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2Q26 Earnings Presentation

August 12, 2026

Main Highlights

Highlights

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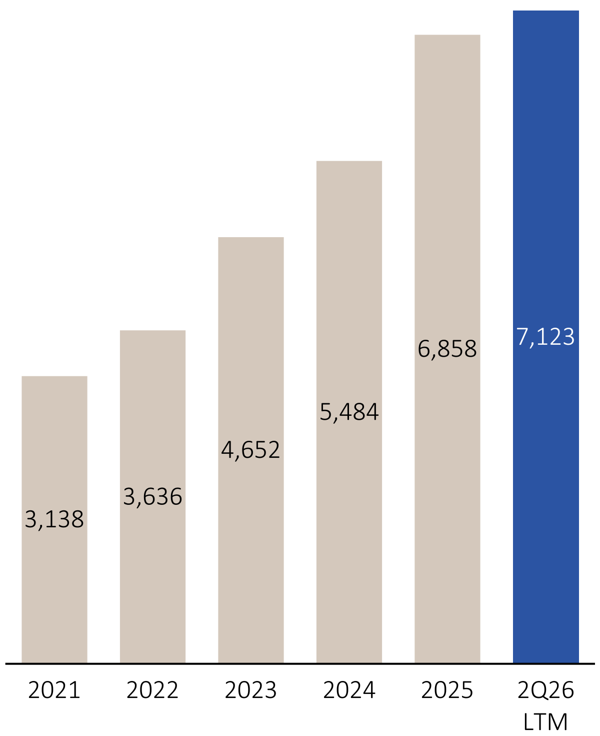
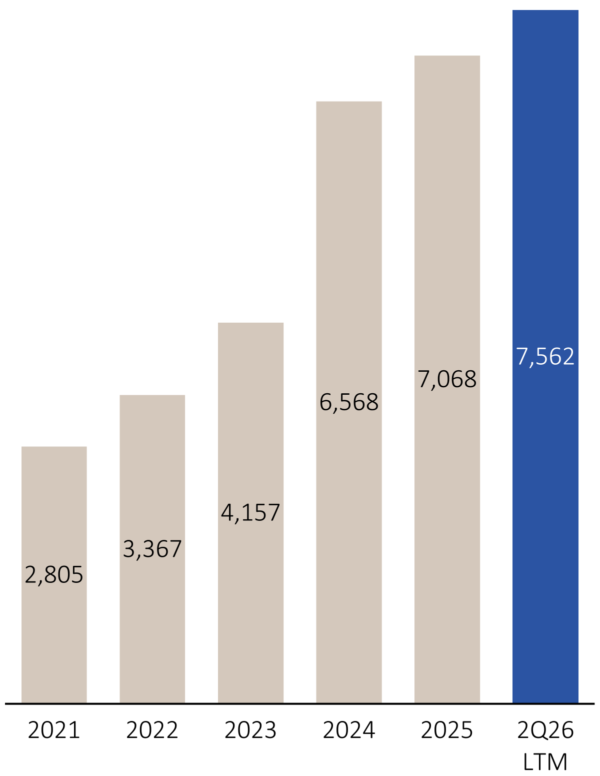
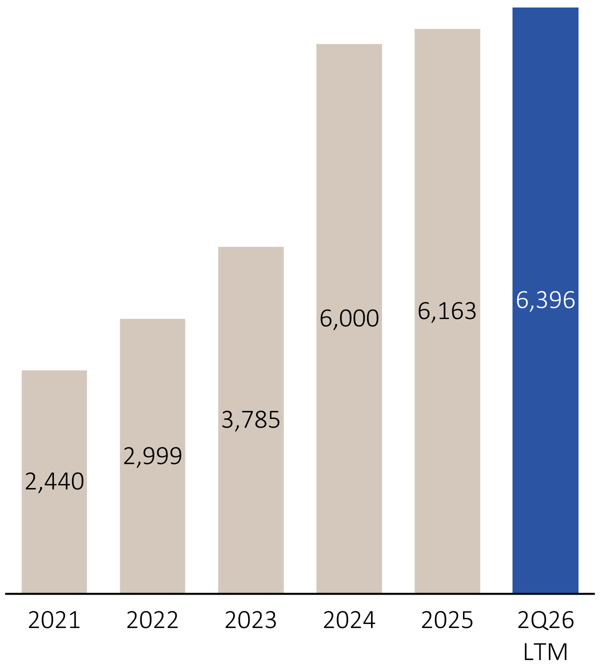
Launches
[PSV 100% - BRL million]



Gross Sales
[PSV 100% - BRL million]



Net Sales
[PSV 100% - BRL million]



2Q26 HIGHLIGHTS

Launches
BRL 2.1 bn

Gross Sales
BRL 2.0 bn

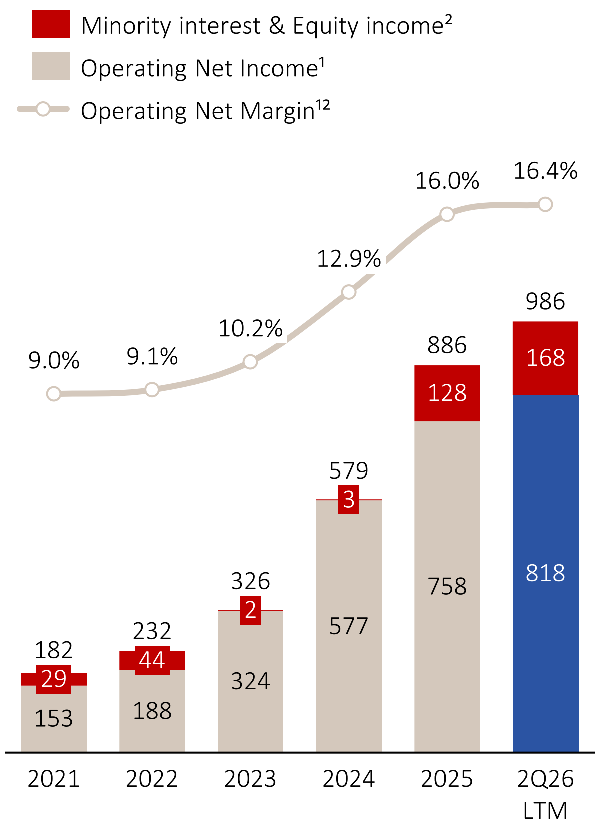
VSO Index
23%

Landbank
BRL 63 bi

Highlights

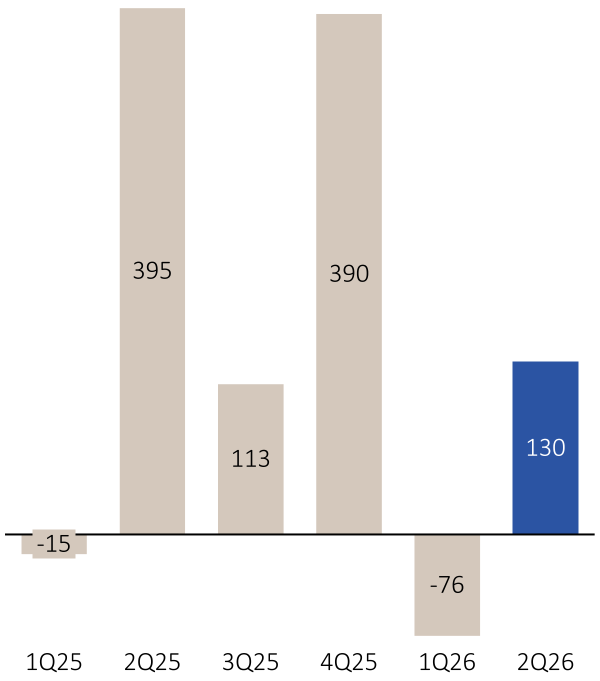
Operating Net Income and Net Margin[1]

[BRL million and %]



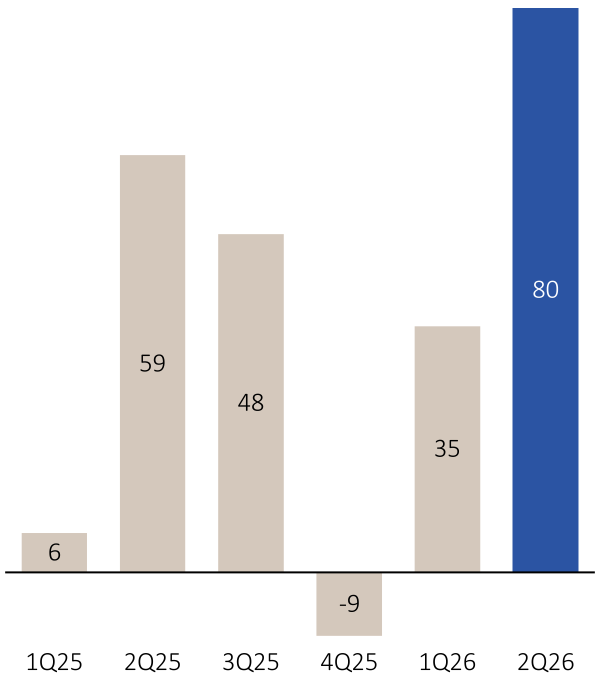
Cash Generation[3]

[BRL million]



Operational Cash Generation[4]

[BRL million]



2Q26 HIGHLIGHTS

Net Revenue
BRL 1.3 bn

Gross Margin[5]
42.8%

Backlog Margin
43.9%

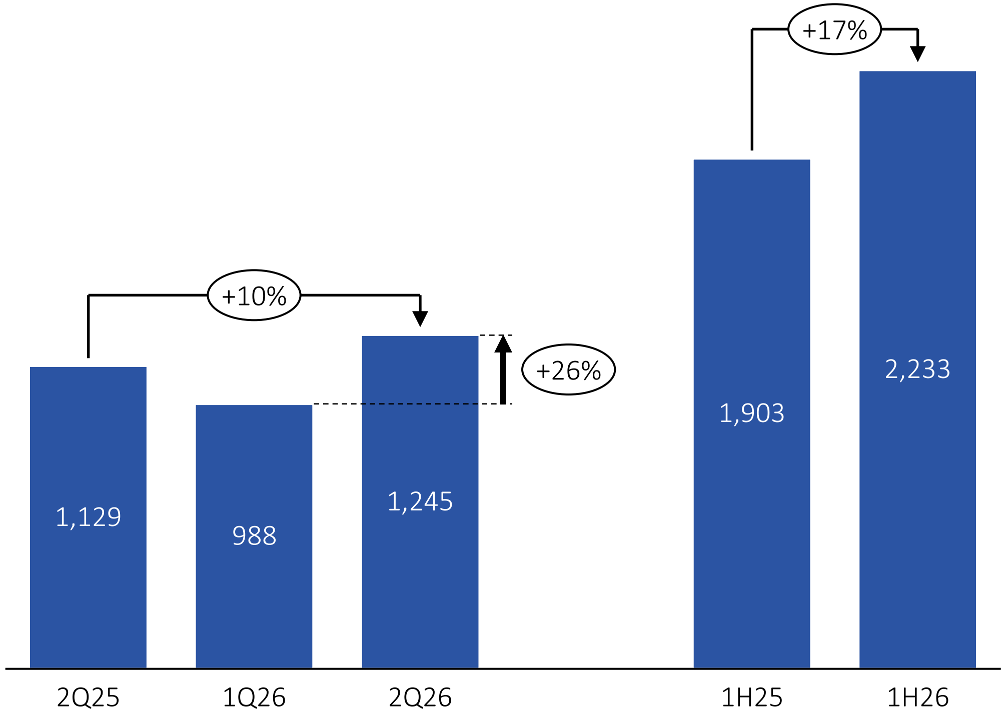
Annualized ROE
35%

1 - Operating Net Income: adjustment excluding non-recurring result allocated to “Other Operating Income and Expenses”, expenses with sales of receivables and equity swap result, as applicable; Operating Net Margin: calculated over Total Net Revenue.
2 - Minority interest & Equity income: as reported in the Company’s financial statements.
3 - Cash Generation: change in adjusted net debt, excluding dividend payments, share repurchases, and changes in the balance of interest rate swap contracts.
4 - Operational Cash Generation: accounting cash generation excluding the effects of asset monetizations and the change in the policy adopted by Caixa Econômica Federal for the deposit of funds from transfer agreements.
5 - Adjusted Gross Profit and Gross Margin: adjustment excluding capitalized interest.

Highlights

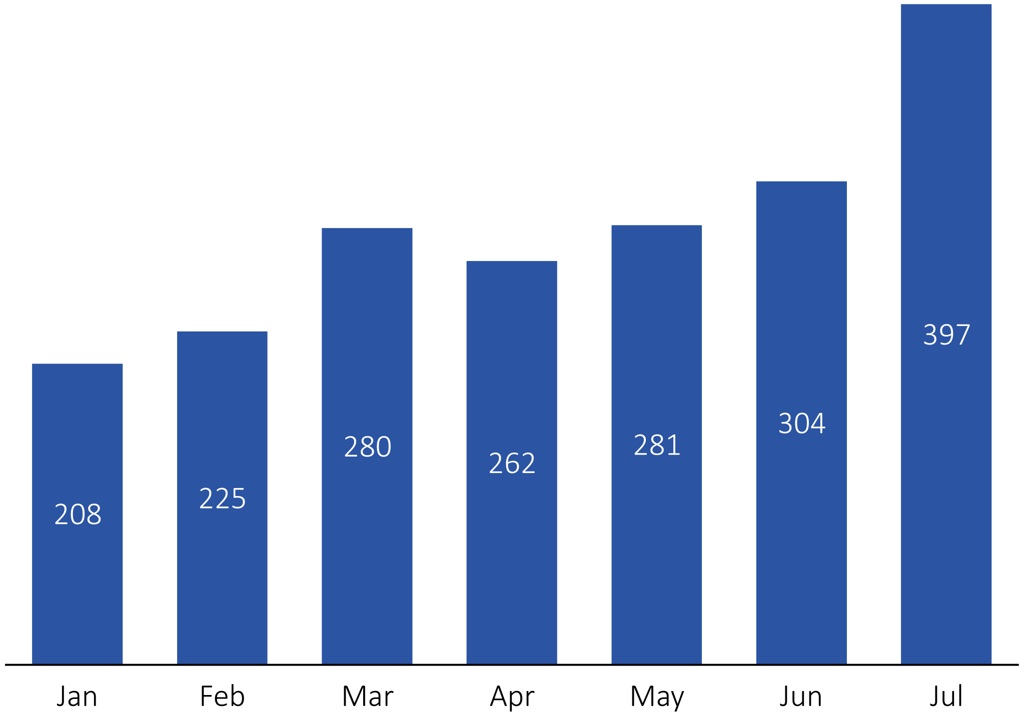
Transfers

PSV 100% - BRL million



Cash Collections Track Record

BRL million

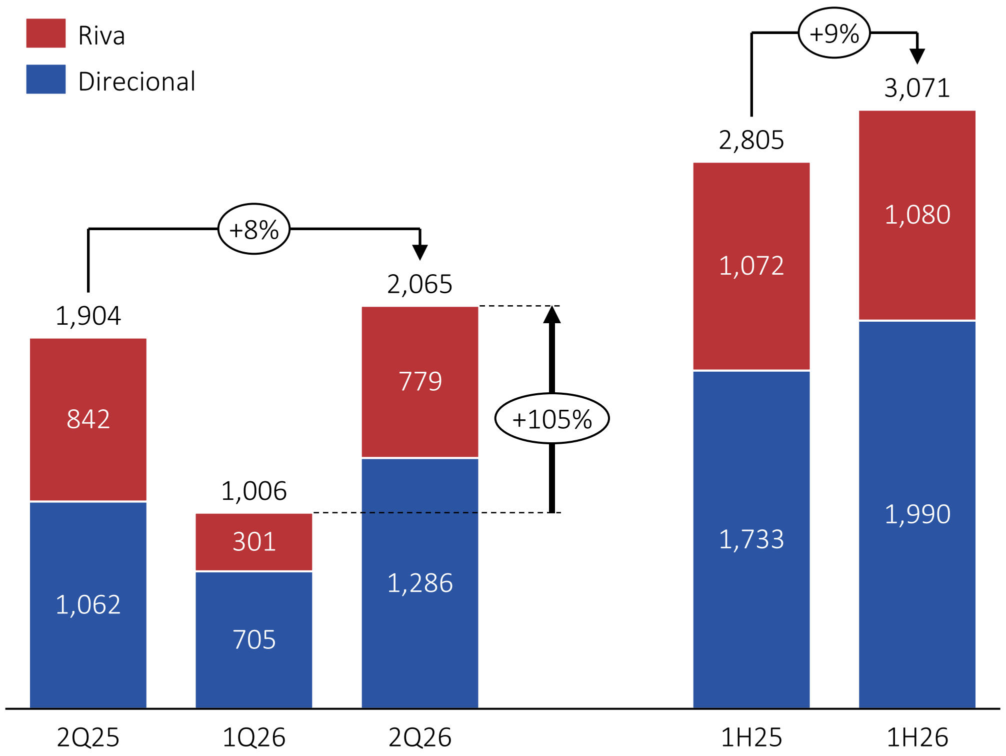


Operating Highlights

Launches and Net Sales

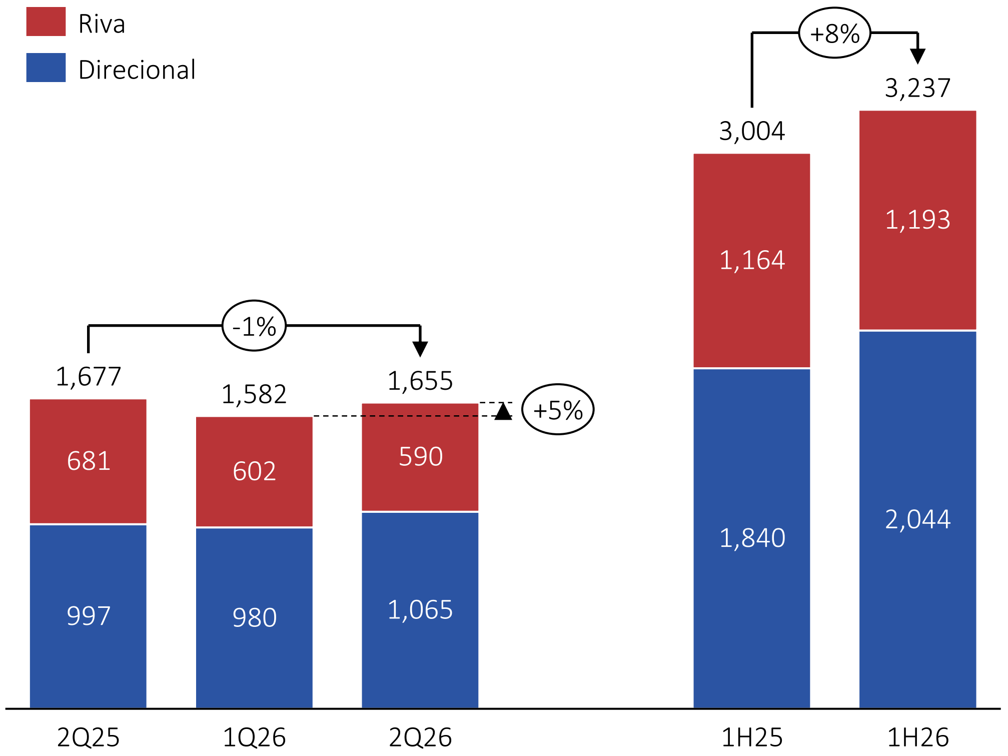
Launches

PSV 100% - BRL million

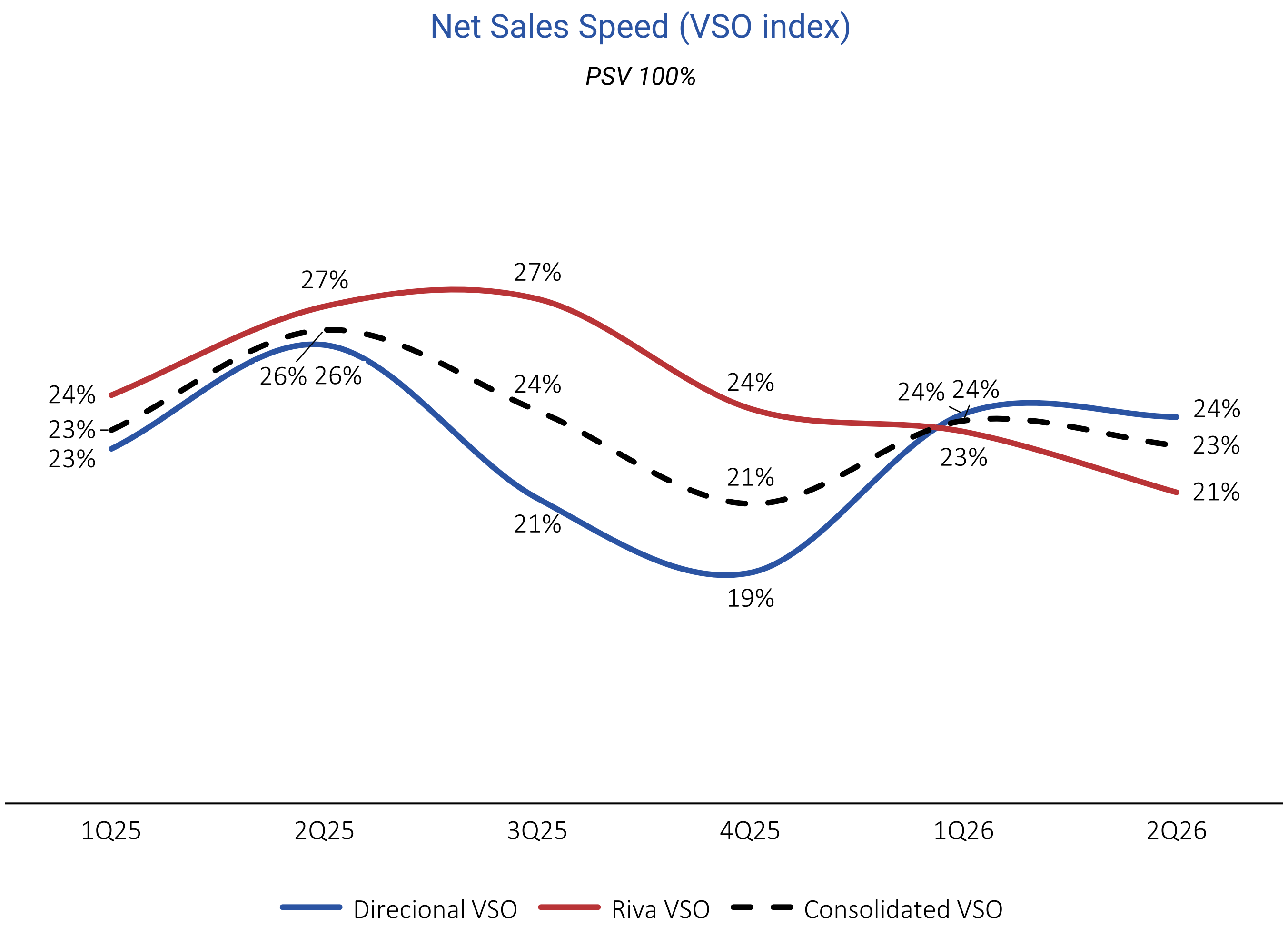


Net Sales

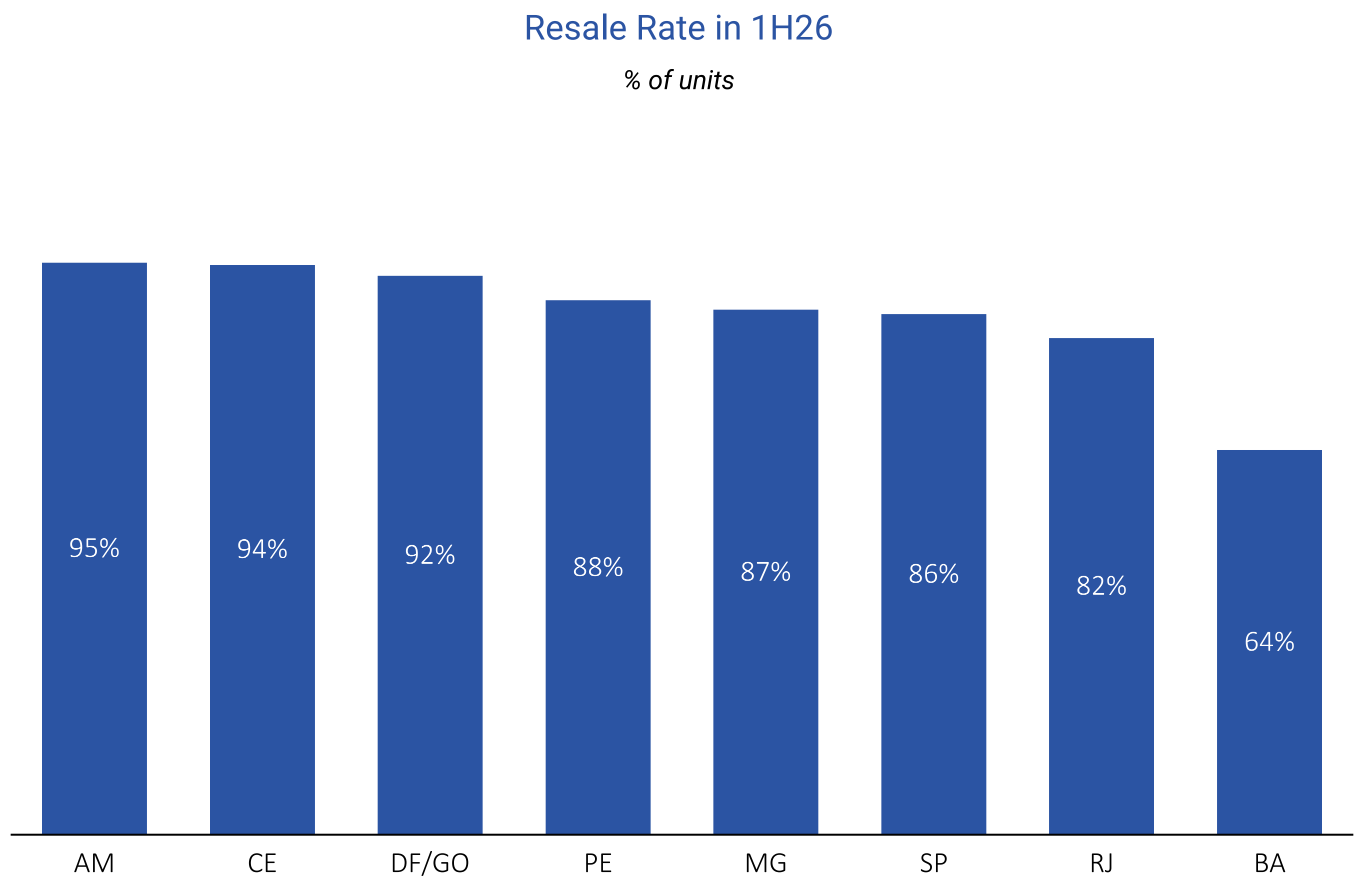
PSV 100% - BRL million



Net Sales Speed (VSO index)



Canceled Sales



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Financial Highlights

Revenue growth and resilient margins

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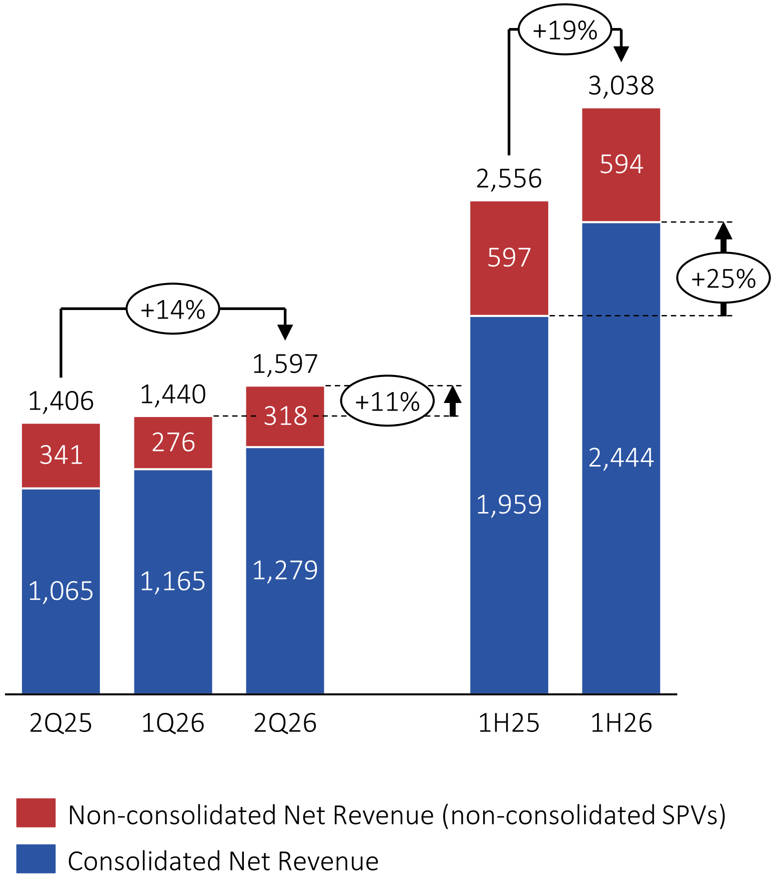
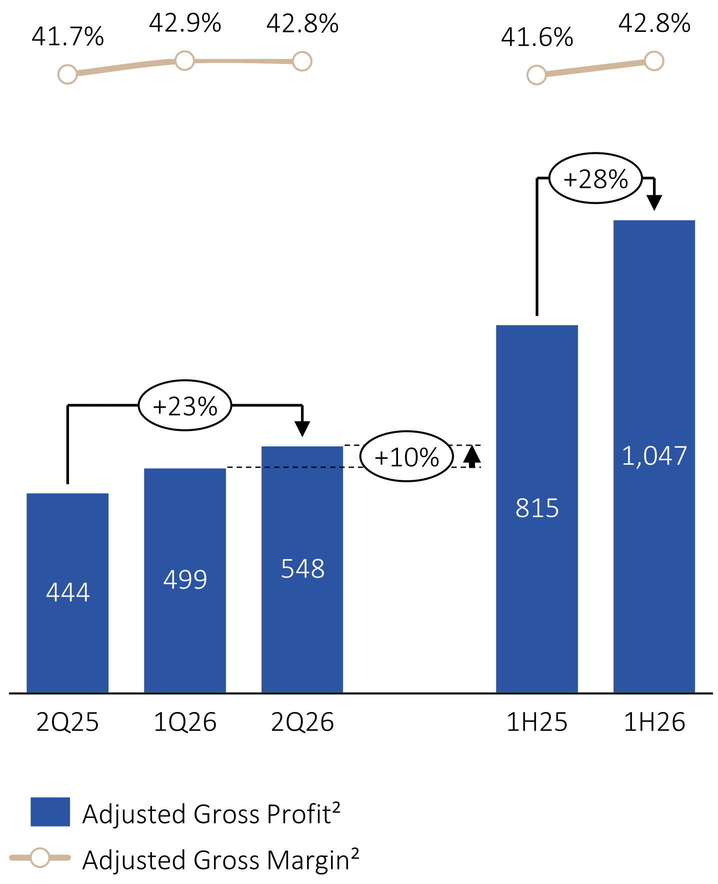
Total Net Revenue[1]

BRL million



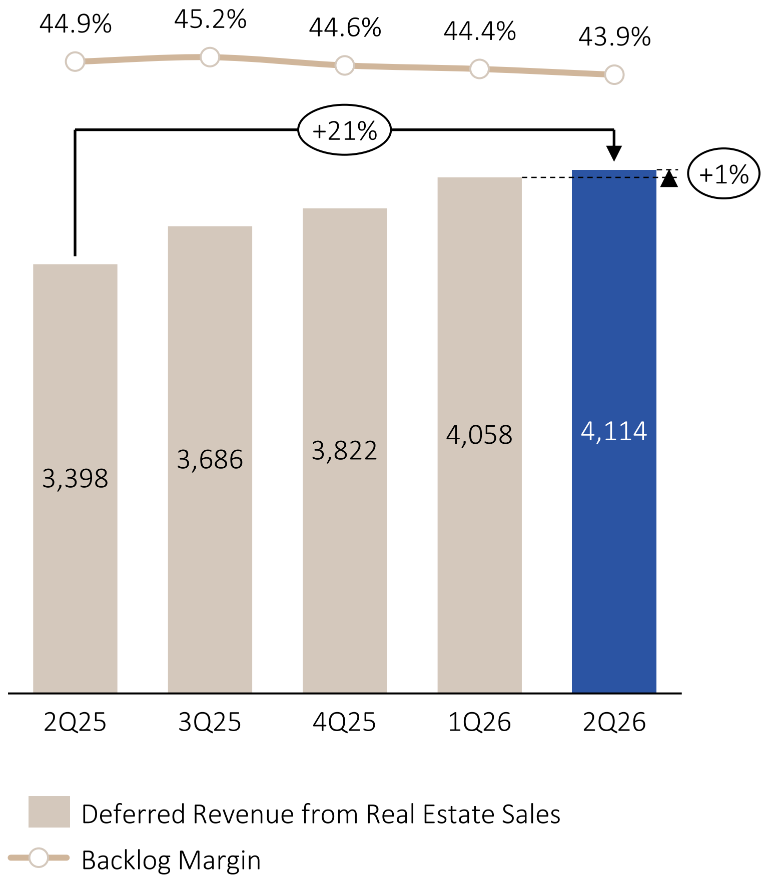
Adjusted Gross Profit²

BRL million and %



Deferred Revenue from Real Estate Sales

BRL million and %



1 - Total Net Revenue: adjustment including Net Revenue from non-consolidated SPVs.
2 - Adjusted Gross Profit and Gross Margin: adjustment excluding capitalized interest.

Selling, General and Administrative Expenses

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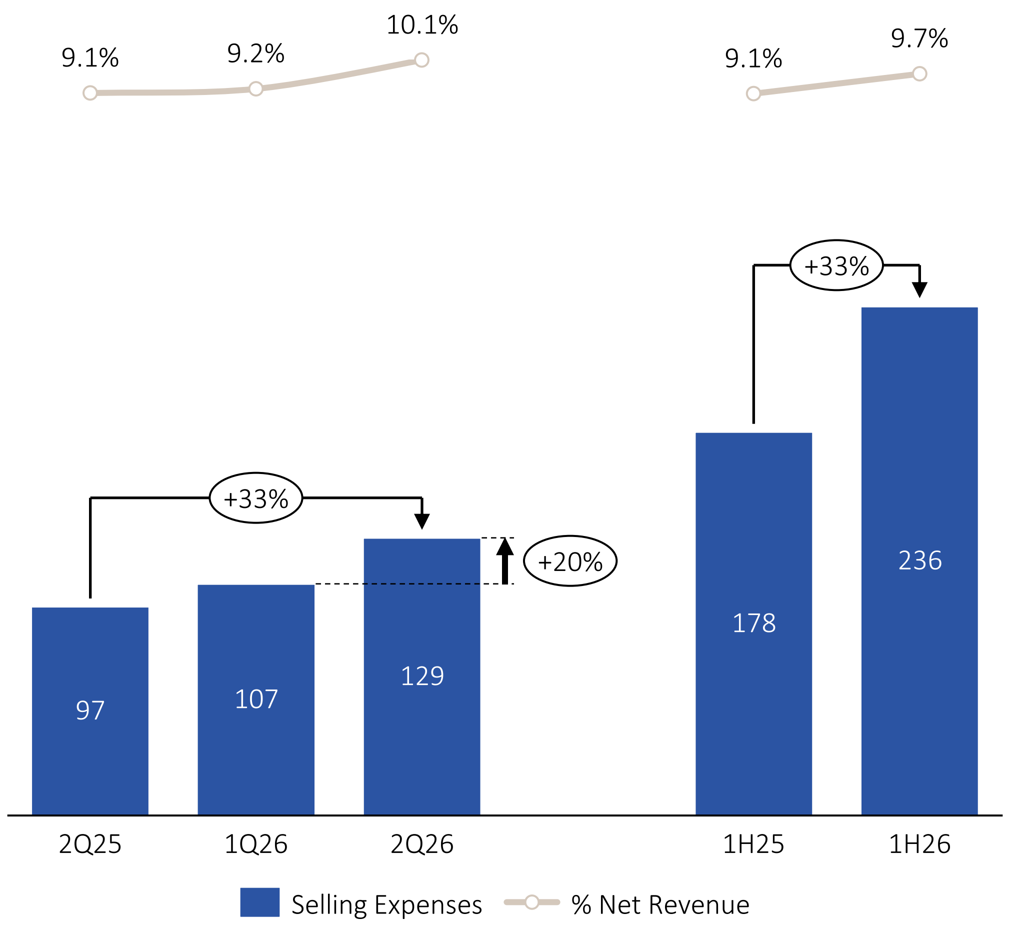
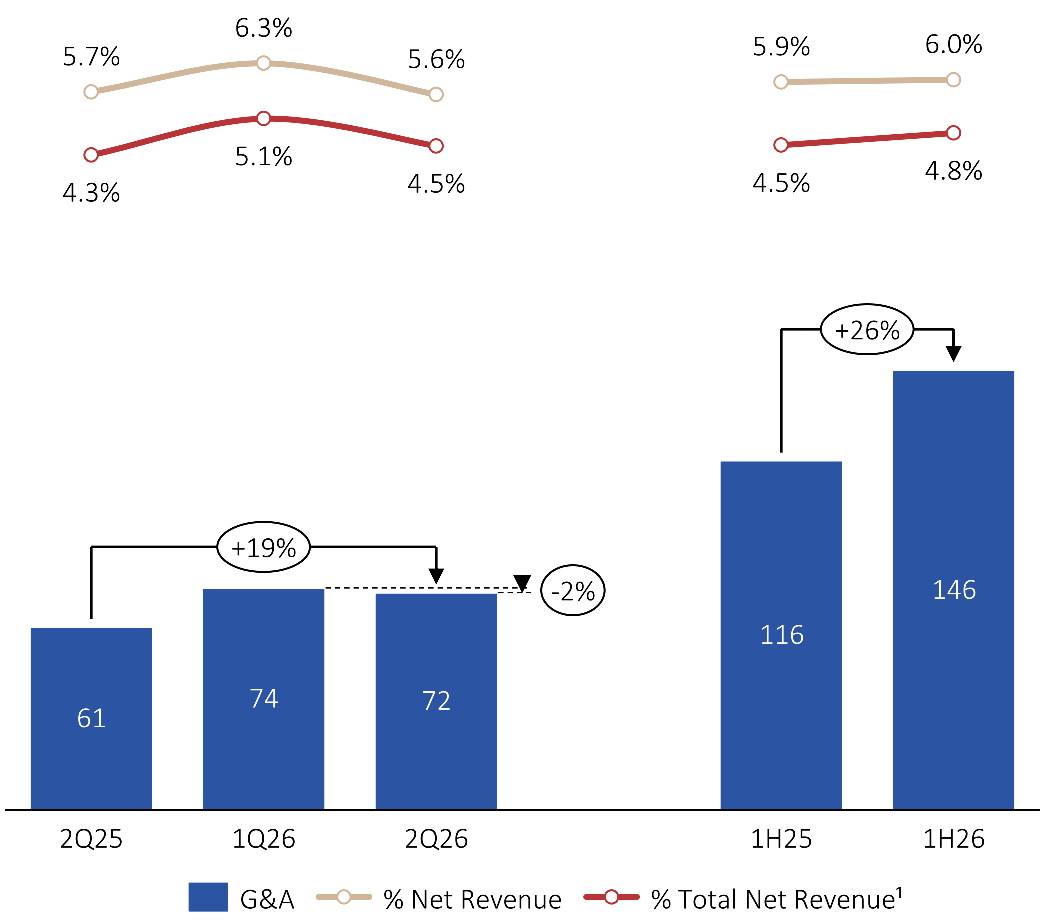
Selling Expenses

BRL million and %



General and Administrative Expenses

BRL million and %

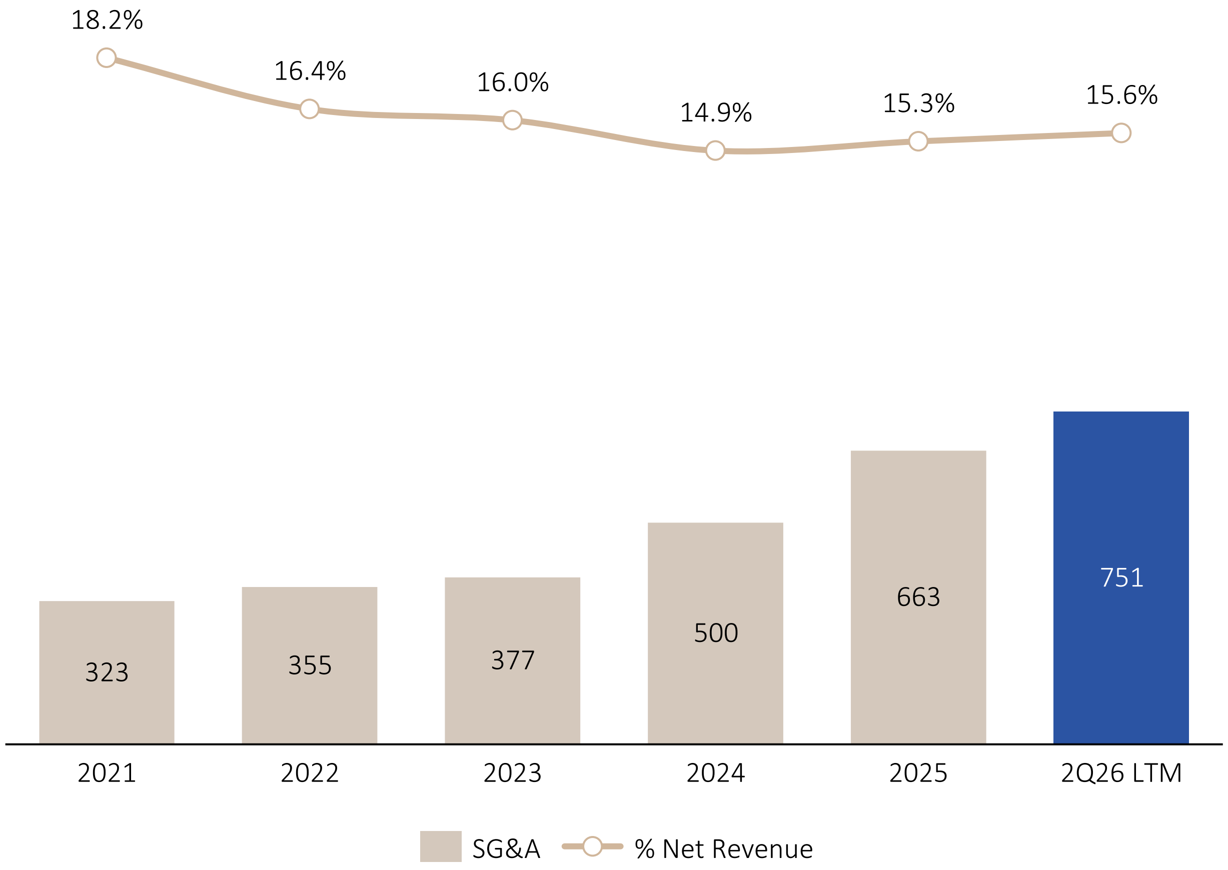


1 - Total Net Revenue: adjustment including Net Revenue from non-consolidated SPVs.

Selling, General and Administrative Expenses

SG&A Track Record

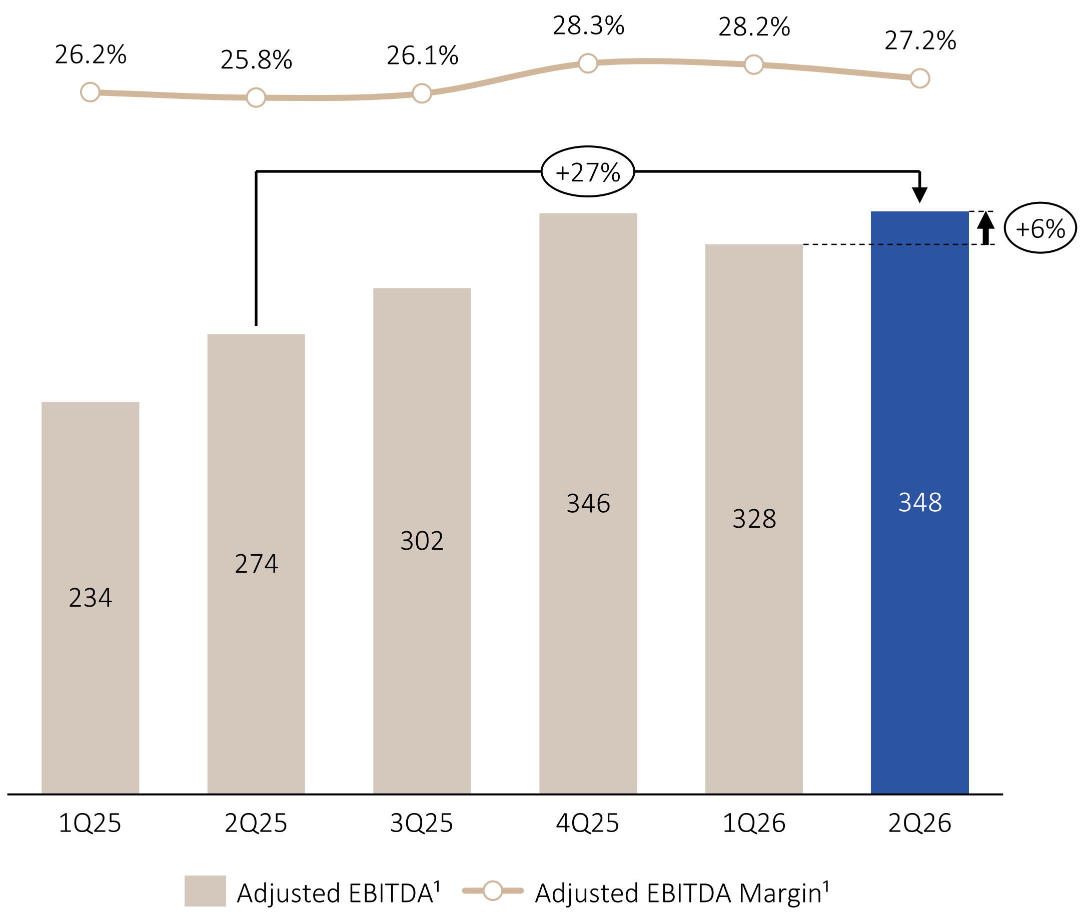
R$ million and %



Solid EBITDA and Net Income

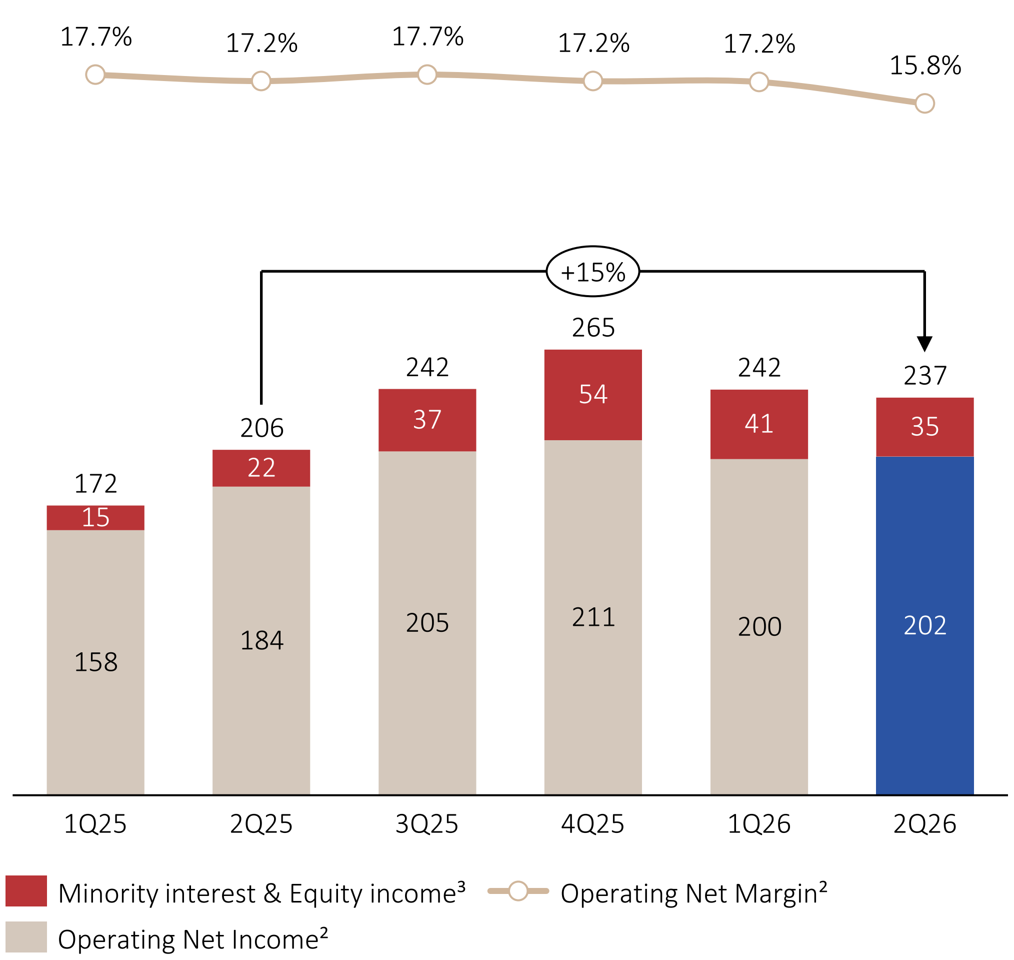
Adjusted EBITDA[1] Track Record

BRL million and %



Operating Net Income[2] Track Record

BRL million and %



1 - Adjusted EBITDA and EBITDA Margin: excluding capitalized interest in COGS and non-recurring items recorded in Other Operating Income and Expenses, as applicable.
2 - Operating Net Income and Operating Net Margin: adjustment excluding non-recurring result allocated to “Other Operating Income and Expenses”, expenses with sales of receivables and equity swap result, as applicable.
3 - Minority interest & Equity income: as reported in the Company’s financial statements.

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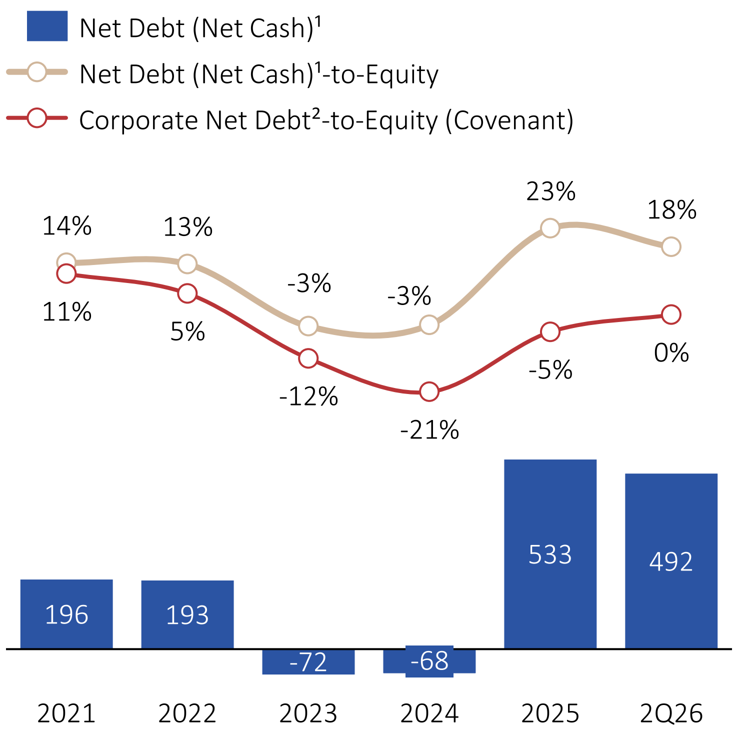
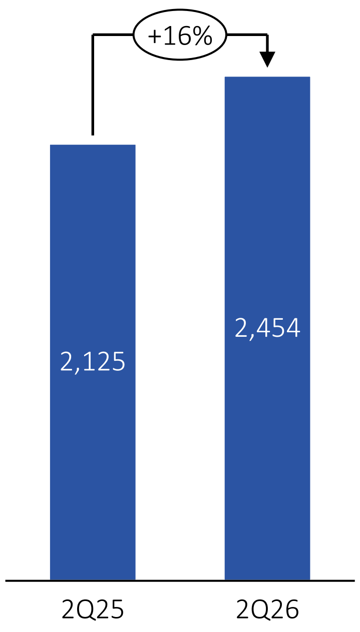
Net Debt[1] and Leverage Ratio

BRL million and %



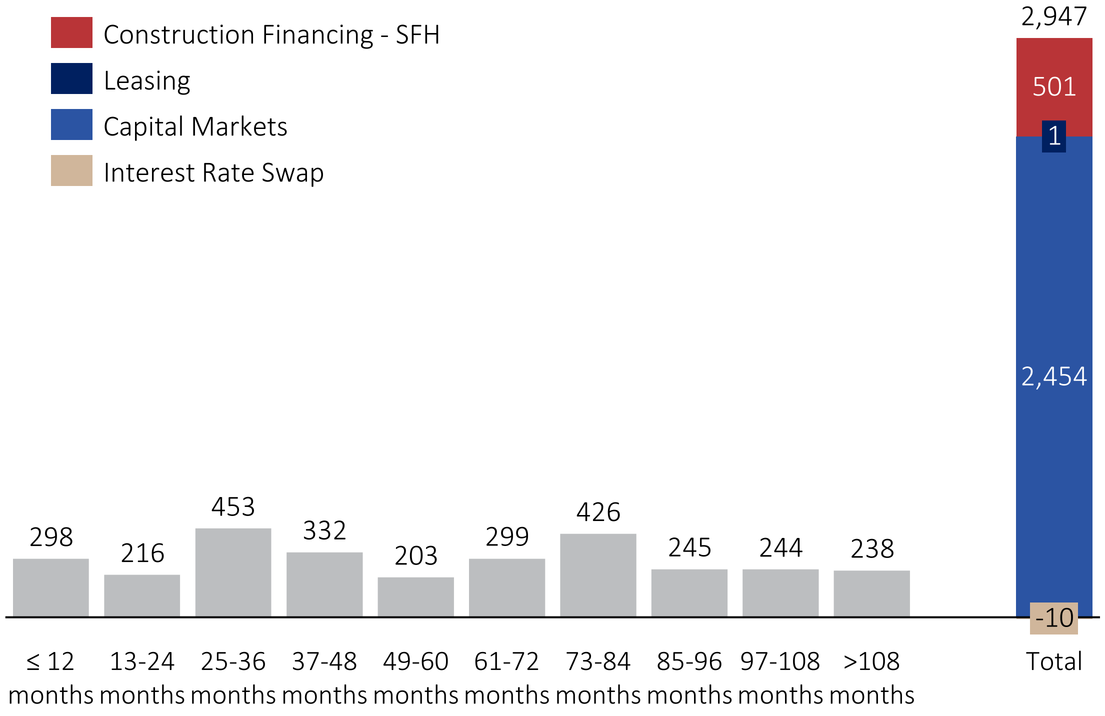
Cash Position

BRL million



Debt Amortization Schedule

BRL million



- Net Debt[1] reduced to **BRL 492 million**, with leverage ratio down **6 p.p.** versus 1Q26.
- Weighted average maturity of debt of **65 months**: the longest in the sector.

1 - Net Debt (Net Cash): Loans and Financing operations reduced by Cash and Cash Equivalents and Short-term Investments plus the balance of interest rate swap contracts.
2 - Corporate Net Debt: Net Debt reduced by the outstanding balance of financings contracted under the Housing Finance System (SFH) or financings obtained from the Real Estate Investment Fund of the Severance Indemnity Fund for Employees ("FI-FGTS"). This is the metric used to calculate the Company's financial covenant.

Disclaimer and Contact Info

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This presentation contains certain forward-looking statements concerning the business prospects, projections of operating and financial results and growth potential of the Company, which are based on management's current expectations and estimates of the future performance of the Company. Although the Company believes such forward-looking statements are based on reasonable assumptions, it can give no assurance that its expectations will be achieved. Expectations and estimates that are based on the future prospects of the Company are highly dependent upon market behavior, Brazil's political and economic situation, existing and future regulations of the industry and international markets and, therefore, are subject to changes outside the Company's and management's control. The Company undertakes no obligation to update any information contained herein or to revise any forward-looking statement as a result of new information, future events or other information.

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