

## OPERATIONAL PREVIEW – 1Q26



**Mogi das Cruzes, April 15<sup>th</sup>, 2026** – Helbor Empreendimentos S.A. (B3:HBOR3), a residential real estate developer, announces its preliminary and unaudited operating results for the first quarter of 2026 (“1Q26”).

### OPERATIONAL HIGHLIGHTS



#### CONTRACTED SALES

Total PSV: **BRL 421 million**  
Helbor PSV: **BRL 226 million**



#### LAUNCHES

**2 developments launched**  
Total PSV: **BRL 470 million**  
Helbor PSV: **BRL 154 million**



#### SÓ A HELBOR TEM

Total PSV: **BRL 82,7 million**  
Helbor's share: **62%**

- In 1Q26, **Total Gross Sales** amounted to **BRL 421.3 million**, representing a 31.9% decrease compared to 1Q25, mainly explained by the strong performance of the Supreme Anália Franco launch in 1Q25, in partnership with Cury, which sold more than 90% of its units within the same quarter. Compared to 4Q25, **Total Gross Sales** declined by 36.4%, reflecting the strong sales performance of the Neo Concept project (60% Helbor), launched in the last quarter of the year. Helbor's share of Total Gross Sales in the period was 54.0%. Total sales velocity (VSO) reached 12.5% in 1Q26, and Helbor's VSO was 10.9% in 1Q26.
- In March, the “**Só a Helbor Tem**” event was held in the city of São Paulo, resulting in the sale of 86 units, with **total net PSV of BRL 82.7 million**, 62% of which corresponds to Helbor's share.
- In 1Q26, the Company **launched two developments** - Nova Vivere in São Paulo and Parque Clube Ipoema in Mogi das Cruzes. Total net **PSV** amounted to **BRL 469.7 million**, with a 33% Helbor share.
- In March, a **Memorandum of Understanding** (“MOU”) was executed among Cyrela, Helbor and HESA 159 Empreendimentos Imobiliários Ltda., a company in which Helbor holds an equity interest. The MOU sets forth preliminary understandings regarding the potential acquisition by Cyrela of an equity interest in HESA 159, for the joint development with the Company of a residential real estate project under the Minha Casa Minha Vida Program, on the Semp Toshiba site.

## OPERATIONAL INDICATORS

Launches	1Q26	1Q25	1Q26 x 1Q25	4Q25	1Q26 x 4Q25
Total Launched PSV (R\$ thousand) <sup>1</sup>	469,722	491,349	-4.4%	959,231	-51.0%
Helbor Launched PSV (R\$ thousand) <sup>1</sup>	153,583	146,352	4.9%	458,664	-66.5%
Helbor's Share <sup>1</sup>	32.7%	29.8%	9.8%	47.8%	-31.6%
Units Launched <sup>1</sup>	514	903	-43.1%	978	-47.4%
Developments Launched	2	3	-33.3%	4	-50.0%
Sales					
Total PSV (R\$ thousand)	421,256	618,580	-31.9%	661,845	-36.4%
Helbor's PSV (R\$ thousand)	226,310	273,204	-17.2%	363,942	-37.8%
Helbor's Share <sup>1</sup>	53.7%	44.2%	9.6 p.p.	55.0%	-1.3 p.p.
Units Sold	502	1,216	-58.7%	922	-45.6%
SaleS over Suply (SoS)					
SoS Total	12.5%	21.5%	-9.0 p.p.	19.7%	-7.2 p.p.
SoS Helbor	10.9%	17.6%	-6.7 p.p.	17.5%	-6.6 p.p.

1 – Net of swaps

## LAUNCHES

Throughout **1Q26**, Helbor **launched two developments**: Nova Vivere, in partnership with Tegra, in which it holds an 18.3% stake, and Parque Clube Ipoema, a 100% Helbor project. The total net PSV of launches amounted to BRL 469.7 million, of which 33% is attributable to the Company's stake. Total sales velocity (VSO) for the developments reached 18.8%, while Helbor's VSO stood at 26.1%.

It is worth noting that, in 1Q25, three developments were launched, totaling net PSV of BRL 491.3 million, of which 30% corresponded to Helbor's stake, with emphasis on the launch of Supreme Anália Franco, developed in partnership with Cury. The project resulted from a transaction carried out in 2024, when Helbor sold the land located on Rua Guapeva through a financial swap, retaining a 20% participation in the project's results.



Developments (PSV in R\$ '000)	Location	Segment	Units	Total Net PSV <sup>1</sup>	Helbor's Share	Helbor Net PSV <sup>1</sup>	% Sold	Income
Nova Vivere - Caminhos da Lapa	São Paulo	Medium	380	386,809	18.3%	70,670	15%	Equity
Parque Clube Ipoema - 1 <sup>st</sup> phase <sup>2</sup>	Mogi das Cruzes	Medium	134	82,913	100%	82,913	38%	Consolidated
<b>Total 1Q26 - 2 Developments</b>			<b>514</b>	<b>469,722</b>	<b>33%</b>	<b>153,583</b>	<b>27%</b>	

1 – Net of swaps | 2 – Towers 1 and 3

## CONTRACTED SALES

In **1Q26**, **Total Gross Sales** amounted to **BRL 421.3 million**, representing a 31.9% decrease compared to 1Q25. This decline is mainly explained by the strong performance of the Supreme Anália Franco development launch in 1Q25, carried out in partnership with Cury, which sold more than 90% of its units within the same quarter.

Compared to 4Q25, Total Gross Sales decreased by 36.4%, reflecting the strong sales performance of the Neo Concept project (60% Helbor), launched in the last quarter of the year, with more than 90% of its units sold over the launch weekend.

Helbor's share in Total Gross Sales was 54.0%, with BRL 192.8 million recognized in the consolidated results and BRL 33.6 million through the equity method.

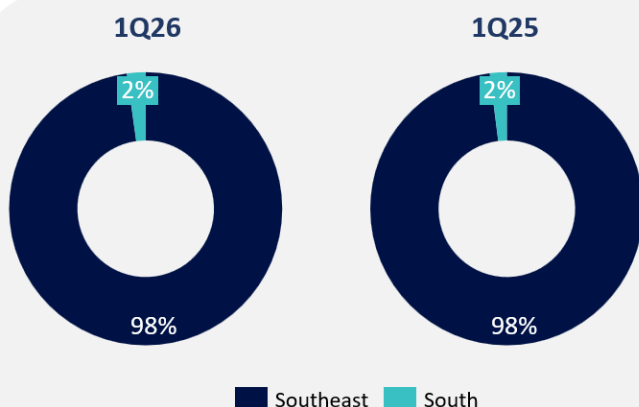
During the quarter, the sales mix was composed of 54.9% units under construction, 24.2% concluded units and 20.9% launches.

**Total Sales Velocity (VSO)** reached 12.5% in 1Q26, decreasing by 9.0 percentage points compared to 1Q25 and by 7.2 percentage points versus the previous quarter. As explained above, the reduction in VSO in 1Q26 was impacted by the sales performance of launches carried out in 1Q25 and 4Q25. Helbor's VSO stood at 10.9%, down 6.7 percentage points year-over-year and 6.6 percentage points compared to 4Q25.

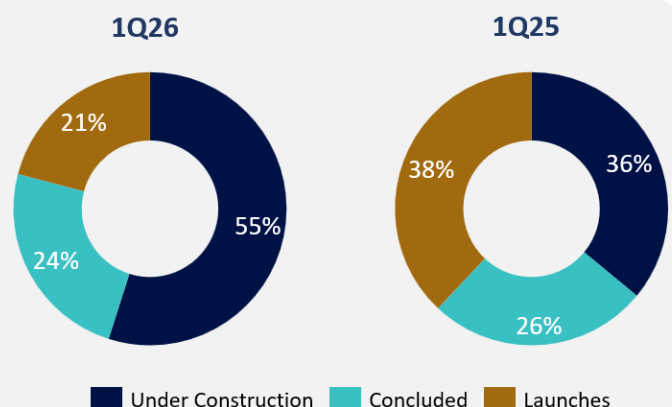
**Cancellations** totaled **BRL 122.6 million** in the quarter, corresponding to **124 units**, of which 67.6% were attributable to Helbor. It is worth highlighting that 100% of these units were resold within the same quarter, with an average price increase of 7% compared to the original sale value, reinforcing the attractiveness of the products and the efficiency of the sales process.

Sales (100%)	1Q26	1Q25	1Q26 x 1Q25	4Q25	1Q26 x 4Q25
Ultra High	32,128	36,838	-12.8%	65,538	-51.0%
High	62,922	41,019	53.4%	48,256	30.4%
Commercial	1,109	6,538	-83.0%	4,370	-74.6%
Medium High	125,101	234,370	-46.6%	124,482	0.5%
Medium	192,402	90,107	113.5%	408,824	-52.9%
Economic	7,593	209,708	-96.4%	10,375	-26.8%
<b>Total</b>	<b>421,256</b>	<b>618,580</b>	<b>-31.9%</b>	<b>661,845</b>	<b>-36.4%</b>

### TOTAL SALES - REGION



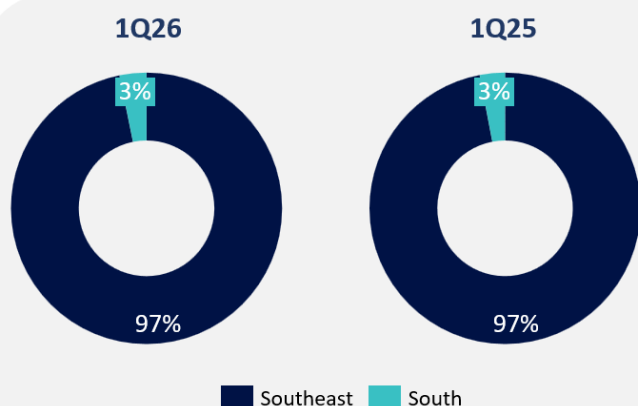
### TOTAL SALES - STATUS



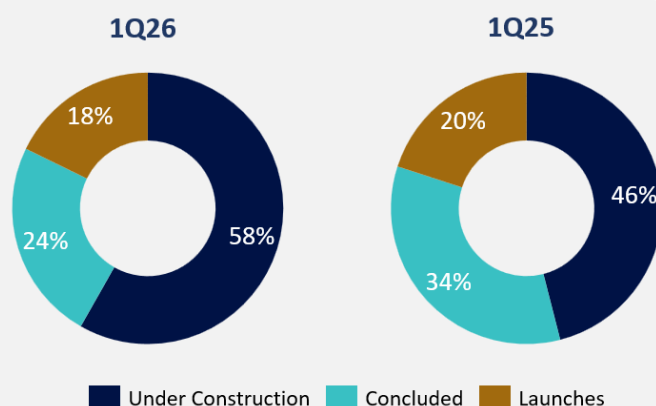
## Contracted Sales Helbor Share:

Vendas % Helbor	1T26	1T25	1T26 x 1T25	4T25	1T26 x 4T25
Altíssimo	19.684	20.991	-6,2%	65.538	-70,0%
Alto	44.263	32.425	36,5%	48.256	-8,3%
Comercial	950	6.437	-85,2%	4.370	-78,3%
Médio Alto	74.014	113.879	-35,0%	124.482	-40,5%
Médio	84.206	44.225	90,4%	408.824	-79,4%
Econômico	3.192	55.247	-94,2%	10.375	-69,2%
<b>Total Geral</b>	<b>226.310</b>	<b>273.204</b>	<b>-17,2%</b>	<b>661.845</b>	<b>-65,8%</b>

## TOTAL SALES - REGION

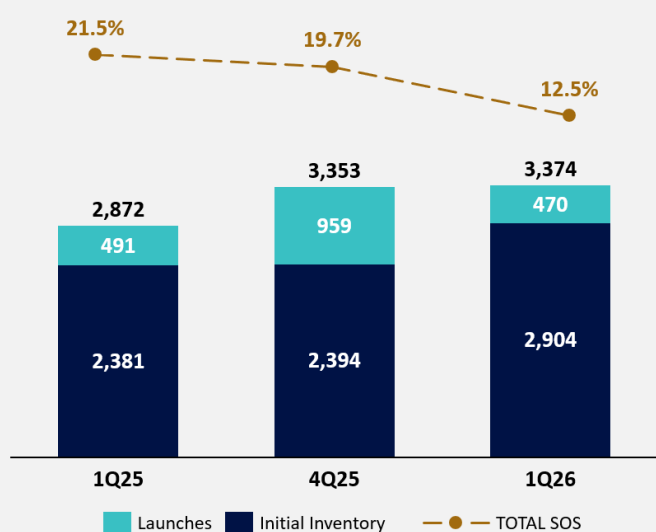


## TOTAL SALES - STATUS

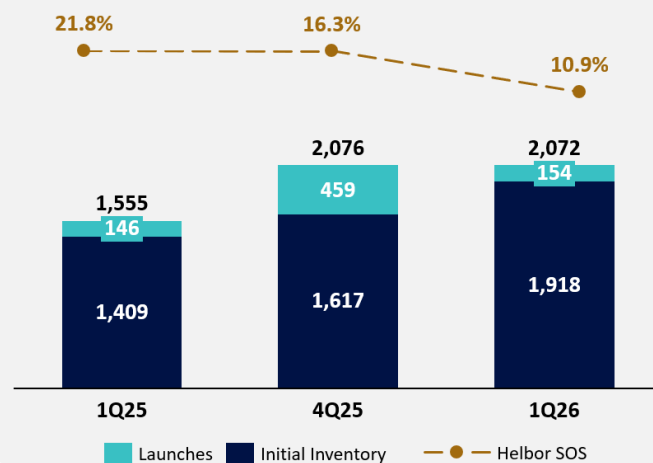


The charts below show the opening balances of inventories and **Total SoS** and **Helbor Share**:

## TOTAL SoS (%) AND INVENTORY (BRL million)



## HELBOR SoS (%) AND INVENTORY (BRL million)



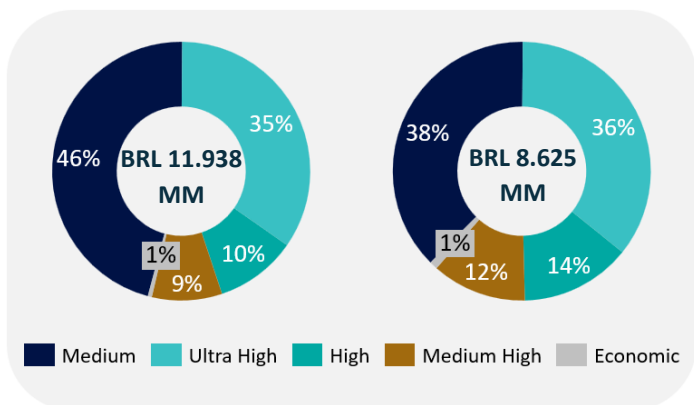
## LANDBANK

At the end of 1Q26, the **Company's landbank** totaled a **potential gross PSV of BRL 11.9 billion**, of which **72%** corresponds to Helbor's stake. The movement observed throughout the quarter is mainly due to the write-down of land plots as a result of the **two launches** carried out, as well as the **update of the potential PSV** of the land portfolio, primarily reflecting the increase in **construction costs** of the projects.

### LANDBANK BY CITY

TOTAL

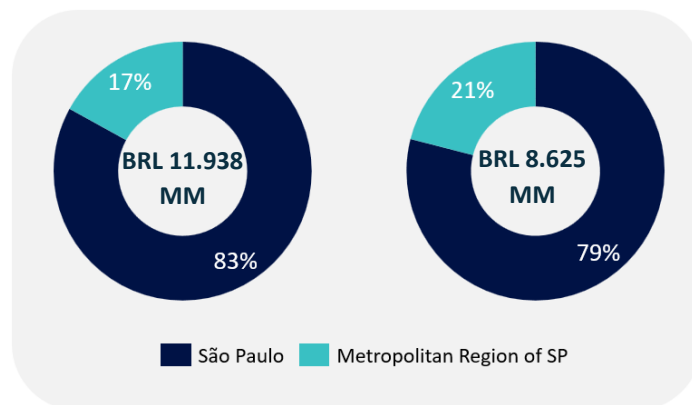
HELBOR'S SHARE



### LANDBANK BY SEGMENT

TOTAL

HELBOR'S SHARE



A Memorandum of Understanding ("MOU") has been executed between Helbor and Cyrela Brazil Realty S.A. Empreendimentos e Participações ("Cyrela"), with the intervening consent of HESA 159 Empreendimentos Imobiliários Ltda. ("HESA 159"), a company in which Helbor holds an equity interest.

The MOU establishes preliminary understandings regarding the potential acquisition by Cyrela of an equity interest in HESA 159, or another structure to be defined by the Parties, for the development—jointly with the Company—of a residential real estate project under the Minha Casa Minha Vida Program (MCMV), on the Semp Toshiba site, with an approximate area of 26,090.44 m<sup>2</sup>, located in the Municipality of São Paulo.

Helbor will retain a minority interest corresponding to 30% of the share capital of HESA 159. Additionally, the MOU provides for the potential acquisition by Cyrela of 19,195 (nineteen thousand one hundred and ninety-five) Certificates of Additional Construction Potential (CEPACs), currently held by HESA 159.

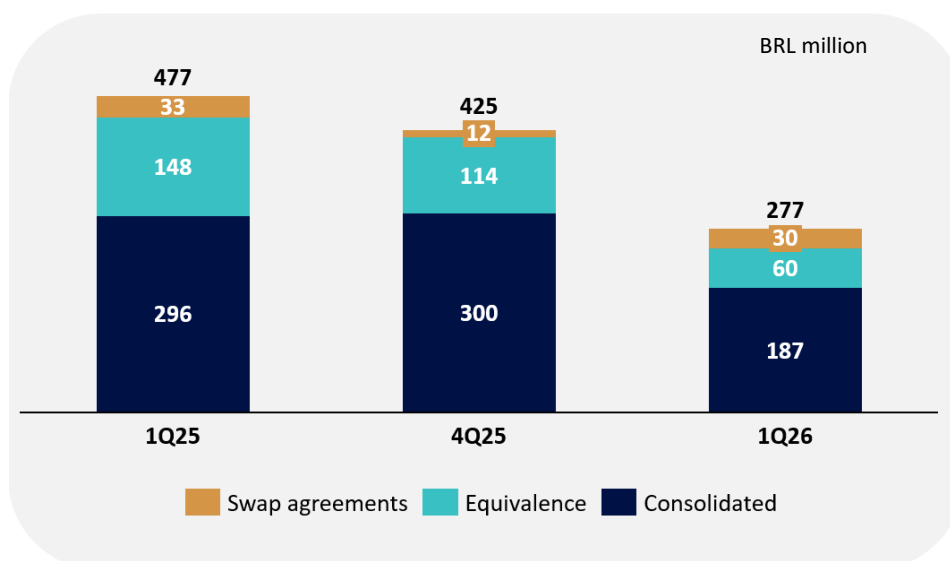
The completion of the transaction is subject to the fulfillment of conditions precedent customary for transactions of this nature, including, among others, approval by the Administrative Council for Economic Defense - CADE.

## ONLENDINGS

In **1Q26**, total transfers reached **BRL 277.2 million**, of which BRL 187.3 million were recorded in the consolidated results, BRL 59.7 million were recognized through the equity method, and BRL 30.2 million referred to barter transactions. **Helbor's share** in these transfers was **64%**.

This amount represents a decrease of 41.9% compared to 1Q25 and 34.8% versus 4Q25. The decline in both periods is mainly explained by the absence of project deliveries in 1Q26.

For comparison, in 1Q25, two developments were delivered, totaling PSV of BRL 597.2 million (45% Helbor), and in 4Q25, two developments were delivered with total PSV of BRL 330.9 million, of which 73% corresponded to Helbor.



# TALK TO IR

## IR Team

**Roberval Toffoli**  
CFO/IRO

**Lúcia César**  
Investor Relations Manager

**Izabel de Camargo Kizirian**  
Investor Relations Assistant

## Contacts



[ri@helbor.com.br](mailto:ri@helbor.com.br)



[ri.helbor.com.br](http://ri.helbor.com.br)



**+55 (11) 3174-1211**