

(Convenience translation into English from the original
previously issued in Portuguese)

CONSTRUTORA METROCASA S.A.

Independent auditor's review report

**Individual and consolidated interim financial
information**

As at March 31, 2025

CONSTRUTORA METROCASA S.A.

**Individual and consolidated interim financial information
As at March 31, 2025**

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Management Statement

In compliance with the provisions in Article 31 of Brazilian Securities and Exchange Commission (CVM) Resolution No. 80, of March 29, 2022, the Directors responsible for preparing the Company's financial statements declare that they:

- (a) reviewed, addressed and agreed with the individual and consolidated interim financial information of the Company for the period ended March 31, 2025; and
- (b) reviewed, addressed and agreed with the conclusion presented in the independent auditor's review report of the independent auditor BDO RCS Auditores Independentes on the Company's individual and consolidated interim financial information for the period ended March 31, 2025.

André Aragão Martins Vieira
CEO and
Investor Relations Officer



MANAGEMENT REPORT – CONTRUTORA METROCASA S.A.

The Management of Construtora Metrocasa S.A. (“Company” or “Metrocasa”), in compliance with statutory requirements and according to the Company’s bylaws, is pleased to present you the Financial Information for the first quarter of 2025, accompanied by this Management Report and Independent Auditors’ Report. The Company’s operating and financial information, unless otherwise stated, is presented in accordance with consolidated figures and in compliance with the Brazilian accounting practices applicable through the pronouncements issued by the Committee of Accounting Pronouncements (CPC) to entities of real estate development and with the International Financial Reporting Standards (IFRS).

MANAGEMENT REPORT

Established on May 16, 2017, the Company has been reaching considerable levels in volume of launches, as well as sales volume, with an expressive growth in operations year after year.

Metrocasa keeps pursuing its purpose of offering its clients compact and well located residential estates, mainly within the Federal Government’s housing program Programa Minha Casa Minha Vida (PMCMV) - a social housing financing to low-income population. By means of associative credits (social housing financing credits), the amounts referring to the housing financing offered by the Federal Bank Caixa Econômica Federal to its clients is transferred to the construction companies as the construction work progresses. The Company is present in PMCMV’s all income range groups. Accordingly, the Company seeks to adapt its real estate developments to different city regions, with the purpose of maximizing the development’s General Sales Value (GVG).

Plots of land are chosen carefully according to its location and building potential. They are mainly purchased by means of physical barter with low cash exposure. Cash is always disbursed after the projects are approved by the municipal government.

The Company operates using a sales center, located in its stores at Edifício Itália, in São Paulo’s downtown area. At these stores, the Company has model apartments instead of building a selling stand and decorated apartments for every real estate launched. Sales are performed as a whole by our own commercial team, trained specifically in our Company’s typology. The Company’s administrative headquarters are also located at Edifício Itália, which makes the distance between strategy and operations as short as possible.



PERFORMANCE REPORT – 1ST QUARTER OF 2025

OPERATING PERFORMANCE

The Company's Management is pleased to inform the operating results for the first quarter of 2025 (1Q25) compared to the same quarter of the prior year (1Q24) and, eventually, the fourth quarter of 2024 (4Q24), as follows:

LAUNCHES

In 1Q25, 2 ventures were launched, which resulted in a VGV of R\$ 188.4 million. When compared to the same period last year, there was a decrease of R\$ 40.1%

The average price of the launched units reached R\$ 225.1 thousand in 1Q25, an increase of 5.3% compared to 1Q24.

Launches	1Q25	4Q24	% Q/Q	1Q24	% Y/Y
Developments (#)	2	10	-80.0%	5	-60.0%
VGV (R\$ million)	188.4	699.3	-73.1%	314.3	-40.1%
Units (#)	837	3,272	-74.4%	1,428	-41.4%
Unit/average price (R\$ Thousand)	225.1	213.7	5.3%	220.1	2.3%

NET SALES

In 1Q25, net sales reached R\$ 300.3 million, a decrease of 0.9% compared to 4Q24. If we consider 1Q25 LTM (last twelve months), the total net sales reached a VGV of R\$ 1,238.9 million, 21% higher than the same period last year.

The average sales price recorded in 1Q25 was R\$ 219.7 thousand, an increase of 4.7% compared to 1Q24 and an increase of 3.0% compared to 4Q24.

In 1Q25, the net Sale-to-Inventory Ratio (VSO) was 23.9% in units, an increase of 0.7 p.p. compared to 4Q24.

Sales % VSO	1Q25	4Q24	% Q/Q	1Q24	% Y/Y
Net sales (R\$ million)	300.3	302.9	-0.9%	315.2	-4.7%
Net Sales (#)	1,367	1,421	-3.8%	1,502	-9.0%
Average Price/Unit (R\$ Thousand)	219.7	213.2	3.0%	209.8	4.7%
Net VSO (%)	23.9%	23.2%	0.7 p.p.	28.00%	-4.1 p.p.



TRANSFER

The transferred VGV increased 110.5% in 1Q25 compared to 1Q24 and 27.2% compared to 4Q24. The units transferred went from 635 in 1Q24 to 1,396 in 1Q25, an increase of 119.8% compared to 1Q24 and increased 33.7% when compared to the prior quarter.

Transfer	1Q25	4Q24	% Q/Q	1Q24	% Y/Y
Transferred (R\$ million)	223.1	175.4	27.2%	106	110.5%
Transferred (#)	1,396	1,044	33.7%	635	119.8%
Average transfer/Unit (R\$ Thousand)	159.8	168	-4.9%	166.9	-4.23%

INVENTORIES

Metrocasa ended 1Q25 with an inventory of 4,454 units and a VGV of R\$ 1,011.9 million in inventory available for sale. Of this total, 99.6% referring to units launched or in construction and only 0.4% referring to finished units.

Inventories	1Q25	4Q24	% Q/Q	1Q24	% Y/Y
Total inventory (R\$ million)	1,011.9	1,085.9	-6.8%	960.1	5.4%
Total inventory (#)	4,454	4,878	-8.7%	3,856	15.5%
In progress (R\$ million)	1,008.2	1,081.1	-6.7%	958.2	5.2%
% Total	99.6%	99.6%	0.1 p.p.	99.8%	-0.2 p.p.
				-0,002	
Concluded (R\$ million)	3.7	4.8	-23.1%	1.8	101.8%
% Total	0.4%	0.4%	-0.1 p.p.	0.2%	0.2 p.p.

CONSTRUCTION WORK

At the end of 1Q25, the Company had a total of 63 construction sites in progress. It was 5.0% higher compared to 4Q24 and 50.0% when compared to 1Q24.

LAND BANK

Considering recent launches, at the end of 4Q24 and 1Q25, the Company had a potential plot of land inventory estimated at R\$ 2,629.2 million in VGV, which represents a total of 12,558 units.

The average units per venture went from 232 in 1Q24 to 330 in 1Q25, an increase of 42.2%.

Land bank	1Q25	4Q24	% Q/Q	1Q24	% Y/Y
Plots of land inventories (R\$ million)	2,629.2	3,699.3	-28.9%	3,045.4	-13.7%
Developments (#)	38	53	-28.3%	61	-37.7%
Units (#)	12,558	17,871	-29.7%	14,173	-11.4%
Average Units/Development (#)	330	337	-2.0%	232	42.2%



ECONOMIC AND FINANCIAL PERFORMANCE

In the following table, we describe some of the indexes considered as most important by Management, which show the Company's good performance in 1Q25:

Net revenue (R\$ million, except %)	1Q25	1Q24	% Q/Q
Net revenue	290.0	181.2	60.0%
Gross profit	109.0	74.8	45.7%
Gross margin	37.6%	41.3%	-3.7 p.p.
Adjusted EBITDA	83.2	51.1	62.8%
Adjusted EBITDA Margin	28.7%	28.2%	1.8 p.p.
Net profit	74.1	50.6	46.4%
Net margin	25.6%	27.9%	-2.4 p.p.

NET REVENUE

In 1Q25, the net operating revenue totaled R\$ 290.0 million, an increase of 60.0% when compared to 1Q24.

GROSS PROFIT AND GROSS MARGIN

Gross profit reached R\$ 109.0 million in the quarter, a 45.7% increase compared to 1Q24. Gross margin reached 37.6% in 1Q25, a decrease of 3.7 p.p. when compared to 1Q24.

NET PROFIT AND NET MARGIN

Metrocasa recorded net profit of R\$ 74.1 million in 1Q25, which represents an increase of 46.4% compared to 1Q24. Net Margin reached 25.6%, decreasing by 2.4 p.p. compared to the prior year.



EBITDA AND EBITDA MARGIN

The Company's EBITDA reached R\$ 80.5 million in 1Q25, 57.5% higher than in 1Q24. EBITDA margin reached 27.8%, a decrease of 0.4 p.p. when compared to 1Q24.

EBITDA (R\$ million, except %)	1Q25	1Q24	% Y/Y
Income before Corporate Income and Social Contribution Taxes (IRPJ and CSLL)	79.3	51.5	53.9%
(-) Financial revenues	-5.2	-1.9	181.2%
(+) Financial expenses	6.0	1	478.0%
(+) Depreciation and amortization	0.5	0.4	11.5%
EBITDA	80.5	51.1	57.5%
Net sales revenue	290.0	181.2	60.0%
EBITDA margin (%)	27.8%	28.2%	-0.4 p.p.
(+) Charges capitalized in profit or loss	1.7	0	0.0%
(+) Granted Stock Option Program	1	0	0.0%
ADJUSTED EBITDA	83.2	51.1	62.8%
Adjusted EBITDA Margin (%)	28.7%	28.2%	0.5 p.p.

FINANCIAL POSITION ANALYSIS

CASH AND CASH EQUIVALENTS

In 1Q25, the Company's cash position, including marketable securities, was R\$ 224.5 million, an increase of 129.4% compared to that recorded in 1Q24.

We strengthen our financial structure with the issue of a Real Estate Receivables Certificates (CRI).

Cash and cash equivalents (R\$ million)	1Q25	1Q24	Var. %
Cash and cash equivalents	224.5	97.9	129.40%

ACCOUNTS RECEIVABLE

As at 03/31/2025, the balance of accounts receivable, which totaled R\$ 692.6 million, registered an increase of 16.6% compared to the financial position as at 03/31/2024.

Accounts Receivable (R\$ million)	1Q25	1Q24	Var. %
Accounts Receivable	692.6	594.2	16.6%



NET DEBT/NET CASH

The Company registered a negative net cash balance of R\$ 54.1 million in 1Q25, compared to a positive net cash balance of R\$ 27.0 million in 1Q24.

It is worth noting that, with the change in rule applied by Caixa Econômica Federal, in which the deposit of funds is only made after the sales contract is registered at a notary office, the Company ended 1Q25 with a balance receivable of R\$ 16.9 million, due to signed contracts that are awaiting registration. Excluding the change in the new criterion of Caixa Econômica Federal, net cash in the period would be a negative of R\$ 37.2 million.

Indebtedness (R\$ million)	1Q25	1Q24	Var. %
Total debt of loans and financing	278.6	70.9	293.0%
(-) Cash and cash equivalents	-143.2	-80.4	78.1%
(-) Marketable securities	-81.4	-17.5	364.2%
Net Debt (or Net Cash)	54.1	-27.0	-300.2%

São Paulo, May 09, 2025.

Management.

INDEPENDENT AUDITOR'S REVIEW REPORT ON THE INDIVIDUAL AND CONSOLIDATED INTERIM FINANCIAL INFORMATION

To the
Shareholders and Management of
Construtora Metrocasa S.A.
São Paulo - SP

Introduction

We have reviewed the individual and consolidated interim financial information of **Construtora Metrocasa S.A. ("Company")**, included in the Quarterly Information, identified as parent company and consolidated, respectively, which comprises the individual and consolidated statement of financial position as at March 31, 2025, and the respective individual and consolidated interim statements of profit or loss, comprehensive income, changes in equity and cash flows for the three-month period then ended, including the notes.

The Company's Management is responsible for the preparation of this individual and consolidated interim financial information in accordance with Technical Pronouncement CPC 21 (R1) and International Accounting Standard (IAS) 34 - Interim Financial Reporting, applicable to entities of real estate development in Brazil, registered with the Brazilian Securities and Exchange Commission (CVM) as well as for the presentation of this interim financial information in accordance with the standards issued by CVM, applicable to the Quarterly Information. Our responsibility is to express a conclusion on this individual and consolidated interim financial information based on our review.

Scope of the review

We conducted our review in accordance with Brazilian and International Standards for Reviewing interim financial information (NBC TR 2410 and ISRE 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity). A review of interim financial information consists principally of applying analytical and other review procedures and making enquiries of and having discussions with persons responsible for financial and accounting matters. An interim review is substantially less in scope than an audit conducted in accordance with auditing standards and does not provide assurance that we would become aware of any or all significant matters that might be identified in an audit. Accordingly, we do not express such an audit opinion.

Conclusion on the individual and consolidated interim financial information

Based on our review, we are not aware of any fact that would lead us to believe that the individual and consolidated interim financial information included in the quarterly information referred to above has not been prepared, in all material respects, in accordance with Technical Pronouncement CPC 21 (R1) and IAS 34, applicable to entities of real estate development in Brazil, registered with CVM, or has not been presented in accordance with standards issued by CVM, applicable to the preparation of Quarterly Information.

Emphasis

Revenue recognition

As described in Note 2.1, the individual and consolidated interim financial information included in the Quarterly Information has been prepared in accordance with Technical Pronouncement CPC 21 (R1) - Interim Financial Reporting and IAS 34, applicable to entities of real estate development in Brazil registered with CVM. Accordingly, the determination of the accounting policy adopted by the Company for recognition of revenue in sale and purchase contracts of non-completed real estate units, related to aspects of the transfer of control, follows the understanding established by CVM in Circular Letter CVM/SNC/SEP No. 02/2018 on the adoption of Technical Pronouncement CPC 47 (IFRS 15). Our conclusion is not qualified in respect of this matter.

Other matters

Statements of Value Added

The quarterly information referred to above includes the individual and consolidated Statements of Value Added for the three-month period ended March 31, 2025, prepared under the responsibility of the Company's Management and presented as supplementary information for the purposes of IAS 34, applicable to entities of real estate development in Brazil, registered with CVM. These statements were submitted to review procedures carried out along with the review of the quarterly information, aiming to conclude if they are in accordance with the interim financial information and accounting records, as applicable, and if their form and contents are in accordance with the criteria established in Technical Pronouncement CPC 09 - Statement of Value Added. Based on our review, we are not aware of any fact that would lead us to believe that these statements were not prepared, in all material respects, in accordance with the criteria established in this Technical Pronouncement and consistently with the individual and consolidated interim financial information taken as whole.

The accompanying financial information has been translated into English for the convenience of readers outside Brazil.

São Paulo, May 12, 2025.

CONSTRUTORA METROCASA S.A.

Individual and consolidated statements of financial position

As at March 31, 2025 and December 31, 2024

(In thousands of Reais)

Assets	Note	Parent company		Consolidated	
		03/31/2025	12/31/2024	03/31/2025	12/31/2024
Current					
Cash and cash equivalents	5	123,025	64,249	143,163	80,370
Marketable securities	5.1	-	17	9,293	17,528
Trade accounts receivable	6.1	14,752	15,248	272,765	258,185
Properties for sale	7	3,604	4,070	194,939	191,396
Other receivables	6.2	2,121	2,423	20,880	20,206
		<u>143,502</u>	<u>86,007</u>	<u>641,040</u>	<u>567,685</u>
Noncurrent					
Trade accounts receivable	6.1	21,967	21,967	419,881	336,006
Marketable securities	5.1	72,079	-	72,079	-
Related-party transactions	8	62,402	56,474	-	-
Deferred taxes	15.2	-	-	280	280
Other receivables	6.2	18,156	-	18,186	-
Investments	9	813,508	715,699	-	-
Property, plant and equipment (PPE)	10	8,617	8,133	8,617	8,133
		<u>996,729</u>	<u>802,273</u>	<u>519,043</u>	<u>344,419</u>
Total assets		<u><u>1,140,232</u></u>	<u><u>888,280</u></u>	<u><u>1,160,083</u></u>	<u><u>912,104</u></u>

The accompanying notes are an integral part of the individual and consolidated interim financial information.

CONSTRUTORA METROCASA S.A.

Individual and consolidated statements of financial position

As at March 31, 2025 and December 31, 2024

(In thousands of Reais)

Liabilities and equity

	Note	Parent company		Consolidated	
		03/31/2025	12/31/2024	03/31/2025	12/31/2024
Current					
Loans and financing	11	12,671	-	60,551	42,710
Trade accounts payable	12	7,148	3,130	75,435	53,583
Labor and tax liabilities	13	654	726	4,705	4,190
Advances from customers	16	-	553	26,323	29,384
Lease liabilities	14	1,482	1,595	1,482	1,595
Dividends payable	19.6	322,687	382,266	322,687	382,266
Other accounts payable		-	1,537	9,577	5,735
		344,642	389,807	500,760	519,463
Noncurrent					
Loans and financing	11	186,116	-	218,066	28,181
Deferred taxes	15.2	1,594	1,594	27,818	23,821
Related-party transactions	8	367,603	334,823	-	-
Lease liabilities	14	3,574	3,490	3,574	3,490
Advances from customers	16	-	-	161,982	167,245
Provision for warranties		-	-	879	801
Provision for legal claims	17.1	10,308	8,639	10,308	8,639
Other accounts payable		1,470	143	11,771	10,680
		570,665	348,689	434,398	242,857
Equity					
Capital stock	19.1	63,005	63,000	63,005	63,000
Capital reserve	19.2.1	12,922	11,898	12,922	11,898
Income reserve		74,112	-	74,112	-
Investment reserve	19.5	62,286	62,286	62,286	62,286
Statutory reserve	19.4	12,600	12,600	12,600	12,600
		224,925	149,784	224,925	149,784
Total liabilities and equity		1,140,232	888,280	1,160,083	912,104

The accompanying notes are an integral part of the individual and consolidated interim financial information.

CONSTRUTORA METROCASA S.A.

Individual and consolidated statements of profit or loss Periods ended March 31, 2025 and 2024 (In thousands of Reais, unless otherwise stated)

	Note	Parent company		Consolidated	
		03/31/2025	03/31/2024	03/31/2025	03/31/2024
Net sales	21	1,784	5,117	289,958	181,205
Cost of services and properties sold	22	(593)	(663)	(180,934)	(106,361)
Gross operating profit		1,191	4,454	109,024	74,844
Operating revenues/(expenses):					
General and administrative expenses	22	(14,390)	(11,364)	(14,894)	(12,611)
Selling expenses	22	(11,513)	(7,978)	(14,879)	(10,748)
Equity income (loss)	9.1	97,809	64,802		-
Income before net financial income and taxes		73,097	49,914	79,251	51,485
Financial expenses	23	(2,368)	(426)	(5,971)	(1,033)
Financial revenues	23	3,427	1,410	5,230	1,860
Income before Income and Social Contribution taxes		74,156	50,898	78,510	52,312
Income and Social Contribution taxes					
Current	15.3	(44)	(79)	(2,480)	(1,947)
Deferred	15.3	-	(196)	(1,918)	258
Net profit for the period		74,112	50,623	74,112	50,623
Earnings per share - basic and diluted	20	4.7969	3.3749	-	-

The accompanying notes are an integral part of the individual and consolidated interim financial information.

CONSTRUTORA METROCASA S.A.

Individual and consolidated statements of comprehensive income

Periods ended March 31, 2025 and 2024

(In thousands of Reais)

	Parent company		Consolidated	
	03/31/2025	03/31/2024	03/31/2025	03/31/2024
Net profit for the period	74,112	50,623	74,112	50,623
Other comprehensive income, net of tax effects	-	-	-	-
Comprehensive income for the period	<u>74,112</u>	<u>50,623</u>	<u>74,112</u>	<u>50,623</u>

The accompanying notes are an integral part of the individual and consolidated interim financial information.

CONSTRUTORA METROCASA S.A.

Individual and consolidated statements of changes in equity

Periods ended March 31, 2025 and 2024

(In thousands of Reais)

	Note	Capital stock	Capital reserve	Statutory reserve	Investment reserve	Income reserve	Equity of parent company and consolidated
Balances as at December 31, 2023		15,000	-	3,000	122,864	-	140,864
Net profit for the period		-	-	-	-	50,623	50,623
Additional deliberated dividends	19.6	-	-	-	(122,864)	-	(122,864)
Balances as at March 31, 2024		15,000	-	3,000	-	50,623	68,623
Balances as at December 31, 2024		63,000	11,898	12,600	62,286	-	149,784
Net profit for the period		-	-	-	-	74,112	74,112
Increase in capital	19.1	5	-	-	-	-	5
Recognized options granted	19.2	-	1,024	-	-	-	1,024
Balances as at March 31, 2025		63,005	12,922	12,600	62,286	74,112	224,925

The accompanying notes are an integral part of the individual and consolidated interim financial information.

CONSTRUTORA METROCASA S.A.

Individual and consolidated statements of cash flows Periods ended March 31, 2025 and 2024 (In thousands of Reais)

	Note	Parent company		Consolidated	
		03/31/2025	03/31/2024	03/31/2025	03/31/2024
From operating activities					
Net profit for the period		74,112	50,623	74,112	50,623
Adjustments to reconcile profit or loss to cash and cash equivalents from operating activities					
Depreciation and amortization	22	493	442	493	442
Discount to present value	21	-	-	(1,095)	(1,168)
Cancellations of units	21	-	163	414	293
Granted stock option program	25	1,024	-	1,024	-
Provision for warranties	22	-	-	78	207
Write-off of provision for warranties		-	-	-	-
Provision for legal claims	22	1,997	661	1,997	661
Write-off of provision for legal claims	17	(328)	(245)	(328)	(245)
Equity income (loss)	9	(97,809)	(64,802)	-	-
Deferred taxes		-	408	3,997	(520)
Lease interest		396	-	396	-
Finance charges on capitalized loans	11.1	-	-	1,679	-
Finance charges on cession liabilities	11.2	1,964	-	1,964	-
Increase/(decrease) in assets					
Trade accounts receivable		496	(3,105)	(97,774)	(59,260)
Properties for sale		466	(428)	(5,222)	305
Other receivables		(17,854)	845	(18,860)	(4,029)
(Decrease)/increase in liabilities					
Trade accounts payable		4,018	468	21,852	11,475
Labor and tax liabilities		(72)	79	515	(272)
Advances from customers		(553)	-	(8,324)	2,264
Other accounts payable		(210)	(49)	4,933	3,409
Net cash from operating activities		(31,860)	(14,940)	(18,149)	4,185
Cash flows from investing activities					
Marketable securities		(72,062)	425	(63,844)	13,281
Investments in controlled companies		-	(130)	-	-
Increase in PPE	10	(977)	(548)	(977)	(548)
Decrease in PPE	10	-	-	-	-
Net cash from investing activities		(73,039)	(253)	(64,821)	12,733
Cash flows from financing activities					
Capital increase		5	-	5	-
Lease payments - principal and interest	14	(501)	(256)	(501)	(256)
Increase in lease	14	76	182	76	182
Dividends paid	19.6	(59,579)	(4,997)	(59,579)	(4,997)
Funds raised	11	200,219	-	220,876	-
Payment of loans - principal and interest	11	(3,396)	-	(16,914)	-
Capitalized interest	11	-	-	1,801	-
Related-party transactions		26,852	34,309	-	-
Net cash from financing activities		163,676	29,238	145,764	(5,071)
Net increase in cash and cash equivalents		58,776	14,045	62,793	11,847
Initial balance of cash and cash equivalents		64,249	35,712	80,370	50,699
Final balance of cash and cash equivalents		123,025	49,757	143,163	62,546
Net increase in cash and cash equivalents		58,776	14,045	62,793	11,847

The accompanying notes are an integral part of the individual and consolidated interim financial information.

CONSTRUTORA METROCASA S.A.

Individual and consolidated statements of value added

Periods ended March 31, 2025 and 2024

(In thousands of Reais)

	Parent company		Consolidated	
	03/31/2025	03/31/2024	03/31/2025	03/31/2024
Revenues				
Sales of goods, products and services	1,832	5,414	294,732	183,039
	<u>1,832</u>	<u>5,414</u>	<u>294,732</u>	<u>183,039</u>
Cost of properties sold	(593)	(984)	(184,305)	(107,231)
Materials, electricity, third-party services and others	(4,827)	(3,988)	(7,689)	(6,164)
	<u>(5,420)</u>	<u>(4,972)</u>	<u>(191,994)</u>	<u>(113,395)</u>
Gross value added	<u>(3,588)</u>	<u>442</u>	<u>102,738</u>	<u>69,644</u>
Withholdings				
Depreciation, Amortization and Depletion	(493)	(442)	(493)	(442)
Net value added generated	<u>(4,081)</u>	<u>-</u>	<u>102,245</u>	<u>69,202</u>
Value added received through transfer				
Equity income (loss)	97,809	64,802	-	-
Financial revenues	3,427	1,410	5,230	1,860
Total value added received through transfer	<u>101,236</u>	<u>66,212</u>	<u>5,230</u>	<u>1,860</u>
Total value added to be distributed	<u><u>97,155</u></u>	<u><u>66,212</u></u>	<u><u>107,475</u></u>	<u><u>71,062</u></u>
Value Added Distribution				
Payroll and charges	844	1,791	854	1,791
Commissions on sales	9,146	5,713	9,158	5,714
Rendering of services - Legal entities	8,477	7,005	8,931	8,045
Management fees	1,735	-	1,735	-
	<u>20,202</u>	<u>14,509</u>	<u>20,678</u>	<u>15,550</u>
Taxes, fees and contributions	92	572	9,172	3,523
Rent	381	403	913	1,203
Interest	2,368	105	2,600	163
	<u>2,841</u>	<u>1,080</u>	<u>12,686</u>	<u>4,889</u>
Return on equity capital				
Retained earnings	74,112	50,623	74,112	50,623
	<u>74,112</u>	<u>50,623</u>	<u>74,112</u>	<u>50,623</u>
Total value added distributed	<u><u>97,155</u></u>	<u><u>66,212</u></u>	<u><u>107,476</u></u>	<u><u>71,062</u></u>

The accompanying notes are an integral part of the individual and consolidated interim financial information.

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information As at March 31, 2025 (In thousands of Reais, unless otherwise stated)

1. Operations

Construtora Metrocasa S.A. (“Company”), headquartered at Avenida São Luís, No. 50 - 37º andar, Conj. 372, República, in São Paulo, State of São Paulo, is closely-held corporation.

The Company is mainly engaged in developing real estate projects, buying and selling own property.

Real estate projects are developed by means of Special Purpose Entities (SPEs), specifically created to develop each one of the projects, separately.

The Company, in the 1Q25, launched 02 developments (05 in the 1Q24), all within low-income segment of Minha Casa, Minha Vida Program (PMCMV) in the Metropolitan Region of São Paulo. As at March 31, 2025, the Company had 113 developments, of which 22 were already constructed and 91 were under construction.

The individual and consolidated interim financial information includes the Company, its controlled companies and jointly controlled companies.

2. Basis of preparation and presentation of the individual and consolidated interim financial information

2.1. Statement of compliance

The Company’s interim financial information includes:

- a) The individual financial information of the parent company that was prepared according to Technical Pronouncement CPC 21 (R1) - "Interim Statements ", and in accordance with the standards issued by the Securities and Exchange Commission (CVM), applicable to the preparation of Quarterly information, and is identified as “Parent Company”; and
- b) The interim consolidated information that was prepared according to Brazilian accounting practices as per Technical Pronouncement CPC 21 (R1) - Interim Statements and international standard IAS 1 “Presentation of Financial Statements” issued by IASB (International Financial Reporting Standards - “IFRS”) , applicable to the preparation of the Quarterly Information, and is identified as “Consolidated”.

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information

As at March 31, 2025

(In thousands of Reais, unless otherwise stated)

The individual and consolidated interim financial information was prepared and presented in accordance with Brazilian accounting practices and with the IFRS applicable to companies of real estate development in Brazil, registered with the Brazilian Securities and Exchange Commission (CVM). The individual and consolidated interim financial information was prepared and presented according to Brazilian accounting practices applicable to companies of real estate development registered with CVM. The aspects related to the transfer of control upon the sale of real estate units follow the understanding of the Company's Management, aligned with that expressed by CVM in Circular Letter CVM/SNC/SEP No. 02/2018 related to the adoption of Technical Pronouncement CPC 47 / IFRS 15. The individual and consolidated interim financial information is not in compliance with the international accounting standards because it considers capitalization of interest on the qualifying assets of the investees.

The Brazilian accounting practices include those established by Brazilian Corporate Law, CVM standards and the Pronouncements, Guidelines and Interpretations issued by Committee of Accounting Pronouncements (CPC) and approved by the CVM and by the Brazilian Federal Council of Accounting (CFC).

The preparation of the individual and consolidated interim financial information requires the use of certain accounting estimates and assumptions by the Company's management in the implementation of its accounting policies. The estimates are used, among other reasons, for provisions necessary for contingent liabilities, allowance for doubtful accounts, budgeted costs of developments, taxes and other similar charges. Accordingly, actual results may differ from those estimates.

The individual and consolidated interim financial information was prepared considering historical cost, except when otherwise informed, as described in the summary of accounting practices. Historical cost is usually based on the value of amounts paid in exchange for assets.

This individual and consolidated interim financial information is presented in Reais which is the functional currency of the Company and of its controlled companies and the amounts are rounded to the next unit, unless otherwise stated.

The individual and consolidated interim financial information was prepared based normal business operations and assuming the Company will continue as a going concern. Management evaluates the Company's ability to continue as a going concern when preparing the financial information.

Notes to the individual and consolidated interim financial information
As at March 31, 2025
(In thousands of Reais, unless otherwise stated)

All relevant information is being evidenced in this financial information, and used by Management for decision making. Additionally, the guidelines of standard “OCPC 07 - Evidencing upon Disclosure of General Purpose Financial-Accounting Reports” were followed by the Company in the preparation of this financial information.

The individual and consolidated interim financial information was approved by the Company’s Management on May 12, 2025.

2.2. Basis of presentation and consolidation

The consolidated interim financial information includes the Company’s and controlled companies’ interim financial information, mentioned in note 9. The consolidated interim financial information is prepared as at the same reporting period as the Parent Company’s, and the accounting practices are consistently applied in all consolidated companies, whose consolidation base-date is March 31, 2025.

Bank checking accounts, revenues and expenses between consolidated companies and unrealized results, as well as investments, are eliminated from the consolidated interim financial information, as per Technical Pronouncement CPC 36 (R3) - Consolidated Financial Statements and IFRS 10.

The Company and its controlled companies are focused on a single operating sector - real estate developments. All internal reports provided to the main operational decision makers, represented by the Company’s Management, are aimed at the real estate development sector.

3. Statement of compliance and summary of main accounting practices

The individual and consolidated interim financial information that was prepared according to CPC 21 (R1) - Interim Statements and IAS 34 - Interim Financial Reporting, issued by International Accounting Standards Board (IASB), including CPC and International Financing Reporting Standards (IFRS), issued by IASB, and evidence all relevant information of the interim information, and only such information, which is consistent with that used by Management in its administration.

The aspects related to the transfer of control in the sale of real estate units follow the understanding of the Company’s Management in line with that manifested in CVM/SNC/SEP Circular Letter No. 02/18, on the application of Technical Pronouncement CPC 47 (IFRS 15) in a manner consistent with the standards issued by CVM, applicable to the preparation of Quarterly Information.

Notes to the individual and consolidated interim financial information
As at March 31, 2025
(In thousands of Reais, unless otherwise stated)

The accounting practices in this interim financial information are consistent with the practices described in note 32 of the Company's financial statements for the year ended December 31, 2024, disclosed on March 10, 2025, and archived at CVM. These accounting practices were consistently applied in all periods presented.

4. New and revised standards and interpretations issued that are in effect as of January 01, 2024 or after.

The issues of/amendments to IFRS standards made by IASB, effective for the year starting in 2024, had no impact on the Company's individual and consolidated financial statements.

Additionally, IASB issued/revised some IFRSs, which will be adopted in 2024 or after. The Company is evaluating the impacts of adopting these standards on the financial statements.

For the following standards or amendments, Management has not identified significant impacts on the Company's individual and consolidated financial statements, namely:

- a) **Amendment to IFRS Standard 16/CPC 06:** addresses the liability in a leaseback, effective for periods beginning on or after January 01, 2024;
- b) **Amendment to IAS 1/CPC 26:** classification of liabilities as current or noncurrent. This amendment elucidates aspects to be considered for classification of liabilities as current or noncurrent. It is effective for periods beginning on or after January 01, 2024;
- c) **Amendment to IAS 7 and IFRS 7 - Statements of cash flows:** It elucidates aspects referring to the requirements for disclosure of qualitative and quantitative information about supplier finance arrangements. This amendment is effective for years beginning on or after January 01, 2024;
- d) **Amendment to IAS 21 - Lack of Exchangeability:** This amendment elucidates aspects to specify when a currency is exchangeable and how to determine exchange rates when it is not, and establishes how an entity determines an exchange rate when a currency is not exchangeable. This amendment is effective for years beginning on or after January 01, 2025.
- e) **CVM Resolution 211:** It makes the Technical Pronouncement CPC 18 (R3) - Investment in Associated Companies and in Jointly Controlled Development, issued by CPC, mandatory for public companies, as per Exhibit "A" of Resolution. The standard becomes effective as at January 01, 2025, thus effective for the fiscal years beginning on or after this date, revoking CVM Resolution 118.

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information

As at March 31, 2025

(In thousands of Reais, unless otherwise stated)

- f) **CVM Resolutions 212:** It makes the Technical Interpretation ICPC 09 (R3) - Individual Financial Statements, Separate Financial Statements, Consolidated Financial Statements and Application of the Equity Method, issued by CPC, mandatory for public companies. The standard becomes effective as at January 01, 2025, effective for the fiscal years beginning on or after this date, revoking CVM Resolution 124.
- g) **CVM Resolution 213:** It is mandatory for public companies the Review Document of Technical Pronouncement 27, issued by CPC, that presents amendments to Technical Pronouncements CPC 02 (R2) - Effects on Changes in Exchange Rates and Translation of Financial Statements - and CPC 37 (R1) - First-time Adoption of International Financial Reporting Standards. The standard becomes effective as at January 01, 2025, applying the fiscal years beginning on or after this date.

5. Cash and cash equivalents

Description	Parent company	
	03/31/2025	12/31/2024
Bank checking accounts	328	1,220
Financial investments (a)	122,697	63,029
Total	123,025	64,249

Description	Consolidated	
	03/31/2025	12/31/2024
Fixed cash fund	22	22
Bank checking accounts	20,440	17,313
Financial investments (a)	122,701	63,035
Total	143,163	80,370

- (a) These are represented by financial investments with the following banks: Caixa Econômica Federal, bearing interest of 103.5% of the Interbank Deposit Rate (CDI); Banco Bradesco, bearing interest of 100% of CDI; Banco Safra, bearing interest of 106.0% of CDI; and Banco BTG Pactual, bearing interest of 104.3% of CDI. All of these investments may be redeemed at any time with no loss of recognized returns.

5.1 Marketable securities

Description	Parent company	
	03/31/2025	12/31/2024
Restricted accounts (a)	-	17
Subordinate shares - Real Estate Receivables Certificates (CRI) (b)	72,079	-
Total	72,079	17
Current	-	17
Noncurrent	72,079	-

Description	Consolidated	
	03/31/2025	12/31/2024
Restricted accounts (a)	9,293	17,528
Subordinate shares CRI (b)	72,079	-
Total	81,372	17,528
Current	9,293	17,528
Noncurrent	72,079	-

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information As at March 31, 2025 (In thousands of Reais, unless otherwise stated)

- (a) The amounts classified in restricted accounts are the sum withheld by Caixa Econômica Federal until all contractual requirements of the clients' financing are fulfilled. After the fulfillment, which usually takes 45 days, these amounts become available in the Company's bank checking accounts.
- (b) Subordinate shares from CRI operation, as per note 11. The amount of subordinate shares will be redeemed after the payment of senior shares or in case of advanced settlement of debt.

6. Accounts receivable

6.1. Trade accounts receivable

Description	Parent company	
	03/31/2025	12/31/2024
Committed purchasers of real estate (a)	36,719	37,215
Total	36,719	37,215
Current	14,752	15,248
Noncurrent	21,967	21,967

Description	Consolidated	
	03/31/2025	12/31/2024
Committed purchasers of real estate (a)	702,912	605,552
(-) Discount to present value (b)	(10,266)	(11,361)
Total	692,646	594,191
Current	272,765	258,185
Noncurrent	419,881	336,006

- (a) These are accounts receivable from real estate units sold, limited to the portion of revenue recognized in accounting, net of the portion already received;
- (b) Present value calculation is usually applied to accounts receivable due before delivery of the keys, arising from the sale of units of unfinished real estate developments. For the debt balance arising from installment sales of units of completed real estate developments and for the debt balance due after delivery of the keys, arising from the sale of units of unfinished real estate developments, the interest rates provided for in the contracts are compatible with market rates applicable to similar trades. The average rate used to calculate the discount to present value for the individual and consolidated interim financial information of March 31, 2025, and December 31, 2024, was 3%.

Trade accounts receivable during the construction phase of the real estate developments are adjusted based on the Brazilian Construction Cost Index (INCC) until the financing agreement is signed with a financial institution by the committed purchaser. After the delivery of the keys (finished real estate developments), the outstanding installments of sales price are usually adjusted at the General Market Price Index (IGP-M) plus market interest.

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information As at March 31, 2025 (In thousands of Reais, unless otherwise stated)

As at March 31, 2025, the consolidated balance of accounts receivable, of the current and noncurrent portion, was distributed as follows:

	Consolidated	
	03/31/2025	12/31/2024
Total overdue	26,740	28,497
Falling due		
In 2025	244,106	253,265
In 2026	165,499	112,579
In 2027	57,254	45,208
In 2028	35,414	31,268
As of 2029	173,899	134,735
Total falling due	676,172	577,055
Total portfolio	702,912	605,552

Changes in discounts to present value are presented as follows:

Description	Consolidated	
	03/31/2025	12/31/2024
Initial balance	(11,361)	(14,115)
Additions	(4,039)	(2,444)
(-) Deductions	5,134	5,198
Final balance	(10,266)	(11,361)

Management performs periodical analyses of portfolio balances and there was no evidence that indicated the need to recognize a provision for cancellation of contracts or an allowance for doubtful accounts.

Credit portfolio assignment

The Company entered into CRI instruments to strengthen cash and development of new projects:

Securitization company	Date of the operation	Value of the operation	Balance receivable	Assignment liabilities
Opea Securitizadora	02/20/2025	98,000	-	98,000
Opea Securitizadora	02/20/2025	30,000	-	30,000
Subordinate shares				72,079
				200,079

The net amount of R\$ 115,494 was fully received in 1Q25 and the assignment liabilities breakdown is detailed in note 11.2.

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information As at March 31, 2025 (In thousands of Reais, unless otherwise stated)

6.2. Other receivables

The amounts registered as other receivables are described as follows:

Description	Parent company		Consolidated	
	03/31/2025	12/31/2024	03/31/2025	12/31/2024
Sundry advances	34	43	18,719	17,735
Recoverable taxes	1,283	1,948	1,320	1,985
Prepaid expenses (a)	4,086	-	4,085	-
Reserve fund (b)	12,012	-	12,011	-
Expenses fund (c)	323	-	322	-
Other accounts receivable	2,539	432	2,609	486
	<u>20,277</u>	<u>2,423</u>	<u>39,066</u>	<u>20,206</u>
Current	2,121	2,423	20,880	20,206
Noncurrent	18,156	-	18,186	-
	<u>20,277</u>	<u>2,423</u>	<u>39,066</u>	<u>20,206</u>

(a) It refers to expenses on the structuring of CRI operation, to be recognized during the effective period of the contract.

(b) Reserve fund set up as per Term of Securitization of CRI operation.

(c) Expenses fund set up as per Term of Securitization of CRI operation.

7. Properties for sale

Description	Parent company	
	03/31/2025	12/31/2024
Finished properties	3,604	4,070
Total	<u>3,604</u>	<u>4,070</u>
Current	3,604	4,070

Description	Consolidated	
	03/31/2025	12/31/2024
Properties under construction	187,270	177,235
Finished properties	7,354	13,968
Capitalized finance charges	315	193
Total	<u>194,939</u>	<u>191,396</u>
Current	194,939	191,396

As at March 31, 2025, the real estate developments that contributed the most to inventories of properties under construction were the following: Parque do Carmo, Jaraguá, Penha II, Cangaíba II, Vista Cupecê, Estação São Lucas, Barra Funda, Jaguaré, Viva Itaquera, Vila Guilherme, Estação Patriarca, Penha de França, Estação Oratório, Vila Carrão, Parque Ecológico and Avenida Vila Ema.

As at December 31, 2024, the real estate developments that contributed the most to inventories of properties under construction were the following: Ameixeiras, Avenida Vila Ema, Barra Funda, Cangaíba II, Estação João Dias, Jaguaré, Jaraguá, Liberdade, Parque do Carmo, Parque Ecológico, Penha de França, Sacomã II, Vila Carrão and Vista Cupecê.

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information As at March 31, 2025 (In thousands of Reais, unless otherwise stated)

The financial costs of financing for construction of real estate units are capitalized in “properties for sale” and recognized in profit or loss under the account “cost of services and properties sold” in accordance with the recognition of revenue from the units sold.

Changes in finance charges capitalized in the periods ended March 31, 2025, and December 31, 2024, are as follows:

Balance as at December 31, 2024	<u>193</u>
Finance charges recognized in the cost of properties sold (Note 22)	(1,679)
Capitalized finance charges (Note 11)	1,801
Balance as at March 31, 2025	<u>315</u>

Management periodically analyzes cost regarding net realization values of inventories of finished properties and ones in construction. There was no evidence that indicated the need to recognize a provision for inventory losses.

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information
As at March 31, 2025
(In thousands of Reais, unless otherwise stated)

8. Related-party transactions

8.1. Balances from related-party transactions - checking account

	Parent company	
	03/31/2025	12/31/2024
Noncurrent assets		
MC27 - VILA DAS BELEZAS - SPE EMPREENDIMENTO CASA	457	-
MC41 - SPE EMPREENDIMENTO MC ITAQUERA III LTDA - ITAQUERA III	747	-
MC42 - SPE EMPREENDIMENTO CASA PRÓPRIA 03 LTDA - CONGONHAS	470	1,162
MC44 - SPE EMPREENDIMENTO MC TIQUATIRA LTDA - PENHA II	2,470	2,382
MC47 - CASA VERDE - SPE EMPREENDIMENTO MC CASA VER	18	-
MC48 - SPE EMPREENDIMENTO MC DOM BOSCO II LTDA - DOM BOSCO II	7	7
MC51 - SPE EMPREENDIMENTO MC SANTA CECILIA LTDA - SANTA CECÍLIA	120	120
MC57 - SOBRAL 19 INCORPORADORA SPE LTDA - SANTAN CECÍLIA II	87	81
MC58 - SPE EMPREENDIMENTO MC BROOKLIN LTDA - BROOKLIN	253	253
MC59 - SPE EMPREENDIMENTO MC FREGUESIA DO Ó LTDA - FREGUESIA DO Ó	152	133
MC62 - SPE EMPREENDIMENTO MC LIMAO LTDA - LIMÃO	17	6
MC63 - SPE EMPREENDIMENTO MC INTERLAGOS LTDA - INTERLAGOS	5	-
MC79 - PORTO ALEGRE 06 INCORPORADORA SPE LTDA - CASTRO VERDE	10	10
MC80 - NOVO HAMBURGO 18 INCORPORADORA SPE LTDA - MANKEL	75	75
MC81 - BLUMENAU 11 INCORPORADORA SPE LTDA - IUPEBA	15	15
MC85 - CAMPO GRANDE 10 INCORPORADORA SPE LTDA - CABRAL MENEZES	4,773	4,108
MC90 - BOA VISTA 09 INCORPORADORA SPE LTDA - MANOEL ANTONIO	56	56
MC96 - CAMPINAS 13 INCORPORADORA SPE LTDA - ESTAÇÃO VILA CLARICE	393	377
MC102 - RIO BRANCO 35 INCORPORADORA SPE LTDA - AMEIXEIRAS	410	645
MC105 - JUNDIAI 25 INCORPORADORA - ESTAÇÃO ITABERABA	40	24
MC106 - PELOTAS 30 INCORPORADORA SPE LTDA - AURORA	2	2
MC108 - PETRÓPOLIS 38 INCORPORADORA SPE LTDA - SACOMÃ II	80	80
MC111 - NITEROI 15 INCORPORADORA SPE LTDA - RUA DO LAGO	62	62
MC112 - TABATINGA 17 INCORPORADORA SPE LTDA - ACLIMAÇÃO II	11	11
MC113 - BELEM 42 INCORPORADORA SPE LTDA - RAFAEL PROENÇA	2	2
MC115 - BARUERI 37 INCORPORADORA SPE LTDA - RAFAEL PROENÇA I	1,154	1,105
MC117 - PARANAGUA 44 INCORPORADORA SPE LTDA - SOUSA NETO	113	84

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information As at March 31, 2025 (In thousands of Reais, unless otherwise stated)

	Parent company	
	03/31/2025	12/31/2024
MC118 - PORTO VELHO 45 INCORPORADORA SPE LTDA	1	-
MC120 - SOROCABA 47 INCORPORADORA SPE LTDA - ENGENHO DE DENTRO	7,406	7,200
MC124 - 124 ITABORAI INCORPORADORA SPE LTDA - GUPEVA	111	103
MC125 - 125 IPATINGA INCORPORADORA SPE LTDA - SANTANA II	159	66
MC126 - 126 ARAGUARI INCORPORADORA SPE LTDA - ESTAÇÃO SÃO LUCAS	4,224	306
MC127 - 127 ALVORADA INCORPORADORA SPE LTDA - ERMÉLINO MATARAZZO	11	9
MC128 - 128 DIVINOPOLIS INCORPORADORA SPE LTDA - SÃO MIGUEL PAULISTA	-	429
MC131 - 131 SAQUAREMA INCORPORADORA SPE LTDA - SANTA MARIA	77	77
MC132 - 132 DIAMANTINA INCORPORADORA SPE LTDA - BARRA FUNDA	4,690	5,834
MC133 - 133 ATIBAIA INCORPORADORA SPE - JAGUARÉ	1,993	1,489
MC134 - 134 ITAPEVI INCORPORADORA SPE LTDA - HERMILO ALVES	28	11
MC135 - 135 ARACATUBA INCORPORADORA SPE LTDA - BOLEEIROS	869	59
MC136 - 136 AMERICANA INCORPORADORA SPE LTDA.	5	5
MC137 - 137 ARUJA INCORPORADORA SPE LTDA.	1,162	101
MC139 - 139 COTIA INCORPORADORA SPE LTDA.	-	2,243
MC140 - 140 ARARAQUARA INCORPORADORA SPE LTDA.	-	164
MC141 - 141 ALTINOPOLIS INCORPORADORA SPE	16	12
MC142 - 142 JANDIRA INCORPORADORA SPE LTDA.	3,917	3,867
MC143 - 143 NOVA IGUAÇU INCORPORADORA SPE LTDA	90	86
MC144 - 144 NOVA FRIBURGO INCORPORADORA SPE LTDA	36	36
MC145 - 145 NILOPOLIS INCORPORADORA SPE LTDA.	34	28
MC146 - 146 NITEROI II INCORPORADORA SPE LTD	148	126
MC148 - 148 CABO FRIO I INCORPORADORA SPE L	3	3
MC149 - 149 ARARUAMA INCORPORADORA SPE LTDA.	19	19
MC150 - 150 ANDRADINA INCORPORADORA SPE LTDA	3,334	2,994
MC151 - 151 GUARAREMA INCORPORADORA SPE	11	7
MC153 - 153 LIMEIRA INCORPORADORA SPE LTDA.	14	7
MC154 - 154 JUQUITIBA INCORPORADORA SPE	7,006	6,950
MC155 - 155 BOITUVA INCORPORADORA SPE LTDA	9,702	9,588
MC156 - 156 AMPARO INCORPORADORA SPE LTDA	1,379	721
MC158 - 158 OLIMPIA INCORPORADORA SPE LTDA	5	-
MC159 - 159 AVANHANDAVA INCORPORADORA SPE	9	-
MC161 - 161 RIBEIRAO PRETO INCORPORADORA SPE LTDA	93	52

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information As at March 31, 2025 (In thousands of Reais, unless otherwise stated)

	Parent company	
	03/31/2025	12/31/2024
MC171 - 171 FRANCA INCORPORADORA SPE LTDA.	3,595	3,020
MC172 - 172 GUARARAPES INCORPORADORA SPE LTDA.	20	-
MC174 - 174 ITAPEVA INCORPORADORA SPE LTDA.	215	43
MC179 - SAPUCAIA INCORPORADORA SPE LTDA.	21	19
Total	<u>62,402</u>	<u>56,474</u>

The Company participates in the development of real estate ventures directly, by means of ownership interest. The management structure of these developments and the management of cash are centralized in the development's leader company, which inspects the progress of the construction work and budgets. Therefore, the leader company of the development ensures the investment of necessary funds and their allocation in accordance with the plans.

The origin and investment of the development's funds are reflected in these balances, which are not subject to adjustments or finance charges and have no previously established maturity.

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information

As at March 31, 2025

(In thousands of Reais, unless otherwise stated)

The average term for development and conclusion of ventures in which the funds are applied is three years, always based on the projects and on the physical and financial schedules of each venture. This method to allocate the resources allows business conditions agreed upon with each partner and for each development to concentrate on specific structures, more adequate to their characteristics.

	Parent company	
	03/31/2025	12/31/2024
Noncurrent liabilities		
MC14 - SPE EMPREENDIMENTO VILA EMA I LTDA - VILA EMA II	3,263	1,957
MC16 - SPE EMPREENDIMENTO DIAS VIEIRA LTDA - MORUMBI	13,311	13,107
MC17 - SPE EMPREENDIMENTO SILVIO DE SOUSA LTDA - VILA PRUDENTE	14,778	14,204
MC18 - SPE EMPREENDIMENTO GUARACICA LTDA - SÃO MIGUEL	6,442	6,182
MC19 - SPE EMPREENDIMENTO MC MOOCA LTDA - MOOCA	2,905	4,678
MC20 - SPE EMPREENDIMENTO PIRITUBA II LTDA - PIRITUBA II	557	816
MC21 - SPE EMPREENDIMENTO SÃO FRANCISCO DE ASSIS LTDA - PARQUE SÃO DOMINGOS	4,124	3,961
MC22 - SPE EMPREENDIMENTO MARQUES DE LAGES LTDA - SACOMÃ	8,139	7,843
MC23 - SPE EMPREENDIMENTO CASA PROPRIA 004 LTDA - ITAQUERA II	1,327	1,220
MC24 - SPE EMPREENDIMENTO MC PARQUE DO CARMO LTDA - PARQUE DO CARMO	19,496	17,767
MC26 - SPE EMPREENDIMENTO PIRITUBA LTDA - PIRITUBA	1,841	1,275
MC27 - SPE EMPREENDIMENTO CASA PROPRIA 027 LTDA - VILA DAS BELEZAS	-	1,685
MC28 - SAO PAULO 01 INCORPORADORA SPE LTDA - PANAMBY	9,026	6,930
MC29 - SPE EMPREENDIMENTO CASA PRÓPRIA 01 LTDA - CENTRO	4,855	5,164
MC31 - SPE EMPREENDIMENTO MC MORUMBI II LTDA - MORUMBI II	10,320	10,738
MC32 - SPE EMPREENDIMENTO MC DOM BOSCO LTDA - DOM BOSCO	3,570	3,122
MC33 - CUIABÁ 41 INCORPORADORA SPE LTDA - CAMBUCI	5,108	3,705
MC34 - SPE EMPREENDIMENTO MC IPIRANGA II LTDA - ESTAÇÃO SACOMÃ	3,133	2,881
MC36 - SPE EMPREENDIMENTO CASA PROPRIA 036 LTDA - ALTO DE PINHEIROS	2,210	2,121
MC37 - SPE EMPREENDIMENTO MC JARAGUA LTDA - JARAGUÁ	7,846	7,582
MC38 - SPE EMPREENDIMENTO MC LIBERDADE LTDA - LIBERDADE	5,037	4,137
MC39 - SPE EMPREENDIMENTO MC CAMPO BELO LTDA - CAMPO BELO	12,376	13,452
MC40 - SPE EMPREENDIMENTO MC ARICANDUVA LTDA - ARICANDUVA	8,457	7,762
MC41 - ITAQUERA III - SPE EMPREENDIMENTO MC ITAQUERA III SPE L	-	13
MC45 - SPE EMPREENDIMENTO MC SAUDE LTDA - SAÚDE	2,488	2,935
MC46 - SPE EMPREENDIMENTO MC MORUMBI III LTDA - VILA SONIA	2,572	1,954
MC47 - SPE EMPREENDIMENTO MC CASA VERDE LTDA - CASA VERDE	-	1,139
MC49 - SPE EMPREENDIMENTO MC GIOVANNI GRONCHI LTDA.L	3,965	3,084
MC53 - SPE EMPREENDIMENTO MC BERRINI LTDA - BERRINI	1,842	2,669
MC54 - SPE EMPREENDIMENTO MC PAULISTA LTDA - PAULISTA	3,453	4,776
MC55 - SPE EMPREENDIMENTO MC PENHA III LTDA - ESTAÇÃO PENHA	1,048	1,225
MC60 - PRAÇA DA ARVORE - SPE EMPREENDIMENTO MC PRAÇA DA ARVORE SPE L	725	130

CONSTRUTORA METROCASA S.A.

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	Parent company	
	03/31/2025	12/31/2024
MC61 - SPE EMPREENDIMENTO MC REPÚBLICA LTDA - REPÚBLICA	5,023	5,807
MC63 - SPE EMPREENDIMENTO MC INTERLAGOS LTDA - INTERLAGOS	-	397
MC64 - SPE EMPREENDIMENTO MC FREGUESIA DO O II LTDA - FREGUESIA DO Ó	12,573	13,527
MC65 - SPE EMPREENDIMENTO MC VILA SONIA LTDA - VILA SÔNIA II	7,292	7,650
MC66 - SPE EMPREENDIMENTO MC GUILHERMINA ESPERANCA LTDA - GUILHERMINA ESPERANÇA	4,912	4,729
MC68 - VILA RÉ - SALVADOR 31 INCORPORADORA SPE LTDA	3,930	3,140
MC69 - SPE EMPREENDIMENTO MC VILA ROMANA LTDA - VILA ROMANA	11,474	10,964
MC70 - SPE EMPREENDIMENTO MC SANTA CRUZ LTDA - SANTAN CRUZ	6,545	6,944
MC71 - SPE EMPREENDIMENTO MC VILA PRUDENTE II LTDA - VILA PRUDENTE II	6,680	9,390
MC73 - ITAPORÁ 22 INCORPORADORA SPE LTDA - ESTAÇÃO VILA SONIA	6,142	6,024
MC74 - SPE EMPREENDIMENTO MC 14 BIS LTDA - NOVE DE JULHO	5,619	5,706
MC75 - SPE EMPREENDIMENTO MC ESTACAO VILA PRUDENTE LTDA - ESTAÇÃO VILA PRUDENTE	10,219	9,132
MC77 - MANAUS 05 INCORPORADORA SPE LTDA - AMADOR BUENO	882	1,909
MC78 - AVENIDA ITAQUERA - IMPERATRIZ 16 INCORPORADORA SPE L	5,600	3,934
MC82 - FORTALEZA 07 INCORPORADORA SPE LTDA - IPIRANGA II	5,023	4,124
MC83 - CURITIBA 29 INCORPORADORA SPE LTDA - CANGAÍBA II	101	405
MC84 - BELO HORIZONTE 02 INCORPORADORA SPE LTDA - ESTAÇÃO LAPA	3,532	3,660
MC86 - JOINVILLE 20 INCORPORADORA SPE LTDA - ARTUR ALVIM	709	1,568
MC87 - MACAPÁ 12 INCORPORADORA LTDA - VILA DOS REMEDIOS	1,962	1,323
MC88 - MARINGA 23 INCORPORADORA SPE LTDA - IRMÃ EMERENCIANA	2,498	2,480
MC89 - NORMANDIA 21 INCORPORADORA SPE LTDA - ANA NERI	6,422	6,839
MC91 - LONDRIANA 24 INCORPORADORA SPE LTDA - ESTAÇÃO JOÃO PAULO I	4,995	4,786
MC93 - PLANALTINA 32 INCORPORADORA SPE LTDA - CAPÃO REDONDO	4,788	2,958
MC94 - SILVIO DE CAMPOS - SÃO LUIS 04 INCORPORADORA LTDA	6,329	2,280
MC95 - VITORIA 34 INCORPORADORA SPE LTDA - MARQUESA DE SANTOS	9,121	8,637
MC97 - RIO DE JANEIRO 03 INCORPORADORA SPE LTDA - VILA DAS BELEZAS II	5,893	5,851
MC98 - CRICIUMA 28 INCORPORADORA SPE LTDA - VALLE PONTIN	3,888	3,943
MC99 - BETIM 14 INCORPORADORA SPE LTDA - TREZE DE MAIO	1	1
MC101 - TRIUNFO 36 INCORPORADORA SPE LTDA - SANTANA	4,431	345
MC103 - ELDORADO 33 INCORPORADORA SPE LTDA - SANTO AMARO	6,947	6,810
MC104 - FLORIANOPOLIS 08 INCORPORADORA SPE LTDA - SAPOEMBA	2,875	1,223
MC107 - UBERABA 39 INCORPORADORA SPE LTDA - CUPECÊ	6,227	5,268
MC109 - GIOVANNI DI BALDUCCIO - GOIANIA 40 INCORPORA LTDA	2,272	1,384
MC110 - TERESOPOLIS 26 INCORPORADORA SPE LTDA - ESTAÇÃO PIRITUBA	9,364	8,971
MC114 - UBERLANDIA 27 INCORPORADORA SPE LTDA - LIBERDADE	9,289	7,720
MC116 - CHAPECO 43 INCORPORADORA SPE LTDA	2,198	1,006
MC118 - PORTO VELHO 45 INCORPORADORA SPE LTDA - RAUL DOS SANTOS MACHADO	-	4
MC119 - ARACAJU 46 INCORPORADORA SPE LTDA - RUA DO LAGO	8	8
MC121 - 121 CAJAMAR INCORPORADORA SPE LTDA.	8	8
MC122 - 122 BOTUCATU INCORPORADORA SPE LTDA.	7	8
MC123 - 123 RESENDE INCORPORADORA SPE LTDA -	2,798	279
MC128 - 128 DIVINOPOLIS INCORPORADORA SPE LTDA.	3,314	-

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information

As at March 31, 2025

(In thousands of Reais, unless otherwise stated)

	Parent company	
	03/31/2025	12/31/2024
MC129 - 129 MACAÉ INCORPORADORA SPE LTDA.	4	4
MC130 - 130 VOTUPORANGA INCORPORADORA SPE LTDA.	3,261	2,529
MC138 - 138 MAUA INCORPORADORA SPE LTDA.	1	2
MC139 - 139 COTIA INCORPORADORA SPE LTDA.	2,309	-
MC140 - 140 ARARAQUARA INCORPORADORA SPE LTDA.	4	-
MC147 - 147 ITAPERUNA INCORPORADORA SPE LTDA.	8	8
MC152 - 152 SALESOPOLIS INCORPORADORA SPE LTDA.	4	5
MC157 - 157 SUMARE INCORPORADORA SPE LTDA.	9	9
MC158 - 158 OLIMPIA INCORPORADORA SPE LTDA.	-	3
MC160 - 160 ARANDU INCORPROADORA SPE LTDA.	9	9
MC162 - 162 OSASCO INCORPORADORA SPE LTDA.	2	8
MC163 - 163 PIRACICABA INCORPORADORA SPE LTDA.	8	8
MC164 - 164 JACAREI INCORPORADORA SPE LTDA.	4	4
MC165 - 165 ALTO ALEGRE INCORPORADORA SPE LTDA.	2,144	700
MC166 - 166 ARARAS INCORPROADORA SPE LTDA.	8	8
MC167 - 167 BARRETOS INCORPORADORA SPE LTDA.	9	9
MC168 - 168 BERTIOGA INCORPORADORA SPE LTDA.	8	9
MC169 - 169 CACAPAVA INCORPORADORA SPE LTDA.	9	9
MC170 - 170 CATANDUVA INCORPROADORA SPE LTDA.	9	9
MC172 - 172 GUARARAPES INCORPORADORA SPE LTDA.	-	4
MC173 - 173 HORTOLANDIA INCORPORADORA SPE LTDA.	8	8
MC175 - 175 MANGARATIBA INCORPORADORA SPE LTDA.	8	9
MC176 - 176 MESQUITA INCORPORADORA SPE LTDA.	7	7
MC177 - 177 PARATY INCORPORADORA SPE LTDA.	9	9
MC178 - 178 QUISSAMÃ INCORPORADORA SPE LTDA.	9	9
MC180 - 180 BROTAS INCORPORADORA SPE LTDA.	1	9
MC181 - 181 BORACEIA INCORPORADORA SPE LTDA.	9	9
MC182 - 182 CABREUVA INCORPORADORA SPE LTDA.	8	9
MC183 - 183 CAPIVARI INCORPORADORA SPE LTDA.	9	9
MC184 - 184 GUARATINGUETA INCORPORADORA SPE LTDA.	9	9
MC185 - 185 HOLAMBRA INCORPORADORA SPE LTDA.	9	9
MC186 - 186 IBIUNA INCORPORADORA SPE LTDA.	9	9
MC187 - 187 JARINU INCORPORADORA SPE LTDA.	9	9
MC188 - 188 MAIRINQUE INCORPORADORA SPE LTDA.	9	9
MC189 - 189 PAULINIA INCORPORADORA SPE LTDA.	9	9
Total	364,032	334,823

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information
As at March 31, 2025
(In thousands of Reais, unless otherwise stated)

8.2 Balances of related-party transactions - credit assignment

The Company granted a part of the portfolio receivable from the controlled companies for a CRI operation, as per Securitization Term entered into on February 20, 2025. As the SPEs receipts occur, funds are transferred to the Company, generating an obligation as an offsetting entry to the accounts receivable in the controlled companies.

	Parent company	
	03/31/2025	12/31/2024
Noncurrent liabilities		
MC09 - IPIRANGA	163	-
MC14 - SPE EMPREENDIMENTO VILA EMA I LTDA - VILA EMA II	48	-
MC16 - SPE EMPREENDIMENTO DIAS VIEIRA LTDA - MORUMBI	1	-
MC17 - SPE EMPREENDIMENTO SILVIO DE SOUSA LTDA - VILA PRUDENTE	6	-
MC18 - SPE EMPREENDIMENTO GUARACICA LTDA - SÃO MIGUEL	4	-
MC19 - SPE EMPREENDIMENTO MC MOOCA LTDA - MOOCA	11	-
MC21 - SPE EMPREENDIMENTO SÃO FRANCISCO DE ASSIS LTDA - PARQUE SÃO DOMINGOS	10	-
MC22 - SPE EMPREENDIMENTO MARQUES DE LAGES LTDA - SACOMÃ	4	-
MC23 - SPE EMPREENDIMENTO CASA PROPRIA 004 LTDA - ITAQUERA II	6	-
MC24 - SPE EMPREENDIMENTO MC PARQUE DO CARMO LTDA - PARQUE DO CARMO	180	-
MC26 - SPE EMPREENDIMENTO PIRITUBA LTDA - PIRITUBA	9	-
MC28 - SAO PAULO 01 INCORPORADORA SPE LTDA - PANAMBY	49	-
MC29 - SPE EMPREENDIMENTO CASA PRÓPRIA 01 LTDA - CENTRO	10	-
MC31 - SPE EMPREENDIMENTO MC MORUMBI II LTDA - MORUMBI II	13	-
MC32 - SPE EMPREENDIMENTO MC DOM BOSCO LTDA - DOM BOSCO	50	-
MC33 - CUIABÁ 41 INCORPORADORA SPE LTDA - CAMBUCI	39	-
MC34 - SPE EMPREENDIMENTO MC IPIRANGA II LTDA - ESTAÇÃO SACOMÃ	67	-
MC36 - SPE EMPREENDIMENTO CASA PROPRIA 036 LTDA - ALTO DE PINHEIROS	1	-
MC37 - SPE EMPREENDIMENTO MC JARAGUA LTDA - JARAGUÁ	68	-
MC38 - SPE EMPREENDIMENTO MC LIBERDADE LTDA - LIBERDADE	78	-
MC40 - SPE EMPREENDIMENTO MC ARICANDUVA LTDA - ARICANDUVA	44	-
MC41 - ITAQUERA III - SPE EMPREENDIMENTO MC ITAQUERA III SPE L	21	-
MC44 - MC44 -PENHA II - SPE EMPREENDIMENTO MC TIQUATIRA	7	-
MC45 - SPE EMPREENDIMENTO MC SAUDE LTDA - SAÚDE	21	-
MC46 - SPE EMPREENDIMENTO MC MORUMBI III LTDA - VILA SONIA	8	-

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information

As at March 31, 2025

(In thousands of Reais, unless otherwise stated)

	Parent company	
	03/31/2025	12/31/2024
MC49 - SPE EMPREENDIMENTO MC GIOVANNI GRONCHI LTDA.	10	-
MC55 - SPE EMPREENDIMENTO MC PENHA III LTDA - ESTAÇÃO PENHA	62	-
MC60 - PRAÇA DA ARVORE - SPE EMPREENDIMENTO MC PRAÇA DA ARVORE SPE L	17	-
MC63 - SPE EMPREENDIMENTO MC INTERLAGOS LTDA - INTERLAGOS	40	-
MC64 - SPE EMPREENDIMENTO MC FREGUESIA DO O II LTDA - FREGUESIA DO Ó	70	-
MC65 - SPE EMPREENDIMENTO MC VILA SONIA LTDA - VILA SÔNIA II	28	-
MC66 - SPE EMPREENDIMENTO MC GUILHERMINA ESPERANCA LTDA - GUILHERMINA ESPERANÇA	93	-
MC68 - VILA RÉ - SALVADOR 31 INCORPORADORA SPE LTDA	86	-
MC69 - SPE EMPREENDIMENTO MC VILA ROMANA LTDA - VILA ROMANA	22	-
MC70 - SPE EMPREENDIMENTO MC SANTA CRUZ LTDA - SANTAN CRUZ	1	-
MC71 - SPE EMPREENDIMENTO MC VILA PRUDENTE II LTDA - VILA PRUDENTE II	57	-
MC73 - ITAPORÃ 22 INCORPORADORA SPE LTDA - ESTAÇÃO VILA SONIA	33	-
MC74 - SPE EMPREENDIMENTO MC 14 BIS LTDA - NOVE DE JULHO	23	-
MC75 - SPE EMPREENDIMENTO MC ESTACAO VILA PRUDENTE LTDA - ESTAÇÃO VILA PRUDENTE	61	-
MC77 - MANAUS 05 INCORPORADORA SPE LTDA - AMADOR BUENO	77	-
MC78 - AVENIDA ITAQUERA - IMPERATRIZ 16 INCORPORADORA SPE L	76	-
MC82 - FORTALEZA 07 INCORPORADORA SPE LTDA - IPIRANGA II	27	-
MC83 - CURITIBA 29 INCORPORADORA SPE LTDA - CANGAÍBA II	40	-
MC84 - BELO HORIZONTE 02 INCORPORADORA SPE LTDA - ESTAÇÃO LAPA	26	-
MC85 - CAMPO GRANDE 10 INCORPORADORA SPE LTDA - CABRAL MENEZES	154	-
MC86 - JOINVILLE 20 INCORPORADORA SPE LTDA - ARTUR ALVIM	47	-
MC87 - MACAPÁ 12 INCORPORADORA LTDA - VILA DOS REMEDIOS	63	-
MC88 - MARINGÁ 23 INCORPORADORA SPE LTDA - IRMÃ EMERENCIANA	22	-
MC89 - NORMANDIA 21 INCORPORADORA SPE LTDA - ANA NERI	26	-
MC91 - LONDRINA 24 INCORPORADORA SPE LTDA - ESTAÇÃO JOÃO PAULO I	66	-
MC93 - PLANALTINA 32 INCORPORADORA SPE LTDA - CAPÃO REDONDO	75	-
MC94 - SILVIO DE CAMPOS - SÃO LUIS 04 INCORPORADORA LTDA	179	-
MC95 - VITORIA 34 INCORPORADORA SPE LTDA - MARQUESA DE SANTOS	50	-
MC96 - CAMPINAS 13 INCORPORADORA SPE LTDA - ESTAÇÃO VILA CLARICE	68	-
MC97 - RIO DE JANEIRO 03 INCORPORADORA SPE LTDA - VILA DAS BELEZAS II	63	-
MC98 - CRICIUMA 28 INCORPORADORA SPE LTDA - VALLE PONTIN	48	-
MC101 - TRIUNFO 36 INCORPORADORA SPE LTDA - SANTANA	59	-
MC102 - RIO BRANCO 35 INCORPORADORA SPE LTDA - AMEIXEIRAS	12	-

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information As at March 31, 2025 (In thousands of Reais, unless otherwise stated)

	Parent company	
	03/31/2025	12/31/2024
MC103 - ELDORADO 33 INCORPORADORA SPE LTDA - SANTO AMARO	96	-
MC104 - FLORIANOPOLIS 08 INCORPORADORA SPE LTDA - SAPOPEMBA	41	-
MC107 - UBERABA 39 INCORPORADORA SPE LTDA - CUPECÊ	74	-
MC109 -GIOVANNI DI BALDUCCIO - GOIANIA 40 INCORPORA LTDA	36	-
MC110 - TERESOPOLIS 26 INCORPORADORA SPE LTDA - ESTAÇÃO PIRITUBA	93	-
MC114 - UBERLANDIA 27 INCORPORADORA SPE LTDA - LIBERDADE	86	-
MC116 - CHAPECO 43 INCORPORADORA SPE LTDA	47	-
MC123 - 123 RESENDE INCORPORADORA SPE LTDA -	23	-
MC128 - 128 DIVINOPOLIS INCORPORADORA SPE LTDA.	89	-
MC130 - 130 VOTUPORANGA INCORPORADORA SPE LTDA	46	-
MC132 - 132 DIAMANTINA INCORPORADORA SPE LTDA - BARRA FUNDA	14	-
MC133 - 133 ATIBAIA INCORPORADORA SPE - JAGUARÉ	29	-
MC139 - 139 COTIA INCORPORADORA SPE LTDA.	97	-
MC140 - 140 ARARAQUARA INCORPORADORA SPE LTDA.	71	-
MC150 - 150 ANDRADINA INCORPORADORA SPE LTDA	11	-
MC154 - 154 JUQUITIBA INCORPORADORA SPE	7	-
MC155 - 155 BOITUVA INCORPORADORA SPE LTDA	2	-
MC156 - 156 AMPARO INCORPORADORA SPE LTDA	1	-
MC171 - 171 FRANCA INCORPORADORA SPE LTDA.	9	-
Total	3,571	-
Total noncurrent liabilities	367,603	334,823

Management compensation

Total management compensation as at March 31, 2025, was R\$ 1,735 (R\$ 1,440 as at March 31, 2024), which includes fixed and variable compensation and is recorded on the general and administrative expenses account on the statement of profit or loss. The Company has no post-employment benefits.

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information As at March 31, 2025 (In thousands of Reais, unless otherwise stated)

9. Investments

9.1. Breakdown of investments

9.1.1. Directly controlled companies

As at March 31, 2025

Investments	Ownership interest (%) as at 03/31/2025	Equity	Net profit/(loss) for the period	Investment earnings (losses)	Equity income (loss)
MC14 - VILA EMA II - SPE EMPREENDIMENTO VILA EMA II LTDA.	100	12,584	996	12,584	996
MC16 - MORUMBI - SPE EMPREENDIMENTO DIAS VIEIRA LTDA.	100	17,809	(266)	17,809	(266)
MC17 - VILA PRUDENTE - SPE EMPREENDIMENTO SILVIO DE SOUSA LTDA.	100	28,667	(906)	28,667	(906)
MC18 - SÃO MIGUEL - SPE EMPREENDIMENTO GUARACICA LTDA.	100	17,506	212	17,506	212
MC19 - MOOCA - SPE EMPREENDIMENTO MC MOOCA LTDA.	100	12,990	(1,051)	12,990	(1,051)
MC20 - PIRITUBA II - SPE EMPREENDIMENTO PIRITUBA II LTDA.	100	16,137	(628)	16,137	(628)
MC21 - PARQUE SÃO DOMINGOS -SPE EMPREENDIMENTO SÃO FRANCISCO DE ASSIS L	100	12,845	215	12,845	215
MC22 - SACOMÃ - SPE EMPREENDIMENTO MARQUES DE LAGES LTDA.	100	16,556	113	16,556	113
MC23 - ITAQUERA II - SPE EMPREENDIMENTO CASA PROPRIA 004 LTDA.	100	9,475	75	9,475	75
MC24 - SPE EMPREENDIMENTO MC PARQUE DO CARMO LTDA.	100	19,291	6,589	19,291	6,589
MC26 - PIRITUBA - SPE EMPREENDIMENTO PIRITUBA LTDA.	100	13,925	(1,735)	13,925	(1,735)
MC27 - VILA DAS BELEZAS - SPE EMPREENDIMENTO CASA PROPRIA 027 LTDA.	100	34,132	(10,188)	34,132	(10,188)
MC28 - PANAMBY - SAO PAULO 01 INCORPORADORA SPE LTDA.	100	12,467	1,995	12,467	1,995
MC29 - CENTRO - SPE EMPREENDIMENTO CASA PRÓPRIA 01 LTDA.	100	11,109	(715)	11,109	(715)
MC31 - MORUMBI II - SPE EMPREENDIMENTO MC MORUMBI II LTDA.	100	20,118	1,208	20,118	1,208
MC32 - DÔM BOSCO - SPE EMPREENDIMENTO MC DOM BOSCO LTDA.	100	15,481	(390)	15,481	(390)
MC33 - CAMBUCI - CUIABÁ 41 INCORPORADORA SPE LTDA.	100	6,957	1,512	6,957	1,512
MC34 - ESTAÇÃO SACOMÃ - SPE EMPREENDIMENTO MC IPIRANGA II LTDA.	100	14,687	4,881	14,687	4,881
MC36 - ALTO DE PINHEIROS - SPE EMPREENDIMENTO CASA PROPRIA 036 LTDA	100	5,193	75	5,193	75
MC37 - JARAGUÁ - SPE EMPREENDIMENTO MC JARAGUA LTDA.	100	32,147	2,715	32,147	2,715
MC38 - LIBERDADE - SPE EMPREENDIMENTO MC LIBERDADE LTDA.	100	7,060	1,659	7,060	1,659
MC39 - CAMPO BELO - SPE EMPREENDIMENTO MC CAMPO BELO LTDA.	100	15,699	1,786	15,699	1,786
MC40 - ARICANDUVA - SPE EMPREENDIMENTO MC ARICANDUVA LTDA.	100	20,323	2,281	20,323	2,281
MC41 - ITAQUERA III - SPE EMPREENDIMENTO MC ITAQUERA III LTDA.	100	10,572	2,687	10,572	2,687
MC42 - CONGONHAS - SPE EMPREENDIMENTO CASA PRÓPRIA 03 LTDA.	100	1,823	(460)	1,823	(460)
MC44 - PENHA II - SPE EMPREENDIMENTO MC TIQUATIRA LTDA.	100	938	909	938	909
MC45 - SAÚDE - SPE EMPREENDIMENTO MC SAUDE LTDA.	100	6,557	(1,479)	6,557	(1,479)
MC46 - VILA SONIA - SPE EMPREENDIMENTO MC MORUMBI III LTDA.	100	11,520	234	11,520	234

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information

As at March 31, 2025

(In thousands of Reais, unless otherwise stated)

Investments	Ownership interest (%) as at 03/31/2025	Equity	Net profit/(loss) for the period	Investment earnings (losses)	Equity income (loss)
MC47 - CASA VERDE - SPE EMPREENDIMENTO MC CASA VERDE LTDA.	100	9,072	(974)	9,072	(974)
MC48 - DOM BOSCO II - SPE EMPREENDIMENTO MC DOM BOSCO II LTDA.	100	3	-	3	-
MC49 - GIOVANNI GRONCHI - SPE EMPREENDIMENTO MC GIOVANNI GRONCHI LTDA.	100	18,295	(125)	18,295	(125)
MC51 - SANTA CECILIA - SPE EMPREENDIMENTO MC SANTA CECILIA LTDA.	100	3	-	3	-
MC53 - BERRINI - SPE EMPREENDIMENTO MC BERRINI LTDA.	100	1,893	(1,225)	1,893	(1,225)
MC54 - PAULISTA - SPE EMPREENDIMENTO MC PAULISTA LTDA.	100	(364)	(1,229)	(364)	(1,229)
MC55 - ESTAÇÃO PENHA - SPE EMPREENDIMENTO MC PENHA III LTDA.	100	15,343	2,009	15,343	2,009
MC57 - SANTA CECILIA II - SOBRAL 19 INCORPORADORA SPE LTDA.	100	8	-	8	-
MC58 - BROOKLIN - SPE EMPREENDIMENTO MC BROOKLIN LTDA.	100	5	-	5	-
MC59 - FREGUESIA DO Ó - SPE EMPREENDIMENTO MC FREGUESIA DO Ó LTDA.	100	2	(1)	2	(1)
MC60 - PRAÇA DA ARVORE - SPE EMPREENDIMENTO MC PRACA DA ARVORE LTDA.	100	2,836	891	2,836	891
MC61 - REPÚBLICA - SPE EMPREENDIMENTO MC REPÚBLICA LTDA.	100	1,643	246	1,643	246
MC62 - LIMÃO - SPE EMPREENDIMENTO MC LIMAO LTDA.	100	7	-	7	-
MC63 - INTERLAGOS - SPE EMPREENDIMENTO MC INTERLAGOS LTDA.	100	4,845	1,554	4,845	1,554
MC64 - FREGUESIA DO Ó II - SPE EMPREENDIMENTO MC FREGUESIA DO O II LTDA.	100	24,400	3,692	24,400	3,692
MC65 - VILA SONIA II - SPE EMPREENDIMENTO MC VILA SONIA LTDA.	100	9,825	845	9,825	845
MC66 - GUILHERMINA ESPERANÇA - SPE EMPR. MC GUILHERMINA ESPERANCA LTDA.	100	10,493	2,342	10,493	2,342
MC68 - VILA RÉ - SALVADOR 31 INCORPORADORA SPE LTDA.	100	6,193	1,788	6,193	1,788
MC69 - VILA ROMANA - SPE EMPREENDIMENTO MC VILA ROMANA LTDA.	100	8,691	547	8,691	547
MC70 - SANTA CRUZ - SPE EMPREENDIMENTO MC SANTA CRUZ LTDA.	100	2,448	(552)	2,448	(552)
MC71 - VILA PRUDENTE II - SPE EMPREENDIMENTO MC VILA PRUDENTE II LTDA	100	11,248	2,753	11,248	2,753
MC73 - ESTAÇÃO VILA SONIA - ITAPORÁ 22 INCORPORADORA SPE LTDA.	100	10,034	1,658	10,034	1,658
MC74 - NOVE DE JULHO - SPE EMPREENDIMENTO MC 14 BIS LTDA.	100	11,069	(830)	11,069	(830)
MC75 - ESTAÇÃO VILA PRUDENTE - SPE EMPR. MC ESTACAO VILA PRUDENTE LTDA.	100	7,347	1,810	7,347	1,810
MC77 - AMADOR BUENO - MANAUS 05 INCORPORADORA SPE LTDA.	100	14,096	3,904	14,096	3,904
MC78 - AVENIDA ITAQUERA - IMPERATRIZ 16 INCORPORADORA SPE LTDA.	100	10,874	2,701	10,874	2,701
MC79 - CASTRO VERDE - PORTO ALEGRE 06 INCORPORADORA SPE LTDA.	100	7	-	7	-
MC80 - MANKEL - NOVO HAMBURGO 18 INCORPORADORA SPE LTDA.	100	8	-	8	-
MC81 - IJUPEBA - BLUMENAU 11 INCORPORADORA SPE LTDA.	100	9	-	9	-
MC82 - IPIRANGA II - FORTALEZA 07 INCORPORADORA SPE LTDA.	100	11,532	1,498	11,532	1,498
MC83 - MUNHOZ DE MELO - CURITIBA 29 INCORPORADORA SPE LTDA.	100	7,539	2,980	7,539	2,980
MC84 - SHELDON - BELO HORIZONTE 02 INCORPORADORA SPE LTDA.	100	3,607	1,013	3,607	1,013
MC85 - CABRAL MENEZES - CAMPO GRANDE 10 INCORPORADORA SPE LTDA.	100	4,106	3,180	4,106	3,180
MC86 - HENRIQUE JACOBS - JOINVILLE 20 INCORPORADORA SPE LTDA.	100	6,658	2,483	6,658	2,483
MC87 - VILA DOS REMEDIOS - MACAPÁ 12 INCORPORADORA SPE LTDA.	100	24,155	4,024	24,155	4,024
MC88 - IRMÃ EMERENCIANA - MARINGA 23 INCORPORADORA SPE LTDA.	100	9,236	1,790	9,236	1,790

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information

As at March 31, 2025

(In thousands of Reais, unless otherwise stated)

Investments	Ownership interest (%) as at 03/31/2025	Equity	Net profit/(loss) for the period	Investment earnings (losses)	Equity income (loss)
MC89 - ANA NERI - NORMANDIA 21 INCORPORADORA SPE LTDA.	100	11,321	1,709	11,321	1,709
MC90 - MANOEL ANTONIO - BOA VISTA 09 INCORPORADORA SPE LTDA.	100	9	-	9	-
MC91 - BENEDITO GUEDES - LONDRINA 24 INCORPORADORA SPE LTDA.	100	6,765	1,775	6,765	1,775
MC93 - PROF. ANTONIO - PLANALTINA 32 INCORPORADORA SPE LTDA.	100	7,611	2,060	7,611	2,060
MC94 - SILVIO DE CAMPOS - SÃO LUIS 04 INCORPORADORA SPE LTDA.	100	17,470	8,603	17,470	8,603
MC95 - MARQUESA DE SANTOS - VITORIA 34 INCORPORADORA SPE LTDA.	100	5,170	963	5,170	963
MC96 - GUILHERME MANKEL - CAMPINAS 13 INCORPORADORA SPE LTDA.	100	3,895	881	3,895	881
MC97 - JOÃO CALIXTO - RIO DE JANEIRO 03 INCORPORADORA SPE LTDA.	100	7,870	1,827	7,870	1,827
MC98 - VALLE PONTIN - CRICIUMA 28 INCORPORADORA SPE LTDA.	100	7,305	1,380	7,305	1,380
MC99 - TREZE DE MAIO - BETIM 14 INCORPORADORA SPE LTDA.	100	6	(1)	6	(1)
MC101 - TRIUNFO 36 INCORPORADORA SPE LTDA.	100	1,661	(1,155)	1,661	(1,155)
MC102 - RIO BRANCO 35 INCORPORADORA SPE LTDA.	100	4,161	3,309	4,161	3,309
MC103 - JOÃO ALFREDO - ELDORADO 33 INCORPORADORA SPE LTDA.	100	11,181	2,202	11,181	2,202
MC104 - CIOFFI - FLORIANOPOLIS 08 INCORPORADORA SPE LTDA.	100	901	279	901	279
MC105 - DOMINGOS MANOEL - JUNDIAI 25 INCORPORADORA SPE LTDA.	100	9	-	9	-
MC106 - AURORA - PELOTAS 30 INCORPORADORA SPE LTDA.	100	-	-	-	-
MC107 - CONDE - UBERABA 39 INCORPORADORA SPE LTDA.	100	8,053	1,828	8,053	1,828
MC108 - FRANCISCO SIRACUSA - PETRÓPOLIS 38 INCORPORADORA SPE LTDA.	100	5	(1)	5	(1)
MC109 - GIOVANNI DI BALDUCCIO - GOIANIA 40 INCORPORADORA SPE LTDA.	100	2,099	429	2,099	429
MC110 - CRISTO REI - TERESOPOLIS 26 INCORPORADORA SPE LTDA.	100	16,102	3,476	16,102	3,476
MC111 - NITEROI 15 INCORPORADORA SPE LTDA.	100	-	(1)	-	(1)
MC112 - TABATINGA 17 INCORPORADORA SPE LTDA.	100	7	-	7	-
MC113 - BELEM 42 INCORPORADORA SPE LTDA.	100	7	-	7	-
MC114 - UBERLANDIA 27 INCORPORADORA SPE LTDA.	100	11,537	3,069	11,537	3,069
MC115 - BARUERI 37 INCORPORADORA SPE LTDA.	100	4	(1)	4	(1)
MC116 - CHAPECO 43 INCORPORADORA SPE LTDA.	100	1,486	615	1,486	615
MC117 - PARANAGUA 44 INCORPORADORA SPE LTDA.	100	3	(1)	3	(1)
MC118 - PORTO VELHO 45 INCORPORADORA SPE LTDA.	100	6	(1)	6	(1)
MC119 - RUA DO LAGO - ARACAJU 46 INCORPORADORA SPE LTDA.	100	10	-	10	-
MC120 - SOROCABA 47 INCORPORADORA SPE LTDA.	100	(271)	(1)	(271)	(1)
MC121 - 121 CAJAMAR INCORPORADORA SPE LTDA.	100	9	-	9	-
MC122 - 122 BOTUCATU INCORPORADORA SPE LTDA.	100	8	-	8	-
MC123 - 123 RESENDE INCORPORADORA SPE LTDA.	100	2,137	232	2,137	232
MC124 - 124 ITABORAI INCORPORADORA SPE LTDA.	100	8	-	8	-
MC125 - 125 IPATNGA INCORPORADORA SPE LTDA.	100	7	(1)	7	(1)
MC126 - 126 ARAGUARI INCORPORADORA SPE LTDA.	100	2	(2)	2	(2)
MC127 - 127 ALVORADA INCORPORADORA SPE LTDA.	100	8	-	8	-
MC128 - 128 DIVINOPOLIS INCORPORADORA SPE LTDA.	100	6,016	938	6,016	938
MC129 - 129 MACAÉ INCORPORADORA SPE LTDA.	100	8	-	8	-

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information

As at March 31, 2025

(In thousands of Reais, unless otherwise stated)

Investments	Ownership interest (%) as at 03/31/2025	Equity	Net profit/(loss) for the period	Investment earnings (losses)	Equity income (loss)
MC130 - 130 VOTUPORANGA INCORPORADORA SPE LTDA.	100	2,683	976	2,683	976
MC131 - 131 SAQUAREMA INCORPORADORA SPE LTDA.	100	(4)	(1)	(4)	(1)
MC132 - 132 DIAMANTINA INCORPORADORA SPE LTDA.	100	4,277	3,038	4,277	3,038
MC133 - 133 ATIBAIA INCORPORADORA SPE LTDA.	100	5,779	2,341	5,779	2,341
MC134 - 134 ITAPEVI INCORPORADORA SPE LTDA.	100	8	-	8	-
MC135 - 135 ARACATUBA INCORPORADORA SPE LTDA.	100	47	38	47	38
MC136 - 136 AMERICANA INCORPORADORA SPE LTDA.	100	7	(1)	7	(1)
MC137 - 137 ARUJA INCORPORADORA SPE LTDA.	100	7	-	7	-
MC138 - 138 MAUA INCORPORADORA SPE LTDA.	100	9	-	9	-
MC139 - 139 COTIA INCORPORADORA SPE LTDA.	100	4,980	442	4,980	442
MC140 - 140 ARARAQUARA INCORPORADORA SPE LTDA.	100	3,693	1,797	3,693	1,797
MC141 - 141 ALTINOPOLIS INCORPORADORA SPE LTDA.	100	10	-	10	-
MC142 - 142 JANDIRA INCORPORADORA SPE LTDA	100	8	(1)	8	(1)
MC143 - 143 NOVA IGUAÇU INCORPORADORA SPE LTDA.	100	6	-	6	-
MC144 - 144 NOVA FRIBURGO INCORPORADORA SPE LTDA.	100	3	(1)	3	(1)
MC145 - 145 NILOPOLIS INCORPORADORA SPE LTDA.	100	6	(1)	6	(1)
MC146 - 146 NITEROI II INCORPORADORA SPE LTDA.	100	9	-	9	-
MC147 - 147 ITAPERUNA INCORPORADORA SPE LTDA.	100	9	-	9	-
MC148 - 148 CABO FRIO I INCORPORADORA SPE LTDA.	100	9	-	9	-
MC149 - 149 ARARUAMA ICORPORADORA SPE LTDA.	100	9	-	9	-
MC150 - 150 ANDRADINA INCORPORADORA SPE LTDA.	100	1,070	871	1,070	871
MC151 - 151 GUARAREMA INCORPORADORA SPE LTDA.	100	10	-	10	-
MC152 - 152 SALESOPOLIS INCORPORADORA SPE LTDA	100	10	-	10	-
MC153 - 153 LIMEIRA INCORPORADORA SPE LTDA	100	9	-	9	-
MC154 - 154 JUQUITIBA INCORPORADORA SPE LTDA.	100	420	411	420	411
MC155 - 155 BOITUVA INCORPORADORA SPE LTDA	100	1,005	779	1,005	779
MC156 - 156 AMPARO INCORPORADORA SPE LTDA.	100	1,387	531	1,387	531
MC157 - 157 SUMARE INCORPORADORA SPE LTDA	100	10	-	10	-
MC158 - 158 OLIMPIA INCORPORADORA SPE LTDA.	100	10	--	10	-
MC159 - 159 AVANHANDAVA INCORPORADORA SPE LTDA.	100	10	-	10	-
MC160 - 160 ARANDU INCORPROADORA SPE LTDA.	100	10	-	10	-
MC161 - 161 RIBEIRAO PRETO INCORPORADORA SPE LTDA.	100	10	-	10	-
MC162 - 162 OSASCO INCORPORADORA SPE LTDA	100	10	-	10	-
MC163 - 163 PIRACICABA INCORPORADORA SPE LTDA.	100	10	-	10	-
MC164 - 164 JACAREI INCORPORADORA SPE LTDA.	100	10	-	10	-
MC165 - 165 ALTO ALEGRE INCORPORADORA SPE LTDA (*)	100	1,851	552	1,851	552
MC166 - 166 ARARAS INCORPROADORA SPE LTDA (*)	100	9	-	9	-
MC167 - 167 BARRETOS INCORPORADORA SPE LTDA (*)	100	10	-	10	-
MC168 - 168 BERTIOGA INCORPORADORA SPE LTDA (*)	100	9	-	9	-
MC169 - 169 CACAPAVA INCORPORADORA SPE LTDA (*)	100	10	-	10	-
MC170 - 170 CATANDUVA INCORPROADORA SPE LTDA (*)	100	10	-	10	-

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information

As at March 31, 2025

(In thousands of Reais, unless otherwise stated)

Investments	Ownership interest (%) as at 03/31/2025	Equity	Net profit/(loss) for the period	Investment earnings (losses)	Equity income (loss)
MC171 - 171 FRANCA INCORPORADORA SPE LTDA (*)	100	1,564	532	1,564	532
MC172 - 172 GUARARAPES INCORPORADORA SPE LTDA (*)	100	10	-	10	-
MC173 - 173 HORTOLANDIA INCORPORADORA SPE LTDA (*)	100	10	-	10	-
MC174 - 174 ITAPEVA INCORPORADORA SPE LTDA (*)	100	10	-	10	-
MC175 - 175 MANGARATIBA INCORPORADORA SPE LTDA (*)	100	9	-	9	-
MC176 - 176 MESQUITA INCORPORADORA SPE LTDA (*)	100	10	-	10	-
MC177 - 177 PARATY INCORPORADORA SPE LTDA (*)	100	10	-	10	-
MC178 - 178 QUISSAMÃ INCORPORADORA SPE LTDA (*)	100	10	-	10	-
MC179 - 179 SAPUCAIA INCORPORADORA SPE LTDA. (*)	100	10	-	10	-
MC180 - 180 BROTAS INCORPORADORA SPE LTDA (*)	100	10	-	10	-
MC181 - 181 BORACEIA INCORPORADORA SPE LTDA (*)	100	10	-	10	-
MC182 - 182 CABREUVA INCORPORADORA SPE LTDA (*)	100	10	-	10	-
MC183 - 183 CAPIVARI INCORPORADORA SPE LTDA. (*)	100	10	-	10	-
MC184 - 184 GUARATINGUETA INCORPORADORA SPE LTDA. (*)	100	10	-	10	-
MC185 - 185 HOLAMBRA INCORPORADORA SPE LTDA. (*)	100	10	-	10	-
MC186 - 186 IBIUNA INCORPORADORA SPE LTDA. (*)	100	10	-	10	-
MC187 - 187 JARINU INCORPORADORA SPE LTDA. (*)	100	10	-	10	-
MC188 - 188 MAIRINQUE INCORPORADORA SPE LTDA. (*)	100	10	-	10	-
MC189 - 189 PAULINIA INCORPORADORA SPE LTDA. (*)	100	10	-	10	-
		813,508	97,809	813,508	97,809

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information

As at March 31, 2025

(In thousands of Reais, unless otherwise stated)

As at December 31, 2024

Investments	Ownership interest (%) as at 12/31/2024	Equity	Net profit/(loss) for the year	Investment earnings (losses)	Equity income (loss)
MC14 - VILA EMA II - SPE EMPREENDIMENTO VILA EMA II LTDA	100	11,588	6,041	11,588	6,041
MC16 - MORUMBI - SPE EMPREENDIMENTO DIAS VIEIRA LTDA.	100	18,074	18	18,074	18
MC17 - VILA PRUDENTE - SPE EMPR. SILVIO DE SOUSA LTDA.	100	29,572	(5,696)	29,572	(5,696)
MC18 - SÃO MIGUEL - SPE EMPREENDIMENTO GUARACICA LTDA.	100	17,295	2,004	17,295	2,004
MC19 - MOÓCA - SPE EMPREENDIMENTO MC MOOCA LTDA.	100	14,041	552	14,041	552
MC20 - PIRITUBA II - SPE EMPREENDIMENTO PIRITUBA II LTDA.	100	16,764	2,067	16,764	2,067
MC21 - PARQUE SÃO DOMINGOS - SPE EMPR. SÃO FRANCISCO DE ASSIS	100	12,629	3,704	12,629	3,704
MC22 - SACOMÃ - SPE EMPREENDIMENTO MARQUES DE LAGES LTDA	100	16,443	3,302	16,443	3,302
MC23 - ITAQUERA II - SPE EMPR. CASA PROPRIA 004 LTDA.	100	9,400	13	9,400	13
MC24 - PARQUE DO CARMO - SPE EMPR. MC PQ. DO CARMO LTDA.	100	12,701	8,512	12,701	8,512
MC26 - PIRITUBA - SPE EMPREENDIMENTO PIRITUBA LTDA.	100	15,659	(180)	15,659	(180)
MC27 - VILA DAS BELEZAS - SPE EMPR. CASA PROPRIA 027 LTDA.	100	44,320	7,384	44,320	7,384
MC28 - PANAMBY - SAO PAULO 01 INCORPORADORA SPE LTDA.	100	10,472	4,845	10,472	4,845
MC29 - CENTRO - SPE EMPREENDIMENTO CASA PRÓPRIA 01 LTDA.	100	11,824	2,611	11,824	2,611
MC31 - MORUMBI II - SPE EMPREENDIMENTO MC MORUMBI II LTDA.	100	18,910	9,453	18,910	9,453
MC32 - DOM BOSCO - SPE EMPREENDIMENTO MC DOM BOSCO LTDA.	100	15,871	4,344	15,871	4,344
MC33 - CAMBUCI - CUIABÁ 41 INCORPORADORA SPE LTDA	100	5,445	2,691	5,445	2,691
MC34 - ESTAÇÃO SACOMÃ - SPE EMPR. MC IPIRANGA II LTDA.	100	9,807	7,130	9,807	7,130
MC36 - ALTO DE PINHEIROS - SPE EMPR. CASA PROPRIA 036 LTDA	100	5,117	(2,328)	5,117	(2,328)
MC37 - JARAGUÁ - SPE EMPREENDIMENTO MC JARAGUA LTDA.	100	29,432	15,736	29,432	15,736
MC38 - LIBERDADE - SPE EMPREENDIMENTO MC LIBERDADE LTDA.	100	5,401	5,505	5,401	5,505
MC39 - CAMPO BELO - SPE EMPREENDIMENTO MC CAMPO BELO LTDA.	100	13,913	6,409	13,913	6,409
MC40 - ARICANDUVA - SPE EMPREENDIMENTO MC ARICANDUVA LTDA.	100	18,042	5,314	18,042	5,314
MC41 - ITAQUERA III - SPE EMPREENDIMENTO MC ITAQUERA III LTDA.	100	7,885	4,221	7,885	4,221
MC42 - CONGONHAS - SPE EMPREENDIMENTO CASA PRÓPRIA 03 LTDA.	100	2,283	(1,610)	2,283	(1,610)
MC44 - PENHA II - SPE EMPREENDIMENTO MC TIQUATIRA LTDA.	100	29	43	29	43
MC45 - SAÚDE - SPE EMPREENDIMENTO MC SAUDE LTDA.	100	8,037	1,470	8,037	1,470
MC46 - VILA SONIA - SPE EMPREENDIMENTO MC MORUMBI III LTDA.	100	11,286	3,637	11,286	3,637

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information As at March 31, 2025 (In thousands of Reais, unless otherwise stated)

Investments	Ownership interest (%) as at 12/31/2024	Equity	Net profit/(loss) for the year	Investment earnings (losses)	Equity income (loss)
MC47 - CASA VERDE - SPE EMPREENDIMENTO MC CASA VERDE LTDA.	100	10,045	(458)	10,045	(458)
MC48 - DOM BOSCO II - SPE EMPR. MC DOM BOSCO II LTDA.	100	4	(1)	4	(1)
MC49 - GIOVANNI GRONCHI - SPE EMPR. MC GIOVANNI GRONCHI LTDA	100	18,421	4,916	18,421	4,916
MC51 - SANTA CECILIA - SPE EMPR. MC SANTA CECILIA LTDA.	100	3	(1)	3	(1)
MC53 - BERRINI - SPE EMPREENDIMENTO MC BERRINI LTDA.	100	3,118	2,367	3,118	2,367
MC54 - PAULISTA - SPE EMPREENDIMENTO MC PAULISTA LTDA.	100	865	(460)	865	(460)
MC55 - ESTAÇÃO PENHA - SPE EMPREENDIMENTO MC PENHA III LTDA.	100	13,334	7,186	13,334	7,186
MC57 - SANTA CECILIA II - SOBRAL 19 INCORPORADORA SPE LTDA.	100	8	(1)	8	(1)
MC58 - BROOKLIN - SPE EMPREENDIMENTO MC BROOKLIN LTDA.	100	6	-	6	-
MC59 - FREGUESIA DO Ó - SPE EMPR. MC FREGUESIA DO Ó LTDA.	100	3	(2)	3	(2)
MC60 - PRAÇA DA ARVORE - SPE EMPR. MC PRACA DA ARVORE LTDA.	100	1,946	2,024	1,946	2,024
MC61 - REPÚBLICA - SPE EMPREENDIMENTO MC REPÚBLICA LTDA.	100	1,397	1,104	1,397	1,104
MC62 - LIMÃO - SPE EMPREENDIMENTO MC LIMA O LTDA.	100	7	-	7	-
MC63 - INTERLAGOS - SPE EMPREENDIMENTO MC INTERLAGOS LTDA.	100	3,291	2,265	3,291	2,265
MC64 - FREGUESIA DO Ó II - SPE EMPR. MC FREGUESIA DO O II LTDA.	100	20,708	12,676	20,708	12,676
MC65 - VILA SONIA II - SPE EMPREENDIMENTO MC VILA SONIA LTDA.	100	8,979	6,440	8,979	6,440
MC66 - SPE EMPREENDIMENTO MC GUILHERMINA ESPERANCA LTDA.	100	8,152	4,703	8,152	4,703
MC68 - VILA RÉ - SALVADOR 31 INCORPORADORA SPE LTDA.	100	4,405	3,531	4,405	3,531
MC69 - VILA ROMANA - SPE EMPR. MC VILA ROMANA LTDA.	100	8,144	3,592	8,144	3,592
MC70 - SANTA CRUZ - SPE EMPREENDIMENTO MC SANTA CRUZ LTDA.	100	3,000	1,376	3,000	1,376
MC71 - VILA PRUDENTE II - SPE EMPR. MC VILA PRUDENTE II LTDA	100	8,495	4,506	8,495	4,506
MC73 - ESTAÇÃO VILA SONIA - ITAPORÁ 22 INC. SPE LTDA	100	8,376	5,302	8,376	5,302
MC74 - NOVE DE JULHO - SPE EMPREENDIMENTO MC 14 BIS LTDA.	100	11,898	5,609	11,898	5,609
MC75 - SPE EMPREENDIMENTO MC ESTACAO VILA PRUDENTE LTDA.	100	5,537	3,348	5,537	3,348
MC77 - AMADOR BUENO - MANAUS 05 INCORPORADORA SPE LTDA.	100	10,192	8,284	10,192	8,284
MC78 - AVENIDA ITAQUERA - IMPERATRIZ 16 INC. SPE LTDA.	100	8,172	5,719	8,172	5,719
MC79 - CASTRO VERDE - PORTO ALEGRE 06 INC. SPE LTDA.	100	7	-	7	-
MC80 - MANKEL - NOVO HAMBURGO 18 INCORPORADORA SPE LTDA.	100	8	-	8	-
MC81 - IUPEBA - BLUMENAU 11 INCORPORADORA SPE LTDA.	100	9	-	9	-
MC82 - IPIRANGA II - FORTALEZA 07 INCORPORADORA SPE LTDA.	100	10,034	6,763	10,034	6,763
MC83 - MUNHOZ DE MELO - CURITIBA 29 INCORPORADORA SPE LTDA.	100	4,559	4,583	4,559	4,583
MC84 - SHELDON - BELO HORIZONTE 02 INCORPORADORA SPE LTDA.	100	2,594	2,071	2,594	2,071
MC85 - CABRAL MENEZES - CAMPO GRANDE 10 INC. SPE LTDA.	100	926	918	926	918
MC86 - HENRIQUE JACOBS - JOINVILLE 20 INC. SPE LTDA.	100	4,175	2,829	4,175	2,829
MC87 - VILA DOS REMEDIOS - MACAPÁ 12 INCORPORADORA SPE LTDA.	100	20,133	16,989	20,133	16,989
MC88 - IRMÃ EMERENCIANA - MARINGA 23 INC. SPE LTDA.	100	7,446	6,108	7,446	6,108
MC89 - ANA NERI - NORMANDIA 21 INCORPORADORA SPE LTDA.	100	9,612	6,388	9,612	6,388
MC90 - MANOEL ANTONIO - BOA VISTA 09 INC. SPE LTDA.	100	9	-	9	-
MC91 - BENEDITO GUEDES - LONDRINA 24 INC. SPE LTDA.	100	4,990	3,047	4,990	3,047
MC93 - PROF. ANTONIO - PLANALTINA 32 INCORPORADORA SPE LTDA.	100	5,551	5,203	5,551	5,203

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information As at March 31, 2025 (In thousands of Reais, unless otherwise stated)

Investments	Ownership interest (%) as at 12/31/2024	Equity	Net profit/(loss) for the year	Investment earnings (losses)	Equity income (loss)
MC94 - SILVIO DE CAMPOS - SÃO LUIS 04 INCORPORADORA SPE LTDA.	100	8,866	8,961	8,866	8,961
MC95 - MARQUESA DE SANTOS - VITORIA 34 INC. SPE LTDA.	100	4,207	3,290	4,207	3,290
MC96 - GUILHERME MANKEL - CAMPINAS 13 INC. SPE LTDA.	100	3,014	3,005	3,014	3,005
MC97 - JOÃO CALIXTO - RIO DE JANEIRO 03 INC. SPE LTDA.	100	6,043	2,774	6,043	2,774
MC98 - VALLE PONTIN - CRICIUMA 28 INCORPORADORA SPE LTDA.	100	5,925	3,428	5,925	3,428
MC99 - TREZE DE MAIO - BETIM 14 INCORPORADORA SPE LTDA.	100	7	(3)	7	(3)
MC101 - TRIUNFO 36 INCORPORADORA SPE LTDA.	100	2,816	2,807	2,816	2,807
MC102 - RIO BRANCO 35 INCORPORADORA SPE LTDA.	100	852	844	852	844
MC103 - JOÃO ALFREDO - ELDORADO 33 INCORPORADORA SPE LTDA.	100	8,979	6,375	8,979	6,375
MC104 - CIOFFI - FLORIANOPOLIS 08 INCORPORADORA SPE LTDA.	100	622	614	622	614
MC105 - DOMINGOS MANOEL - JUNDIAI 25 INC. SPE LTDA.	100	9	-	9	-
MC106 - AURORA - PELOTAS 30 INCORPORADORA SPE LTDA.	100	-	(1)	-	(1)
MC107 - CONDE - UBERABA 39 INCORPORADORA SPE LTDA.	100	6,224	3,730	6,224	3,730
MC108 - FRANCISCO SIRACUSA - PETRÓPOLIS 38 INC. SPE LTDA.	100	6	(3)	6	(3)
MC109 - GIOVANNI DI BALDUCCIO - GOIANIA 40 INC. SPE LTDA.	100	1,669	1,661	1,669	1,661
MC110 - CRISTO REI - TERESOPOLIS 26 INCORPORADORA SPE LTDA.	100	12,626	6,768	12,626	6,768
MC111 - NITEROI 15 INCORPORADORA SPE LTDA.	100	1	(3)	1	(3)
MC112 - TABATINGA 17 INCORPORADORA SPE LTDA.	100	7	-	7	-
MC113 - BELEM 42 INCORPORADORA SPE LTDA.	100	8	(1)	8	(1)
MC114 - UBERLANDIA 27 INCORPORADORA SPE LTDA.	100	8,467	7,257	8,467	7,257
MC115 - BARUERI 37 INCORPORADORA SPE LTDA.	100	4	(3)	4	(3)
MC116 - CHAPECO 43 INCORPORADORA SPE LTDA.	100	871	863	871	863
MC117 - PARANAGUA 44 INCORPORADORA SPE LTDA.	100	4	(3)	4	(3)
MC118 - PORTO VELHO 45 INCORPORADORA SPE LTDA.	100	7	(2)	7	(2)
MC119 - RUA DO LAGO - ARACAJU 46 INCORPORADORA SPE LTDA.	100	10	-	10	-
MC120 - SOROCABA 47 INCORPORADORA SPE LTDA.	100	(270)	(1)	(270)	(1)
MC121 - 121 CAJAMAR INCORPORADORA SPE LTDA.	100	9	-	9	-
MC122 - 122 BOTUCATU INCORPORADORA SPE LTDA.	100	9	(1)	9	(1)
MC123 - 123 RESENDE INCORPORADORA SPE LTDA.	100	1,905	1,906	1,905	1,906
MC124 - 124 ITABORAI INCORPORADORA SPE LTDA.	100	8	(1)	8	(1)
MC125 - 125 IPATNGA INCORPORADORA SPE LTDA.	100	8	(2)	8	(2)
MC126 - 126 ARAGUARI INCORPORADORA SPE LTDA.	100	4	-	4	-
MC127 - 127 ALVORADA INCORPORADORA SPE LTDA.	100	9	(1)	9	(1)
MC128 - 128 DIVINOPOLIS INCORPORADORA SPE LTDA.	100	5,078	5,068	5,078	5,068
MC129 - 129 MACAÉ INCORPORADORA SPE LTDA.	100	9	(1)	9	(1)
MC130 - 130 VOTUPORANGA INCORPORADORA SPE LTDA.	100	1,708	1,704	1,708	1,704
MC131 - 131 SAQUAREMA INCORPORADORA SPE LTDA.	100	(3)	(2)	(3)	(2)
MC132 - 132 DIAMANTINA INCORPORADORA SPE LTDA.	100	1,239	1,233	1,239	1,233
MC133 - 133 ATIBAIA INCORPORADORA SPE LTDA.	100	3,438	3,428	3,438	3,428
MC134 - 134 ITAPEVI INCORPORADORA SPE LTDA.	100	8	(2)	8	(2)

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information As at March 31, 2025 (In thousands of Reais, unless otherwise stated)

Investments	Ownership interest (%) as at 12/31/2024	Equity	Net profit/(loss) for the year	Investment earnings (losses)	Equity income (loss)
MC135 - 135 ARACATUBA INCORPORADORA SPE LTDA.	100	8	(1)	8	(1)
MC136 - 136 AMERICANA INCORPORADORA SPE LTDA.	100	8	(2)	8	(2)
MC137 - 137 ARUJA INCORPORADORA SPE LTDA.	100	8	(2)	8	(2)
MC138 - 138 MAUA INCORPORADORA SPE LTDA.	100	9	(1)	9	(1)
MC139 - 139 COTIA INCORPORADORA SPE LTDA.	100	4,538	4,529	4,538	4,529
MC140 - 140 ARARAQUARA INCORPORADORA SPE LTDA.	100	1,895	1,886	1,895	1,886
MC141 - 141 ALTINOPOLIS INCORPORADORA SPE LTDA.	100	10	-	10	-
MC142 - 142 JANDIRA INCORPORADORA SPE LTDA	100	9	(1)	9	(1)
MC143 - 143 NOVA IGUAÇU INCORPORADORA SPE LTDA.	100	6	(2)	6	(2)
MC144 - 144 NOVA FRIBURGO INCORPORADORA SPE LTDA	100	4	(1)	4	(1)
MC145 - 145 NILOPOLIS INCORPORADORA SPE LTDA	100	6	(1)	6	(1)
MC146 - 146 NITEROI II INCORPORADORA SPE LTDA	100	9	(1)	9	(1)
MC147 - 147 ITAPERUNA INCORPORADORA SPE LTDA. (*)	100	9	(1)	9	(1)
MC148 - 148 CABO FRIO IINCORPORADORA SPE LTDA. (*)	100	9	(1)	9	(1)
MC149 - 149 ARARUAMA ICORPORADORA SPE LTDA. (*)	100	9	(1)	9	(1)
MC150 - 150 ANDRADINA INCORPORADORA SPE LTDA. (*)	100	199	189	199	189
MC151 - 151 GUARAREMA INCORPORADORA SPE LTDA. (*)	100	10	-	10	-
MC152 - 152 SALESOPOLIS INCORPORADORA SPE LTDA. (*)	100	10	-	10	-
MC153 - 153 LIMEIRA INCORPORADORA SPE LTDA (*)	100	10	-	10	-
MC154 - 154 JUQUITIBA INCORPORADORA SPE LTDA. (*)	100	10	-	10	-
MC155 - 155 BOITUVA INCORPORADORA SPE LTDA (*)	100	226	216	226	216
MC156 - 156 AMPARO INCORPORADORA SPE LTDA. (*)	100	856	846	856	846
MC157 - 157 SUMARE INCORPORADORA SPE LTDA (*)	100	10	-	10	-
MC158 - 158 OLIMPIA INCORPORADORA SPE LTDA. (*)	100	10	-	10	-
MC159 - 159 AVANHANDAVA INCORPORADORA SPE LTDA. (*)	100	10	-	10	-
MC160 - 160 ARANDU INCORPROADORA SPE LTDA. (*)	100	10	-	10	-
MC161 - 161 RIBEIRAO PRETO INCORPORADORA SPE LTDA (*)	100	10	-	10	-
MC162 - 162 OSASCO INCORPORADORA SPE LTDA (*)	100	10	-	10	-
MC163 - 163 PIRACICABA INCORPORADORA SPE LTDA (*)	100	10	-	10	-
MC164 - 164 JACAREI INCORPORADORA SPE LTDA (*)	100	10	-	10	-
MC165 - 165 ALTO ALEGRE INCORPORADORA SPE LTDA (*)	100	1,299	1,289	1,299	1,289
MC166 - 166 ARARAS INCORPROADORA SPE LTDA (*)	100	9	(1)	9	(1)
MC167 - 167 BARRETOS INCORPORADORA SPE LTDA (*)	100	10	-	10	-
MC168 - 168 BERTIOGA INCORPORADORA SPE LTDA (*)	100	10	-	10	-
MC169 - 169 CACAPAVA INCORPORADORA SPE LTDA (*)	100	10	-	10	-
MC170 - 170 CATANDUVA INCORPROADORA SPE LTDA (*)	100	10	-	10	-
MC171 - 171 FRANCA INCORPORADORA SPE LTDA (*)	100	1,032	1,022	1,032	1,022
MC172 - 172 GUARARAPES INCORPORADORA SPE LTDA (*)	100	10	-	10	-
MC173 - 173 HORTOLANDIA INCORPORADORA SPE LTDA (*)	100	10	-	10	-
MC174 - 174 ITAPEVA INCORPORADORA SPE LTDA (*)	100	10	-	10	-
MC175 - 175 MANGARATIBA INCORPORADORA SPE LTDA (*)	100	9	(1)	9	(1)

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information

As at March 31, 2025

(In thousands of Reais, unless otherwise stated)

Investments	Ownership interest (%) as at 12/31/2024	Equity	Net profit/(loss) for the year	Investment earnings (losses)	Equity income (loss)
MC176 - 176 MESQUITA INCORPORADORA SPE LTDA (*)	100	10	-	10	-
MC177 - 177 PARATY INCORPORADORA SPE LTDA (*)	100	10	-	10	-
MC178 - 178 QUISSAMÃ INCORPORADORA SPE LTDA (*)	100	10	-	10	-
MC179 - 179 SAPUCAIA INCORPORADORA SPE LTDA. (*)	100	10	-	10	-
MC180 - 180 BROTAS INCORPORADORA SPE LTDA (*)	100	10	-	10	-
MC181 - 181 BORACEIA INCORPORADORA SPE LTDA (*)	100	10	-	10	-
MC182 - 182 CABREUVA INCORPORADORA SPE LTDA (*)	100	10	-	10	-
MC183 - 183 CAPIVARI INCORPORADORA SPE LTDA. (*)	100	10	-	10	-
MC184 - 184 GUARATINGUETA INCORPORADORA SPE LTDA. (*)	100	10	-	10	-
MC185 - 185 HOLAMBRA INCORPORADORA SPE LTDA. (*)	100	10	-	10	-
MC186 - 186 IBIUNA INCORPORADORA SPE LTDA. (*)	100	10	-	10	-
MC187 - 187 JARINU INCORPORADORA SPE LTDA. (*)	100	10	-	10	-
MC188 - 188 MAIRINQUE INCORPORADORA SPE LTDA. (*)	100	10	-	10	-
MC189 - 189 PAULÍNIA INCORPORADORA SPE LTDA. (*)	100	10	-	10	-
		715,699	311,762	715,699	311,762

(*) Established in 2024.

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information

As at March 31, 2025

(In thousands of Reais, unless otherwise stated)

9.2. Changes in investments

9.2.1. Consolidated investments

As at March 31, 2025:

Investments	Balance as at 12/31/2024	Transfer	Payment/ capital reduction	Equity income (loss)	Balance as at 03/31/2025
MC14 - VILA EMA II - SPE EMPREENDIMENTO VILA EMA II LTDA.	11,588	-	-	996	12,584
MC16 - MORUMBI - SPE EMPREENDIMENTO DIAS VIEIRA LTDA.	18,075	-	-	(266)	17,809
MC17 - VILA PRUDENTE - SPE EMPREENDIMENTO SILVIO DE SOUSA LTDA.	29,573	-	-	(906)	28,667
MC18 - SÃO MIGUEL - SPE EMPREENDIMENTO GUARACICA LTDA.	17,295	-	-	212	17,507
MC19 - MOOCA - SPE EMPREENDIMENTO MC MOOCA LTDA.	14,041	-	-	(1,051)	12,990
MC20 - PIRITUBA II - SPE EMPREENDIMENTO PIRITUBA II LTDA.	16,765	-	-	(628)	16,137
MC21 - PARQUE SÃO DOMINGOS -SPE EMPR. SÃO FRANCISCO DE ASSIS LTDA.	12,630	-	-	215	12,845
MC22 - SACOMÃ - SPE EMPREENDIMENTO MARQUES DE LAGES LTDA.	16,443	-	-	113	16,556
MC23 - ITAQUERA II - SPE EMPREENDIMENTO CASA PROPRIA 004 LTDA.	9,400	-	-	75	9,475
MC24 - SPE EMPREENDIMENTO MC PARQUE DO CARMO LTDA.	12,701	-	-	6,589	19,290
MC26 - PIRITUBA - SPE EMPREENDIMENTO PIRITUBA LTDA.	15,659	-	-	(1,735)	13,924
MC27 - VILA DAS BELEZAS - SPE EMPREENDIMENTO CASA PROPRIA 027 LTDA.	44,320	-	-	(10,188)	34,132
MC28 - PANAMBY - SAO PAULO 01 INCORPORADORA SPE LTDA.	10,472	-	-	1,995	12,467
MC29 - CENTRO - SPE EMPREENDIMENTO CASA PRÓPRIA 01 LTDA.	11,824	-	-	(715)	11,109
MC31 - MORUMBI II - SPE EMPREENDIMENTO MC MORUMBI II LTDA.	18,909	-	-	1,208	20,117
MC32 - DOM BOSCO - SPE EMPREENDIMENTO MC DOM BOSCO LTDA.	15,871	-	-	(390)	15,481
MC33 - CAMBUCI - CUIABÁ 41 INCORPORADORA SPE LTDA.	5,445	-	-	1,512	6,957
MC34 - ESTAÇÃO SACOMÃ - SPE EMPREENDIMENTO MC IPIRANGA II LTDA.	9,806	-	-	4,881	14,687
MC36 - ALTO DE PINHEIROS - SPE EMPREENDIMENTO CASA PROPRIA 036 LTDA.	5,117	-	-	75	5,192
MC37 - JARAGUÁ - SPE EMPREENDIMENTO MC JARAGUA LTDA.	29,432	-	-	2,715	32,147
MC38 - LIBERDADE - SPE EMPREENDIMENTO MC LIBERDADE LTDA.	5,402	-	-	1,659	7,061
MC39 - CAMPO BELO - SPE EMPREENDIMENTO MC CAMPO BELO LTDA.	13,913	-	-	1,786	15,699
MC40 - ARICANDUVA - SPE EMPREENDIMENTO MC ARICANDUVA LTDA.	18,042	-	-	2,281	20,323
MC41 - ITAQUERA III - SPE EMPREENDIMENTO MC ITAQUERA III LTDA.	7,886	-	-	2,687	10,573
MC42 - CONGONHAS - SPE EMPREENDIMENTO CASA PRÓPRIA 03 LTDA.	2,283	-	-	(460)	1,823
MC44 - PENHA II - SPE EMPREENDIMENTO MC TIQUATIRA LTDA.	28	-	-	909	937
MC45 - SAÚDE - SPE EMPREENDIMENTO MC SAUDE LTDA.	8,037	-	-	(1,479)	6,558
MC46 - VILA SONIA - SPE EMPREENDIMENTO MC MORUMBI III LTDA.	11,286	-	-	234	11,520
MC47 - CASA VERDE - SPE EMPREENDIMENTO MC CASA VERDE LTDA.	10,046	-	-	(974)	9,072
MC48 - DOM BOSCO II - SPE EMPREENDIMENTO MC DOM BOSCO II LTDA.	3	-	-	-	3
MC49 - SPE EMPREENDIMENTO MC GIOVANNI GRONCHI LTDA.	18,421	-	-	(125)	18,296
MC51 - SANTA CECILIA - SPE EMPREENDIMENTO MC SANTA CECILIA LTDA.	2	-	-	-	2

CONSTRUTORA METROCASA S.A.

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As at March 31, 2025

(In thousands of Reais, unless otherwise stated)

	Balance as at 12/31/2024	Transfer	Payment/ capital reduction	Equity income (loss)	Balance as at 03/31/2025
Investments					
MC53 - BERRINI - SPE EMPREENDIMENTO MC BERRINI LTDA.	3,118	-	-	(1,225)	1,893
MC54 - PAULISTA - SPE EMPREENDIMENTO MC PAULISTA LTDA.	865	-	-	(1,229)	(364)
MC55 - ESTAÇÃO PENHA - SPE EMPREENDIMENTO MC PENHA III LTDA.	13,334	-	-	2,009	15,343
MC57 - SANTA CECILIA II - SOBRAL 19 INCORPORADORA SPE LTDA.	7	-	-	-	7
MC58 - BROOKLIN - SPE EMPREENDIMENTO MC BROOKLIN LTDA.	5	-	-	-	5
MC59 - FREGUESIA DO Ó - SPE EMPREENDIMENTO MC FREGUESIA DO Ó LTDA.	1	-	-	(1)	-
MC60 - PRAÇA DA ARVORE - SPE EMPREENDIMENTO MC PRAÇA DA ARVORE LTDA.	1,946	-	-	891	2,837
MC61 - REPÚBLICA - SPE EMPREENDIMENTO MC REPÚBLICA LTDA.	1,397	-	-	246	1,643
MC62 - LIMÃO - SPE EMPREENDIMENTO MC LIMA O LTDA.	6	-	-	-	6
MC63 - INTERLAGOS - SPE EMPREENDIMENTO MC INTERLAGOS LTDA.	3,291	-	-	1,554	4,845
MC64 - FREGUESIA DO Ó II - SPE EMPREENDIMENTO MC FREGUESIA DO O II LTDA	20,708	-	-	3,692	24,400
MC65 - VILA SONIA II - SPE EMPREENDIMENTO MC VILA SONIA LTDA.	8,979	-	-	845	9,824
MC66 - SPE EMPREENDIMENTO MC GUILHERMINA ESPERANCA LTDA.	8,151	-	-	2,342	10,493
MC68 - VILA RÉ - SALVADOR 31 INCORPORADORA SPE LTDA.	4,406	-	-	1,788	6,194
MC69 - VILA ROMANA - SPE EMPREENDIMENTO MC VILA ROMANA LTDA.	8,144	-	-	547	8,691
MC70 - SANTA CRUZ - SPE EMPREENDIMENTO MC SANTA CRUZ LTDA.	3,000	-	-	(552)	2,448
MC71 - VILA PRUDENTE II - SPE EMPREENDIMENTO MC VILA PRUDENTE II LTDA.	8,495	-	-	2,753	11,248
MC73 - ESTAÇÃO VILA SONIA - ITAPORÃ 22 INCORPORADORA SPE LTDA.	8,376	-	-	1,658	10,034
MC74 - NOVE DE JULHO - SPE EMPREENDIMENTO MC 14 BIS LTDA.	11,899	-	-	(830)	11,069
MC75 - SPE EMPREENDIMENTO MC ESTACAO VILA PRUDENTE LTDA.	5,537	-	-	1,810	7,347
MC77 - AMADOR BUENO - MANAUS 05 INCORPORADORA SPE LTDA.	10,191	-	-	3,904	14,095
MC78 - AVENIDA ITAQUERA - IMPERATRIZ 16 INCORPORADORA SPE LTDA.	8,173	-	-	2,701	10,874
MC79 - CASTRO VERDE - PORTO ALEGRE 06 INCORPORADORA SPE LTDA.	8	-	-	-	8
MC80 - MANKEL - NOVO HAMBURGO 18 INCORPORADORA SPE LTDA.	9	-	-	-	9
MC81 - IUPEBA - BLUMENAU 11 INCORPORADORA SPE LTDA.	9	-	-	-	9
MC82 - IPIRANGA II - FORTALEZA 07 INCORPORADORA SPE LTDA.	10,033	-	-	1,498	11,531
MC83 - MUNHOZ DE MELO - CURITIBA 29 INCORPORADORA SPE LTDA.	4,559	-	-	2,980	7,539
MC84 - SHELDON - BELO HORIZONTE 02 INCORPORADORA SPE LTDA	2,595	-	-	1,013	3,608
MC85 - CABRAL MENEZES - CAMPO GRANDE 10 INCORPORADORA SPE LTDA.	926	-	-	3,180	4,106
MC86 - HENRIQUE JACOBS - JOINVILLE 20 INCORPORADORA SPE LTDA.	4,175	-	-	2,483	6,658
MC87 - VILA DOS REMEDIOS - MACAPÁ 12 INCORPORADORA SPE LTDA.	20,127	-	-	4,024	24,151
MC88 - IRMÃ EMERENCIANA - MARINGA 23 INCORPORADORA SPE LTDA.	7,447	-	-	1,790	9,237
MC89 - ANA NERI - NORMANDIA 21 INCORPORADORA SPE LTDA.	9,612	-	-	1,709	11,321
MC90 - MANOEL ANTONIO - BOA VISTA 09 INCORPORADORA SPE LTDA.	9	-	-	-	9
MC91 - BENEDITO GUEDES - LONDRINA 24 INCORPORADORA SPE LTDA.	4,990	-	-	1,775	6,765
MC93 - PROF. ANTONIO - PLANALTINA 32 INCORPORADORA SPE LTDA.	5,550	-	-	2,060	7,610
MC94 - SILVIO DE CAMPOS - SÃO LUIS 04 INCORPORADORA SPE LTDA.	8,866	-	-	8,603	17,469
MC95 - MARQUESA DE SANTOS - VITORIA 34 INCORPORADORA SPE LTDA.	4,207	-	-	963	5,170
MC96 - GUILHERME MANKEL - CAMPINAS 13 INCORPORADORA SPE LTDA.	3,013	-	-	881	3,894
MC97 - JOÃO CALIXTO - RIO DE JANEIRO 03 INCORPORADORA SPE LTDA.	6,043	-	-	1,827	7,870
MC98 - VALLE PONTIN - CRICIUMA 28 INCORPORADORA SPE LTDA	5,925	-	-	1,380	7,305

CONSTRUTORA METROCASA S.A.

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(In thousands of Reais, unless otherwise stated)

	Balance as at 12/31/2024	Transfer	Payment/ capital reduction	Equity income (loss)	Balance as at 03/31/2025
Investments					
MC99 - TREZE DE MAIO - BETIM 14 INCORPORADORA SPE LTDA.	6	-	-	(1)	5
MC101 - TRIUNFO 36 INCORPORADORA SPE LTDA.	2,816	-	-	(1,155)	1,661
MC102 - RIO BRANCO 35 INCORPORADORA SPE LTDA.	852	-	-	3,309	4,161
MC103 - JOÃO ALFREDO - ELDORADO 33 INCORPORADORA SPE LTDA.	8,979	-	-	2,202	11,181
MC104 - CIOFFI - FLORIANOPOLIS 08 INCORPORADORA SPE LTDA.	622	-	-	279	901
MC105 - DOMINGOS MANOEL - JUNDIAI 25 INCORPORADORA SPE LTDA.	9	-	-	-	9
MC106 - AURORA - PELOTAS 30 INCORPORADORA SPE LTDA.	1	-	-	-	1
MC107 - CONDE - UBERABA 39 INCORPORADORA SPE LTDA.	6,224	-	-	1,828	8,052
MC108 - FRANCISCO SIRACUSA - PETRÓPOLIS 38 INCORPORADORA SPE LTDA.	6	-	-	(1)	5
MC109 - GIOVANNI DI BALDUCCIO - GOIANIA 40 INCORPORADORA SPE LTDA.	1,669	-	-	429	2,098
MC110 - CRISTO REI - TERESOPOLIS 26 INCORPORADORA SPE LTDA.	12,626	-	-	3,476	16,102
MC111 - NITEROI 15 INCORPORADORA SPE LTDA.	2	-	-	(1)	1
MC112 - TABATINGA 17 INCORPORADORA SPE LTDA.	8	-	-	-	8
MC113 - BELEM 42 INCORPORADORA SPE LTDA.	8	-	-	-	8
MC114 - UBERLANDIA 27 INCORPORADORA SPE LTDA.	8,467	-	-	3,069	11,536
MC115 - BARUERI 37 INCORPORADORA SPE LTDA.	4	-	-	(1)	3
MC116 - CHAPECO 43 INCORPORADORA SPE LTDA.	871	-	-	615	1,486
MC117 - PARANAGUA 44 INCORPORADORA SPE LTDA.	5	-	-	(1)	4
MC118 - PORTO VELHO 45 INCORPORADORA SPE LTDA.	7	-	-	(1)	6
MC119 - RUA DO LAGO - ARACAJU 46 INCORPORADORA SPE LTDA.	10	-	-	-	10
MC120 - SOROCABA 47 INCORPORADORA SPE LTDA.	(269)	-	-	(1)	(270)
MC121 - 121 CAJAMAR INCORPORADORA SPE LTDA.	10	-	-	-	10
MC122 - 122 BOTUCATU INCORPORADORA SPE LTDA.	9	-	-	-	9
MC123 - 123 RESENDE INCORPORADORA SPE LTDA.	1,904	-	-	232	2,136
MC124 - 124 ITABORAI INCORPORADORA SPE LTDA.	8	-	-	-	8
MC125 - 125 IPATNGA INCORPORADORA SPE LTDA.	8	-	-	(1)	7
MC126 - 126 ARAGUARI INCORPORADORA SPE LTDA.	4	-	-	(2)	2
MC127 - 127 ALVORADA INCORPORADORA SPE LTDA.	9	-	-	-	9
MC128 - 128 DIVINOPOLIS INCORPORADORA SPE LTDA.	5,078	-	-	938	6,016
MC129 - 129 MACAÉ INCORPORADORA SPE LTDA.	8	-	-	-	8
MC130 - 130 VOTUPORANGA INCORPORADORA SPE LTDA.	1,708	-	-	976	2,684
MC131 - 131 SAQUAREMA INCORPORADORA SPE LTDA.	(3)	-	-	(1)	(4)
MC132 - 132 DIAMANTINA INCORPORADORA SPE LTDA.	1,240	-	-	3,038	4,278
MC133 - 133 ATIBAIA INCORPORADORA SPE LTDA.	3,438	-	-	2,341	5,779
MC134 - 134 ITAPEVI INCORPORADORA SPE LTDA.	8	-	-	-	8
MC135 - 135 ARACATUBA INCORPORADORA SPE LTDA.	9	-	-	38	47
MC136 - 136 AMERICANA INCORPORADORA SPE LTDA	8	-	-	(1)	7
MC137 - 137 ARUJA INCORPORADORA SPE LTDA.	8	-	-	-	8
MC138 - 138 MAUA INCORPORADORA SPE LTDA.	9	-	-	-	9
MC139 - 139 COTIA INCORPORADORA SPE LTDA.	4,538	-	-	442	4,980
MC140 - 140 ARARAQUARA INCORPORADORA SPE LTDA.	1,896	-	-	1,797	3,693

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information

As at March 31, 2025

(In thousands of Reais, unless otherwise stated)

	Balance as at 12/31/2024	Transfer	Payment/ capital reduction	Equity income (loss)	Balance as at 03/31/2025
Investments					
MC141 - 141 ALTINOPOLIS INCORPORADORA SPE LTDA.	10	-	-	-	10
MC142 - 142 JANDIRA INCORPORADORA SPE LTDA.	9	-	-	(1)	8
MC143 - 143 NOVA IGUAÇU INCORPORADORA SPE LTDA.	6	-	-	-	6
MC144 - 144 NOVA FRIBURGO INCORPORADORA SPE LTDA.	4	-	-	(1)	3
MC145 - 145 NILOPOLIS INCORPORADORA SPE LTDA.	7	-	-	(1)	6
MC146 - 146 NITEROI II INCORPORADORA SPE LTDA.	9	-	-	-	9
MC147 - ITAPERUNA INCORPORADORA SPE LTDA.	9	-	-	-	9
MC148 - CABO FRIO INCORPORADORA SPE LTDA.	9	-	-	-	9
MC149 - 149 ARARUAMA INCORPORADORA SPE LTDA.	9	-	-	-	9
MC150 - ANDRADINA INCORPORADORA SPE LTDA.	199	-	-	871	1,070
MC151 - GUARAREMA INCORPORADORA SPE LTDA.	10	-	-	-	10
MC152 - 152 SALESOPOLIS INCORPORADORA SPE LTDA	10	-	-	-	10
MC153 - 153 LIMEIRA INCORPORADORA SPE LTDA	10	-	-	-	10
MC154 - 154 JUQUITIBA INCORPORADORA SPE LTDA.	10	-	-	411	421
MC155 - 155 BOITUVA INCORPORADORA SPE LTDA	226	-	-	779	1,005
MC156 - 156 AMPARO INCORPORADORA SPE LTDA.	856	-	-	531	1,387
MC157 - 157 SUMARE INCORPORADORA SPE LTDA	10	-	-	-	10
MC158 - 158 OLIMPIA INCORPORADORA SPE LTDA.	10	-	-	-	10
MC159 - 159 AVANHANDAVA INCORPORADORA SPE LTDA.	10	-	-	-	10
MC160 - 160 ARANDU INCORPORADORA SPE LTDA.	10	-	-	-	10
MC161 - 161 RIBEIRAO PRETO INCORPORADORA SPE LTDA.	10	-	-	-	10
MC162 - 162 OSASCO INCORPORADORA SPE LTDA	10	-	-	-	10
MC163 - 163 PIRACICABA INCORPORADORA SPE LTDA.	10	-	-	-	10
MC164 - 164 JACAREI INCORPORADORA SPE LTDA.	10	-	-	-	10
MC165 - 165 ALTO ALEGRE INCORPORADORA SPE LTDA	1,299	-	-	552	1,851
MC166 - 166 ARARAS INCORPORADORA SPE LTDA	9	-	-	-	9
MC167 - 167 BARRETOS INCORPORADORA SPE LTDA	10	-	-	-	10
MC168 - 168 BERTIOGA INCORPORADORA SPE LTDA	10	-	-	-	10
MC169 - 169 CACAPAVA INCORPORADORA SPE LTDA	10	-	-	-	10
MC170 - 170 CATANDUVA INCORPORADORA SPE LTDA	10	-	-	-	10
MC171 - 171 FRANCA INCORPORADORA SPE LTDA	1,032	-	-	532	1,564
MC172 - 172 GUARARAPES INCORPORADORA SPE LTDA	10	-	-	-	10
MC173 - 173 HORTOLANDIA INCORPORADORA SPE LTDA	10	-	-	-	10
MC174 - 174 ITAPEVA INCORPORADORA SPE LTDA	10	-	-	-	10
MC175 - 175 MANGARATIBA INCORPORADORA SPE LTDA	9	-	-	-	9
MC176 - 176 MESQUITA INCORPORADORA SPE LTDA	10	-	-	-	10
MC177 - 177 PARATY INCORPORADORA SPE LTDA	10	-	-	-	10
MC178 - 178 QUISSAMÁ INCORPORADORA SPE LTDA	10	-	-	-	10
MC179 - 179 SAPUCAIA INCORPORADORA SPE LTDA	10	-	-	-	10
MC180 - 180 BROTAS INCORPORADORA SPE LTDA	10	-	-	-	10
MC181 - 181 BORACEIA INCORPORADORA SPE LTDA	10	-	-	-	10

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information

As at March 31, 2025

(In thousands of Reais, unless otherwise stated)

Investments	Balance as at 12/31/2024	Transfer	Payment/ capital reduction	Equity income (loss)	Balance as at 03/31/2025
MC182 - 182 CABREUVA INCORPORADORA SPE LTDA	10	-	-	-	10
MC183 - CAPIVARI INCORPORADORA SPE LTDA.	10	-	-	-	10
MC184 - GUARATINGUETA INCORPORADORA SPE LTDA	10	-	-	-	10
MC185 - HOLAMBRA INCORPORADORA SPE LTDA	10	-	-	-	10
MC186 - IBIUNA INCORPORADORA SPE LTDA	10	-	-	-	10
MC187 - JARINU INCORPORADORA SPE LTDA	10	-	-	-	10
MC188 - MAIRINQUE INCORPORADORA SPE LTDA	10	-	-	-	10
MC189 - PAULINIA INCORPORADORA SPE LTDA	10	-	-	-	10
	715,699	-	-	97,809	813,508

As at December 31, 2024

Investments	Balance as at 12/31/2023	Transfer	Payment/ capital reduction	Equity income (loss)	Balance as at 12/31/2024
MC14 - VILA EMA II - SPE EMPREENDIMENTO VILA EMA II LTDA.	5,547	-	-	6,041	11,588
MC16 - MORUMBI - SPE EMPREENDIMENTO DIAS VIEIRA LTDA.	18,057	-	-	18	18,075
MC17 - VILA PRUDENTE - SPE EMPREENDIMENTO SILVIO DE SOUSA LTDA.	35,269	-	-	(5,696)	29,573
MC18 - SÃO MIGUEL - SPE EMPREENDIMENTO GUARACICA LTDA.	15,291	-	-	2,004	17,295
MC19 - MOOCA - SPE EMPREENDIMENTO MC MOOCA LTDA.	13,489	-	-	552	14,041
MC20 - PIRITUBA II - SPE EMPREENDIMENTO PIRITUBA II LTDA.	14,698	-	-	2,067	16,765
MC21 - PARQUE SÃO DOMINGOS -SPE EMPR. SÃO FRANCISCO DE ASSIS LTDA.	8,926	-	-	3,704	12,630
MC22 - SACOMÃ - SPE EMPREENDIMENTO MARQUES DE LAGES LTDA.	13,141	-	-	3,302	16,443
MC23 - ITAQUERA II - SPE EMPREENDIMENTO CASA PROPRIA 004 LTDA.	9,387	-	-	13	9,400
MC24 - SPE EMPREENDIMENTO MC PARQUE DO CARMO LTDA.	4,189	-	-	8,512	12,701
MC26 - PIRITUBA - SPE EMPREENDIMENTO PIRITUBA LTDA.	15,839	-	-	(180)	15,659
MC27 - VILA DAS BELEZAS - SPE EMPREENDIMENTO CASA PROPRIA 027 LTDA.	36,936	-	-	7,384	44,320
MC28 - PANAMBY - SAO PAULO 01 INCORPORADORA SPE LTDA.	5,627	-	-	4,845	10,472
MC29 - CENTRO - SPE EMPREENDIMENTO CASA PRÓPRIA 01 LTDA.	9,213	-	-	2,611	11,824
MC31 - MORUMBI II - SPE EMPREENDIMENTO MC MORUMBI II LTDA.	9,456	-	-	9,453	18,909
MC32 - DOM BOSCO - SPE EMPREENDIMENTO MC DOM BOSCO LTDA.	11,527	-	-	4,344	15,871
MC33 - CAMBUCI - CUIABÁ 41 INCORPORADORA SPE LTDA.	2,754	-	-	2,691	5,445
MC34 - ESTAÇÃO SACOMÃ - SPE EMPREENDIMENTO MC IPIRANGA II LTDA.	2,676	-	-	7,130	9,806
MC36 - ALTO DE PINHEIROS - SPE EMPREENDIMENTO CASA PROPRIA 036 LTDA.	7,445	-	-	(2,328)	5,117
MC37 - JARAGUÁ - SPE EMPREENDIMENTO MC JARAGUA LTDA.	13,696	-	-	15,736	29,432
MC38 - LIBERDADE - SPE EMPREENDIMENTO MC LIBERDADE LTDA.	(103)	-	-	5,505	5,402
MC39 - CAMPO BELO - SPE EMPREENDIMENTO MC CAMPO BELO LTDA.	7,504	-	-	6,409	13,913
MC40 - ARICANDUVA - SPE EMPREENDIMENTO MC ARICANDUVA LTDA.	12,728	-	-	5,314	18,042
MC41 - ITAQUERA III - SPE EMPREENDIMENTO MC ITAQUERA III LTDA.	3,665	-	-	4,221	7,886

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information As at March 31, 2025 (In thousands of Reais, unless otherwise stated)

	Balance as at 12/31/2023	Transfer	Payment/ capital reduction	Equity income (loss)	Balance as at 12/31/2024
Investments					
MC42 - CONGONHAS - SPE EMPREENDIMENTO CASA PRÓPRIA 03 LTDA.	3,893	-	-	(1,610)	2,283
MC44 - PENHA II - SPE EMPREENDIMENTO MC TIQUATIRA LTDA.	(15)	-	-	43	28
MC45 - SAÚDE - SPE EMPREENDIMENTO MC SAUDE LTDA.	6,567	-	-	1,470	8,037
MC46 - VILA SONIA - SPE EMPREENDIMENTO MC MORUMBI III LTDA.	7,649	-	-	3,637	11,286
MC47 - CASA VERDE - SPE EMPREENDIMENTO MC CASA VERDE LTDA.	10,504	-	-	(458)	10,046
MC48 - DOM BOSCO II - SPE EMPREENDIMENTO MC DOM BOSCO II LTDA.	4	-	-	(1)	3
MC49 - SPE EMPREENDIMENTO MC GIOVANNI GRONCHI LTDA.	13,505	-	-	4,916	18,421
MC51 - SANTA CECILIA - SPE EMPREENDIMENTO MC SANTA CECILIA LTDA.	3	-	-	(1)	2
MC53 - BERRINI - SPE EMPREENDIMENTO MC BERRINI LTDA.	751	-	-	2,367	3,118
MC54 - PAULISTA - SPE EMPREENDIMENTO MC PAULISTA LTDA.	1,325	-	-	(460)	865
MC55 - ESTAÇÃO PENHA - SPE EMPREENDIMENTO MC PENHA III LTDA.	6,148	-	-	7,186	13,334
MC57 - SANTA CECILIA II - SOBRAL 19 INCORPORADORA SPE LTDA.	8	-	-	(1)	7
MC58 - BROOKLIN - SPE EMPREENDIMENTO MC BROOKLIN LTDA.	5	-	-	-	5
MC59 - FREGUESIA DO Ó - SPE EMPREENDIMENTO MC FREGUESIA DO Ó LTDA.	3	-	-	(2)	1
MC60 - PRAÇA DA ARVORE - SPE EMPREENDIMENTO MC PRACA DA ARVORE LTDA.	(78)	-	-	2,024	1,946
MC61 - REPÚBLICA - SPE EMPREENDIMENTO MC REPÚBLICA LTDA.	293	-	-	1,104	1,397
MC62 - LIMÃO - SPE EMPREENDIMENTO MC LIMA LTDA.	6	-	-	-	6
MC63 - INTERLAGOS - SPE EMPREENDIMENTO MC INTERLAGOS LTDA.	1,026	-	-	2,265	3,291
MC64 - FREGUESIA DO Ó II - SPE EMPREENDIMENTO MC FREGUESIA DO O II LTDA	8,032	-	-	12,676	20,708
MC65 - VILA SONIA II - SPE EMPREENDIMENTO MC VILA SONIA LTDA.	2,539	-	-	6,440	8,979
MC66 - SPE EMPREENDIMENTO MC GUILHERMINA ESPERANCA LTDA.	3,448	-	-	4,703	8,151
MC68 - VILA RÉ - SALVADOR 31 INCORPORADORA SPE LTDA.	875	-	-	3,531	4,406
MC69 - VILA ROMANA - SPE EMPREENDIMENTO MC VILA ROMANA LTDA.	4,552	-	-	3,592	8,144
MC70 - SANTA CRUZ - SPE EMPREENDIMENTO MC SANTA CRUZ LTDA.	1,624	-	-	1,376	3,000
MC71 - VILA PRUDENTE II - SPE EMPREENDIMENTO MC VILA PRUDENTE II LTDA.	3,989	-	-	4,506	8,495
MC73 - ESTAÇÃO VILA SONIA - ITAPORÁ 22 INCORPORADORA SPE LTDA.	3,074	-	-	5,302	8,376
MC74 - NOVE DE JULHO - SPE EMPREENDIMENTO MC 14 BIS LTDA.	6,290	-	-	5,609	11,899
MC75 - SPE EMPREENDIMENTO MC ESTACAO VILA PRUDENTE LTDA.	2,189	-	-	3,348	5,537
MC77 - AMADOR BUENO - MANAUS 05 INCORPORADORA SPE LTDA.	1,907	-	-	8,284	10,191
MC78 - AVENIDA ITAQUERA - IMPERATRIZ 16 INCORPORADORA SPE LTDA.	2,454	-	-	5,719	8,173
MC79 - CASTRO VERDE - PORTO ALEGRE 06 INCORPORADORA SPE LTDA.	8	-	-	-	8
MC80 - MANKEL - NOVO HAMBURGO 18 INCORPORADORA SPE LTDA.	9	-	-	-	9
MC81 - IUPEBA - BLUMENAU 11 INCORPORADORA SPE LTDA.	9	-	-	-	9
MC82 - IPIRANGA II - FORTALEZA 07 INCORPORADORA SPE LTDA.	3,270	-	-	6,763	10,033
MC83 - MUNHOZ DE MELO - CURITIBA 29 INCORPORADORA SPE LTDA.	(24)	-	-	4,583	4,559
MC84 - SHELDON - BELO HORIZONTE 02 INCORPORADORA SPE LTDA	524	-	-	2,071	2,595
MC85 - CABRAL MENEZES - CAMPO GRANDE 10 INCORPORADORA SPE LTDA.	8	-	-	918	926
MC86 - HENRIQUE JACOBS - JOINVILLE 20 INCORPORADORA SPE LTDA.	1,346	-	-	2,829	4,175
MC87 - VILA DOS REMEDIOS - MACAPÁ 12 INCORPORADORA SPE LTDA.	3,138	-	-	16,989	20,127
MC88 - IRMÃ EMERENCIANA - MARINGA 23 INCORPORADORA SPE LTDA.	1,339	-	-	6,108	7,447
MC89 - ANA NERI - NORMANDIA 21 INCORPORADORA SPE LTDA.	3,224	-	-	6,388	9,612

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information

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(In thousands of Reais, unless otherwise stated)

	Balance as at 12/31/2023	Transfer	Payment/ capital reduction	Equity income (loss)	Balance as at 12/31/2024
Investments					
MC90 - MANOEL ANTONIO - BOA VISTA 09 INCORPORADORA SPE LTDA.	9	-	-	-	9
MC91 - BENEDITO GUEDES - LONDRINA 24 INCORPORADORA SPE LTDA.	1,943	-	-	3,047	4,990
MC93 - PROF. ANTONIO - PLANALTINA 32 INCORPORADORA SPE LTDA.	347	-	-	5,203	5,550
MC94 - SILVIO DE CAMPOS - SÃO LUIS 04 INCORPORADORA SPE LTDA.	(95)	-	-	8,961	8,866
MC95 - MARQUESA DE SANTOS - VITORIA 34 INCORPORADORA SPE LTDA.	917	-	-	3,290	4,207
MC96 - GUILHERME MANKEL - CAMPINAS 13 INCORPORADORA SPE LTDA.	8	-	-	3,005	3,013
MC97 - JOÃO CALIXTO - RIO DE JANEIRO 03 INCORPORADORA SPE LTDA.	3,269	-	-	2,774	6,043
MC98 - VALLE PONTIN - CRICIUMA 28 INCORPORADORA SPE LTDA.	2,497	-	-	3,428	5,925
MC99 - TREZE DE MAIO - BETIM 14 INCORPORADORA SPE LTDA.	9	-	-	(3)	6
MC101 - TRIUNFO 36 INCORPORADORA SPE LTDA.	9	-	-	2,807	2,816
MC102 - RIO BRANCO 35 INCORPORADORA SPE LTDA.	8	-	-	844	852
MC103 - JOÃO ALFREDO - ELDORADO 33 INCORPORADORA SPE LTDA.	2,604	-	-	6,375	8,979
MC104 - CIOFFI - FLORIANOPOLIS 08 INCORPORADORA SPE LTDA.	8	-	-	614	622
MC105 - DOMINGOS MANOEL - JUNDIAI 25 INCORPORADORA SPE LTDA.	9	-	-	-	9
MC106 - AURORA - PELOTAS 30 INCORPORADORA SPE LTDA.	2	-	-	(1)	1
MC107 - CONDE - UBERABA 39 INCORPORADORA SPE LTDA.	2,494	-	-	3,730	6,224
MC108 - FRANCISCO SIRACUSA - PETRÓPOLIS 38 INCORPORADORA SPE LTDA.	9	-	-	(3)	6
MC109 - GIOVANNI DI BALDUCCIO - GOIANIA 40 INCORPORADORA SPE LTDA.	8	-	-	1,661	1,669
MC110 - CRISTO REI - TERESOPOLIS 26 INCORPORADORA SPE LTDA.	5,858	-	-	6,768	12,626
MC111 - NITEROI 15 INCORPORADORA SPE LTDA.	5	-	-	(3)	2
MC112 - TABATINGA 17 INCORPORADORA SPE LTDA.	8	-	-	-	8
MC113 - BELEM 42 INCORPORADORA SPE LTDA.	9	-	-	(1)	8
MC114 - UBERLANDIA 27 INCORPORADORA SPE LTDA.	1,210	-	-	7,257	8,467
MC115 - BARUERI 37 INCORPORADORA SPE LTDA.	7	-	-	(3)	4
MC116 - CHAPECO 43 INCORPORADORA SPE LTDA.	8	-	-	863	871
MC117 - PARANAGUA 44 INCORPORADORA SPE LTDA.	8	-	-	(3)	5
MC118 - PORTO VELHO 45 INCORPORADORA SPE LTDA.	9	-	-	(2)	7
MC119 - RUA DO LAGO - ARACAJU 46 INCORPORADORA SPE LTDA.	10	-	-	-	10
MC120 - SOROCABA 47 INCORPORADORA SPE LTDA.	(268)	-	-	(1)	(269)
MC121 - 121 CAJAMAR INCORPORADORA SPE LTDA.	10	-	-	-	10
MC122 - 122 BOTUCATU INCORPORADORA SPE LTDA.	10	-	-	(1)	9
MC123 - 123 RESENDE INCORPORADORA SPE LTDA.	(1)	(1)	-	1,906	1,904
MC124 - 124 ITABORAI INCORPORADORA SPE LTDA.	9	-	-	(1)	8
MC125 - 125 IPATNGA INCORPORADORA SPE LTDA.	10	-	-	(2)	8
MC126 - 126 ARAGUARI INCORPORADORA SPE LTDA.	4	-	-	-	4
MC127 - 127 ALVORADA INCORPORADORA SPE LTDA.	10	-	-	(1)	9
MC128 - 128 DIVINOPOLIS INCORPORADORA SPE LTDA.	10	-	-	5,068	5,078
MC129 - 129 MACAÉ INCORPORADORA SPE LTDA.	9	-	-	(1)	8
MC130 - 130 VOTUPORANGA INCORPORADORA SPE LTDA.	4	-	-	1,704	1,708
MC131 - 131 SAQUAREMA INCORPORADORA SPE LTDA.	(1)	-	-	(2)	(3)
MC132 - 132 DIAMANTINA INCORPORADORA SPE LTDA.	7	-	-	1,233	1,240

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Notes to the individual and consolidated interim financial information

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(In thousands of Reais, unless otherwise stated)

	Balance as at 12/31/2023	Transfer	Payment/ capital reduction	Equity income (loss)	Balance as at 12/31/2024
Investments					
MC133 - 133 ATIBAIA INCORPORADORA SPE LTDA.	10	-	-	3,428	3,438
MC134 - 134 ITAPEVI INCORPORADORA SPE LTDA.	10	-	-	(2)	8
MC135 - 135 ARACATUBA INCORPORADORA SPE LTDA.	10	-	-	(1)	9
MC136 - 136 AMERICANA INCORPORADORA SPE LTDA	10	-	-	(2)	8
MC137 - 137 ARUJA INCORPORADORA SPE LTDA.	10	-	-	(2)	8
MC138 - 138 MAUA INCORPORADORA SPE LTDA.	10	-	-	(1)	9
MC139 - 139 COTIA INCORPORADORA SPE LTDA.	9	-	-	4,529	4,538
MC140 - 140 ARARAQUARA INCORPORADORA SPE LTDA.	10	-	-	1,886	1,896
MC141 - 141 ALTINOPOLIS INCORPORADORA SPE LTDA.	10	-	-	-	10
MC142 - 142 JANDIRA INCORPORADORA SPE LTDA.	10	-	-	(1)	9
MC143 - 143 NOVA IGUAÇU INCORPORADORA SPE LTDA.	8	-	-	(2)	6
MC144 - 144 NOVA FRIBURGO INCORPORADORA SPE LTDA.	5	-	-	(1)	4
MC145 - 145 NILOPOLIS INCORPORADORA SPE LTDA.	8	-	-	(1)	7
MC146 - 146 NITEROI II INCORPORADORA SPE LTDA.	10	-	-	(1)	9
MC147 - ITAPERUNA INCORPORADORA SPE LTDA.	-	-	10	(1)	9
MC148 - CABO FRIO I INCORPORADORA SPE LTDA.	-	-	10	(1)	9
MC149 - 149 ARARUAMA ICORPORADORA SPE LTDA.	-	-	10	(1)	9
MC150 - ANDRADINA INCORPORADORA SPE LTDA.	-	-	10	189	199
MC151 - GUARAREMA INCORPORADORA SPE LTDA.	-	-	10	-	10
MC152 - 152 SALESOPOLIS INCORPORADORA SPE LTDA	-	-	10	-	10
MC153 - 153 LIMEIRA INCORPORADORA SPE LTDA	-	-	10	-	10
MC154 - JUQUITIBA INCORPORADORA SPE LTDA.	-	-	10	-	10
MC155 - 155 BOITUVA INCORPORADORA SPE LTDA	-	-	10	216	226
MC156 - AMPARO INCORPORADORA SPE LTDA.	-	-	10	846	856
MC157 - 157 SUMARE INCORPORADORA SPE LTDA	-	-	10	-	10
MC158 - OLIMPIA INCORPORADORA SPE LTDA.	-	-	10	-	10
MC159 - AVANHANDAVA INCORPORADORA SPE LTDA.	-	-	10	-	10
MC160 - ARANDU INCORPROADORA SPE LTDA.	-	-	10	-	10
MC161 - RIBEIRAO PRETO INCORPORADORA SPE LTDA.	-	-	10	-	10
MC162 - 162 OSASCO INCORPORADORA SPE LTDA	-	-	10	-	10
MC163 - PIRACICABA INCORPORADORA SPE LTDA.	-	-	10	-	10
MC164 - JACAREI INCORPORADORA SPE LTDA.	-	-	10	-	10
MC165 - ALTO ALEGRE INCORPORADORA SPE LTDA	-	-	10	1,289	1,299
MC166 - ARARAS INCORPROADORA SPE LTDA	-	-	10	(1)	9
MC167 - BARRETOS INCORPORADORA SPE LTDA	-	-	10	-	10
MC168 - 168 BERTIOGA INCORPORADORA SPE LTDA	-	-	10	-	10
MC169 - 169 CACAPAVA INCORPORADORA SPE LTDA	-	-	10	-	10
MC170 - 170 CATANDUVA INCORPORADORA SPE LTDA	-	-	10	-	10
MC171 - 171 FRANCA INCORPORADORA SPE LTDA	-	-	10	1,022	1,032
MC172 - 172 GUARARAPES INCORPORADORA SPE LTDA	-	-	10	-	10
MC173 - 173 HORTOLANDIA INCORPORADORA SPE LTDA	-	-	10	-	10

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information

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(In thousands of Reais, unless otherwise stated)

Investments	Balance as at 12/31/2023	Transfer	Payment/ capital reduction	Equity income (loss)	Balance as at 12/31/2024
MC174 - 174 ITAPEVA INCORPORADORA SPE LTDA	-	-	10	-	10
MC175 - 175 MANGARATIBA INCORPORADORA SPE LTDA	-	-	10	(1)	9
MC176 - 176 MESQUITA INCORPORADORA SPE LTDA	-	-	10	-	10
MC177 - 177 PARATY INCORPORADORA SPE LTDA	-	-	10	-	10
MC178 - 178 QUISSAMÁ INCORPORADORA SPE LTDA	-	-	10	-	10
MC179 - 179 SAPUCAIA INCORPORADORA SPE LTDA	-	-	10	-	10
MC180 - 180 BROTAS INCORPORADORA SPE LTDA	-	-	10	-	10
MC181 - 181 BORACEIA INCORPORADORA SPE LTDA	-	-	10	-	10
MC182 - 182 CABREUVA INCORPORADORA SPE LTDA	-	-	10	-	10
MC183 - CAPIVARI INCORPORADORA SPE LTDA.	-	-	10	-	10
MC184 - GUARATINGUETA INCORPORADORA SPE LTDA	-	-	10	-	10
MC185 - HOLAMBRA INCORPORADORA SPE LTDA	-	-	10	-	10
MC186 - IBIUNA INCORPORADORA SPE LTDA	-	-	10	-	10
MC187 - JARINU INCORPORADORA SPE LTDA	-	-	10	-	10
MC188 - MAIRINQUE INCORPORADORA SPE LTDA	-	-	10	-	10
MC189 - PAULÍNIA INCORPORADORA SPE LTDA	-	-	10	-	10
	<u>403,508</u>	<u>(1)</u>	<u>430</u>	<u>311,762</u>	<u>715,699</u>

9.3 Summarized financial information

9.3.1. Summarized financial information:

As at March 31, 2025

Investments	Direct ownership interest (%)	Assets	Liabilities	Equity	Net Profit
MC14 - VILA EMA II - SPE EMPREENDIMENTO VILA EMA II LTDA.	100	15,597	3,014	12,584	996
MC16 - MORUMBI - SPE EMPREENDIMENTO DIAS VIEIRA LTDA.	100	19,024	1,215	17,809	(266)
MC17 - VILA PRUDENTE - SPE EMPREENDIMENTO SILVIO DE SOUSA LTDA.	100	30,195	1,529	28,667	(906)
MC18 - SÃO MIGUEL - SPE EMPREENDIMENTO GUARACICA LTDA.	100	21,325	3,819	17,506	212
MC19 - MOOCA - SPE EMPREENDIMENTO MC MOOCA LTDA.	100	16,018	3,028	12,990	(1,051)
MC20 - PIRITUBA II - SPE EMPREENDIMENTO PIRITUBA II LTDA.	100	17,508	1,370	16,137	(628)
MC21 - PQUE SÃO DOMINGOS -SPE EMPREENDIMENTO SÃO FRANCISCO DE ASSIS LTDA.	100	14,464	1,619	12,845	215
MC22 - SACOMÁ - SPE EMPREENDIMENTO MARQUES DE LAGES LTDA.	100	16,972	416	16,556	113
MC23 - ITAQUERA II - SPE EMPREENDIMENTO CASA PROPRIA 004 LTDA.	100	9,893	418	9,475	75

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information As at March 31, 2025 (In thousands of Reais, unless otherwise stated)

Investments	Direct ownership interest (%)	Assets	Liabilities	Equity	Net Profit
MC24 - PARQUE DO CARMO - SPE EMPREENDIMENTO MC PARQUE DO CARMO LTDA.	100	32,243	12,952	19,291	6,589
MC26 - PIRITUBA - SPE EMPREENDIMENTO PIRITUBA LTDA.	100	14,788	863	13,925	(1,735)
MC27 - VILA DAS BELEZAS - SPE EMPREENDIMENTO CASA PROPRIA 027 LTDA.	100	41,144	7,013	34,132	(10,188)
MC28 - PANAMBY - SAO PAULO 01 INCORPORADORA SPE LTDA.	100	21,451	8,984	12,467	1,995
MC29 - CENTRO - SPE EMPREENDIMENTO CASA PRÓPRIA 01 LTDA.	100	14,138	3,029	11,109	(715)
MC31 - MORUMBI II - SPE EMPREENDIMENTO MC MORUMBI II LTDA.	100	21,271	1,153	20,118	1,208
MC32 - DOM BOSCO - SPE EMPREENDIMENTO MC DOM BOSCO LTDA.	100	19,015	3,533	15,481	(390)
MC33 - CAMBUCI - CUIABÁ 41 INCORPORADORA SPE LTDA.	100	10,644	3,687	6,957	1,512
MC34 - ESTAÇÃO SACOMÃ - SPE EMPREENDIMENTO MC IPIRANGA II LTDA.	100	20,995	6,308	14,687	4,881
MC36 - ALTO DE PINHEIROS - SPE EMPREENDIMENTO CASA PROPRIA 036 LTDA.	100	9,054	3,861	5,193	75
MC37 - JARAGUÁ - SPE EMPREENDIMENTO MC JARAGUA LTDA.	100	36,037	3,891	32,147	2,715
MC38 - LIBERDADE - SPE EMPREENDIMENTO MC LIBERDADE LTDA.	100	9,371	2,311	7,060	1,659
MC39 - CAMPO BELO - SPE EMPREENDIMENTO MC CAMPO BELO LTDA.	100	22,312	6,613	15,699	1,786
MC40 - ARICANDUVA - SPE EMPREENDIMENTO MC ARICANDUVA LTDA.	100	28,041	7,717	20,323	2,281
MC41 - ITAQUERA III - SPE EMPREENDIMENTO MC ITAQUERA III LTDA.	100	15,354	4,782	10,572	2,687
MC42 - CONGONHAS - SPE EMPREENDIMENTO CASA PRÓPRIA 03 LTDA.	100	2,542	719	1,823	(460)
MC44 - PENHA II - SPE EMPREENDIMENTO MC TIQUATIRA LTDA.	100	7,561	6,623	938	909
MC45 - SAÚDE - SPE EMPREENDIMENTO MC SAUDE LTDA.	100	9,403	2,847	6,557	(1,479)
MC46 - VILA SONIA - SPE EMPREENDIMENTO MC MORUMBI III LTDA.	100	12,063	543	11,520	234
MC47 - CASA VERDE - SPE EMPREENDIMENTO MC CASA VERDE LTDA.	100	9,938	865	9,072	(974)
MC48 - DOM BOSCO II - SPE EMPREENDIMENTO MC DOM BOSCO II LTDA.	100	11	8	3	-
MC49 - GIOVANNI GRONCHI - SPE EMPREENDIMENTO MC GIOVANNI GRONCHI LTDA.	100	19,389	1,095	18,295	(125)
MC51 - SANTA CECILIA - SPE EMPREENDIMENTO MC SANTA CECILIA LTDA.	100	123	120	3	-
MC53 - BERRINI - SPE EMPREENDIMENTO MC BERRINI LTDA.	100	3,530	1,637	1,893	(1,225)
MC54 - PAULISTA - SPE EMPREENDIMENTO MC PAULISTA LTDA.	100	4,267	4,630	(364)	(1,229)
MC55 - ESTAÇÃO PENHA - SPE EMPREENDIMENTO MC PENHA III LTDA.	100	20,111	4,768	15,343	2,009
MC57 - SANTA CECILIA II - SOBRAL 19 INCORPORADORA SPE LTDA.	100	97	89	8	-
MC58 - BROOKLIN - SPE EMPREENDIMENTO MC BROOKLIN LTDA.	100	258	254	5	-
MC59 - FREGUESIA DO Ó - SPE EMPREENDIMENTO MC FREGUESIA DO Ó LTDA.	100	154	152	2	(1)
MC60 - PRAÇA DA ARVORE - SPE EMPREENDIMENTO MC PRACA DA ARVORE LTDA.	100	5,620	2,785	2,836	891
MC61 - REPÚBLICA - SPE EMPREENDIMENTO MC REPÚBLICA LTDA.	100	6,384	4,741	1,643	246
MC62 - LIMÃO - SPE EMPREENDIMENTO MC LIMAO LTDA.	100	26	19	7	-
MC63 - INTERLAGOS - SPE EMPREENDIMENTO MC INTERLAGOS LTDA.	100	6,591	1,746	4,845	1,554
MC64 - FREGUESIA DO Ó II - SPE EMPREENDIMENTO MC FREGUESIA DO O II LTDA.	100	29,645	5,246	24,400	3,692
MC65 - VILA SONIA II - SPE EMPREENDIMENTO MC VILA SONIA LTDA.	100	15,225	5,400	9,825	845
MC66 - SPE EMPREENDIMENTO MC GUILHERMINA ESPERANCA LTDA.	100	16,469	5,976	10,493	2,342
MC68 - VILA RÉ - SALVADOR 31 INCORPORADORA SPE LTDA.	100	13,800	7,607	6,193	1,788
MC69 - VILA ROMANA - SPE EMPREENDIMENTO MC VILA ROMANA LTDA.	100	16,246	7,554	8,691	547
MC70 - SANTA CRUZ - SPE EMPREENDIMENTO MC SANTA CRUZ LTDA.	100	9,958	7,510	2,448	(552)
MC71 - VILA PRUDENTE II - SPE EMPREENDIMENTO MC VILA PRUDENTE II LTDA.	100	16,106	4,858	11,248	2,753
MC73 - ESTAÇÃO VILA SONIA - ITAPORÁ 22 INCORPORADORA SPE LTDA.	100	16,105	6,071	10,034	1,658

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Notes to the individual and consolidated interim financial information As at March 31, 2025 (In thousands of Reais, unless otherwise stated)

Investments	Direct ownership interest (%)	Assets	Liabilities	Equity	Net Profit
MC74 - NOVE DE JULHO - SPE EMPREENDIMENTO MC 14 BIS LTDA.	100	15,246	4,177	11,069	(830)
MC75 - SPE EMPREENDIMENTO MC ESTACAO VILA PRUDENTE LTDA.	100	14,064	6,717	7,347	1,810
MC77 - AMADOR BUENO - MANAUS 05 INCORPORADORA SPE LTDA.	100	18,914	4,817	14,096	3,904
MC78 - AVENIDA ITAQUERA - IMPERATRIZ 16 INCORPORADORA SPE LTDA.	100	21,409	10,534	10,874	2,701
MC79 - CASTRO VERDE - PORTO ALEGRE 06 INCORPORADORA SPE LTDA.	100	17	10	7	-
MC80 - MANKEL - NOVO HAMBURGO 18 INCORPORADORA SPE LTDA.	100	83	75	8	-
MC81 - IUPEBA - BLUMENAU 11 INCORPORADORA SPE LTDA.	100	24	15	9	-
MC82 - IPIRANGA II - FORTALEZA 07 INCORPORADORA SPE LTDA.	100	13,710	2,178	11,532	1,498
MC83 - MUNHOZ DE MELO - CURITIBA 29 INCORPORADORA SPE LTDA.	100	12,313	4,774	7,539	2,980
MC84 - SHELDON - BELO HORIZONTE 02 INCORPORADORA SPE LTDA.	100	8,327	4,721	3,607	1,013
MC85 - CABRAL MENEZES - CAMPO GRANDE 10 INCORPORADORA SPE LTDA.	100	10,471	6,365	4,106	3,180
MC86 - HENRIQUE JACOBS - JOINVILLE 20 INCORPORADORA SPE LTDA.	100	12,112	5,454	6,658	2,483
MC87 - VILA DOS REMEDIOS - MACAPÁ 12 INCORPORADORA SPE LTDA.	100	28,139	3,984	24,155	4,024
MC88 - IRMÃ EMERENCIANA - MARINGA 23 INCORPORADORA SPE LTDA.	100	13,746	4,510	9,236	1,790
MC89 - ANA NERI - NORMANDIA 21 INCORPORADORA SPE LTDA.	100	16,660	5,339	11,321	1,709
MC90 - MANOEL ANTONIO - BOA VISTA 09 INCORPORADORA SPE LTDA.	100	65	56	9	-
MC91 - BENEDITO GUEDES - LONDRINA 24 INCORPORADORA SPE LTDA.	100	11,310	4,545	6,765	1,775
MC93 - PROF. ANTONIO - PLANALTINA 32 INCORPORADORA SPE LTDA.	100	11,961	4,350	7,611	2,060
MC94 - SILVIO DE CAMPOS - SÃO LUIS 04 INCORPORADORA SPE LTDA.	100	29,153	11,683	17,470	8,603
MC95 - MARQUESA DE SANTOS - VITORIA 34 INCORPORADORA SPE LTDA.	100	10,802	5,632	5,170	963
MC96 - GUILHERME MANKEL - CAMPINAS 13 INCORPORADORA SPE LTDA.	100	10,839	6,943	3,895	881
MC97 - JOÃO CALIXTO - RIO DE JANEIRO 03 INCORPORADORA SPE LTDA.	100	17,095	9,224	7,870	1,827
MC98 - VALLE PONTIN - CRICIUMA 28 INCORPORADORA SPE LTDA.	100	10,990	3,685	7,305	1,380
MC99 - TREZE DE MAIO - BETIM 14 INCORPORADORA SPE LTDA.	100	6	-	6	(1)
MC101 - TRIUNFO 36 INCORPORADORA SPE LTDA.	100	6,953	5,293	1,661	(1,155)
MC102 - RIO BRANCO 35 INCORPORADORA SPE LTDA.	100	9,020	4,858	4,161	3,309
MC103 - JOÃO ALFREDO - ELDORADO 33 INCORPORADORA SPE LTDA.	100	16,211	5,030	11,181	2,202
MC104 - CIOFFI - FLORIANOPOLIS 08 INCORPORADORA SPE LTDA.	100	3,213	2,312	901	279
MC105 - DOMINGOS MANOEL - JUNDIAI 25 INCORPORADORA SPE LTDA.	100	49	40	9	-
MC106 - AURORA - PELOTAS 30 INCORPORADORA SPE LTDA.	100	2	3	-	-
MC107 - CONDE - UBERABA 39 INCORPORADORA SPE LTDA.	100	12,438	4,385	8,053	1,828
MC108 - FRANCISCO SIRACUSA - PETRÓPOLIS 38 INCORPORADORA SPE LTDA.	100	85	80	5	(1)
MC109 - GIOVANNI DI BALDUCCIO - GOIANIA 40 INCORPORADORA SPE LTDA.	100	4,917	2,818	2,099	429
MC110 - CRISTO REI - TERESOPOLIS 26 INCORPORADORA SPE LTDA.	100	26,070	9,968	16,102	3,476
MC111 - NITEROI 15 INCORPORADORA SPE LTDA.	100	63	63	-	(1)
MC112 - TABATINGA 17 INCORPORADORA SPE LTDA.	100	18	11	7	-
MC113 - BELEM 42 INCORPORADORA SPE LTDA.	100	10	3	7	-
MC114 - UBERLANDIA 27 INCORPORADORA SPE LTDA.	100	23,397	11,859	11,537	3,069
MC115 - BARUERI 37 INCORPORADORA SPE LTDA.	100	3,118	3,114	4	(1)
MC116 - CHAPECO 43 INCORPORADORA SPE LTDA.	100	3,824	2,338	1,486	615
MC117 - PARANAGUA 44 INCORPORADORA SPE LTDA.	100	152	149	3	(1)

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information

As at March 31, 2025

(In thousands of Reais, unless otherwise stated)

Investments	Direct ownership interest (%)	Assets	Liabilities	Equity	Net Profit
MC118 - PORTO VELHO 45 INCORPORADORA SPE LTDA.	100	7	1	6	(1)
MC119 - RUA DO LAGO - ARACAJU 46 INCORPORADORA SPE LTDA.	100	10	-	10	-
MC120 - SOROCABA 47 INCORPORADORA SPE LTDA.	100	7,163	7,433	(271)	(1)
MC121 - CAJAMAR INCORPORADORA SPE LTDA.	100	9	-	9	-
MC122 - BOTUCATU INCORPORADORA SPE LTDA.	100	8	1	8	-
MC123 - RESENDE INCORPORADORA SPE LTDA.	100	5,448	3,311	2,137	232
MC124 - ITABORAI INCORPORADORA SPE LTDA.	100	120	112	8	-
MC125 - IPATNGA INCORPORADORA SPE LTDA.	100	181	174	7	(1)
MC126 - ARAGUARI INCORPORADORA SPE LTDA.	100	11,781	11,778	2	(2)
MC127 - ALVORADA INCORPORADORA SPE LTDA.	100	22	14	8	-
MC128 - DIVINOPOLIS INCORPORADORA SPE LTDA.	100	15,053	9,036	6,016	938
MC129 - 129 MACAÉ INCORPORADORA SPE LTDA.	100	8	1	8	-
MC130 - VOTUPORANGA INCORPORADORA SPE LTDA.	100	4,821	2,139	2,683	976
MC131 - SAQUAREMA INCORPORADORA SPE LTDA.	100	74	78	(4)	(1)
MC132 - DIAMANTINA INCORPORADORA SPE LTDA.	100	15,339	11,061	4,277	3,038
MC133 - ATIBAIA INCORPORADORA SPE LTDA.	100	13,494	7,715	5,779	2,341
MC134 - ITAPEVI INCORPORADORA SPE LTDA.	100	42	34	8	-
MC135 - ARACATUBA INCORPORADORA SPE LTDA.	100	3,965	3,918	47	38
MC136 - AMERICANA INCORPORADORA SPE LTDA.	100	14	7	7	(1)
MC137 - ARUJA INCORPORADORA SPE LTDA.	100	6,264	6,258	7	-
MC138 - MAUA INCORPORADORA SPE LTDA.	100	9	-	9	-
MC139 - COTIA INCORPORADORA SPE LTDA.	100	7,972	2,991	4,980	442
MC140 - ARARAQUARA INCORPORADORA SPE LTDA.	100	9,288	5,594	3,693	1,797
MC141 - ALTINOPOLIS INCORPORADORA SPE LTDA.	100	27	17	10	-
MC142 - JANDIRA INCORPORADORA SPE LTDA.	100	5,357	5,349	8	(1)
MC143 - NOVA IGUAÇU INCORPORADORA SPE LTDA.	100	96	90	6	-
MC144 - NOVA FRIBURGO INCORPORADORA SPE LTDA.	100	39	36	3	(1)
MC145 - NILOPOLIS INCORPORADORA SPE LTDA.	100	40	34	6	(1)
MC146 - NITEROI II INCORPORADORA SPE LTDA.	100	158	149	9	-
MC147 - ITAPERUNA INCORPORADORA SPE LTDA.	100	9	-	9	-
MC148 - CABO FRIO INCORPORADORA SPE LTDA.	100	12	4	9	-
MC149 - ARARUAMA INCORPORADORA SPE LTDA.	100	28	19	9	-
MC150 - ANDRADINA INCORPORADORA SPE LTDA.	100	6,397	5,327	1,070	871
MC151 - GUARAREMA INCORPORADORA SPE LTDA.	100	32	22	10	-
MC152 - 152 SALESOPOLIS INCORPORADORA SPE LTDA.	100	10	-	10	-
MC153 - 153 LIMEIRA INCORPORADORA SPE LTDA.	100	31	22	9	-
MC154 - 154 JUQUITIBA INCORPORADORA SPE LTDA.	100	7,592	7,171	420	411
MC155 - 155 BOITUVA INCORPORADORA SPE LTDA.	100	12,488	11,484	1,005	779
MC156 - 156 AMPARO INCORPORADORA SPE LTDA.	100	8,888	7,501	1,387	531
MC157 - 157 SUMARE INCORPORADORA SPE LTDA.	100	10	-	10	-
MC158 - 158 OLIMPIA INCORPORADORA SPE LTDA.	100	14	4	10	-

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information As at March 31, 2025 (In thousands of Reais, unless otherwise stated)

Investments	Direct ownership interest (%)	Assets	Liabilities	Equity	Net Profit
MC159 - 159 AVANHANDAVA INCORPORADORA SPE LTDA.	100	10	-	10	-
MC160 - 160 ARANDU INCORPROADORA SPE LTDA.	100	10	-	10	-
MC161 - 161 RIBEIRAO PRETO INCORPORADORA SPE LTDA.	100	171	161	10	-
MC162 - 162 OSASCO INCORPORADORA SPE LTDA	100	11	1	10	-
MC163 - 163 PIRACICABA INCORPORADORA SPE LTDA.	100	10	-	10	-
MC164 - 164 JACAREI INCORPORADORA SPE LTDA.	100	10	-	10	-
MC165 - 165 ALTO ALEGRE INCORPORADORA SPE LTDA	100	6,994	5,143	1,851	552
MC166 - 166 ARARAS INCORPROADORA SPE LTDA	100	9	-	9	-
MC167 - 167 BARRETOS INCORPORADORA SPE LTDA	100	10	-	10	-
MC168 - 168 BERTIOGA INCORPORADORA SPE LTDA	100	9	1	9	-
MC169 - 169 CACAPAVA INCORPORADORA SPE LTDA	100	10	-	10	-
MC170 - 170 CATANDUVA INCORPROADORA SPE LTDA	100	10	-	10	-
MC171 - 171 FRANCA INCORPORADORA SPE LTDA	100	9,009	7,445	1,564	532
MC172 - 172 GUARARAPES INCORPORADORA SPE LTDA	100	36	26	10	-
MC173 - 173 HORTOLANDIA INCORPORADORA SPE LTDA	100	10	-	10	-
MC174 - 174 ITAPEVA INCORPORADORA SPE LTDA	100	278	268	10	-
MC175 - 175 MANGARATIBA INCORPORADORA SPE LTDA	100	9	-	9	-
MC176 - 176 MESQUITA INCORPORADORA SPE LTDA	100	10	-	10	-
MC177 - 177 PARATY INCORPORADORA SPE LTDA	100	10	-	10	-
MC178 - 178 QUISSAMÃ INCORPORADORA SPE LTDA	100	10	-	10	-
MC179 - 179 SAPUCAIA INCORPORADORA SPE LTDA	100	31	21	10	-
MC180 - 180 BROTAS INCORPORADORA SPE LTDA	100	10	-	10	-
MC181 - 181 BORACEIA INCORPORADORA SPE LTDA	100	10	-	10	-
MC182 - 182 CABREUVA INCORPORADORA SPE LTDA	100	10	-	10	-
MC183 - CAPIVARI INCORPORADORA SPE LTDA.	100	10	-	10	-
MC184 - GUARATINGUETA INCORPORADORA SPE LTDA	100	10	-	10	-
MC185 - HOLAMBRA INCORPORADORA SPE LTDA	100	10	-	10	-
MC186 - IBIUNA INCORPORADORA SPE LTDA	100	10	-	10	-
MC187 - JARINU INCORPORADORA SPE LTDA	100	10	-	10	-
MC188 - MAIRINQUE INCORPORADORA SPE LTDA	100	10	-	10	-
MC189 - PAULINIA INCORPORADORA SPE LTDA	100	10	-	10	-
		1,274,559	461,051	813,508	97,809

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information As at March 31, 2025 (In thousands of Reais, unless otherwise stated)

As at December 31, 2024

Investments	Direct ownership interest (%)	Assets	Liabilities	Equity	Net profit or loss
MC14 - VILA EMA II - SPE EMPREENDIMENTO VILA EMA II LTDA.	100	8,680	3,133	5,547	3,657
MC16 - MORUMBI - SPE EMPREENDIMENTO DIAS VIEIRA LTDA	100	19,113	1,056	18,057	3,062
MC17 - VILA PRUDENTE - SPE EMPREENDIMENTO SILVIO DE SOUSA LTDA	100	36,385	1,116	35,269	9,258
MC18 - SÃO MIGUEL - SPE EMPREENDIMENTO GUARACICA LTDA	100	17,252	1,961	15,291	607
MC19 - MOOCA - SPE EMPREENDIMENTO MC MOOCA LTDA	100	16,649	3,160	13,489	5,555
MC20 - PIRITUBA II - SPE EMPREENDIMENTO PIRITUBA II LTDA	100	16,704	2,006	14,698	11,141
MC21 - PQUE SÃO DOMINGOS -SPE EMPREENDIMENTO SÃO FRANCISCO DE ASSIS LTDA.	100	10,899	1,973	8,926	621
MC22 - SACOMÃ - SPE EMPREENDIMENTO MARQUES DE LAGES LTDA.	100	13,703	562	13,141	2,399
MC23 - ITAQUERA II - SPE EMPREENDIMENTO CASA PROPRIA 004 LTDA.	100	10,579	1,192	9,387	(1,660)
MC24 - PARQUE DO CARMO - SPE EMPREENDIMENTO MC PARQUE DO CARMO LTDA.	100	12,205	8,016	4,189	4,180
MC26 - PIRITUBA - SPE EMPREENDIMENTO PIRITUBA LTDA	100	18,380	2,541	15,839	10,415
MC27 - VILA DAS BELEZAS - SPE EMPREENDIMENTO CASA PROPRIA 027 LTDA	100	42,369	5,433	36,936	14,948
MC28 - PANAMBY - SAO PAULO 01 INCORPORADORA SPE LTDA	100	13,703	8,076	5,627	3,332
MC29 - CENTRO - SPE EMPREENDIMENTO CASA PRÓPRIA 01 LTDA	100	12,107	2,894	9,213	5,357
MC31 - MORUMBI II - SPE EMPREENDIMENTO MC MORUMBI II LTDA.	100	12,355	2,899	9,456	6,653
MC32 - DOM BOSCO - SPE EMPREENDIMENTO MC DOM BOSCO LTDA.	100	17,336	5,809	11,527	6,921
MC33 - CAMBUCI - CUIABÁ 41 INCORPORADORA SPE LTDA.	100	7,742	4,988	2,754	2,744
MC34 - ESTAÇÃO SACOMÃ - SPE EMPREENDIMENTO MC IPIRANGA II LTDA.	100	7,815	5,139	2,676	2,672
MC36 - ALTO DE PINHEIROS - SPE EMPREENDIMENTO CASA PROPRIA 036 LTDA	100	10,153	2,708	7,445	2,283
MC37 - JARAGUÁ - SPE EMPREENDIMENTO MC JARAGUA LTDA	100	17,587	3,891	13,696	9,791
MC38 - LIBERDADE - SPE EMPREENDIMENTO MC LIBERDADE LTDA.	100	3,934	4,037	(103)	(106)
MC39 - CAMPO BELO - SPE EMPREENDIMENTO MC CAMPO BELO LTDA.	100	14,720	7,216	7,504	5,472
MC40 - ARICANDUVA - SPE EMPREENDIMENTO MC ARICANDUVA LTDA.	100	19,144	6,416	12,728	8,058
MC41 - ITAQUERA III - SPE EMPREENDIMENTO MC ITAQUERA III LTDA.	100	6,576	2,911	3,665	2,272
MC42 - CONGONHAS - SPE EMPREENDIMENTO CASA PRÓPRIA 03 LTDA.	100	5,781	1,888	3,893	96
MC44 - PENHA II - SPE EMPREENDIMENTO MC TIQUATIRA LTDA	100	3,196	3,211	(15)	1
MC45 - SAÚDE - SPE EMPREENDIMENTO MC SAÚDE LTDA	100	8,188	1,621	6,567	5,375
MC46 - VILA SONIA - SPE EMPREENDIMENTO MC MORUMBI III LTDA	100	9,077	1,428	7,649	5,171
MC47 - CASA VERDE - SPE EMPREENDIMENTO MC CASA VERDE LTDA.	100	11,756	1,252	10,504	6,828
MC48 - DOM BOSCO II - SPE EMPREENDIMENTO MC DOM BOSCO II LTDA	100	10	5	5	(1)
MC49 - GIOVANNI GRONCHI - SPE EMPREENDIMENTO MC GIOVANNI GRONCHI LTDA.	100	16,060	2,555	13,505	9,281
MC51 - SANTA CECILIA - SPE EMPREENDIMENTO MC SANTA CECILIA LTDA	100	137	134	3	(3)
MC53 - BERRINI - SPE EMPREENDIMENTO MC BERRINI LTDA	100	9,958	9,207	751	(350)
MC54 - PAULISTA - SPE EMPREENDIMENTO MC PAULISTA LTDA	100	8,230	6,905	1,325	248
MC55 - ESTAÇÃO PENHA - SPE EMPREENDIMENTO MC PENHA III LTDA	100	9,184	3,036	6,148	4,224
MC57 - SANTA CECILIA II - SOBRAL 19 INCORPORADORA SPE LTDA.	100	81	72	9	(1)
MC58 - BROOKLIN - SPE EMPREENDIMENTO MC BROOKLIN LTDA	100	258	252	6	(2)
MC59 - FREGUESIA DO Ó - SPE EMPREENDIMENTO MC FREGUESIA DO Ó LTDA.	100	95	92	3	(3)
MC60 - PRAÇA DA ARVORE - SPE EMPREENDIMENTO MC PRAÇA DA ARVORE LTDA	100	3,635	3,713	(78)	(25)
MC61 - REPÚBLICA - SPE EMPREENDIMENTO MC REPÚBLICA LTDA.	100	6,439	6,146	293	26

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information As at March 31, 2025 (In thousands of Reais, unless otherwise stated)

Investments	Direct ownership interest (%)	Assets	Liabilities	Equity	Net profit or loss
MC62 - LIMÃO - SPE EMPREENDIMENTO MC LIMAO LTDA	100	8	2	6	(1)
MC63 - INTERLAGOS - SPE EMPREENDIMENTO MC INTERLAGOS LTDA.	100	3,533	2,507	1,026	1,022
MC64 - FREGUESIA DO Ô II - SPE EMPREENDIMENTO MC FREGUESIA DO O II LTDA	100	13,664	5,632	8,032	6,267
MC65 - VILA SONIA II - SPE EMPREENDIMENTO MC VILA SONIA LTDA	100	7,195	4,656	2,539	1,750
MC66 - SPE EMPREENDIMENTO MC GUILHERMINA ESPERANCA LTDA	100	8,772	5,324	3,448	3,537
MC68 - VILA RÉ - SALVADOR 31 INCORPORADORA SPE LTDA	100	7,720	6,845	875	865
MC69 - VILA ROMANA - SPE EMPREENDIMENTO MC VILA ROMANA LTDA	100	10,601	6,049	4,552	358
MC70 - SANTA CRUZ - SPE EMPREENDIMENTO MC SANTA CRUZ LTDA	100	4,263	2,639	1,624	(249)
MC71 - VILA PRUDENTE II - SPE EMPREENDIMENTO MC VILA PRUDENTE II LTDA	100	7,934	3,945	3,989	4,005
MC73 - ESTAÇÃO VILA SONIA - ITAPORÁ 22 INCORPORADORA SPE LTDA.	100	8,128	5,054	3,074	2,548
MC74 - NOVE DE JULHO - SPE EMPREENDIMENTO MC 14 BIS LTDA	100	9,331	3,041	6,290	4,598
MC75 - SPE EMPREENDIMENTO MC ESTACAO VILA PRUDENTE LTDA	100	8,413	6,224	2,189	2,181
MC77 - AMADOR BUENO - MANAUS 05 INCORPORADORA SPE LTDA.	100	2,736	829	1,907	1,925
MC78 - AVENIDA ITAQUERA - IMPERATRIZ 16 INCORPORADORA SPE LTDA.	100	13,145	10,691	2,454	2,444
MC79 - CASTRO VERDE - PORTO ALEGRE 06 INCORPORADORA SPE LTDA.	100	16	8	8	(2)
MC80 - MANKEL - NOVO HAMBURGO 18 INCORPORADORA SPE LTDA.	100	82	73	9	(1)
MC81 - IUPEBA - BLUMENAU 11 INCORPORADORA SPE LTDA.	100	11	2	9	-
MC82 - IPIRANGA II - FORTALEZA 07 INCORPORADORA SPE LTDA	100	6,807	3,537	3,270	2,287
MC83 - MUNHOZ DE MELO - CURITIBA 29 INCORPORADORA SPE LTDA.	100	2,211	2,235	(24)	(34)
MC84 - SHELDON - BELO HORIZONTE 02 INCORPORADORA SPE LTDA	100	4,885	4,361	524	516
MC85 - CABRAL MENEZES - CAMPO GRANDE 10 INCORPORADORA SPE LTDA.	100	8	1	7	(1)
MC86 - HENRIQUE JACOBS - JOINVILLE 20 INCORPORADORA SPE LTDA.	100	6,129	4,783	1,346	1,336
MC87 - VILA DOS REMEDIOS - MACAPÁ 12 INCORPORADORA SPE LTDA.	100	6,294	3,156	3,138	2,997
MC88 - IRMÃ EMERENCIANA - MARINGÁ 23 INCORPORADORA SPE LTDA.	100	3,583	2,244	1,339	1,329
MC89 - ANA NERI - NORMANDIA 21 INCORPORADORA SPE LTDA.	100	7,893	4,669	3,224	3,214
MC90 - MANOEL ANTONIO - BOA VISTA 09 INCORPORADORA SPE LTDA.	100	28	20	8	(1)
MC91 - BENEDITO GUEDES - LONDRINA 24 INCORPORADORA SPE LTDA.	100	7,166	5,223	1,943	1,932
MC93 - PROF. ANTONIO - PLANALTINA 32 INCORPORADORA SPE LTDA.	100	4,856	4,509	347	338
MC94 - SILVIO DE CAMPOS - SÃO LUIS 04 INCORPORADORA SPE LTDA.	100	2,569	2,664	(95)	(105)
MC95 - MARQUESA DE SANTOS - VITORIA 34 INCORPORADORA SPE LTDA.	100	6,402	5,485	917	907
MC96 - GUILHERME MANKEL - CAMPINAS 13 INCORPORADORA SPE LTDA.	100	59	51	8	(2)
MC97 - JOÃO CALIXTO - RIO DE JANEIRO 03 INCORPORADORA SPE LTDA.	100	12,120	8,851	3,269	3,259
MC98 - VALLE PONTIN - CRICIUMA 28 INCORPORADORA SPE LTDA	100	6,338	3,841	2,497	2,487
MC99 - TREZE DE MAIO - BETIM 14 INCORPORADORA SPE LTDA.	100	9	-	9	(1)
MC101 - TRIUNFO 36 INCORPORADORA SPE LTDA	100	9	-	9	(1)
MC102 - RIO BRANCO 35 INCORPORADORA SPE LTDA.	100	8	-	8	(2)
MC103 - JOÃO ALFREDO - ELDORADO 33 INCORPORADORA SPE LTDA.	100	6,756	4,152	2,604	2,594
MC104 - CIOFFI - FLORIANOPOLIS 08 INCORPORADORA SPE LTDA	100	9	1	8	(2)
MC105 - DOMINGOS MANOEL - JUNDIAI 25 INCORPORADORA SPE LTDA.	100	9	-	9	(1)
MC106 - AURORA - PELOTAS 30 INCORPORADORA SPE LTDA.	100	10	8	2	(8)
MC107 - CONDE - UBERABA 39 INCORPORADORA SPE LTDA	100	6,549	4,055	2,494	2,484
MC108 - FRANCISCO SIRACUSA - PETRÓPOLIS 38 INCORPORADORA SPE LTDA	100	13	4	9	(1)
MC109 - GIOVANNI DI BALDUCCIO - GOIANIA 40 INCORPORADORA SPE LTDA	100	16	8	8	(2)
MC110 - CRISTO REI - TERESOPOLIS 26 INCORPORADORA SPE LTDA	100	21,141	15,283	5,858	5,848

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Investments	Direct ownership interest (%)	Assets	Liabilities	Equity	Net profit or loss
MC111 - NITEROI 15 INCORPORADORA SPE LTDA	100	61	56	5	(5)
MC112 - TABATINGA 17 INCORPORADORA SPE LTDA	100	8	-	8	(2)
MC113 - BELEM 42 INCORPORADORA SPE LTDA	100	12	3	9	(1)
MC114 - UBERLANDIA 27 INCORPORADORA SPE LTDA	100	10,831	9,621	1,210	1,200
MC115 - BARUERI 37 INCORPORADORA SPE LTDA	100	15	8	7	(3)
MC116 - CHAPECO 43 INCORPORADORA SPE LTDA	100	1,899	1,891	8	(2)
MC117 - PARANAGUA 44 INCORPORADORA SPE LTDA	100	17	9	8	(2)
MC118 - PORTO VELHO 45 INCORPORADORA SPE LTDA	100	9	-	9	(1)
MC119 - RUA DO LAGO - ARACAJU 46 INCORPORADORA SPE LTDA	100	10	-	10	-
MC120 - SOROCABA 47 INCORPORADORA SPE LTDA	100	267	535	(268)	(278)
MC121 - 121 CAJAMAR INCORPORADORA SPE LTDA.	100	10	-	10	-
MC122 - 122 BOTUCATU INCORPORADORA SPE LTDA.	100	10	-	10	-
MC123 - 123 RESENDE INCORPORADORA SPE LTDA.	100	11	12	(1)	(11)
MC124 - 124 ITABORAI INCORPORADORA SPE LTDA.	100	9	-	9	(1)
MC125 - 125 IPATNGA INCORPORADORA SPE LTDA.	100	14	4	10	-
MC126 - 126 ARAGUARI INCORPORADORA SPE LTDA.	100	11	7	4	(6)
MC127 - 127 ALVORADA INCORPORADORA SPE LTDA.	100	10	-	10	-
MC128 - 128 DIVINOPOLIS INCORPORADORA SPE LTDA.	100	10	-	10	-
MC129 - 129 MACAÉ INCORPORADORA SPE LTDA.	100	9	-	9	(1)
MC130 - 130 VOTUPORANGA INCORPORADORA SPE LTDA.	100	1,275	1,271	4	(2)
MC131 - 131 SAQUAREMA INCORPORADORA SPE LTDA.	100	70	71	(1)	(9)
MC132 - 132 DIAMANTINA INCORPORADORA SPE LTDA.	100	69	62	7	(1)
MC133 - 133 ATIBAIA INCORPORADORA SPE LTDA	100	10	-	10	-
MC134 - 134 ITAPEVI INCORPORADORA SPE LTDA	100	10	-	10	-
MC135 - 135 ARACATUBA INCORPORADORA SPE LTDA	100	10	-	10	-
MC136 - 136 AMERICANA INCORPORADORA SPE LTDA	100	10	-	10	-
MC137 - 137 ARUJA INCORPORADORA SPE LTDA	100	10	-	10	-
MC138 - 138 MAUA INCORPORADORA SPE LTDA	100	10	-	10	-
MC139 - 139 COTIA INCORPORADORA SPE LTDA	100	9	-	9	(1)
MC140 - 140 ARARAQUARA INCORPORADORA SPE LTDA	100	10	-	10	-
MC141 - 141 ALTINOPOLIS INCORPORADORA SPE LTDA	100	10	-	10	-
MC142 - 142 JANDIRA INCORPORADORA SPE LTDA	100	10	-	10	-
MC143 - 143 NOVA IGUAÇU INCORPORADORA SPE LTDA	100	36	28	8	(2)
MC144 - 144 NOVA FRIBURGO INCORPORADORA SPE LTDA	100	34	29	5	(5)
MC145 - 145 NILOPOLIS INCORPORADORA SPE LTDA	100	9	2	7	(2)
MC146 - 146 NITEROI II INCORPORADORA SPE LTDA	100	10	-	10	-
		690,429	286,921	403,508	213,976

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Notes to the individual and consolidated interim financial information As at March 31, 2025 (In thousands of Reais, unless otherwise stated)

10. Property, plant and equipment (PPE)

10.1. Breakdown of PPE

Description	Average depreciation rate (%)	Parent company and Consolidated	
		03/31/2025	12/31/2024
Right of use (a)	10	7,695	6,896
Leasehold improvements	20	504	504
Furniture and fixtures	10	138	131
Computers and peripherals	20	835	835
Machinery and equipment	10	995	995
Others	10	1,986	1,815
Subtotal		12,153	11,176
(-) Accumulated depreciation/amortization		(3,536)	(3,043)
Total PPE, net		8,617	8,133

(a) The Company has lease agreements for its headquarters in São Paulo. Said leases mature from 01 to 05 years.

10.2. Changes in PPE

10.2.1. Parent company and Consolidated

Description	Balances as at 12/31/2024			Balances as at 03/31/2025
	12/31/2024	Additions	Write-offs	
Right of use	6,896	799	-	7,695
Leasehold improvements	504	-	-	504
Furniture and fixtures	131	7	-	138
Computers and peripherals	835	-	-	835
Machinery and equipment	995	-	-	995
Others	1,815	171	-	1,986
Subtotal	11,176	977	-	12,153
(-) Accumulated depreciation/amortization	(3,043)	(543)	50	(3,536)
Net PPE	8,133	434	50	8,617

Description	Balances as at 12/31/2023			Balances as at 12/31/2024
	12/31/2023	Additions	Write-offs	
Right of use	6,138	803	(45)	6,896
Leasehold improvements	199	306	(1)	504
Furniture and fixtures	189	-	(58)	131
Computers and peripherals	265	570	-	835
Machinery and equipment	995	-	-	995
Others	1,094	721	-	1,815
Subtotal	8,880	2,400	(104)	11,176
(-) Accumulated depreciation/amortization	(2,115)	(1,976)	1,048	(3,043)
Net PPE	6,765	424	944	8,133

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Notes to the individual and consolidated interim financial information As at March 31, 2025 (In thousands of Reais, unless otherwise stated)

11. Loans and financing

Total loans and financing:

	Parent company		Consolidated	
	03/31/2025	12/31/2024	03/31/2025	12/31/2024
Construction financing	-	-	79,831	70,891
Assignment liabilities	198,787	-	198,786	-
	198,787		278,617	70,891
Current	12,671	-	60,551	42,710
Noncurrent	186,116	-	218,066	28,181
	198,787		278,617	70,891

Changes in loans and financing

	Parent company	Consolidated
Balance as at December 31, 2024	-	70,891
(+) Raising of loans and financing	200,219	220,876
(-) Payment of principal	(3,396)	(9,368)
(+) Finance charges on loans and financing	1,964	3,765
(-) Interest paid	-	(7,546)
Balance as at March 31, 2025	198,787	278,618

11.1 Financing to construction

Description	Classification	Effective rate p.a.	Consolidated	
			03/31/2025	12/31/2024
Caixa Econômica Federal	Operational debt	8.30% to 17.55%	79,831	70,891
			79,831	70,891

This type of loan aims to finance ventures during their construction period. Financing is subject to interest rates from 8.30% to 17.75% per year, indexed by the Reference Rate - TR and Savings, with amortization linked to the projects' cash generation and/or their own resources, within a period of 24 or 36 months, guaranteed by mortgages or other covenants on the respective properties. The financing does not have financial and/or non-financial covenants.

	Maturity	03/31/2025
2025		36,786
2026		35,380
2027		7,665
		79,831

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Notes to the individual and consolidated interim financial information As at March 31, 2025 (In thousands of Reais, unless otherwise stated)

11.2 Assignment Liabilities

The Company carried out a CRI operation, as described in note 6, for which it did not derecognize accounts receivable as it still participates to risks involved in operation and has contractual obligations that shall be met in the effective period, such as compensation of reserve fund and acquisition of subordinate shares of CRI. We highlight situations that, among others, might lead to compulsory reimbursement and advance redemption of obligations:

- Regarding the total real estate credits, if, exclusively on the next two (2) quarterly disclosures of audited financial statements subsequent to the Issue Date, the Assignee verifies that the Company presented a volume of Cash and cash equivalents (consolidated) in amount lower than one hundred million reais (R\$ 100,000) ("Minimum Cash").
- Regarding the total real estate credits, if the Company does not consider the financial index "Net Debt/Equity" lower or equal to 1.25x, quarterly monitored by the assignee until the full payment of obligations.

The granted receivables are still not realized, therefore it is not possible to transfer all risks to the assignee.

We detail the operation that matures on March 06, 2035, as follows:

Date	Event	CRI. 387.CIA.2_IF 25B2979856		CRI. 387.CIA.1_IF 25B2974587		Total
		Amounts	Rate p.a.	Amounts	Rate p.a.	
03/31/2025	Capital contributions (a)	30,000	Amplified Consumer	98,140	Interbank Deposit	128,140
03/31/2025	Charges	666	Price Index (IPCA) +	1,298	Certificate (CDI) + 5%	1,964
03/31/2025	OPEA Balance	30,666	12.85% p.a.	99,438	p.a.	130,104
03/31/2025	(-) Write-offs					3,397
03/31/2025	Company Balance					126,707
03/31/2025	Subordinated shares					72,079
(a) Capital contributions breakdown				Maturity		
	Received in 1Q25	115,494		2025		9,503
	Reserve fund	12,012		2026		12,671
	Expense fund	323		2027		12,671
	Flat expenses	311		2028		12,671
	Amount of capital contributions	128,140		2029 onwards		79,192
						126,707

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12. Trade accounts payable

Description	Parent company		Consolidated	
	03/31/2025	12/31/2024	03/31/2025	12/31/2024
Sundry suppliers	1,102	655	6,639	3,173
Service providers	5,461	1,924	10,800	6,751
Construction work suppliers	585	551	57,996	43,659
	<u>7,148</u>	<u>3,130</u>	<u>75,435</u>	<u>53,583</u>

13. Labor and tax liabilities

These represent current labor and tax liabilities, as follows:

Description	Parent company	
	03/31/2025	12/31/2024
Provisions	64	18
Management fees payable	257	317
Payroll and charges	110	194
Withholdings	46	45
RET	36	20
Others	141	132
	<u>654</u>	<u>726</u>

Description	Consolidated	
	03/31/2025	12/31/2024
Provisions	162	184
Management fees payable	257	317
Payroll and charges	158	293
Income and Social Contribution Taxes (IRPJ/CSLL)	4	5
Withholdings	2,108	1,801
RET	1,875	1,459
Others	141	131
	<u>4,705</u>	<u>4,190</u>

14. Lease liabilities

The Company has leases of properties maturing from one to five years.

The Company's main leases refer to commercial offices (headquarters).

These lease agreements payable bear interest of 5.45% per year.

The Company has adopted the requirements of CPC 06 (R2) - Leases (IFRS 16) as accounting practices, for measurement and remeasurement of its right of use, employing the discounted cash flow model, not including inflation. Management has evaluated the use of statutory flows and concluded that said information is not materially misstated.

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information As at March 31, 2025 (In thousands of Reais, unless otherwise stated)

14.1. Breakdown of balance:

Description	Parent company and Consolidated	
	03/31/2025	12/31/2024
Lease liabilities	5,562	5,589
Unrecognized interest	(506)	(504)
	<u>5,056</u>	<u>5,085</u>
Current	1,482	1,595
Non-current	3,574	3,490

14.2. Changes

Description	Parent company and Consolidated				Balances as at 03/31/2025
	Balances as at 12/31/2024	Interest incurred	Additions	Write-offs (payments)	
Lease liabilities	5,589	206	268	(501)	5,562
Unrecognized interest	(504)	190	(192)	-	(506)
Subtotal	<u>5,085</u>	<u>396</u>	<u>76</u>	<u>(501)</u>	<u>5,056</u>

Description	Parent company/Consolidated				Balances as at 12/31/2024
	Balances as at 12/31/2023	Interest incurred	Additions	Write-offs (payments)	
Leases payable	4,968	-	1,955	(1,334)	5,589
Unrecognized interest	(497)	174	(181)	-	(504)
Subtotal	<u>4,471</u>	<u>174</u>	<u>1,774</u>	<u>(1,334)</u>	<u>5,085</u>

14.3. Maturity

Years	03/31/2025	12/31/2024
2025	1,241	1,563
2026	1,341	1,258
2027	1,147	1,087
2028	975	873
2029	352	304
	<u>5,056</u>	<u>5,085</u>

15. Current and deferred Income and Social Contribution taxes

Deferred IRPJ, CSLL, taxes on sales (PIS and COFINS) are recorded to reflect the tax effects resulting from temporary differences between the tax base, which determines the taxation according to the receipts from sales of properties (Regulatory Instruction No. 84/79 of the Brazilian Revenue Service - SRFB), and the effective recognition of real estate profit, as described in Note 3.2.

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15.1 Reconciliation of Income and Social Contribution taxes

The reconciliation of Income and Social Contribution tax amounts can be stated as follows:

Description	Parent company	
	03/31/2025	03/31/2024
Income before Income and Social Contribution taxes	74,156	50,898
Applicable rate	34%	34%
Expectation of Income and Social Contribution taxes	(25,213)	(17,305)
Tax effects on		
Equity income (loss)	33.255	14,560
Temporary differences		
Tax difference to the deemed profit regime or through earmarked assets (RET)	(8,086)	(5,002)
(=) Income and Social Contribution Taxes on profit or loss		
Current	(44)	(79)
Deferred	-	(196)
	(44)	(275)
Effective rate	0.06%	0.80%
Description	Consolidated	
	03/31/2025	03/31/2024
Income before Income and Social Contribution taxes	78,510	52,312
Applicable rate	34%	34%
Expectation of Income and Social Contribution taxes	(26,693)	(17,786)
Tax effects on		
Equity income (loss)	-	-
Temporary differences	-	-
Tax difference to the deemed profit regime or through earmarked assets (RET)	22,295	16,097
(=) Income and Social Contribution Taxes on profit or loss		
Current	(2,480)	(1,947)
Deferred	(1,918)	258
	(4,398)	(1,689)
Effective rate	5.60%	3.23%

15.2 Breakdown of deferred taxes and contributions

Assets

Description	Consolidated	
	03/31/2025	12/31/2024
PIS/COFINS	146	146
IRPJ	88	88
CSLL	46	46
Total	280	280
Noncurrent	280	280

CONSTRUTORA METROCASA S.A.

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Liabilities

Description	Parent company	
	03/31/2025	12/31/2024
PIS/COFINS	832	832
IRPJ	501	501
CSLL	261	261
Total	1,594	1,594
Noncurrent	1,594	1,594

Description	Consolidated	
	03/31/2025	12/31/2024
PIS/COFINS	14,521	12,434
IRPJ	8,735	7,480
CSLL	4,562	3,907
Total	27,818	23,821
Noncurrent	27,818	23,821

15.3 Breakdown of current and deferred IRPJ and CSLL (in profit or loss)

Current

Description	Parent company	
	03/31/2025	03/31/2024
IRPJ	(29)	79
CSLL	(15)	(640)
Total	(44)	15

Description	Consolidated	
	03/31/2025	03/31/2024
IRPJ	(1,628)	(4,955)
CSLL	(852)	(2,742)
Total	(2,480)	(7,697)

Deferred

Description	Parent company	
	03/31/2025	03/31/2024
IRPJ	-	103
CSLL	-	(244)
Total	-	(141)

Description	Consolidated	
	03/31/2025	03/31/2024
IRPJ	(1,259)	(2,599)
CSLL	(659)	(2,441)
Total	(1,918)	(5,040)

CONSTRUTORA METROCASA S.A.

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16. Advances from customers

Receipts from customers in amounts higher than those of receivable balances arising from the sale of properties, as described in Note 3.1, are recorded as advances from customers under current liabilities.

In certain land acquisition transactions, the Company conducted barter with units to be built. These physical barter were recorded at fair value as inventory of plots of land for development against advances from customers, considering the lump sum of real estate units given as dation in payment, and recognized in the statement of profit or loss considering the same assumptions used for recognition of sales of real estate units, described in Note 3.1:

Description	Parent company	
	03/31/2025	12/31/2024
Advances from customers (amounts received from customers that exceed revenue recognized)	-	553
	<u>-</u>	<u>553</u>
Current		553

Description	Consolidated	
	03/31/2025	12/31/2024
Advances from customers (amounts received from customers that exceed revenue recognized)	7,428	7,971
Advances from customers (physical barter)	180,877	188,658
	<u>188,305</u>	<u>196,629</u>
Current	26,323	29,384
Noncurrent	161,982	167,245

17. Provisions

17.1. Provision for legal claims

Based on information from its legal advisors of the pending legal proceedings, Management recorded provision in an amount considered sufficient to cover probable losses from current lawsuits. The summary of provisioned amounts is as follows:

Type	Parent company and Consolidated	
	03/31/2025	12/31/2024
Civil	3,535	2,591
Labor	528	366
Social security	6,245	5,682
	<u>10,308</u>	<u>8,639</u>

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information As at March 31, 2025 (In thousands of Reais, unless otherwise stated)

Changes in provisions

	Parent company and Consolidated			Total
	Labor	Civil	Social security	
Balances as at December 31, 2024	366	2,591	5,682	8,639
Provision	253	1,181	563	1,997
(-) Write-offs	(91)	(237)	-	(328)
Balances as at March 31, 2025	<u>528</u>	<u>3,535</u>	<u>6,245</u>	<u>10,308</u>

17.2. Possible losses, not provided for in the statement of financial position

As at March 31, 2025, the Company was party to civil and labor proceedings involving possible risk of loss assessed by its legal advisors in the estimated amount of R\$ 1,313 thousand (R\$ 1,403 as at December 31, 2024).

18. Unrecognized revenue from sales of properties and costs budgeted for unrecognized sold properties - Information and commitments

Observing paragraphs 20 and 21 of ICPC 02 and Circular Letter CVM/SNC/SEP No. 02/2018, as mentioned in Note 3.1 (i), profit or loss from real estate operations is recognized based on costs incurred, thus, balances of accounts receivable from units sold and not yet completed is reflected partially in the Company's individual and consolidated interim financial information, since the respective accounting records reflect recognized revenue, net of installments already received. Revenues to be recognized arising from real estate units sold of real estate developments not yet completed and the corresponding commitments of the costs to be incurred regarding the units sold are not reflected in the individual and consolidated interim financial information.

Unrecognized revenue from properties sold is calculated using the agreement's nominal value, plus contractual monetary adjustments, less cancellations, net of the portion of recognized revenue, not including discounts to present value and taxes levied. Unrecognized budgeted cost of properties sold do not include finance charges, which are recognized under properties for sale and profit or loss (as cost of properties sold), proportionally to the real estate units sold, as they are incurred, and do not include provision for warranties to be recognized under units sold as the construction work advances.

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Notes to the individual and consolidated interim financial information As at March 31, 2025 (In thousands of Reais, unless otherwise stated)

	Consolidated	
	03/31/2025	12/31/2024
Developments under construction		
(i) Unrecognized sales revenues from units sold		
(a) Revenue from contractual sales	2,861,754	2,726,366
Recognized sales revenues	1,351,199	1,248,450
(-) Cancellation of contracts - reversed revenues		(4,100)
(b) Recognized sales revenue, net	1,351,199	1,244,350
(ii) Unrecognized sales revenue (a-b)	1,510,555	1,482,016
(iii) Revenues from indemnity for cancellation of contracts		
Revenues from indemnity for cancellation of contracts	-	(4,100)
Total	-	(4,100)
(iv) Unrecognized budgeted cost of units sold		
Developments under construction		
(c) Budgeted cost of units (without charges)	1,625,557	1,555,434
Net costs incurred		
(d) Incurred construction costs	(776,196)	(721,472)
Incurred construction costs	(776,196)	(721,472)
Unrecognized budgeted cost in profit or loss (with no finance charges) (c-d)	849,361	833,962
(%) Driver of incurred cost/budgeted cost (without finance charges)	48%	46%
Unrecognized revenue	661,194	648,054
	44%	44%
(v) Unrecognized inventory costs		
Developments under construction		
(e) Budgeted cost of units (without finance charges)	520,411	567,122
(f) Incurred construction costs	(132,580)	(149,098)
Unrecognized budgeted cost in inventory (with no finance charges) (e-f)	387,831	418,024

19. Equity

19.1. Capital stock

As at March 31, 2025, capital stock amounts to R\$ 63,005 and is divided into fifteen million four hundred fifty thousand (15,450,000) common shares, with no par value (R\$ 63,000 as at December 31, 2024).

As at March 31, 2025, the Company's ownership interest breaks down as follows:

Shareholders	Issued shares	Amount (R\$ thousand)
Jotapar Participações S/A	12,750,000	53,550
July Participações S/A	2,250,000	9,450
Claudio Marcos Souza Lima (a)	225,000	2
Marcus Vinicius Custódio (a)	225,000	2
Total	15,450,000	63,005

(a) Increase in capital stock as per shares subscription bulletins, approved at the Board of Directors Meeting held as at March 31, 2025.

Notes to the individual and consolidated interim financial information
As at March 31, 2025
(In thousands of Reais, unless otherwise stated)

19.2. Capital reserve

19.2.1. Stock option capital reserve

As disclosed in note 25, the Company recognizes in this account the services received with an offsetting entry to the stock options, simultaneously with the period of the stock options. The accumulated amount as at March 31, 2025, was R\$ 12,922.

19.3. Income reserve

This reserve is recognized by retained earnings not distributed to shareholders. At the Annual General Meeting held on February 22, 2024, the Company decided to distribute additional dividend, in the amount of R\$ 122,864, referring to the profit calculated in the year ended December 31, 2023.

19.4. Statutory reserve

This reserve is mandatorily recognized by the Company at 5% of its net profit for the year, limited to 20% of paid-in capital stock. The statutory reserve may only be used to increase capital and offset accumulated losses.

As at March 31, 2025, the statutory reserve balance amounts to R\$ 12,600 (R\$ 12,600 as at December 31, 2024).

19.5. Investment reserve

The investment reserve aims to provide funds that guarantee the Company's level of capitalization, investments in the main activities and/or the payment of future dividends to shareholders or their advances. As at March 31, 2024, the statutory reserve balance amounts to R\$ 62,286 (R\$ 62,286 as at December 31, 2024).

19.6. Distribution of dividends

At the Annual General Meeting held on February 22, 2024, the distribution of the additional dividend to shareholders was approved in proportion to their ownership interest as follows:

	<u>Amount</u>
Jotapar Participações S/A	104,434
July Participações S/A	18,430
	<u>122,864</u>

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information As at March 31, 2025 (In thousands of Reais, unless otherwise stated)

At the Board of Directors Meeting held on August 27, 2024, the distribution of interim dividends to shareholders in proportion to their ownership interest was approved as follows:

	<u>Amount</u>
Jotapar Participações S/A	86,120
July Participações S/A	15,198
	<u>101,318</u>

Considering that interim dividends represented around 46% of Net Profit for 2024, shareholders chose not to distribute minimum mandatory dividend of 25%.

Changes in dividends payable (minimum mandatory ones and deliberated ones) are the following:

	<u>Amount</u>
Balance as at December 31, 2023	186,478
(+) Additional deliberated dividend	122,864
(+) Interim deliberated dividends	101,318
(-) Dividends paid in 2024	(28,394)
Balance as at December 31, 2024	<u>382,266</u>
(-) Dividends paid in 1Q25	(59,579)
Balance as at March 31, 2025	<u>322,687</u>

The amount of dividends payable to each shareholder as at March 31, 2025, is as follows:

	<u>Amount</u>
Jotapar Participações S/A	277,262
July Participações S/A	45,426
	<u>322,687</u>

20. Basic and diluted earnings per share

The following table shows basic and diluted earnings per share calculation:

<u>Description</u>	<u>03/31/2025</u>
Net profit for the period	74,112
Weighted average number of shares	15,450
Earnings per share	<u>4.7969</u>

<u>Description</u>	<u>03/31/2024</u>
Net profit for the period	50,623
Weighted average number of shares	15,000
Earnings per share	<u>3.3749</u>

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information As at March 31, 2025 (In thousands of Reais, unless otherwise stated)

The Company has no financial instruments convertible into shares, therefore, basic earnings per share equals diluted earnings per share.

21. Net operating revenue

Observing CPC 47 - Revenue from Contracts with Customers, Paragraph 112A, net operating revenue for the years ended March 31, 2025 and 2024, is as follows:

	Parent company	
	03/31/2025	03/31/2024
Gross revenues from sale of real estate	1,832	5,577
(-) Cancellation of contracts	-	(163)
(-) Taxes levied	(48)	(297)
Net revenue	1,784	5,117

	Consolidated	
	03/31/2025	03/31/2024
Gross revenues from sale of real estate	299,478	184,485
Rent revenues	73	15
(-) Discount to present value	1,095	(1,168)
(-) Cancellation of contracts	(414)	(293)
(-) Taxes levied	(4,774)	(1,834)
Net revenue	289,958	181,205

22. Costs and expenses by type

Description	Parent company	
	03/31/2025	03/31/2024
Cost of properties sold	(593)	(663)
Administrative expenses	(14,390)	(11,364)
Selling expenses	(11,513)	(7,978)
Total costs and expenses	(26,496)	(20,005)

Cost of properties sold	(593)	((663)
Personnel, benefits and social charges	(1,554)	(1,791)
Commissions on sales	(9,146)	(5,713)
Services rendered	(8,477)	(7,005)
Rents, HOA fees and Property Transfer Tax (ITBI)	(381)	(403)
Postal service, electricity, water and telephone	(83)	(82)
Tax	(23)	(63)
Depreciation and amortization	(493)	(442)
General expenses	(812)	(1,203)
Provision for legal claims	(1,998)	(661)
Advertising and publicity	(1,911)	(1,794)
Other expenses	-	(185)
Total costs and expenses	26,496	(20,005)

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information As at March 31, 2025 (In thousands of Reais, unless otherwise stated)

24. Financial instruments

24.1. Capital risk management

The Company and its controlled companies manage its capital to guarantee the continuity of its regular activities and to maximize, at the same time, returns to all parties interested or involved in its operations, by optimizing the balances of debt and equity.

Main financial instrument categories are the following:

	Parent company	
	03/31/2025	12/31/2024
Financial assets		
At amortized cost		
Cash and cash equivalents	123,025	64,249
Marketable securities	72,079	17
Trade accounts receivable	36,719	37,215
Related-party transactions	62,402	56,474
Other receivables	20,277	2,423
Total assets with financial risks	314,502	160,378
	Parent company	
	03/31/2025	12/31/2024
Financial liabilities		
Amortized cost and fair value		
Loans and financing	198,787	-
Trade accounts payable	7,148	3,130
Dividends payable	322,687	382,266
Advances from customers	-	553
Lease liabilities	5,056	5,085
Related-party transactions	367,603	334,823
Other accounts payable	1,470	1,680
Total financial liabilities	703,964	727,537
	Consolidated	
	03/31/2025	12/31/2024
Financial assets		
At amortized cost		
Cash and cash equivalents	143,163	80,370
Marketable securities	81,372	17,528
Trade accounts receivable	692,646	594,191
Other receivables	39,066	20,206
Total assets with financial risks	956,247	712,295
Financial liabilities		
Amortized cost and fair value		
Loans and financing	278,617	70,891
Trade accounts payable	75,435	53,583
Dividends payable	322,687	382,266
Advances from customers	188,305	196,629
Lease liabilities	5,056	5,085
Other accounts payable	21,348	16,415
Total financial liabilities	612,831	653,978

Notes to the individual and consolidated interim financial information
As at March 31, 2025
(In thousands of Reais, unless otherwise stated)

a. Financial risk management objectives

The Company monitors and manages financial risks inherent in its operation. Among those, market risk (interest rate changes), credit risk and liquidity risk are highlighted. To fulfill its main objective, which is to keep exposure to those risks at minimum levels, the Company uses nonderivative financial instruments, evaluates and controls credit and liquidity risks.

b. Market risk management

The Company is engaged in development, construction and sale of real estate developments. In addition to the risks that generally affect the real estate market, such as supply chain disruptions and fluctuation in the prices of construction equipment and materials, changes to State plans, to the supply and demand for developments in certain areas, strikes, and environmental and zoning regulations, the Company's activities are specifically affected by the following risks:

- Brazilian economic situation, which may harm real estate sector growth as a whole, by means of the economy slowdown, interest increases, currency fluctuations, political instability, and other factors;
- Future barriers to monetary adjustment of receivables according to inflation rates, as currently allowed, due to new market regulations or conditions, may turn a project financially or economically unfeasible;
- Buyer's interest in a newly launched project or the selling price for real estate units to be sold out might be lower than projected, causing the project to become less profitable than expected;
- In case there is insolvency or significant financial hardships for a large real estate company, the whole sector might be affected, which could reduce customers' trust in other companies within the sector;
- Conditions of domestic and regional real estate markets, such as excess supply, shortage of land in certain regions or significant increase in the purchase cost for plots of land;
- Risk of buyers acquiring a negative perception as to the safety, convenience, attractiveness and location of the Company's real estate units;
- Risk of credit shortage within government social housing programs, such as PMCMV;

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information

As at March 31, 2025

(In thousands of Reais, unless otherwise stated)

- The Company's profit margins might be affected by increases in operating costs, including investments, insurance premiums, housing taxes and public fees;
- Real estate development opportunities might decrease;
- Construction and sale of units may not be concluded as scheduled, leading to an increase in construction costs and to termination of sales contracts;
- Insolvency after delivery of real estate units acquired with installment plans. The Company has the right to file a collection claim on the amounts due and/or to reclaim the unit from the buyer in default, with no guarantees that the full overdue amount will be recovered or, if the unit is reclaimed, that its sale will fulfill satisfactory conditions;
- Possible changes in the Brazilian Monetary Council (CMN) policies on the use of funds from the Housing Finance System (SFH) may reduce the offer of financing to customers; and
- Decrease in market value of plots of land kept as inventories, before developing their respective real estate ventures, and the impossibility of reaching projected margins for such developments.

c. Exposure to exchange rate risks

The Company and its controlled companies are not directly exposed to exchange rate risks, since they have no record of transactions in foreign currencies.

d. Exposure to interest rate risk

The impacts that would be generated by changes in relevant risk variables to which the Company is exposed at the end of the period are presented next. Along with relevant risk variables in the period, considering the projected 12-month period.

Other risk factors were not considered necessary for calculating profit or loss from financial instruments.

CONSTRUTORA METROCASA S.A.

Notes to the individual and consolidated interim financial information As at March 31, 2025 (In thousands of Reais, unless otherwise stated)

These changes are as follows:

			Parent company					
Sensitivity analysis			03/31/2025					
	Index	Rate	Scenario I Probable	Scenario II 25%	Scenario III 50%	Scenario I Probable	Scenario II -25%	Scenario III -50%
Financial assets								
Financial investments	CDI	11.28%	122,697	126,157	129,617	122,697	119,237	115,777
Bank checking accounts	-	0.00%	328	328	328	328	328	328
Marketable securities	CDI	11.28%	72,079	74,112	76,145	72,079	70,047	68,014
Trade accounts receivable	INCC	7.32%	5,508	5,609	5,709	5,508	5,407	5,306
Trade accounts receivable	-	0.00%	31,211	31,211	31,211	31,211	31,211	31,211
Financial liabilities								
Assignment liabilities	CDI	5.48%	96,042	97,358	98,673	96,042	94,726	93,410
Assignment liabilities	IPCA	12.85%	30,666	31,651	32,636	30,666	29,681	28,696
Assignment liabilities - subordinate share	-	0.00%	72,079	72,079	72,079	72,079	72,079	72,079
Trade accounts payable	-	0.00%	7,148	7,148	7,148	7,148	7,148	7,148
			Consolidated					
Sensitivity analysis			03/31/2025					
	Index	Rate	Scenario I Probable	Scenario II 25%	Scenario III 50%	Scenario I Probable	Scenario II -25%	Scenario II -50%
Financial assets								
Financial investments	CDI	11.28%	122,701	126,161	129,621	122,701	119,241	115,781
Bank checking accounts	-	0.00%	20,462	20,462	20,462	20,462	20,462	20,462
Marketable securities	CDI	11.28%	81,372	83,667	85,962	81,372	79,078	76,783
Trade accounts receivable	INCC	7.32%	103,897	105,798	107,700	103,897	101,996	100,094
Trade accounts receivable	-	0.00%	588,749	588,749	588,749	588,749	588,749	588,749
Financial liabilities								
Loans and financing	TR	1.10%	79,830	80,050	80,269	79,830	79,610	79,391
Assignment liabilities	CDI	5.48%	96,042	97,358	98,673	96,042	94,726	93,410
Assignment liabilities	IPCA	12.85%	30,666	31,651	32,636	30,666	29,681	28,696
Assignment liabilities - subordinate share	-	0.00%	72,079	72,079	72,079	72,079	72,079	72,079
Trade accounts payable	IPCA	0.00%	75,435	75,435	75,435	75,435	75,435	75,435
Advances from customers	INCC	0.00%	188,305	188,305	188,305	188,305	188,305	188,305

e. Liquidity risk management

The Company and its controlled companies manage the liquidity risk by maintaining reserves and bank credit lines deemed adequate, through continuous monitoring of forecasts and actual cash flows and the combination of the maturities of financial assets and liabilities.

f. Risk concentration

The Company and its controlled companies maintain bank checking accounts and financial investments in financial institutions approved by Management according to objective criteria for diversification of risks.

The balance of accounts receivable is distributed among various customers, and no single customer represents 10% or more of total net operating revenue. Currently, however, PMCMV and Caixa Econômica Federal have strong influence in the Company's activities.

g. Fair value of financial instruments

Book values of the Company's and its controlled companies' main financial instruments approximate fair value, since the type and characteristics of hired conditions are similar to those available in the market at the reporting dates. Cash and cash equivalents and financial investments balances are indexed at CDI, therefore amounts recorded approximate fair value of those financial instruments.

Fair value hierarchy

The Company uses the following hierarchy to determine and disclose the fair value of financial instruments according to valuation techniques:

- **Level 1:** prices quoted (not adjusted) in active markets for identical assets or liabilities;
- **Level 2:** inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices);
- **Level 3:** inputs for the asset or liability that are not based on observable market data (unobservable inputs).

As at March 31, 2025, and December 31, 2024, the main assets and liabilities measured at fair value are at Level 2.

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During the period, the Company and its controlled companies had no derivative financial instruments and/or transactions involving embedded derivatives.

25. Stock Option Program

On February 28, 2024, the Company's Extraordinary General Meeting approved the "Long-Term Incentive Plan of Construtora Metrocasa S.A.", which aims to stimulate and encourage sustainable productivity, the generation of long-term value, retention and permanence of Eligible People and the alignment of the interest of Eligible People and the Company's shareholders, through the granting of restricted shares and/or the stock options, in order to share risks and gains in an equal and long-term manner.

On September 11, 2024, the Company's Board of Directors, the body responsible for managing the Plan, approved the "First Stock Option Program of Construtora Metrocasa S.A.", which aims to establish the terms and conditions of the first Stock Options to the Beneficiaries. This Program and the respective stock options contracts must always be interpreted together.

The fair value of stock options was established on the date they are granted, and recognized as expense in profit or loss for the period, as an offsetting entry to equity during the vesting period of the program, as the services are rendered by the program's beneficiaries.

Description of the program:

- **Maximum term of granted options:** 4 years;
- **Vesting period:** 2024 to 2028;
- **Number of granted stocks:** 1,158,750;
- **Expected volatility:** 45.16%;
- **Pricing model:** Black & Scholes.

The total expenses recorded in 1Q25 was R\$ 1,025 (there are no amounts recorded as at March 31, 2024, as per Note 22.)

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Notes to the individual and consolidated interim financial information As at March 31, 2025 (In thousands of Reais, unless otherwise stated)

26. Insurance

As at March 31, 2025, the Company and its controlled companies maintain the following insurance contracts at amounts considered compatible by Management with the risks involved:

- Engineering (approximate coverage amount - R\$1,723,724);
- Civil liability, engineering and constructor warranty;
- Legal expenses and attorney fees for D&O (approximate amount of coverage - R\$20,000).

The risk assumptions adopted and their respective coverage, given their type and particularities, are not part of the scope of an audit of the individual and consolidated interim financial information, therefore, they were not reviewed by the independent auditors.

27. Commitment on acquisition of plots of land

The Company has agreements with landowners, as follows. Most of them have clauses that allow for their cancellation, without charges to the Company, in case certain conditions are not met or fulfilled. These conditions mainly include obtaining legal approvals that may be municipal or state requirements, such as register of real estate developments, construction work permits, and even technical and economic feasibility of the developments, among others.

These commitments are recorded in accounting when all clauses of the land purchase agreements are met, or when the Company has control over the asset (land), and are presented according to the quantity of social housing units to be developed in each plot of land.

	<u>Consolidated</u> <u>03/31/2025</u>
Current	5,153
Noncurrent	5,238
	<u>10,391</u>

28. Subsequent events

During the period between March 31, 2025, and the date of issue and approval of this interim financial information, there were no subsequent events that required adjustments or disclosure.