

Mogi das Cruzes, April 14th, 2025 - Helbor Empreendimentos S.A. (B3:HBOR3), a Real Estate developer, announces today its preliminary and unaudited operating results for the first quarter of 2025 ("1Q25")

OPERATIONAL HIGHLIGHTS 1Q25

- **Total gross sales** reached **BRL 618.6 million**, an increase of 39.5% compared to the same period in 2024 and 7.7% compared to 4Q24. Helbor's share of this volume was 44.2%. Sales in the quarter were made up of 38% of units launched, 36% of units under construction and 26% of ready stock, demonstrating a balance between the different phases of the portfolio.
- **Sales over Supply (SoS)** was 21.5%, up 7.5 percentage points on 1Q24. Helbor's SoS was 17.6%, an increase of 5.0 p.p. compared to the same period last year.
- During 1Q25, the company **launched three projects**, totaling a **net PSV of BRL 491.3 million**, of which 30% was Helbor's Share.
- Elo Duo Caminhos da Lapa and Grand Home Patteo Klablin - 2nd Phase developments were also **delivered, totaling a net PSV of BRL 597.3 million**, 45% of which is Helbor's Share.
- The **onlendings** of the quarter totaled **BRL 477.2 million**, 63.5% of which was Helbor's share. The volume represents an increase of 44.2% compared to the first quarter of 2024.



INDICADORES OPERACIONAIS

Launches	1Q25	1Q24	1Q25 x 1Q24	4Q24	1Q25 x 4Q24
Total Launched PSV (R\$ thousand) ¹	491,349	349,409	40.6%	505,010	-2.7%
Helbor Launched PSV (R\$ thousand) ¹	146,352	69,882	109.4%	404,008	-63.8%
Helbor's Share ¹	29.8%	20.0%	48.9%	80.0%	-62.8%
Units Launched ¹	903	614	47.1%	435	107.6%
Developments Launched	3	1	200.0%	3	0.0%
Sales					
Total PSV (R\$ thousand)	618,580	443,347	39.5%	574,502	7.7%
Helbor's PSV (R\$ thousand)	273,204	224,271	21.8%	370,771	-26.3%
Helbor's Share ¹	44.2%	50.6%	-6.4 p.p.	64.5%	-20.4 p.p.
Units Sold	1,206	516	133.7%	787	53.2%
Sales over Supply (SoS)					
SoS Total	21.5%	14.0%	7.5 p.p.	20.5%	1.0 p.p.
SoS Helbor	17.6%	12.6%	5.0 p.p.	21.8%	-4.2 p.p.

1 – Net of swaps

LAUNCHES

Helbor **launched three projects** in 1Q25, totaling a net PSV of BRL 491.3 million, of which 30% corresponded to the company's share. The total SoS of the launches was 48.0%, while Helbor's Share SoS was 36.9%.

Among the highlights of the quarter is Supreme's Anália Franco launch, developed in partnership with Cury. The development is the result of a negotiation concluded in 2024, when Helbor sold the land located on Rua Guapeva through a financial swap, keeping a 20% share in the project's results.

Developments (PSV in R\$ '000)	Location	Segment	Units	Total Net PSV	Helbor's Share	Helbor Net PSV	% Sold	Income
Fazenda Itapety	Mogi das Cruzes	High	164	152,744	25%	38,186	21%	Equity
Supreme Anália Franco	São Paulo	Economic	625	203,789	20%	40,758	92%	Equivalência
Helbor Clube Pattee São Bernardo - 1st Stage	São Bernardo	Medium High	114	134,816	50%	67,408	12%	Consolidado
Total 1Q25 - 3 Developments			903	491,349	30%	146,352	48%	

1 – Net of exchange

CONTRACTED SALES

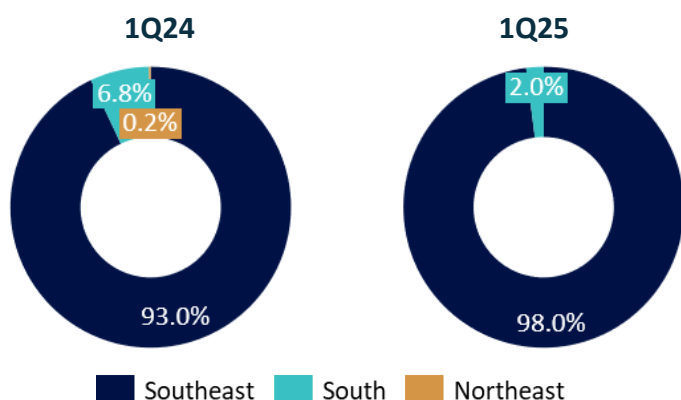
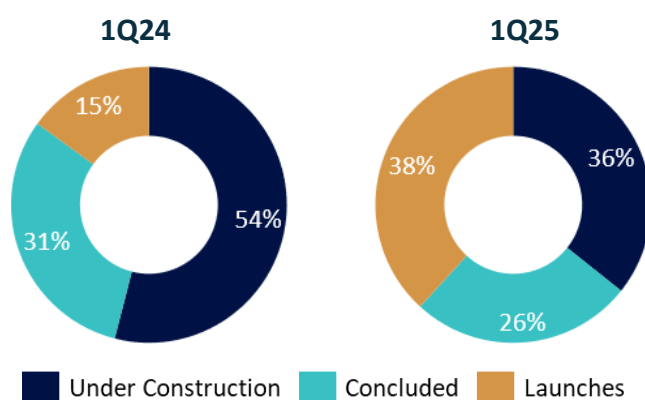
Total Gross Sales in 1Q25 reached BRL 618.6 million, representing a 39.5% growth compared to 1Q24 and 7.7% compared to 4Q24. Helbor's share was 44.2% of the quarter's total. Of this amount, BRL299.1 million will be consolidated in the result for the period, while BRL319.5 million will be recognized via equity equivalence.

Of the total Gross Sales in the quarter, 38.2% refer to launches, 35.7% to units under construction and 26.1% to finished units.

Total Sales over Supply (SoS) reached 21.5% in 1Q25, an increase of 7.5 p.p. compared to 1Q24 and 1.0 p.p. compared to 4Q24. Helbor's SoS was 17.6%, representing an increase of 5.0 p.p. year-on-year, reflecting the good sales performance, and a reduction of 4.2 p.p. in relation to the previous quarter.

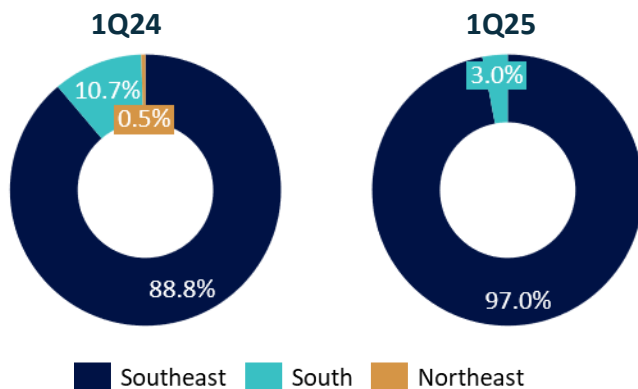
Cancellations totaled BRL 143.0 million in the period, corresponding to 227 units, 53.4% of which related to Helbor's Share. It is important to note that 100% of these units were resold in the same quarter, with an average price gain of 8% on the original sale value, which reinforces the attractiveness of the products and the efficiency of the commercial process.

Sales (100%)	1Q25	1Q24	1Q25 x 1Q24	4Q24	1Q25 x 4Q24
Ultra High	36,838	51,822	-28.9%	70,886	-48.0%
High	41,019	50,217	-18.3%	55,259	-25.8%
Commercial	6,538	15,022	-56.5%	8,024	-18.5%
Medium High	234,370	191,599	22.3%	332,972	-29.6%
Medium	90,107	118,578	-24.0%	81,756	10.2%
Economic	209,708	16,108	1201.9%	25,605	719.0%
Total	618,580	443,347	39.5%	574,502	7.7%

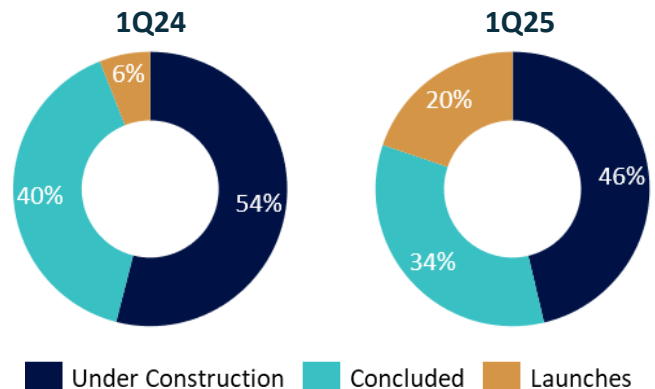
TOTAL SALES - REGION

TOTAL SALES - STATUS


Sales (% Helbor)	1Q25	1Q24	1Q25 x 1Q24	4Q24	1Q25 x 4Q24
Ultra High	20,991	27,698	-24.2%	38,857	-46.0%
High	32,425	40,488	-19.9%	41,664	-22.2%
Commercial	6,437	11,107	-42.0%	7,990	-19.4%
Medium High	113,879	96,124	18.5%	219,949	-48.2%
Medium	44,225	37,107	19.2%	41,100	7.6%
Economic	55,247	11,747	370.3%	21,211	160.5%
Total	273,204	224,271	21.8%	370,771	-26.3%

HELBOR'S SHARE SALES - REGION

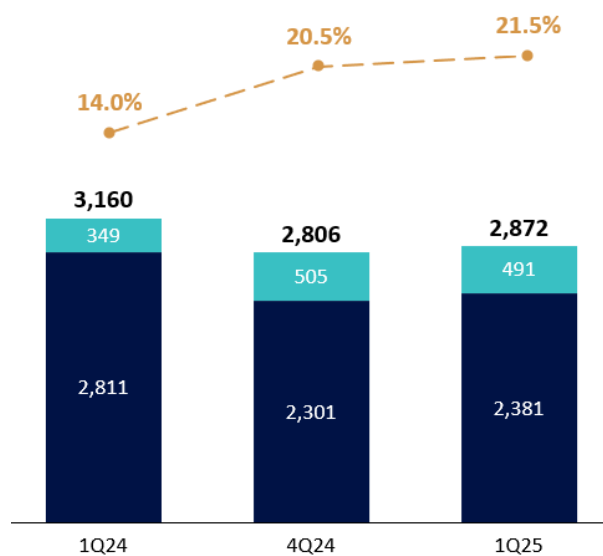


HELBOR'S SHARE SALES - STATUS

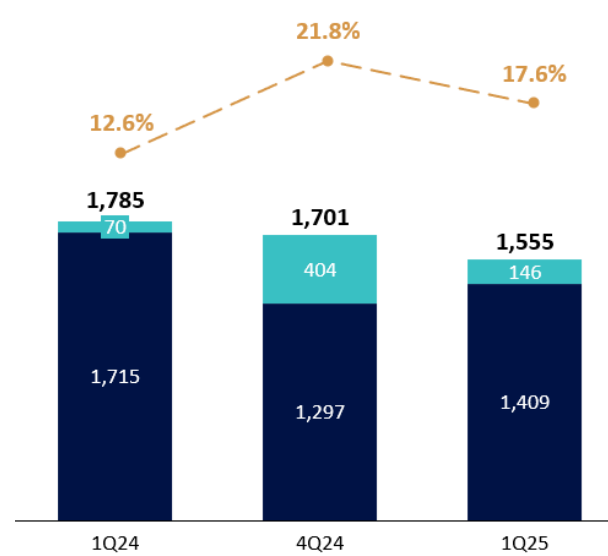


The graphs below show the opening of **inventory** and **SoS Total** and **Helbor's Share**:

Total SoS (%) and Inventory (BRL million)



Helbor's Shares SoS (%) and Inventory (BRL million)

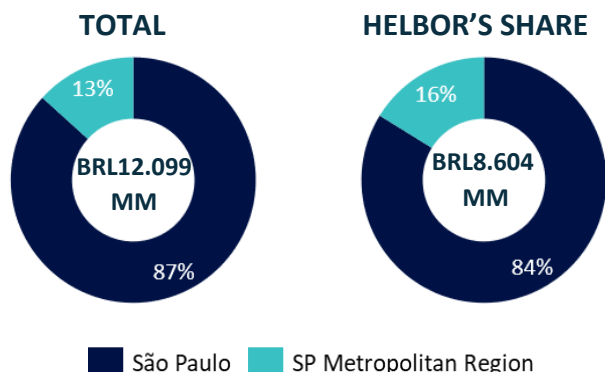


■ Launches ■ Inventory beginning of period —●— SoS Total

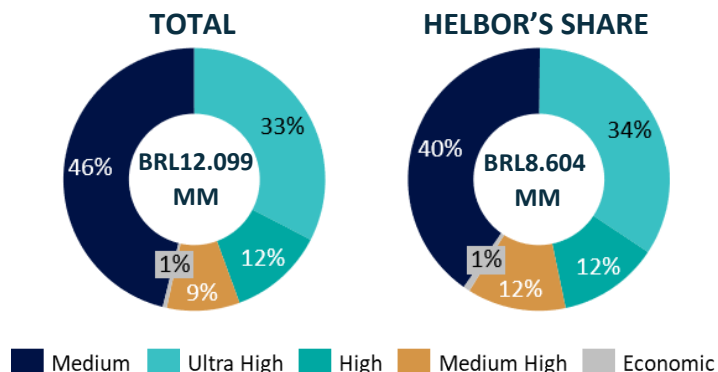
LANDBANK

At the end of the first quarter of 2025, the company's total landbank reached a potential gross PSV of BRL 12.1 billion, of which 71% is Helbor's share. The movement in the period is explained by the launches of the quarter; the inclusion of the second phase of the Semp site, following the increase in construction potential resulting from the revision of the Master Plan; and the updating of the potential PSV of the land base.

BREAKDOWN BY CITY



BREAKDOWN BY SEGMENT



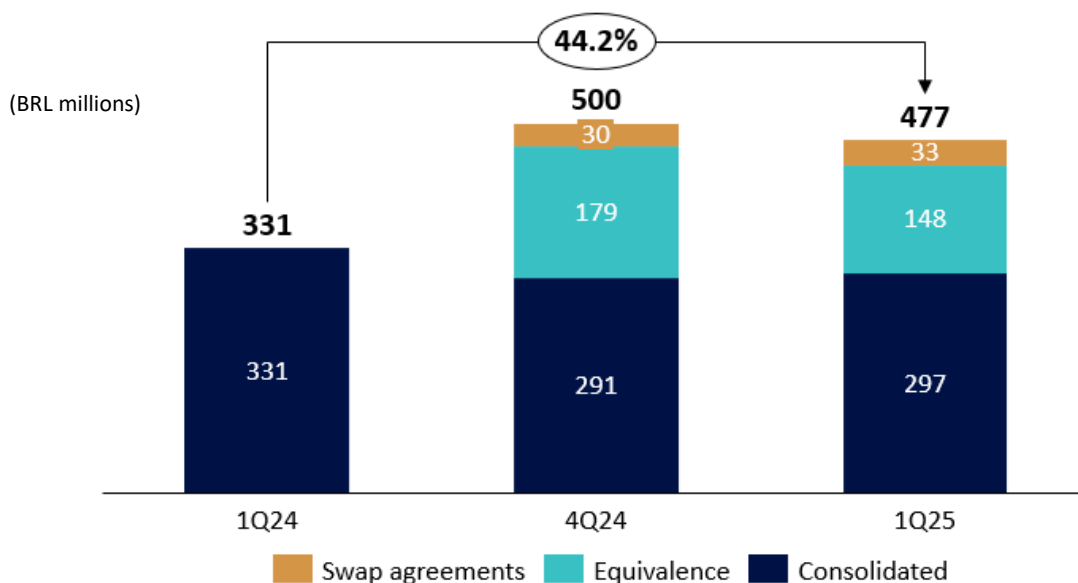
DELIVERIES AND ONLENDINGS

During 1Q25, the company completed the delivery of two projects in the city of São Paulo, totaling 616 units and a total net PSV of BRL 597.3 million, of which 45% corresponds to Helbor's share. It is noteworthy that 65% was already onlent during the quarter itself, reflecting the agility of the financing process and the good acceptance of the products by customers.

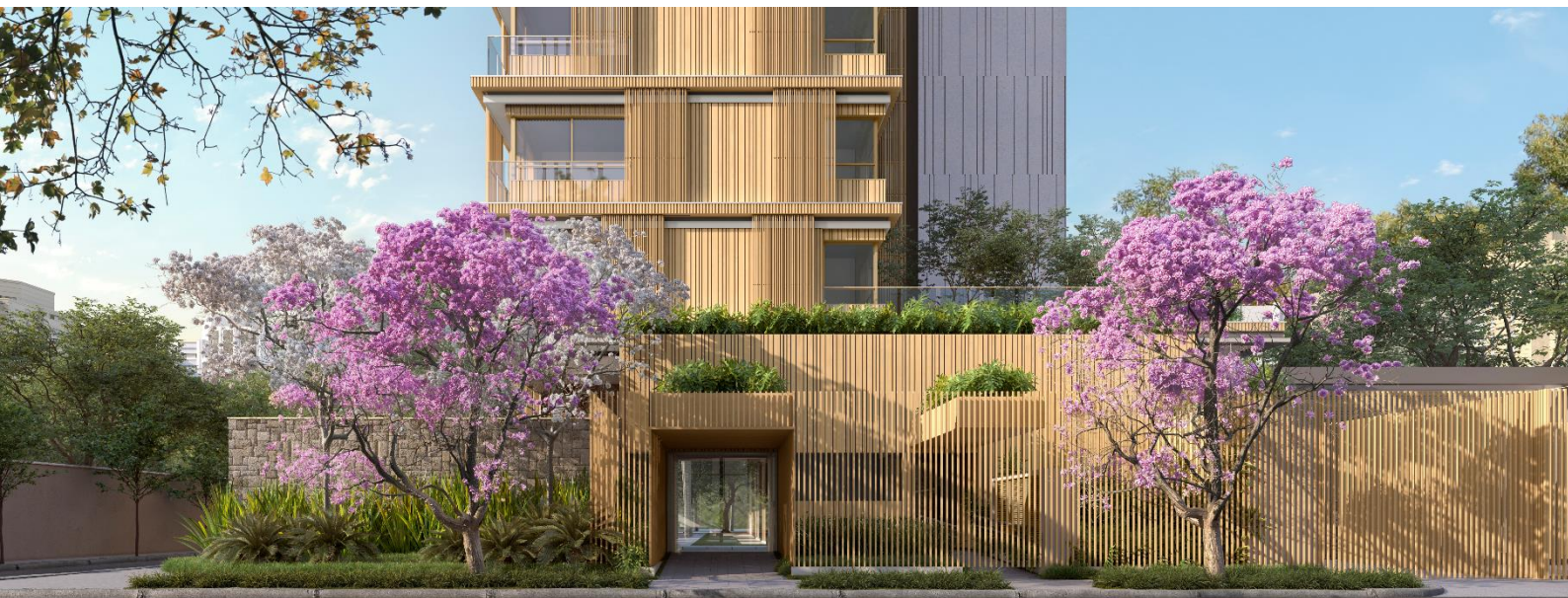
Delivered Developments	Location	Segment	Units ¹	Total Net PSV ¹	Helbor's Share	Helbor Net PSV ¹	% Sold	% Onlending/ Paid ²	Income
ELO Duo – Caminhos da Lapa	São Paulo	Medium	376	221,061	18%	40,385	72%	66%	Consolidated
Helbor Passeo Patteo Mogilar- 2° Stage	São Paulo	High	240	376,193	60%	225,716	98%	63%	Consolidated
Total 1Q25 - 2 Developments			616	597,254	45%	266,101	85%	65%	

1 – Net of Exchange | 2 – Value calculated on units sold

In 1Q25, **Total Onlendings** reached BRL 477.2 million, of which BRL296.7 million were consolidated, BRL 48.0 million recognized via equity equivalence, and BRL32.6 million related to swaps. Helbor's share of these transfers was 63.5%. The volume represents growth of 44.2% compared to 1Q24 and a reduction of 4.6% compared to 4Q24.



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