Empreendimento Garden Design. Private Park Residence

PRÉVIA OPERACIONAL – 3T26

Mogi das Cruzes, 20 de outubro de 2026 – A Helbor Empreendimentos S.A. (B3:HBOR3), incorporadora residencial, anuncia hoje os resultados operacionais preliminares e não auditados relativos ao terceiro trimestre de 2026 (“3T26”).

DIVULGAÇÃO 3T26

Quinta-feira, 12 de novembro de 2026

(Após fechamento do mercado)

TELECONFERÊNCIA 3T26

sexta-feira, 13 de novembro de 2026

Português (Com tradução simultânea)

INDICADORES OPERACIONAIS

Indicadores Operacionais								
Lançamentos	**3T26**	**3T25**	**3T26 x 3T25**	**2T26**	**3T26 x 2T26**	**9M26**	**9M25**	**9M26 x 9M25**
VGV Total (R$ mil)[1]	70.755	587.042	-87,9%	0	n.a	540.477	1.290.515	-58,1%
VGV Helbor (R$ mil)[1]	54.861	543.718	-89,9%	0	n.a	208.444	902.196	-76,9%
Participação Helbor[1]	78%	93%	-16,3%	0,0%	n.a	78%	70%	10,9%
Unidades Lançadas[1]	162	793	-79,6%	0	n.a	676	1.961	-65,5%
Empreendimentos Lançados	4	3	33,3%	0	n.a	6	7	-14,3%
Vendas								
VGV Total (R$ mil)	356.450	478.814	-25,6%	338.517	5,3%	1.114.976	1.564.434	-28,7%
VGV Helbor (R$ mil)	238.999	315.084	-24,1%	211.591	13,0%	673.590	866.166	-22,2%
Participação Helbor[1]	67%	66%	*1,2 p.p.*	63%	*4,5 p.p.*	58%	55%	*2,3 p.p.*
Unidades Vendidas	497	675	*-26,4%*	483	*2,9%*	1.481	2.511	*-41,0%*
Velocidade de Vendas (VSO)								
VSO Total	12,1%	16,9%	*-4,8 p.p.*	11,3%	*0,8 p.p.*	32,4%	42,6%	-10,2 p.p.
VSO Helbor	13,0%	16,3%	*-3,3 p.p.*	11,3%	*1,7 p.p.*	31,8%	37,5%	*-5,7 p.p.*

1 – Líquido de permuta

LANÇAMENTOS

Ao longo do **3T26,** a Helbor realizou **dois lançamentos:** Casa Piauí Stúdios, em parceria com a MPD, no qual a Helbor detém participação de 50%, e o Parque Clube Ipoema 2ª fase, projeto 100% Helbor totalizando um **VGV total líquido de R$ 70,8 milhões**, dos quais 78% correspondem à participação da Companhia. O **VSO total dos lançamentos foi de 39,3%.** O VSO parte Helbor foi de 24,8%.

No **acumulado do ano**, foram lançados **quatro empreendimentos** com um **VGV total líquido de R$ 540,5 milhões**, sendo 39% atribuíveis à participação da Companhia.

Lançamentos (R$ mil)	Localização	Segmento	Unid.	VGV Total Líquido[1]	Part. Helbor	VGV Helbor Líquido[1]	% Vendido	Resultado
Nova Vivere - Caminhos da Lapa	São Paulo	Médio	380	386.809	18,3%	70.670	23%	Equivalência
Parque Clube Ipoema - 1ª fase[2]	Mogi das Cruzes	Médio	134	82.913	100%	82.913	61%	Consolidado
Total 1T26 - 2 Empreendimentos			**514**	**469.722**	**33%**	**153.583**	**42%**	
Total 2T26 - 0 Empreendimentos			-	-	-	-	-	
Total 1S26 - 2 Empreendimentos			**514**	**469.722**	**33%**	**153.583**	**42%**	
Casa Piauí - 2ª Fase (Studios)	São Paulo	Médio	95	31.787	50,0%	15.893	5%	Equivalência
Parque Clube Ipoema - 2ª fase[3]	Mogi das Cruzes	Médio	67	38.968	100%	38.968	18%	Consolidado
Total 3T26 - 2 Empreendimentos			**162**	**70.755**	**78%**	**54.861**	**12%**	
Total 9M26 - 4 Empreendimentos			**676**	**540.477**	**39%**	**208.444**	**27%**	

1 - Líquido de permuta | 2 - Torres 1 e 3 | 3 - Torre 2

VENDAS CONTRATADAS

No **3T26**, as **Vendas Brutas Totais** somaram **R$ 356,5 milhões**, uma queda de 25,6% em relação ao 3T25 e um aumento de 5,3% frente ao 2T26. A variação entre os períodos é explicada, principalmente, pelo mix de vendas. No trimestre, a composição das vendas foi de 65% de unidades em construção, 26% de unidades prontas e 9% de unidades lançadas no 3T26.

A **participação da Helbor nas vendas brutas totais do trimestre foi de 67%**, sendo R$ 209,9 milhões reconhecidos no resultado consolidado e R$29,1 milhões via equivalência patrimonial

No **acumulado do ano**, as **Vendas Brutas Totais** somaram **R$ 1,1 bilhão**, queda de 28,7% em relação ao mesmo período do ano anterior, em função, principalmente no menor volume de lançamentos ocorridos em 2026. Vale lembrar, que no 9M25 foram lançados 7 empreendimentos. **No 9M26, a participação Helbor foi de 60,4%,** com R$ 583,5,0 milhões reconhecidos no resultado consolidado e R$ 90,1 via equivalência patrimonial.

No acumulado do ano, a composição das vendas foi de 62% de unidades em construção, 23% de unidades prontas e 15% de lançamentos.

A **Velocidade de Vendas (VSO) Total** atingiu 12,1% no 3T26, com queda de 4,8 p.p. em relação ao 3T25 e aumento de 0,9 p.p. frente ao trimestre anterior. Conforme explicado acima, a redução no VSO no 3T26 foi impactada pelo desempenho das vendas dos lançamentos. O **VSO da parte Helbor** foi de 13,0%, com retração de 3,3 p.p. na comparação anual e alta de 1,7 p.p. em relação ao 2T26.

No **acumulado do ano, o VSO Total atingiu 32,4%**, queda de 10,2 p.p. em relação ao mesmo período do ano anterior. O **VSO parte Helbor** foi de 31,8%, retração de 5,7 p.p. em relação ao 9M25.

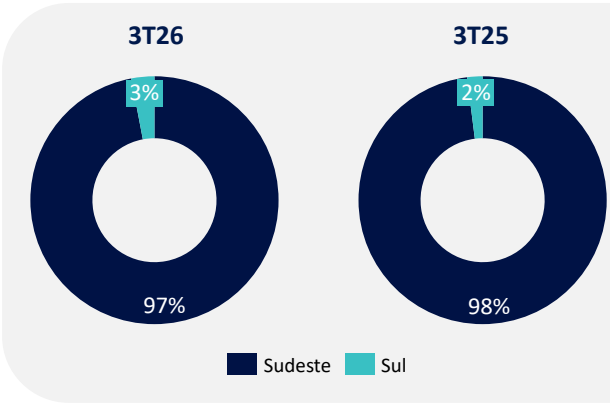
Os **distratos** totalizaram **R$ 52,0 milhões** (91 unidades) no trimestre, redução de 56% em relação ao 3T25, sendo **70%** relativos à participação da Helbor. Destaca-se que 100% dessas unidades foram revendidas ainda no mesmo

trimestre, com ganho médio de preço de 8% em relação ao valor da venda original, reforçando a atratividade dos produtos e a eficiência do processo comercial.

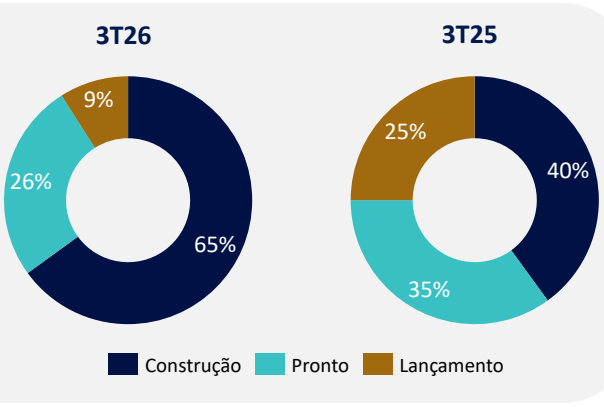
No 9M26, os distratos totalizaram R$ 241,1 milhões o que corresponde a 316 unidades, totalmente revendidas durante o ano, queda de 38% em relação aos distratos ocorridos no 9M25.

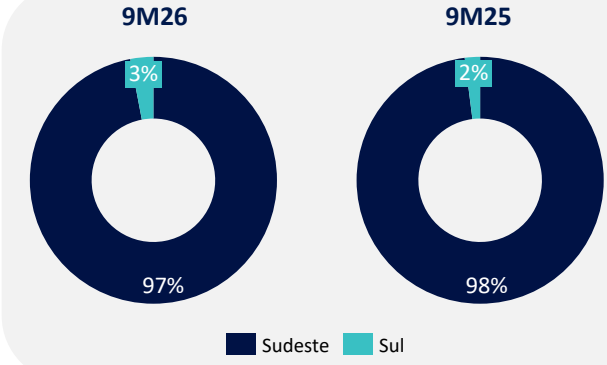
Vendas Totais	3T26	3T25	3T26 x 3T25	2T26	3T26 x 2T26	9M26	9M25	9M26 x 9M25
Altíssimo	67.768	61.283	10,6%	26.054	160,1%	125.950	178.342	-29,4%
Alto	55.453	58.310	-4,9%	35.218	57,5%	158.293	145.542	8,8%
Comercial	3.070	5.442	-43,6%	3.226	-4,8%	12.157	19.755	-38,5%
Médio Alto	90.316	230.732	-60,9%	116.294	-22,3%	340.922	694.183	-50,9%
Médio	138.856	106.752	30,1%	152.610	-9,0%	471.007	271.804	73,3%
Econômico	987	16.294	-93,9%	5.115	-81%	6.646	254.807	-97,4%
Total Geral	**356.450**	**478.813**	**-25,6%**	**338.517**	**5,3%**	**1.114.976**	**1.564.433**	**-28,7%**

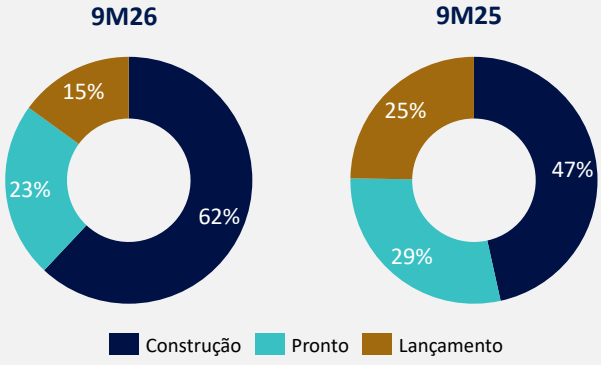
VENDAS TOTAIS REGIÃO



VENDAS TOTAIS STATUS



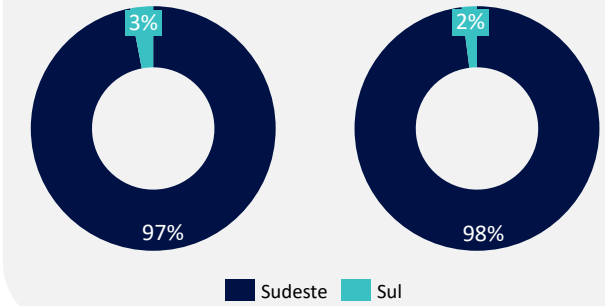




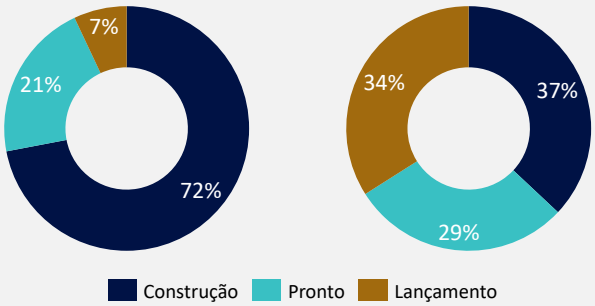
Vendas contratadas **parte Helbor**:

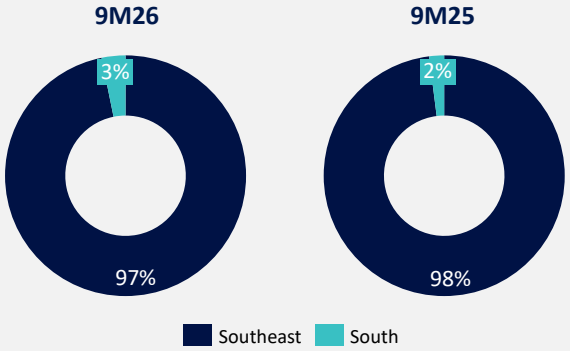
Vendas % Helbor	3T26	3T25	3T26 x 3T25	2T26	3T26 x 2T26	9M26	9M25	9M26 x 9M25
Altíssimo	40.947	38.062	7,6%	13.653	199,9%	74.285	102.870	-27,8%
Alto	41.701	48.940	-14,8%	27.371	52,4%	112.255	113.100	-0,7%
Comercial	1.616	4.585	-64,8%	2.611	-38,1%	7.545	18.342	-58,9%
Médio Alto	60.251	145.983	-58,7%	72.835	-17,3%	206.748	409.034	-49,5%
Médio	93.497	67.525	38,5%	92.960	0,6%	269.942	143.302	88,4%
Econômico	987	9.989	-90,1%	2.161	-54,3%	2.816	79.513	-96,5%
Total Geral	**238.999**	**315.084**	**-24,1%**	**211.591**	**13,0%**	**673.590**	**866.161**	**-22,2%**

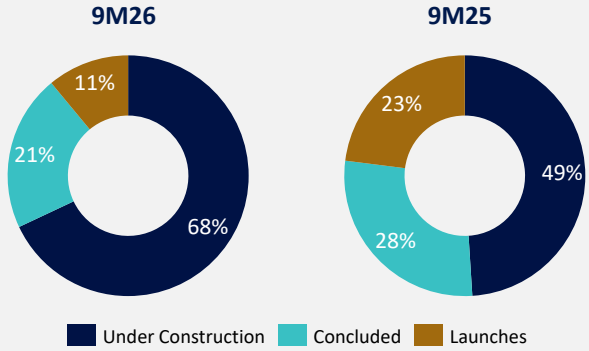
VENDAS HELBOR REGIÃO



VENDAS HELBOR STATUS

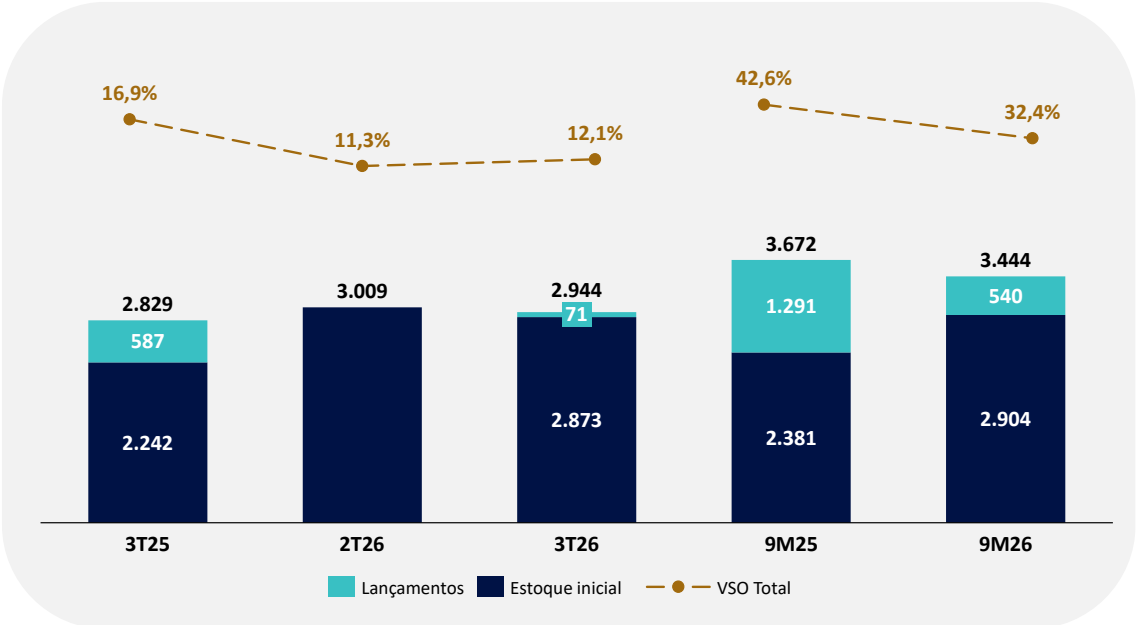




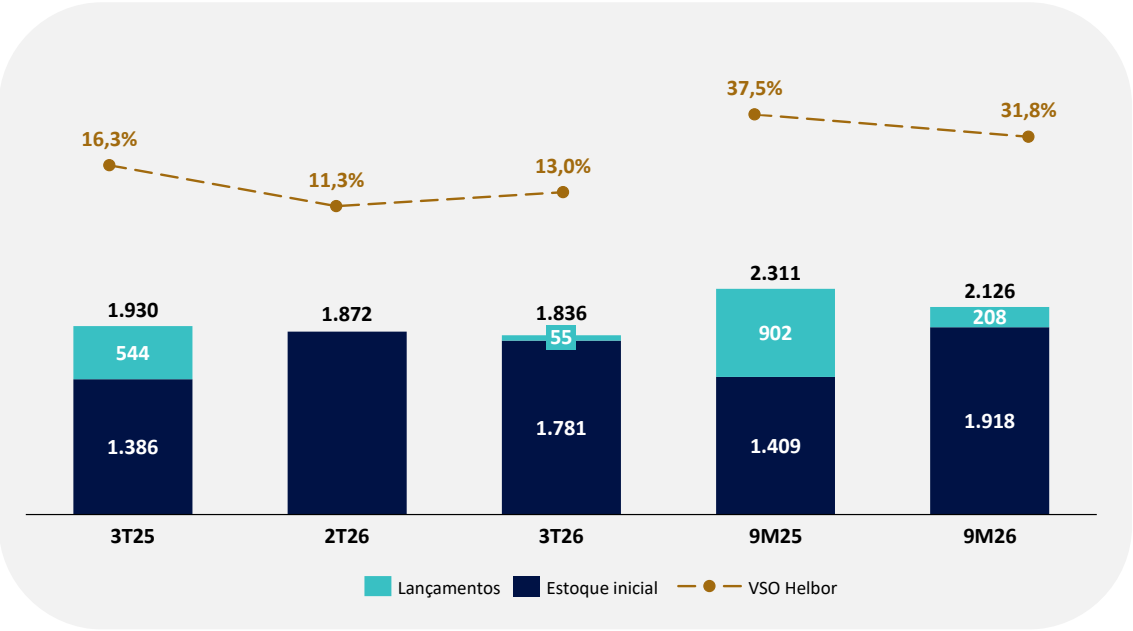


Os gráficos abaixo apresentam a abertura dos estoques e **VSO Total e Parte Helbor**:

VSO TOTAL (%) **e OFERTA** (R$ milhões)



VSO HELBOR (%) e OFERTA (R$ milhões)

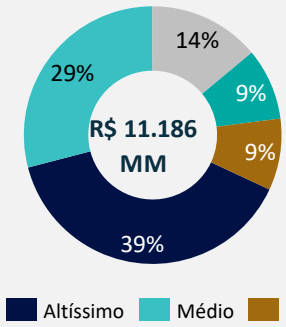


LANDBANK

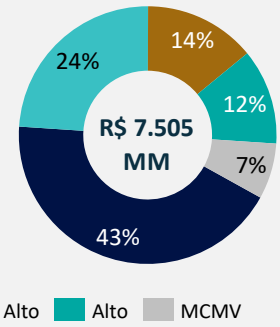
Ao final do **3T26**, o ***landbank* da Companhia** totalizava **VGV bruto potencial de R$ 11,2 bilhões**, dos quais **67%** correspondem à participação da Helbor. A movimentação observada ao longo do trimestre decorre, principalmente, da **atualização do VGV potencial** dos terrenos em carteira, refletindo os **custos de construção** dos projetos.

LANDBANK POR SEGMENTO

TOTAL

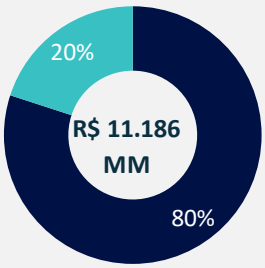


PARTE HELBOR

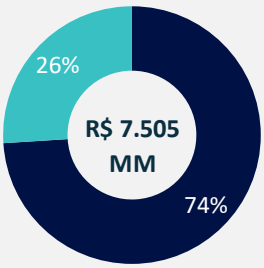


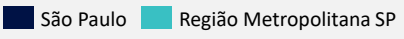
LANDBANK POR CIDADE

TOTAL



PARTE HELBOR





ENTREGAS

Durante o **3T26**, a Companhia conclui a entrega de **dois empreeendimentos** – My Place Jardim Botânico Fase 2 e Fazenda Itapety Fase 1 – totalizando um **VGV total líquido de R$ 235,4 milhões**, dos quais 41% correspondem à particpação da Helbor. Destaca-se que 96% já foi vendido e 58% foram repassados atéo final do trimestre.

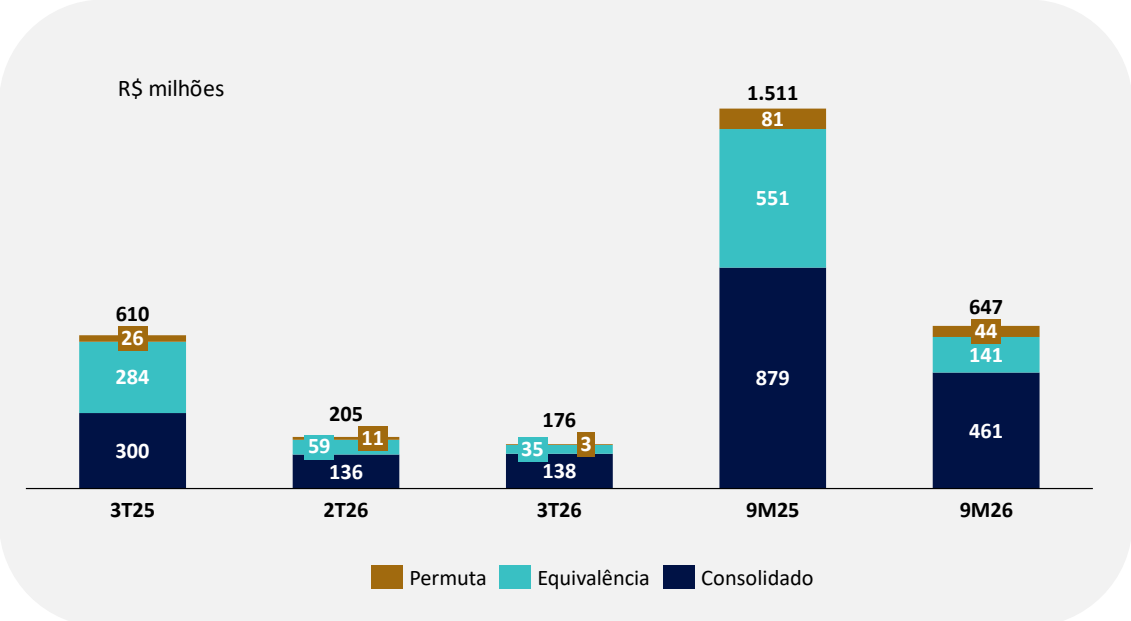
Entregas (R$ mil)	Localização	Segmento	Unid.	VGV Total Líquido[1]	Part. Helbor	VGV Helbor Líquido[1]	% Vendido	% Repassado	Resultado
Total 1S26 - 0 Empreendimentos									
My Place Jardim Botânico - Fase 2	Curitiba	Médio	155	82.627	70,0%	57.839	92%	15%	Consolidado
Fazenda Itapety - Fase 1	Mogi das Cruzes	Alto	164	152.744	25%	38.186	100%	100%	Equivalência
Total 3T26 - 2 Empreendimentos			**319**	**235.371**	**41%**	**96.025**	**96%**	**58%**	
Total 9M26 - 2 Empreendimentos			**319**	**235.371**	**41%**	**96.025**	**96%**	**58%**	

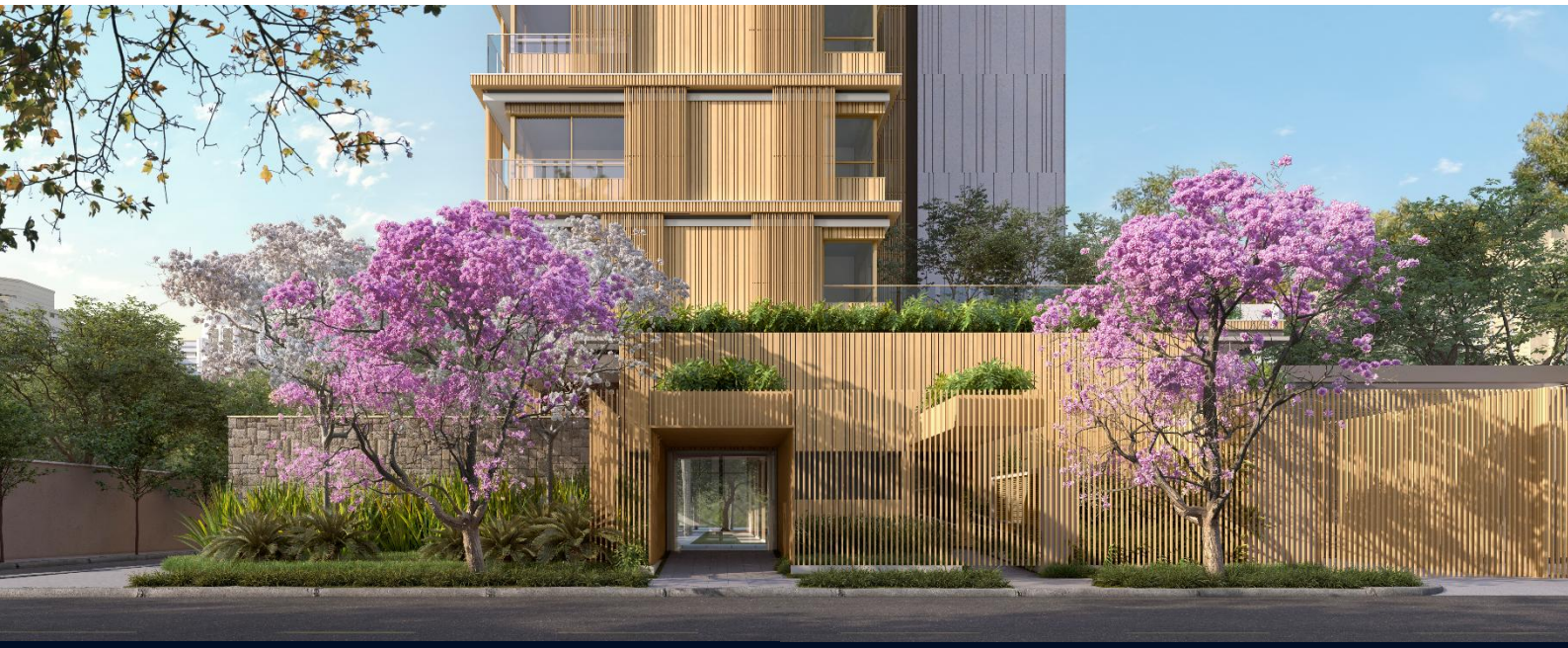
1 - Líquido de permuta

REPASSES

No 3T26, os **repasses totais somaram R$ 176,0 milhões**, dos quais R$ 138,8 milhões no consolidado, R$ 34,6 milhões reconhecidos via equivalência patrimonial e R$ 3,1 milhões referentes a permutas. A participação da Helbor nesse montante foi de 67%. O resultado representa uma queda de 71,7% em relação ao 3T25 e de 14,1% frente ao 2T26, reflexo, principalmente, do menor volume de entregas no trimestre - em 2026, foram entregues dois empreendimentos, com VGV líquido total de R$ 235,4 milhões, enquanto, no 3T25, a Companhia havia entregado três empreendimentos, com VGV líquido total de R$ 587,0 milhões.

No **acumulado dos nove meses de 2026**, os **repasses totais atingiram R$ 646,7** milhões, uma redução de 57,2% em relação ao mesmo período de 2025. O desempenho é explicado, sobretudo, pelo menor volume de entregas no período: em 2026, foram entregues dois empreendimentos, com VGV líquido total de R$ 235,4 milhões, enquanto, nos nove primeiros meses de 2025, a Companhia havia entregado sete empreendimentos, com VGV líquido total de R$ 1,3 bilhão.





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Garden Design. Private Park Residence Development

OPERATIONAL PREVIEW – 3Q26

Mogi das Cruzes, October 20th, 2026 – Helbor Empreendimentos S.A. (B3: HBOR3), a residential real estate developer, announces its preliminary and unaudited operating results for the third quarter of 2026 ("3Q26").

3Q26 RESULTS

Tuesday, November 12th, 2026

(After market closing)

3Q26 TELECONFERENCE

Friday October 19th, 2026

Portuguese (with simultaneous interpretation)

OPERATIONAL INDICATORS

Operational Highlights								
Launches	**3Q26**	**3Q25**	**3Q26 x 3Q25**	**2Q26**	**3Q26 x 2Q26**	**9M26**	**9M25**	**9M26 x 9M25**
Total Launched PSV (R$ thousand)[1]	70,755	587,042	-87.9%	0	n.a	540,477	1,290,515	-58.1%
Helbor Launched PSV (R$ thousand)[1]	54,861	543,718	-89.9%	0	n.a	208,444	902,196	-76.9%
Helbor's Share[1]	77.5%	92.6%	-16.3%	0.0%	n.a	77.5%	69.9%	10.9%
Units Launched[1]	162	793	-79.6%	0	n.a	676	1,961	-65.5%
Developments Launched	4	3	33.3%	0	n.a	6	7	-14.3%
Sales								
Total PSV (R$ thousand)	356,450	478,814	-25.6%	338,517	5.3%	1,114,976	1,564,434	-28.7%
Helbor's PSV (R$ thousand)	238,999	315,084	-24.1%	211,591	13.0%	673,590	866,166	-22.2%
Helbor's Share[1]	67.0%	65.8%	*1.2 p.p.*	62.5%	*4.5 p.p.*	57.7%	55.4%	*2.3 p.p.*
Units Sold	497	675	*-26.4%*	483	*2.9%*	1,481	2,511	*-41.0%*
SaleS over Suply (SoS)								
SoS Total	12.1%	16.9%	*-4.8 p.p.*	11.3%	*0.8 p.p.*	32.4%	42.6%	-10.2 p.p.
SoS Helbor	13.0%	16.3%	*-3.3 p.p.*	11.3%	*1.7 p.p.*	31.8%	37.5%	*-5.7 p.p.*

1 – Net of swaps

LAUNCHES

In 3Q26, Helbor launched two projects: Casa Piauí Stúdios, in partnership with MPD, in which Helbor holds a 50% stake, and Parque Clube Ipoema – Phase 2, a 100% Helbor project. Together, the launches totaled a **net PSV of R$70.8 million**, of which 78% is attributable to the Company's ownership interest. The overall sales velocity (VSO) for the launches was 39.3%, while Helbor's share of VSO was 24.8%.

Year-to-date, four projects have been launched, totaling a **net PSV of R$540.5 million**, of which 39% is attributable to the Company's ownership interest.

Developments (PSV in R$ '000)	Location	Segment	Units	Total Net PSV [1]	Helbor's Share	Helbor Net PSV[1]	% Sold	Income
Nova Vivere - Caminhos da Lapa	São Paulo	Medium	380	386,809	18.3%	70,670	23%	Equity
Parque Clube Ipoema - 1st phase[2]	Mogi das Cruzes	Medium	134	82,913	100%	82,913	61%	Consolidated
Total 1Q26 - 2 Developments			**514**	**469,722**	**33%**	**153,583**	**42%**	
Total 2Q26 - 0 Developments			**-**	**-**	**-**	**-**	**-**	
Total 1S26 - 2 Developments			**514**	**469,722**	**33%**	**153,583**	**42%**	
Casa Piauí - 2ª Fase (Studios)	São Paulo	Medium	95	31,787	50.0%	15,893	5%	Equity
Parque Clube Ipoema - 2ª fase[3]	Mogi das Cruzes	Medium	67	38,968	100%	38,968	18%	Consolidated
Total 3Q26 - 2 Developments			**162**	**70,755**	**78%**	**54,861**	**12%**	
Total 9M26 - 4 Developments			**676**	**540,477**	**39%**	**208,444**	**27%**	

1 – Net of swaps | 2 – Towers 1 and 3 | 3 – Tower 2

CONTRACTED SALES

In 3Q26, Total Gross Sales amounted to R$356.5 million, down 25.6% compared to 3Q25 and up 5.3% compared to 2Q26. The variation between periods was primarily driven by the sales mix. During the quarter, sales consisted of 65% of units under construction, 26% of completed units, and 9% of units launched in 3Q26.

Helbor's share of total gross sales in the quarter was 67%, with R$209.9 million recognized in the consolidated income statement and R$29.1 million recognized under the equity method.

Year-to-date, Total Gross Sales amounted to R$1.1 billion, down 28.7% compared to the same period of the previous year, mainly due to the lower volume of launches in 2026. It is worth noting that seven projects were launched in 9M25. **In 9M26, Helbor's share accounted for 60.4% of total gross sale**s, with R$583.5 million recognized in the consolidated income statement and R$90.1 million recognized under the equity method.

Year-to-date, the sales mix consisted of 62% of units under construction, 23% of completed units, and 15% of newly launched units.

Total Sales Velocity (SoS) reached 12.1% in 3Q26, down 4.8 percentage points compared to 3Q25 and up 0.9 percentage points from the previous quarter. As explained above, the decline in VSO in 3Q26 was impacted by the sales performance of newly launched projects. **Helbor's share of SoS was 13.0%,** down 3.3 percentage points year over year and up 1.7 percentage points compared to 2Q26.

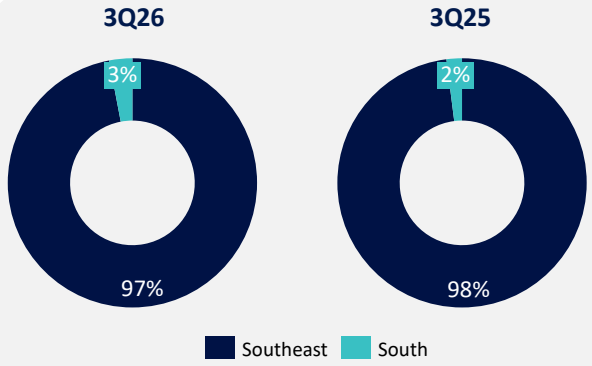
Year-to-date, Total SoS reached 32.4%, down 10.2 percentage points compared to the same period of the previous year. Helbor's share of SoS was 31.8%, down 5.7 percentage points compared to 9M25.

Cancellations totaled R$52.0 million (91 units) in the quarter, down 56% compared to 3Q25, with 70% attributable to Helbor's share. Notably, 100% of these units were resold within the same quarter, at an average price 8% higher than the original sale price, reinforcing the attractiveness of the Company's products and the efficiency of its sales process.

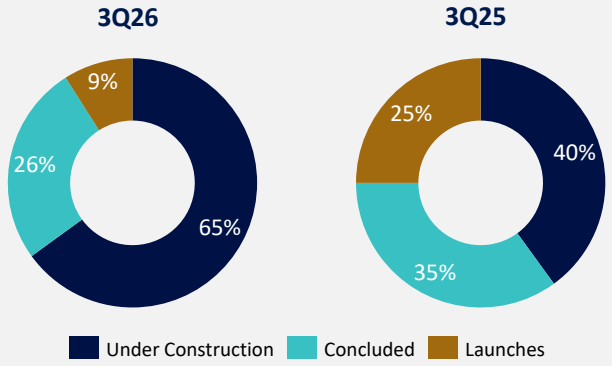
In 9M26, cancellations totaled R$241.1 million, corresponding to 316 units, all of which were resold during the year. This represented a 38% decrease compared to cancellations recorded in 9M25.

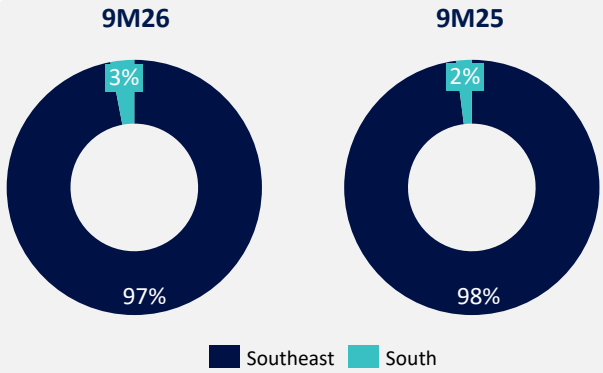
Sales (100%)	3Q26	3Q25	3Q26 x 3Q25	2Q26	3Q26 x 2Q26	9M26	9M25	9M26 x 9M25
Ultra High	67,768	61,283	10.6%	26,054	160.1%	125,950	178,342	-29%
High	55,453	58,310	-4.9%	35,218	57.5%	158,293	145,542	9%
Commercial	3,070	5,442	-43.6%	3,226	-4.8%	12,157	19,755	-38%
Medium High	90,316	230,732	-60.9%	116,294	-22.3%	340,922	694,183	-51%
Medium	138,856	106,752	30.1%	152,610	-9.0%	471,007	271,804	73%
Economic	987	16,294	-94%	5,115	-81%	6,646	254,807	-97%
Total	**356,450**	**478,813**	**-25.6%**	**338,517**	**5.3%**	**1,114,976**	**1,564,433**	**-28.7%**

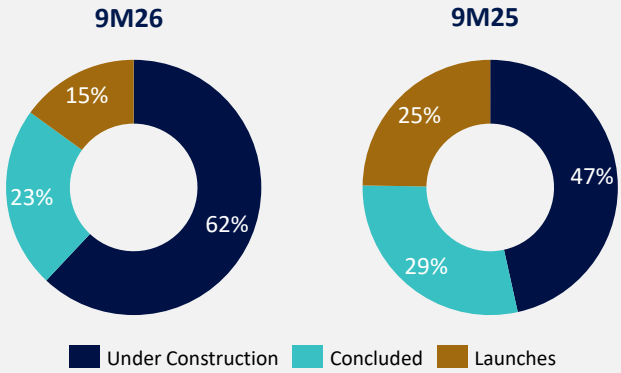
TOTAL SALES - REGION



TOTAL SALES - STATUS



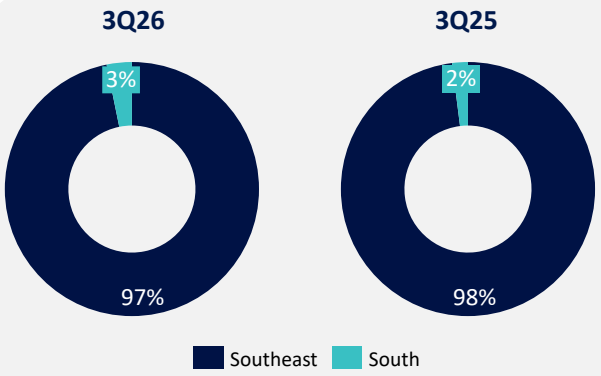




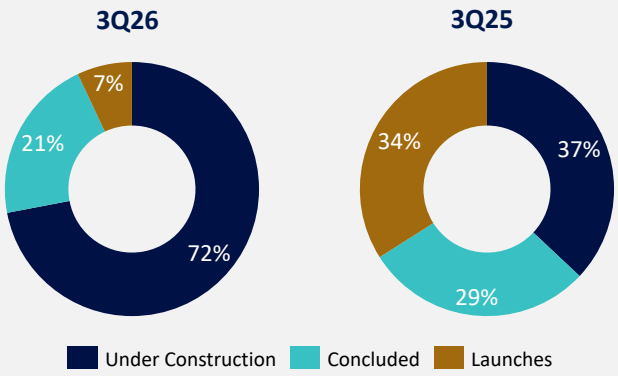
Contracted Sales **Helbor Share:**

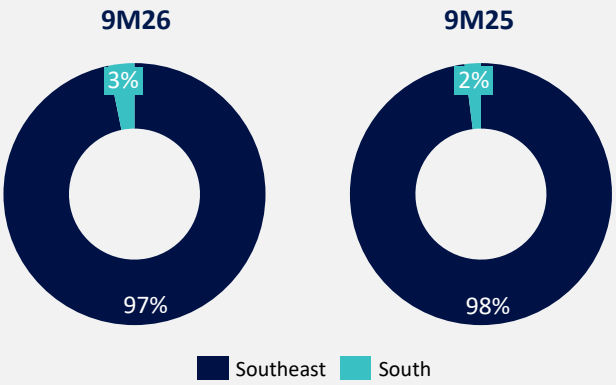
Sales (% Helbor)	3Q26	3Q25	3Q26 x 3Q25	2Q26	3Q26 x 2Q26	9M26	9M25	9M26 x 9M25
Ultra High	40,947	38,062	7.6%	13,653	199.9%	74,285	102,870	-28%
High	41,701	48,940	-14.8%	27,371	52.4%	112,255	113,100	-1%
Commercial	1,616	4,585	-64.8%	2,611	-38.1%	7,545	18,342	-59%
Medium High	60,251	145,983	-58.7%	72,835	-17.3%	206,748	409,034	-49%
Medium	93,497	67,525	38.5%	92,960	0.6%	269,942	143,302	88%
Economic	987	9,989	-90%	2,161	-54%	2,816	79,513	-96%
Total	**238,999**	**315,084**	**-24.1%**	**211,591**	**13.0%**	**673,590**	**866,161**	**-22.2%**

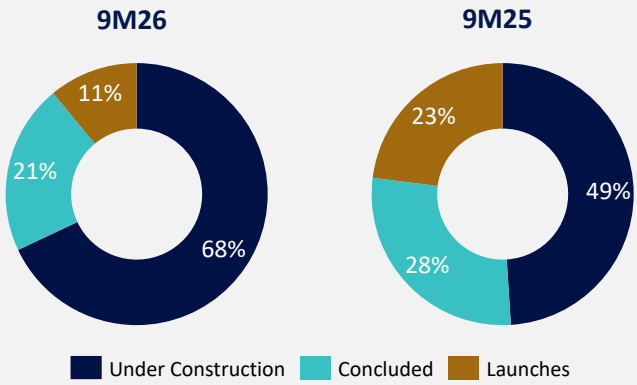
HELBOR'S SHARE SALES - REGION



HELBOR'S SHARE SALES - STATUS

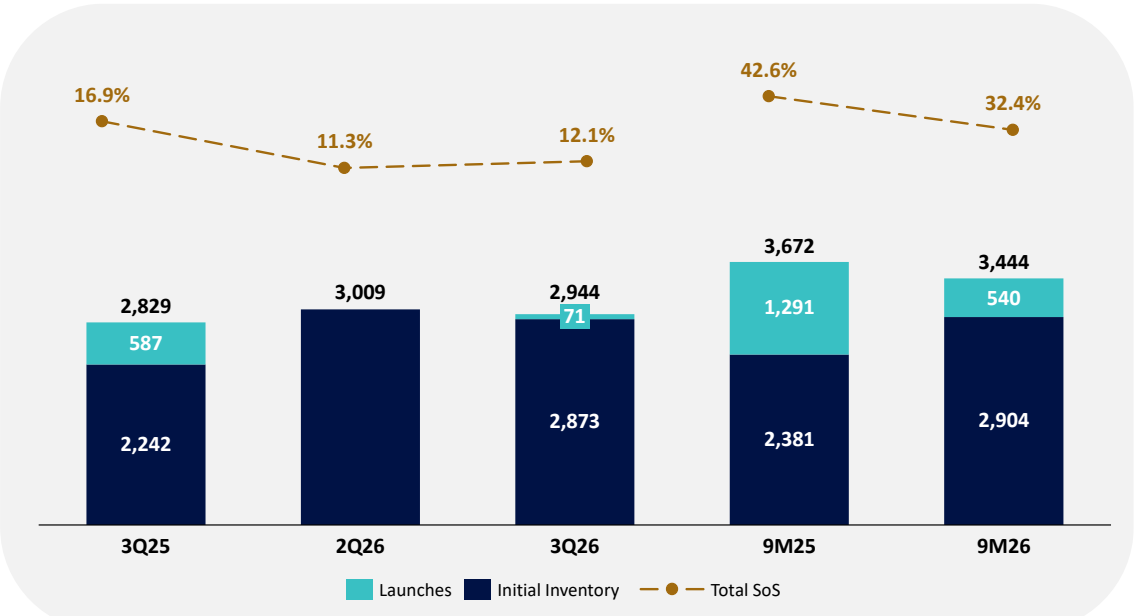




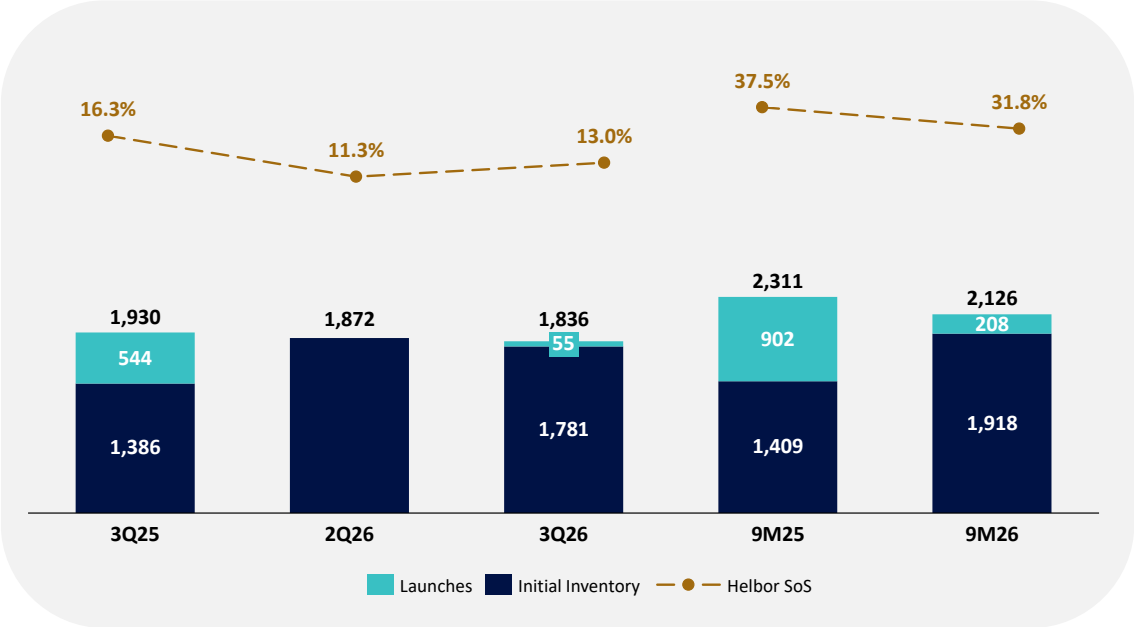


The charts below show the opening balances of inventories and **Total SoS and Helbor Share**:

TOTAL SoS (%) **and INVENTORY** (BRL million)



HELBOR SoS (%) and INVENTORY (BRL million)

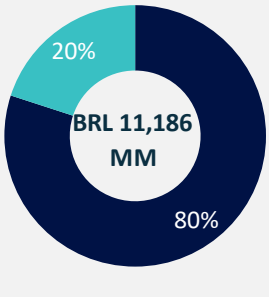


LANDBANK

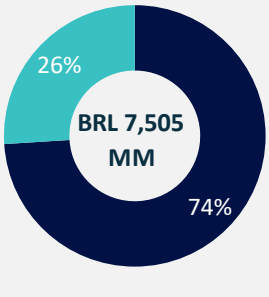
At the end of 3Q26, the Company's landbank totaled a potential gross PSV of R$11.2 billion, of which 67% is attributable to Helbor's ownership interest. The changes observed during the quarter were primarily driven by updates to the potential PSV of the Company's land portfolio, reflecting the construction costs of the projects.

LANDBANK BY CITY

TOTAL



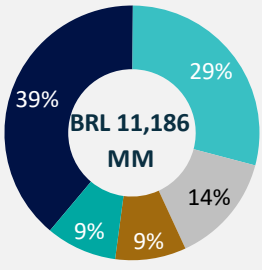
HELBOR'S SHARE



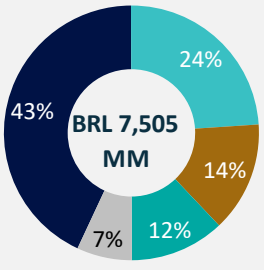
São Paulo | Metropolitan Region of SP

LANDBANK BY SEGMENT

TOTAL



HELBOR'S SHARE



Ultra High | Medium | Medium High | High | Economic

DELIVERIES

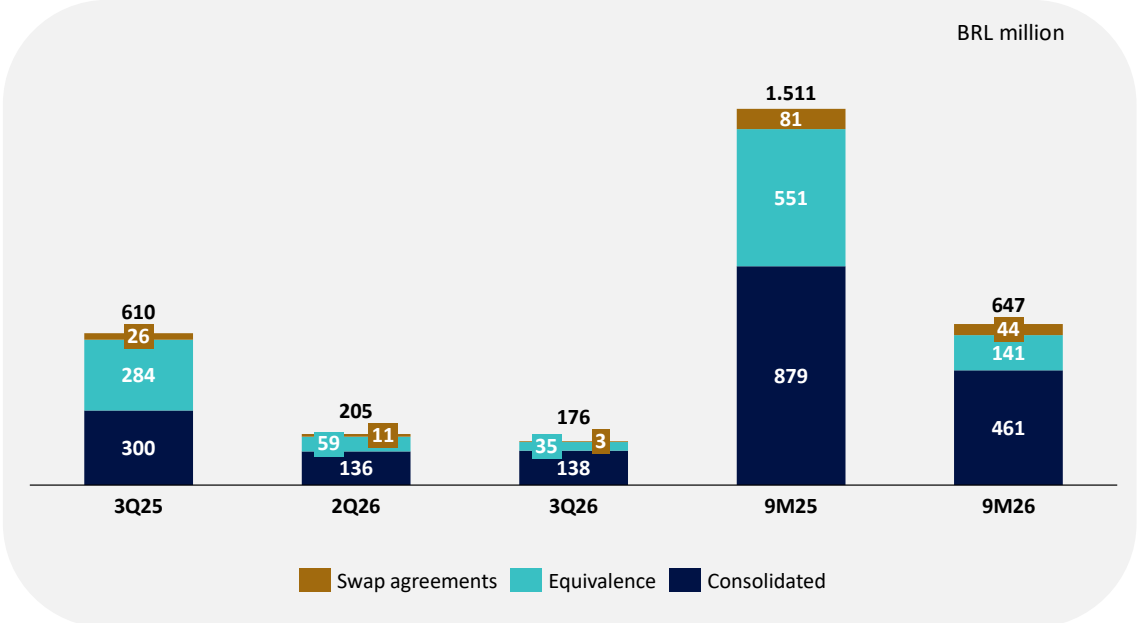
During 3Q26, the Company completed the delivery of two projects — My Place Jardim Botânico Phase 2 and Fazenda Itapety Phase 1 — totaling a net PSV of R$235.4 million, of which 41% is attributable to Helbor's ownership interest. Notably, 96% of the units had already been sold, and 58% had been transferred to buyers by the end of the quarter.

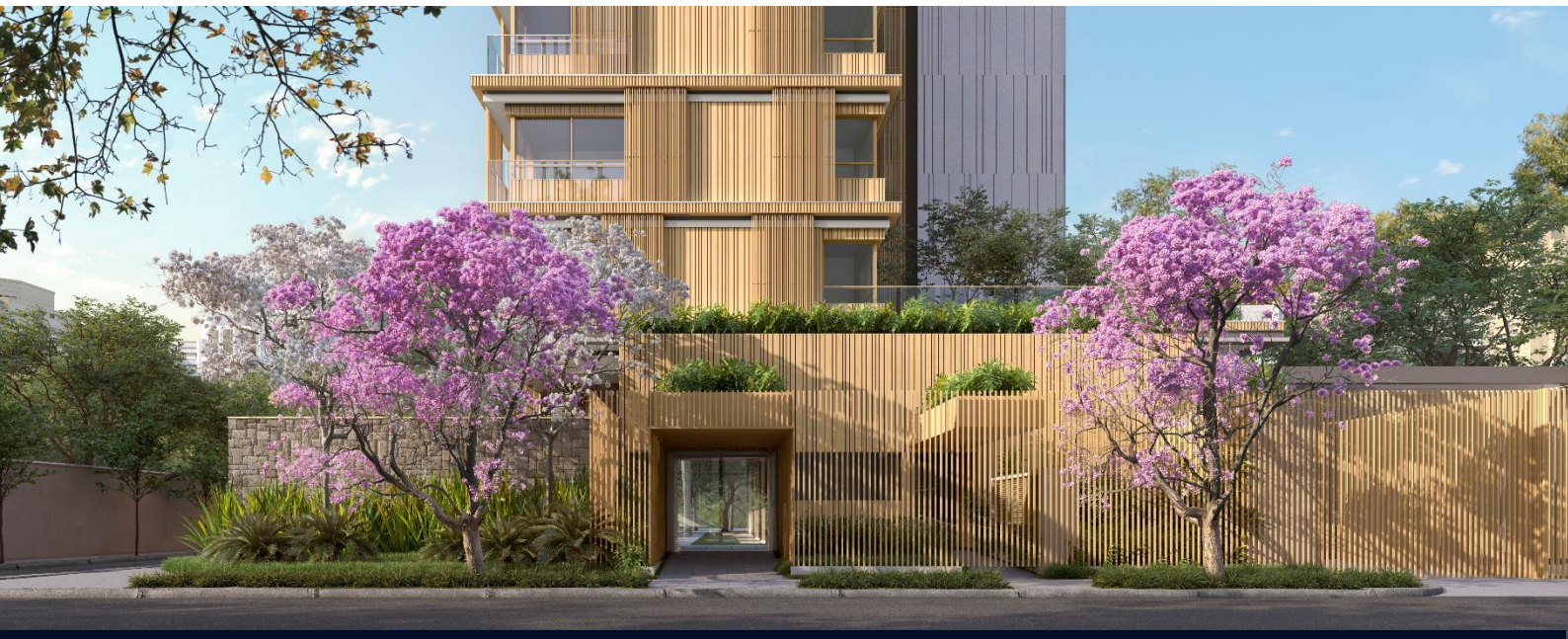
Developments (PSV in R$ '000)	Location	Segment	Units	Total Net PSV [1]	Helbor's Share	Helbor Net PSV[1]	% Sold	% Onlending/ Paid	Income
Total 1S26 - 2 Developments									
My Place Jardim Botânico - Fase 2	Curitiba	Medium	155	82,627	70%	57,839	92%	15%	Consolidated
Fazenda Itapety - Fase 1	Mogi das Cruzes	High	164	152,744	25%	38,186	100%	100%	Equity
			319	235,371	41%	96,025			
Total 9M26 - 2 Developments			319	235,371	41%	96,025	96%	58%	

ONLENDINGS

In 3Q26, total transfers to buyers amounted to R$176.0 million, comprising R$138.8 million in consolidated results, R$34.6 million recognized under the equity method, and R$3.1 million related to property swaps. **Helbor's share of this amount was 67%.** This represented a 71.7% decrease compared to 3Q25 and a 14.1% decline compared to 2Q26, mainly reflecting the lower volume of project deliveries during the quarter. In 2026, two projects were delivered, with a total net PSV of R$235.4 million, compared to three projects delivered in 3Q25, with a total net PSV of R$587.0 million.

In the first nine months of 2026, total transfers to buyers reached R$646.7 million, a 57.2% decrease compared to the same period in 2025. This performance was primarily driven by the lower volume of project deliveries during the period: in 2026, two projects were delivered, with a total net PSV of R$235.4 million, whereas in the first nine months of 2025, the Company had delivered seven projects, with a total net PSV of R$1.3 billion.





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