

Operational Preview

2Q26



Highlights:

- In 1H26, the Company achieved the highest first half launch volume in its history, with R\$ 1.7 billion in PSV %EZ, a 54% growth compared to 1H25.
- Eztec recorded the highest first half sales volume in its history in 1H26, with R\$ 1.4 billion in gross sales (+48% vs. 1H25) and R\$ 1.3 billion in net sales (+47% vs. 1H25).
- Sales from the performed inventory grew 42% in 1H26 compared to 1H25, reflecting the maturation of the Company's completed inventory.

Operational Highlights (R\$ MM)	2Q26	1Q26	%Var	2Q25	%Var	1H26	1H25	%Var
# of Projects Launched	3	4	-25.0%	3	0.0%	7	5	40.0%
PSV (%EZ)	773.0	924.7	-16.4%	490.0	57.8%	1,697.7	1,106.0	53.5%
Gross Sales (%EZ)	675.1	760.1	-11.2%	557.7	21.0%	1,435.1	971.5	47.7%
Net Sales (%EZ)	577.6	697.1	-17.1%	488.6	18.2%	1,274.6	865.5	47.3%
Total Inventory	3,313.0	3,137.6	5.6%	2,719.8	21.8%	3,313.0	2,719.8	21.8%
Net SoS	14.8%	18.2%	-3.3 p.p.	15.2%	-0.4 p.p.	27.8%	24.1%	3.6 p.p.
# of Active Construction Sites	19	19	0.0%	17	11.8%	19	17	11.8%

Launches

In 2Q26, the Company launched three developments in the greater São Paulo metropolitan area, totaling R\$ 773 million in PSV %EZ. The main highlight was GranResort, in São Caetano, with a PSV %EZ of R\$ 457 million, reaching 41% sold by the end of the quarter. The Company also launched Azzure, in Osasco, with R\$ 199 million in PSV %EZ, achieving 55% sold. Additionally, the Company launched the third phase of Reserva São Caetano Bosque, also in the city of São Caetano, with R\$ 117 million in PSV %EZ, reaching 33% sold within 20 days of launch.



**Reserva São Caetano GranResort
1st phase**
(Launch 07/05/26)



**Azzure Resort Life
1st phase**
(Launch 29/05/26)

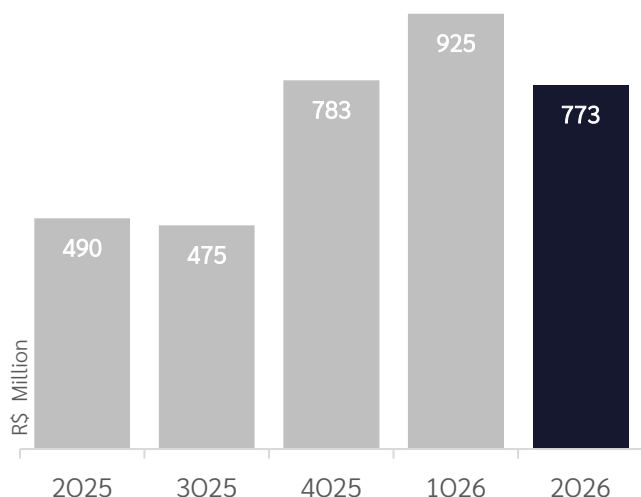


**Reserva São Caetano Bosque
3rd phase**
(Launch 12/06/26)

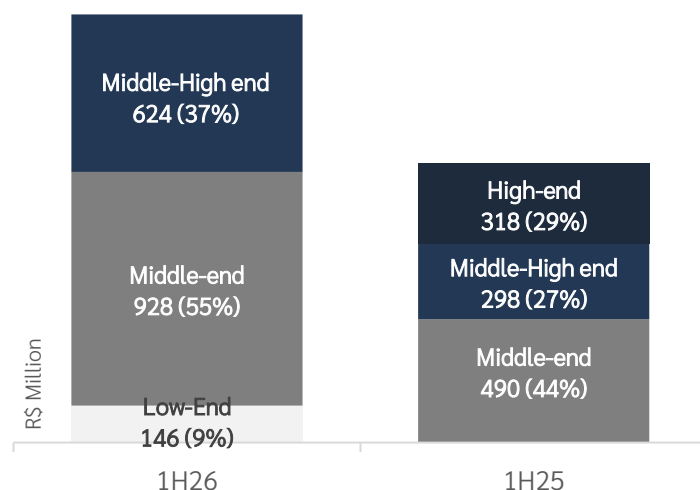
YEAR'S LAUNCHES INFORMATION	%EZ	SPE	Income	Under Suspensive Clause	Location	Standard	Expected Delivery	# Units	Private area (sq. m.)	% Sold ²	PSV %EZ (R\$ MM)
1Q								2,022	95,503	68.2%	924.7
2Q								914	72,536	43.6%	773.0
Reserva São Caetano - GranResort – 1st phase	100%	Campina Grande	Consolidated	Yes	São Caetano do Sul (SPMR)	Middle-end	4Q29	497	43,332	41.4%	457.0
Azzure Resort Life – 1st phase	100%	Cristalina	Consolidated	Yes	Osasco (SPMR)	Middle-end	3Q29	211	18,608	54.9%	199.0
Reserva São Caetano - Bosque – 3rd phase	100%	Campina Grande	Consolidated	Yes	São Caetano do Sul (SPMR)	Middle-end	1Q29	206	10,596	32.8%	117.0
YEAR-TO-DATE								2,936	168,039	57.7%	1,697.7

¹ Private area sold up to the date of this publication ² Private area sold up to the closing date of the Quarter (30/06/2026).

The company reached during 1H26 the highest launch volume recorded in one semester
Quarterly evolution of the PSV of launches (%EZ)



Even with its focus on the middle-income segment, the Company resumed launches in the low-income housing segment
Comparison between launch profiles



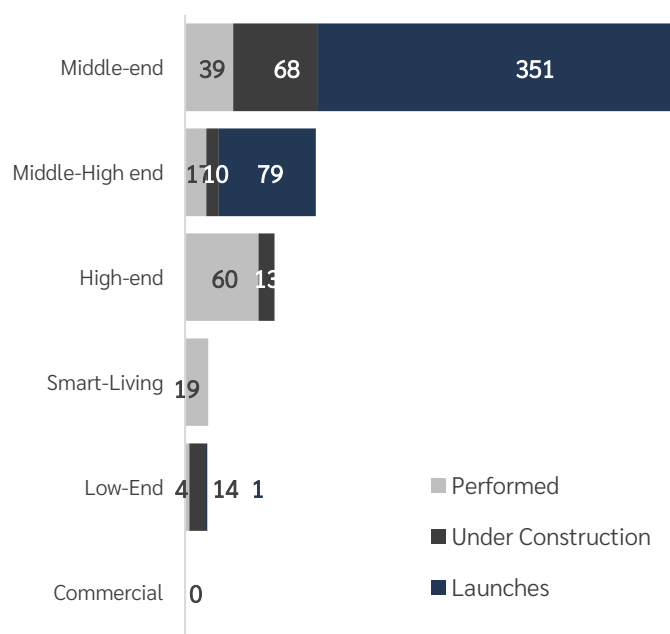
Sales

In 2026, the Company recorded gross sales of R\$ 675 million and net sales of R\$ 578 million, up 21% and 18% year-over-year, respectively. In 1H26, the Company achieved the highest first half sales volume in its history: R\$ 1,435 million in gross sales and R\$ 1,275 million in net sales, up 48% and 47%, respectively, vs. 1H25. Launch net sales totaled R\$ 408 million, a 59% increase year-over-year. Cancellations totaled R\$ 97 million, up 41% over 2Q25, in line with the strong sales volume recorded throughout the year.

Period ended June 30, 2026 R\$ MM	2026	1Q26	%Var	2Q25	%Var	1H26	1H25	%Var
Gross Sales %EZ	675.1	760.1	-11.2%	557.7	21.0%	1,435.1	971.5	47.7%
Average price per unit (R\$ thousand)	815	509	60.1%	760	7.2%	600	783	-23.4%
Gross SoS (%)	16.9%	19.5%	-2.6 p.p.	17.0%	-0.1 p.p.	30.2%	26.3%	3.9 p.p.
Gross SoS - Launch (%)	31.4%	38.7%	-7.3 p.p.	26.8%	4.6 p.p.	50.8%	38.7%	12.0 p.p.
Gross SoS - Inventory (%)	9.3%	8.7%	0.6 p.p.	12.7%	-3.3 p.p.	16.3%	20.3%	-4.0 p.p.
Cancellations	97.5	63.0	54.7%	69.2	40.9%	160.5	106.0	51.4%
Net Sales %EZ	577.6	697.1	-17.1%	488.6	18.2%	1,274.6	865.5	47.3%
Launch	408.1	530.4	-23.0%	256.0	59.4%	938.5	450.5	108.3%
Performed	101.1	102.3	-1.2%	86.1	17.4%	203.5	143.2	42.0%
Under Construction	68.3	64.4	6.1%	146.4	-53.3%	132.7	271.8	-51.2%
# units sold	756	1,982	-61.9%	779	-3.0%	2,738	1,300	110.6%
Cancellations / Gross Sales	14.4%	8.3%	6.2 p.p.	12.4%	2.0 p.p.	11.2%	10.9%	0.3 p.p.
Net SoS (%)	14.8%	18.2%	-3.3 p.p.	15.2%	-0.4 p.p.	27.8%	24.1%	3.6 p.p.
Net SoS LTM (%)	41.6%	42.0%	-0.4 p.p.	39.3%	2.3 p.p.	41.6%	39.3%	2.3 p.p.

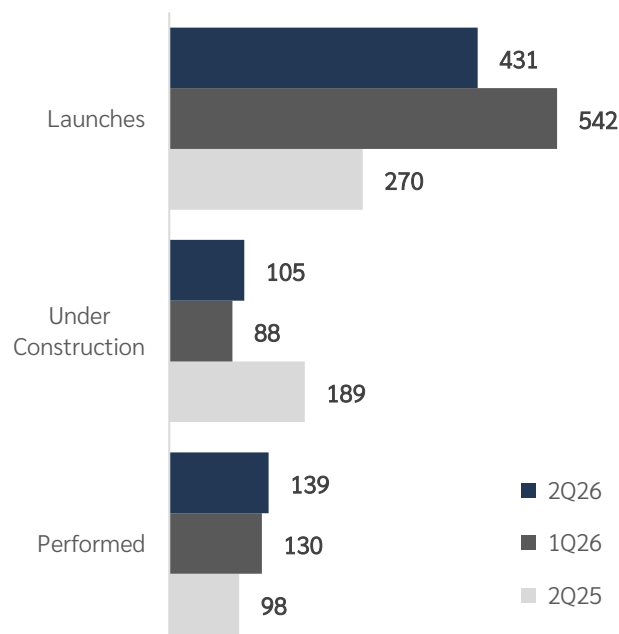
Gross Sales Description (2026)

R\$ Million



Evolution of Gross Sales Status (2026)

R\$ Million



Inventory

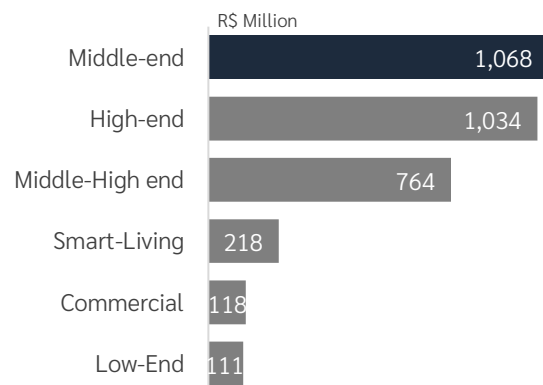
The total inventory closed 2026 at R\$ 3.3 billion in PSV %EZ, an increase driven mainly by the Company's strong pace of launches over the last 12 months. It is worth noting that part of this growth is concentrated in the completed inventory, made up of the high volume of recently delivered units with faster sales conversion potential.

Period ended June 30, 2026 R\$ MM	2026	1Q26	%Var	2Q25	%Var
Inventory %EZ (PSV)	3,313.0	3,137.6	5.6%	2,719.8	21.8%
Launch Inventory (PSV)	943.2	860.0	9.7%	739.2	27.6%
Launch Inventory (# units)	1,116	1,097	1.7%	883	26.4%
% Total (PSV)	28.5%	27.4%	1.1 p.p.	27.2%	1.3 p.p.
Under Construction Inventory (PSV)	1,164.7	1,140.3	2.1%	1,371.6	-15.1%
Under Construction Inventory (# units)	1,491	1,285	16.0%	929	60.5%
% Total (PSV)	35.2%	36.3%	-1.2 p.p.	50.4%	-15.3 p.p.
Performed Inventory (PSV)	1,205.1	1,137.4	6.0%	608.9	97.9%
Performed Inventory (# units)	1,010	1,084	-6.8%	1,076	-6.1%
% Total (PSV)	36.4%	36.2%	0.1 p.p.	22.4%	14.0 p.p.

Project	Status
Lindenberg Ibirapuera	Performed*
East Blue	Performed*
Mooca Città - Firenze	Under Construction
Mooca Città - Milano	Under Construction
Lindenberg Vista Brooklin	Under Construction
Villares Parada Inglesa	Under Construction
Brooklin Studios by Lindenberg	Under Construction
Lindenberg Alto das Nações	Under Construction
DOT.230	Under Construction
Connect João Dias	Under Construction
Lindenberg Reserva Paraíso	Under Construction
Agami Park Residences	Under Construction
SP 360	Under Construction
Lume House	Under Construction
Alt Studios	Under Construction
Moved Osasco	Under Construction
Blue Marine	Under Construction*
Pop Osasco	Under Construction
Reserva São Caetano - Parque	Under Construction*
Reserva São Caetano - Bosque	Launches
Mooca Città - Torino	Launches
Metropolitan by Lindenberg	Launches
Cidade Parque Guarapiranga - Condomínio Rio Bonito	Launches
Casa Nacional	Launches
Reserva São Caetano - GranResort	Launches*
Azzure Resort Life	Launches*

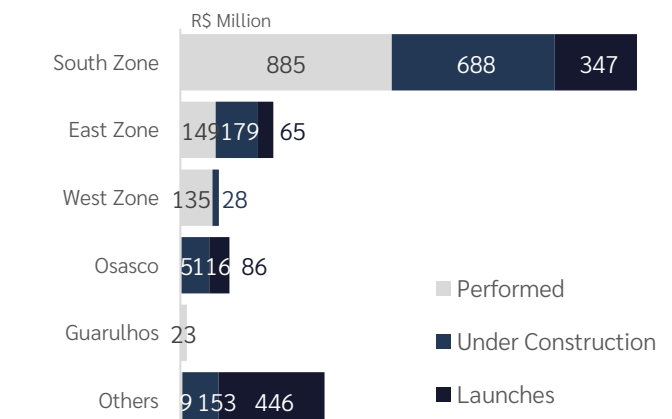
32% of the inventory is middle-end residential

PSV of inventory by standard - %EZ



59% of the Inventory under construction is in the South Zone

PSV of inventory by region - %EZ



*In red are the projects that changed category this quarter