

TEGRA DISCLOSES ITS 2Q25 OPERATIONAL PREVIEW

São Paulo, July 15, 2025 - Tegra Incorporadora S.A. ("Tegra" or "Company"), a leading company in the real estate development market focused on the middle and high-income residential segments in the metropolitan areas of São Paulo, Rio de Janeiro and Campinas and on the urban development segment through the Tamboré brand, reports its unaudited operational results regarding the second quarter of 2025 (2Q25).

2Q25 HIGHLIGHTS

OPERATIONAL PERFORMANCE (% TEGRA)

- Launch of Tamboré Londrina, with PSV (% Tegra) of R\$106 million;
- Gross sales of R\$305 million, an increase of 34% in the quarterly comparison;
- Quarterly Gross SoS of 8.8%, an increase of 2.3 p.p. compared to 1Q25;
- Delivered PSV of R\$195 million.

| | 2Q25 | 1Q25 | 2Q24 | 2Q25 vs 2Q24 | 6M25 | 6M24 | 6M25 vs 6M24 |
|--|---------|---------|-----------|--------------|---------|-----------|--------------|
| Operational Indicators | | | | | | | |
| Launches | | | | | | | |
| Projects launched | 1 | - | 3 | -67% | 1 | 3 | -67% |
| Launched PSV (100%) | 227,600 | - | 1,005,606 | -77% | 227,600 | 1,005,606 | -77% |
| Launched PSV (% Tegra) | 105,550 | - | 927,227 | -89% | 105,550 | 927,227 | -89% |
| Number of units launched | 268 | - | 695 | -61% | 268 | 695 | -61% |
| Sales | | | | | | | |
| Gross sales (100%) | 350,464 | 277,145 | 658,637 | -47% | 627,609 | 1,024,952 | -39% |
| Gross sales (% Tegra) | 305,283 | 226,985 | 573,495 | -47% | 532,269 | 909,490 | -41% |
| Number of units sold | 343 | 272 | 586 | -41% | 615 | 1,014 | -39% |
| SoS | | | | | | | |
| Gross quarterly SoS (% Tegra) | 8.8% | 6.5% | 15.1% | -6.3 p.p. | n.a | n.a | n.a. |
| Gross quarterly SoS - Launches (% Tegra) | 8.2% | 4.9% | 25.0% | -16.8 p.p. | n.a | n.a | n.a. |
| Gross LTM SoS (% Tegra) | 27.4% | 30.5% | 36.6% | -9.2 p.p. | n.a | n.a | n.a. |
| Terminations | | | | | | | |
| Terminations PSV (100%) | 40,749 | 58,922 | 50,598 | -19% | 99,670 | 87,818 | 13% |
| Terminations PSV (% Tegra) | 33,457 | 45,355 | 43,776 | -24% | 78,813 | 77,165 | 2% |
| Deliveries | | | | | | | |
| Number of delivered projects | 2 | 4 | 4 | -50% | 6 | 5 | 20% |
| Delivered PSV (100%) (launch PSV) | 218,374 | 589,865 | 616,336 | -65% | 808,239 | 755,932 | 7% |
| Delivered PSV (% Tegra) (launch PSV) | 195,122 | 384,225 | 616,336 | -68% | 579,348 | 755,932 | -23% |
| Number of delivered units | 420 | 571 | 800 | -48% | 991 | 947 | 5% |

LAUNCHES

In 2Q25, Tegra carried out its first launch of the year in the urban development segment, Tamboré Londrina, totaling R\$106 million PSV (%Tegra).

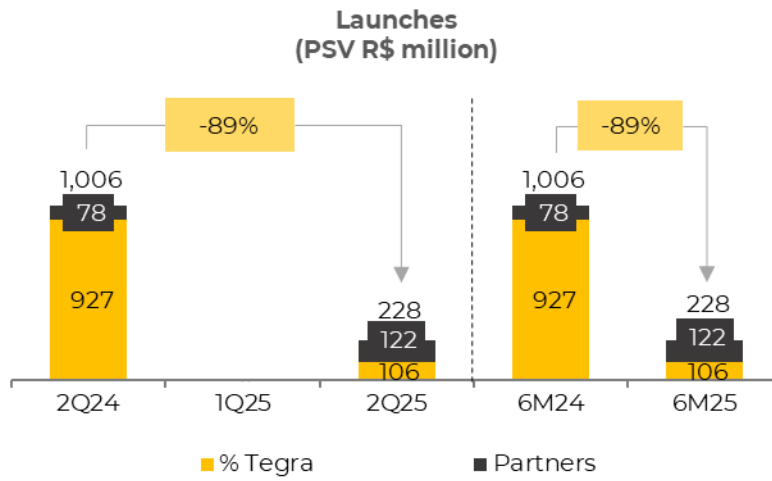
Tamboré Londrina

- High Income
- June of 2025
- 268 plots
- Tamboré, SP



12.3% Sold*

**PSV
R\$106 MM¹**

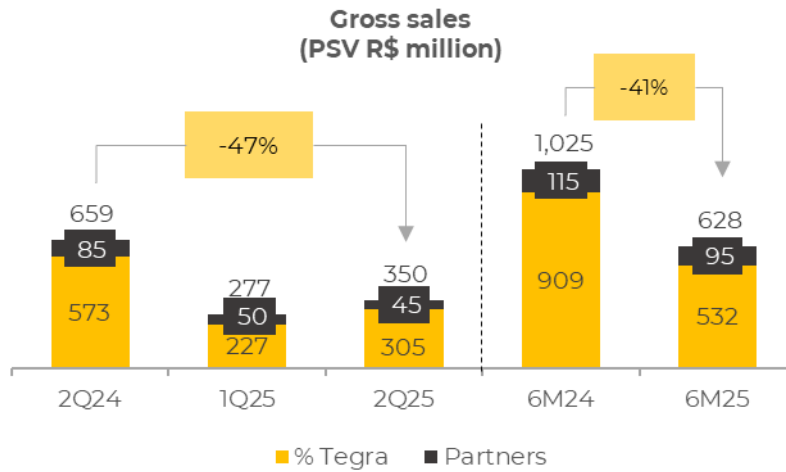


¹ % Tegra

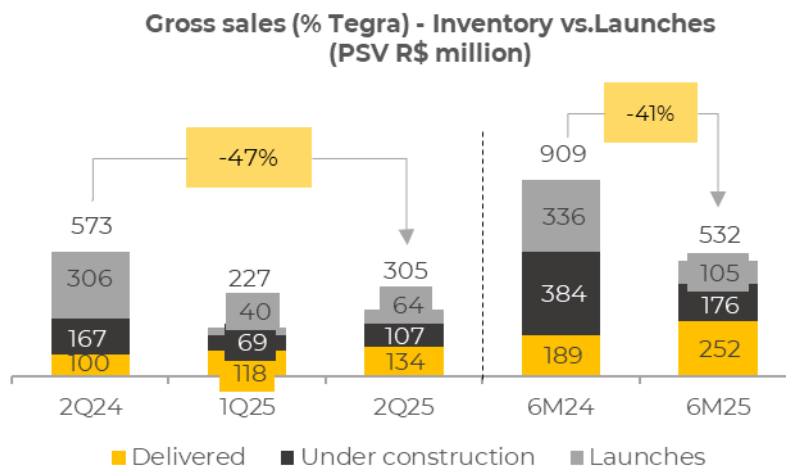
(*) Total units sold as of the publication date of this report

GROSS SALES

In 2Q25, gross sales totaled R\$305 million (%Tegra), accelerating 34% in the quarterly comparison. In 6M25, gross sales reached R\$532 million (%Tegra), a decrease of 41% compared to the same period of the previous year, mainly due to the lower volume of launches and a more challenging macroeconomic scenario.



In 2Q25, gross sales of delivered inventory¹ represented 44% of total sales, reaching R\$134 million and registering an increase of 34% compared to 2Q24. Launch sales totaled R\$64 million, 21% of total sales, and an increase of 60% in the quarterly comparison. In 6M25, the Company's sales of delivered inventory totaled R\$252 million (%Tegra), an increase of 33% compared to the same period in 2024.²



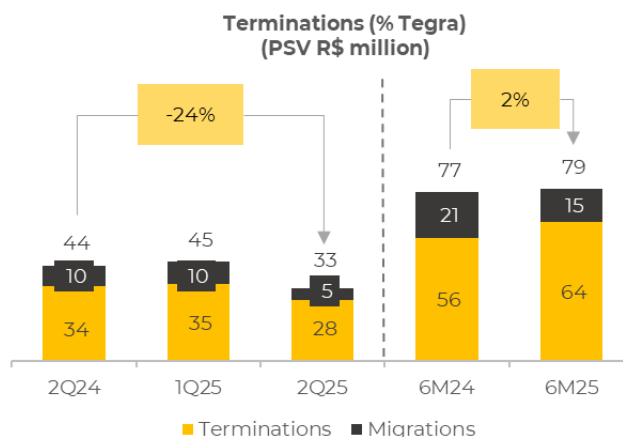
² Delivered inventory = project with construction conclusion certificate (Habite-se) issued; Under construction = project that initiated construction works and is in progress; Launch = project in initial stages of sales, for which construction work has not yet initiated

The table below demonstrates 2Q25 sales per segment. Once again, the high-income segment was the highlight of the quarter, concentrating 71% of total sales in the period.

| Segment | Sales 100% (R\$ '000) | Sales % Tegra (R\$ '000) | Usable area (sqm) | Units(#) |
|---------------|--------------------------|-----------------------------|----------------------|------------|
| High | 241,219 | 215,143 | 15,934 | 190 |
| Middle-high | 63,037 | 46,015 | 5,318 | 76 |
| Middle | 41,805 | 41,805 | 4,606 | 69 |
| Total Tegra | 346,060 | 302,963 | 25,857 | 335 |
| Total Tamboré | 4,404 | 2,321 | 3,570 | 8 |
| Total | 350,464 | 305,283 | 29,427 | 343 |

TERMINATIONS

In 2Q25, terminations (% Tegra) reached R\$33 million, a reduction of 24% compared to the same period in 2024, which reflects the Company's management and controls regarding this topic. In 6M25, terminations totaled R\$79 million, a slight increase in the annual comparison.

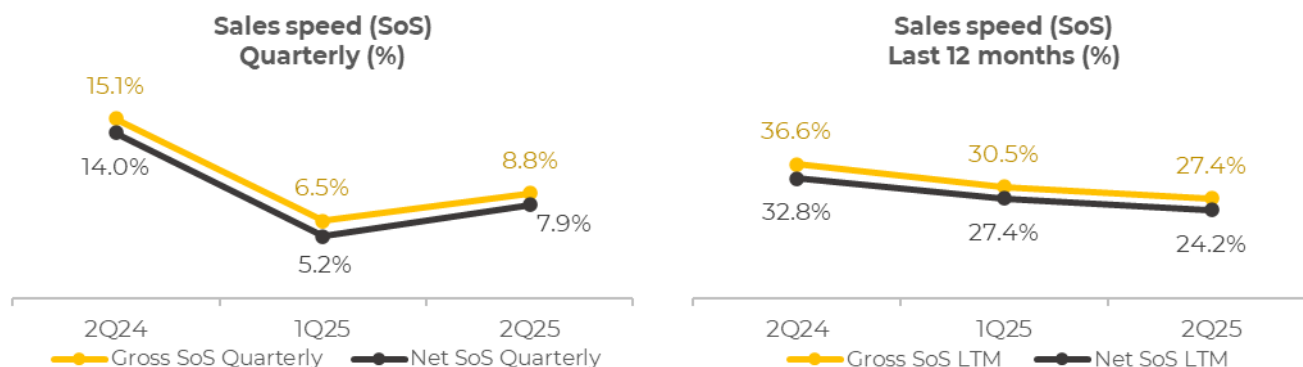


It is worth noting that 16% of terminations are related to clients who ended their original contracts and migrated to other available units for sale, generating R\$3 million in new sales.

| | 2Q25 | 1Q25 | 2Q24 | 2Q25 vs 2Q24 | 6M25 | 6M24 | 6M25 vs 6M24 |
|-----------------------------------|-----------------|--------------|-------------|---------------|-----------------|-------------|---------------|
| Terminations (R\$ '000) | | | | | | | |
| Gross sales | 305,283 | 226,985 | 573,495 | -47% | 532,269 | 909,490 | -41% |
| Terminations | (33,457) | (45,355) | (43,776) | -24% | (78,813) | (77,165) | 2% |
| <i>Pure terminations</i> | (28,220) | (35,482) | (34,146) | -17% | (63,702) | (56,230) | 13% |
| <i>Migrations</i> | (5,237) | (9,874) | (9,630) | -46% | (15,111) | (20,935) | -28% |
| Net sales | 271,826 | 181,630 | 529,718 | -49% | 453,456 | 832,325 | -46% |
| Terminations / Gross sales | 11.0% | 20.0% | 7.6% | 3.4p.p | 14.8% | 8.5% | 6.3p.p |

SALES SPEED (SOS)

The Company's Gross SoS index reached 8.8% in 2Q25, an increase of 2.3 p.p. compared to the previous quarter. Thus, the Gross SoS of the last twelve months (LTM) totaled 27.4%, 3.1 p.p. below 1Q25. The speed of gross sales in the quarter was strongest in the delivered inventory segment (16.2%), followed by launches (8.2%) and inventory under construction (5.8%).



DELIVERIES

In 2Q25, Tegra delivered³ two projects, one in Campinas and one in the state of Minas Gerais. Deliveries totaled R\$195 million in launch PSV (% Tegra), with more details in the table below. In the first half of the year, deliveries totaled R\$579 million.

| Project | Region | Launch | Delivery | Usable area (sqm) | PSV 100% (R\$ '000) | PSV Tegra (R\$ '000) | Units (#) |
|------------------------------|--------------|--------|----------|-------------------|---------------------|----------------------|------------|
| Yard Cambuí | Campinas | mar-22 | apr-25 | 11,468 | 142,233 | 142,233 | 88 |
| Tamboré Juiz de Fora Phase 1 | Minas Gerais | apr-22 | may-25 | 120,641 | 76,141 | 52,889 | 332 |
| Total Tegra | | | | 11,468 | 142,233 | 142,233 | 88 |
| Total Tamboré | | | | 120,641 | 76,141 | 52,889 | 332 |
| Total | | | | 132,109 | 218,374 | 195,122 | 420 |

INVESTOR RELATIONS CONTACTS

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³ Delivered projects have the Habite-se (Certificate of Occupancy) issued.