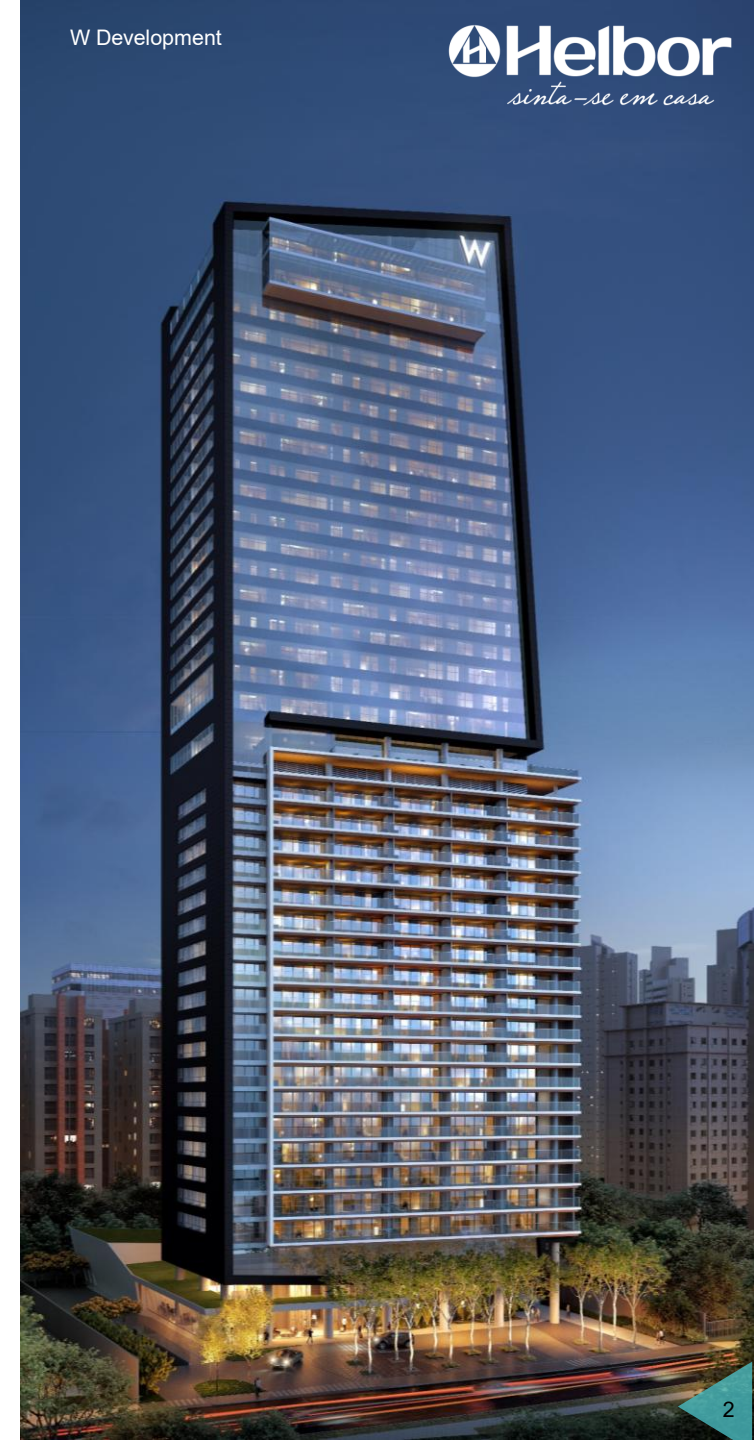


RESULTS PRESENTATION
1Q26

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- This presentation may contain certain statements that express expectations, beliefs and forecasts of Helbor management about future events or results. Such statements are not historical facts and are based on information related to the real estate market, economic and financial information available to date and projections related to the market in which Helbor operates.
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- The financial statements used in this presentation are based on accounting practices adopted in Brazil that comprise the standards of the Brazilian Securities Commission (CVM) and the pronouncements of the Accounting Pronouncements Committee (CPC) and are in accordance with the International Financial Reporting Standards (IFRS) applicable to real estate development entities in Brazil, as approved by the (CPC), the Brazilian Securities Commission (CVM) and the Federal Accounting Council (CFC).





Highlights

- **Total Gross Sales of BRL 421 million in 1Q26** (54% Helbor share).
- **Total SoS¹ reached 12.5% in 1Q26**, while **Helbor SoS reached 10.9% in 1Q26**.
- **2 launches** – Nova Vivere in São Paulo and Parque Clube Ipoema in Mogi das Cruzes, with **total net PSV of BRL 470 million, 33% Helbor share**.
- **BRL 277 million** in transfers in **1Q26**, of which 64% corresponded to Helbor's share.
- Strategic **landbank** with **potential gross GDV of BRL 11.9 billion** (72% Helbor share).
- **Memorandum of Understanding** executed with **Cyrela**, establishing the potential acquisition by Cyrela of an equity interest in HESA 159 – the company that owns the Semp Toshiba site – for the development, in partnership with Helbor, of a project under the Minha Casa Minha Vida Program on the Semp Toshiba site.

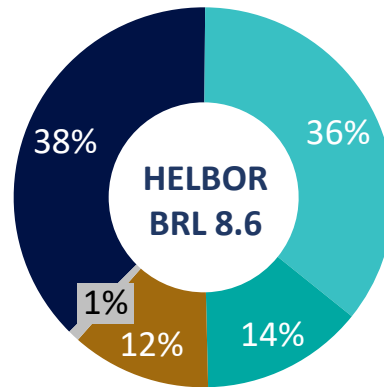
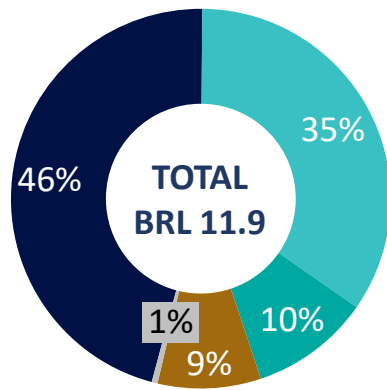
1 - SoS: Sales over Supply, an indicator that measures the speed of sales;

Operational Performance

Strategically positioned landbank with total PSV¹ of BRL 11.9 billion, 72% Helbor's share

BREAKDOWN BY SEGMENT

PSV (BRL billion)



■ Medium
 ■ Ultra High
 ■ High
 ■ Medium High
 ■ Economic

70% of the landbank sites were acquired through physical and/or financial swap transactions

SEMP TOSHIBA (SP)

26,090 m²

MOU signed in Mar/26 with **Cyrela** establishes:

- **Acquisition of an equity stake** in HESA 159
 - Helbor will retain a 30% stake
- Project classified under **MCMV**
 - Potential PSV of BRL 1.5 billion
- Potential **acquisition of 19,195 CEPACs**



*2 launches with a total PSV¹ of BRL 470 million,
33% Helbor*

Nova Vivere – Caminhos da Lapa



TOTAL PSV¹: BRL 387 MM
18.3% HELBOR
MEDIUM SEGMENT
SÃO PAULO
15% SOLD

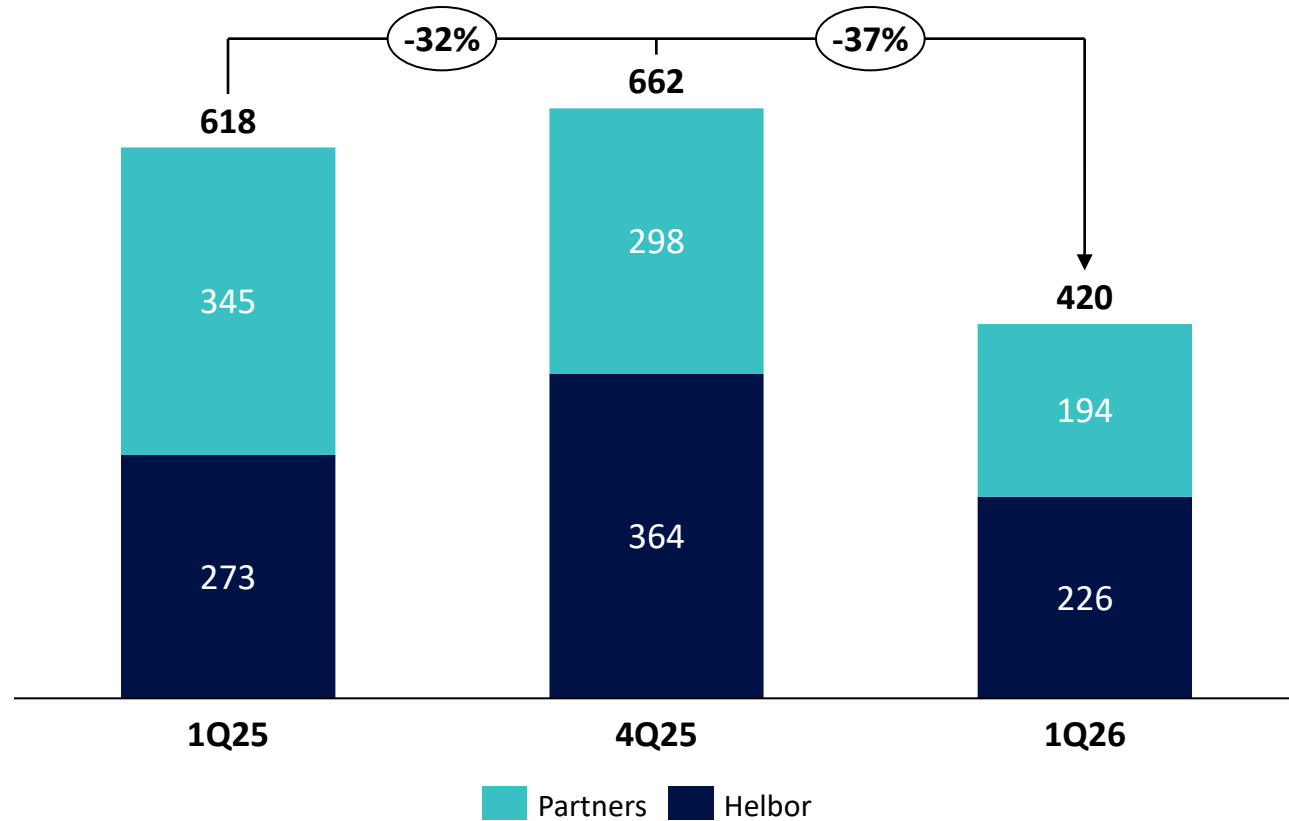
**Parque Clube Ipoema
1st phase**



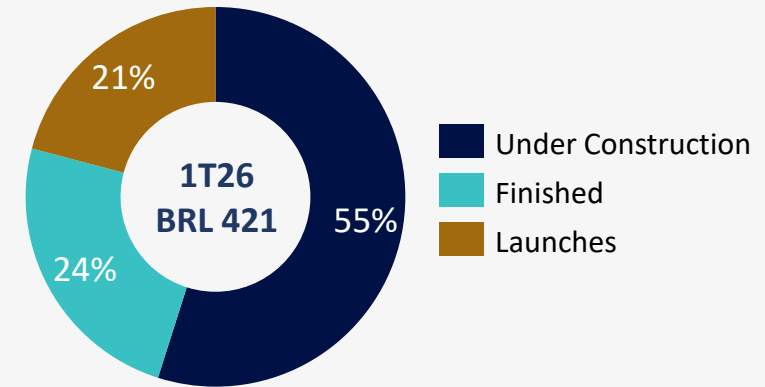
TOTAL PSV¹: BRL 83 MM
100% HELBOR
MEDIUM SEGMENT
MOGI DAS CRUZES
38% SOLD

Contracted sales

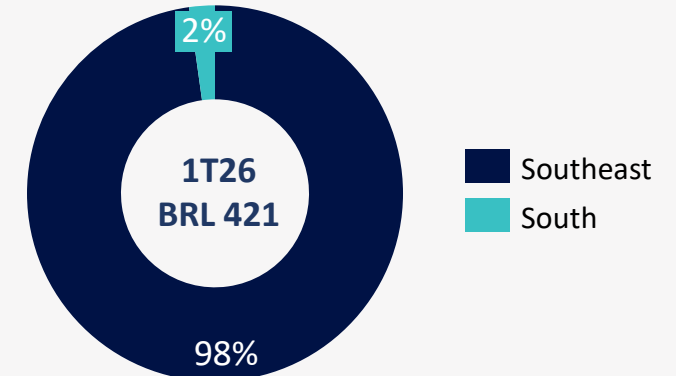
CONTRACTED SALES
BRL million



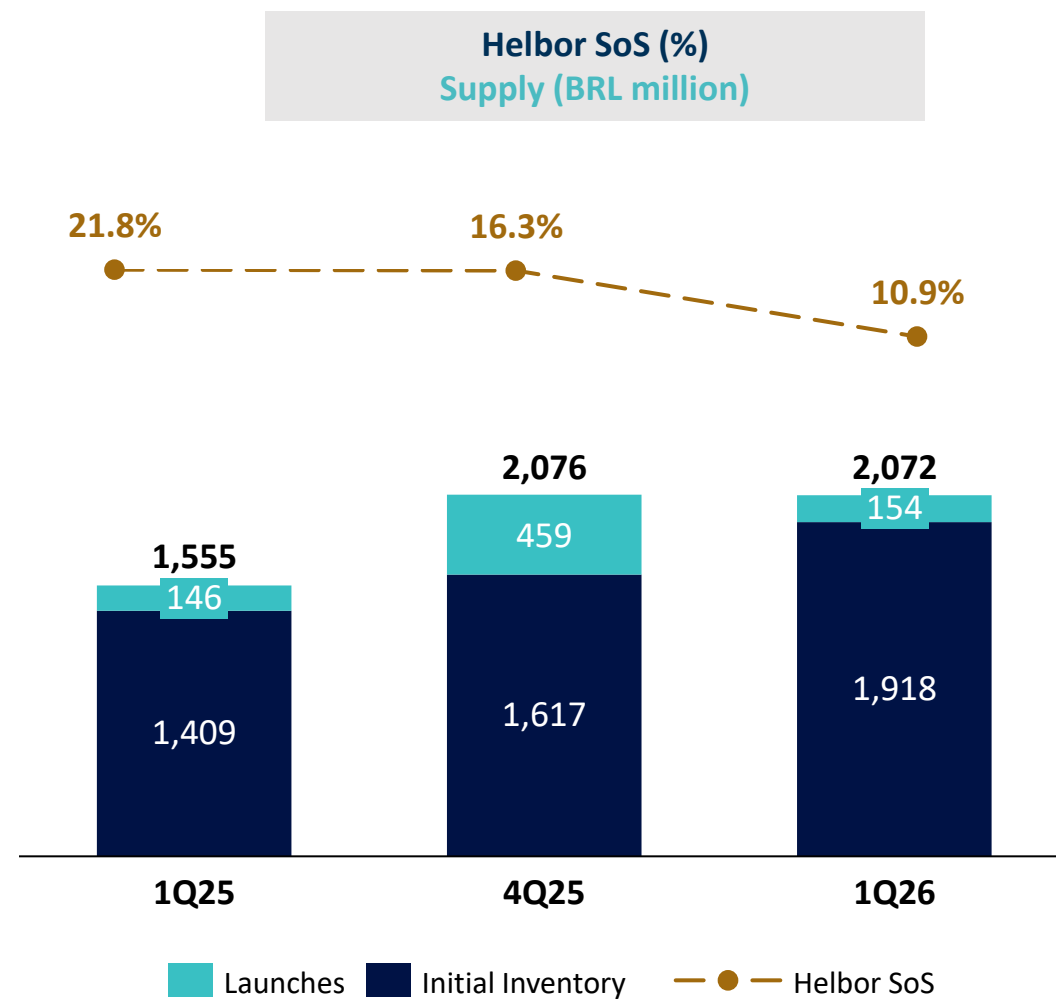
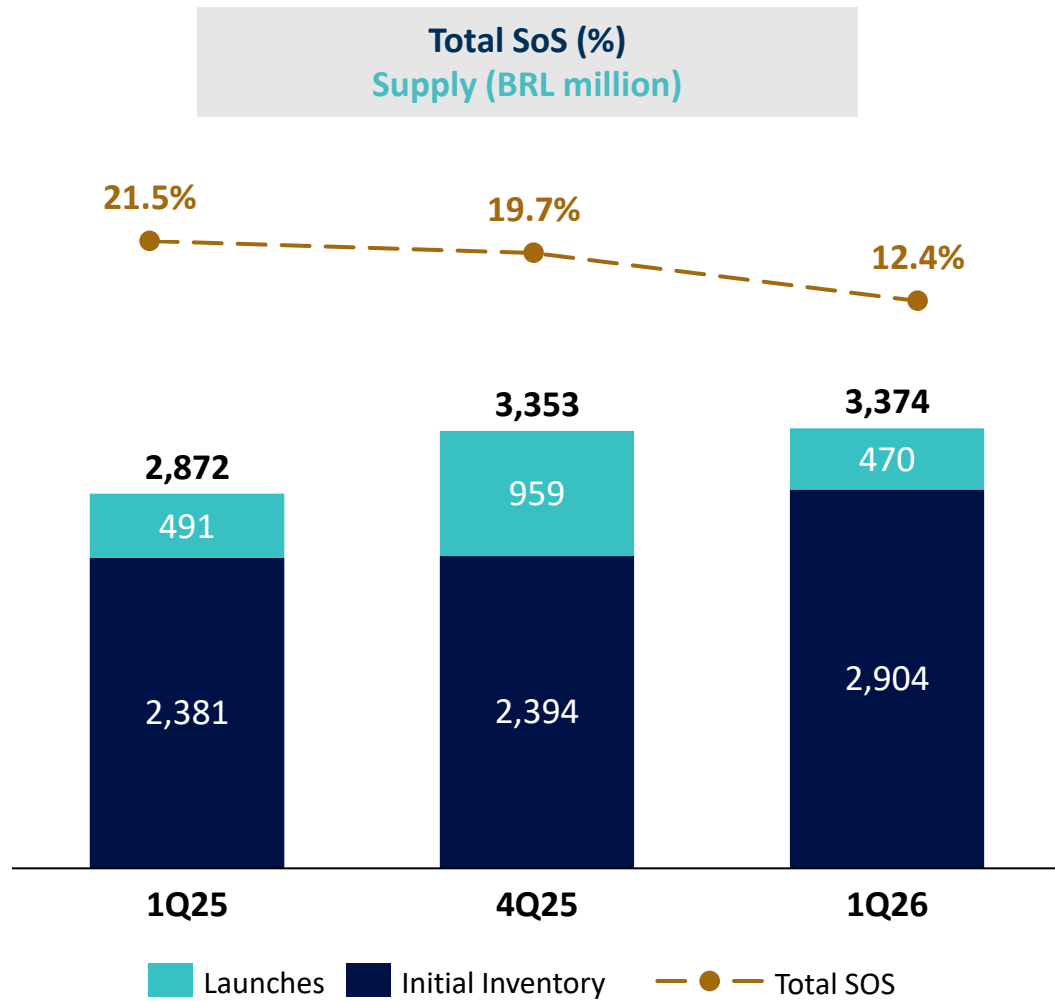
TOTAL SALES BY STATUS
BRL million



TOTAL SALES BY REGION
BRL million



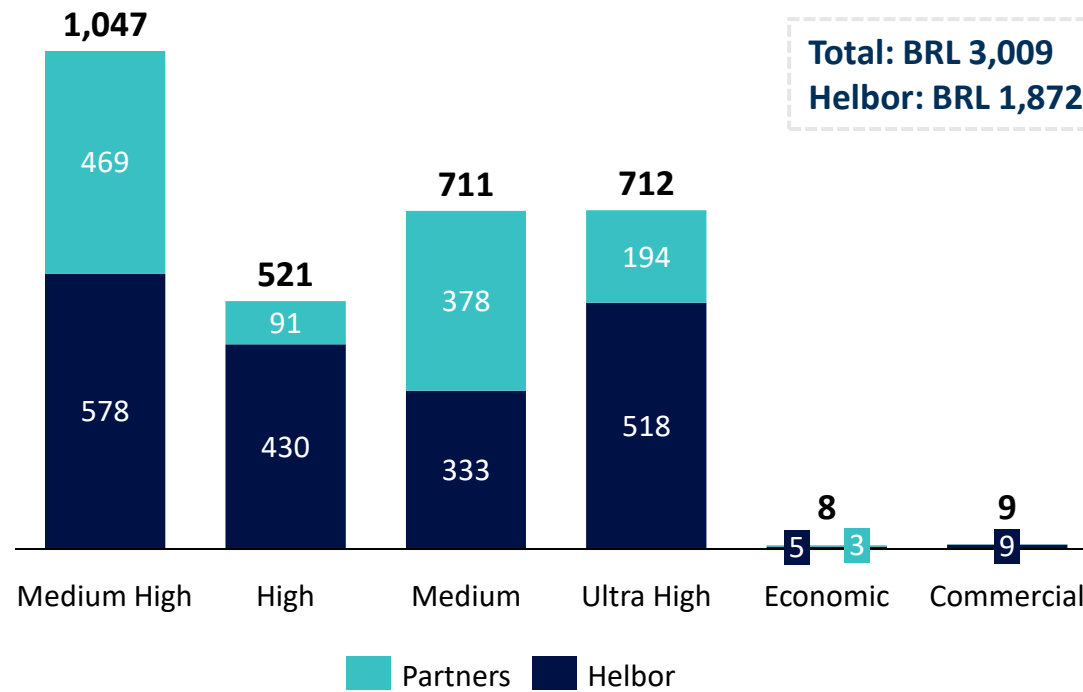
Sales over Supply - SoS¹



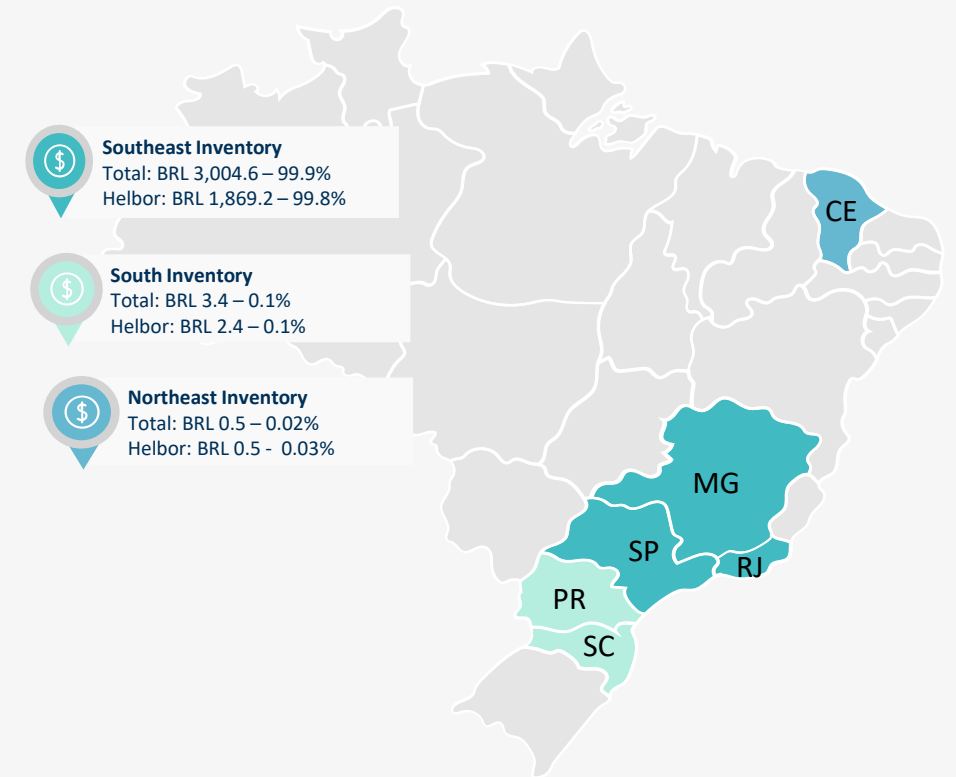
1 - SoS: Sales over Supply, an indicator that measures the speed of sales

Total inventory of BRL 3.0 bi, 99.9% located in the Southeast region

INVENTORY BY SEGMENT
(BRL million)

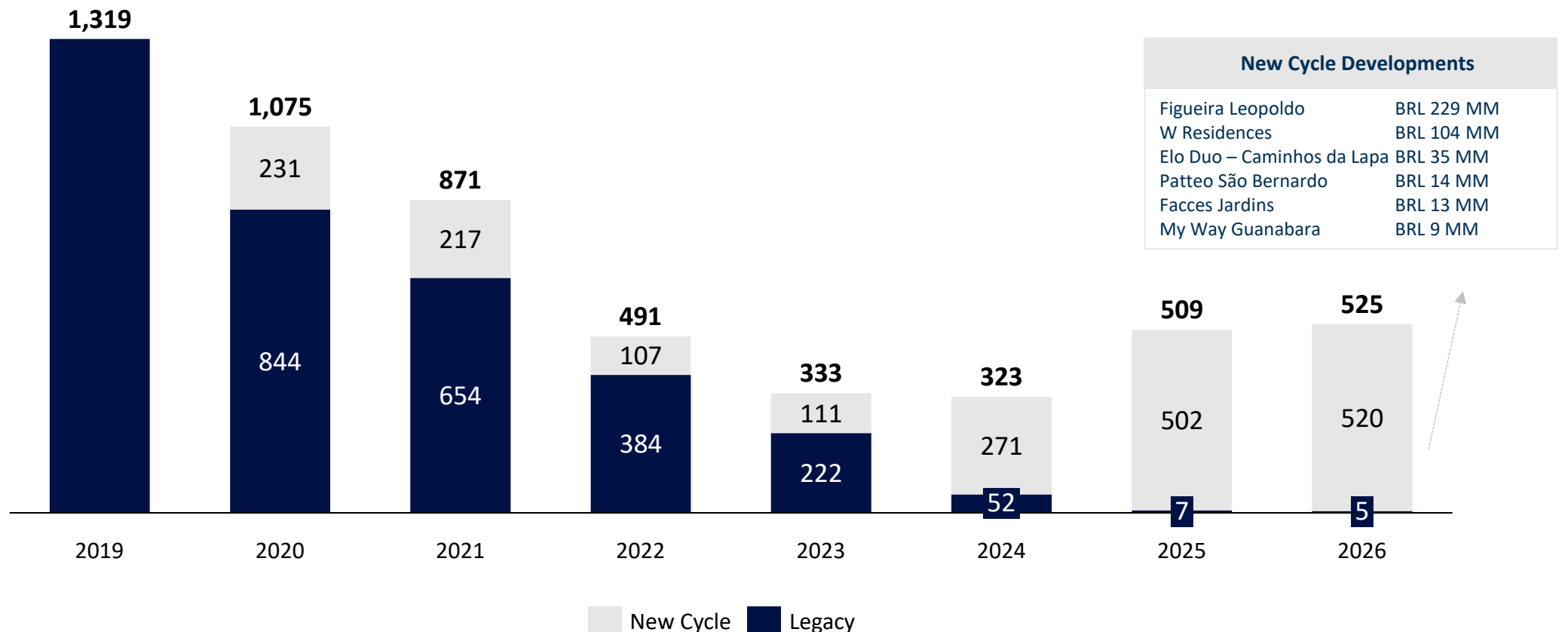


INVENTORY BY REGION
(BRL million)



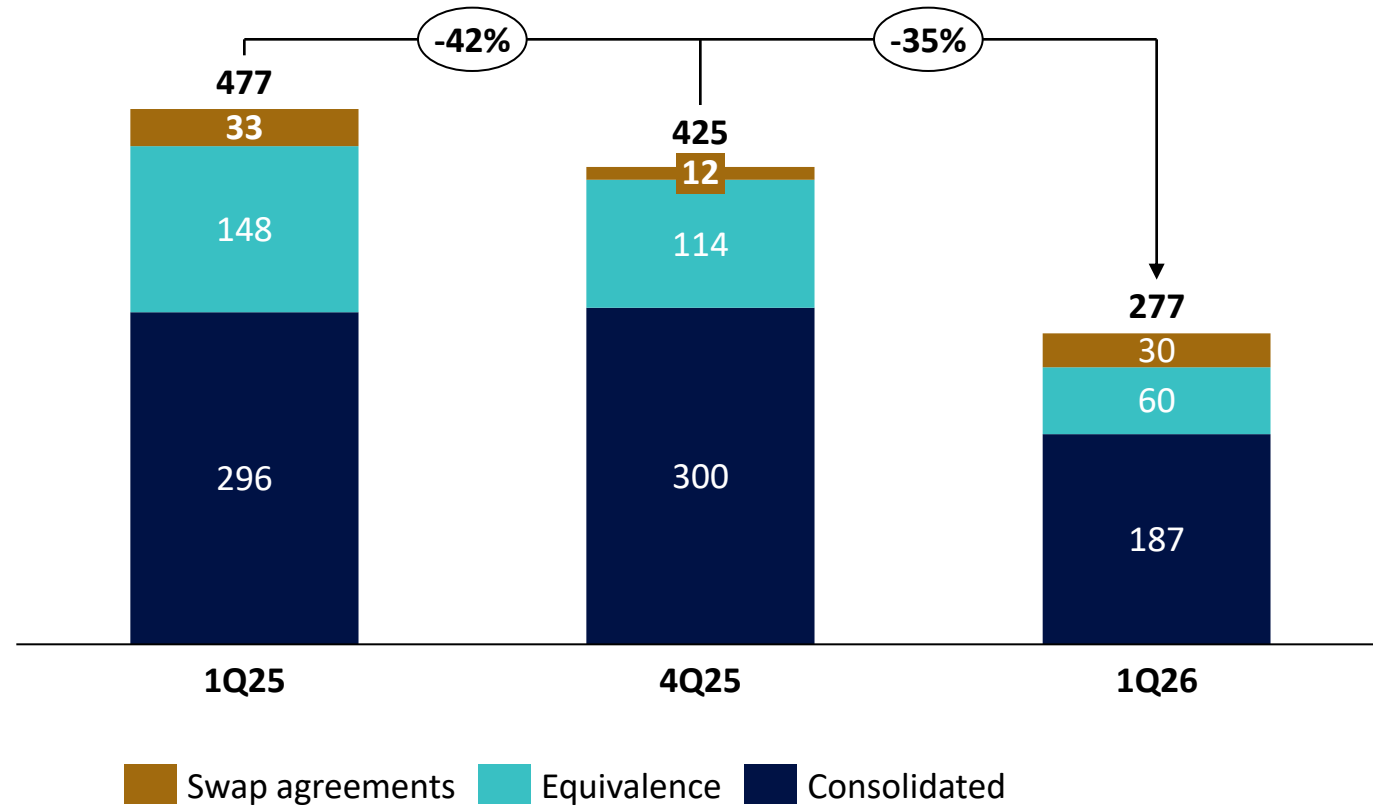
Advancement in the sales strategy for the Legacy Ready Inventory

COMPOSITION OF READY INVENTORY
(BRL million)

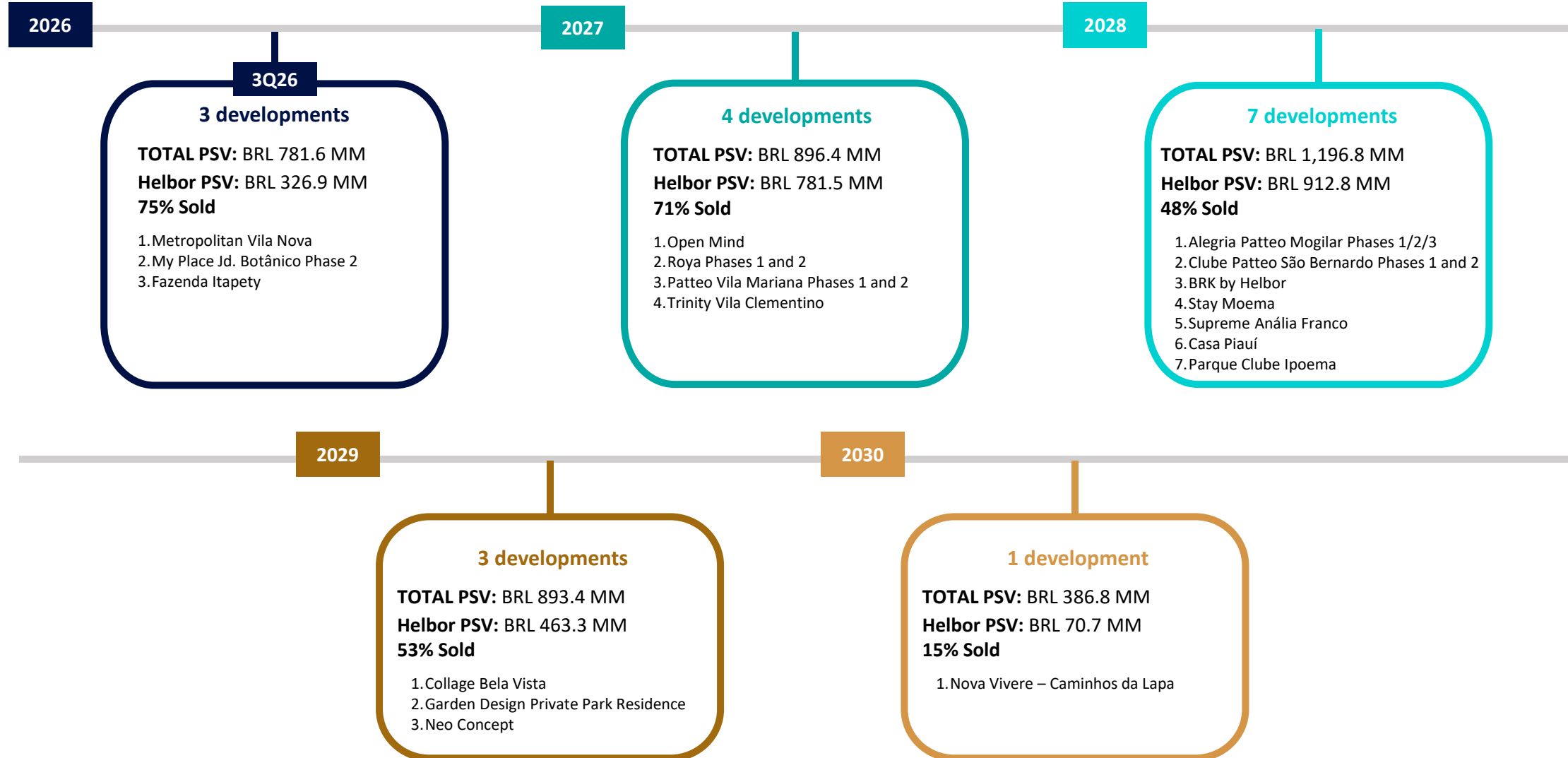


Legacy Stock 2026 mainly reflects the developments: Stay Santos, NeoLink Office, Parque das Águas Empresarial, and Link Office Mall & Stay.

The absence of deliveries in 1Q26 impacted transfers during the quarter



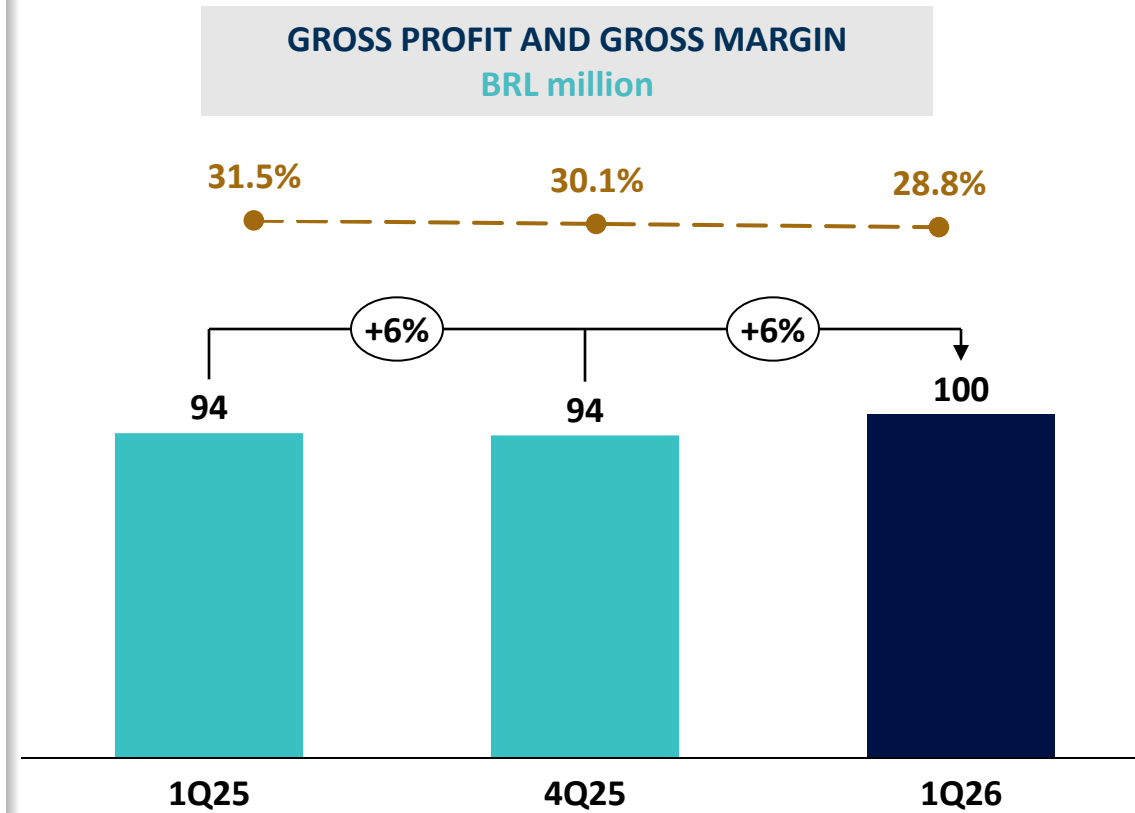
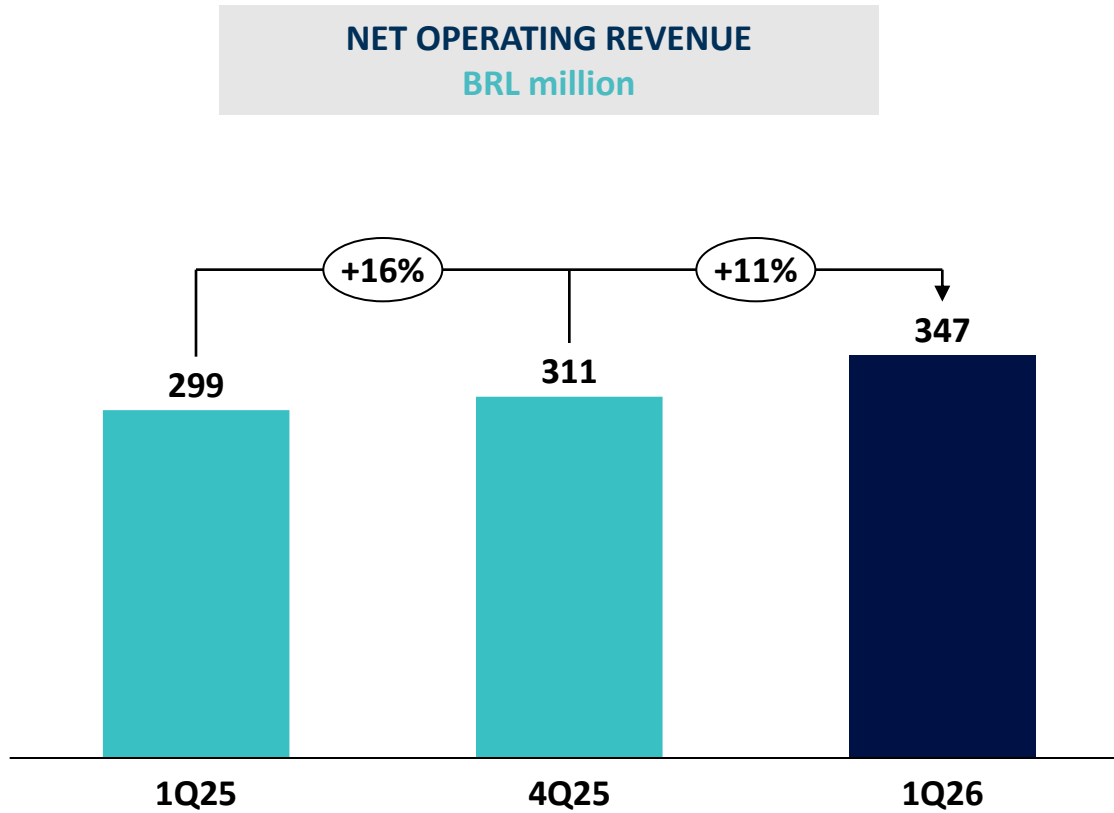
18 developments under construction with total PSV of BRL 4.2 billion with deliveries until 2030



¹Over sold units

Financial Performance

Quarterly sales mix reflected in net revenue and gross profit



CONTRACTED SALES BY STATUS

Under Construction: 36%
Finished: 26%
Launches: 38%
Total: BRL 618 MM

Under Construction: 29%
Finished: 23%
Launches: 49%
Total: BRL 662 MM

Under Construction: 55%
Finished: 24%
Launches: 21%
Total: BRL 420 MM

—●— Gross Margin (%)



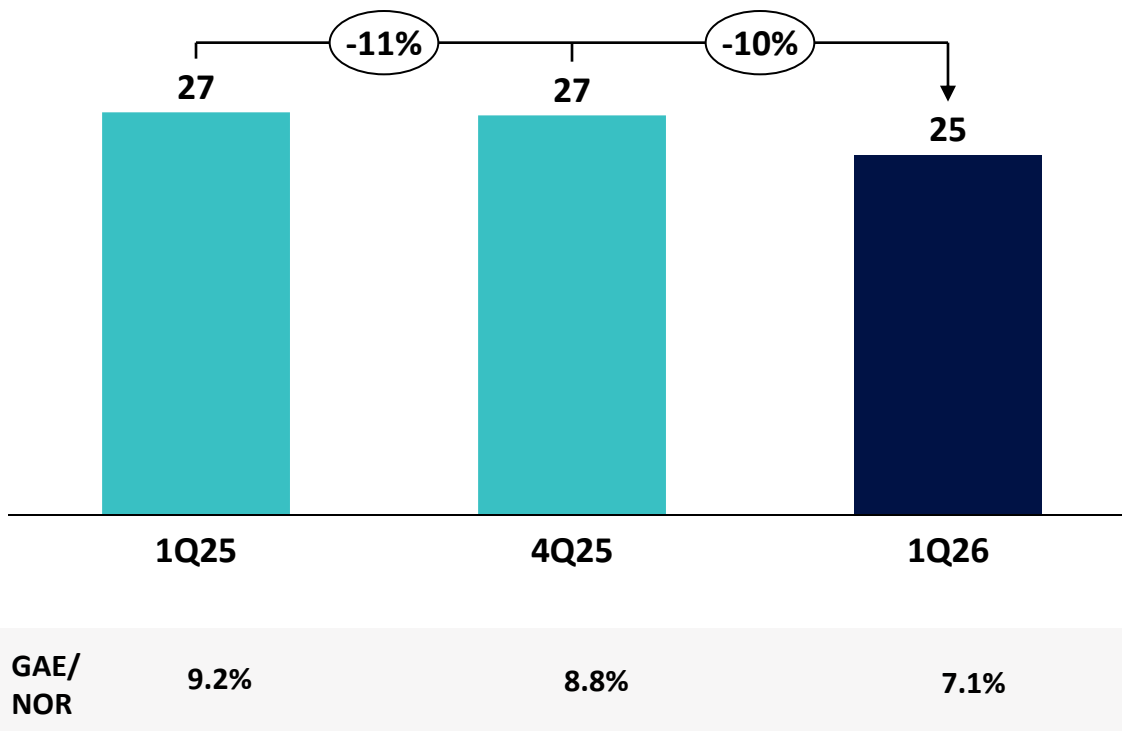
29.3% Backlog Margin by the end of 1Q26

BRL million	1Q26	1Q25	1Q26 vs. 1Q25
Backlog Revenues	737.0	475.8	54.9%
Costs of Sold Units to be recognized	(520.8)	(339.3)	53.5%
Backlog results	216.2	136.5	58.3%
Backlog Margin (%)	29.3%	28.7%	0.6 p.p

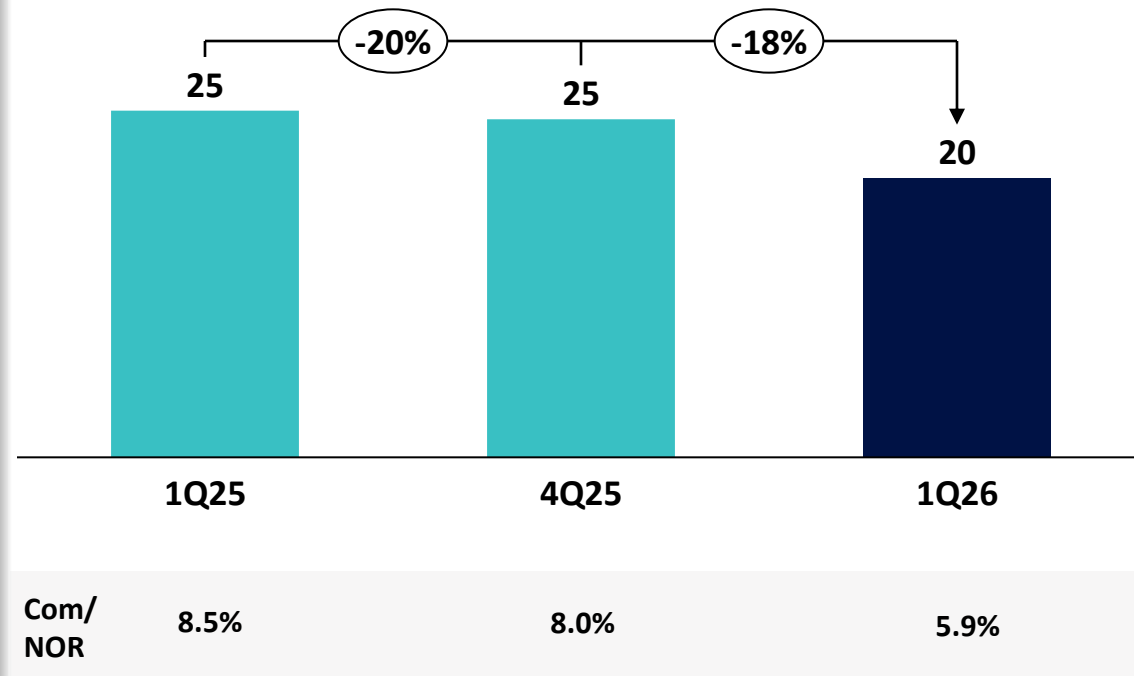
79% of the Backlog Revenue : Alegria Patteo Mogilar; Open Mind; Patteo Vila Mariana, , Clube Patteo SBC and Neo Concept

General, Administrative and Commercial Expenses¹

GENERAL AND ADMINISTRATIVE EXPENSES¹
BRL million



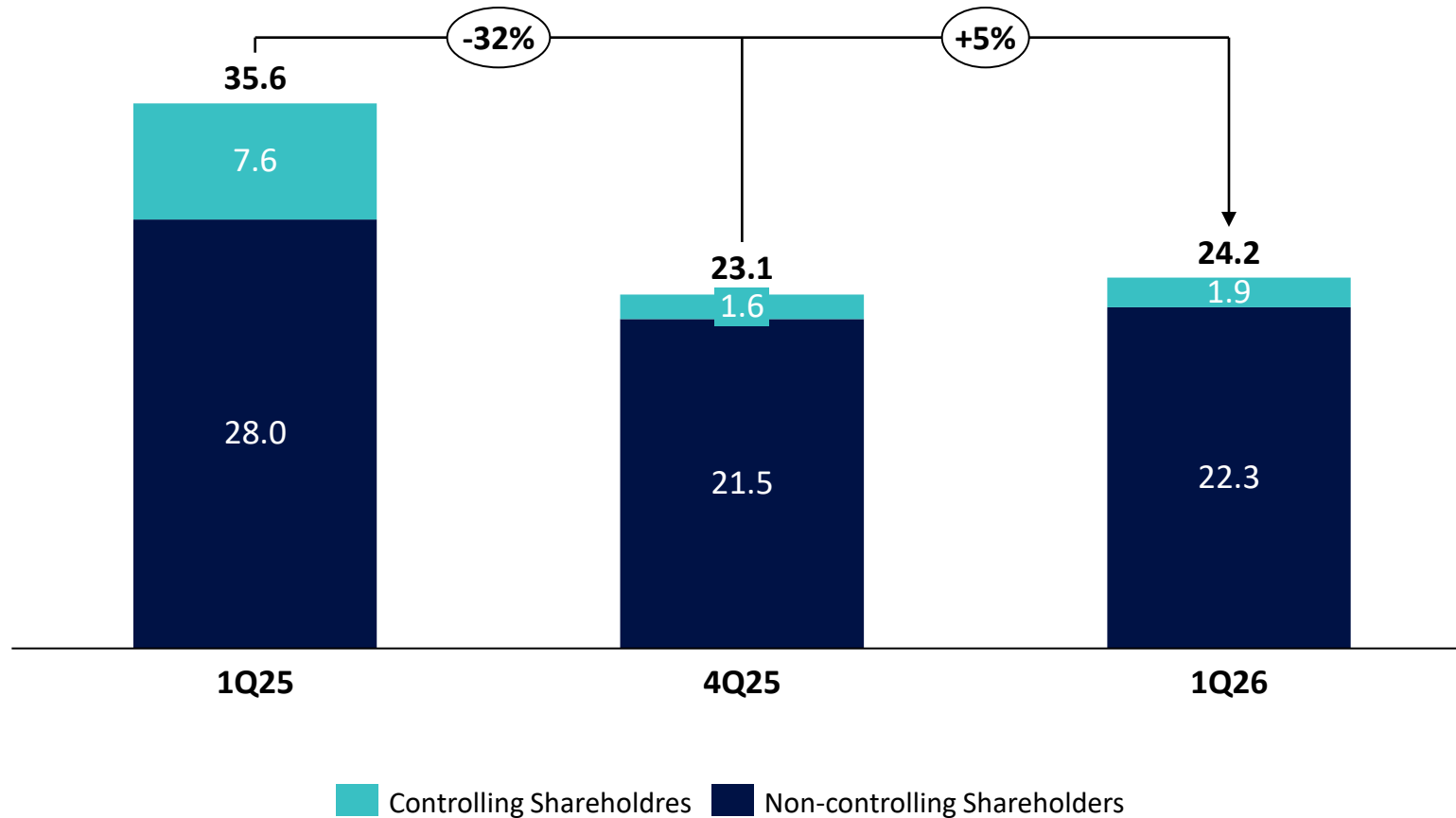
COMMERCIAL EXPENSES
BRL million



¹ - General and Administrative Expenses ex- Depreciation and Amortization

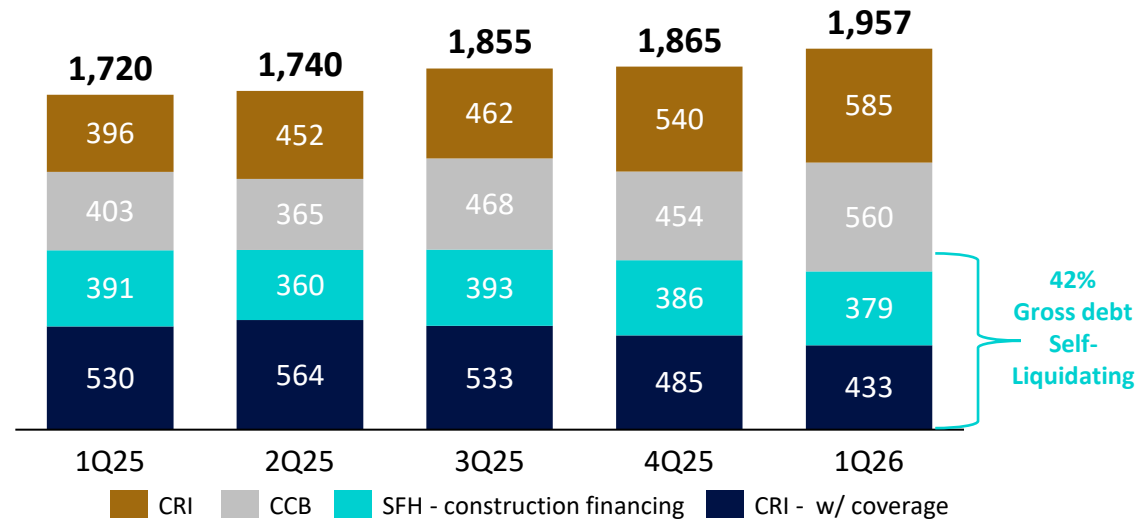
Net Income impacted by financial exepenses

BRL million

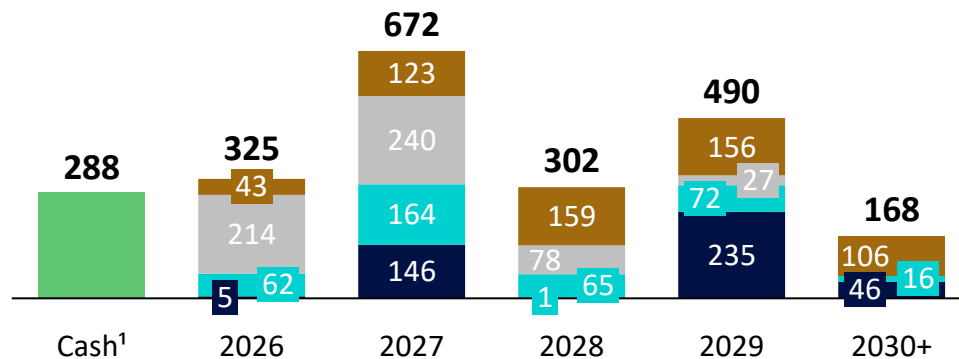


Active debt management

GROSS DEBT (BRL million)

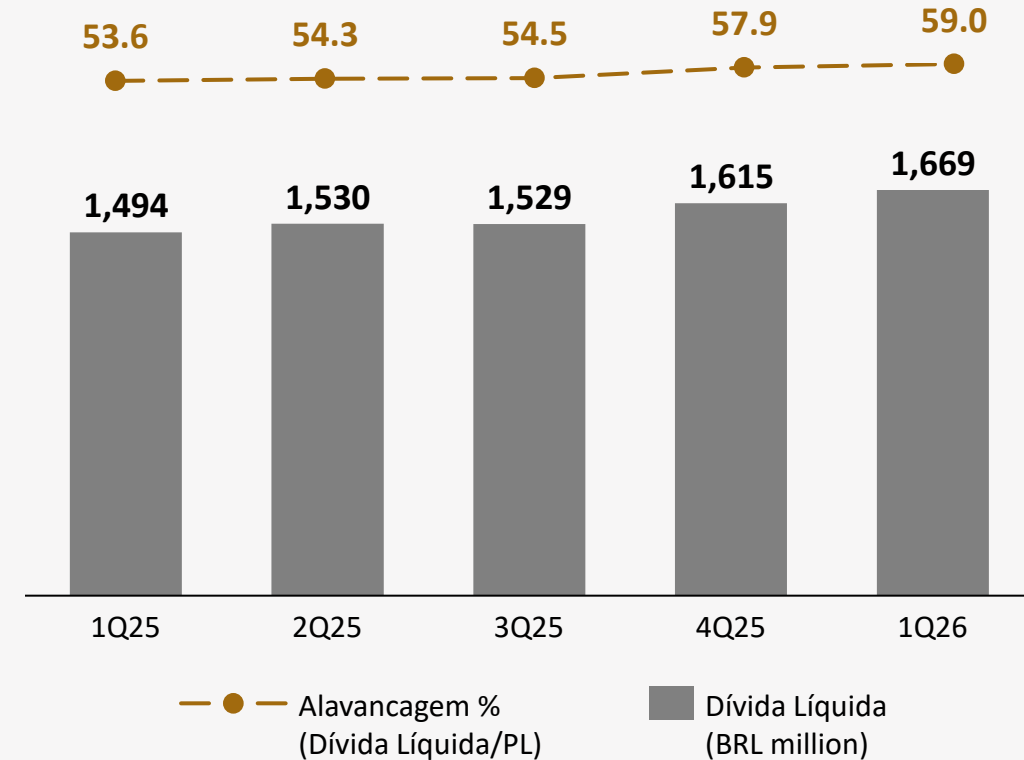


GROSS DEBT AMORTIZATION (BRL million)



1 - Includes Cash and Cash Equivalents and Marketable Securities

NET DEBT (BRL million)



Cash Generation

Indebtedness (BR\$ Mil) - Consolidated	1Q25	2Q25	3Q25	4Q25	1Q26
Availability	225,984	210,416	326,298	250,208	288,247
Loans and Financing	1,720,374	1,740,375	1,855,296	1,864,811	1,956,846
Net Debt - Beginning of period	1,510,842	1,494,390	1,529,959	1,528,998	1,614,603
Net Debt - End of period	1,494,390	1,529,959	1,528,998	1,614,603	1,668,599
(Cash Burn) Cash Generation	16,452	(35,569)	961	(85,605)	(53,996)

Indebtedness (BR\$ Mil) Non consolidated Total	1Q25	2Q25	3Q25	4Q25	1Q26
Availability	85,272	89,786	84,880	72,286	79,654
Loans and Financing	123,108	124,075	70,807	62,366	52,803
Net Debt - Beginning of period	143,019	89,981	68,961	34,338	30,114
Net Debt - End of period	89,981	68,961	34,338	30,114	13,579
(Cash Burn) Cash Generation	53,038	21,020	34,624	4,224	16,535

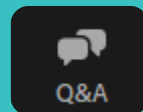
(Cash Burn) Cash Generation	69,490	(14,549)	35,585	(81,381)	(37,461)
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Priorities 2026

- **Active commercial management**, with distinct strategies for selling Legacy and New Cycle inventory, ensuring consistent results.
- Effective **Landbank** administration, maximizing new opportunities and prioritizing the **sale of plots** that are not part of the Company's strategy.
- **Delivery of three projects**, with a **Total PSV of BRL 782 million**, demonstrating solidity and excellence in execution.
- **Launches in strategic locations across Greater São Paulo and Mogi das Cruzes**, aligned with the best market opportunities.
- **Discipline in cost management and leverage reduction**, ensuring profitability and financial sustainability.

Q&A

To ask questions: please click on the Q&A icon and write your question.



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