eztec

Conference Call

3Q25

Highlights

- *Highest quarterly net income since the sale of Ez Towers in 2017*
- *9M25 net income already exceeds the full results of 2024, 2023 and 2022*
- *Net margin of 39.1%, 11.4 p.p higher than 3Q24*
- *Gross margin of 44.7% supported by construction cost savings*
- *Largest sales quarter in the Company's history*
- *Largest launch volume in nine months in the Company's history*

3Q25

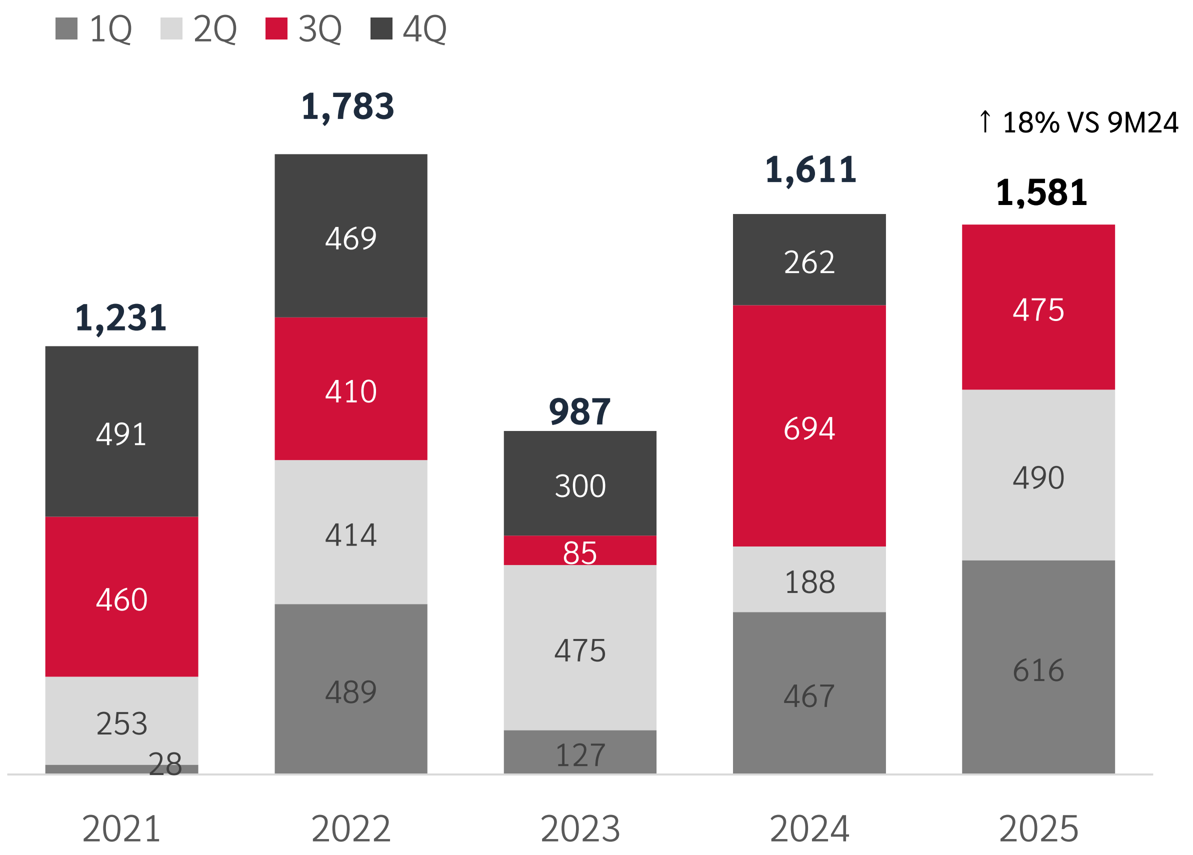
Our Quarter

*Blue Marine Project's Outlook (3Q25)

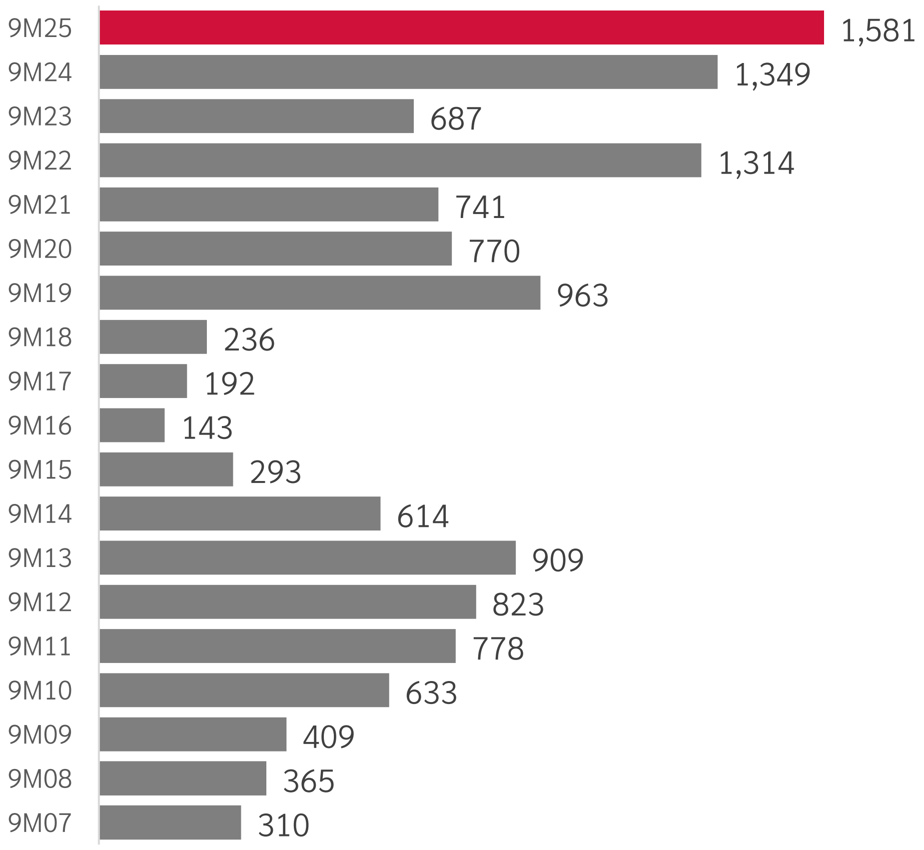
Launches Performance

Evolution and Performance OfLaunches Over the Years

Potential Sales Value Oflaunches over the last 5 years



Potential Sales Value Oflaunches in the first semestre since the IPO



Quarter Launches

POP Osasco 1st phase

100% Eztec

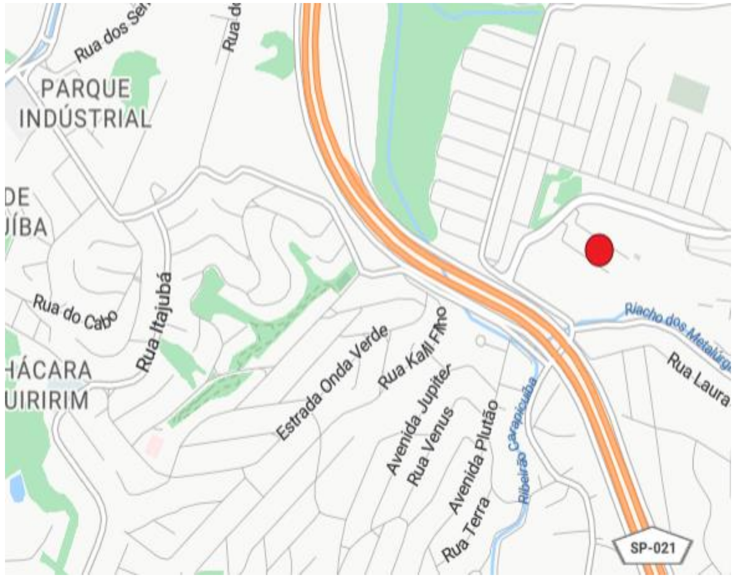
35%

Sold

Until the date of this presentation

R$110 million in PSV (%Eztec)

Standard	Low-end
Units	473
Tipology	25, 28, 35, 37 and 44 s.q.m
Private Area	15,715 s.q.m
Land Area	13,880,36 s.q.m
Region	MRSP
Location	Osasco
Launch Week	22/08/2025



Quarter Launches

Blue Marine

100% Eztec

63%

Sold

Until the date of this presentation

R$365 million In PSV *(%Eztec)*

Standard	Middle-end
Units	704
Tipology	25, 27, 35, 56, 76 and 80 s.q.m
Private Area	29,080 s.q.m
Land Area	5,006,15 s.q.m
Region	South Zone
Location	Saúde
Launch Week	22/08/2025

4Q25 Launches

4Q25 launched projects until the date of this presentation

Reserva São Caetano Parque

R$569 million

1st Phase

PSV %Eztec:	R$ 387 million
Location:	São Caetano
Standard:	Middle-end
Tipology:	59, 68, 76, 79 and 89 s.q.m
Stake:	100% Eztec
Units:	527

2nd Phase

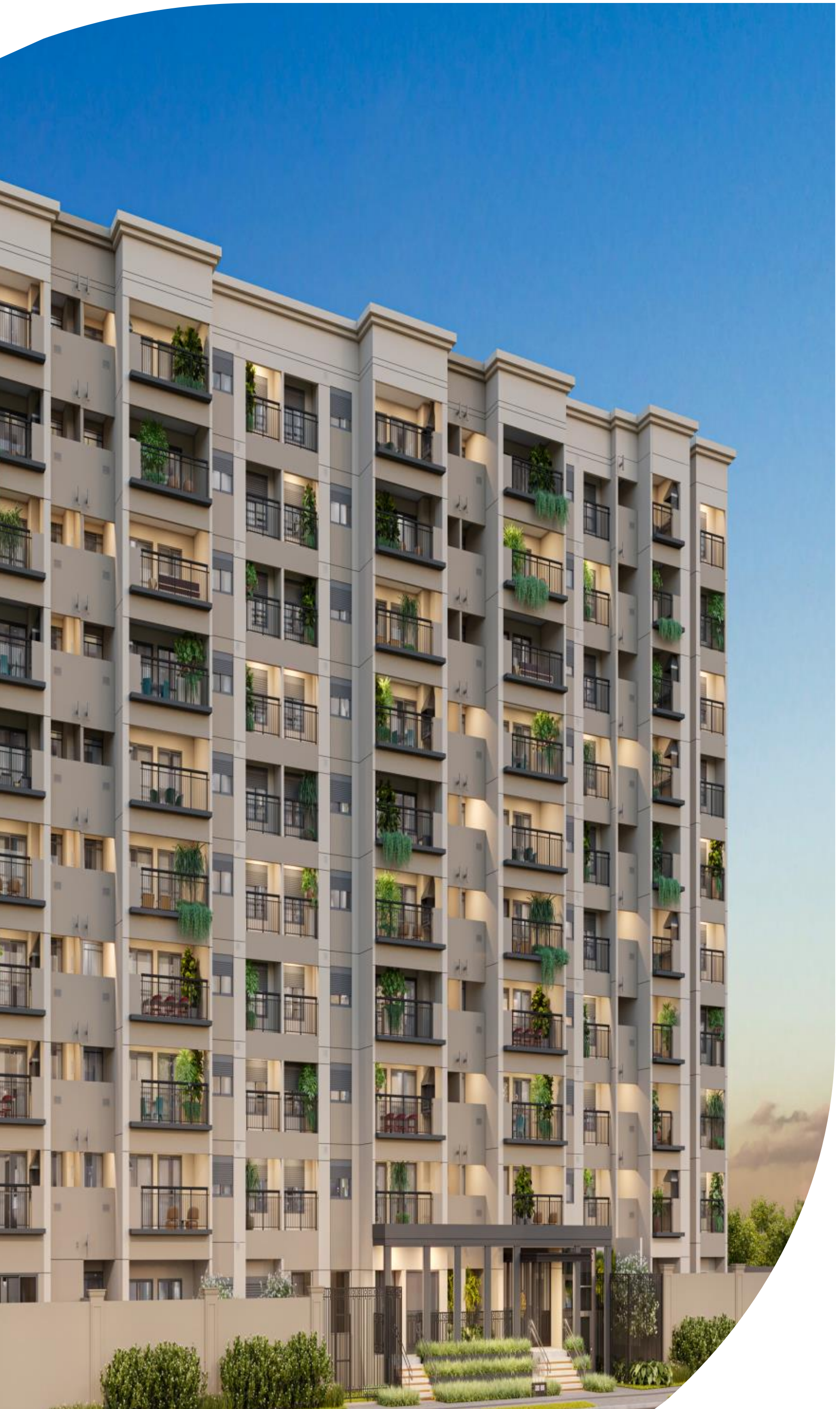
PSV %Eztec:	R$ 182 million
Location:	São Caetano
Standard:	Middle-end
Tipology:	59 and 76 s.q.m
Stake:	100% Eztec
Units:	263

Upcoming Launches

Projects scheduled to be launched in the coming months

Reserva São Caetano Bosque 1st Phase

PSV %Eztec:	R$ 162 million
Location:	São Caetano
Standard:	Middle-end
Tipology:	33, 47 and 64 s.q.m
Stake:	100% Eztec
Units:	542



Upcoming Launches

Projects scheduled to be launched in the upcoming months

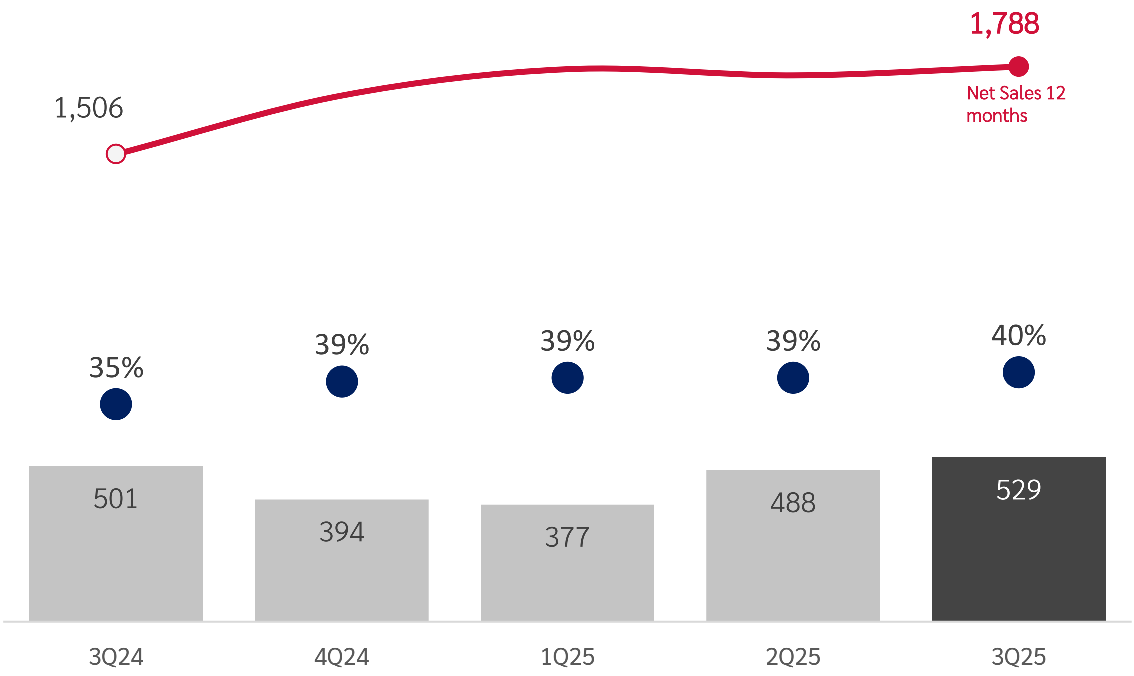
Mooca Cittá - Torino

PSV %Eztec:	R$ 102 million
Location:	Mooca – East Zone
Standard:	Middle-end
Tipology:	63 to 126 s.q.m
Stake:	50% Eztec
Units:	234

Net Sales

Evolution and Performance os Sales Over the Years

Evolution of net sales and 12m SoS



Net Sales 3Q25 **R$529 million** ↑ 8% vs 2Q25

Net Sales 9M25 **R$1,395 million** ↑ 7% vs 9M24

Highlights:

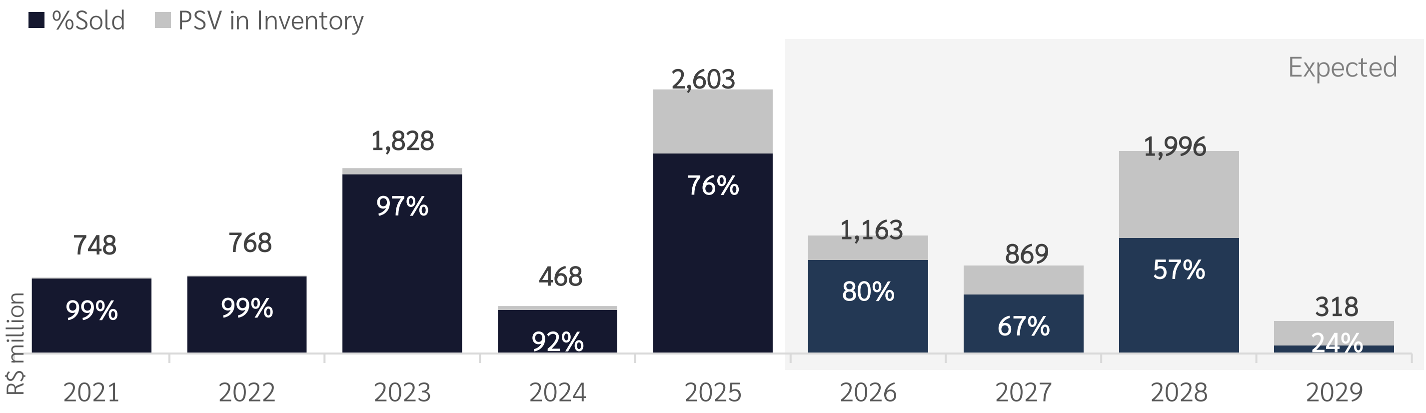
- 3Q25 is the best quarter in sales of Company’s history
- Launch sales remain elevated, reaching R$ 363 million in 3Q25
  (Raise of 42% vs 2Q25 and 41% vs 3Q24)

Deliveries

Expression (2022)

Below is the Delivery Schedule Expected for 2025

DELIVERY SCHEDULE	%Eztec	SPE	Income	Sold Private Area (%)	PSV %EZ (R$ MM)
1Q25				69%	296
Pin Osasco- 2nd Phase	60%	Criciuma	Equity	95%	43
Dream View Sky Resort	100%	Santa Laura	Consolidated	58%	253
3Q25				83%	1,597
Haute Brooklin	100%	Cannes	Consolidated	83%	232
Hub Brooklin	100%	Cannes	Consolidated	60%	182
Expression	100%	Islandia	Consolidated	91%	177
Exalt	100%	Islandia	Consolidated	80%	228
Unique Green – Emerald e Turmaline	100%	Gol	Consolidated	86%	777
4Q25 (E)				60%	710
Arkadio	100%	Guara	Consolidated	67%	459
Park Avenue	50%	Harisa	Equity	44%	250
YEAR-TO-DATE				76%	2,603



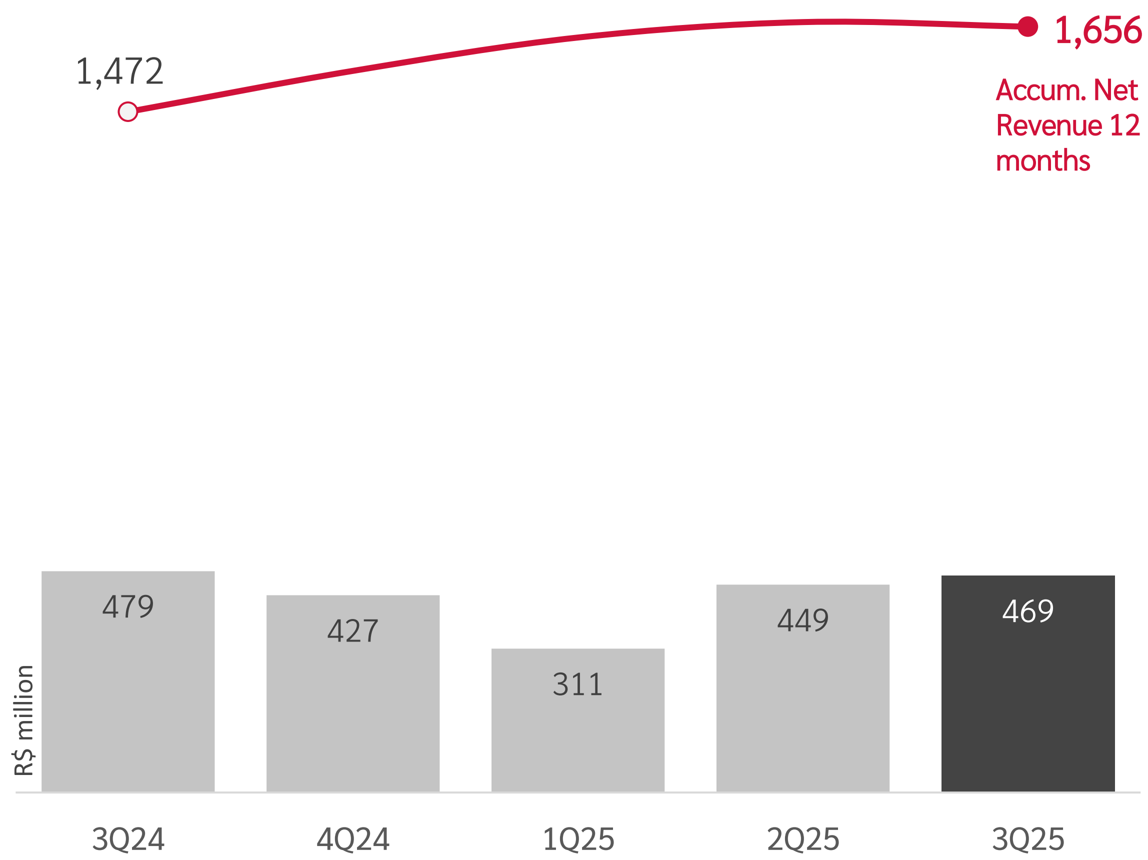
3Q25

Financial Highlights

Net Revenue

Below are the movements in Net Revenue

Quarterly Evolution of Net Revenue and 12m accumulated



Net Revenue 3Q25 — **R$469 million** ↑ 4% vs 2Q25

Net Revenue 9M25 — **R$1,230 million** ↑ 8% vs 9M24

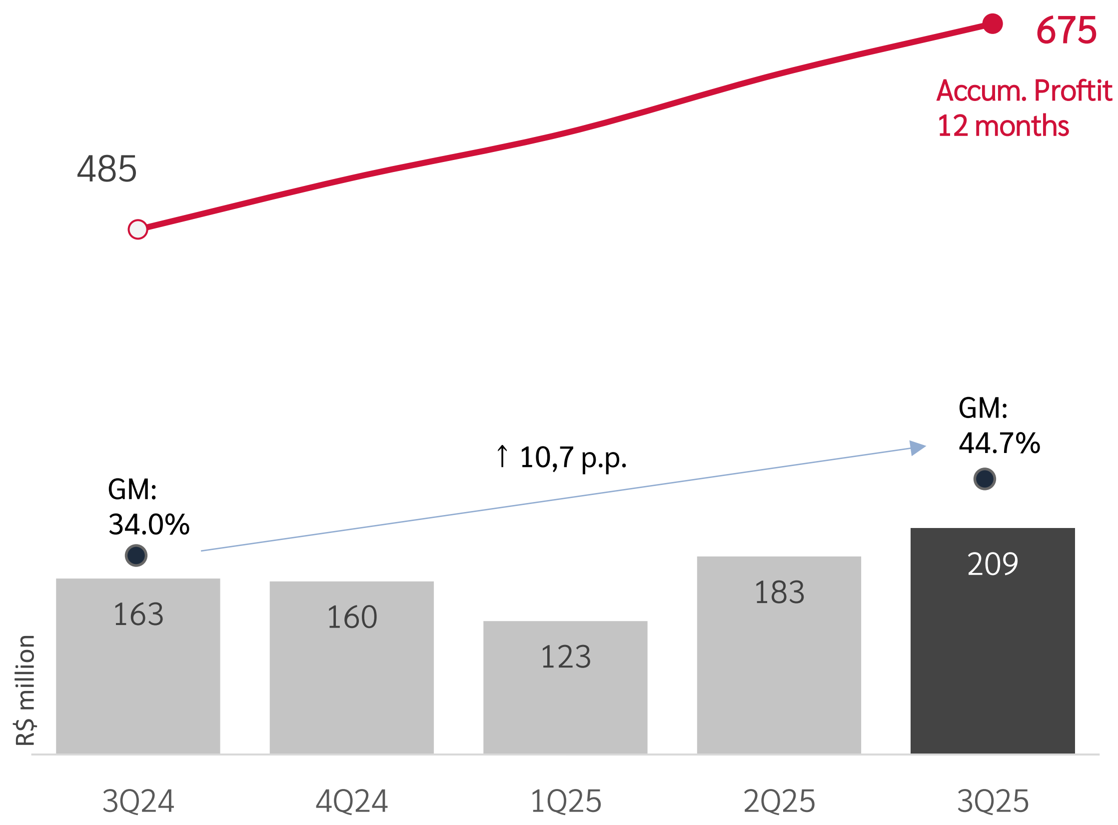
Highlights:

- Overcoming of Suspensive Clauses for Lume House, Alt Studios, Moved Osasco and Blue Marine
  (Quarterly Revenue of R$91 million)
- Increase in Launches's Sales, with R$ 365 million in 3Q25
  (Elevation of 43% vs 2Q25)

Gross Profit

Below are the movements in Gross Profit

Quarterly Evolution of Gross Profit and 12m accumulated



Gross Profit 3Q25 **R$209 million** ↑ 14% vs 2Q25

Gross Profit 9M25 **R$515 million** ↑ 38% vs 9M24

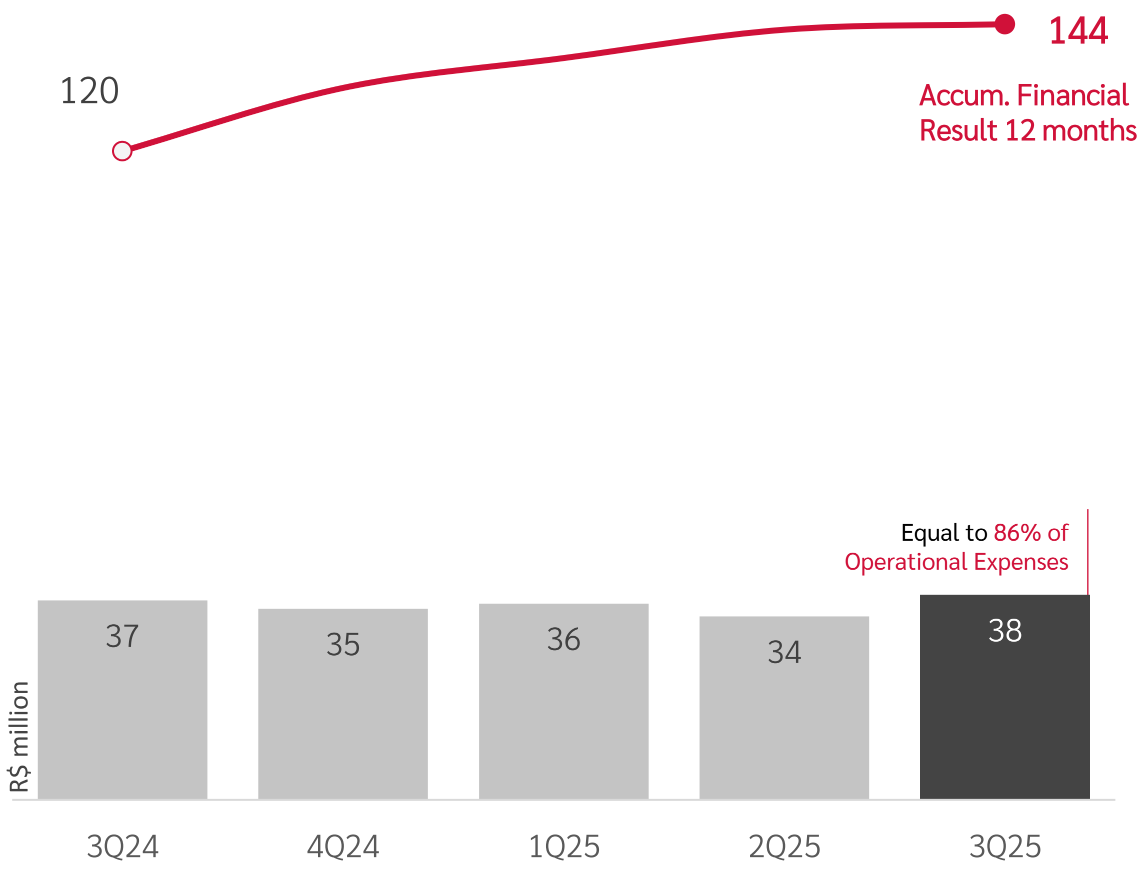
Highlights:

- 44.7% of Quarterly Gross Margin
  (Elevation of 4.0 p.p. vs 2Q25 and 10.7 p.p. vs 3Q24)
- 47.0% of Adjusted Gross Margin excluding financial charges
- Gross Margin in 9M25 is 9.1 p.p higher than 9M24

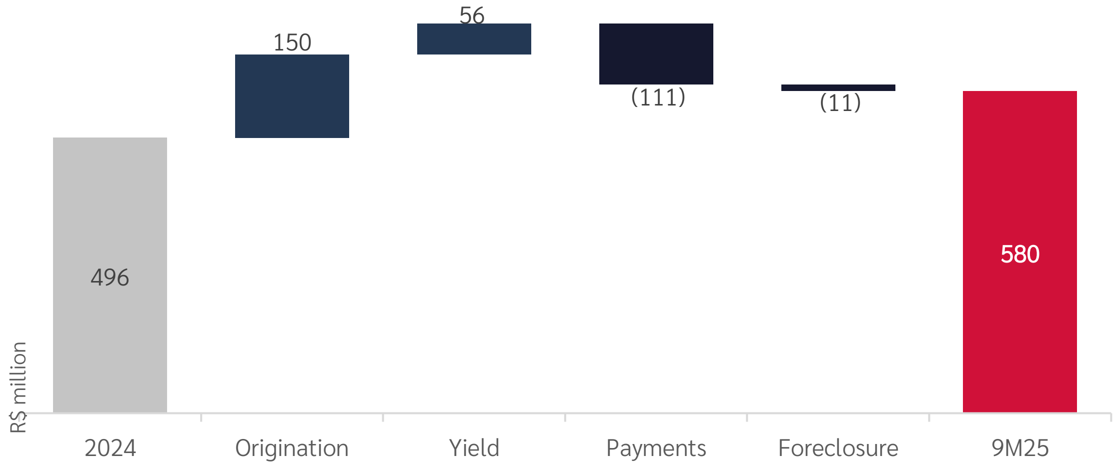
Financial Results

Below are the movements in Financial Results and Direct Receivable Portfolio

Quarterly and 12-Month Accumulated Evolution of Financial Results



Quarterly Evolution of the Direct Receivable Portfolio



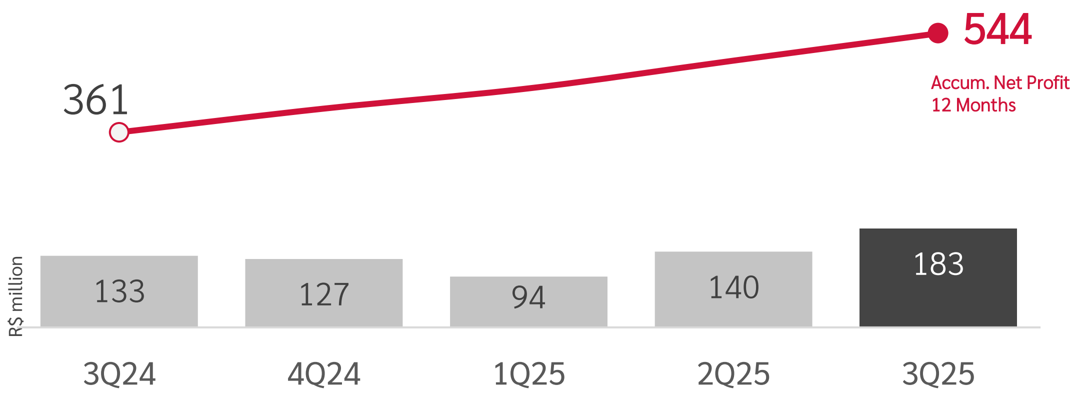
Highlights:

- **R$618 million** Financed at %100
  (1,518 units. vs 1,418 unid. 2Q25 increase by 7%)
- **51% indexed to IGP-DI and 49% to IPCA**
  (Variation in the quarter of -2.70% in IGP-DI and of 0.76% in IPCA)
- Financial result corresponds to **23.0% of EBIT**

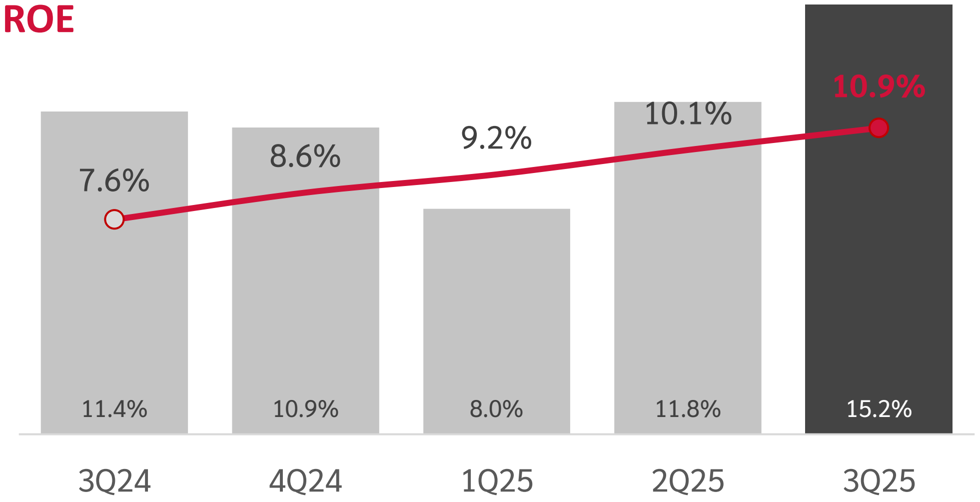
Net Profit & ROE

The Company Has Been Consitently Recovering Its Profitability

Quarterly evolution of Net Profit and 12m accumulated



Evolution of annualized quartel consolidated ROE and 12m ROE



Net Profit 3Q25 **R$183 million** ↑ 31% vs 2Q25

Net Profit 9M25 **R$417 million** ↑ 50% vs 9M24

Highlights:

- Net Margin of 39.1% in 3Q25
  (Net Margin of 31.1% in 2Q25 and 30.2% in 1Q25)
- +3.3 p.p. ROE expansion over the last 12 months

Observation:

- To calculate ROE, the average between the Shareholders' Equity at the end and beggining of the period analyzed is used
- To calculate the annualized quarterly ROE = $(1+(\textbf{\textit{Quarterly Net Profit}})/(\textbf{\textit{Average Equity}}))^4 - 1$

Capital Structure

The company has consistently recovered its profitability

Information:

- Net Cash Generation at the Holding of R$ 197 million
- Net Cash Generation of R$ 201 million at the 9M25

Debt Composition

Production Finance (SFH) – 50% of total

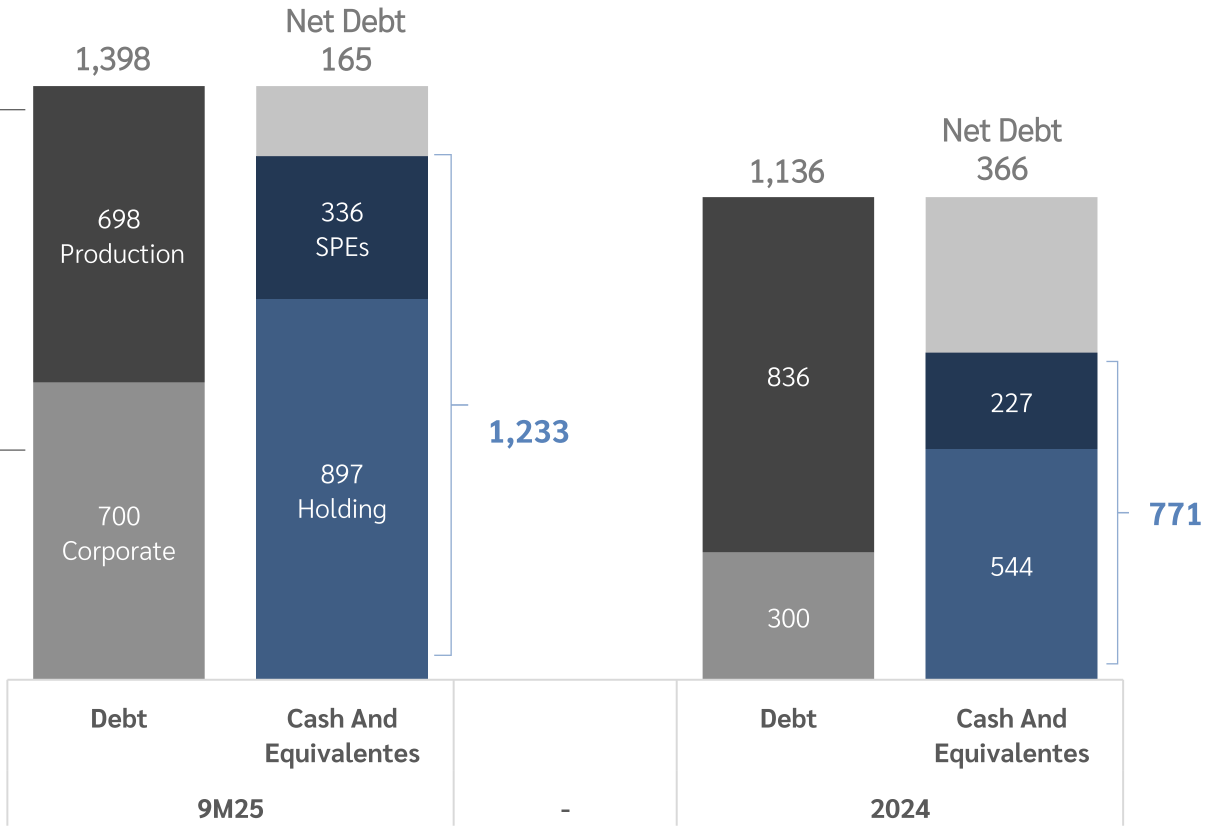
Cost of Debt: **8.4% a.a.**
Final due date: **until May 2029**

Corporate (Debentures & CRI)

- Debentures: R$315.2 million
Cost of Debt: **CDI + 0.85%**
Interest: Semmiannual
Maturities: **50% in jun.27 & 50% in jun.28**

- CRI: R$394.6 million
Cost of Debt: **98% CDI**
Interest: Semmiannual and bullet
Maturities: **feb.29**

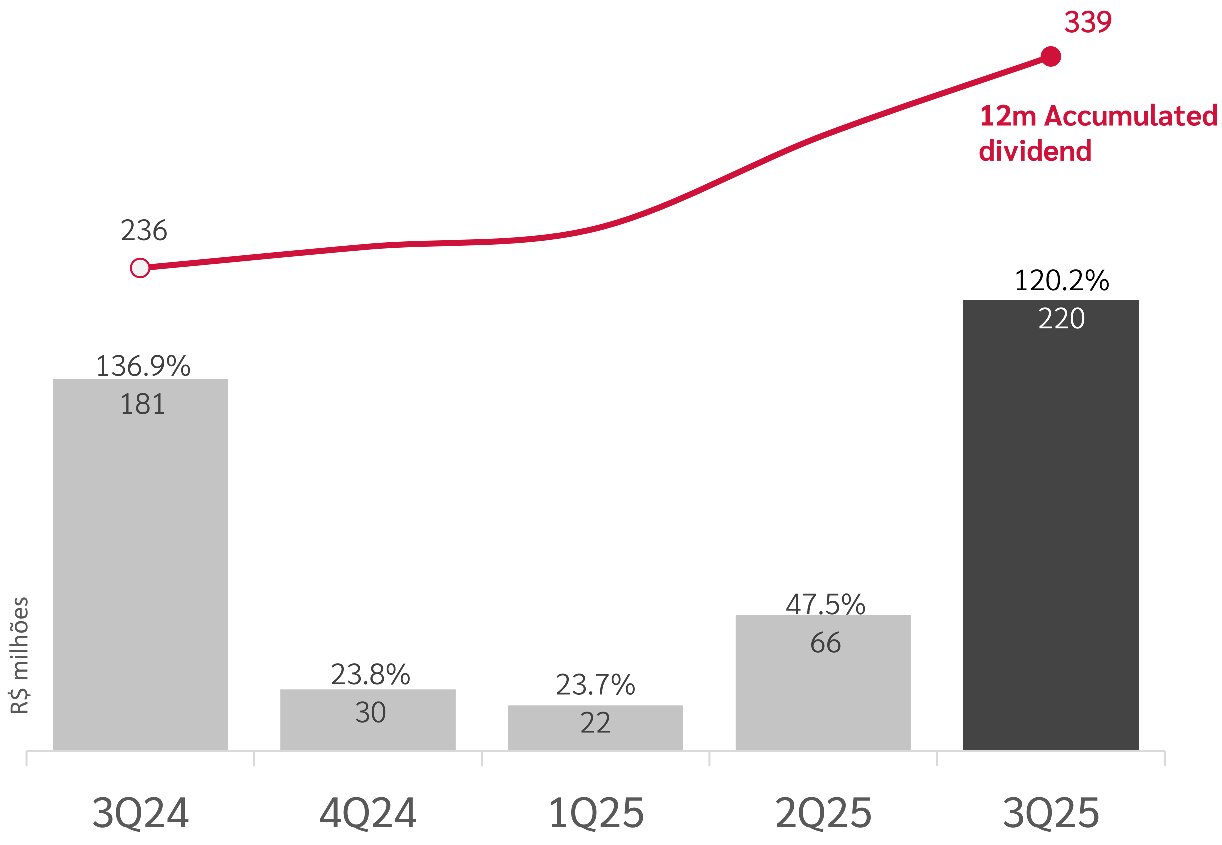
Annual Comparison of Debt/Net Cash Position



Dividends

Information about quarterly and extraordinary dividends

12m accumulated and quarterly Evolution of dividends



3Q25 Dividends R$220 million

R$87 million[1]

R$133 million[2]

Information:

- Total amount to be distributed: R$220,000,000,00 related to 3Q25 (Near to R$1.00 per share)
- Base Data: November 20, 2025
- Ex-Dividend date: November 21, 2025

Payment date[1]: November 28, 2025

Payment date[2]: December 17, 2025

Contact RI

INVESTOR RELATIONS

www.eztec.com.br/ri

ri@eztec.com.br

Tel.: +55 (11) 5056-8313

Q&A

We will begin with questions from Sell-side analysts who wish to speak (please use the "Raise Hand" feature for this), and we will follow the predefined order below:

Order 3Q25	Institution
1°	BTG
2°	Citi
3°	Goldman Sachs
4°	Itau BBA
5°	JP Morgan
6°	Safra
7°	Santander
8°	UBS
9°	XP Investimentos
10°	Banco do Brasil
11°	Bank of America
12°	Bradesco

As time allows, after the analysts' questions, we will open the floor for additional questions from the audience.

The session is scheduled to end at 11:00 a.m.