eztec

Earnings Conference Call

2Q26

Highlights

- *Historic record of launches and net sales in a half-year period.*
- *Semi-annual Inventory Sales up 42% vs 1H25.*
- *2026 launch guidance already 49% to 68% achieved in the half-year.*
- *High absorption of launches, representing 73.6% of net sales in the half-year.*
- *Gross margin of 39.7% driven by sales performance, construction cost savings, and land sale.*

2Q26

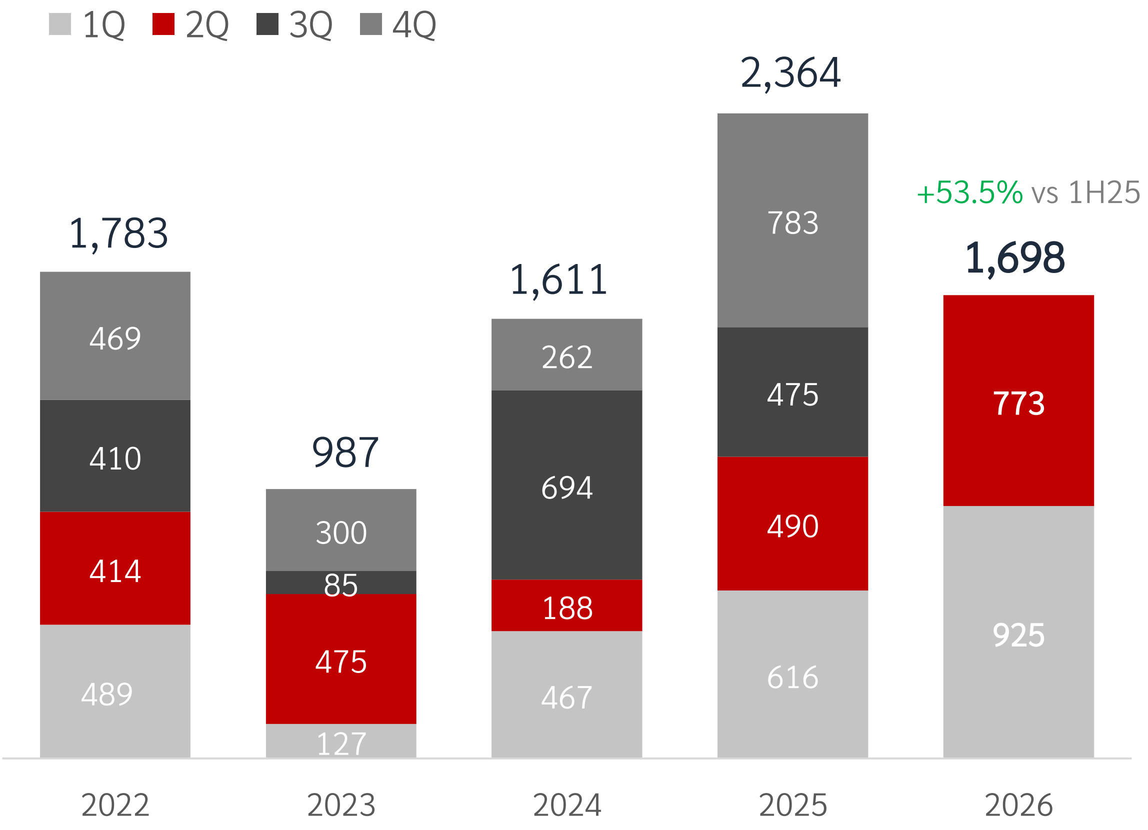
Our Quarter

*Perspective of the Azzure Resort Life (2Q26)

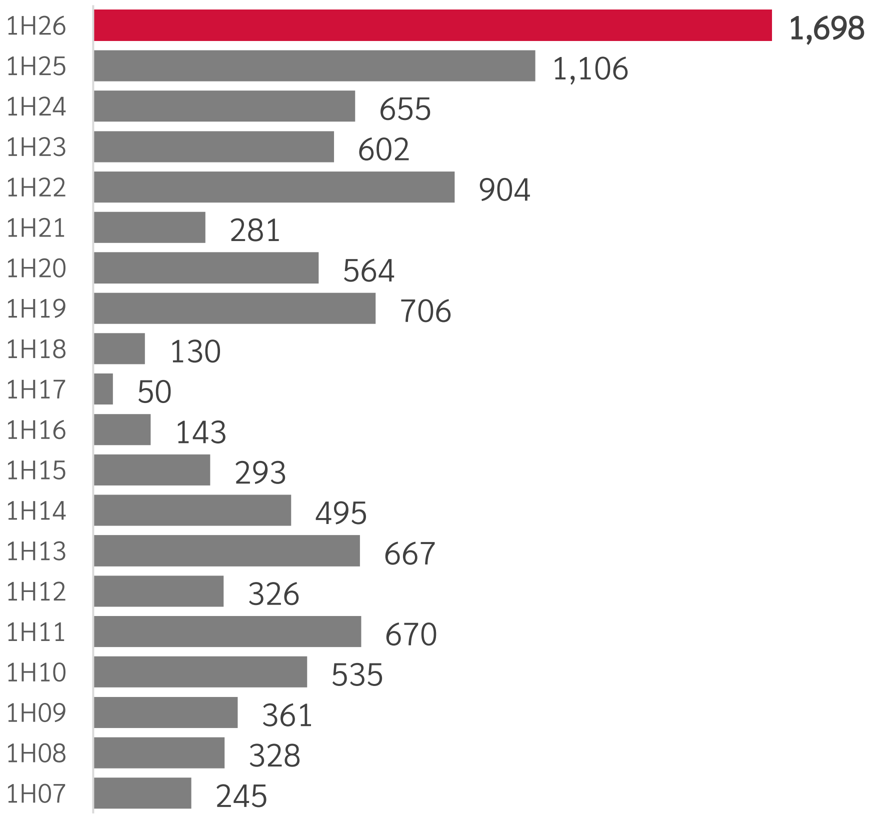
Launches Performance

Evolution and performance of launches over the years

Potential Sales Value of launches over the years



Potential Sales Value of launches in the first half-year since the IPO



Quarter Launches

Reserva São Caetano Bosque 3rd Phase

100% Eztec

45%

Sold*

**Until the date of this presentation*

R$ 117 million of PSV *(%Eztec)*

Standard	Middle-end
Units	206
Typologies	33, 47, and 64 sqm
Private Area	10,596 sqm
Land Area	2,727 sqm
Region	SPMR
Location	São Caetano do Sul

Quarter Launches

GranResort Reserva São Caetano 1st Phase

100% Eztec

45%
Sold*

*Until the date of this presentation

R$ 457 million of PSV (%Eztec)

Standard	Middle-end
Units	497
Typologies	68 to 134 sqm
Private Area	43,332 sqm
Land Area	10,281 sqm
Region	SPMR
Location	São Caetano do Sul

Quarter Launches

Azzure Resort Life 1st Phase

100% Eztec

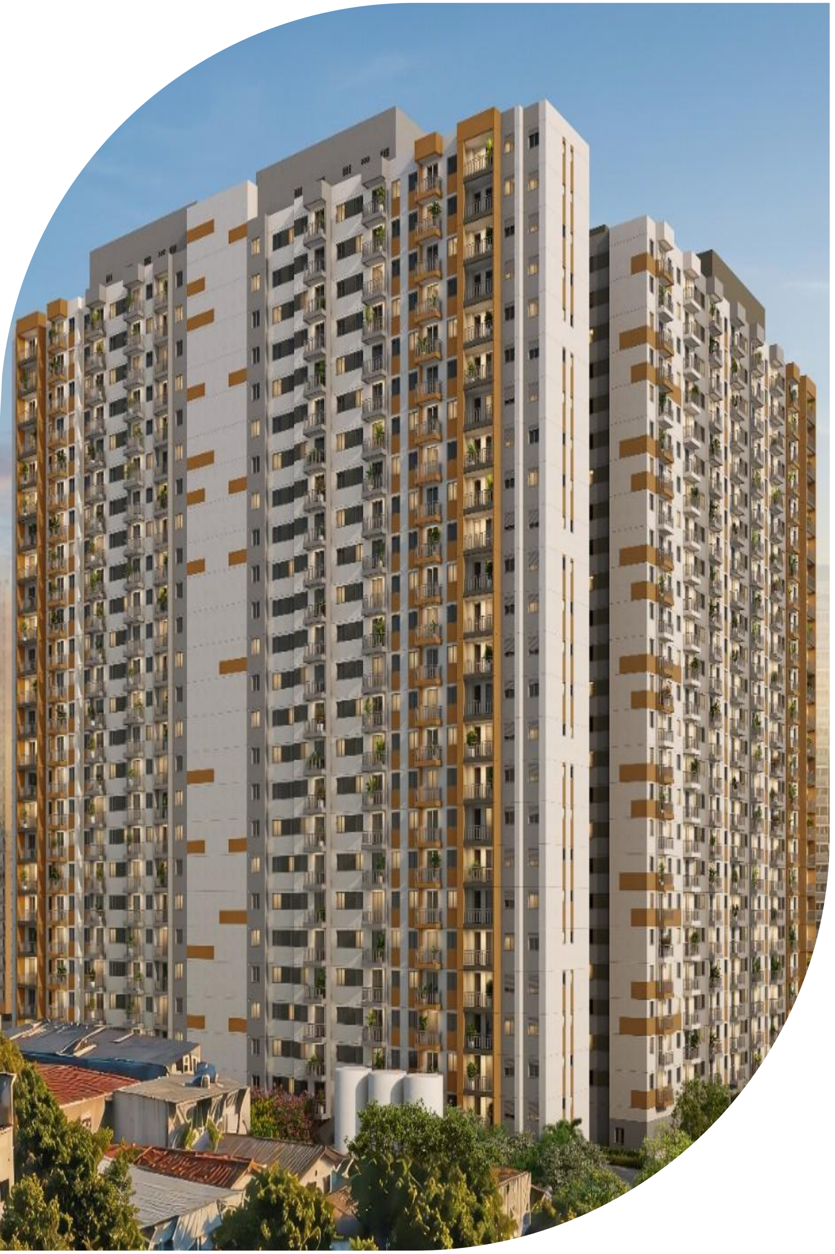
63%

*Sold**

**Until the date of this presentation*

R$ 199 million of PSV (%Eztec)

Standard	Middle-end
Units	211
Typologies	63 to 120 sqm
Private Area	18,608 sqm
Land Area	4,687 sqm
Region	SPMR
Location	Osasco



3Q26 Launched Projects

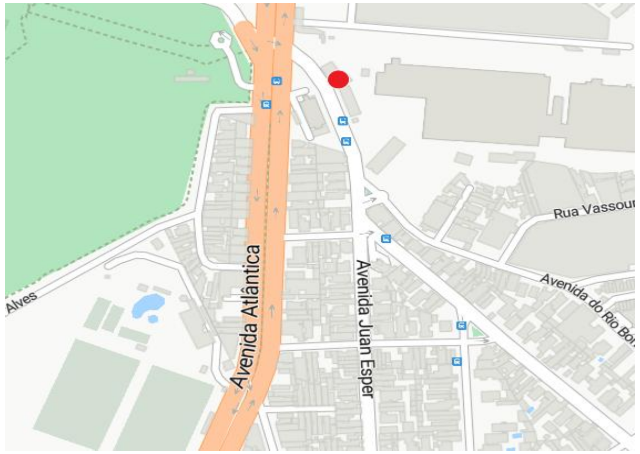
3Q26 projects launched until the date of this presentation

Cidade Parque Guarapiranga - Atlântica 2nd Phase

50% Eztec

R$ 264 million of PSV (%Eztec)

Standard	Low-end
Units	1,632
Typologies	26 to 48 sqm
Private Area	63,190 sqm
Land Area	14,844 sqm
Region	South Zone
Location	Guarapiranga



Next Launches

Projects scheduled to be launched in the coming months

GranResort Reserva São Caetano 2nd Phase

100% Eztec

***R$ 243 million of PSV** (%Eztec)*

Standard	Middle-end
Region	SPMR
Location	São Caetano do Sul

Next Launches

Projects scheduled to be launched in the coming months

Azzure Resort Life – Breeze Tower 2nd Phase

100% Eztec

R$ 218 million of PSV (%Eztec)

Standard	Middle-end
Region	SPMR
Location	Osasco

Next Launches

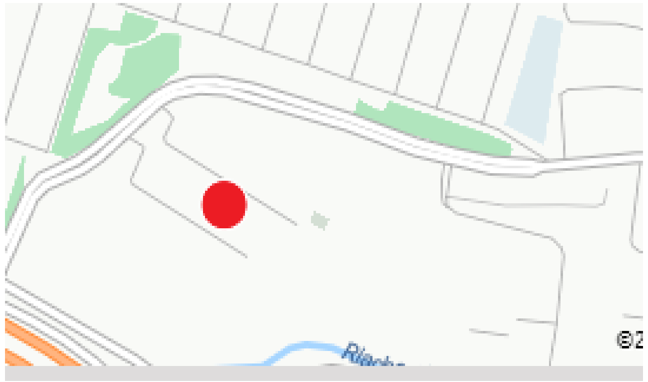
Projects scheduled to be launched in the coming months

Pop Osasco 2nd Phase

50% Eztec

R$ 117 million of PSV (%Eztec)

Standard	Low-end
Region	SPMR
Location	Osasco



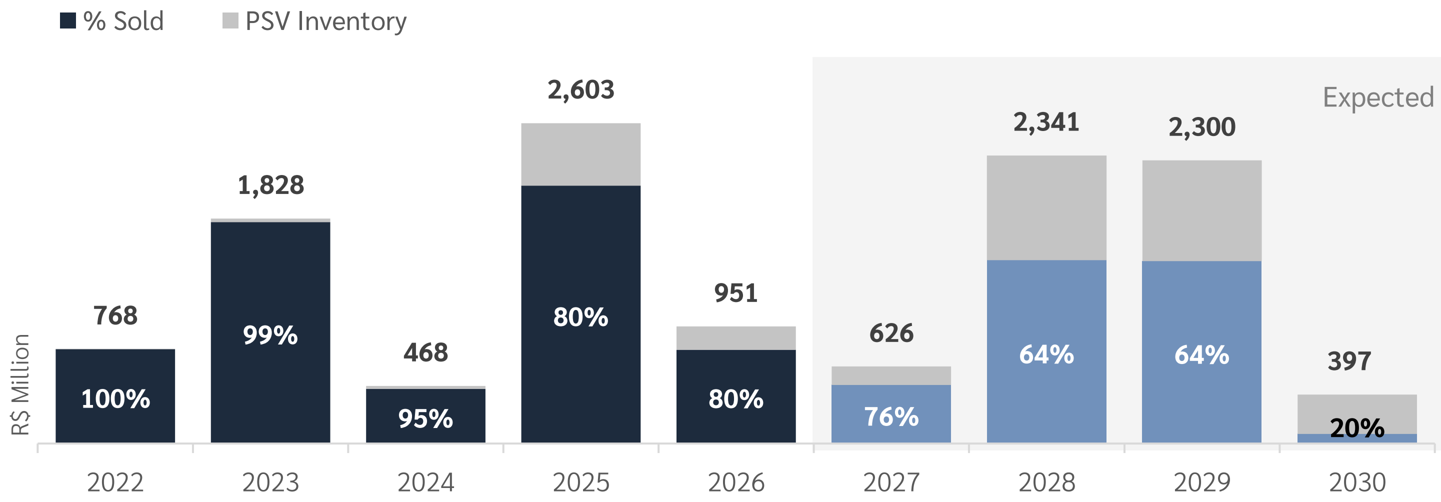
Deliveries

Lindenberg Ibirapuera (2023)

Of private area sold

Below is the delivery schedule of 2026

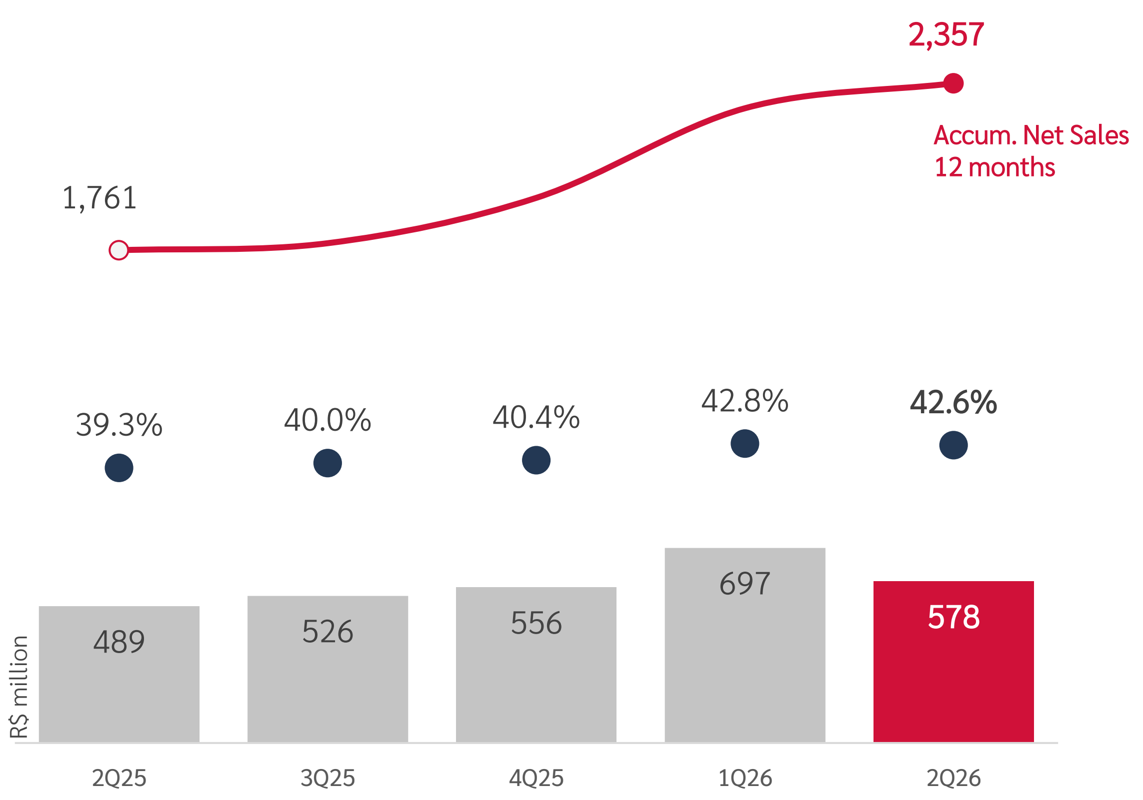
DELIVERY SCHEDULE	%Eztec	SPE	Result	Sold private area (%)	PSV %EZ (R$ MM)
1Q26				77.1%	176
Chanés Street	100%	Barcelona	Consolidated	77.1%	176
2Q26				81.1%	775
East Blue	100%	Jacareí	Consolidated	83.5%	175
Lindenberg Ibirapuera - Art Tower	80%	Caldas Novas	Consolidated	61.6%	300
Lindenberg Ibirapuera - Design Tower	80%	Caldas Novas	Consolidated	97.8%	300
YEAR-TO-DATE				80.2%	951



Net Sales

Below are the movements in sales

Net Sales Evolution and 12M SoS



Net Sales 2Q26

R$ 578 million

Net Sales 1H26

R$ 1,275 million

Highlights

- 1H26 was a record half-year in sales driven by strong absorption of launches.
  (+47% vs 1H25)
- Performed inventory sales grew 42% in 1H26 compared to 1H25.

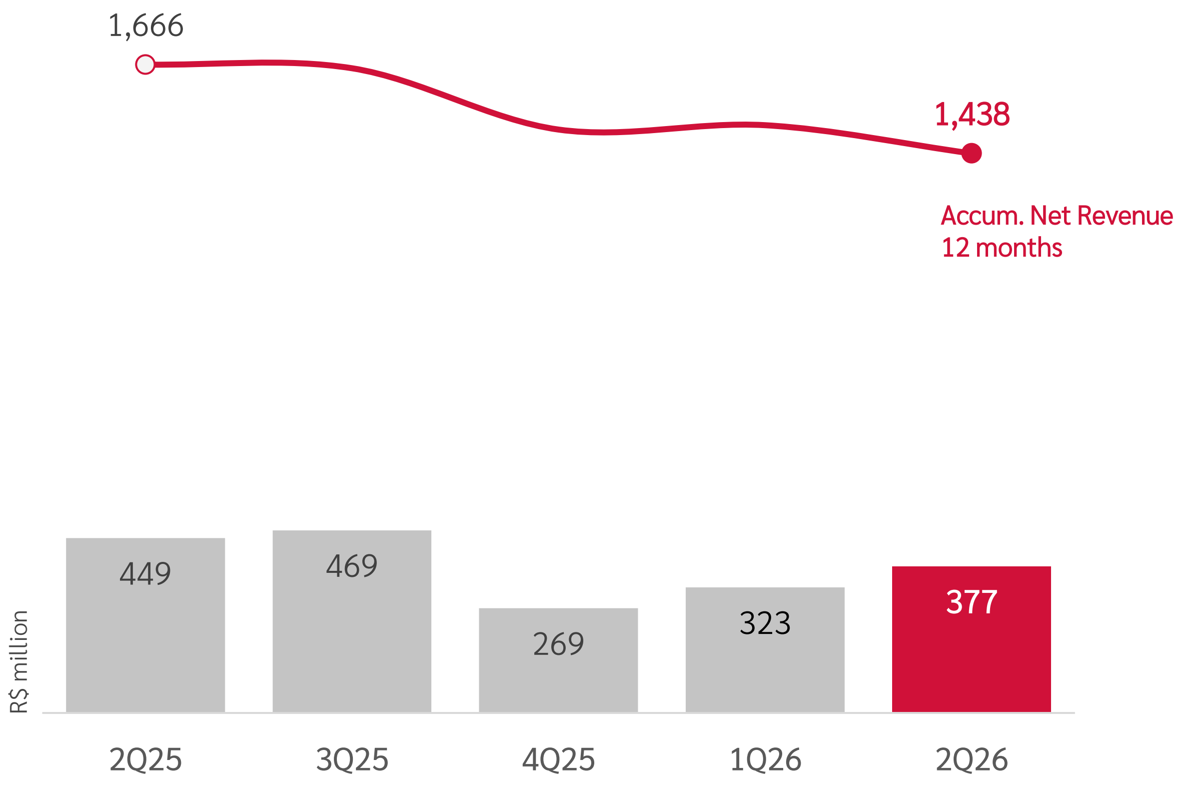
2Q26

Financial Highlights

Net Revenue

Below are the movements in Net Revenue

Quarterly and LTM Net Revenue Evolution



Net Revenue 2Q26

R$ 377 million +17% vs 1Q26

Net Revenue 1H26

R$ 699 million

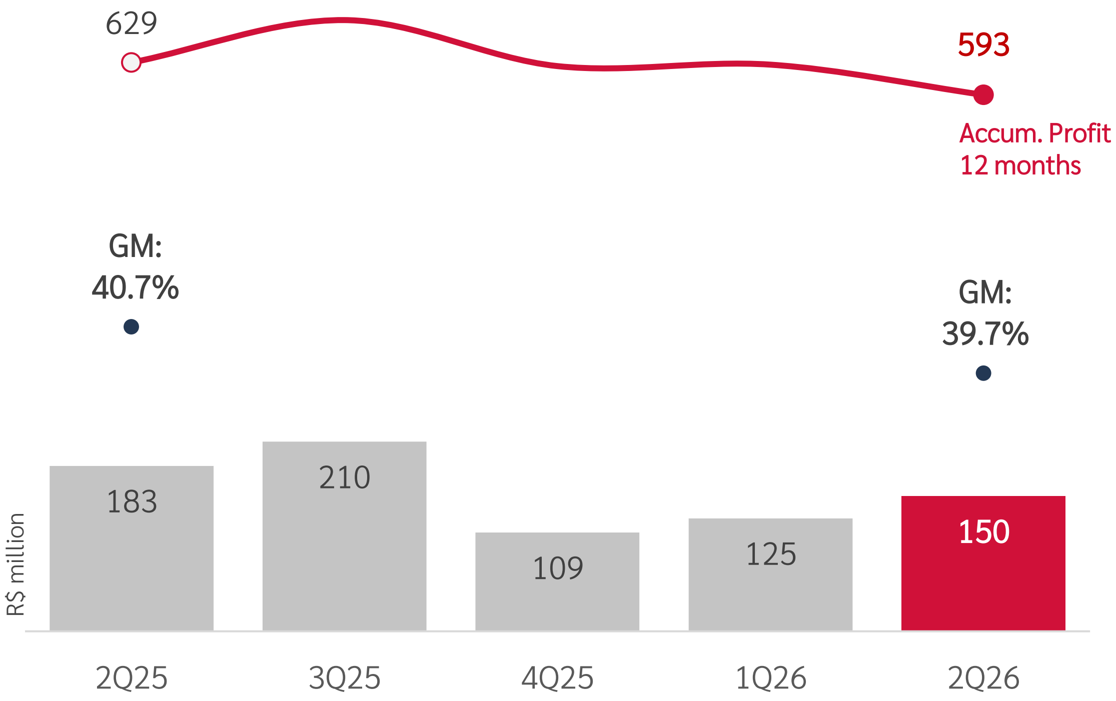
Highlights

- Net Sales of R$101 million in Performed. (+17.4% vs 2Q25)
- Delivery of the Lindenberg Ibirapuera.
- Fulfillment of the Suspensive Clause for the Reserva São Caetano Bosque development.

Gross Profit

Below are the movements in Gross Profit

Quarterly and LTM Gross Profit Evolution



Gross Profit 2Q26

R$ 150 million +20% vs 1Q26

Gross Profit 1H26

R$ 275 million

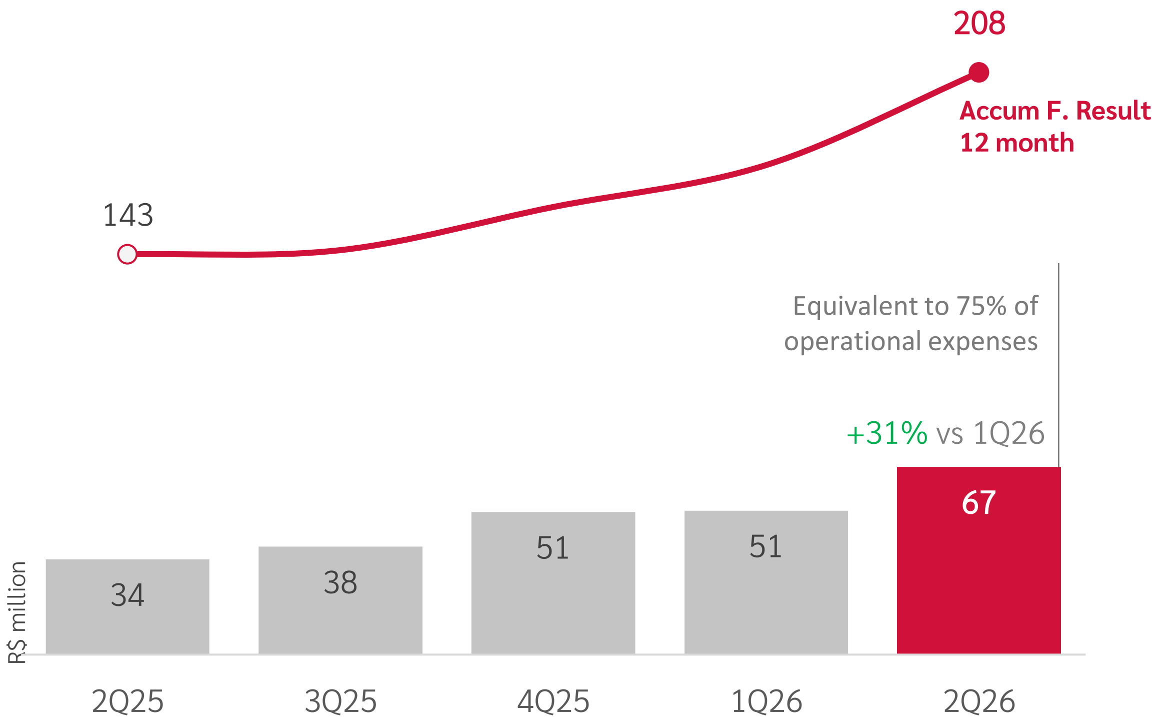
Highlights

- 39.7% Quarterly Gross Margin.
  (+1.0 p.p. vs 1Q26)
- 41.9% Adjusted Gross Margin ex-financial charges.
  (+1.2 p.p. vs 1Q26)
- Benefited by strong sales pace, cost discipline, and sales mix.

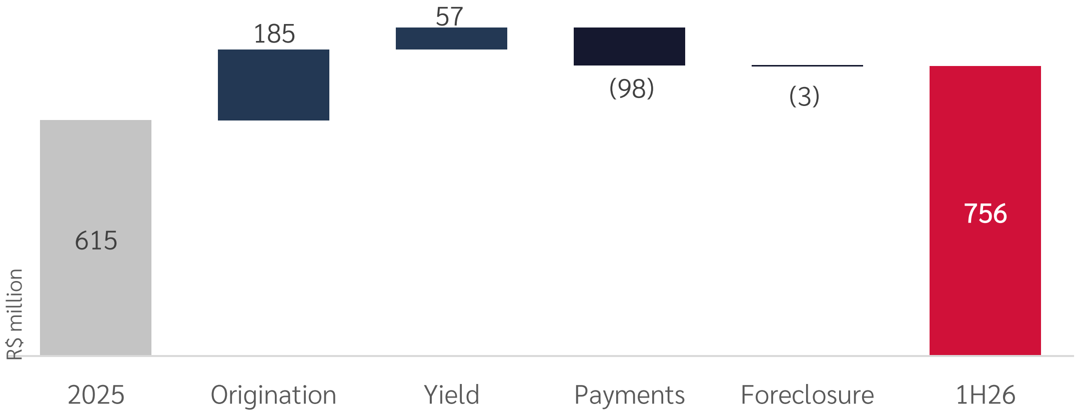
Financial Result

Below are the movements in Financial Results and in the Direct Receivable portfolio

Quarterly and LTM Financial Results Evolution



Evolution of the Direct Receivable Portfolio



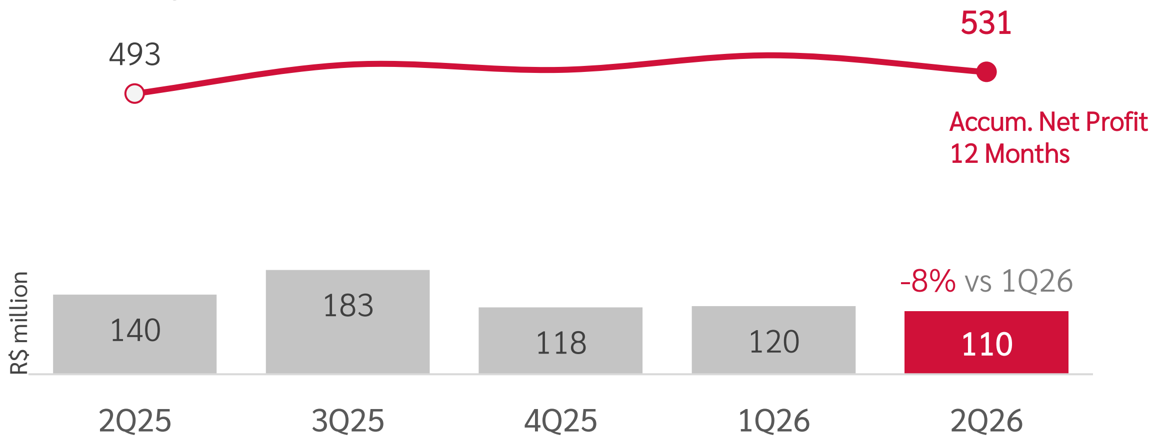
Highlights

- R$ 756 million financed at 100% EZ.
  (1,819 units vs 1,685 units in 1Q26 – 8.0% increase)
- 58% indexed to IGP-DI and 42% to IPCA.
- Higher yield on financial investments, due to a larger base volume and improved financial indicators.

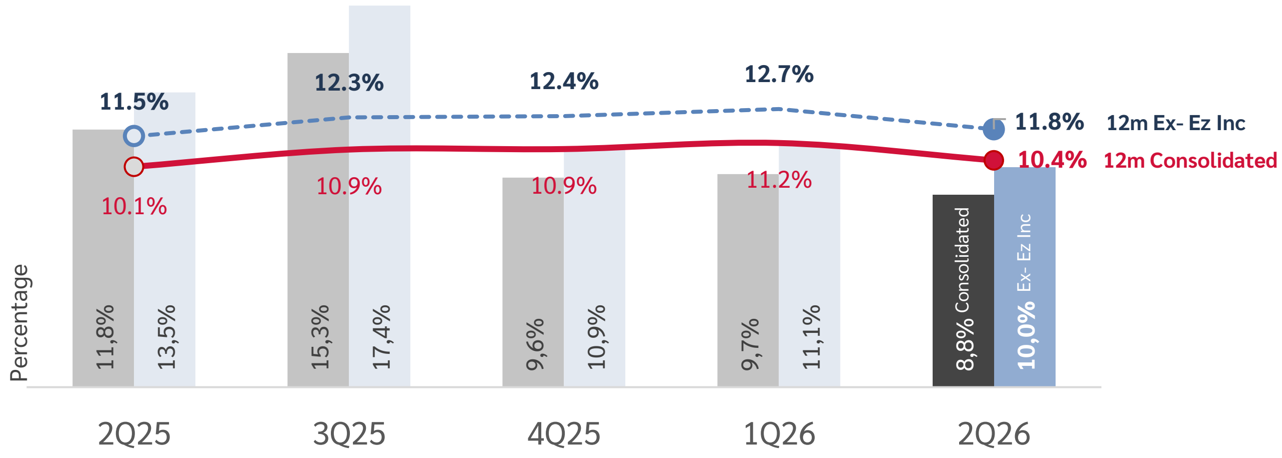
Net Profit & ROE

Below is the evolution of Net Profit and ROE in the period

Quarterly and LTM Net Profit Evolution



Consolidated Annualized Quarterly ROE and LTM ROE Evolution



Net Profit 2Q26

R$ 110 million

Net Profit 1H26

R$ 230 million

Highlights

- Net margin of 29.3% in 2Q26.
  (-7.8 p.p. vs 1Q26)
- +0.3 p.p. increase in ROE over 12 months.

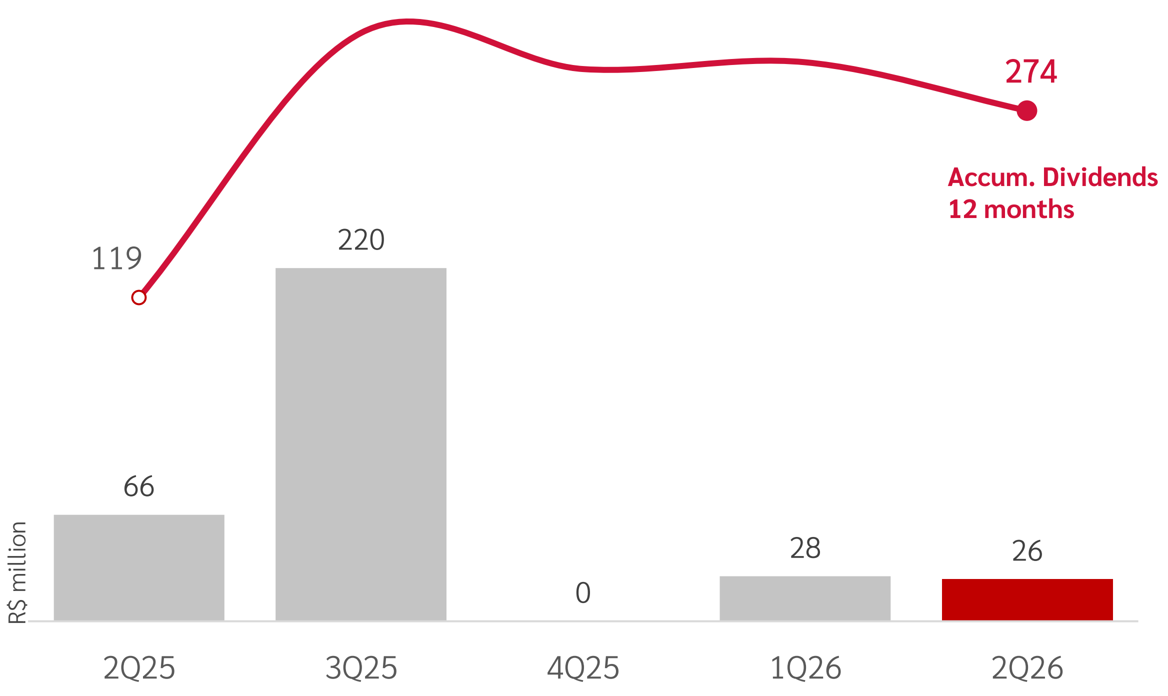
Note:

- To calculate ROE, the average between the Shareholders' Equity at the end and the beginning of the period analyzed is used
- To calculate the annualized quarterly ROE = $(1+\frac{Quarterly\ Net\ Profit}{Average\ Equity})^4 - 1$
- For the Ex-Ez Inc calculation, investments in the SPEs Mairiporã (Esther Towers) and Itajubá (Air Brooklin Corporate) were deducted from equity

Dividends

Below is information about the quarterly and extraordinary dividends distributed

Quarterly and LTM Dividends Evolution



2Q26 Dividends

R$ 26 million

Represents 25% of Adjusted Net Income *

*5% Legal Reserve removed

Information

- Total amount to be distributed: R$ 26,228,772 related to 2Q26 (approximately R$0.09 per share)
- Base Data: **August 13, 2026**
- Ex-Dividend Date: **August 14, 2026**
- Payment Date: **August 28, 2026**

Capital Structure

Below is the composition of debt and the Company's net cash position

Information

- Net cash at the Holding of R$409 million.
- Net cash consumption of R$5 million in 2Q26.

Debt Composition

Construction financing (SFH) – 37% of total

Cost of Debt: **8.4% p.a.**
Final maturity: **up to May 2030**

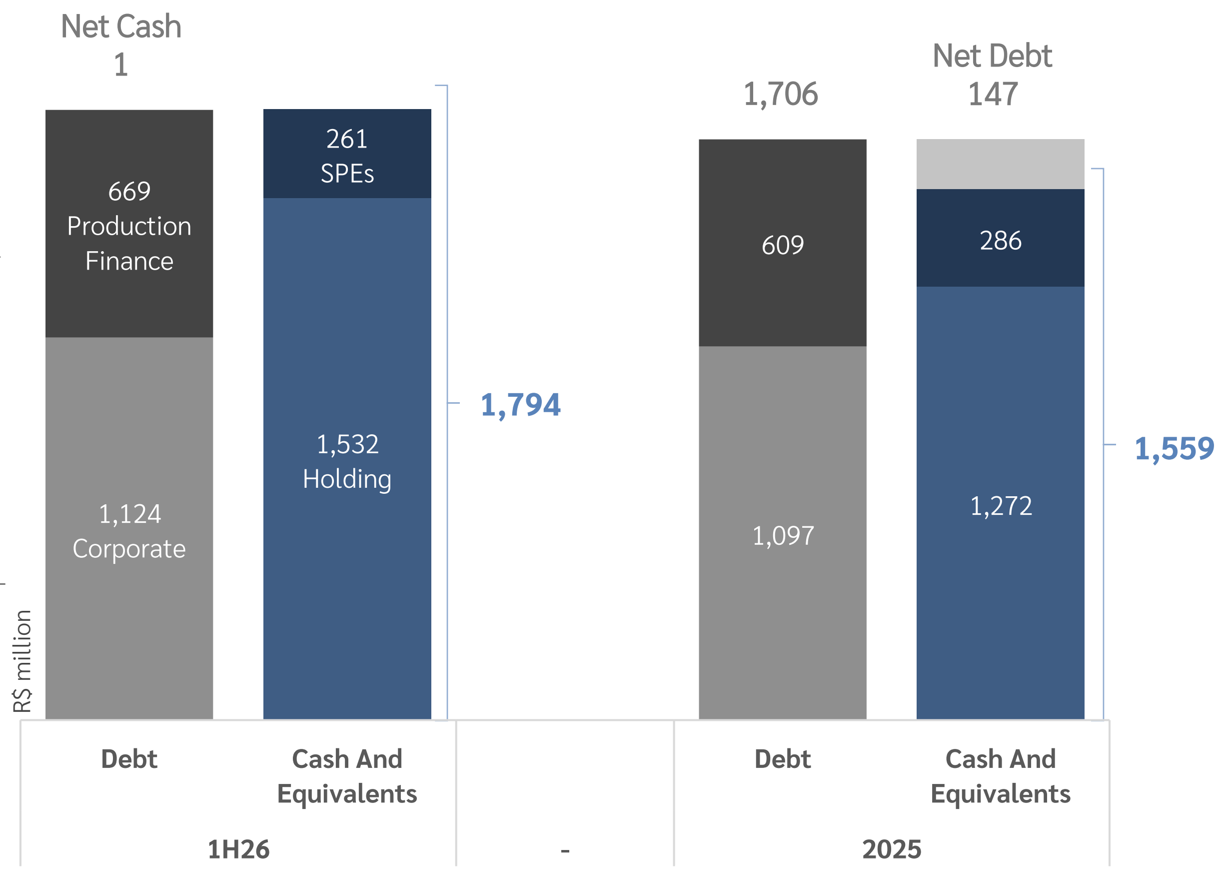
Corporate (Debentures & CRI)

2nd Debenture Issuance
Debentures: R$300 million (CDI + 0.85% p.a.)

3rd Debenture Issuance
CRI: R$375 million (98% CDI)

4th Debenture Issuance
CRI: R$400 million (98% and 99.5% CDI)

Net Debt/Cash Position Comparison



Contact IR

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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 will follow the previously defined order below:

2Q26 Order	Institution
1st	Citi
2nd	Goldman Sachs
3rd	Itaú BBA
4th	JP Morgan
5th	Safra
6th	Santander
7th	XP Investimentos
8th	Banco do Brasil
9th	Bank of America
10th	Bradesco
11th	BTG

As time permits, after the analysts' questions we will open the floor to other questions from the audience.

Closing scheduled for 11:00 a.m.