eztec

Conference Call

2025

Highlights

- *Best Company's result in the last 10 years*
- *Net Margin of 35.7%, 9.8 p.p. higher than 2024*
- *Gross Margin of 41.7%, sustained by cost savings*
- *Company's all-time sales record*
- *Highest annual launch volume in the Company's history*

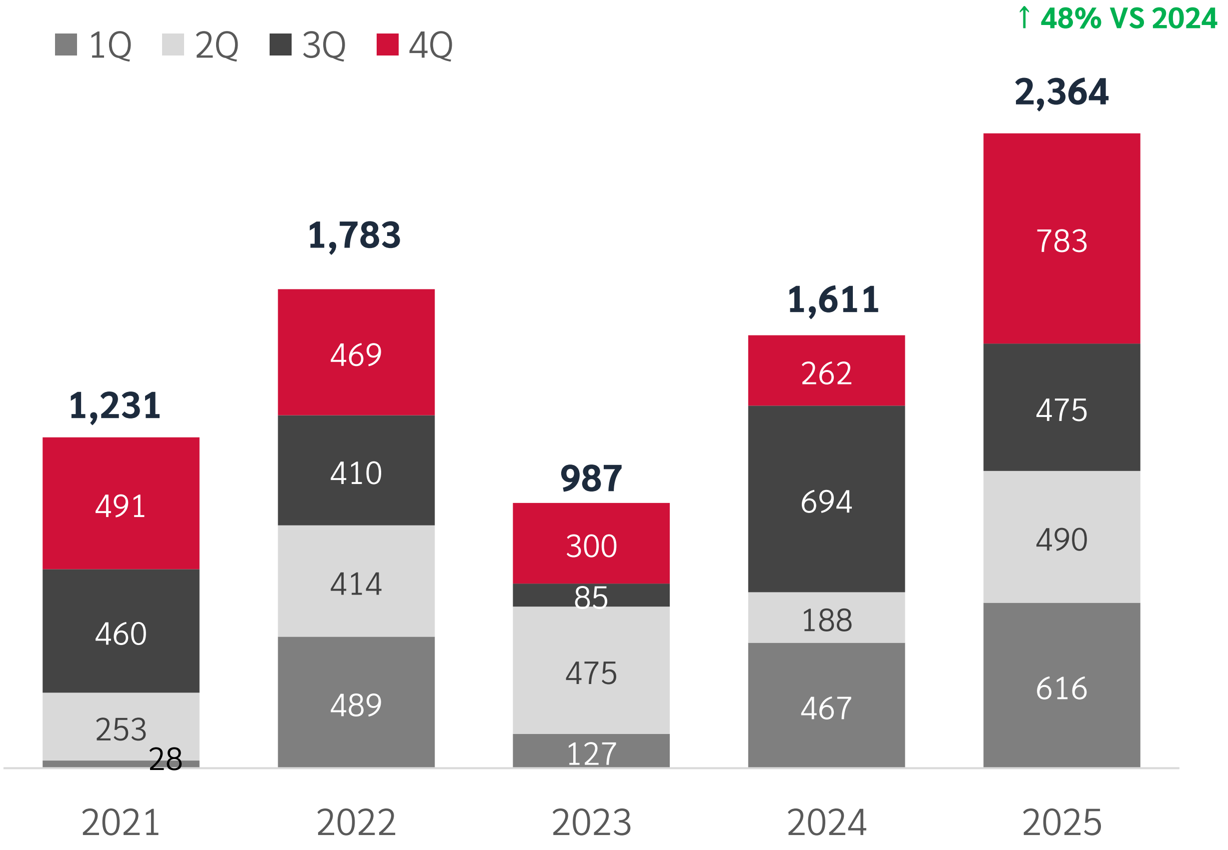
2025
Our Year

*Perspective from Reserva São Caetano Parque (4Q25)

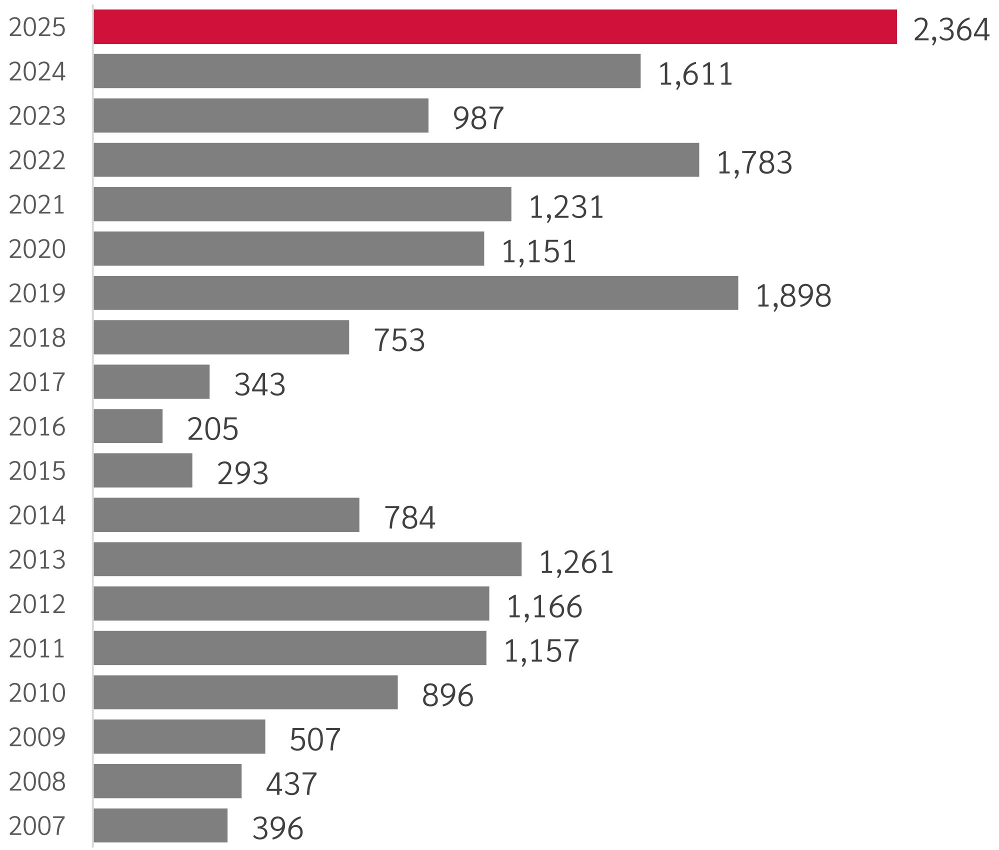
Launches Performance

Evolution and performance of launches over the years

Potencial Sales Value of launches over the years



Potential Sales Value of launches by year since the IPO



Quarter Launches

Reserva São Caetano Parque

100% Eztec

63%

Sold

Until the date of this presentation

R$576 million of PSV *(%Eztec)*

Standard	Middle-end
Units	790
Tipology	59, 68, 76, 79 e 89 s.q.m
Private Area	55,301 s.q.m
Land Area	13,434 s.q.m
Region	RMSP
Location	São Caetano do Sul
Launch Week	11/13/2025

Quarter Launches

Reserva São Caetano Bosque

100% Eztec 1st Phase

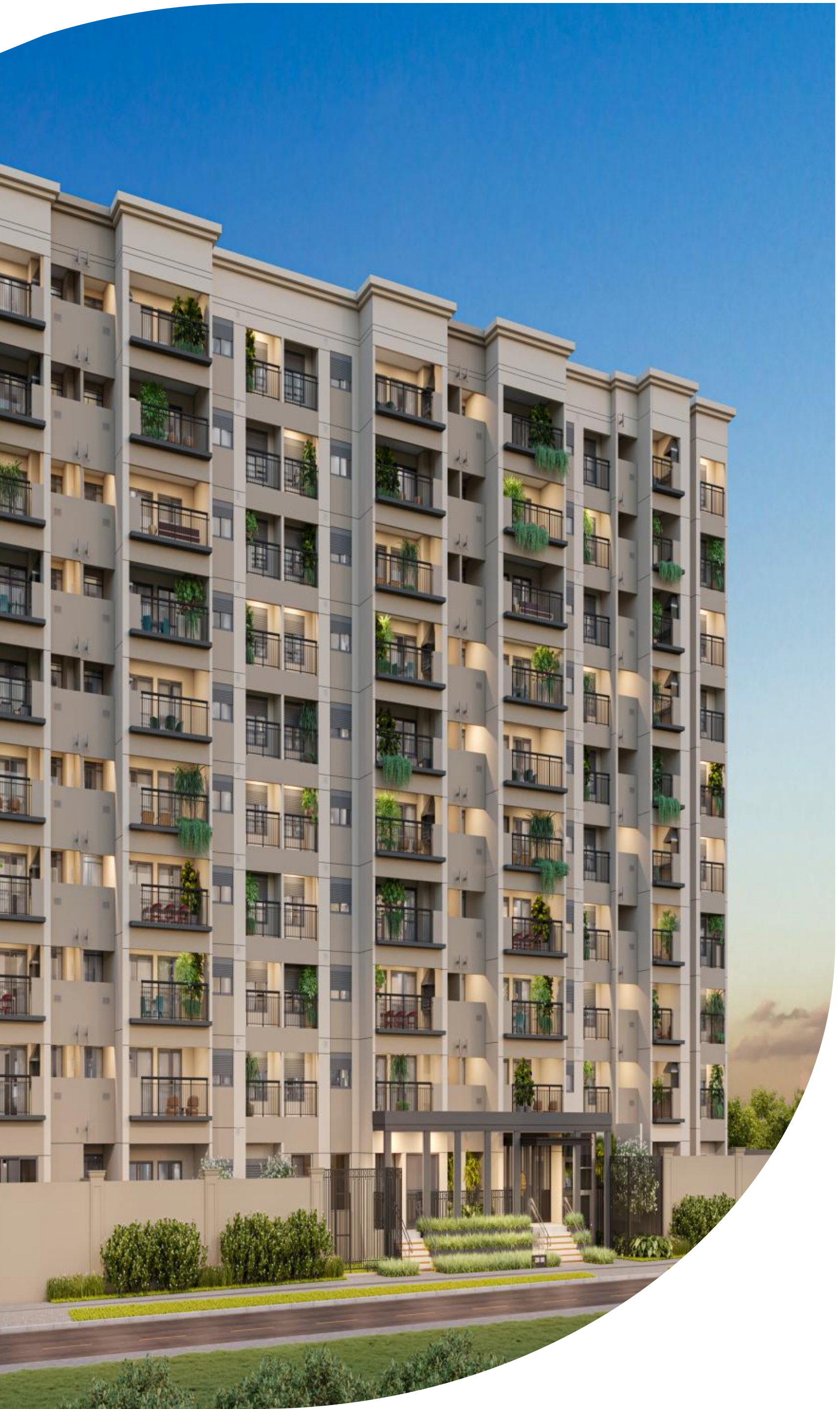
61%

Sold

Until the date of this presentation

R$112 million of PSV (%Eztec)

Standard	Middle-end
Units	214
Tipology	33, 47, e 64 s.q.m
Private Area	10,940 s.q.m
Land Area	2,813 s.q.m
Region	RMSP
Location	São Caetano do Sul
Launch Week	11/28/2025



Quarter Launches

Mooca Cittá - Torino

50% Eztec

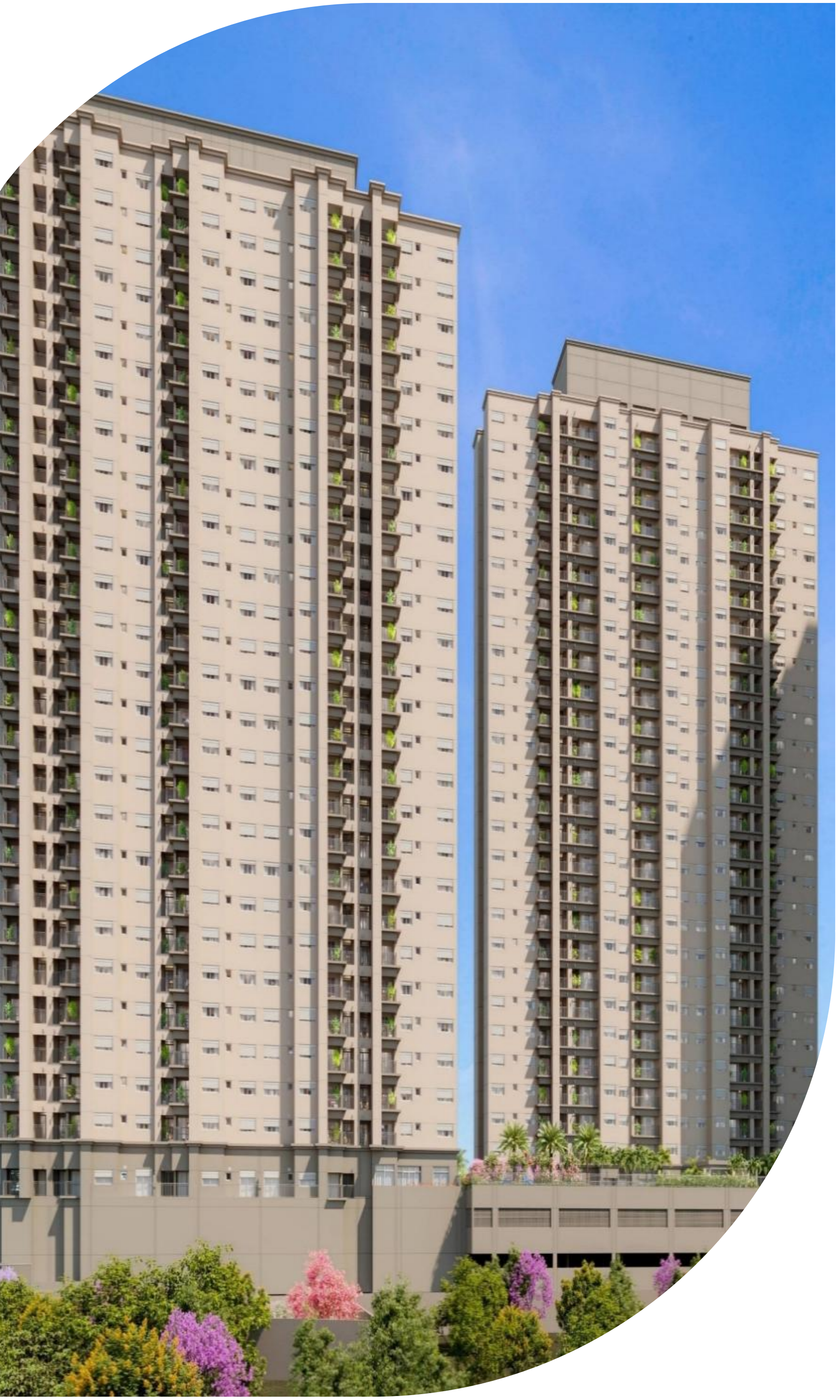
18%

Sold

Until the date of this presentation

R$102 million of PSV *(%Eztec)*

Standard	Middle-end
Units	234
Tipology	63, 78/79, e 82 s.q.m
Private Area	16,023 s.q.m
Land Area	6,199 s.q.m
Region	East Zone
Location	Mooca
Launch Week	12/19/2025



1Q26 launches released

1Q26 projects released until the date of this presentation

Reserva São Caetano Bosque 2nd Phase

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

38%

Sold

Until the date of this presentation

1Q26 launched projects

1Q26 projects published until the date of this presentation

Metropolitan by Lindenberg

PSV %Eztec:	R$ 227 million
Location:	Chácara Santo Antônio
Standard:	Middle-high-end
Tipology:	22, 31, 59, 64 e 74 s.q.m
Stake:	70% Eztec
Units:	546

57%

Sold

Until the date of this presentation

1Q26 launched projects

1Q26 projects published until the date of this presentation

Cidade Parque Guarapiranga – Condomínio Rio Bonito

PSV %Eztec:	R$ 146 million
Location:	Guarapiranga
Standard:	Low-end
Tipology:	42, 37, 34, e 27 s.q.m
Stake:	50% Eztec
Units:	960

~60%

Sold

Until the date of this presentation

Upcoming launches

Projects scheduled to be launched in the coming quarter

Casa Nacional Brooklin

PSV %Eztec:	R$ 393 million
Location:	Brooklin
Standard:	Middle-high-end
Tipology:	114 e 136 s.q.m
Stake:	100% Eztec
Units:	188

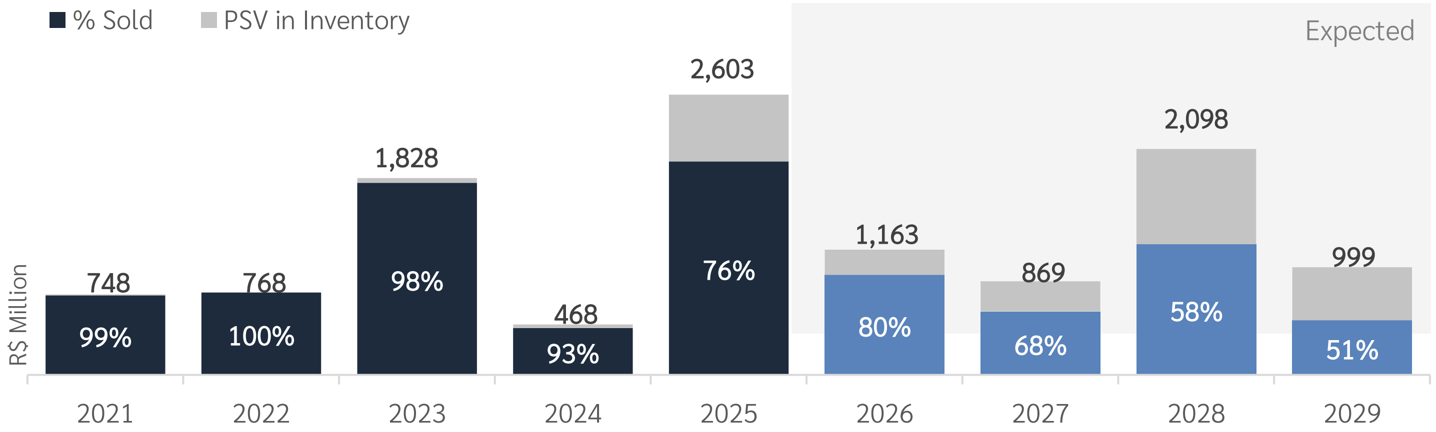
Deliveries

Below is the delivery schedule of 2025

DELIVERY SCHEDULE	%Eztec	SPE	Result	Sold private area (%)	PSV %EZ (R$ MN)
1Q25				70.4%	296
Pin Osasco- 2ª fase	60%	Criciuma	Equity	95.2%	44
Dream View Sky Resort	100%	Santa Laura	Consolidated	60.1%	253
3Q25				81.3%	1,597
Haute Brooklin	100%	Cannes	Consolidated	83.9%	232
Hub Brooklin	100%	Cannes	Consolidated	75.3%	182
Expression	100%	Islandia	Consolidated	90.6%	177
Exalt	100%	Islandia	Consolidated	83.5%	228
Unique Green – Emerald e Turmaline	100%	Gol	Consolidated	85.1%	777
4Q25				65.4%	710
Arkadio	100%	Guara	Consolidated	70.5%	460
Park Avenue	50%	Harisa	Equity	50.6%	250
YEAR TO DATE				76.1%	2,603

Arkadio (2021)

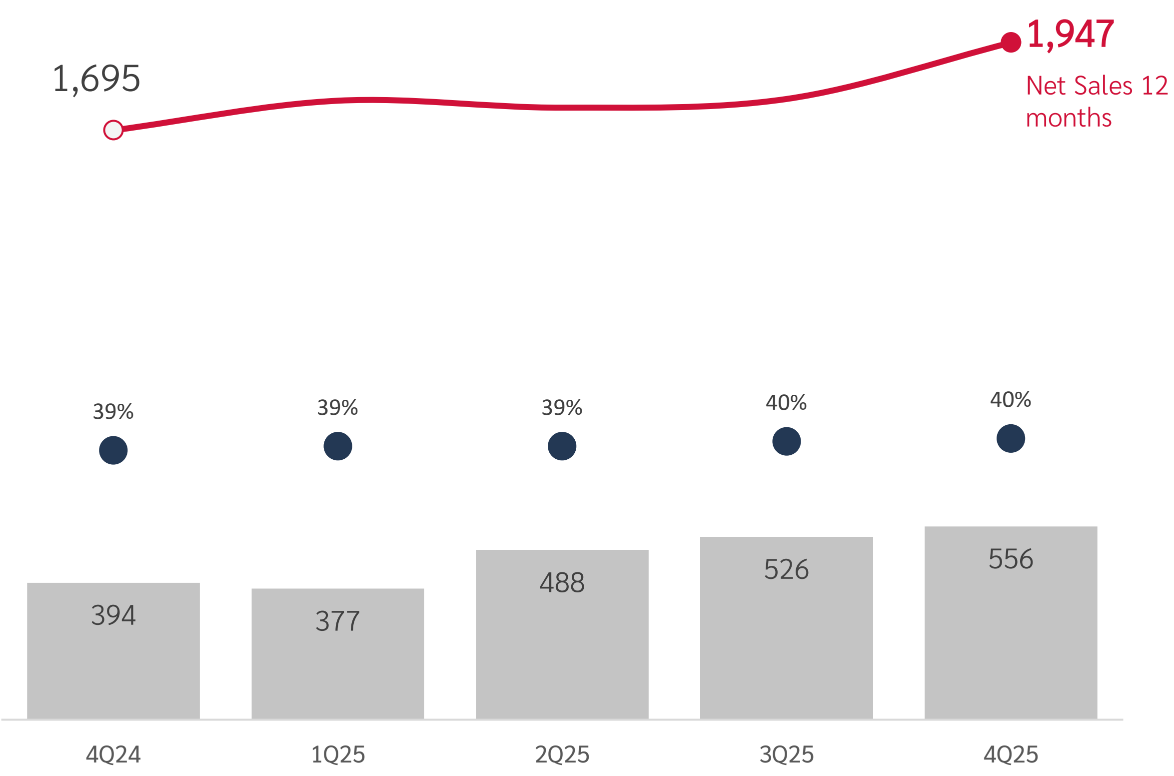
Of units sold



Net Sales

Evolution and performance of sales over the years

Evolution of Net Sales and 12m SoS



Net Sales 4Q25 — R$556 million ↑ 6% vs 3Q25

Net Sales 2025 — **R$1,948 million** ↑ 15% vs 2024

Highlights:

- 4Q25 is the best quarter in sales in the Company's history
- Launch Sales remain elevated, reaching R$ 458 million in 4Q25
  (Increase of 21% vs 3Q25 and 190% vs 4T24)

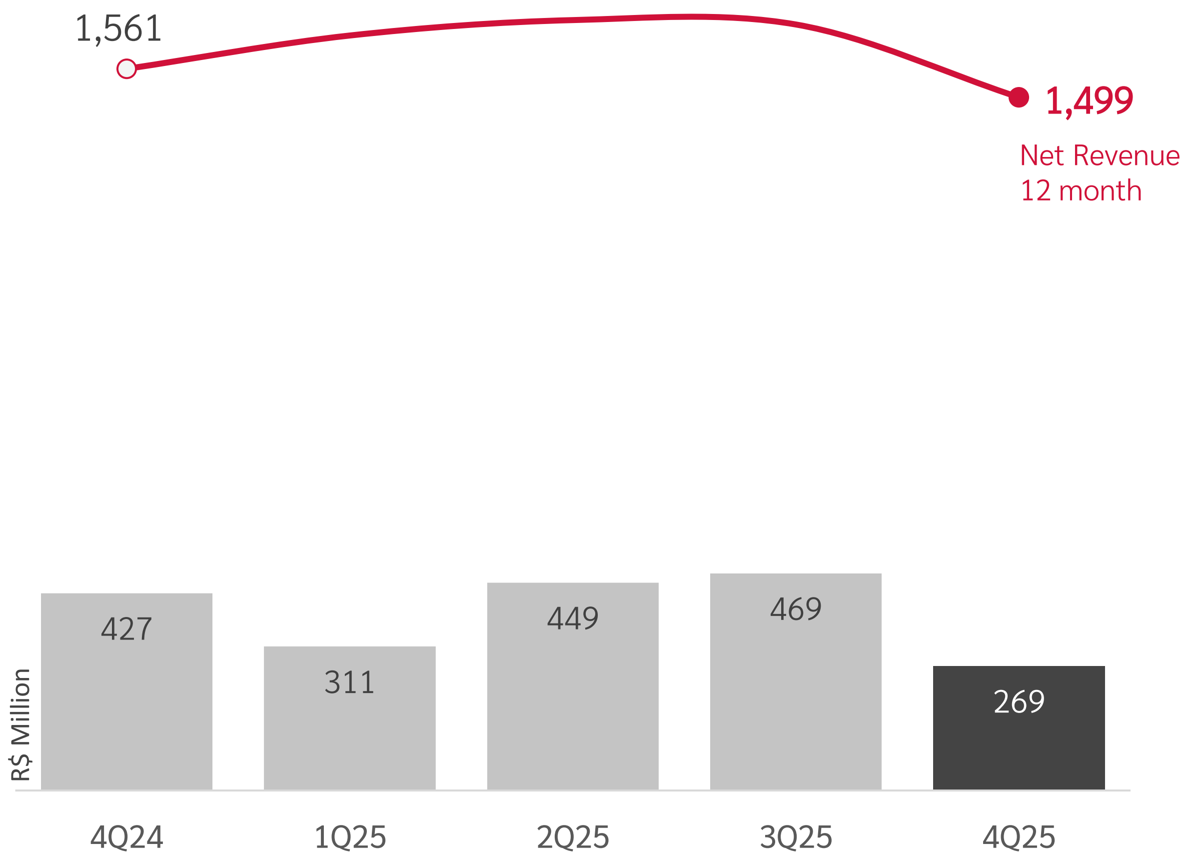
2025

Financial Highlights

Net Revenue

Below are the movements in Net Revenue

Quarterly Evolution of Net Revenue and 12m accumulated



Net Revenue 4Q25	R$269 million
Net Revenue 2025	**R$1,499 million**

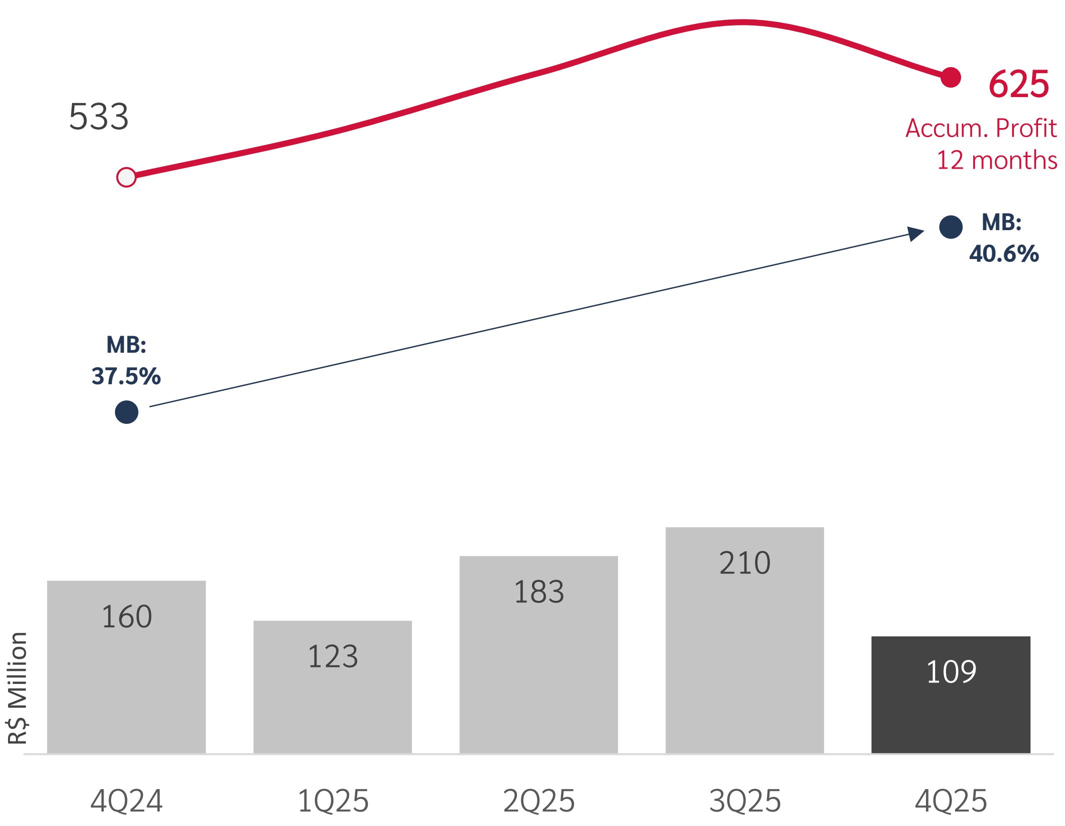
Highlights:

- Delivery of 67% of projects in 2025 with cost savings.
- High performance in launch sales, with R$ 1,3 billion
  (Increase of 82% vs 2024)
- Revenue reduction due to lower PoC, resulting from the high volume of deliveries completed and the fact that launch sales are not yet contributing to the PoC

Gross Profit

Below are the movements in Gross Profit

Quarterly Evolution of Gross Profit and 12m accumulated



Gross Profit 4Q25	R$109 million
Gross Profit 2025	**R$625 million** ↑ 17% vs 2024

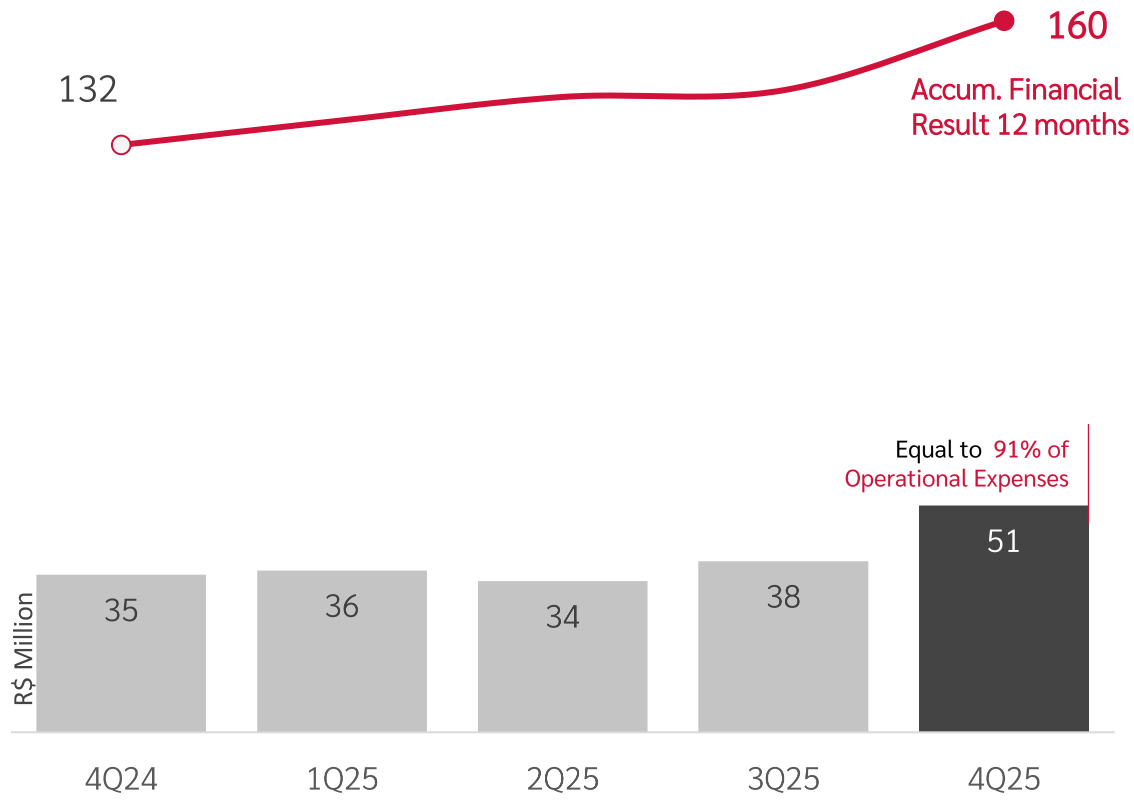
Highlights:

- **40.6%** of quarterly **Gross Margin, 41.7% annual**
  (Increase of 3.1 p.p vs 4Q24)
- **42.8% of Adjusted Gross Margin** excluding financial charges
- **2025 Gross Margin is 7.6 p.p** higher than 2024

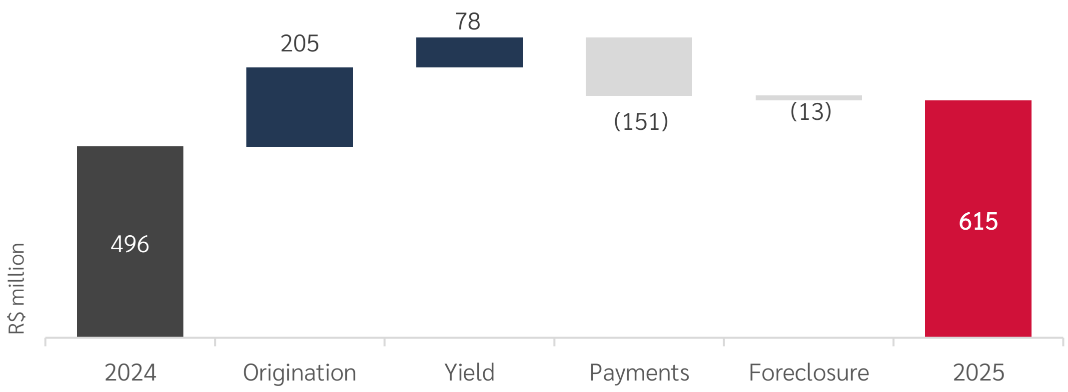
Financial Results

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



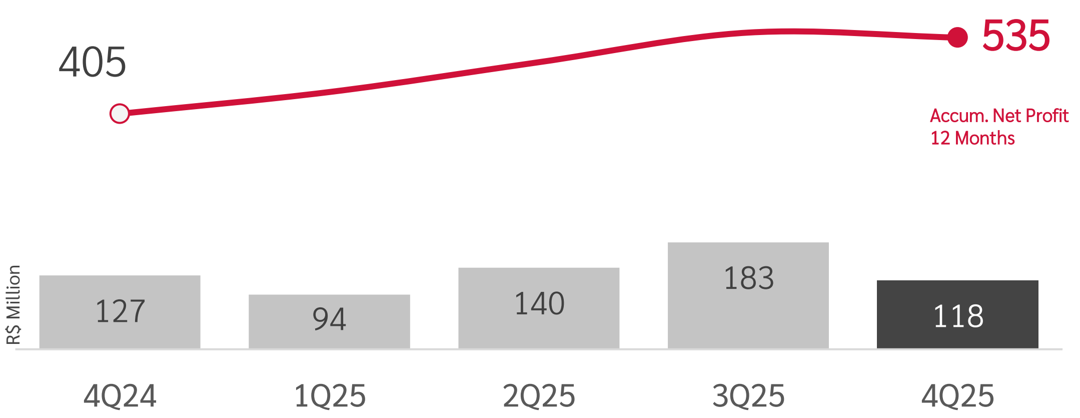
Highlights:

- **R$615 million** financed at %100
  (1,584 units. vs 1,518 units. 4Q25 increase of 4.3%)
- **53% indexed to IGP-DI** and **47% to IPCA**
- Financial Result corresponds to **36.9% of EBIT**

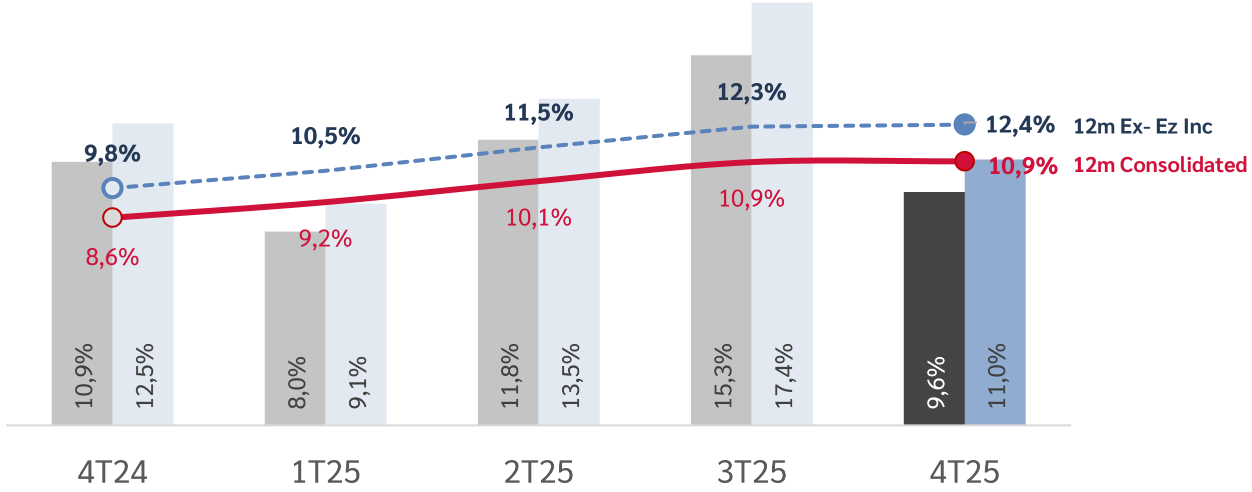
Net profit & ROE

The Company has been consitently recovering its profitability

Quarterly Evolution of Net Profit and 12m accumulated



Evolution of annualized quartel ROE and 12m ROE



Net Profit 4Q25 **R$118 million**

Net Profit 2025 **R$535 million** ↑ 21% vs 2024

Highlights:

- Net Margin of 43.7% in 4Q25
  (Net Margin of 39.1% in 3Q25 and 29.7% in 4Q24)
- +2.3 p.p. ROE expansion over the last 12 months

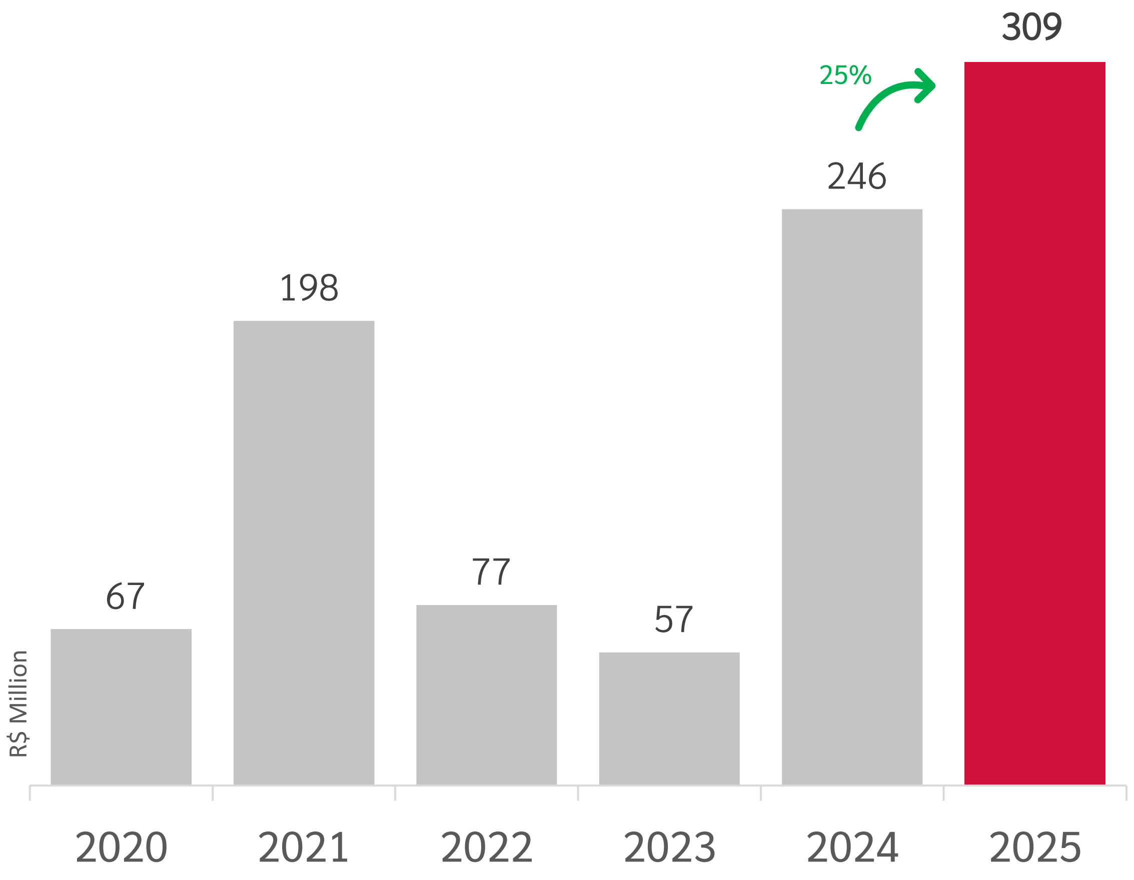
Observation:

- To calculate ROE, the average between the Shareholders' Equity at the end and beginning of the period analyzed is used
- To calculate the annualized quarterly ROE = $\left(1+\frac{Quarterly\ Net\ Profit}{Average\ Equity}\right)^4 - 1$
- To calculate the ROE ex-EZ Inc we deducted from the Book Equity the value invested in Mairiporã (Esther) and Itajubá (Air Brooklin corporate)

Dividends

Information about quarterly, 12m and extraordinary Dividends

Evolution of 12m accumulated Dividends



Dividends

2025 R$309 million

Represents 57.7% of Net Profit

Informations:

- Total amount: R$308.804.434,00 relating to the year of 2025

Capital Structure

The company has consistently recovered its profitability

Information:

- Net Cash at the Holding of R$ 175 Million
- Net Cash Generation of R$ 218 Million in 2025

Debt Composition

Production Finance (SFH) – 36% of total

Cost of Debt: **8.4% per year**
Final due date: **until May 2029**

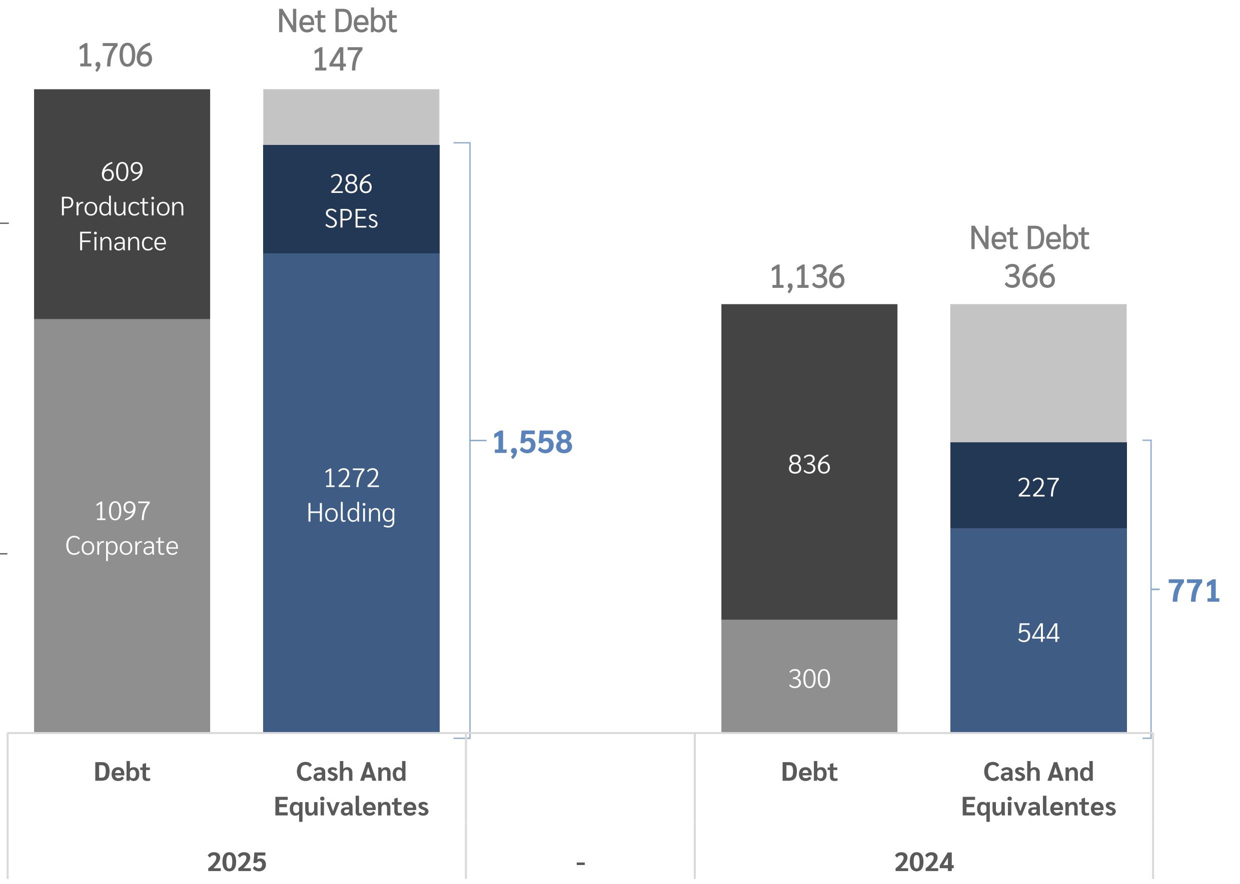
Corporate (Debentures & CRI)

2nd Emission of Debentures
- Debentures: R$300 Million
Cost of Debt : **CDI + 0.85% per year**

3rd Emission of Debentures
- CRI: R$394,6 Million
Cost of Debt: **98% CDI**

4th Emission of Debentures
- CRI: R$400 Million
Cost of Debt : **98% e 99.5% CDI**

Annual Comparison of Debt/Net Cash Position



Contact RI

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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:

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

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.