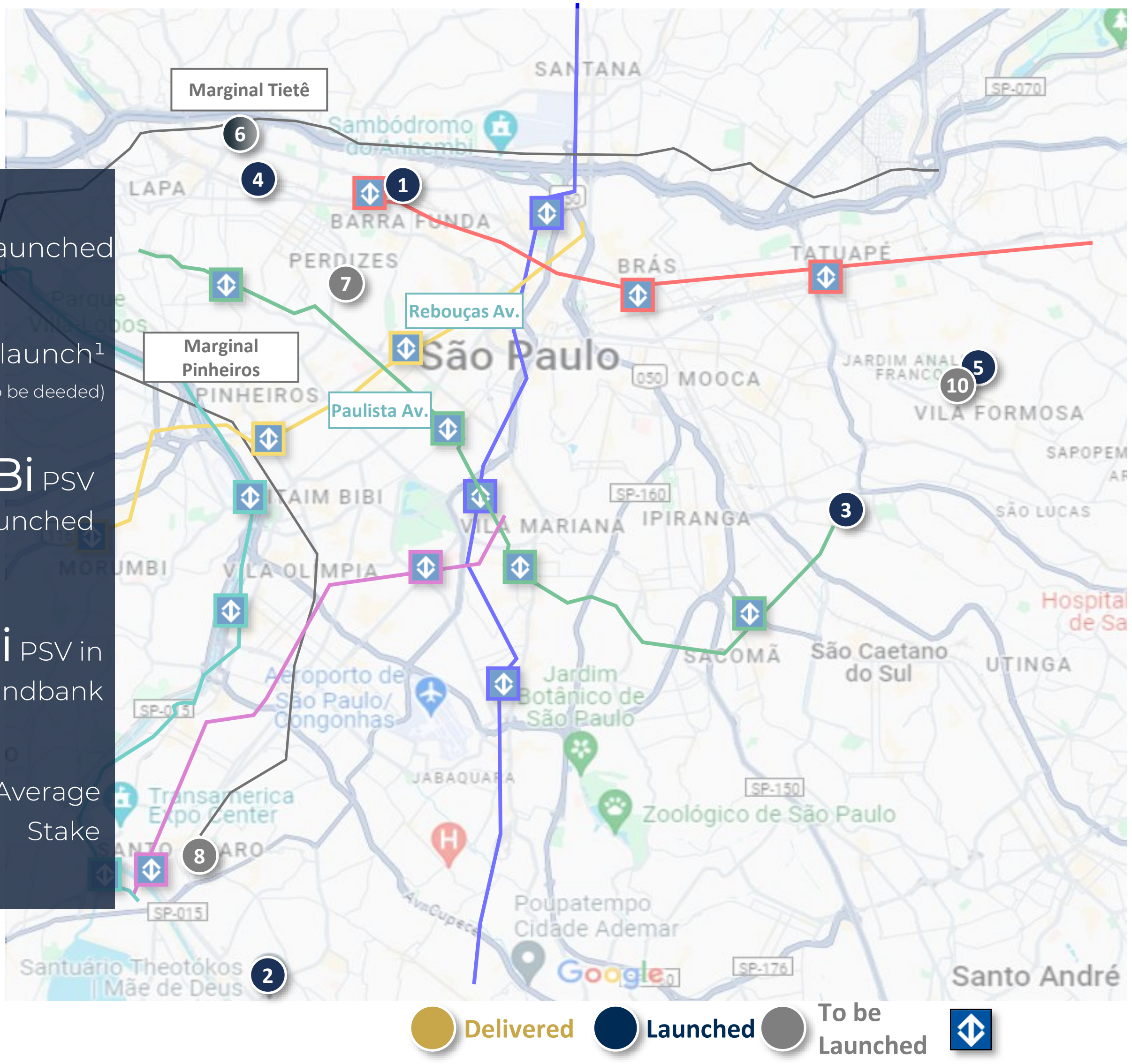
5 Projects launched

5 Projects to launch[1]
(including lands to be deeded)

R$ 1.4 Bi PSV launched

R$ 1,5 Bi PSV in landbank

97% Average Stake



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

#	Under Construction	1,352
1	Novvo Barra Funda	309
2	Novvo Marajoara (Chác. Flora)	203
3	Novvo Vila Prudente (José dos Reis)	275
4	Astro Santa Marina (Cury)	266
5	Novvo Anália Franco (Cotching)	178
6	Novvo Santa Marina - Fase 1	121
#	Landbank	1,549
6	Novvo - Santa Marina - Fase 2	296
7	Cardoso	412
8	Suzana Rodrigues	256
9	Amador Bueno	387
10	Anjo Custódio*	198

obs: PSV includes Lavvi's stake plus partners' stake, swap, and commission, including one land to be deeded.
*Land plots that are considered "to be deeded", that has some issue to be solved.

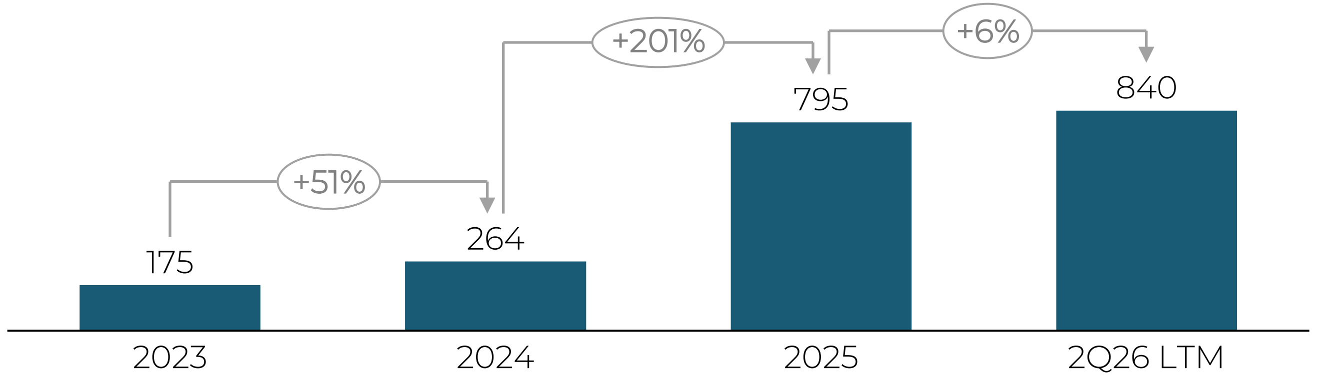
Appendix

Novvo History in Numbers

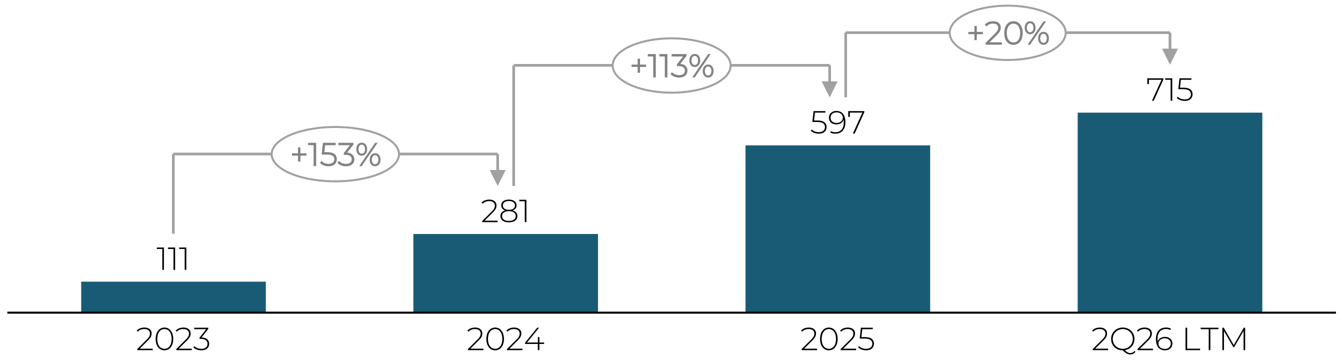
Optimism for 2026 coming from Quality and Exclusivity from our produts

novvo
Empreendimentos Imobiliários

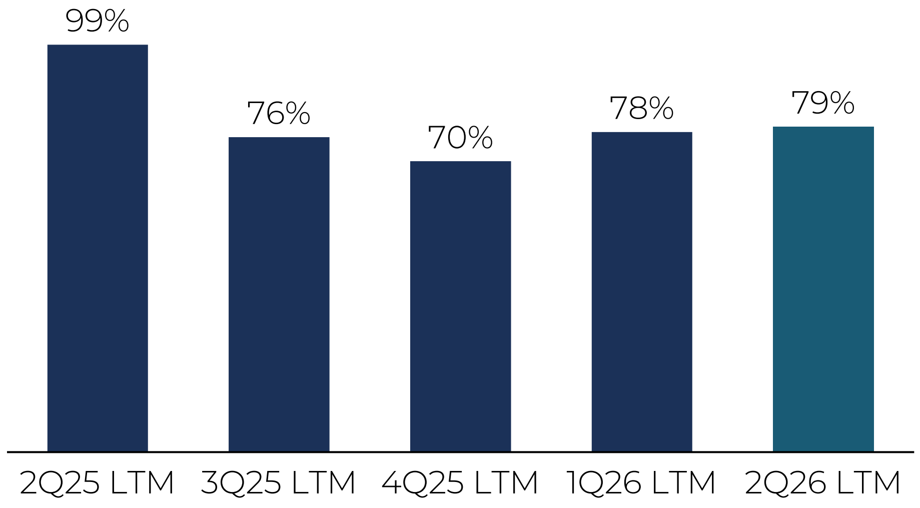
Total Launches[1]
R$ Million



Total Net Sales[1]
R$ Million



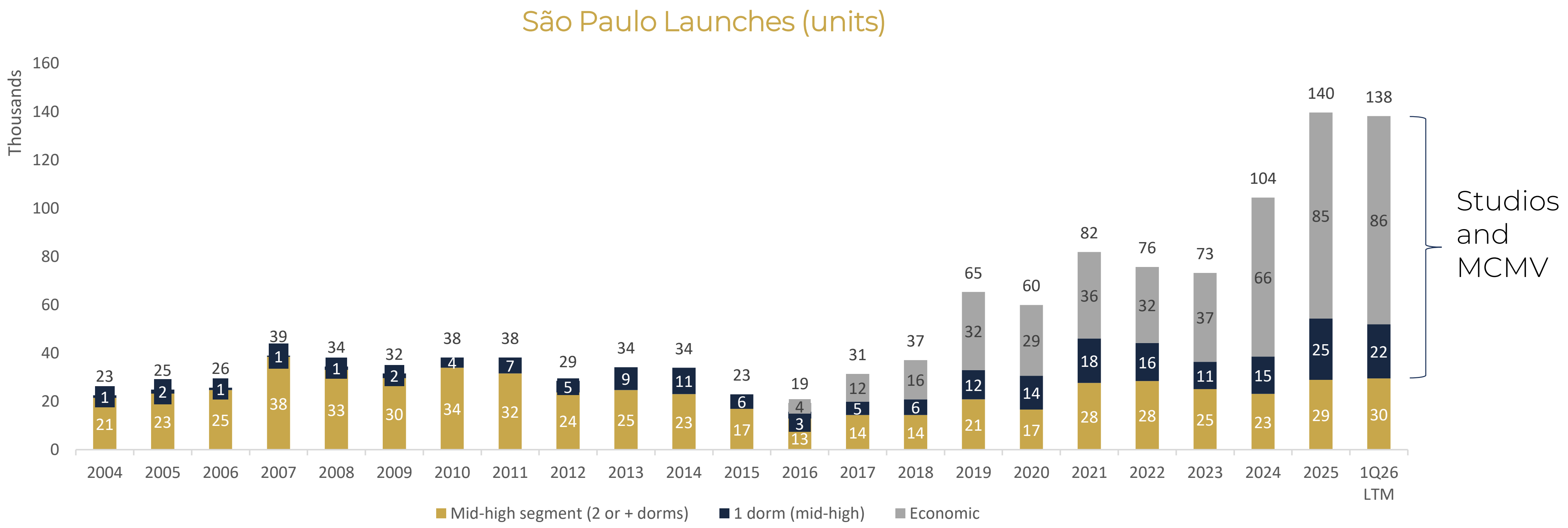
SoS LTM
%



Note: PSV including Lavvi's stake, as well as the stakes of development partners, swaps and commissions.
Base date jun/26, as informed on Earnings Release 2Q26

São Paulo City

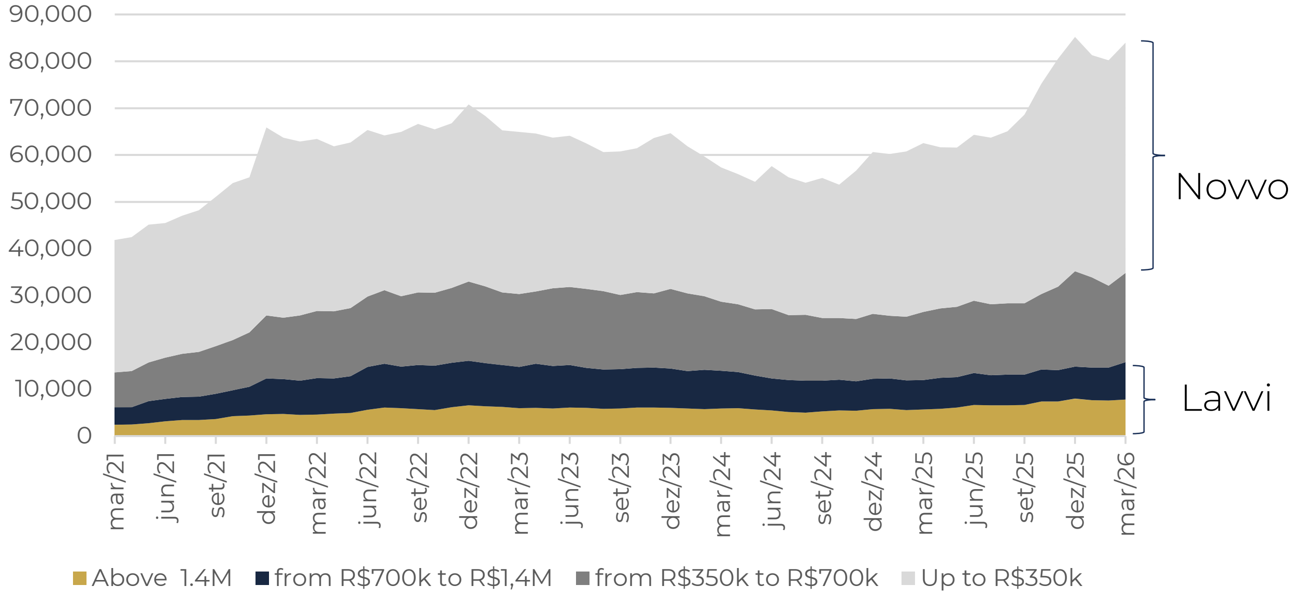
Launches – São Paulo City



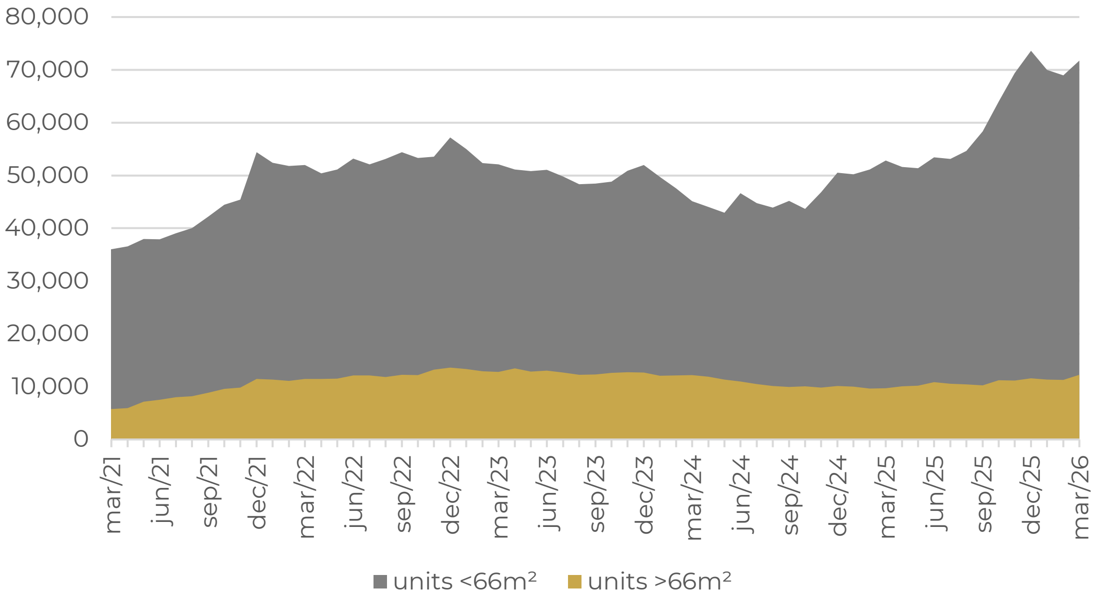
Source: Secovi, updated to 03/31/26

Inventory – São Paulo City

Inventory per average ticket



Inventory per footage (in sqm)



Source: Secovi, updated to 03/31/26

LAVVI

Talk to IR

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Naira Pesce Dias - IR manager
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