EZTC
B3 LISTED NM

EARNINGS RELEASE

2Q26

CONFERENCE CALL
Simultaneous Translation

August 7th, 2026
10h (Brasília Time) / 09h (NY Time)

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· A. Emílio C. Fugazza
· Pedro Tadeu T. Lourenço
· Rafael Campanelli
· Christian L. de Melo
· Marina Ferreira
· Ricardo Pena

Tel.: +55 (11) 5056-8313
ri@eztec.com.br
www.eztec.com.br/ri


eztec
EZTC
B3 LISTED NM
Launch 2Q26
Delivery (Est.) 3Q29
AZZURE
RESORT LIFE

SUMMARY

2Q26 HIGHLIGHTS

63% sold*

Azzure Resort Life

Until the date of this disclosure

Gross Margin reached 39.7% in 2Q26, an increase of 1 p.p. compared to 1Q26.
Operationally, the Company achieved the highest semi-annual launch volume in its history, with R$ 1.7 billion in %EZ PSV.

Financial Highlights	2Q26	1Q26	%Var	2Q25	%Var	1H26	1H25	%Var
Net Revenue (R$ k)	376,711	322,518	16.8%	449,254	-16.1%	699,229	760,501	-8.1%
Gross Profit (R$ k)	149,580	124,959	19.7%	182,983	-18.3%	274,539	306,312	-10.4%
Gross Margin	39.7%	38.7%	1.0 p.p.	40.7%	-1.0 p.p.	39.3%	40.3%	-1.0 p.p.
Net Income (R$ k)	110,437	119,699	-7.7%	139,907	-21.1%	230,136	234,006	-1.7%
Net Margin	29.3%	37.1%	-7.8 p.p.	31.1%	-1.8 p.p.	32,9%	30.8%	2.1 p.p.
Earnings per Share (R$)	0.40	0.43	-7.0%	0.64	-37.5%	0.83	1.07	-22.4%
Net Debt (Cash) (R$ k)	(1,385)	(6,863)	-79.8%	337,944	-100.4%	(1,385)	337,944	-100.4%
Cash Generation (Burn) (R$ k)	(5,478)	154,306	-103.5%	59,730	-109.2%	148,828	28,006	431.4%

Operational Highlights	2Q26	1Q26	%Var	2Q25	%Var	1H26	1H25	%Var
# of Projects Launched	3	4	-25.0%	3	-	7	5	40.0%
PSV %Eztec	773,000	924,700	-16.4%	490,000	57.8%	1,697,700	1,106,000	53.5%
Net Sales	577,572	697,071	-17.1%	488,563	18.2%	1,274,643	865,497	47.3%
Total Inventory	3,312,816	3,137,614	5.6%	2,719,751	21.8%	3,312,816	2,719,751	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	17	19	-10.5%	17	-	17	17	-
Landbank	9,012,284	8,708,457	3.5%	10,650,939	-15.4%	9,012,284	10,650,939	-15.4%

São Paulo, August 6th, 2026 - Eztec S.A. (B3: EZTC3), with 47 years of existence, stands out as one of the most profitable companies in the construction and real estate development sector in Brazil. The Company announces its results for the second quarter of 2026 (2Q26). Eztec's operational and financial information, except where otherwise indicated, is presented on a consolidated basis and in thousands of Reais (R$), prepared in accordance with the Accounting Practices Adopted in Brazil ("BR GAAP") and the International Financial Reporting Standards (IFRS) applicable to real estate development entities in Brazil, as approved by the Accounting Pronouncements Committee (CPC), the Brazilian Securities and Exchange Commission (CVM), and the Federal Accounting Council (CFC). The non-accounting and non-financial data have not been revised/audited by Independent Auditors.

MANAGEMENT'S COMMENTS

2Q26

Eztec's Management releases the results for the second quarter of 2026, a period that consolidates the best first half of launches and sales in the Company's history, totaling R$1,697.7 million in %EZ PSV launched and R$1,274.6 million in net sales.

On the financial front, the quarter brought significant progress. Net revenue for 2Q26 totaled R$376.7 million, a growth of 16.8% compared to 1Q26, reflecting development deliveries and the non-recurring gains recorded in the period. Gross margin reached 39.7%, and financial results were a positive highlight of the quarter, increasing 98% compared to the same period of the previous year. As a result, net income attributable to controlling shareholders totaled R$110.4 million, with a net margin of 29.3% in the period.

In the quarter, the Company reaffirms its Launch Guidance for fiscal year 2026, in the range of R$2.5 billion to R$3.5 billion in PSV. With the R$1,697.7 million already launched in the first-half accumulated total, Eztec met between 49% and 68% of the annual Guidance, a pace that reinforces Management's confidence in delivering within the projected range. The regional diversification strategy, aimed at operating in the São Paulo Metropolitan Region, remained at the center of launch decisions, reinforcing the Company's reach beyond the traditional axis of the São Paulo capital in the middle-income segment.

Net sales of launches totaled R$408.1 million in the quarter, up 59.4% year-over-year, evidencing the strong pace of absorption of recently launched products. Ready inventory sales, in turn, reached R$101.1 million, in line with the level recorded in the previous quarter. Total inventory closed the quarter at R$3,312.8 million in %EZ PSV.

On the delivery side, stood out the completion of the Lindenberg Ibirapuera and East Blue Tatuapé, which were launched in the first half of 2023, with total %EZ PSV of R$775 million and which are, on average, 81% sold, reinforcing the Company's commitment to meeting contractual deadlines.

On the governance front, the Board of Directors approved, on June 11, 2026, the cancellation of all shares held in treasury and the establishment of a new Share Buyback Program, with a term of up to 18 months, as an additional signal of the capital discipline that guides Management's decisions. Also, on July 16, 2026, the Board approved a set of new corporate policies, advancing the consolidation of a more robust governance structure. Such materials are available for review with the CVM (Brazilian Securities and Exchange Commission) and on our Investor Relations website.

As of this date, the Board of Directors resolved on the distribution of dividends in the total amount of approximately R$26.2 million, equivalent to approximately R$0.09 per share, with payment expected on August 28, 2026.

We reach the midpoint of 2026 with indicators that confirm the soundness of the strategy adopted by Management: semi-annual records in launches and sales, progress in financial results, advancement in corporate governance policies, and a buyback program that reaffirms the Company's confidence in its own value. We continue executing the annual Guidance, attentive to financial discipline and EZTEC's historical commitment to generating consistent returns for shareholders, customers, and employees throughout the industry's cycles.

Good reading,

THE MANAGEMENT

Arbitration Chamber. *In accordance with Article 37 of Eztec's Bylaws, the Company, its shareholders, and Officers undertake to resolve, through arbitration before the Market Arbitration Chamber, any and all disputes or controversies that may arise between them, related to or arising from, in particular, the application, validity, effectiveness, interpretation, violation, and the effects thereof, of the provisions contained in the Brazilian Corporations Law, in these Bylaws, in the rules issued by the National Monetary Council, the Central Bank of Brazil, or the CVM, as well as in the other rules applicable to the operation of the capital markets in general, in addition to those set forth in the Novo Mercado Listing Rules, the Arbitration Rules, the Sanctions Regulation, and the Novo Mercado Participation Agreement.*

Relationship with Independent Auditors. *In compliance with CVM Resolution No. 162/22, we inform that the independent auditors Deloitte Touche Tohmatsu did not provide, in 2026, any services other than those related to external auditing. The company's policy for engaging independent auditors ensures that there is no conflict of interest, loss of independence, or objectivity.*

BALANCE SHEET

Click and access data in Excel

Period ended on June 30th, 2026 In thousands of Brazilian Reais – R$	2Q26	1Q26	%Var	2Q25	%Var
ASSETS	7,493,444	7,339,974	2.1%	7,031,122	6.6%
CURRENT ASSETS	3,411,503	3,351,744	1.8%	3,134,468	8.8%
Cash and Cash equivalents	72,863	42,563	71.2%	52,000	40.1%
Financial Investments	1,720,711	1,678,667	2.5%	1,141,769	50.7%
Trade Accounts Receivable	399,643	386,673	3.4%	599,446	-33.3%
Provision for Doubtful Accounts	(9,143)	(24,125)	-62.1%	(20,339)	-55.0%
Real Estate Held for Sale	1,199,941	1,238,045	-3.1%	1,333,286	-10.0%
Recoverable Taxes	10,642	10,089	5.5%	9,191	15.8%
Other Receivables	16,846	19,832	-15.1%	19,115	-11.9%
NON-CURRENT ASSETS	4,081,941	3,988,230	2.3%	3,896,654	4.8%
Trade Accounts Receivable	1,268,771	1,264,001	0.4%	1,343,883	-5.6%
Real Estate Held for Sale	2,016,437	1,908,776	5.6%	1,783,624	13.1%
Recoverable Taxes	61,514	58,022	6.0%	60,912	1.0%
Due from Related Parties	79,948	78,393	2.0%	109,964	-27.3%
Notes Receivable	26,675	27,522	-3.1%	-	n.a.
Other Receivables	32,889	48,135	-31.7%	61,067	-46.1%
Goodwill over Investments	101,991	103,956	-1.9%	113,194	-9.9%
Investments	423,599	439,226	-3.6%	384,410	10.2%
Property and Equipment	67,340	57,233	17.7%	36,498	84.5%
Intangible	2,778	2,966	-6.3%	3,102	-10.4%
LIABILITIES	2,178,304	2,100,522	3.7%	1,927,803	13.0%
CURRENT LIABILITIES	1,113,508	393,544	182.9%	334,446	232.9%
Suppliers	49,548	57,235	-13.4%	47,308	4.7%
Payroll Obligations	11,579	12,777	-9.4%	11,738	-1.4%
Tax Obligations	14,438	14,864	-2.9%	15,693	-8.0%
Loans and Financing	607,798	69,261	777.5%	44,394	1269.1%
Debentures	210,160	52,075	303.6%	17,190	1122.6%
Accounts Payable	27,861	23,747	17.3%	11,666	138.8%
Reserve for Guarantee	17,597	15,824	11.2%	12,779	37.7%
Advances from Customers	86,562	82,380	5.1%	95,138	-9.0%
Land Payable	67,760	46,999	44.2%	50,909	33.1%
Dividends Payable	-	-	n.a.	-	n.a.
Due to Related Parties	336	336	-	850	-60.5%
Deferred Taxes	15,737	14,665	7.3%	23,649	-33.5%
Use Rights Payable	4,132	3,381	22.2%	3,132	31.9%
NON-CURRENT LIABILITIES	1,064,796	1,706,978	-37.6%	1,593,357	-33.2%
Loans and Financing	60,822	530,501	-88.5%	801,326	-92.4%
Debentures	913,409	1,062,530	-14.0%	668,803	36.6%
Land Payable	-	21,587	-100.0%	31,161	-100.0%
Reserve for Guarantee	2,646	4,047	-34.6%	10,256	-74.2%
Reserve for contingencies	6,469	6,469	-	8,849	-26.9%
Deferred Taxes	61,637	65,072	-5.3%	54,221	13.7%
Other Debts to Third Parties	-	-	n.a.	-	n.a.
Use Rights Payable	19,813	16,772	18.1%	18,741	5.7%
SHAREHOLDER'S EQUITY	5,315,140	5,239,452	1.4%	5,103,319	4.2%
CONTROLLING SHAREHOLDER'S EQUITY	5,232,253	5,150,245	1.6%	5,015,996	4.3%
Share Capital	4,301,053	4,301,053	-	2,888,997	48.9%
Capital Reserve	38,297	38,297	-	38,297	-
Cost of Shares Emission	(40,754)	(40,754)	-	(40,754)	-
Treasury Stock	-	(45,181)	-100.0%	(45,181)	-100.0%
Earnings Reserves	759,348	832,958	-8.8%	1,996,458	-62.0%
Accumulated Profits	230,136	119,699	92.3%	234,006	-1.7%
Goodwill on Transactions with Partners	(55,827)	(55,827)	-	(55,827)	-
NON-CONTROLLING SHAREHOLDER'S EQUITY	82,887	89,207	-7.1%	87,323	-5.1%

INCOME STATEMENT

Click and access data in Excel

Period ended on June 30th, 2026 In thousands of Brazilian Reais – R$	IFRS 10 2Q26	1Q26	%Var	2Q25	%Var	1H26	1H25	%Var
GROSS REVENUE	414,430	368,956	12.3%	512,524	-19.1%	783,386	856,294	-8.5%
(+) Revenue from Sale of Real Estate	409,265	361,969	13.1%	505,989	-19.1%	771,234	843,376	-8.6%
(+) Revenue from Services and Rental	5,165	6,987	-26.1%	6,535	-21.0%	12,152	12,918	-5.9%
DEDUCTIONS FROM GROSS REVENUE	(37,719)	(46,438)	-18.8%	(63,270)	-40.4%	(84,157)	(95,793)	-12.1%
(-) Cancelled Sales	(30,539)	(39,588)	-22.9%	(52,289)	-41.6%	(70,127)	(78,567)	-10.7%
(-) Taxes on Sales	(7,180)	(6,850)	4.8%	(10,981)	-34.6%	(14,030)	(17,226)	-18.6%
NET REVENUE	376,711	322,517	16.8%	449,254	-16.1%	699,229	760,501	-8.1%
COSTS OF REAL ESTATE SOLD, RENTALS AND SERVICES	(227,131)	(197,559)	15.0%	(266,271)	-14.7%	(424,690)	(454,189)	-6.5%
(-) Site/Land Cost	(214,843)	(188,507)	14.0%	(252,661)	-15.0%	(403,350)	(424,299)	-4.9%
(-) Capitalized Financial Charges	(8,317)	(6,496)	28.0%	(9,716)	-14.4%	(14,813)	(21,192)	-30.1%
(-) Inventory Maintenance and Collateral	(3,971)	(2,556)	55.4%	(3,894)	2.0%	(6,527)	(8,698)	-25.0%
GROSS PROFIT	149,580	124,958	19.7%	182,983	-18.3%	274,539	306,312	-10.4%
(%) Gross Margin	39.7%	38.7%	1.0 p.p.	40.7%	-1.0 p.p.	39.3%	40.3%	-1.0 p.p.
(%) Adjusted Gross Margin (Ex-Capitalized Financial Charges)	41.9%	40.8%	1.2 p.p.	42.9%	-1.0 p.p.	41.4%	43.1%	-1.7 p.p.
OPERATIONAL REVENUES / (EXPENSES)	(90,195)	(41,852)	115.5%	(61,493)	46.7%	(132,047)	(116,064)	13.8%
(-) Selling Expenses	(34,462)	(33,268)	3.6%	(39,760)	-13.3%	(67,730)	(64,804)	4.5%
(-) Administrative Expenses	(51,596)	(45,243)	14.0%	(42,848)	20.4%	(96,839)	(76,602)	26.4%
(-) Tax Expenses	(3,471)	(1,481)	134.4%	(1,815)	91.2%	(4,952)	(5,560)	-10.9%
(+) Equity Income	10,340	34,302	-69.9%	24,398	-57.6%	44,642	35,523	25.7%
(+) Other Expenses / Operational Revenues	(11,006)	3,838	-386.8%	(1,468)	649.7%	(7,168)	(4,621)	55.1%
EBIT	59,385	83,106	-28.5%	121,490	-51.1%	142,492	190,248	-25.1%
FINANCIAL RESULT	67,371	51,363	31.2%	34,006	98.1%	118,734	70,401	68.7%
(+) Financial Revenue	101,576	79,861	27.2%	64,288	58.0%	181,437	115,218	57.5%
(-) Financial Expense	(34,205)	(28,498)	20.0%	(30,282)	13.0%	(62,703)	(44,817)	39.9%
EARNINGS BEFORE INCOME TAX AND SOCIAL CONTRIBUTION	126,756	134,469	-5.7%	155,496	-18.5%	261,226	260,649	0.2%
INCOME TAX AND SOCIAL CONTRIBUTION	(9,427)	(8,276)	13.9%	(10,938)	-13.8%	(17,703)	(19,170)	-7.7%
(-) Current	(11,406)	(11,340)	0.6%	(8,953)	27.4%	(22,746)	(15,075)	50.9%
(-) Deferred	1,979	3,064	-35.4%	(1,985)	-199.7%	5,043	(4,095)	-223.2%
ATTRIBUTABLE TO NON-CONTROLLING INTERESTS	(6,892)	(6,495)	6.1%	(4,651)	48.2%	(13,387)	(7,473)	79.1%
NET INCOME (ATTRIBUTABLE TO CONTROLLING INTERESTS)	110,437	119,699	-7.7%	139,907	-21.1%	230,136	234,006	-1.7%
(%) Net Margin	29.3%	37.1%	-7.8 p.p.	31.1%	-1.8 p.p.	32.9%	30.8%	2.1 p.p.

FINANCIAL INDICATORS

REVENUE, COST & GROSS PROFIT

39.7%
2nd Quarter
↑ 1.0 p.p. vs 1Q26
↓ -1.0 p.p. vs 2Q25

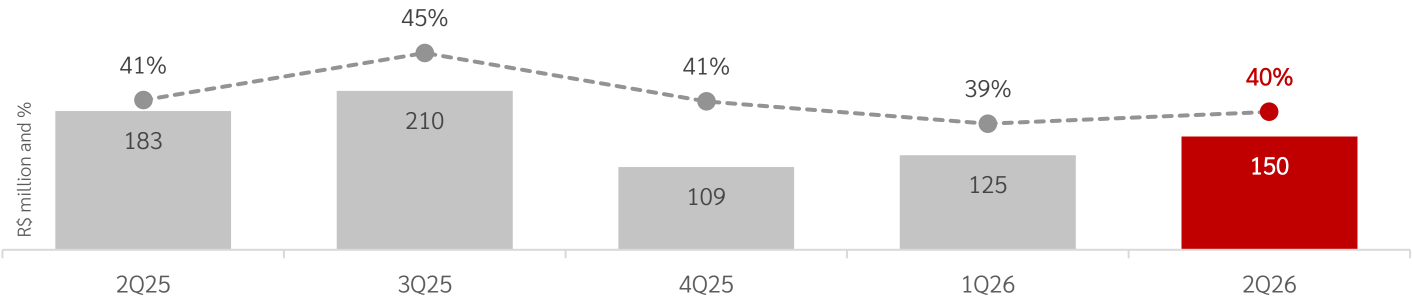
39.3%
Year-to-date

Net revenue reached R$377 million, a growth of 16.8% in the quarter, reflecting the deliveries made in the period, the overcoming of the suspensive clause, the recognition of construction cost savings, and the sale of a plot of land. The Lindenberg Ibirapuera development, whose delivery was completed in the quarter, contributed R$54 million to the period's revenue. The overcoming of the suspensive clause of Reserva São Caetano Bosque, launched in 4Q25, also generated a positive impact, with an increment of R$45 million in the SPE's revenue in the quarter. Additionally, the Company benefited from R$17 million in construction cost savings, in addition to the sale of a plot of land in Praia Grande, which generated a profit of R$11 million.

Gross margin reached 39.7% in 2Q26. Contributing positively to the margin were the sale of the plot of land in Praia Grande and the construction cost savings mentioned above, in addition to the lower share of launch sales in the quarter's sales mix compared to 1Q26. Conversely, 1Q26 benefited from a non-recurring (one-off) effect that boosted the period's margin, which makes the quarterly comparison less representative of the Company's operational dynamics.

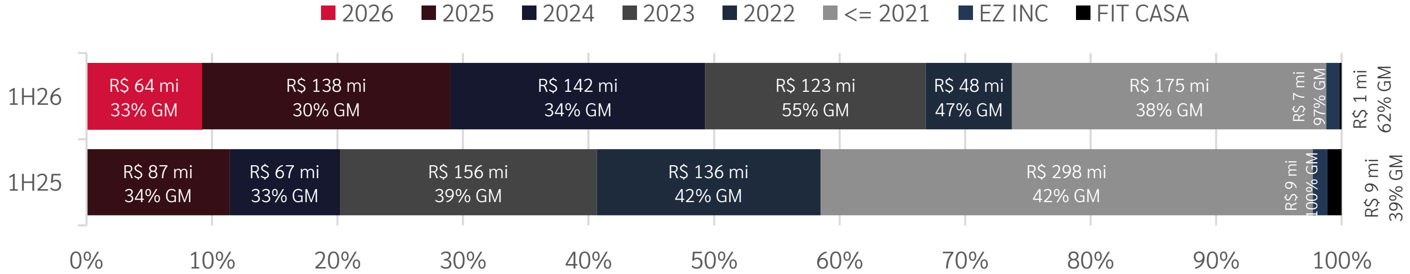
Revenue growing due to overcoming the clause of new projects, construction cost savings, and sale of land.

Quarterly evolution of gross profit and gross margin



Margin on 2023 projects gets a boost from construction cost savings on deliveries

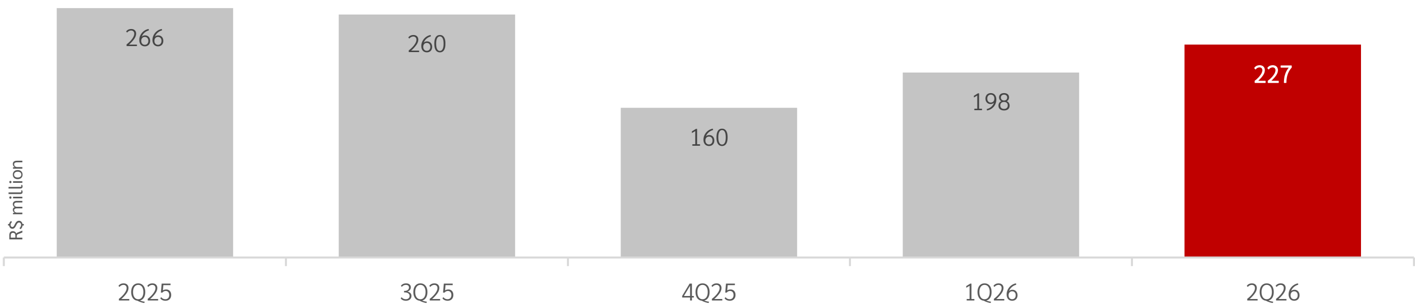
Net Revenue and Gross Margin by Year of launch



Projects that have more than one development within the same SPE are being recorded on the date of the first launch. For example, all projects launched in São Caetano do Sul under the "Campina Grande" SPE are grouped under the 2025 label.

The company achieved cost savings in projects completed during the quarter

Quarterly Costs Evolution



Construction & Land Cost

57.0%

Of the quarter's Revenue

A median Eztec project has a much larger scale than the median project built in Brazil. As expected, the larger the project, the greater the weight of steel, cement, aluminum and other inputs in its cost basket. Such projects may be common in the São Paulo market but do not reflect the national average. The INCC, the benchmark index for construction inflation in Brazil, recently had its calculation model revised by FGV, and starting in July 2023 new parameters began to be adopted.

Capitalized Financial Charges

2.2%

Of the quarter's Revenue

In civil construction, it is possible for financing interest to be included in the capitalized financial charges line. In the real estate market, from an accounting perspective, construction financing interest is capitalized into the product cost rather than recorded as a financial expense, since it arises from the production process. However, once the project is delivered, this interest is reclassified as an expense under the line item 'Interest and Passive Monetary Variations'.

Maintenance & Collateral

1.1%

Of the quarter's Revenue

The Company includes maintenance and warranty clauses in its contracts for projects for up to 5 years after key delivery. Provisions are intended to anticipate the financial effects of the guarantees provided by the Company on its development. After the 5-year period has elapsed, the unused portion of these provisions will be reversed.

SELLING EXPENSES

The 3.6% increase stems mainly from a higher volume of advertising and promotional campaign expenses, with emphasis on initiatives such as "Gol de Milhas" and "Selection." However, it is worth noting the non-linearity of these expenses, especially with regard to campaigns, in which the actual disbursement often does not occur at the same time as their execution, generating variations such as those observed in the comparison of this line with the previous quarter. The commissions line also contributed to the increase, since its recognition follows the PoC methodology, tracking the physical progress of developments under construction during the period. Conversely, there was a reduction in sales stand expenses in the quarter, given the presence of launches in the period that are new phases or projects of developments already launched, and the concentration of the construction of their structures in 1Q26. Even so, the Company maintains the commercial structure adequate to support the launch cycle and the sale of ready inventory.

Advertising and Commissions Expenses

Expenses with advertising, marketing, and commissions fluctuate due to campaigns focused on launches and the sale of completed and under-construction inventory.

Expenses with sales stands and models

In addition to expenses with regular sales stands/decorated units, this line also includes depreciation and maintenance costs of megastores.

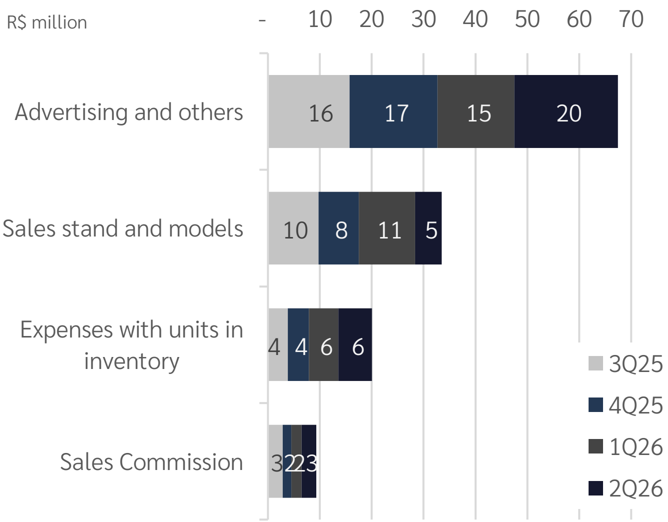
Maintenance and Inventory

Inventory volume and the number of projects delivered, still under warranty, influence this line.

Period ended on June 30th, 2026 In thousands of Brazilian Reais – R$	2Q26	1Q26	%Var	2Q25	%Var	1H26	1H25	%Var
SELLING EXPENSES	34,462	33,268	3.6%	39,760	-13.3%	67,730	64,804	4.5%
Advertising and others	19,982	14,798	35.0%	17,569	13.7%	34,780	26,602	30.7%
Sales stand and models	5,150	10,839	-52.5%	14,453	-64.4%	15,989	23,968	-33.3%
Sales Commission	2,878	1,923	49.7%	2,176	32.3%	4,801	4,904	-2.1%
Expenses with units in inventory	6,452	5,708	13.0%	5,562	16.0%	12,160	9,330	30.3%

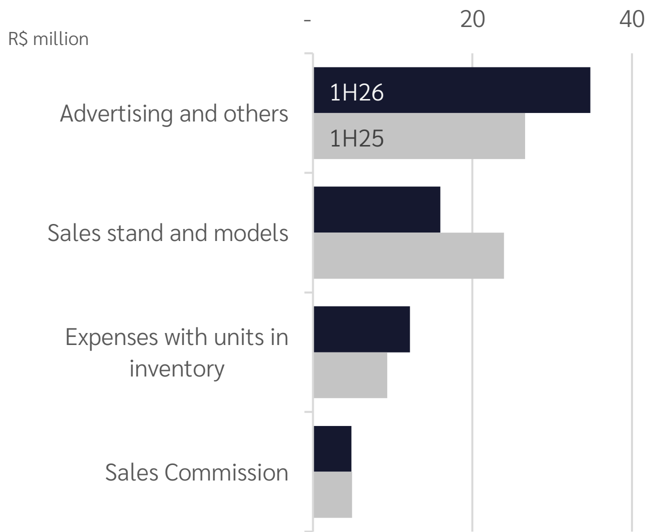
Strong pace of launches in 1H26 keeps advertising expenses at an elevated level

Quarterly composition by category - 12 months



New phases of previously launched projects reduce the need for spending on new sales stands

Annual comparision by category



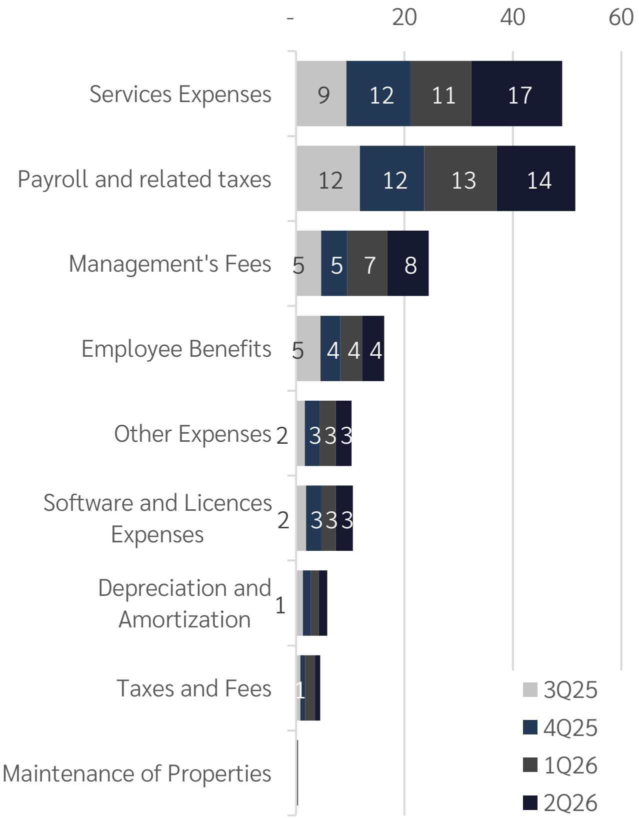
ADMINISTRATIVE EXPENSES

Administrative expenses totaled R$52 million in 2Q26, an increase of 14.0% compared to 1Q26 and 20.4% compared to 2Q25. The increase in the quarter was mainly influenced by the May collective bargaining agreement (dissídio) and the merit raises and promotions granted to employees, items that directly impacted the Salaries and Payroll Charges line, in addition to the payment of profit sharing (PLR), which is not fully provisioned throughout the year and generates a seasonal effect in the payment period. In the annual comparison, the growth reflects, in addition to these effects, the expansion of the Company's structure over the period, in line with the increase in the level of operational activity. When analyzing administrative expenses as a whole, it is observed that they remain aligned with the expansion of the Company's activities and stay at a level compatible with the operational moment.

Period ended on June 30th, 2026 In thousands of Brazilian Reais – R$	2Q26	1Q26	%Var	2Q25	%Var	1H26	1H25	%Var
ADMINISTRATIVE EXPENSES	51,596	45,243	14.0%	42,848	20.4%	96,839	76,602	26.4%
Payroll and related taxes	14,450	13,420	7.7%	13,338	8.3%	27,870	24,044	15.9%
Management's Fees	7,639	7,433	2.8%	5,745	33.0%	15,072	10,585	42.4%
Employee Benefits	4,081	4,055	0.6%	3,824	6.7%	8,136	7,181	13.3%
Depreciation and Amortization	1,558	1,536	1.4%	1,595	-2.3%	3,094	2,756	12.3%
Services Expenses	16,787	11,209	49.8%	13,130	27.9%	27,996	21,619	29.5%
Maintenance of Properties	70	94	-25.5%	106	-34.0%	164	299	-45.2%
Taxes and Fees	962	1,820	-47.1%	473	103.4%	2,782	1,328	109.5%
Software and Licences Expenses	2,922	2,976	-1.8%	1,803	62.1%	5,898	3,378	74.6%
Other Expenses	3,127	2,700	15.8%	2,834	10.3%	5,827	5,412	7.7%

Administrative expenses remain within the Company's historical range

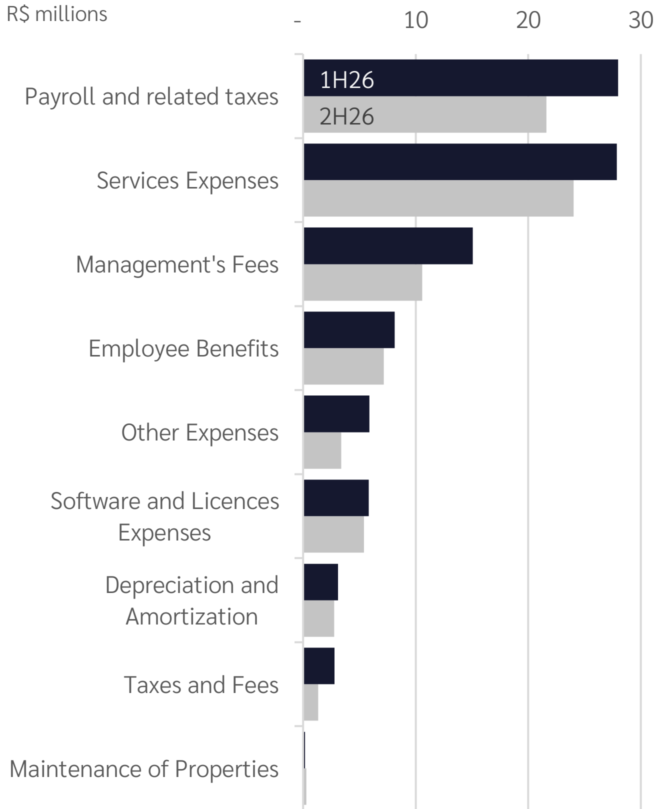
R$ millions



New level of administrative expenses supports the Company's expansion

Year-on-year comparison of Administrative Expenses by category

R$ millions



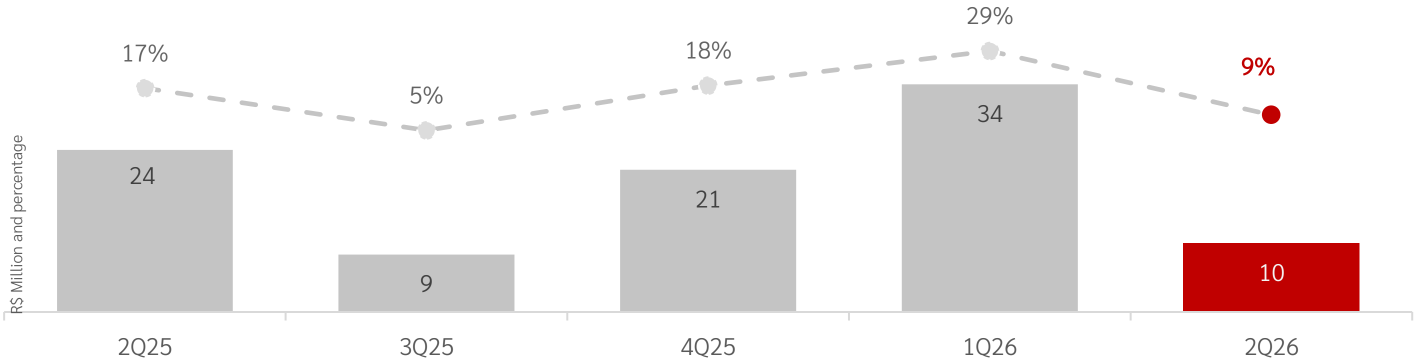
EQUITY INCOME

9.4%

Of quarterly Net Income

Cost adjustments in equity income projects impact the quarter's results

Quarterly evolution of Equity Income and its contribution to Net Income



In 2Q26, equity income totaled R$10 million, representing 9.4% of the quarter's net income. The variation compared to the previous quarter is mainly due to three factors: (i) the effects of a quarter with only 100% EZTEC launches; (ii) the sales volume in 1Q26 of the high-end Park Avenue development; and (iii) the sale of 99% in the launch of Cidade Parque Guarapiranga, an economic-segment complex whose first development, Condomínio Rio Bonito, was launched in the previous quarter in partnership with Cury, with the overcoming of the suspensive clause in the period. It is worth noting that we continue to record a positive contribution from our stake in Construtora Adolpho Lindenberg, of approximately R$7 million, in this second quarter.

EQUITY PROJECTS' INFORMATION 1H26	%Eztec	SPE	Launch Quarter	Partner	Region	Standard	Priv. Area (sqm)	Total PSV (R$ Million)	%EZ PSV (R$ Million)	Equity Result
MAIN PROJECTS										33,468
Park Avenue	50%	Harisa	4Q22	Fraiha	South Zone	High-end	12,355	500	250	11,136
Mooca Città	50%	Participações Imob. Mooca	1Q24	Aguassanta DI	East Zone	Middle-High end	14,820	259	130	10,901
Jardins do Brasil	85%	Phaser	4Q12	LPI & Brasilimo	Osasco	Middle-High end	46,328	285	242	5,676
Cidade Parque Guarapiranga	50%	CCISA209	1Q26	Cury	South Zone	Low-end	36,026	293	146	2,158
Signature	50%	Itatiaia	4Q20	Imoleve	South Zone	High-end	15,419	249	124	3,597
Construtora Adolpho Lindenberg	47%									15,071
Others										(3,897)
TOTAL YEAR EQUITY INCOME										44,642

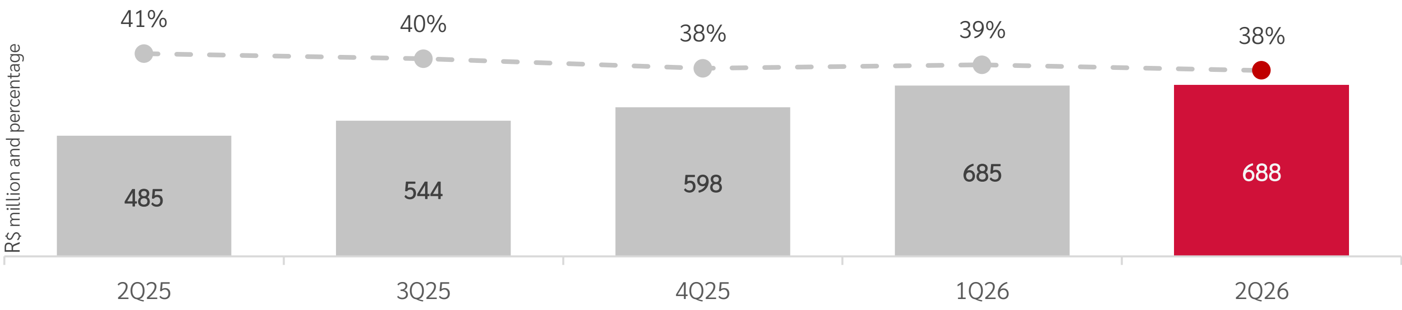
RESULTS TO RECOGNIZE

38.0%
Consolidated Margin to be recognized

Backlog results (Results to recognize) totaled R$1.0 billion in 2Q26, stable compared to 1Q26 and up 50.7% year-over-year. The dynamic in the period continues to benefit from the maintenance of the strong pace of recent launches, with emphasis on the 74% share of the semester's net sales coming from launches, which add units still in an early stage of construction to the backlog balance. The backlog margin (REF margin) reached 38.5%, remaining at an elevated level consistent with the quality of the Company's most recent vintages and with the execution cycle of the developments, with a slight quarterly decline explained mainly by the reduction in net sales volume in the quarter.

Higher sales of new launches have been expanding the Results to be Recognized

Evolution of Backlog Results and Consolidated Backlog Margin



Period ended on June 30th, 2026 In thousands of Brazilian Reais – R$	2Q26	1Q26	%Var	2Q25	%Var
Total Results to be Recognized (Consolidated + Equity)	1,019,309	1,021,997	-0.3%	676,191	50.7%
Margin to be Recognized (%)	38.5%	39.2%	-0.8 p.p.	41.5%	-3.0 p.p.

Period ended on June 30th, 2026 In thousands of Brazilian Reais – R$	2Q26	1Q26	%Var	2Q25	%Var
CONSOLIDATED PROJECTS	688,290	684,802	0.5%	484,583	42.0%
Margin to be Recognized (%)	38.0%	39.0%	-1.0 p.p.	41.0%	-3.0 p.p.
Revenues to be Recognized - Units Sold	1,765,635	1,701,580	3.8%	1,141,994	54.6%
Adjusted Present Value - Consolidated	47,286	55,670	-15.1%	41,223	14.7%
Cost of Units Sold to be Recognized	(1,124,631)	(1,072,448)	4.9%	(698,634)	61.0%

Period ended on June 30th, 2026 In thousands of Brazilian Reais – R$	2Q26	1Q26	%Var	2Q25	%Var
EQUITY PROJECTS	331,019	337,195	-1.8%	191,608	72.8%
Margin to be Recognized (%)	39.5%	39.8%	-0.3 p.p.	42.8%	-3.3 p.p.
Revenues to be Recognized - Units Sold	835,311	845,296	-1.2%	446,143	87.2%
Adjusted Present Value- Equity	2,015	1,537	31.1%	1,852	8.8%
Cost of Units Sold to be Recognized	(506,306)	(509,638)	-0.7%	(256,386)	97.5%

RESULTS OF SPECIFIC EVENTS

The Company has been carrying out active portfolio management initiatives, including asset monetization and rotation, with impacts on different lines of the income statement: (i) in the real estate operation, through the sale of land plots (Gross Profit), and (ii) in the divestiture of interests in SPEs (Other Operating Income/Expenses).

These effects are presented separately to provide transparency and facilitate a comparable reading of the period's operational performance.

Description of Specific Events in the Year	Financial Impact	SPE	Income Statement Line	Share of Operating Profit	
				Quarterly	Year-to-date
1Q26	**+23,345**			**28.1%**	**16.4%**
Refund/compensation for a land purchase that did not go through	+23,345	Ypê	Revenue, costs and other expenses		
The refund/compensation for a land purchase not completed in a prior fiscal year, the risk of non-receipt of which had already been provisioned for, resulted in a contribution of R$18,623 to gross profit and in the reversal of the R$4,734 provision recorded under "Other Income and Expenses."					
2Q26	**+10,997**			**18.5%**	**7.7%**
Sale of plot	+10,997	Arambaré	Revenue, costs and other expenses		
The sale of the land plot in Praia Grande resulted in a contribution of R$15,368, recorded in net revenue, with a cost of R$3,661, recorded in cost of goods sold, generating a contribution of R$11,707 to gross profit. An additional R$710 in expenses related to the sales affected Operating Income.					
Total	**+34,341**				**24.1%**

NOTE: Includes (i) results from the sale of land recorded under Revenue and Costs, and (ii) results from the disposal of interests in SPEs recorded under Other Operating Income/Expenses. These effects relate to items with variable occurrence and magnitude and do not necessarily represent future recurrence

FINANCIAL RESULTS

Financial results in 2Q26 totaled R$67.4 million, an increase of 31.2% compared to the previous quarter. Performance in the period is mainly explained by higher returns on financial investments, favored by the expansion of the investment base and by the evolution of financial indicators. On the revenue side, in addition to the performance of financial investments, the growth of the interest income on accounts receivable from clients line stands out, in line with the positive evolution of the receivables portfolio and with the variation of the indices to which the contracts are indexed — IGP-DI and IPCA, which recorded variations of 2.72% and 2.27% in the period, respectively. Conversely, financial expenses grew 20.0% compared to the previous quarter, with emphasis on interest and monetary variation expenses on the CRI-backed debentures issued throughout 2025, which contributed to the increase in both the financial investment base and the Company's indebtedness.

Investments Income

Financial investments are tied to CDBs and LFs, with remuneration rates ranging from 98% to 103% of the CDI.

Interest in accounts receivable

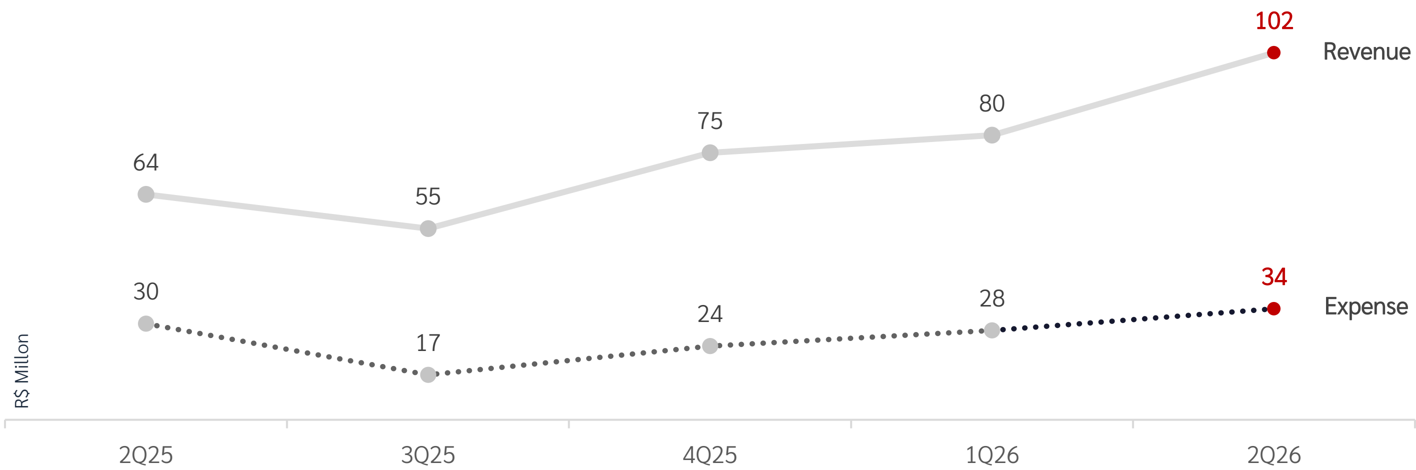
IGP-DI and IPCA recorded variations of 2.72% q.o.q. and 2.27% q.o.q. in 2Q26, respectively, compared to 0.31% q.o.q. and 0.84% q.o.q. in 1Q26. Particular effects are also present, such as interest arising from the period between the handover of keys and the client's effective transfer to the financing bank.*

*IGP-DI and IPCA accumulated in the quarter, considering the two-month lag

Period ended on June 30th, 2026 In thousands of Brazilian Reais – R$	2Q26	1Q26	%Var	2Q25	%Var	1H26	1H25	%Var
NET FINANCIAL RESULT	67,371	51,363	31.2%	34,006	98.1%	118,734	70,401	68.7%
FINANCIAL REVENUES	101,576	79,861	27.2%	64,288	58.0%	181,437	115,218	57.5%
Income from Financial Applications	54,935	50,292	9.2%	34,950	57.2%	105,227	60,149	74.9%
Interest Income on Trade Accounts Receivable	42,136	25,492	65.3%	23,412	80.0%	67,628	43,797	54.4%
Others (including active interest on overdue receivables)	4,505	4,077	10.5%	5,926	-24.0%	8,582	11,272	-23.9%
FINANCIAL EXPENSES	(34,205)	(28,498)	20.0%	(30,282)	13.0%	(62,703)	(44,817)	39.9%
Interest and Passive Monetary Variations	(33,252)	(27,761)	19.8%	(28,572)	16.4%	(61,013)	(42,471)	43.7%
Discounts on Trade Accounts Receivable	(899)	(712)	26.3%	(1,626)	-44.7%	(1,611)	(2,208)	-27.0%
Others	(54)	(25)	116.0%	(84)	-35.7%	(79)	(138)	-42.8%

Higher interest rates and receivables portfolio growth drive results

Quarterly Evolution of Financial Revenue and Expenses



CASH & DEBTS

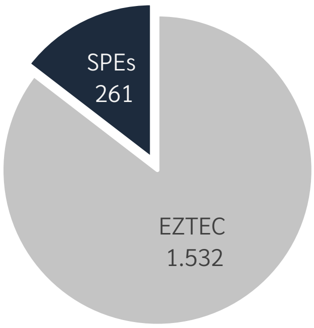
R$ 23.0 million

Net Cash Variation ex-dividends in the quarter

In 2Q26, the Company recorded net cash consumption, mainly reflecting the payment of dividends in the period. Operations, however, generated cash, driven mainly by the development deliveries carried out in the quarter. In the period, R$115 million were allocated to the establishment of new direct receivables. The Company has been using financing balances contracted with commercial banks to fund the development of its projects. Additionally, part of the remaining balance of accounts receivable from completed units was not converted into cash generation in the quarter, having instead been allocated to the increase of the Company's Direct Receivables Portfolio.

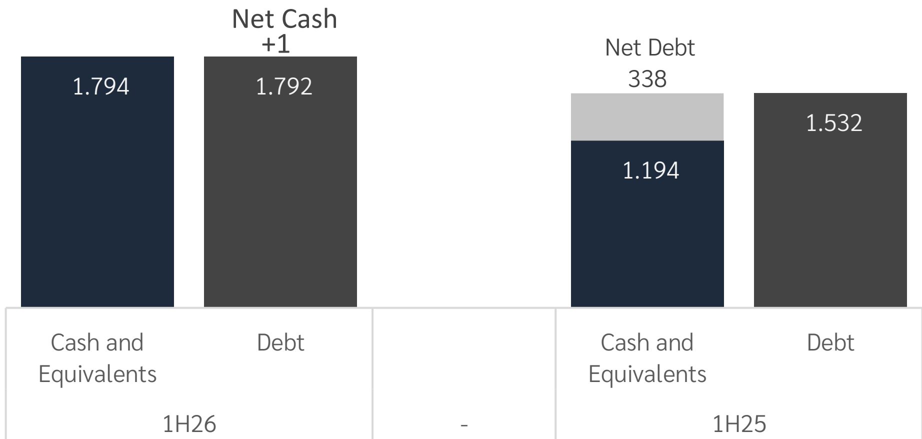
14.6% of Cash Equivalents are under Property of Separation

R$ million



Annual Comparison of Debt/Net Cash Position

R$ million



Period ended on June 30th, 2026 In thousands of Brazilian Reais – R$	2Q26	1Q26	%Var	2Q25	%Var	1H26	1H25	%Var
NET CASH (DEBT)	1,385	6,863	-79.8%	(337,944)	-100.4%	1,385	(337,944)	-100.4%
NET CASH (BURN) GENERATION	(5,478)	154,306	-103.5%	59,730	-109.2%	148,828	28,006	431.4%
Short-term Debt	(607,798)	(69,261)	777.5%	(44,394)	1269.1%	(607,798)	(44,394)	1269.1%
Long-term Debt	(60,822)	(530,501)	-88.5%	(801,326)	-92.4%	(60,822)	(801,326)	-92.4%
Short-term Debentures	(210,160)	(52,075)	303.6%	(17,190)	1122.6%	(210,160)	(17,190)	1122.6%
Long-term Debentures	(913,409)	(1,062,530)	-14.0%	(668,803)	36.6%	(913,409)	(668,803)	36.6%
Cash and Equivalents	72,863	42,563	71.2%	52,000	40.1%	72,863	52,000	40.1%
Financial Investments	1,720,711	1,678,667	2.5%	1,141,769	50.7%	1,720,711	1,141,769	50.7%
NET CASH GENERATION (BURN) EX-DIVIDEND AND BUYBACK	22,951	154,306	-85.1%	82,078	-72.0%	177,257	80,433	120.4%
Cash Generation (Burn)	(5,478)	154,306	-103.5%	59,730	-109.2%	148,828	28,006	431.4%
Dividends Paid	28,429	-	n.a.	22,348	27.2%	28,429	52,427	-45.8%
Buyback of own shares	-	-	n.a.	-	n.a.	-	-	n.a.

OPERATIONAL INDICATORS

LAUNCHES

R$ 773 million
%EZ Quarter Launches

45% sold[1]
GranResort Reserva São Caetano

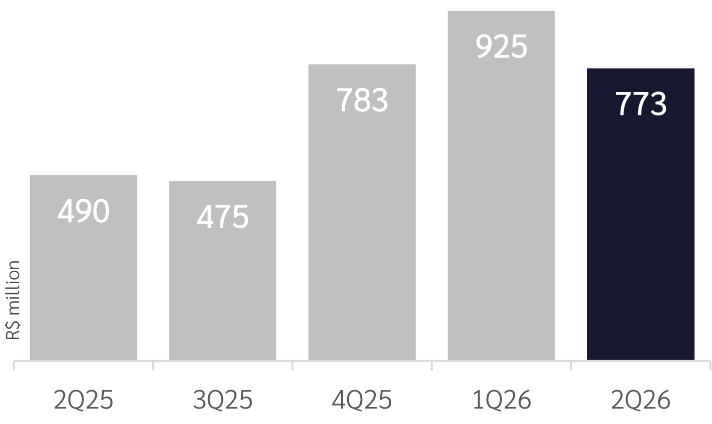
63% sold[1]
Azzure Resort Life

45% sold[1]
Reserva São Caetano Bosque – 3rd Phase

LAUNCHES INFORMATION	%EZ	SPE	Income	Under Suspensive Clause	Location	Standard	Expected Delivery	# Launched Units	Launched Priv. Area (sqm)	Sold Area (%) [2]	PSV %EZ (R$ million)
1Q26								2,022	95,503	68.5%	924.7
Reserva São Caetano - Bosque - 2nd Phase	100%	Campina Grande	Consolidated	No	São Caetano do Sul	Middle-end	1Q29	328	14,656	61.6%	155.0
Metropolitan by Lindenberg	70%	Ilha Bela	Consolidated	No	South Zone	Middle-High end	2Q29	546	20,118	76.5%	227.0
Cidade Parque Guarapiranga - Rio Bonito	50%	CCISA209	Equity	No	South Zone	Low-end	3Q29	960	36,026	99.7%	146.0
Casa Nacional	100%	Portland	Consolidated	Yes	South Zone	Middle-High end	4Q29	188	24,703	20.0%	396.7
2Q26								914	72,536	43.6%	773.0
Reserva São Caetano – GranResort – 1st phase	100%	Campina Grande	Consolidated	Yes	São Caetano do Sul	Middle-end	4Q29	497	43,332	41.6%	457.0
Azzure Resort Life – 1st phase	100%	Cristalina	Consolidated	Yes	Osasco	Middle-end	3Q29	211	18,608	54.9%	199.0
Reserva São Caetano - Bosque – 3rd Phase	100%	Campina Grande	Consolidated	No	São Caetano do Sul	Middle-end	1Q29	206	10,596	31.9%	117.0
YEAR-TO-DATE								2,936	168,039	57.8%	1,697.7

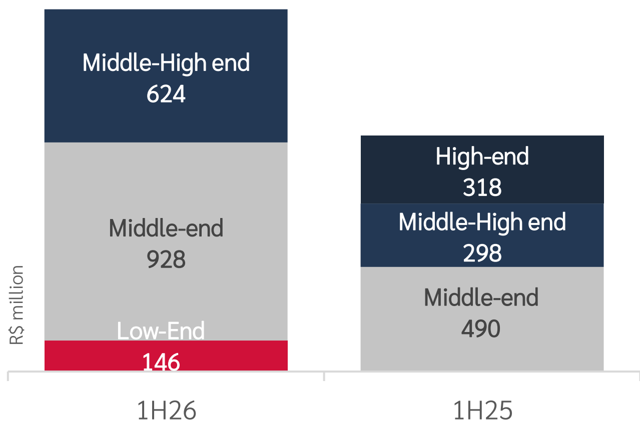
The company increases its launch PSV by 57.8% vs 2Q25

Yearly Evolution of the PSV of launches %EZ



With mid-income launches, the Company delivers its best first half in its history

Comparison between launch profiles



[1] Considering % of private area sold of the Project until the date of this disclosure.
2 Considering % of private area sold of the Project until the end of the quarter.

PROJECT DELIVERIES

R$ 7.7 billion

In PSV across 17 active projects

Including the commercial assets under construction of Esther Towers and Air Brooklin Comercial

Lindenberg Ibirapuera (2023)

*Considering the average % of private area sold

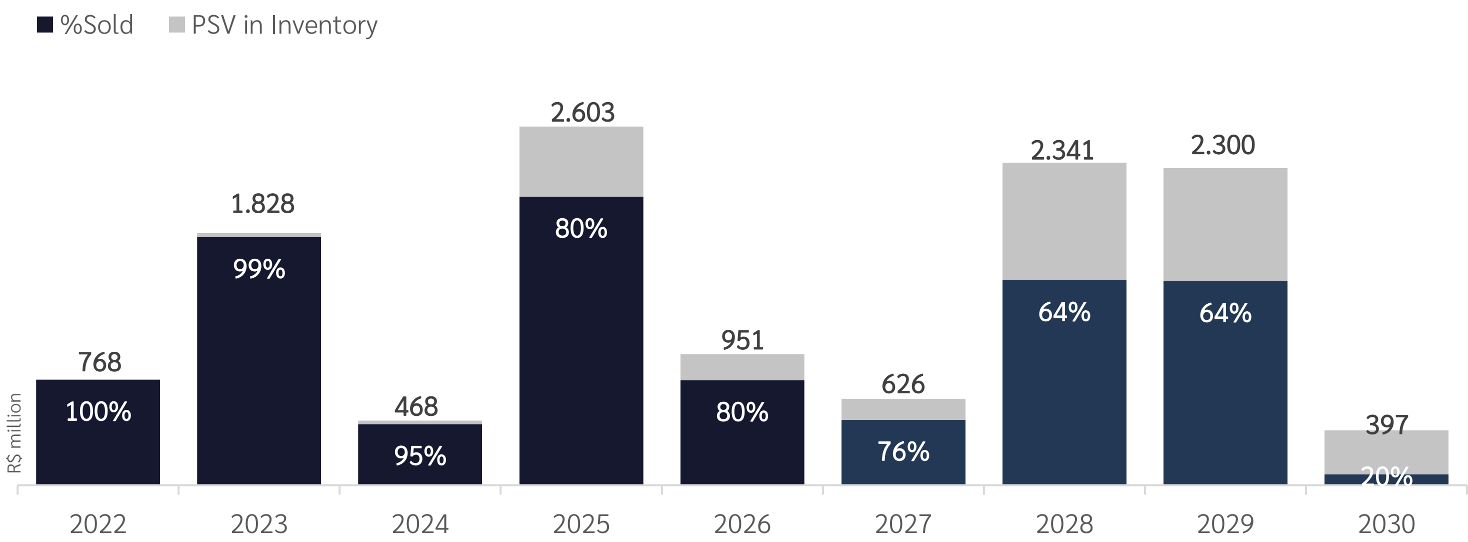
The Company delivered two middle-high-end and high-end developments in 2Q26 – East Blue Tatuapé (83.5% sold) and Lindenberg Ibirapuera (79.7% sold) – totaling R$ 775 million in PSV in the quarter. The deliveries took place on schedule and with construction cost savings, reinforcing the Company's execution discipline and cost control. Throughout 1H26, 3 developments were delivered, totaling R$ 951 million in PSV in the half-year, of which 80.2% of the units have already been sold.

DELIVERY SCHEDULE	% Eztec	SPE	Income	Standard	Sold private area (%)	PSV %EZ (R$ MM)
1Q26					77.10%	176
Chanés Street	100%	Barcelona	Consolidated	High-end	77.10%	176
2Q26					81.10%	775
East Blue	100%	Jacareí	Consolidated	Middle-high end	83.50%	175
Lindenberg Ibirapuera – Art Tower	80%	Caldas Novas	Consolidated	High-end	61.60%	300
Lindenberg Ibirapuera – Design Tower	80%	Caldas Novas	Consolidated	High-end	97.80%	300
YEAR-TO-DATE					80.20%	951

| *We removed the projects that were 100% transferred to Construtora Adolpho Lindenberg in 2025*

Of the deliveries made in 1H26, 80% of the units have already been sold

Annual evolution of delivered PSV and its sold percentage as a percentage of the usable area



SALES & CANCELLATIONS

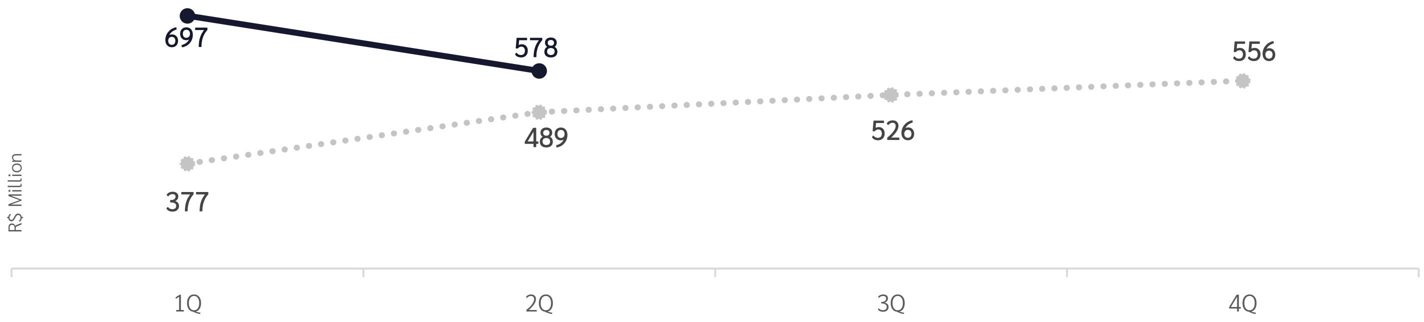
R$ 578 million

Net Sales % Eztec

With R$1.3 billion in net sales, 1H26 consolidates itself as the best first half of sales in the Company's history. In 2Q26, sales grew 18.2% vs. 2Q25, mainly reflecting the acceleration of launch sales, which posted an increase of 59.4% compared to the same period last year. Sales of ready-to-move-in developments also contributed, with an increase of 17.4% year-over-year. The consistent performance of launches in the middle-income segment reinforces the Company's strategic focus on this target audience. Following a conceptual review — which now considers only the cancellation of sales that have been signed and paid — cancellations (distratos) totaled R$59 million, up 13.1% year-over-year, reflecting the strong volume of recent launch sales. Net SoS (Sales over Supply) reached 14.8% in the quarter, with a 12-month average of 42.6%.

1H26 marks a record sales peak driven by new launches

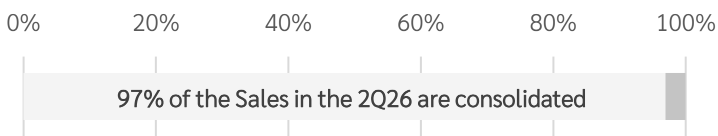
Comparative quarterly evolution of net sales



Period ended on June 30th, 2026 In thousands of Brazilian Reais – R$	2Q26	1Q26	%Var	2Q25	%Var	1H26	1H25	%Var
NET SALES BY STANDARD	577,572	697,071	*-17.1%*	488,563	*18.2%*	1,274,643	865,497	*47.3%*
Launch	408,145	530,374	*-23.0%*	256,047	*59.4%*	938,519	450,474	*108.3%*
Performed	101,124	102,340	*-1.2%*	86,121	*17,4%*	203.465	143,247	*42.0%*
Under Construction	68,303	64,357	*6.1%*	146,395	*-53,3%*	132,660	271,777	*-51.2%*

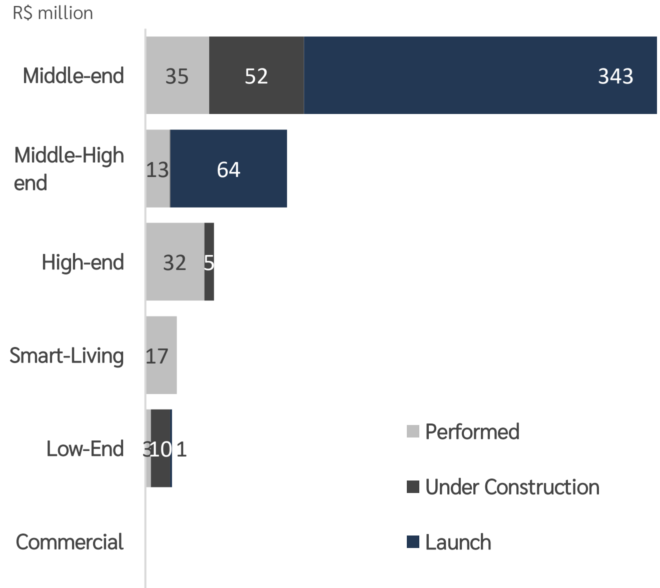
Launch sales accounted for 70.7% of the quarter's net sales, the main driver of commercial performance in 2Q26. A highlight was Azzure Resort Life, with R$109 million in sales in the quarter (%EZ). These results reflect the success of the Company's strategy to expand its operations beyond the city of São Paulo. The semester also registered progress in sales of ready and under-construction inventory, driven by the "Gol de Milhas" and "Selection" campaigns, which offered special conditions in which each real spent on the purchase of a unit could be converted into Smiles miles. The ratio of cancellations to net sales closed the quarter at 0.10x, in line with the Company's historical levels, reinforcing the resilience of demand and the consistency of the portfolio.

Consolidated x Equity (2Q26)



Sales Description (2Q26)

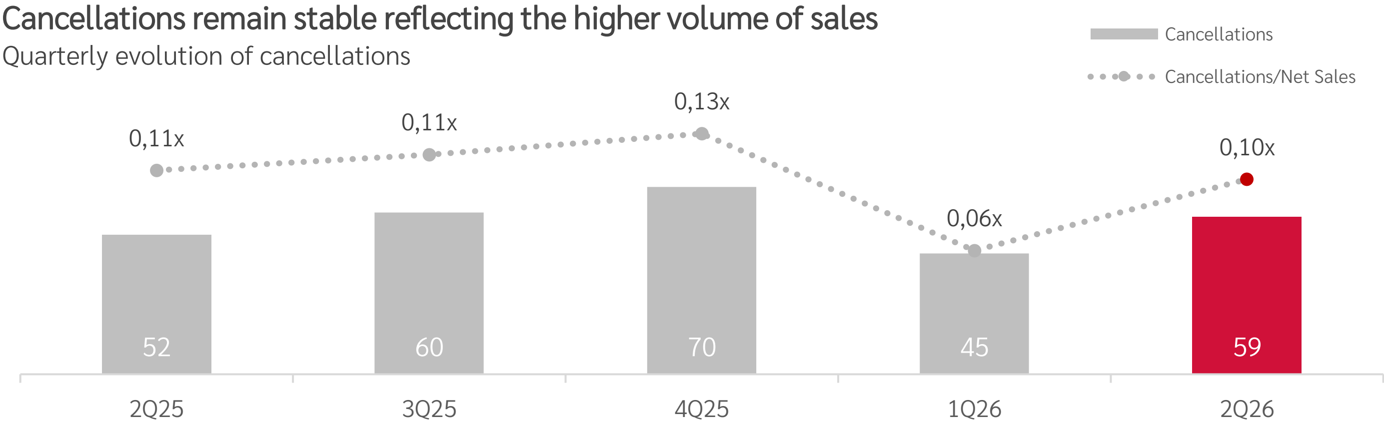
R$ million



This quarter, the Company updated its cancellations (distratos) methodology. Previously, two indicators were disclosed: cancellations and adjusted cancellations, which excluded only upgrades, downgrades, and transfers, but still included non-materialized sales — sales in which the client signed the purchase and sale agreement but did not pay the initial installment (ato), and consequently had their contract canceled. From now on, we will disclose cancellations excluding non-materialized sales, reflecting only the cancellation of contracts for clients who had already made payments. The historical series was retroactively adjusted to reflect this new view.

Cancellations remain stable reflecting the higher volume of sales

Quarterly evolution of cancellations

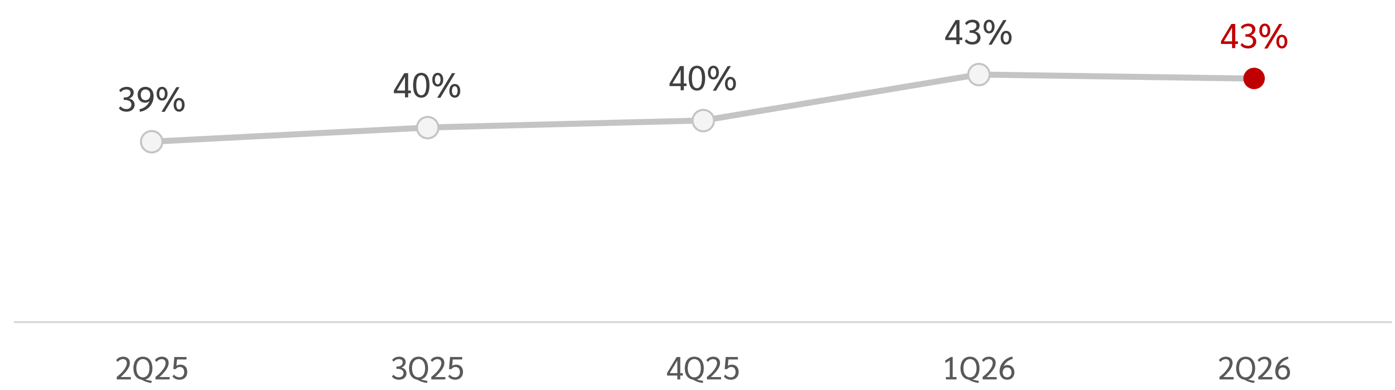


Period ended on June 30th, 2026
In thousands of Brazilian Reais – R$

	2Q26	1Q26	%Var	2Q25	%Var	1H26	1H25	%Var
Cancellations (R$ million)	58,609	44,899	30.5%	51,839	13.1%	103,507	85,575	21.0%
Downgrade	-	2,821	*-100.0%*	1,448	*-100,0%*	2,821	5,379	*-47.6%*
Upgrade	-	4,853	*-100.0%*	1,390	*-100,0%*	4,853	1,693	*186.7%*
Transfer	439	735	*-40.2%*	-	*n.a*	1,174	-	*n.a*
Adjusted Cancellations	58,169	36,491	59.4%	49,001	18.7%	94,660	78,504	20.6%
Net Sales (R$ million PSV)	577,572	697,071	-17.1%	488,563	18.2%	1,274,643	865,497	47.3%
# Units Sold	794	2,003	-60.4%	779	1.9%	2,797	1,300	115.2%
Average Price Per Unit (R$ thousand)	761	491	55.2%	754	0.9%	567	788	-28.0%
Cancellations/ Net Sales	0.10x	0.06x	57.5%	0.11x	-4.4%	0.08x	0.10x	-17.9%
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 (last 12 months) %	42.6%	42.8%	-0.2 p.p	39.3%	3.3 p.p	42.6%	39.3%	3.3 p.p

** Cancellations excluding Downgrades, Upgrades and transferred units*

Net Sales Speed (SoS) Evolution - LTM (last 12 months)



DIRECT RECEIVABLE PORTFOLIO

R$ 756 million (%EZ)

1,819 units, totaling R$807 million

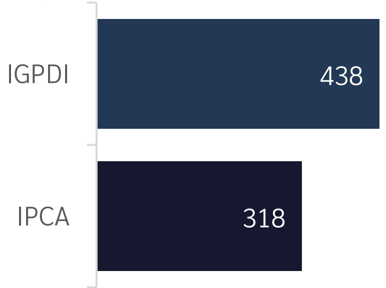
In 2Q26, the volume financed directly by the Company totaled R$756 million, an increase of 14.4% quarter-over-quarter, with 1,819 active units. This progress reflects the consistent execution of the commercial strategy focused on offering in-house financing, in a scenario of selective mortgage credit and high interest rates. The Company continues to offer competitive conditions for the sale of its ready inventory, with rates indexed to IPCA or IGP-DI and terms of up to 360 months. The portfolio's average rate closed the quarter at 10.4% p.a. + IGP-DI/IPCA, while default rates stood at 2.3% (-0.3 p.p. q/q). 61% of the balance will be amortized over the next five years, reinforcing the balanced liquidity profile and the predictability of receipts.

10.4%

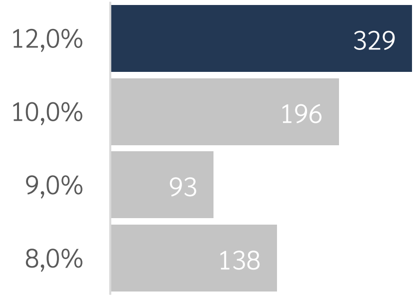
+ IGP-DI/IPCA

Average interest rate composition

Adjustment Indexes

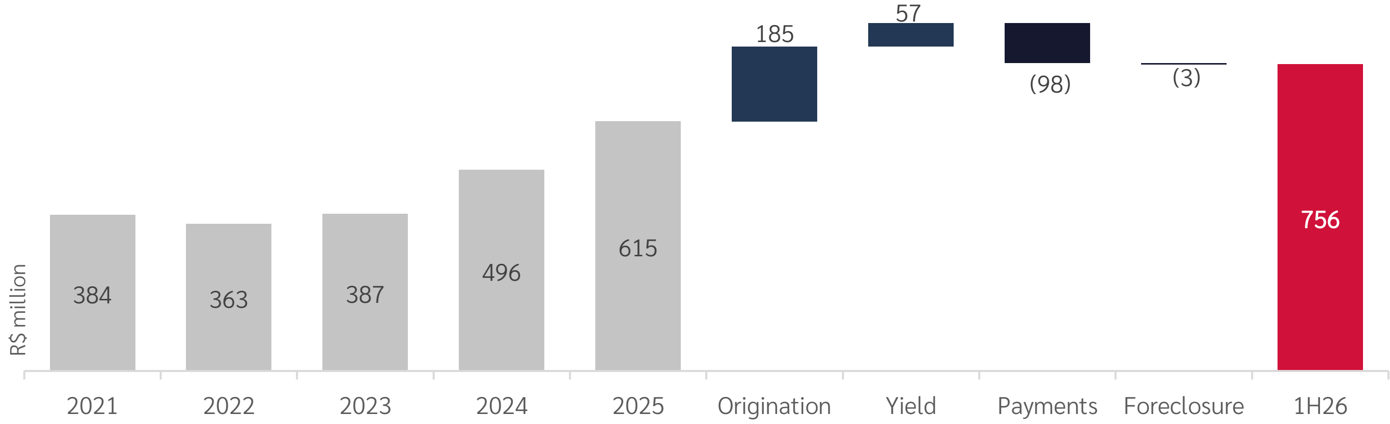


Interest Rates



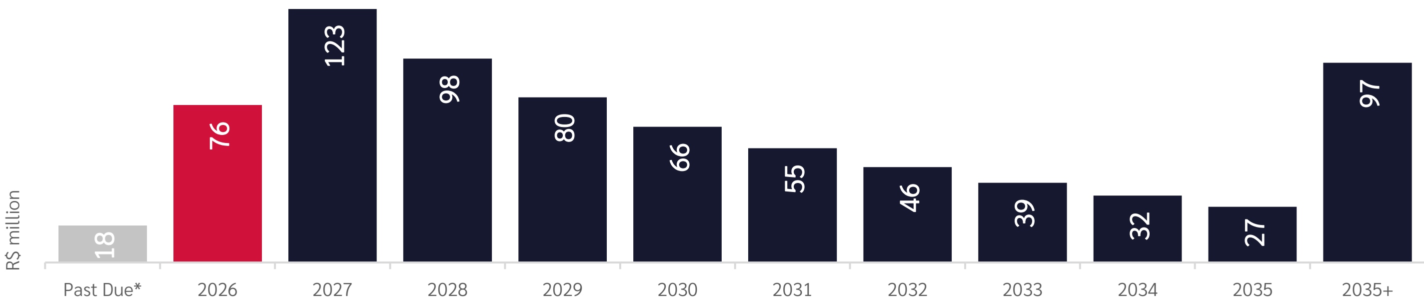
Currently 1,819 units are financed directly by Eztec

Evolution of the Direct Receivable Portfolio



61% of the portfolio to be amortized within the next 5 years; current delinquency at 2.3%*

Annual installment payment schedule



*Delays longer than 90 days are considered overdue or in default.

INVENTORY

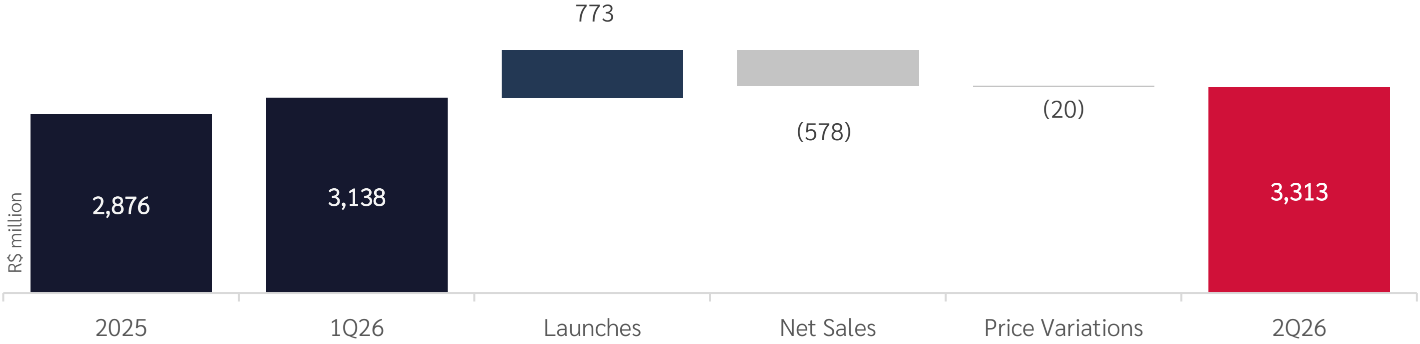
More details in the appendix: Inventory by Project

R$ 3,313 million

Company's total inventory PSV %EZ

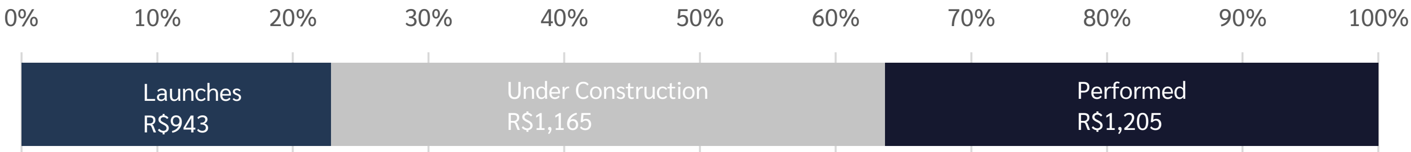
Total inventory level reflects a strong pace of launches and solid sales performance

Variation in Total Inventory



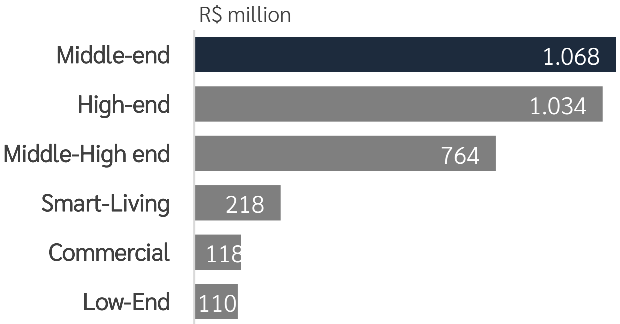
Inventory under construction now accounts for 35% of Total Inventory

Inventory by project status



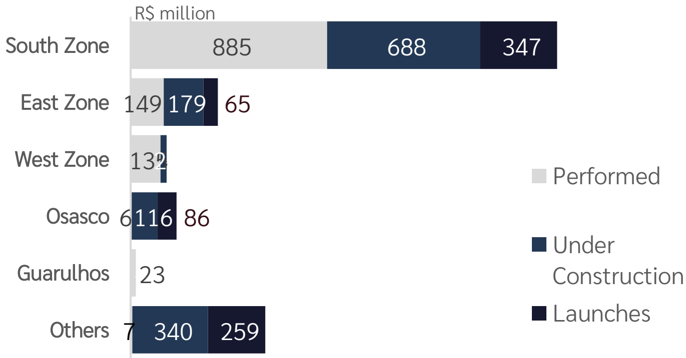
32% of the inventory is middle-end residential

PSV of Inventory by Standard - %EZTEC

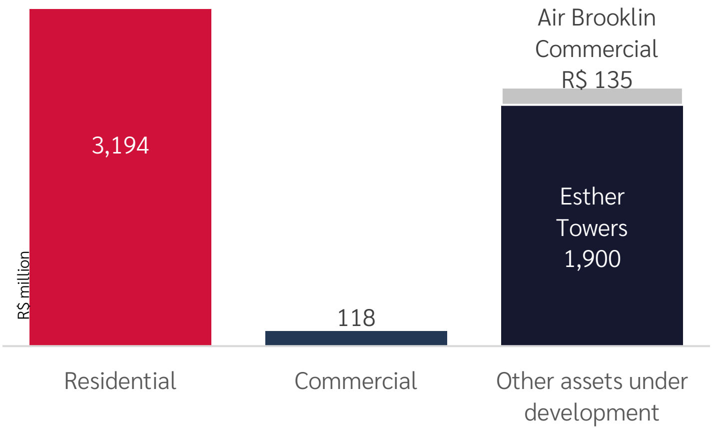


59% of inventory under construction is in the South Zone

PSV of inventory by Region- %EZTEC



The Company's Residential Inventory amounts to R$ 3,194 million



The Company has approximately R$2 billion in PSV in commercial projects under construction. A corporate office tower project has its own particularities, including the possibility of selling or leasing the building, either in full or in fractions. These transactions are more likely to occur closer to the delivery date of the developments.

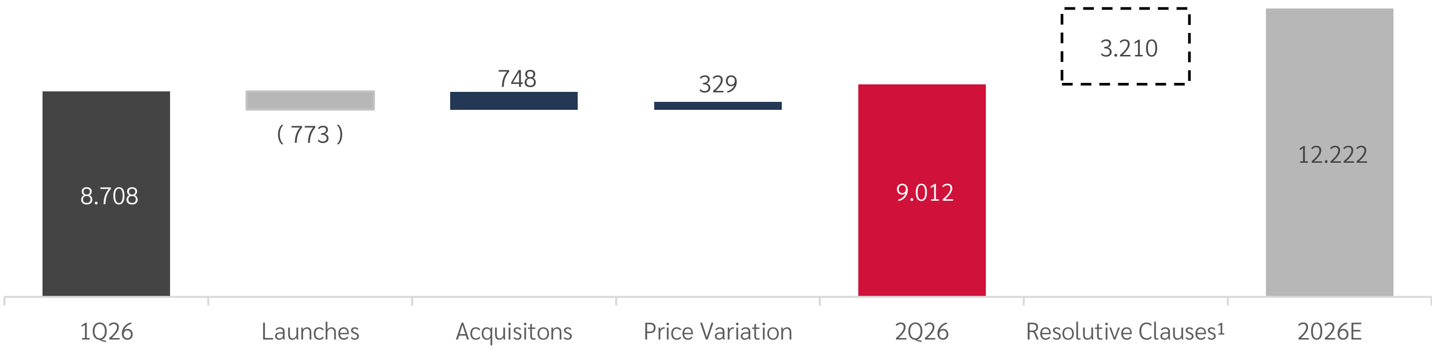
LANDBANK

R$ 9.0 billion

In PSV for Future Projects
% Eztec

Landbank totals R$ 9 billion after launches and changes in the Landbank

Evolution of the Landbank and future projects

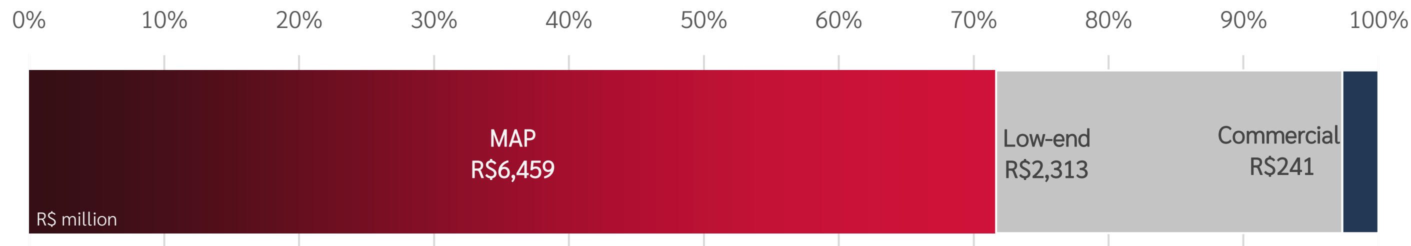


[1]Managerial value based on current best assumptions

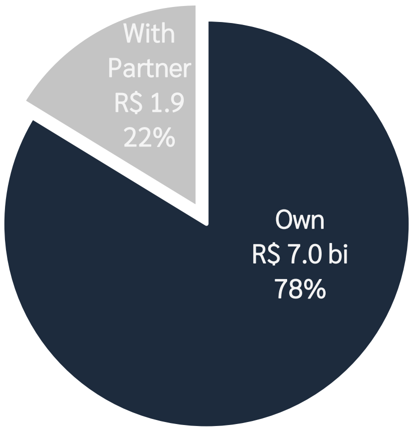
The landbank posted an increase of 3.5% in the quarter, reaching R$9.0 billion in PSV. The balance reflected the consumption of R$773 million with the quarter's residential launches, offset by (i) the acquisition of new land plots, (ii) feasibility adjustments to land already in the portfolio, and (iii) positive price adjustments. The landbank continues to be composed predominantly of proprietary assets (78%), distributed across São Paulo and its metropolitan region, with 81% of the land plots presenting PSV above R$200 million.

Future launches are quite diversified between MAP (71%), LOW-END (26%) and COMMERCIAL (3%)

Landbank by market segment

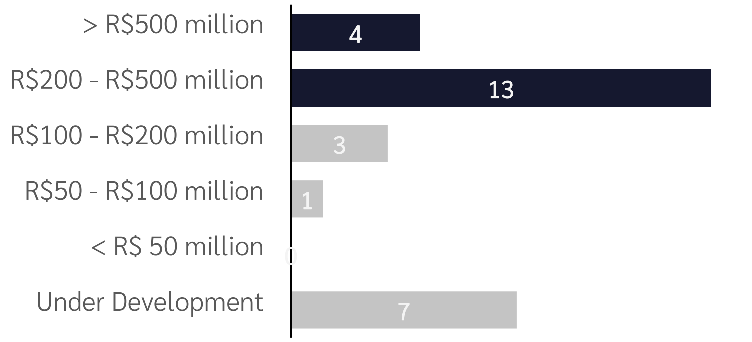


GREATER SÃO PAULO R$ million	High-end	Medium-high-end	Medium-end	Low-end	Commercial	TOTAL
EAST ZONE	-	-	843	813	-	1,656
WEST ZONE	-	-	1,429	-	-	1,429
NORTH ZONE	-	-	-	-	-	-
SOUTH ZONE	-	2,377	240	829	241	3,687
MOGI DAS CRUZES	-	-	-	165	-	165
OSASCO	-	211	676	506	-	1,394
SÃO CAETANO	-	-	682	-	-	682
2Q26		2,589	3,870	2,313	241	9,012
Acquisition Options		*3,210*				
2026E		5,799	3,870	2,313	241	12,222



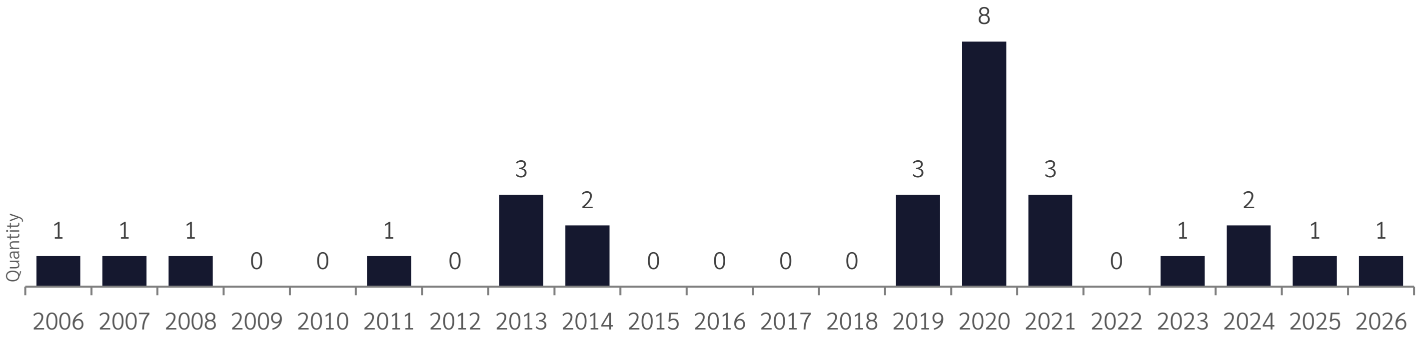
81% of the land plots have a PSV greater than R$200 million

Quantity of Land Plots by PSV

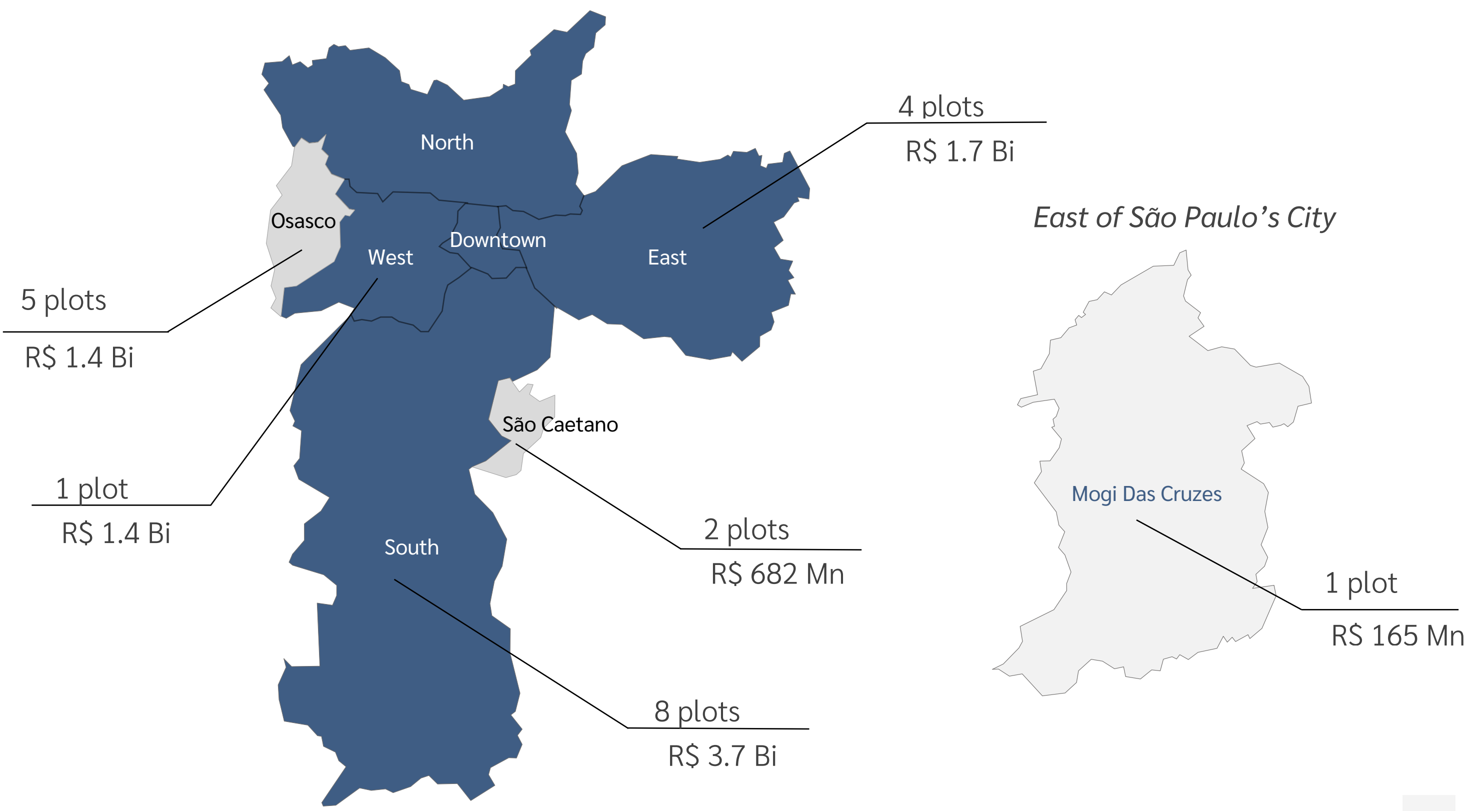


The weighted average duration by PSV of the land is 9.8 years

Number of land plots by year of acquisition



São Paulo’s Metropolitan Region



CAPITAL MARKET

ADDITIONAL VALUE

R$ 18.86
Company's Book Value per Share

In this section, we seek to highlight, through a synthesis of the reviewed accounting and managerial information, the intrinsic equity value of the Company and of EZ INC, its subsidiary, not yet fully reflected in the financial statements.

It is important to emphasize that the figures used, related to Eztec's business outlook, projections, and operational and financial targets, are based on the beliefs and assumptions of the Company's management, as well as on information currently available. Forward-looking statements are not guarantees of performance. They involve risks, uncertainties, and assumptions, as they refer to future events and therefore depend on circumstances that may or may not occur.

Period ended on June 30th, 2026 In thousands of Brazilian Reais – R$	Eztec 2Q26	Eztec 1Q26	%Var	EZ INC 2Q26	Eztec Ex-EZ INC
Controlling Shareholder's Equity	5,232,252	5,150,245	1.6%	1,305,818	3,926,434
Net Worth per share (a)	R$ 18.86	R$ 18.57	1.6%	R$ 4.71	R$ 14.16
Adding OFF-BALANCE Values	1,019,309	1,021,997	-0.3%	-	1,019,309
(+) Result to be recognized (Consolidated)	688,290	684,802	0.5%	-	688,290
(+) Result to be recognized (Equity)	331,019	337,195	-1.8%	-	331,019
Addition of OFF-BALANCE values per share (b)	R$ 3.68	R$ 3.68	-0.3%	-	R$ 3.68
"Subtotal with added values" per share (c = a + b)	R$ 22,54	R$ 22,25	1.3%	R$ 4,71	R$ 17,83
Projection of the possible addition given the execution of the strategy	2,344,884	2,111,545	11.1%	814,000	1,530,884
(+) Expected future value by selling the inventory at the current expected price	1,530,884	1,297,545	18.0%	-	1,530,884
(+) Corporate Assets under construction Esther Towers + Air Brooklin Corporate	814,000	814,000	-	814,000	-
Expected addition of inventory liquidation to current values and sale of corporate projects (d)	R$ 8.45	R$ 7.61	11.1%	R$ 2.93	R$ 5.52
"Subtotal with added values" per share (e = c + d)	R$ 30.99	R$ 29.87	3.8%	R$ 7.64	R$ 23.35
(+) Expected future value by the preparation of the landbank and sale of its units	2,800,424	2,864,177	-2.2%	-	2,800,424
Expected addition of execution and future settlement of landbank projects (f)	R$ 10.10	R$ 10.33	-2.2%	-	R$ 10.10
Equity value with the addition of the values and projections	R$ 11,396,868	R$ 11,147,965	2.2%	R$ 2,119,818	R$ 9,277,051
"Equity value with addition and projections" per share (g = e + f)	R$ 41.09	R$ 40.19	2.2%	R$ 7.64	R$ 33.45
Quantity of shares (ex-Treasury)	277,359,027	277,359,027	-	277,359,027	277,359,027
(+) Total shares	277,359,027	281,000,000	-1.3%	277,359,027	277,359,027
(-) Shares held by Treasury	-	(3,640,973)	-100.0%	-	-

*Due to the new classification approach for EZ INC's assets under construction, we chose to introduce a new line item, leaving the expected contribution from these projects separately disclosed.

INTERNAL CONSENSUS

In order to provide greater transparency to investors regarding the Company's expected results, we have prepared this section with information on the main financial metrics collected from sell-side analysts who cover the Company.

It is important to emphasize that the figures presented below, related to Eztec's business outlook, were generated exclusively by the analysts and gathered by the Investor Relations team through consultations conducted.

Financial Indicators 2Q26	Consensus	Min	Max	Eztec 2Q26	Bank 1	Bank 2	Bank 3	Bank 4	Bank 5	Bank 6	Bank 7	Bank 8	Bank 9	Bank 10
Net Revenue	383.5	309.0	448.0	**376.7**	309.0	396.5	447.3	340.0	336.3	376.5	420.9	383.0	383.9	448.0
Gross Margin	37.0%	35.9%	38.9%	**39.7%**	37.4%	35.9%	38.7%	38.9%	36.0%	36.4%	36.3%	37.5%	38.5%	36.5%
EBIT	91.6	55.7	127.2	**59.4**	57.0	99.2	100.9	97.1	56.4	55.7	127.2	86.0	72.5	107.0
Net Income	110.0	84.3	153.0	**110.4**	94.0	122.8	127.3	108.0	84.3	112.0	153.0	108.0	100.7	139.0
Net Margin	30.0%	25.1%	36.4%	**29.3%**	30.2%	31.0%	28.5%	31.8%	25.1%	29.7%	36.4%	28.1%	26.2%	31.0%
Cash (Burn) Generation	83.0	-138.9	177.6	**-5.5**	127.0	87.0	-138.9	-	177.6	71.1	-2.9	83.0	53.1	123.0

Financial Indicators 2026	Consensus	Average	Min	Max	Bank 1	Bank 2	Bank 3	Bank 4	Bank 5	Bank 6	Bank 7	Bank 8	Bank 9	Bank 10
Net Revenue	1,754.9	1,711.5	1,454.0	1,818.0	1,454.0	1,764.0	1,778.1	1,731.5	1,745.9	1,764.0	1,796.5	1,543.0	1,719.6	1,818.0
Gross Margin	37.9%	38.2%	36.9%	40.0%	37.7%	37.0%	38.9%	39.8%	39.3%	38.0%	36.9%	37.4%	40.0%	37.1%
EBIT	407.1	411.8	323.0	552.7	323.0	431.5	407.4	413.2	406.7	346.6	552.7	352.0	401.1	484.0
Net Income	523.0	527.3	427.0	662.1	448.0	524.2	526.0	505.2	499.8	539.3	662.1	427.0	521.8	620.0
Net Margin	30.0%	30.8%	27.7%	36.9%	30.8%	29.7%	29.6%	29.2%	28.6%	30.6%	36.9%	27.7%	30.3%	34.1%
Cash (Burn) Generation	18.7	40.9	-323.0	367.0	367.0	-2.8	177.0	210.1	-69.9	40.1	-155.4	314.0	-148.2	-323.0

Endnotes:
Note 1 – Consensus is calculated using the median of analyst's estimates
Note 2 – Figures noted are the latest collected by Eztec from analysts, estimates may have changed since the last consultation
Note 3 – Blank values have not been provided or confirmed by analysts and have therefore been excluded from the table and the median calculation

EZTC
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eztec

2Q26

INVESTOR RELATIONS

A. EMÍLIO C. FUGAZZA
Chief Financial Officer and IR Officer

PEDRO TADEU T. LOURENÇO
Corporate Finance and IR Manager

RAFAEL CAMPANELLI
IR Coordinator

CHRISTIAN L. DE MELO
IR Specialist

MARINA FERREIRA
IR Analyst

RICARDO PENA
IR Intern

ANNEXES >>

All the data in this Earnings Release, including the data in the annexes, is available for consultation in the supporting spreadsheets on our investor relations website: https://ri.eztec.com.br/en/investor-relations/valuation-data/

ANNEXES

INVENTORY BY PROJECT

Inventory by Year of Lauch	PSV Launch	# Lauched Units	# Units in Inventory	PSV Returned from direct receivable portifolio	Private Area in Inventory	TOTAL Inventory
Total	19,597,450,730	31,980	3,592	16,130,955		3,312,816,272
1999	16,982,000	216	-	-	0.0%	50,000
Prime House Ipiranga	16,982,000	216	-	-	0.0%	
2009	511,840,700	763	-	2,071,458	0.0%	2,641,458
Supéria Moema	54,400,000	153	-	-	0.0%	
Capital Corporate Office	235,400,000	450	-	2,071,458	0.0%	
Supéria Paraíso	47,999,700	160	-	-	0.0%	
2010	896,440,000	578	-	-	0.0%	97,600
Massimo Residence	28,800,000	108	-	-	0.0%	
Up Home	63,700,000	156	-	-	0.0%	
Sky	136,620,000	314	-	-	0.0%	
2011	1,157,450,000	1,597	10	3,670,025	0.5%	19,109,495
NeoCorporate Offices	182,000,000	297	10	-	6.7%	
Trend Paulista Offices	89,250,000	252	-	725,115	0.0%	
Supéria Pinheiros	67,000,000	108	-	-	0.0%	
Still Vila Mascote	37,150,000	150	-	-	0.0%	
Royale Merit	50,920,000	160	-	1,392,538	0.0%	
Up Home Vila Carrão	71,300,000	156	-	874,592	0.0%	
Gran Village São Bernardo	167,100,000	474	-	677,781	0.0%	
2012	1,166,237,500	2,420	6	3,380,635	0.2%	8,720,688
Neo Offices	40,800,000	96	-	-	0.0%	
Bosque Ventura	103,460,000	450	1	1,578,857	0.2%	
Massimo Nova Saúde	59,100,000	108	-	-	0.0%	
In Design	108,900,000	422	-	-	0.0%	
The View Nova Atlântica	81,000,000	200	-	50,000	0.0%	
Green Work	140,200,000	378	4	293,052	2.0%	
Up Home Santana	49,000,000	96	-	838,823	0.0%	
Parque Ventura	140,770,000	508	1	619,903	0.2%	
Brasiliano	33,705,000	162	-	-	0.0%	
2013	1,261,255,000	2,588	79	4,706,537	2.4%	101,679,917
EZ Mark	333,800,000	323	78	-	26.5%	
Centro Empresarial Jardins do Brasil	67,210,000	848	-	293,890	0.0%	
Quality House Ana Costa	109,200,000	238	-	1,558,757	0.0%	
Cidade Maia - Alameda	89,040,000	448	-	433,490	0.0%	
Cidade Maia - Praça	147,350,000	451	1	1,524,681	0.3%	
Cidade Maia - Jardim	115,850,000	280	-	895,718	0.0%	
2014	784,123,000	1,536	2	2,302,300	0.2%	5,768,438
Cidade Maia - Botânica	182,770,000	566	-	1,458,415	0.0%	
Cidade Maia - Reserva	128,450,000	224	1	-	0.5%	
Le Premier Flat Campos do Jordão	119,400,000	108	1	-	1.1%	
Prime House Parque Bussocaba	119,860,000	568	-	843,885	0.0%	
Legítimo Santana	49,800,000	70	-	-	0.0%	
2016	204,650,000	129	-	-	0.0%	50,000
Up Home Vila Mascote	61,300,000	129	-	-	0.0%	
2017	343,300,000	268	-	-	2.1%	6,438,750
In Design Liberdade	67,800,000	114	-	-	3.0%	
Verace Brooklin	82,300,000	48	-	-	0.0%	
Clima São Francisco	68,700,000	106	-	-	4.7%	
2018	753,450,053	1,879	24	-	1.5%	19,108,290
Z.Cotovia	105,500,000	199	1	-	0.2%	
Vertiz Tatuapé	106,120,053	200	-	-	0.0%	
Fit Casa Brás	125,930,000	979	3	-	0.3%	
Sky House	68,300,000	115	18	-	15.5%	
Z.Pinheiros	188,200,000	386	2	-	0.5%	

2019	1,897,772,490	2,922	10	-	0.9%	36,790,650
Le Jardin Ibirapuera	71,600,000	22	1	-	4.0%	
Fit Casa Rio Bonito	141,600,000	560	1	-	0.2%	
Pátrio Ibirapuera	198,711,240	54	-	-	0.0%	
ID Lisboa	28,700,000	105	-	-	9.1%	
PIN Internacional	162,500,000	1,416	1	-	0.1%	
ID Jauaperi	37,000,000	169	-	-	5.8%	
EZ Parque da Cidade	576,400,000	244	7	-	2.7%	
Jardins do Brasil - Reserva JB - 2ª Fase	130,200,000	352	-	-	0.7%	
2020	1,150,700,000	3,627	104	-	4.3%	82,363,048
Fit Casa Alto do Ipiranga	80,900,000	370	2	-	0.6%	
Air Brooklin	364,600,000	663	1	-	3.0%	
Z.Ibirapuera	118,600,000	172	29	-	15.6%	
Giardino Gran Maia	101,600,000	322	15	-	5.1%	
Piazza Gran Maia	104,200,000	192	6	-	2.9%	
Fit Casa Estação José Bonifácio	135,100,000	894	45	-	5.6%	
Signature	97,250,000	104	4	-	5.1%	
Eredità	70,900,000	136	2	-	6.8%	
Meu Mundo Estação Mooca	77,550,000	774	-	-	0.8%	
2021	1,231,200,000	1,950	292	-	19.5%	320,559,272
ID Paraíso	28,100,000	231	-	-	18.6%	
Dream View Sky Resort	252,700,000	420	106	-	26.2%	
Arkadio	459,900,000	276	70	-	24.6%	
Fit Casa Estação Oratório	15,600,000	80	-	-	25.9%	
In Design Ipiranga	66,500,000	150	55	-	35.4%	
Pin Osasco - 1ª Fase	41,300,000	351	2	-	0.8%	
Unique Green - 1ª Fase	367,100,000	442	59	-	13.5%	
2022	1,783,400,000	2,163	418	-	16.6%	437,396,012
Exalt	228,400,000	433	111	-	22.9%	
Expression	176,900,000	80	4	-	5.6%	
Hub Brooklin	182,200,000	412	149	-	42.1%	
Haute Brooklin	232,200,000	104	17	-	15.6%	
Unique Green - 2ª Fase	410,200,000	443	58	-	12.7%	
Pin Osasco - 2ª Fase	43,500,000	351	4	-	1.5%	
Park Avenue	250,000,000	90	19	-	40.5%	
Chanés Street	175,900,000	250	56	-	25.6%	
2023	775,000,000	211	41	-	20.8%	164,106,254
East Blue	175,000,000	123	23	-	21.2%	
Lindenberg Ibirapuera - Art Tower	300,000,000	44	17	-	39.1%	
Lindenberg Ibirapuera - Design Tower	300,000,000	44	1	-	2.2%	
2024	1,601,949,987	2,078	423	-	28.7%	407,716,442
Mooca Città - Firenze	84,800,000	186	38	-	20.3%	
Mooca Città - Milano	129,700,000	168	71	-	41.0%	
Lindenberg Vista Brooklin	243,000,000	65	31	-	46.7%	
Villares Parada Inglesa	137,824,987	373	10	-	3.0%	
Brooklin Studios by Lindenberg	50,625,000	207	-	-	0.9%	
Lindenberg Alto das Nações	541,000,000	216	45	-	26.1%	
Dot.230	153,000,000	280	45	-	17.5%	
Connect João Dias	70,000,000	476	148	-	32.3%	
Lindenberg Reserva Paraíso	192,000,000	107	35	-	54.8%	
2025	2,364,000,000	4,119	1,311	-	36.4%	872,708,168
Agami Park Residences	318,000,000	45	33	-	72.9%	
SP 360	298,000,000	780	62	-	9.1%	
Lume House	165,000,000	257	178	-	69.5%	
Alt Studios	107,000,000	265	83	-	32.6%	
Moved Osasco	218,000,000	357	83	-	23.9%	
Blue Marine	365,000,000	704	156	-	22.9%	
Pop Osasco	110,000,000	473	268	-	56.9%	
Reserva São Caetano - Parque	569,000,000	790	205	-	25.5%	
Reserva São Caetano - Bosque - 1st Phase	112,000,000	214	79	-	44.0%	
Mooca Città - Torino	102,000,000	234	164	-	68.6%	
2026	1,697,700,000	2,936	873	-	42.2%	827,511,791
Metropolitan by Lindenberg	227,000,000	546	72	-	23.5%	
Casa Nacional	396,700,000	188	152	-	80.0%	
Cidade Parque Guarapiranga – Cond. Rio Bonito	146,000,000	960	1	-	0.3%	

Reserva São Caetano - Bosque - 2nd Phase	155,000,000	328	111	-	38.4%
Reserva São Caetano - GranResort - 1st Phase	457,000,000	497	307	-	58.4%
Azzure Resort Life - 1st Phase	199,000,000	211	98	-	45.1%
Reserva São Caetano - Bosque - 3rd Phase	117,000,000	206	132	-	68.1%

PoC EVOLUTION

Project	06/2025	09/2025	12/2025	03/2026	06/2026
2021					
Dream View Sky Resort and Fit Estação Oratório	100%	100%	100%	100%	100%
Arkadio	88%	91%	100%	100%	100%
In Design Ipiranga	100%	100%	100%	100%	100%
Unique Green	93%	100%	100%	100%	100%
Pin Osasco	100%	100%	100%	100%	100%
2022					
Vila Nova Fazendinha	100%	100%	100%	100%	100%
Expression and Exalt	89%	100%	100%	100%	100%
Haute e Hub Brooklin	89%	100%	100%	100%	100%
Chanés Street	70%	82%	91%	100%	100%
Park Avenue	90%	94%	100%	100%	100%
2023					
East Blue Tatuapé	59%	70%	81%	89%	100%
Lindenberg Ibirapuera	84%	88%	92%	95%	100%
2024					
Mooca Città - Firenze	21%	31%	44%	52%	68%
Mooca Città - Milano	21%	29%	39%	45%	58%
Lindenberg Vista Brooklin	32%	33%	37%	41%	47%
Villares Parada Inglesa	27%	32%	36%	42%	51%
Lindenberg Alto das Nações	40%	43%	48%	53%	59%
Dot.230	35%	35%	38%	41%	48%
Connect João Dias	26%	26%	39%	39%	39%
Lindenberg Reserva Paraíso	36%	39%	41%	44%	48%
2025					
SP 360	31%	31%	32%	34%	39%
Agami Park Residences	39%	39%	40%	41%	44%
Alt Studios	0%	27%	29%	31%	34%
Lume House	0%	17%	19%	24%	30%
Moved Osasco	0%	17%	20%	25%	30%
Blue Marine	0%	30%	30%	30%	33%
Pop Osasco	0%	0%	6%	8%	11%
Reserva São Caetano - Parque	0%	0%	13%	14%	17%
Reserva São Caetano - Bosque	0%	0%	0%	0%	16%
Mooca Città – Torino	0%	0%	0%	0%	13%
2026					
Metropolitan by Lindenberg	0%	0%	0%	29%	30%
Cidade Parque Guarapiranga – Condomínio Rio Bonito	0%	0%	0%	12%	13%

REVENUE BY PROJECT

Project	% Eztec	Accumulated Gross Revenue
2012		
Neo Offices	100%	41,282
Bosque Ventura	85%	180,166
Terraço do Horto	100%	11,994
Massimo Nova Saúde	100%	68,641
In Design	100%	118,831
The View Nova Atlântica	100%	98,351
Green Work	100%	136,201
Up Home Santana	100%	51,377
Chácara Cantareira	100%	181,277
Prime House São Bernardo	100%	171,016
Parque Ventura	85%	231,817
Jardins do Brasil - Abrolhos	76%	200,653
Jardins do Brasil - Amazônia	85%	238,894
Brasiliano	90%	76,595
Dez Cantareira	50%	23,201
2013		
EZ Towers	100%	1,320,830
Le Premier Paraíso	100%	97,643
Premiatto Sacomã	100%	64,338
Splendor Vila Mariana	100%	72,447
EZ Mark	100%	251,152
Jardins do Brasil - Mantiqueira	76%	199,754
Centro Empresarial Jardins do Brasil	76%	202,625
Massimo Vila Mascote	100%	143,661
Quality House Ana Costa	100%	129,069
Cidade Maia - Alameda	100%	156,959
Cidade Maia - Jardim	100%	224,310
Cidade Maia - Praça	100%	274,211
2014		
Cidade Maia - Botânica	100%	367,756
Cidade Maia - Reserva	100%	231,186
Magnífico Mooca	63%	68,243
San Felipe - Palazzo	100%	55,400
San Felipe - Giardino	100%	105,453
Prime House Parque Bussocaba	100%	202,516
Le Premier Flat Campos do Jordão	100%	137,752
Legítimo Santana	100%	62,878
2015		
Splendor Ipiranga	100%	82,615
Massimo Vila Carrão	100%	55,222
Jardins do Brasil - Atlântica	76%	223,300
2016		
Le Premier Moema	50%	54,561
Splendor Brooklin	100%	100,054
Up Home vila Mascote	100%	66,318
2017		
Legittimo Vila Romana	100%	55,146
In Design Liberdade	100%	76,949
Verace Brooklin	100%	95,662
Clima São Francisco	100%	74,798
2018		
Z.Cotovia	100%	111,872
Vertiz Tatuapé	100%	132,020
Sky House	100%	77,056
Fit Casa Brás	70%	148,197
Diogo Ibirapuera	100%	156,066
Z.Pinheiros	100%	224,135
2019		
Le Jardin Ibirapuera	100%	79,370
Vértiz Vila Mascote	100%	124,205
Fit Casa Rio Bonito	100%	165,055
Vivid Perdizes	100%	85,420

Pátrio Ibirapuera	70%	287,441
Artis Jardim Prudência	100%	61,989
Haute Ibirapuera	100%	175,311
Jardins do Brasil - Reserva JB	76%	343,519
EZ Parque da Cidade	100%	716,678
2020		
Air Brooklin	100%	457,394
Fit Casa Alto do Ipiranga	100%	102,253
Z.Ibirapuera	100%	126,732
Giardino Gran Maia	100%	126,978
Piazza Gran Maia	100%	145,688
Fit Casa Estação José Bonifácio	100%	190,199
Signature	50%	147,689
Ereditá	50%	87,771
2021		
Dream View Sky Resort	100%	241,656
Unique Green	100%	807,552
In Design Ipiranga	100%	46,759
Arkadio	100%	421,664
2022		
Expression and Exalt	100%	399,094
Haute and Hub Brooklin	100%	352,562
Park Avenue	50%	169,744
Chanés Street	100%	140,282
2023		
East Blue	100%	161,918
Lindenberg Ibirapuera	80%	432,723
2024		
Villares Parada Inglesa	75%	76,164
Mooca Città – Firenze	50%	52,722
Mooca Città – Milano	50%	45,794
Lindenberg Vista Brooklin e Brooklin Studios	50%	58,675
Dot.230	100%	65,000
Lindenberg Alto das Nações	90%	240,535
2025		
Agami Park Residences	100%	35,870
SP 360	100%	111,732
Lume House	100%	14,585
Alt Studios	100%	23,913
Moved Osasco	100%	49,756
Blue Marine	100%	91,638
Reserva São Caetano (Consolidated)	100%	101,679
2026		
Metropolitan by Lindenberg	70%	50,434

CASH FLOW

Period ended on June 30th, 2026 In thousands of Brazilian Reais – R$	1H26
Net Income	243,523
Adjustments to Reconcile Net Income to Net Cash Used in (Provided by) Operating Activities	(117,123)
Present Value Adjustment Net of Taxes	(1,923)
Monetary Variation and Interest, Net	(107,107)
Amortization of Goodwill and Fair Value Adjustments	2,469
Depreciation and Amortization	7,518
Equity Income	(44,642)
Income Tax and Social Contribution, Current and Deferred	17,703
Reserve for Contingencies	-
Allowance for Doubtful Accounts and Provision for Contract Cancellation	(5,953)
Financial Expenses	14,813
Increase (decrease) in Operating Assets:	80,445
Trade Accounts Receivables	153,222
Real Estate Held for Sale	(78,426)
CEPAC Acquisition	-
Other Assets	5,649
Increase (decrease) in Operating Liabilities:	(46,156)
Advances from Customers	18,068
Trade Payables	(1,361)
Other Liabilities	3,815
Dividends Received from Jointly Controlled Entities	34,312
Income Tax and Social Contribution Paid	(23,455)
Interest Paid	(77,535)
Net Cash provided by (used in) Operating Activities	160,689
Cash Flow from Investing Activities:	(155,024)
Short Term Investments	(1,062,407)
Proceeds From Maturities	943,590
Return of Capital – Cash Effect	5,963
Acquisition of Investments	(13,378)
Acquisition of Fixed Assets	(28,792)
Net Cash Used in **Investing Activities**	(155,024)
Cash Flow from Financing Activities:	623
Proceeds from loans, Financing and Debentures	193,786
Repayment of Loans and financing	(142,432)
Effect of non-controlling interests in Subsidiaries	(19,851)
Related Parties	(2,451)
Dividends Paid	(28,429)
Net Cash provided by **Financing Activities**	623
Dilution in cash and cash equivalents	6,288
Balance at Beginning of Period	66,575
Balance at End of Period	72,863