

Operational Preview

1Q26



Highlights:

- In 1Q26, the Company achieved the highest quarterly launches volume in its history, with R\$ 1.2 billion in PSV 100% and R\$ 925 million in PSV %EZ.
- In 1Q26, EZTEC achieved record sales, with R\$ 760 million in gross sales and R\$ 697 billion in net sales.
- Net SoS reached 42% in the last 12 months, and launches are 62% sold.
- 78,4% increase in sales of performed inventory compared to 1Q25.

| Operational Highlights | 1Q26 | 4Q25 | %Var | 1Q25 | %Var | 1Q26 | 1Q25 | %Var |
|--------------------------------|---------|---------|-------|---------|---------|---------|---------|-------|
| # of Projects Launched | 4 | 3 | 33.3% | 2 | 100.0% | 4 | 3 | 33.3% |
| PSV (%EZTEC) | 924.7 | 783.0 | 18.1% | 616.0 | 50.1% | 924.7 | 783.0 | 18.1% |
| Gross Sales | 759.8 | 649.5 | 17.0% | 413.7 | % | 759.8 | 649.5 | 17.0% |
| Net Sales | 696.8 | 556.4 | 25.2% | 376.9 | % | 696.8 | 556.4 | 25.2% |
| Total Inventory | 3,137.6 | 2,875.7 | 9.1% | 2,749.7 | % | 3,137.6 | 2,749.7 | 14.1% |
| Net SoS | 18,2% | 16.2% | 2 p.p | 12.1% | 6.1 p.p | 18.2% | 16.2% | 2 p.p |
| # of Active Construction Sites | 19 | 16 | 18.8% | 16 | 18.8% | 19 | 16 | 18.8% |

Launches

In 1Q26, the Company launched three developments, totaling a PSV %EZ of R\$925 million. The main highlight was Cidade Parque Guarapiranga – Condomínio Rio Bonito, launched in partnership with Cury, with a PSV %EZ of R\$146 million, reaching 99% of sales by the end of the quarter. The Company also launched Metropolitan by Lindenberg, another partnership development, this time with Construtora Adolpho Lindenberg. With a PSV %EZ of R\$227 million, the project achieved 70% of sales despite its recent launch. Additionally, the Company launched the second phase of Reserva São Caetano Bosque, with a PSV %EZ of R\$155 million, reaching 50% sales by the end of the quarter. The Company’s most recent launch, Casa Nacional, reached 8% of sales, with a PSV %EZ of R\$397 million



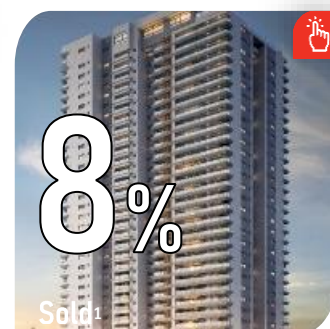
Reserva São Caetano – Bosque 2nd Phase (Launch. 02/02/26)



Metropolitan by Lindenberg (Launch. 20/02/26)



Cidade Parque Guarapiranga (Launch. 26/02/26)



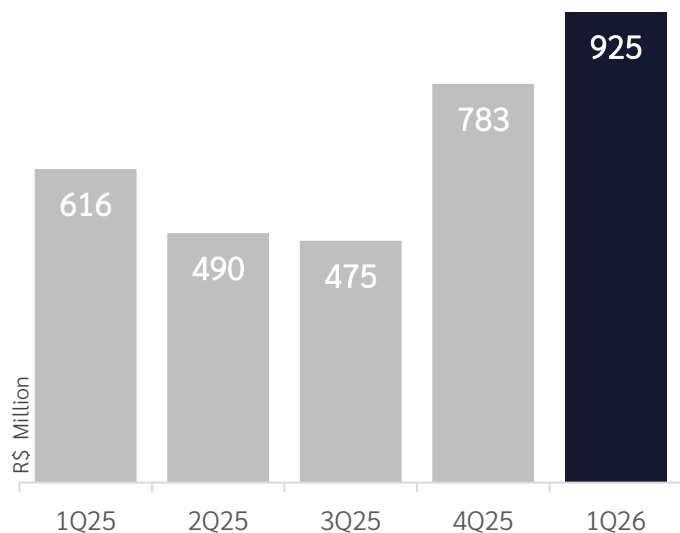
Casa Nacional (Launch. 25/03/26)

| YEAR'S LAUNCHES INFORMATION | %EZTEC | SPE | Income | Under Suspensive Clause | Region | Location | Standard | Expected Delivery | # Units (residential + non res.) | Private area (sq. m.) | % Sold | PSV %EZ (R\$ MM) |
|--|--------|----------------|--------------|-------------------------|---------|--------------------|-----------------|-------------------|----------------------------------|-----------------------|--------------|------------------|
| 1Q | | | | | | | | | 2.022 | 95.503 | 62,0% | 924,7 |
| Reserva São Caetano - Bosque – 2nd Phase | 100% | Campina Grande | Consolidated | Yes | SPMR | São Caetano do Sul | Middle-end | 1Q29 | 328 | 14,656 | 50,0% | 155 |
| Metropolitan by Lindenberg | 70% | Ilha Bela | Consolidated | No | SP city | South Zone | Middle-High-end | 2Q29 | 546 | 20,118 | 69,8% | 227 |
| Cidade Parque Guarapiranga - Condomínio Rio Bonito | 50% | CCISA209 | Equity | No | SP city | South Zone | Low-end | 3Q29 | 960 | 36,026 | 98,9% | 146 |
| Casa Nacional | 100% | Portland | Consolidated | Yes | SP city | South Zone | Middle-High-end | 4Q29 | 188 | 24,703 | 8,2% | 397 |
| YEAR-TO-DATE | | | | | | | | | 2.022 | 95.503 | 62,0% | 924,7 |

¹ Private area sold up to the date of this publication ² Private area sold up to the closing date of the Quarter (31/03/2026).

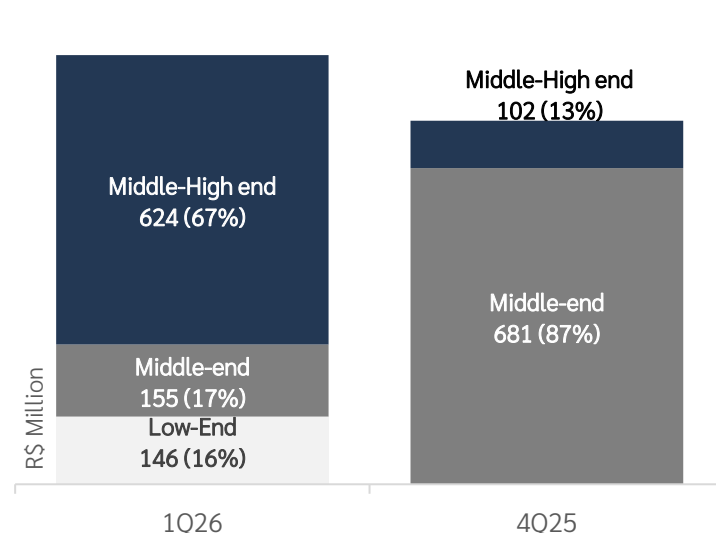
The company reached during 1Q26 the highest launch volume recorded in the last 12m

Quarterly evolution of the PSV of launches (%EZ)



Launch strategy focused on middle-end and middle-high-end segments in 1Q26

Comparison between launch profiles



Sales

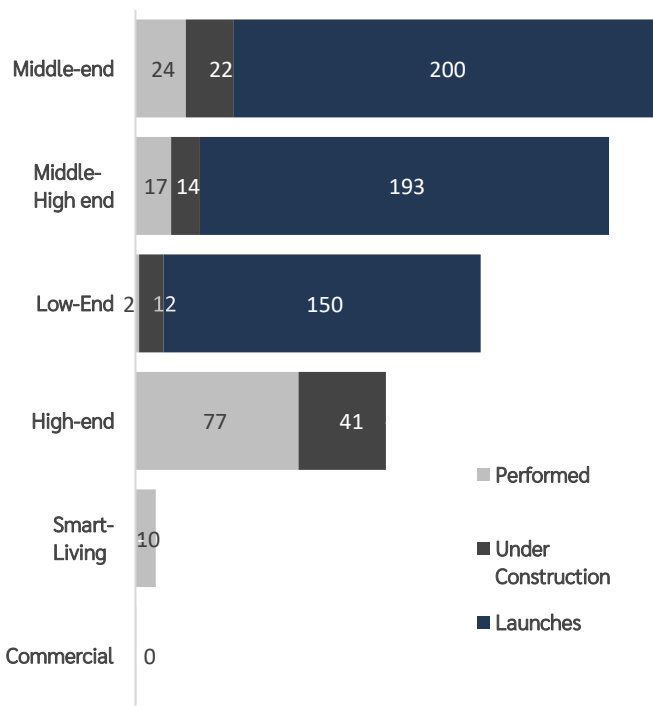
In 1Q26, the Company recorded the highest quarterly sales volume in its history, with gross sales of R\$760 million and net sales of R\$697 million. This performance was mainly driven by launch sales, which totaled R\$530 million, representing a 24% increase compared to 4Q25 and a 173% year-over-year growth, highlighting the strong absorption of new projects.

Cancellations totaled R\$63 million, decreasing compared to 4Q25 and showing a 0.6 p.p. reduction in the cancellations/gross sales ratio versus 1Q25, remaining at a controlled level.

| | 1Q26 | 4Q25 | %Var | 1Q25 | %Var | 1Q26 | 4Q25 | %Var |
|---------------------------------------|----------------|----------------|--------------|----------------|--------------|----------------|----------------|--------------|
| Gross Sales (R\$ million PSV) | 759,759 | 649,451 | 17.0% | 413,750 | 83.6% | 759,759 | 649,451 | 17.0% |
| Average price per unit (R\$ thousand) | 509 | 712 | -28.6% | 819 | -37.8% | 509 | 712 | -28.6% |
| Gross SoS (%) | 19.5% | 18.4% | 1.1 p.p | 13.1% | 6.4 p.p | 19.5% | 19.1% | 0.4 p.p |
| Gross SoS - Launch (%) | 38.7% | 33.8% | 4.8 p.p | 23.9% | 14.7 p.p | 38.7% | 42.2% | -3,6 p.p |
| Gross SoS - Inventory (%) | 8.7% | 8.8% | -0.1 p.p | 9.3% | -0,5 p.p | 8.7% | 8.3% | 0.4 p.p |
| Cancellations (R\$ milhões) | 63,003 | 93,067 | -32.3% | 36,816 | 71.1% | 63,003 | 93,067 | -32.3% |
| Net Sales (R\$ million PSV) | 696,756 | 556,384 | 25.2% | 376,934 | 84.8% | 696,756 | 556,384 | 25.2% |
| Launch | 530,374 | 429,254 | 23.6% | 194,427 | 172.8% | 530,374 | 429,254 | 23.6% |
| Performed | 101,891 | 67,666 | 50.6% | 57,125 | 78.4% | 101,891 | 67,666 | 50.6% |
| Under Construction | 64,491 | 59,465 | 8.5% | 125,382 | -48.6% | 64,491 | 59,465 | 8.5% |
| # units sold | 1,982 | 819 | 142.0% | 521 | 280.4% | 1,982 | 819 | 142.0% |
| Cancellations / Gross Sales | 8.3% | 14.3% | -6.0 p.p | 8.9% | -0.6 p.p | 8.3% | 14.3% | -6.0 p.p |
| Net SoS (%) | 18.2% | 16.2% | 2.0 p.p | 12.1% | 6.1 p.p | 18.2% | 16.8% | 1.3 p.p |
| Net SoS LTM (%) | 42.0% | 40.4% | 1.6 p.p | 39.3% | 2.7 p.p | 42.0% | 41.5% | 0.5 p.p |

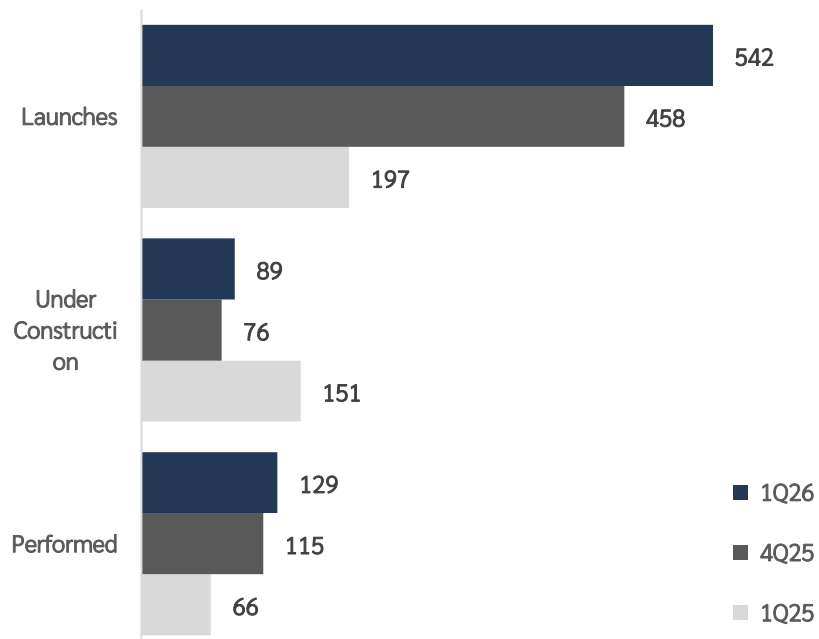
Gross Sales Description (1Q26)

R\$ Million



Evolution of Gross Sales Satus (1Q26)

R\$ Million



Inventory

At the end of 1Q26, total inventory reached R\$3.1 billion in PSV %EZ, Even with R\$925 million in launches, inventory increased by only R\$262 million. The increase in the share of units under construction reflects the advancement of the operational pipeline, with projects such as Agami, Alt Studios, Lume House, and SP 360 transitioning from the launch phase to construction, in addition to the pace of launches observed during the period.

| | 1Q26 | 4Q25 | %Var | 1Q25 | %Var |
|---|--------------|--------------|--------------|--------------|---------------|
| Inventory %Eztec (R\$ million PSV) | 3,138 | 2,876 | 9.1% | 2,750 | 14.1% |
| Launch Inventory (PSV) | 860 | 895 | -3.9% | 627 | 37.2% |
| Launch Inventory (units) | 1097 | 1267 | -13.4% | 1047 | 4.8% |
| % Total (PSV) | 27.4% | 31.1% | -3.7 p.p | 22.8% | 4.6 p.p |
| Under Construction Inventory (PSV) | 1,140 | 811 | 40.7% | 1,426 | -20.1% |
| Under Construction Inventory (units) | 1.307 | 1.075 | 21.6% | 1.218 | 7.3% |
| % Total (PSV) | 36.3% | 28.2% | 8.2 p.p | 51.9% | -15.5 p.p |
| Performed (VGV) | 1,137 | 1,170 | -2.8% | 697 | 63.3% |
| Performed Inventory (units) | 1,084 | 1100 | -1.5% | 722 | 50.1% |
| % Total (PSV) | 36.2% | 40.7% | -44 p.p | 25.3% | 10.9 p.p |

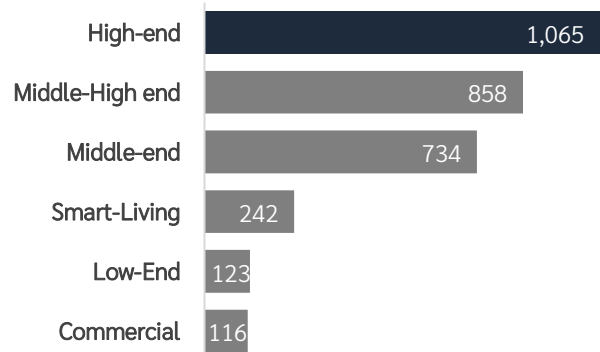
| Project | Status |
|---|---------------------|
| Lindenberg Ibirapuera - Art Tower | Under Construction |
| Lindenberg Ibirapuera - Design Tower | Under Construction |
| Chanés Street | Performed* |
| Jota Vila Mariana | Under Construction |
| East Blue | Under Construction |
| Lindenberg Alto de Pinheiros | Under Construction |
| Mooca Città – Firenze | Under Construction |
| Mooca Città – Milano | Under Construction |
| Lindenberg Vista Brooklin | Under Construction |
| Brooklin Studios by Lindenberg | Under Construction |
| Villares Parada Inglesa | Under Construction |
| Lindenberg Alto das Nações | Under Construction |
| DOT.230 | Under Construction |
| Connect João Dias | Under Construction |
| Lindenberg Reserva Paraíso | Under Construction |
| Agami Park Residences | Under Construction* |
| SP 360° | Under Construction* |
| Lume House | Under Construction* |
| Alt Studios | Under Construction* |
| Moved Osasco | Under Construction |
| Blue Marine | Launches |
| Pop Osasco | Under Construction |
| Reserva São Caetano – Parque | Launches |
| Reserva São Caetano – Bosque | Launches |
| Mooca Città - Torino | Launches |
| Metropolitan by Lindenberg | Launches* |
| Cidade Parque Guarapiranga – Rio Bonito | Launches* |
| Casa Nacional | Launches* |

*In red are the projects that changed category this quarter

34% of the inventory is high-end residential

PSV of inventory by standard - %EZTEC

R\$ Million



66% of the Inventory under construction is in the South Zone

PSV of Inventory by region - %EZTEC

R\$ Million

