INVESTOR RELATIONS

PLANO&PLANO

EARNING RESULTS

1Q26

2026

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São Paulo, May 07th, 2026 – **Plano&Plano** Desenvolvimento Imobiliário S.A. listed on B3 (PLPL3) and one of the largest real estate developers in São Paulo focused on the low- and mid-income segments, presents its results for the first quarter of 2026 (1Q26).

The following financial and operating information, except where otherwise indicated, is presented in thousands of Brazilian reais (BRL 1,000) and has been prepared in accordance with International Financial Reporting Standards (IFRS), as adopted in Brazil by the accounting standards and technical interpretations issued by the Brazilian Accounting Pronouncements Committee (CPC), and approved by the Federal Accounting Council (CFC) and the Brazilian Securities and Exchange Commission (CVM), applicable to Brazilian real estate development companies registered with the CVM and the relevant regulations.

Comparisons refer to the same period of 2025 and, eventually, to the fourth quarter of 2025.

PLANO&PLANO

HIGHLIGHTS 1Q26

LAUNCHES 100% 1Q26 (LTM)
BRL 5.1 Billion
+10.9%
1Q26 LTM vs 1Q25 LTM

LAUNCHES 100% 1Q26
BRL 989 Million
+60.4%
ABOVE 4Q25

NET SALES 100% 1Q26 (UDM)
BRL 4.3 Billion
+19.4%
1Q26 LTM vs 1Q25 LTM

NET SALES 100% 1Q26
BRL 841 Million
-1.6%
BELOW 1Q25

LANDBANK
BRL 34.5 Billion
+11.7%
ABOVE 1Q25

UNITS UNDER CONSTRUCTION | 1Q26
44,2 Thousand units
+46.2%
ABOVE 1Q25
Historical Record

PLANO&PLANO'S EQUITY
BRL 1,167.9 Million
+35.0%
AS OF 03/03/2025

NET REVENUE PRIVATE MARKET
BRL 677.6 Million
+37.6%
ABOVE 1Q25

MESSAGE FROM MANAGEMENT

In the first quarter of 2026, **Plano&Plano launched 4 new developments, totaling BRL 989.3 million in 100% PSV**. Over the last twelve months, the Company launched more than BRL 5 billion in 100% PSV.

The **100% Net Sales totaled BRL 841.8 million in 1Q26**, with 3,136 units sold. **Average ticket reached BRL 268.4 thousand, representing a 13.8% increase compared to 1Q25**.

The quarter's performance reflects the Company's strategy of prioritizing sales quality and project profitability, focusing on delivering sustainable results and margin expansion. This strategy has been accompanied by adjustments to commercial strategies, seeking to align this movement with SOSs compatible with the business plan and aligned with the desired profitability.

Plano&Plano's Landbank reached **BRL 34.5 billion**, representing **an 11.7% increase compared to 1Q25**. In addition, we achieved a **Historical Record of 44.2 thousand units under construction**. Even in a more challenging environment, project execution remains within the established deadlines.

On the financial side, **Net Revenue totaled BRL 738.3 million** in the period, **an increase of BRL 130.0 million** compared to 1Q25, equivalent to a **21.4% growth** year-over-year**. Net Revenue from the Private Market** totaled BRL 677.6 million, representing a **37.6% increase** compared to the same period of 2025.

In 1Q26, adjusted gross profit excluding capitalized interest reached BRL 217.4 million, increasing 5.1% compared to the same period of 2025. **Adjusted gross margin in the Private Market** reached **31.4%,** increasing **0.2 p.p**. compared to 4Q25, already reflecting the impact of sales generated throughout 1Q26 with higher margins.

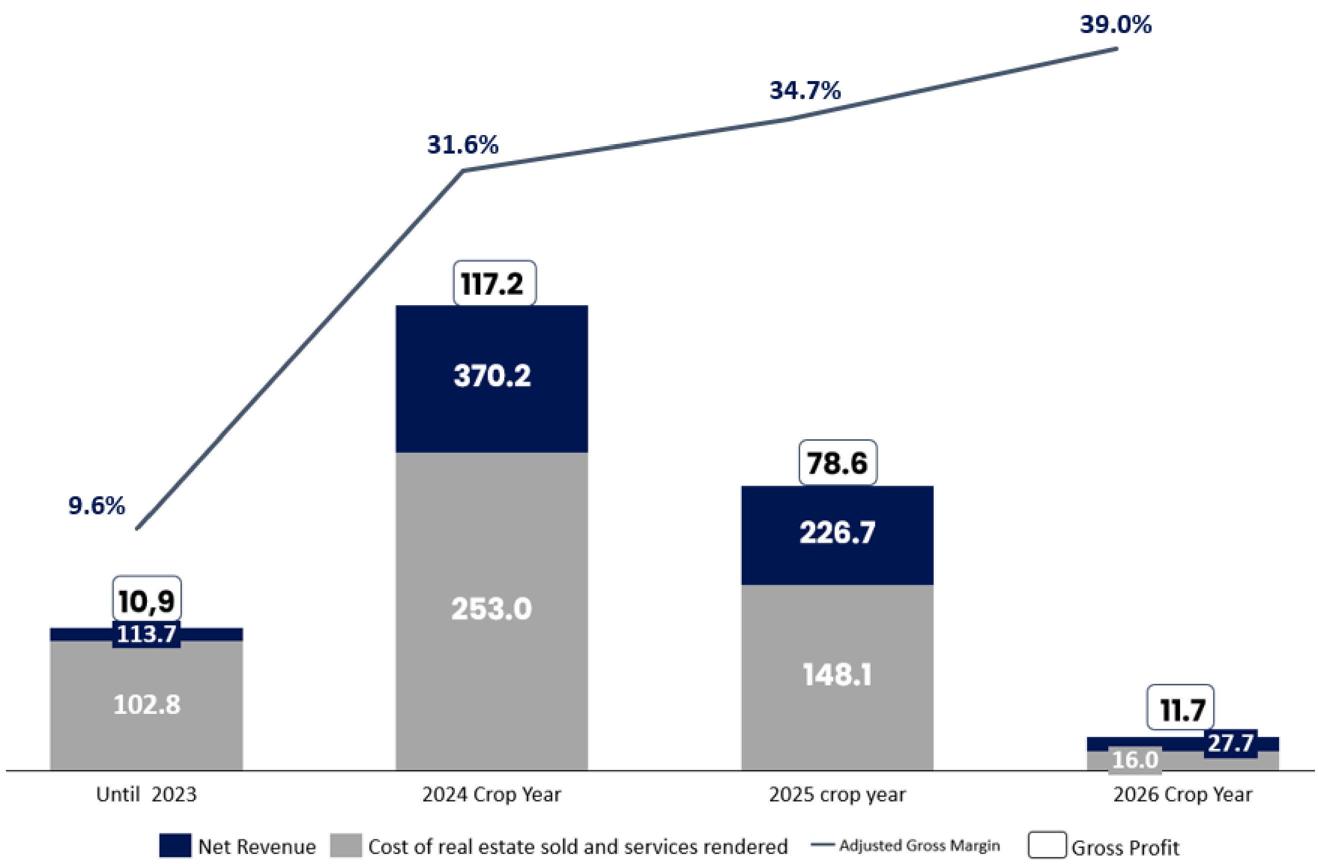
Adjusted gross margin in 1Q26 was mainly impacted by projects under the *Pode Entrar* program, which recorded a 7.6% margin in the quarter. This performance reflects the **advanced stage of construction and the engineering effort required to enable delivery within an approximately 24-month cycle**, which demanded an acceleration of the construction pace and a higher concentration of finishing costs during the period. **The developments were fully delivered within the contractual deadlines**. It is important to highlight that the program's **profitability** remains **consistent** throughout the cycle, with an accumulated **gross margin of 24.7%**.

Additionally, higher volatility in construction costs has been observed, driven by the strong activity level in the São Paulo metropolitan region, generating inflationary pressures mainly on labor, but also on materials. In this context, the Engineering area has been actively working to **mitigate these impacts** through operational efficiency initiatives and **cost management measures.**

Since 2024, the Company has been able to **launch products with higher margins**, crop after crop. This reflects the **learning curve** in the lower middle-income segment, currently Bracket 4 of the Minha Casa Minha Vida program, as well as **scale gains** in launched developments, whose average PSV has **increased over recent years**.

As shown in the chart below, projects launched in 2026 already present **higher margins**. In 1Q26, this new crop still has low representation in consolidated results, limiting its positive impact during the period. It is important to note that the realization of sales margins in earnings also depends on future inflation behavior.

ADJUSTED GROSS MARGIN FOR 1Q26 BY CROP YEAR PUBLIC MARKET AND PRIVATE MARKET



The **REF gross margin in the Private Market reached 38.8% in 1Q26, an increase of 0.6 p.p. compared to 4Q25**. This growth reflects the higher-margin sales carried out throughout 1Q26.

Regarding the industry scenario, the **Minha Casa, Minha Vida (MCMV)** program underwent updates that expanded the eligible public, with increases in the income limits for the covered segments. The program now includes **Bracket 1** for families with **income of up to BRL 3,200,**

Bracket 2 for income between BRL 3,200 and BRL 5,000, Bracket 3 for income between BRL 5,000 and BRL 9,600, and Bracket 4 for income between BRL 9,600 and BRL 13,000. In line with these changes, the property value caps were also adjusted, reaching up to **BRL 276 thousand for Bracket s 1 and 2, up to BRL 400 thousand for Bracket 3, and up to BRL 600 thousand for Bracket 4**.

The Company was **recognized** with the **Minha Casa, Minha Vida Award**, an initiative by the Ministry of Cities that **recognizes social housing projects**. The **Plano&Reserva Barra Funda development won in the Sustainability Financing category**.

We remain firmly committed to generating sustainable value for our clients, employees, and shareholders, always guided by efficiency, innovation, and responsibility.

LAUNCHES

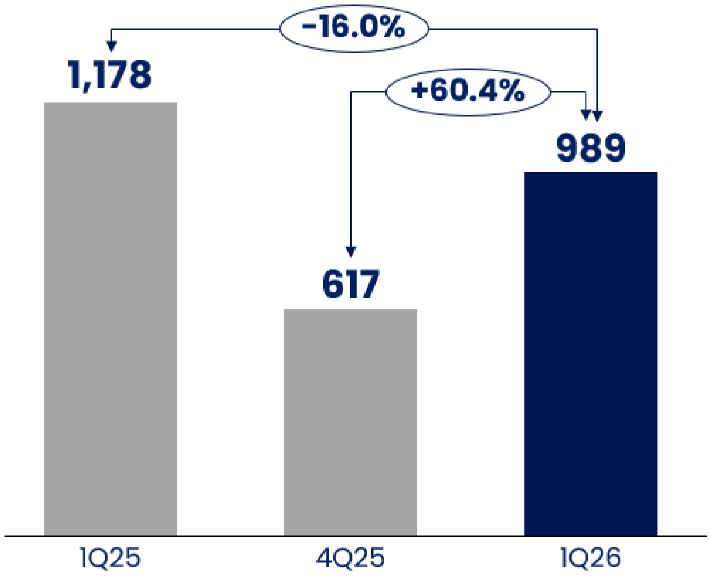
In the first quarter of 2026, **Plano&Plano launched 4 new developments, totaling 3,663 units and reaching a PSV of BRL 989.3 million**, which reflects a 16.0% decrease compared to the same period in 2025.

At **%Plano&Plano**, PSV decreased by 2.6%, when comparing BRL 855.8 million in 1Q25 to BRL 833.6 million reported in 1Q26.

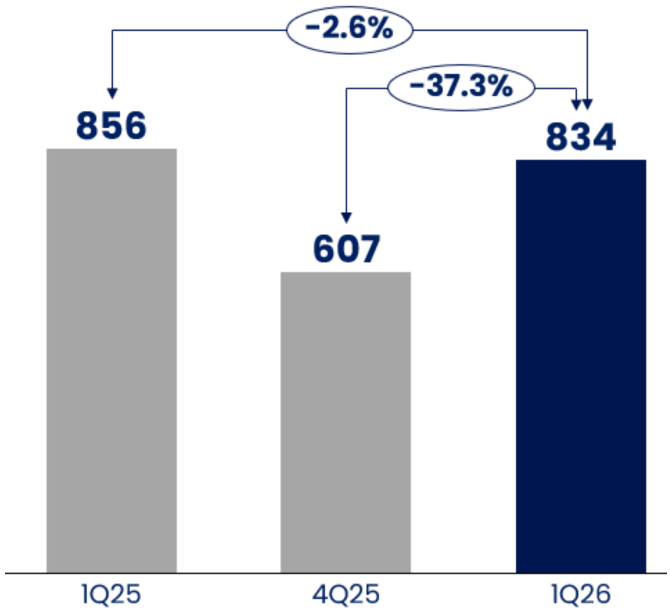
The average ticket of launches in the quarter was **BRL 270.1 thousand**, **an increase of 1.3%** compared to **4Q25** and a decrease of 1.4% compared to the same period of 2025.

LAUNCHES	1Q26	4Q25	Δ %	1Q25	Δ %
Launches (phases)	4	4	0.0%	5	-20.0%
PSV **100%** (BRL Thousand)	989,301	616,932	60.4%	1,178,134	-16.0%
Units	3,663	2,315	58.2%	4,301	-14.8%
Average PSV (BRL Thousand)	247,325	154,233	60.4%	235,627	5.0%
Average Ticket (BRL Thousand / unit)	270.1	266.5	1.3%	273.9	-1.4%
Average Units per Launch	915.8	578.8	58.2%	860.2	6.5%
PSV **%Plano&Plano** (BRL Thousand)	833,629	607,207	37.3%	855,858	-2.6%
PSV **%Plano&Plano Private Market** (BRL Thousand)	833,629	551,137	51.3%	855,858	-2.6%
Share **%Plano&Plano**	84.3%	98.4%	-14.2 pp	72.6%	11.6 pp

LAUNCHES 1Q26
(100% – BRL MILLION)



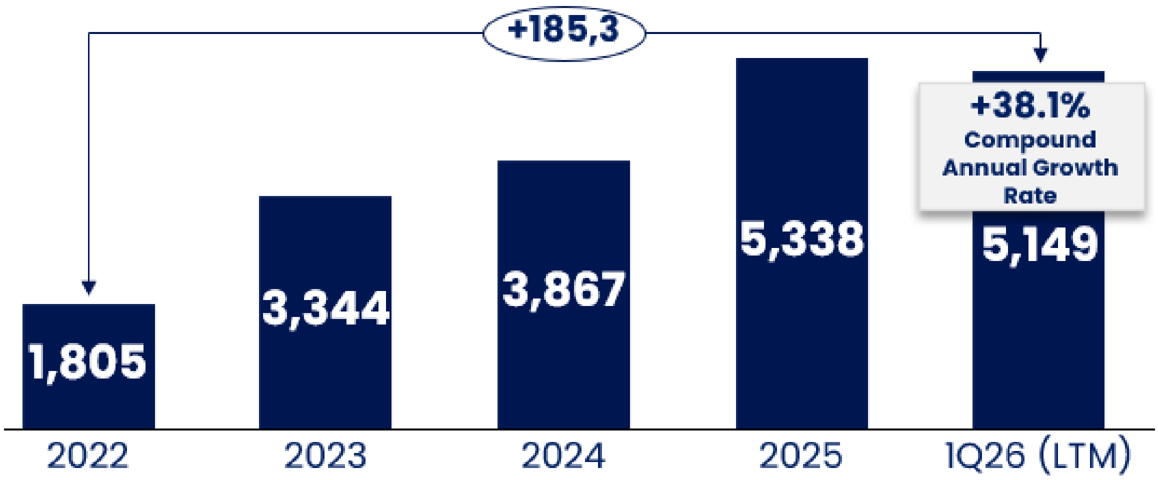
LAUNCHES 1Q26
(%PLANO&PLANO – BRL MILLION)



LTM LAUNCHES BRACKET RECORD

TOTAL LAUNCHES 100% (LTM)

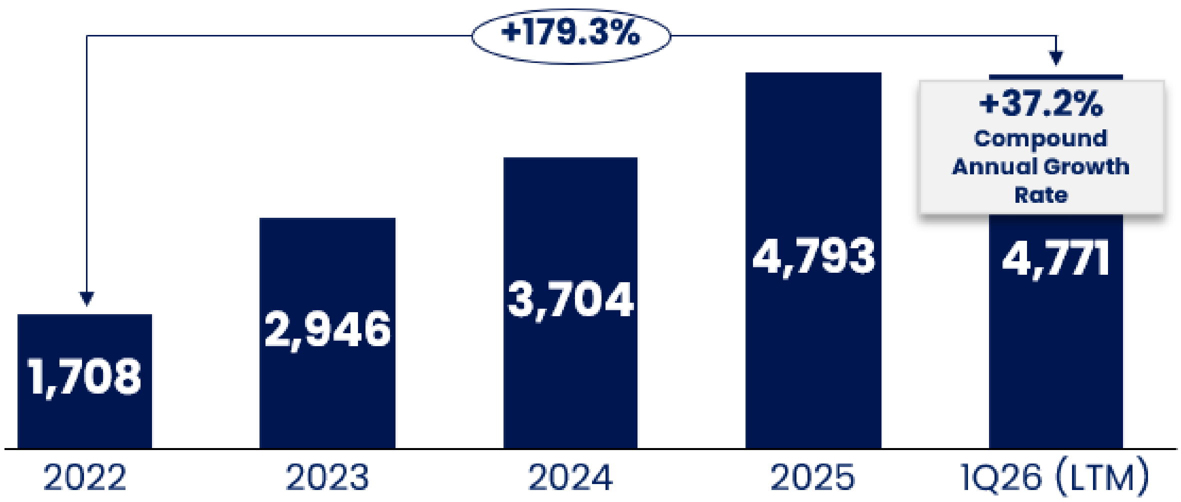
Including *Public Market* - (BRL MILLION)



In recent periods, the Company has shown consistent and sustainable growth in its launches. Considering the total accumulated launches over the last twelve months, including both the private and public markets, since 12/31/2022 the Company has grown at a compound annual rate of 38.1% per year, or 8.4% per quarter, totaling 185.3% over a 13-quarter period. Regarding **%Plano&Plano**, the compound growth rate is 37.2% per year, or 8.2% per quarter, accumulating a total of 179.3% over 13 quarters, as shown below.

LAUNCHES %PLANO&PLANO (LTM)

Including *Public Market* - (BRL MILLION)



SALES

Plano&Plano closed 1Q26 with BRL 841.8 million in 100% net sales, a decrease of 1.6% compared to BRL 855.3 million in 1Q25 and a decline of 45.6% compared to BRL 1.5 billion in 4Q25. During the quarter, **3,136 units** were sold, representing a 13.5% decrease versus the same period in 2025.

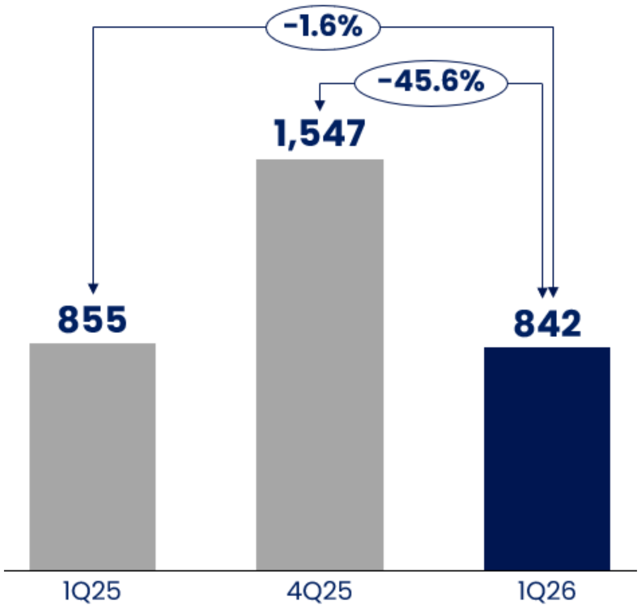
At % **Plano&Plano**, net sales reached BRL 795.9 million, representing a 3.4% increase compared to 1Q25.

The average ticket of units sold in 1Q26 was **BRL 268.4 thousand, an increase of 13.8% compared to the same quarter of 2025**, reflecting the sale of higher-value products throughout the period.

SALES	1Q26	4Q25	Δ %	1Q25	Δ %
Gross Sales (BRL Thousand)	941,386	1,599,284	-41.1%	928,969	1.3%
Gross Sales (Units)	3,536	6,240	-43.3%	3,948	-10.4%
Cancellations (BRL Thousand)	99,544	51,766	92.3%	73,654	35.2%
Cancellations (Units)	400	216	85.2%	321	24.6%
Net Sales **100%** (BRL Thousand)	841,843	1,547,519	-45.6%	855,316	-1.6%
Net Sales 100% (Units)	3,136	6,024	-47.9%	3,627	-13.5%
Net Sales **%Plano&Plano** (BRL Thousand)	795,994	1,472,235	-45.9%	769,449	3.4%
Net Sales **%Plano&Plano Private Market** (BRL Thousand)	795,994	1,416,165	-43.8%	769,449	3.4%
Net Sales **100% Private Market** (BRL Thousand)	841,842	1,491,449	-43.6%	855,316	-1.6%
Average Ticket (BRL Thousand / Unit)	268.4	256.9	4.5%	235.8	13.8%
% Cancellations / Gross Sales	10.6%	3.2%	7.3 pp	7.9%	2.6 pp

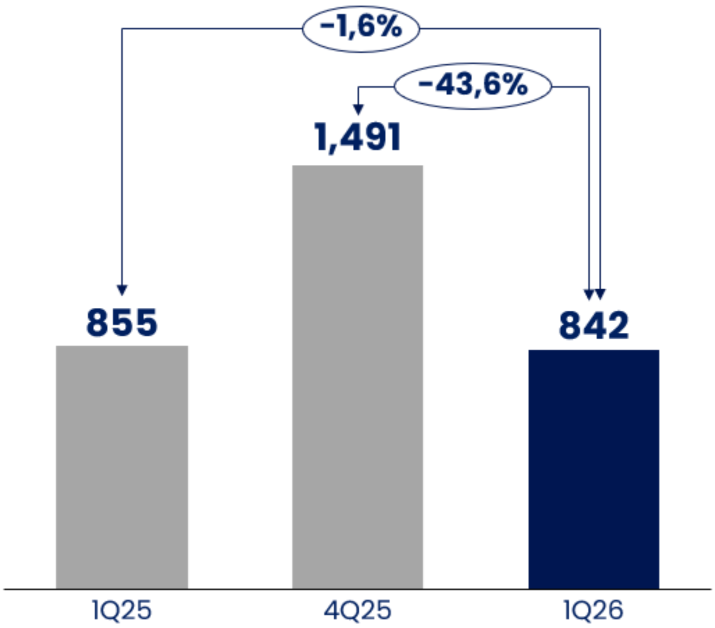
TOTAL NET SALES 1Q26

(100%– BRL MILLION)



TOTAL NET SALES PRIVATE MARKET 1Q26

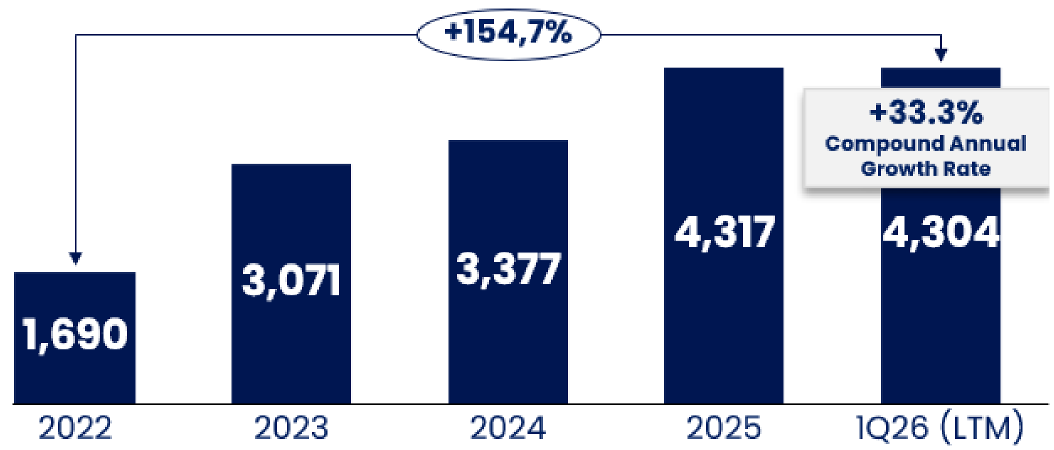
Excluding *Public Market* (100% – BRL MILLION)



LTM SALES BRACKET RECORD

TOTAL NET SALES (LTM)

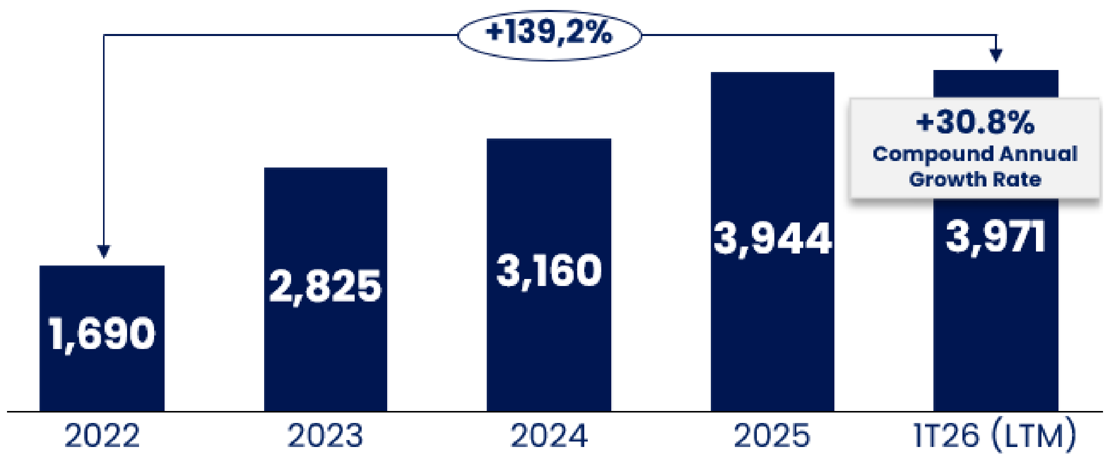
Including *Public Market* (100% – BRL MILLION)



In recent periods, the Company has delivered consistent growth in its net sales. Considering the total contracted sales over the last twelve months, including both the private and public markets, since 12/31/2022 the Company has grown at a compound annual rate of 33.3% per year, or 7.5% per quarter, accumulating 154.7% over a 13-quarter period. Considering only % **Plano&Plano** net sales, the compound growth rate is 30.8% per year, or 6.9% per quarter, totaling 139.2% over 13 quarters, as shown below.

TOTAL NET SALES %PLANO&PLANO (LTM)

Including *Public Market* - (100% – BRL MILLION)



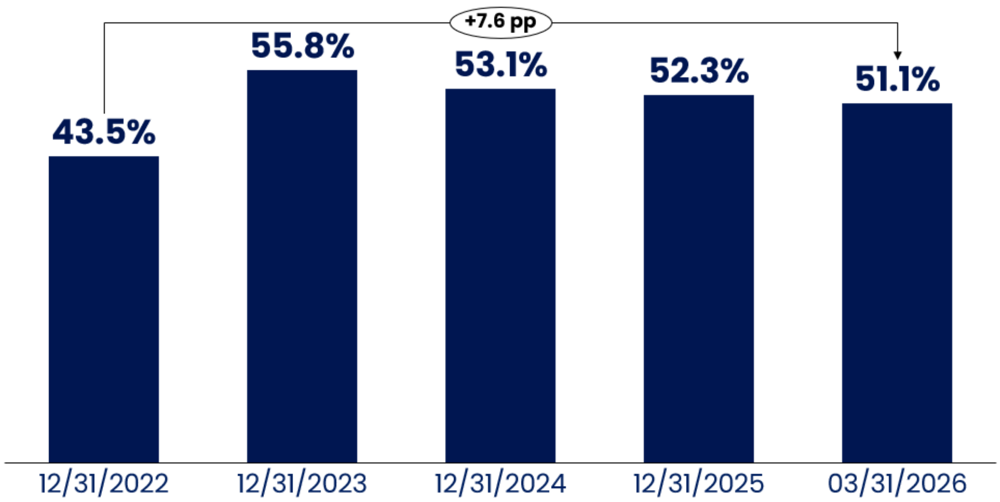
SALES OVER SUPPLY (SOS)

In March 2026, the Sales over Supply (SoS) indicator for the last 12 months, as of 03/31/2026, stood at 51.1%. This represents a decrease of 1.2 pp compared to 12/31/2025. The SoS has historically remained **at healthy levels.**

Comparing 12/31/2022 to 03/31/2026, **there is an accumulated increase of 7.6 pp in the indicator**. It is worth noting that in 2023 and in 2024, there was a positive impact from the Public Market, which products were launched with 100% of units sold, as previously disclosed in our communications.

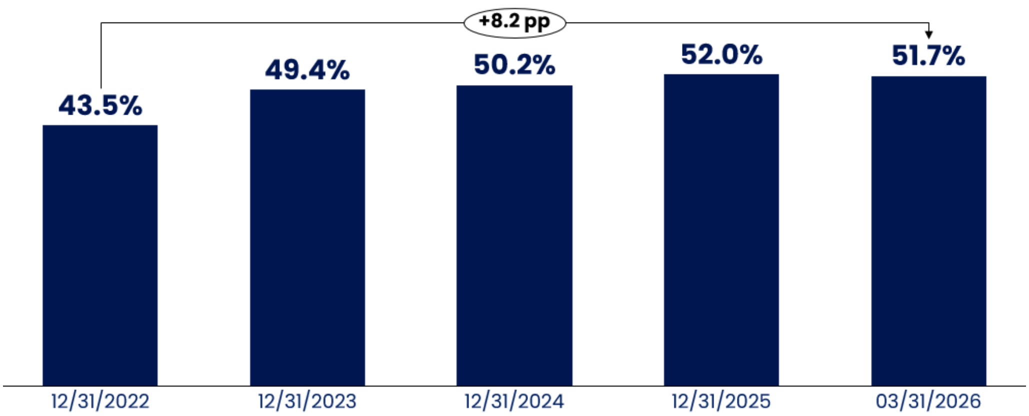
TOTAL SOS (LTM)

Including Public Market (%)



TOTAL SOS (LTM)

Excluding Public Market (%)

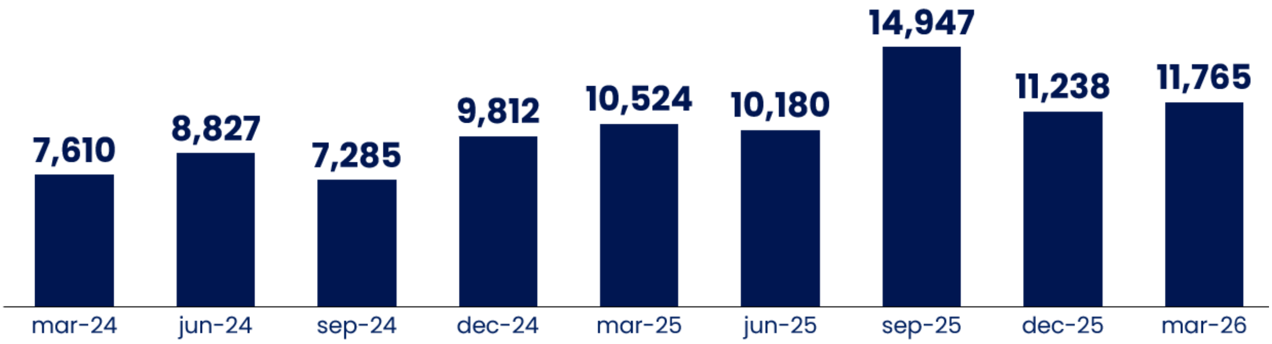


INVENTORY AVAILABLE FOR SALE

The Company ended 1Q26 with 11,765 units and BRL 3.9 billion in PSV available-for-sale inventory, representing a 19% increase compared to the same period of 2025. The 2023 crop has a residual participation in inventory, representing 7% of PSV (approximately BRL 256 million) and 5% of total units (588 units).

INVENTORY %PLANO&PLANO

(UNITS)



INVENTORY %PLANO&PLANO	03/31/2026	12/31/2025	Δ %	03/31/2025	Δ %
Inventory PSV (BRL million)	3,896	3,896	0.0%	3,274	19.0%
Inventory (Units)	11,765	11,238	4.7%	10,524	11.8%
Units under Construction / Total Unit Available (%)	98.8%	99.5%	-0.6 pp	97.8%	1.0 pp
Delivered Units / Total Units Available (%)	1.2%	0.5%	0.6 pp	2.2%	-1.0 pp

CASH GENERATION

The Company ended the first quarter of 2026 with a cash consumption of BRL 93,8 million.

In December 2025, **Plano&Plano** completed the construction of 3,640 units under the *Pode Entrar* program. As a result, the Company is entitled to receive the final installment of the respective contract, equivalent to 10% of the total contracted amount, approximately BRL 70 million. The payment term for this final installment is up to six months after the formal delivery of the units to the contracting party. Of this amount, approximately BRL 20 million was received in the first quarter, while the remaining BRL 50 million is expected to be received in the second quarter of 2026.

We also highlight the strong sales volume in the self-employed segment. Transfers related to these sales are concentrated throughout the second quarter, following the opening of the individual income tax (IRPF) filing calendar. As these transfers progress, we expect a relevant and positive contribution to cash generation in the second quarter.

Another factor that contributed to cash consumption in the period was the distribution of BRL 16.3 million in dividends to shareholders through Special Purpose Entities (SPEs).

Cash Generation (BRL Millon)	1Q26
Net Debt (Net Cash) at the beginning of the period	-19.6
Net Debt (Net Cash) at the end of the period	68.7
Net Debt Variation	**88.3**
(+) Dividends	0
Operating Cash Consumption /(Generation)	**88.3**
(-) Assignment of Receivables	-62.8
(+) Amortization of Receivables Assigned	57,3
Operating Cash Consumption /(Generation) ex-Receivables Assignment	**93,8**

LANDBANK

The landbank closed 1Q26 with a total 100% sales potential of BRL 34.5 billion, showing a decrease of 0.2% compared to the 4Q25 land bank, with a launch potential of 132 thousand units and a total land area of 1.2 million m². Of this total, 95% of the number of plots and potential PSV are located in the municipality of São Paulo.

Of the acquisition cost of the entire land bank, 13% will be paid in cash before the respective launches, and 87% will be paid over time, mostly proportional to cash received from completed sales, in the so-called "financial swap," and, to a lesser extent, through physical swaps.

CONSTRUCTION SITES

The end of 1Q26, the total number of construction sites under management by **Plano&Plano's** engineering department reached 67, compared to 64 at the end of the first quarter of 2025. The Company had 44,269 units under construction as of the end of March 2026.

Construction sites	1Q25	2Q25	3Q25	4Q25	1Q26
Construction sites	64	62	67	67	67
Units under construction	30,290	35,179	41,735	42,486	44,269
Average number of units under construction per construction site	473	567	623	634	661

FINANCIAL RESULTS

Financial Results	1Q26	4Q25	Δ %	1Q25	Δ %
Net Revenue (BRL million)	738.3	1,075.2	*-31.3%*	608.3	*21.4%*
Cost of Properties Sold (BRL million)	537.0	765.9	*-29.9%*	408.6	*31.4%*
Gross Profit (BRL million)	201.3	309.3	*-34.9%*	199.7	*0.8%*
Gross Margin	27.3%	28.8%	-1.5 pp	32.8%	-5.6 pp
Adjusted Gross Margin*	29.4%	30.1%	-0.7 pp	34.0%	-4.6 pp
Adjusted EBITDA* (BRL million)	91.6	191.3	*-52.1%*	109.1	*-16.0%*
Adjusted EBITDA Margin	12.4%	17.8%	-5.4 pp	17.9%	-5.5 pp
Net Income 100% Plano&Plano (BRL million)	44.1	143.8	*-69.3%*	80.8	*-45.4%*
Net Margin 100%	6.0%	13.4%	-7.4 pp	13.3%	-7.3 pp
Net Income %Plano&Plano (BRL million)	40.8	133.4	*-69.4%*	66.9	*-39.0%*
Net Margin %Plano&Plano	5.5%	12.4%	-6.9 pp	11.0%	-5.5 pp

NET REVENUES

The Company's total net revenue reached BRL 738.3 million in 1Q26, 21.4% higher than the amount recorded in the same period of 2025.

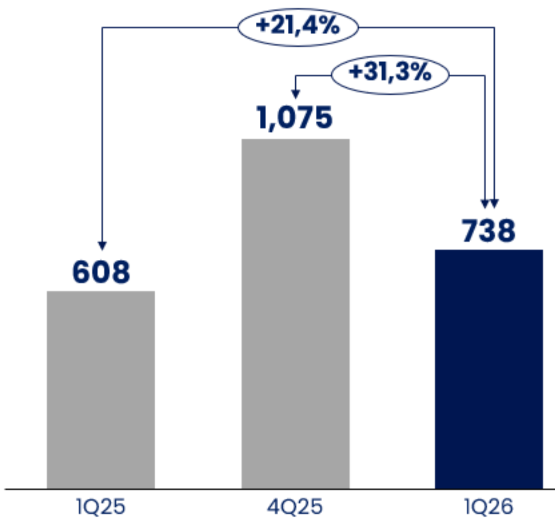
Revenue has remained solid, following the progress of construction works and sales of inventory and launches, in accordance with the revenue recognition standard under the percentage of completion (POC) methodology.

In the first quarter of 2026, **net revenue from the Private Market totaled BRL 677.6 million, representing a 37.6% increase compared to the same period of 2025**. Net revenue from the Public Market totaled BRL 60.7 million.

The robustness of revenue to be recognized remains consistent, highlighting the strength of our sales and projecting significant financial recognition potential for upcoming periods**. In 1Q26, revenue to be recognized totaled BRL 3,438.4 million, representing a 34.8% increase compared to the same period of 2025**. It is important to highlight that revenue to be recognized from crops up to 2023 represents approximately 1.0% of the total, and recognition of this revenue should be completed throughout 2026.

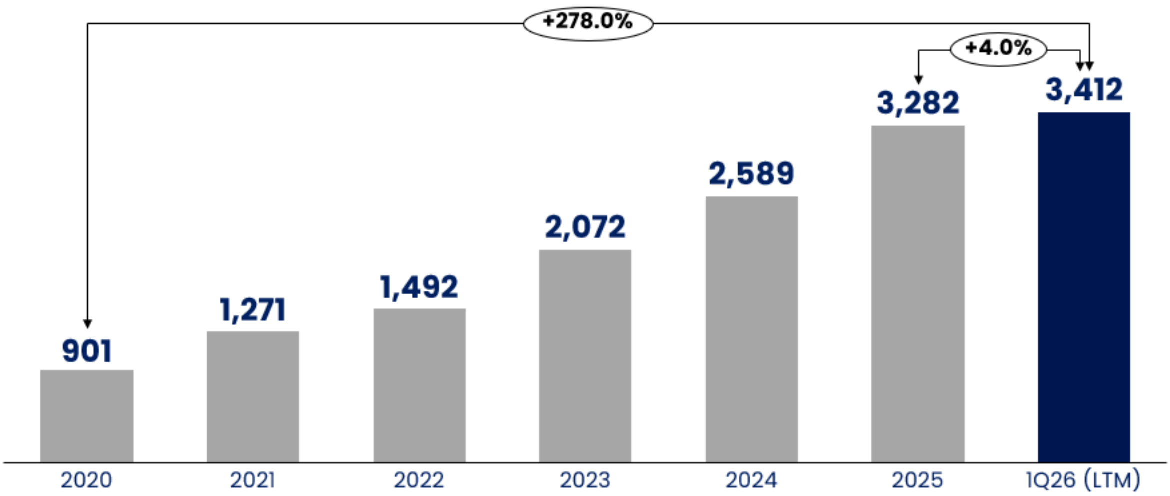
NET REVENUE

(BRL MILLION)



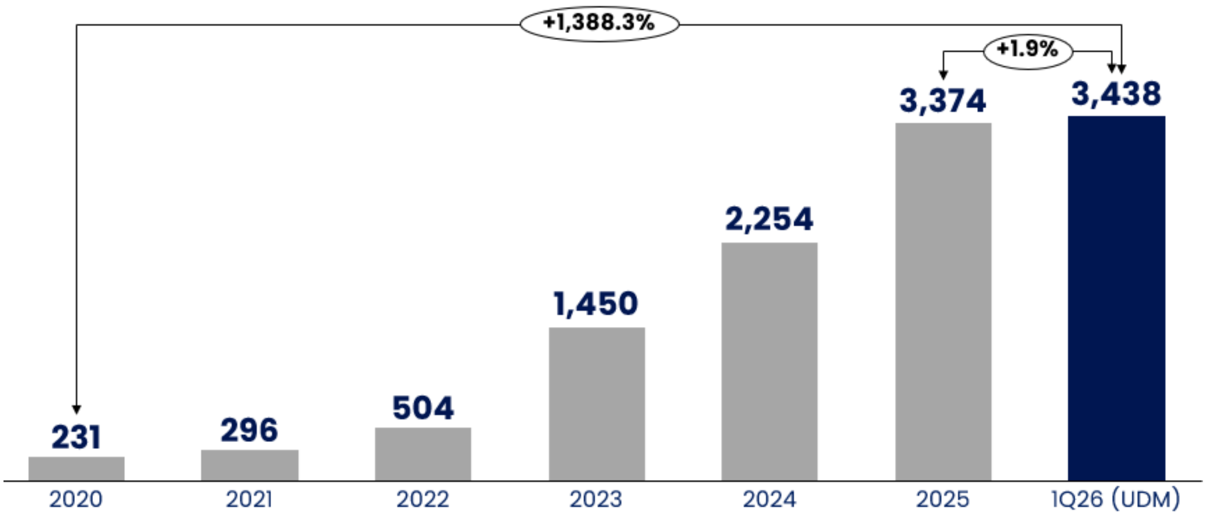
EVOLUTION OF NET REVENUES LTM

(BRL MILLION)



EVOLUTION OF REVENUES TO BE APPROPRIATED

(BRL MILLION)



COST OF PROPERTIES SOLD

In 1Q26, cost of properties sold and services rendered totaled **BRL 537.0 million**, corresponding to **72.7%** of net revenue for the period. In comparison, in 1Q25, this amount was **BRL 408.6 million**, representing **67.2%** of net revenue.

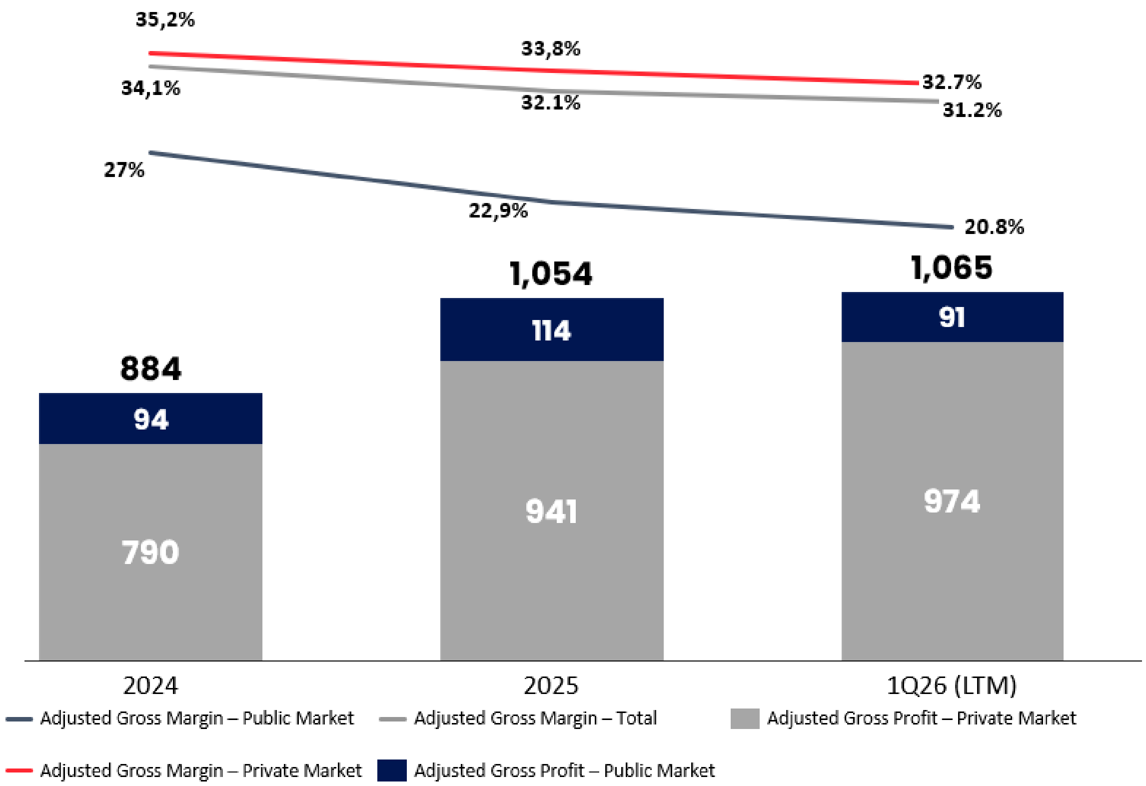
Comparison – Quarterly:

	1Q26	4Q25	Δ %	1Q25	Δ %
Cost of Properties Sold (BRL million)	537.0	765.9	-29.9%	408.6	31.4%
% of Net Revenues	72.7%	71.2%	1.5 pp	67.2%	5.6 pp

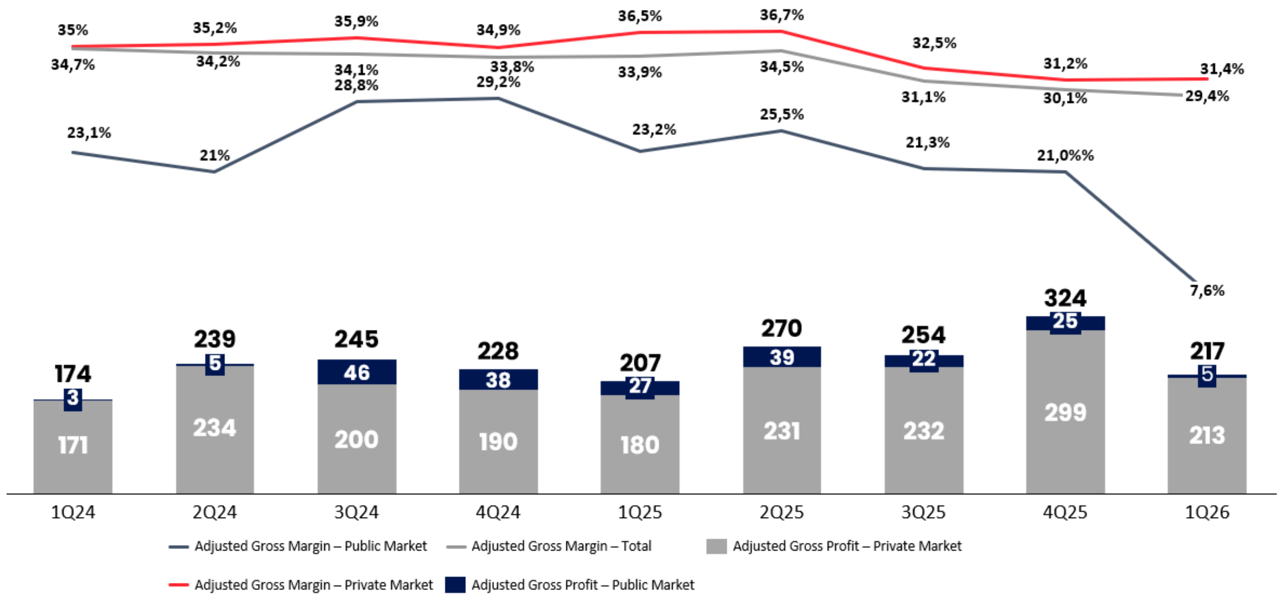
GROSS PROFIT & MARGIN

ADJUSTED GROSS PROFIT AND ADJUSTED GROSS MARGIN

(BRL million and %)



ADJUSTED GROSS PROFIT AND ADJUSTED GROSS MARGIN



***Private Market* – Quarterly:**

	1Q26	4Q25	Δ %	1Q25	Δ %
Adjusted Gross Profit (BRL million)	212.8	299.2	-28.9%	179.8	18.3%
Adjusted Gross Margin	31.4%	31.2%	0.2 pp	36.5%	-5,1 pp

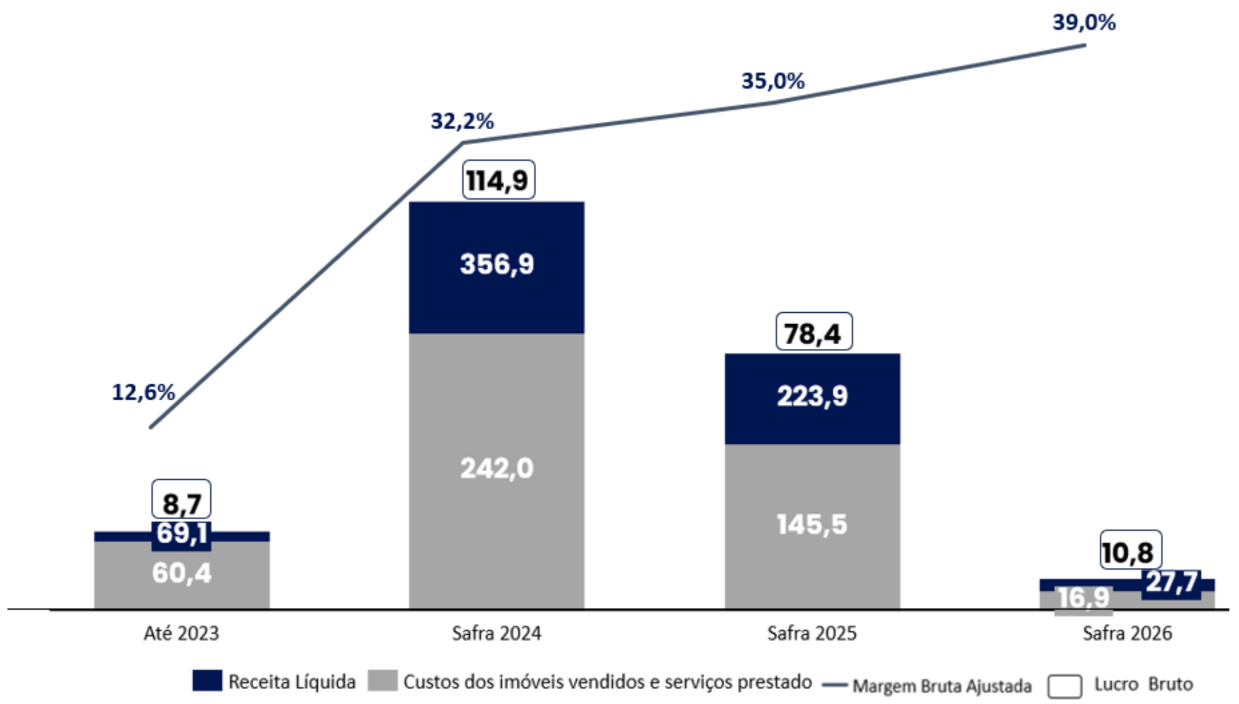
In 1Q26, adjusted gross profit excluding capitalized interest from the Private Market reached BRL 212.8 million, representing an 18.3% increase compared to the same period of the previous year.

The Company has been able to launch products with higher margins, crop after crop. This reflects the learning curve in the lower middle-income segment, currently Bracket 4 of the Minha Casa Minha Vida program, as well as scale gains in launched developments, whose average PSV has increased in recent years.

In the first quarter of 2026, net revenue from the Private Market reached BRL 677.5 million, with adjusted gross profit of BRL 212.7 million and adjusted gross margin of 31.4%. Compared to 4Q25, adjusted gross margin in the Private Market increased by 0.2 p.p., following the higher-margin sales generated throughout 1Q26.

PLANO&PLANO

ADJUSTED GROSS MARGIN FOR 1Q26 BY CROP YEAR – PRIVATE MARKET



Public Market **– Quarterly:**

	1Q26	4Q25	Δ %	1Q25	Δ %
Adjusted Gross Profit (BRL million)	4.6	24.7	-81.3%	27.0	-82.8%
Adjusted Gross Margin	7.6%	21.0%	-13.4 pp	23.3%	-15.6 pp

In 1Q26, adjusted gross profit in the **Public Market** segment reached BRL 4.6 million, with adjusted gross margin of 7.6%. Considering the accumulated results over the last 12 months, adjusted gross profit excluding capitalized interest reached BRL 91.1 million, with adjusted gross margin of 20.8%.

This performance reflects the advanced stage of construction and the engineering effort required to enable delivery within an approximately 24-month cycle, which demanded an acceleration of the construction pace and a higher concentration of finishing costs during the period. The developments were fully delivered within the contractual deadlines. It is important to highlight that the program's profitability remains consistent throughout the cycle, with an accumulated gross margin of 24.7%.

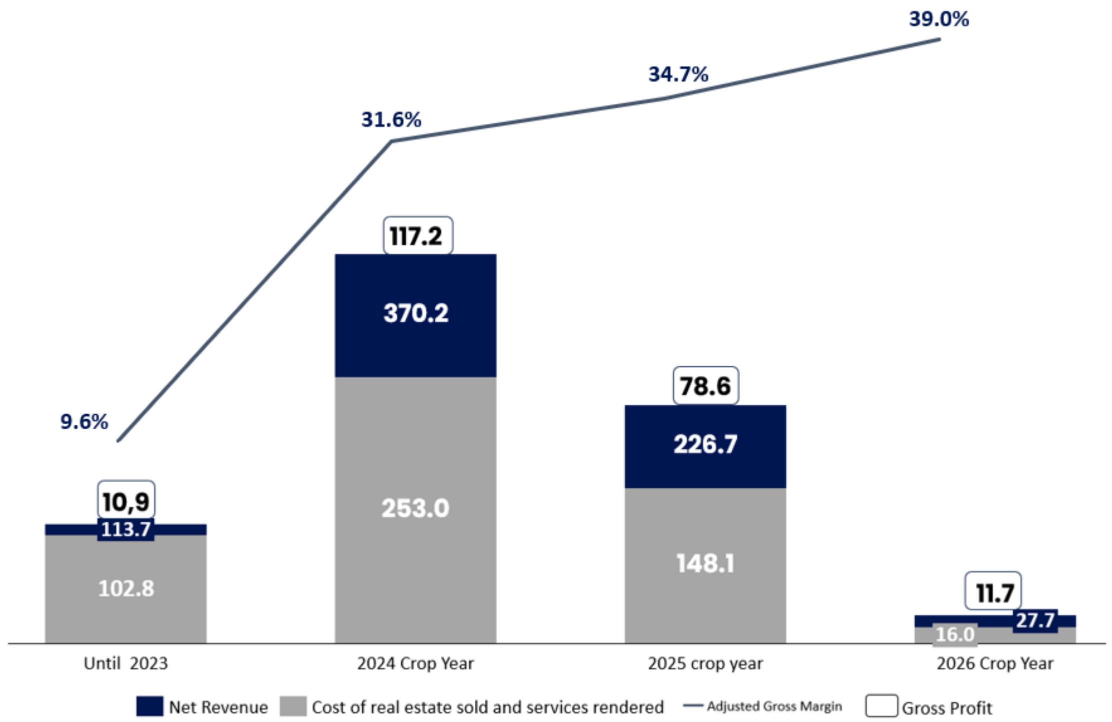
Quarterly Comparison (Private Market + Public Market):

	1Q26	4Q25	Δ %	1Q25	Δ %
Adjusted Gross Profit (BRL million)	217.4	323.9	-32.9%	206.8	5.1%
Adjusted Gross Margin	29.4%	30.1%	-0.7 pp	34.0%	-4.6 pp

In 1Q26, adjusted gross profit excluding capitalized interest reached BRL 217.4 million, representing a 5.1% increase compared to the same period of 2025. Adjusted gross margin reached 29.4%, representing a decrease of 0.7 p.p. compared to 4Q25. Adjusted gross margin in 1Q26 was mainly impacted by the performance of projects launched up to 2023, which recorded a 9.6% margin during the period. This result largely reflects the increase in costs of these developments, especially projects related to the *Pode Entrar* program, which recorded an adjusted gross margin of 7.6% due to additional expenses associated with the completion of construction works.

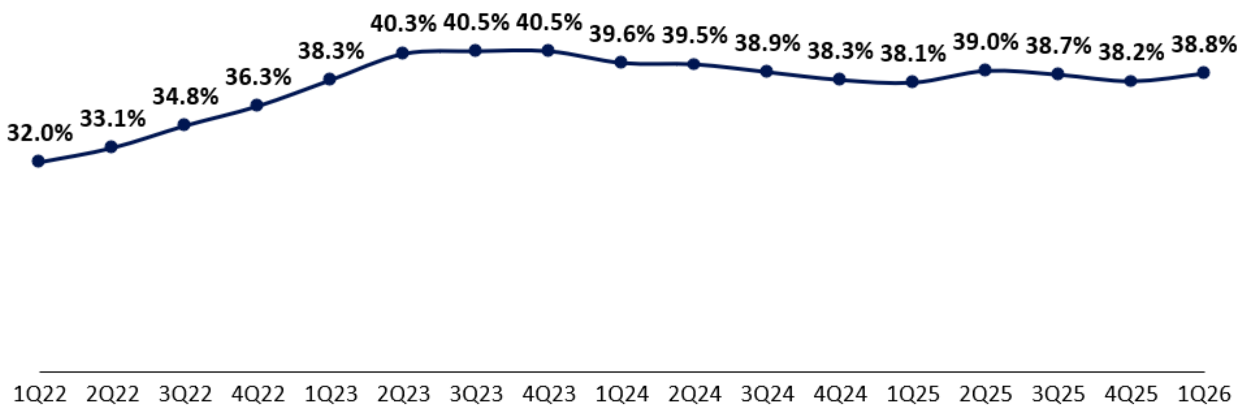
As shown in the chart below, projects launched in 2026 already present margins in line with management's expectations. However, in 1Q26, this new crop still has low representation in consolidated results, limiting its positive impact during the period. It is important to note that the realization of sales margins in earnings depends on future inflation behavior.

ADJUSTED GROSS MARGIN FOR 1Q26 BY CROP YEAR – PUBLIC MARKET AND PRIVATE MARKET



BACKLOG MARGIN (PRIVATE MARKET)

(%)



As detailed in Note 24, "Sales Revenue and Estimated Costs of Sold Units to be Recognized", this quarter presents a result from future periods margin (REF margin) of 38.8%, excluding Public Market developments, representing an increase of 0.6 p.p. compared to 4Q25. This growth reflects the higher-margin sales carried out throughout 1Q26.

Additionally, it is important to highlight that the REF margin calculation methodology differs from the gross margin and adjusted gross margin methodologies. Please refer to Note 24 of the ITR for further details on these criteria.

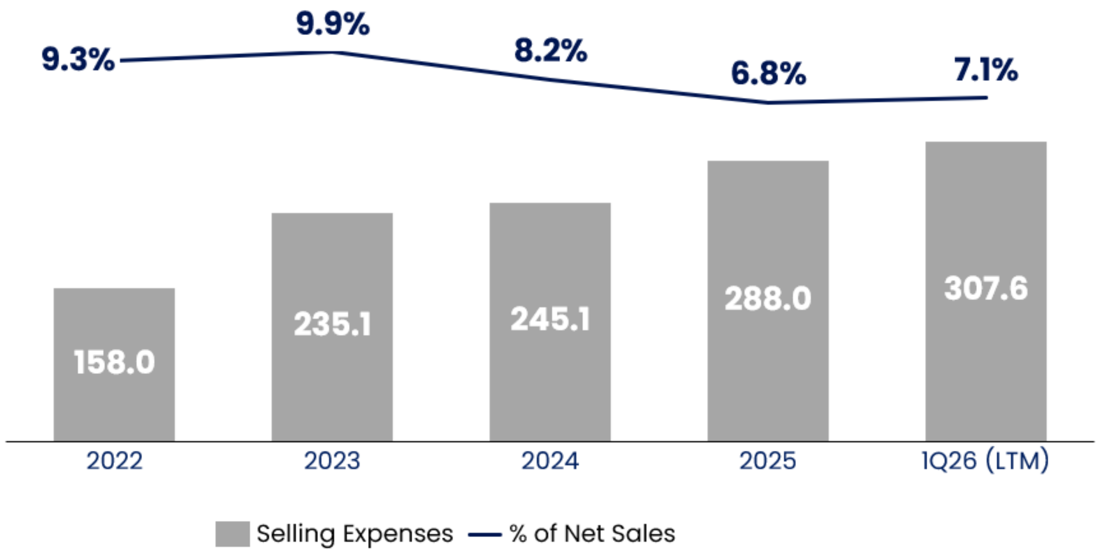
OPERATING EXPENSES

Comparison - Quarterly:

	1Q26	% Revenue	4Q25	% Revenue	Δ %	1Q25	% Revenue	Δ %
OPERATING REVENUE (EXPENSES) (BRL million)	**-131.6**	-17.8%	**-139.0**	-12.9%	**-5.3%**	**-103.7**	-17.0%	**26.9%**
Sales expenses (BRL million)	-73.5	-10.0%	-80.9	-7.5%	-9.1%	-53.8	-8.8%	36.5%
Administrative expenses (BRL million)	-46.1	-6.2%	-47.0	-4.4%	-2.0%	-41.8	-6.9%	10.1%
Other net operational revenues (expenses) (BRL million)	-12.1	-1.6%	-11.2	-1.0%	8.0%	-7.9	-1.3%	51.8%

When analyzing selling expenses, we observe an increase of 1.2 p.p. in their share of net revenue, rising from 8.8% in 1Q25 to 10.0% in 1Q26. This movement is mainly explained by a change in the revenue mix, with a reduction in the participation of the *Pode Entrar* project, which represented approximately 20% of revenue in 1Q25 and around 8% in 1Q26. Excluding revenue from *Pode Entrar*, selling expenses as a percentage of net revenue would have been 10.9% in 1Q25 and 10.8% in 1Q26. Since revenues from this project do not have associated selling expenses, its lower participation in the revenue mix contributed to the relative increase in selling expenses over the period.

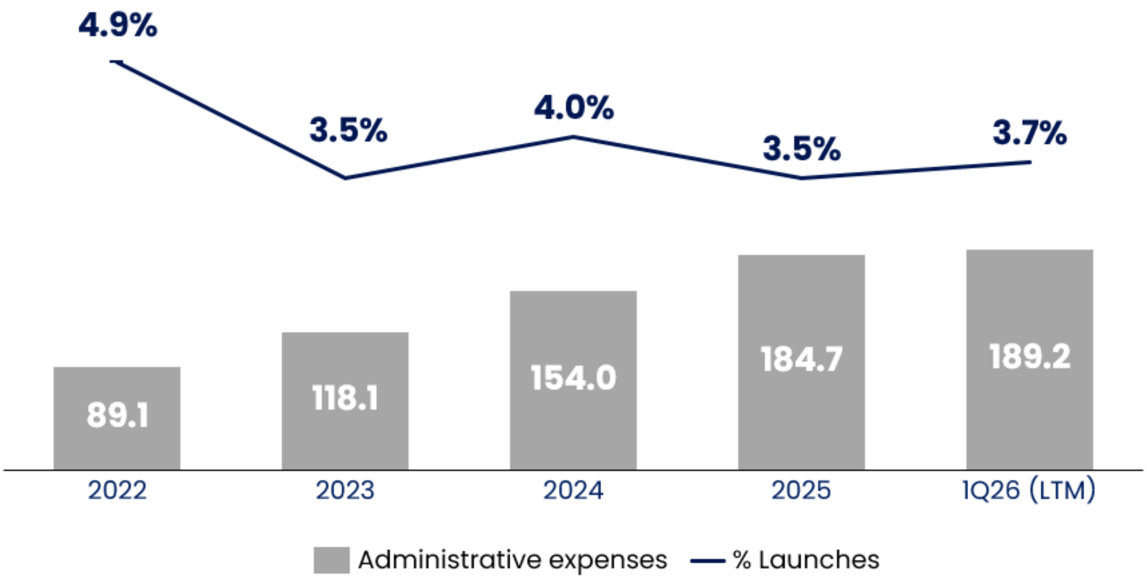
SELLING EXPENSES AND % OF NET SALES – 1Q26



Administrative expenses represented **6.2%** of net revenue in 1Q26, a decrease of 0.6 pp compared to the same period in 2025.

To ensure the feasibility and success of new launches, it is essential to invest in key areas, including hiring qualified professionals, acquiring technological resources, and providing training. It is worth noting that the respective revenues from these launches will be recognized over time, while administrative expenses are recognized within the same quarter.

ADMINISTRATIVE EXPENSES AND % OF LAUNCHES – 1Q26



The chart shows the evolution of administrative expenses and their relationship with launches over recent periods. We observe growth in nominal expenses, in line with the expansion of operations, while the ratio relative to launches remains relatively stable, closing 1Q26 (LTM) at 3.7%.

OPERATING RESULTS

Operating income for the first quarter of 2026 was BRL 69.7 million, with an operating margin of 9.4%, a decrease of 6.4 p.p. compared to the same period of the previous year.

Quarterly Comparison:

	1Q26	4Q25	Δ %	1Q25	Δ %
Operational result	69.7	170.2	-59.0%	96.0	-27.4%
Operational margin	9.4%	15.8%	-6.4 pp	15.8%	-6.3 pp

FINANCIAL EXPENSES

In the first quarter of 2026, the Company's financial result was negative at BRL 4.7 million, representing a decline of BRL 6.4 million compared to the same period of the previous year, when the result was positive at BRL 1.7 million.

Quarterly Comparison:

	1Q26	4Q25	Δ %	1Q25	Δ %
FINANCIAL REVENUE (EXPENSE) (BRL million)	-4,7	-1,3	261%	1,7	-376,6%
Financial Expenses (BRL million)	-36,6	-34,9	5%	-20,7	76,4%
Financial Revenue (BRL million)	31,9	33,6	-5%	22,4	42,3%

EARNINGS BEFORE TAXES & SOCIAL CONTRIBUTIONS

In the quarter, profit before income tax and social contribution reached BRL 65.1 million, representing a decrease of 33.4% compared to BRL 97.7 million in the same period of the previous year. Regarding its share of net revenue, there was a decline of 7.2 pp, from 16.1% in 1Q25 to 8.8% in 1Q26.

Quarterly Comparison:

	1Q26	4Q25	Δ %	1Q25	Δ %
Earnings Before Income Tax and Social Contribution (BRL million)	65.1	168.9	-61.5%	97.7	-33.4%
% Net Revenue	8.8%	15.7%	-6.9 pp	16.1%	-7.2 pp

TAXES & CONTRIBUTIONS SOCIAL CONTRIBUTIONS

Income tax and social contribution in 1Q26 amounted to BRL 20.9 million, representing an increase of 24.3% compared to 1Q25, and a decrease of 16.5% compared to the previous quarter.

Quarterly Comparison:

	1Q26	4Q25	Δ %	1Q25	Δ %
INCOME TAX AND SOCIAL CONTRIBUTION (BRL million)	20.9	25.1	-16.5%	16.8	24.3%
Income tax and social contribution - current (BRL million)	18.9	20.4	-7.4%	14.7	27.9%
Income tax and social contribution - deferred (BRL million)	2.1	4.7	-55.9%	2.1	-0.9%

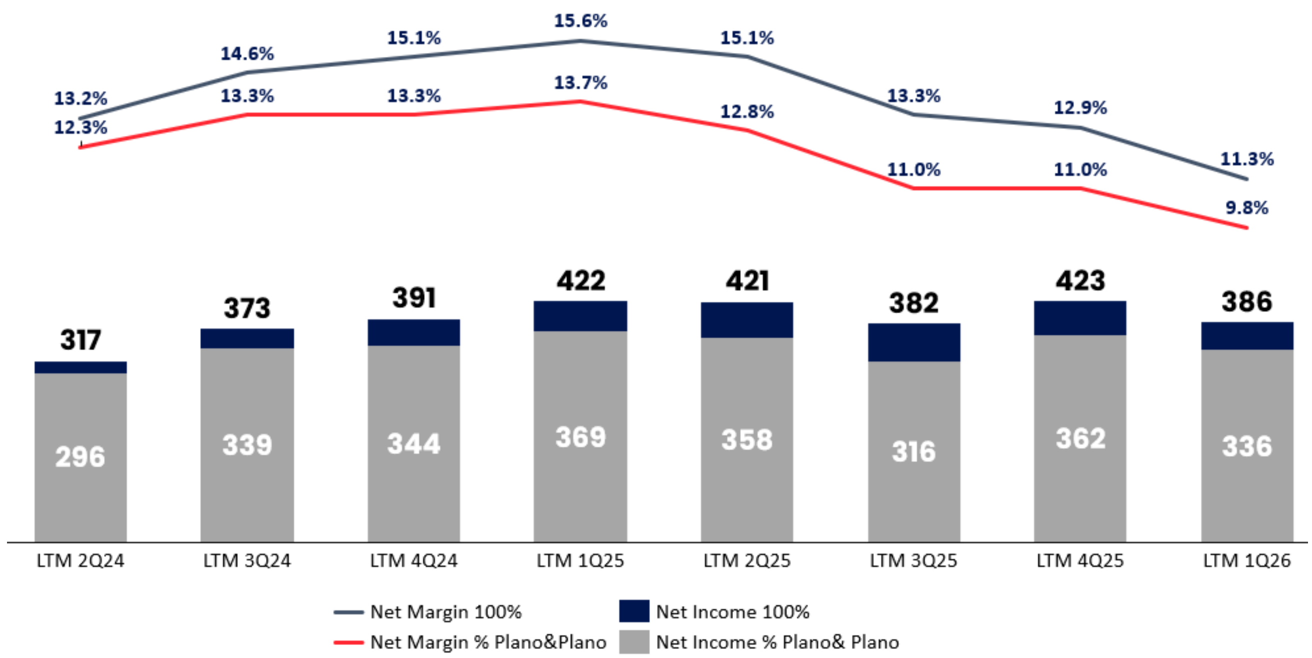
NET INCOME & MARGIN

Comparing the trailing twelve-month period of 1Q26 and 1Q25, 100% net income decreased, going from BRL 422 million to BRL 386 million. The 100% net margin declined, from 15.6% in 1Q25 to 11.3% in 1Q26.

On a % **Plano&Plano** basis, net income decreased from BRL 369 million to BRL 336 million. The net margin also contracted, from 13.7% to 9.8% over the same period.

NET INCOME AND MARGIN

(LTM - BRL million and %)



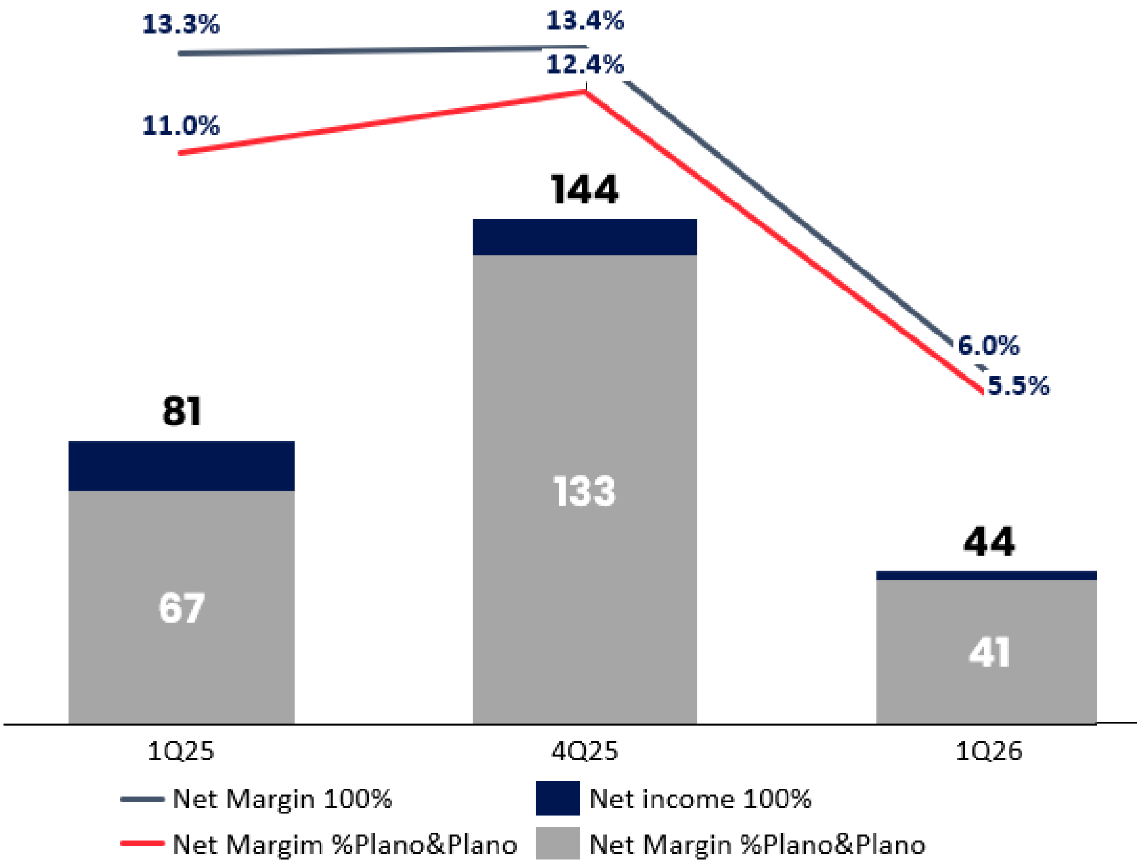
In the quarterly analysis, 1Q26 showed a decrease of BRL 36.7 million in 100% net income compared to the same period of the previous year, and the **100% net margin** in 1Q26 decreased by 7.3 p.p., moving from 13.4% in the same period of the previous year to 6.0% in 1Q26.

Quarterly Comparison:

	1Q26	4Q25	Δ %	1Q25	Δ %
Net Income 100% (BRL million)	44.1	143.8	-69.3%	80.8	-45.4%
Net Margin 100%	6.0%	13.4%	-7.4 pp	13.3%	-7.3 pp
Net Income %Plano&Plano (BRL million)	40.8	133.4	-69.4%	66.9	-39.0%
Net Margin %Plano&Plano	5.5%	12.4%	-6.9 pp	11.0%	-5.5 pp

NET INCOME AND MARGIN

Quarterly Comparison – BRL million



EBITDA

In 1Q26, the Company reported Adjusted EBITDA excluding capitalized interest of BRL 91.6 million, representing a decrease of BRL 17.5 million compared to the same period of the previous year. Adjusted EBITDA margin reached 12.4%, recording a decrease of 5.5 p.p. compared to 1Q25.

EBITDA (in BRL thousand, unless otherwise specified)	1Q26	4Q25	Δ %	1Q25	Δ %
Net profit for the period	40.8	133.4	-69.4%	66.9	-39.0%
(+) Depreciation and amortization	5.8	6.4	-9.1%	6.0	-2.7%
(+) Income tax and social contribution	20.9	25.1	-16.5%	16.8	24.3%
(+) Financial expenses, net	4.7	1.3	261.0%	-1.7	-376.6%
(+) Non-controlling shareholders	3.3	10.5	-68.2%	13.9	-76.1%
EBITDA	**75.5**	**176.6**	**-57.2%**	**102.0**	**-25.9%**
Charges and financial cost[1]	16.1	14.7	9.6%	7.1	126.1%
Adjusted EBITDA[2]	**91.6**	**191.3**	**-52.1%**	**109.1**	**-16.0%**
Adjusted EBITDA Margin (%)	**12.4%**	**17.8%**	**-5.4 pp**	**17.9%**	**-5.5 pp**

[1] The cost of financial charges is the financial charges related to production financing capitalized on the cost of the projects and which originally affect the gross margin. [2] Pursuant to IFRS 16/CPC 06 (R2), the standard that regulates the accounting treatment of Leasing Operations (issued by the IASB and CPC, which came into force as of January 1, 2019). The Company adopted this standard on January 1, 2020.

NET DEBT

As of 03/31/2026, gross debt totaled BRL 1,115.9 million. Considering cash and cash equivalents and restricted financial investments of BRL 1,047.2 million, the **Company reached net debt of BRL 68.7 million at the end of 1Q26**. As a result, the net debt-to-equity ratio stood at 5.9%. These leverage figures do not include lease liabilities.

Net Debt (BRL thousands)	03/31/2026	12/31/2025	Δ %	03/31/2025	Δ %
Gross Debt	**1,115,9**	**1,093.3**	**2.1%**	**621.7**	**79.5%**
Cash and Cash Equivalents and Restricted Financial Investments	1,047.2	1,113.0	-5.9%	464.8	125.3%
Net Debt	**68.7**	**-19.7**	**-449.4%**	**156.9**	**-56.2%**
Equity 100%	1,167.9	1,142.5	2.2%	865.1	35.0%
Net Debt / Equity	**5.9%**	**-1.7%**	**7.6 pp**	**18.1%**	**-12.3 pp**
Leverage Ratio [ND / (ND + E)]	**5.6%**	**-1.8%**	**7.3 pp**	**15.4%**	**-9.8 pp**

SHAREHOLDERS' EQUITY

In 1Q26, % **Plano&Plano** shareholders' equity totaled BRL 1,167.9 million, 35.0% above BRL 865.1 million as of March 31, 2025, and 2.2% higher than BRL 1,142.5 million as of December 31, 2025. Return on average shareholders' equity reached 36.0% for the last 12 months.

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EQUITY POLICY

In accordance with Article 133, paragraph 6, of Law No. 6,404/1976 (as amended by Law No. 15,177/2025), the Company clarifies that it does not have a formal gender equality policy, and presents below its indicators and quantitative data related to the matter:

Employees by gender	As of March 31, 2026				As of December 31, 2025			
	Leadership	%	Non-Leadership	%	Leadership	%	Non-Leadership	%
Male	94	56%	1361	74%	93	56%	1222	75%
Female	74	44%	482	26%	74	44%	402	25%
Total	**168**	**100%**	**1,843**	**100%**	**167**	**100%**	**1,624**	**100%**

Women Employees by Hierarchical Level	As of March 31, 2026			As of December 31, 2025		
	Total	%	Compensation Ratio	Total	%	Compensation Ratio
Leadership	74	13%	0.68	74	16%	0.66
Non-Leadership	482	87%	1.16	402	84%	1.18

Women Employees in Management	Total	%
As of March 31, 2026	3	18.75
As of December 31, 2025	3	18.75

Notes on the tables:

- The data includes only active employees as of 12/31/2025;
- “Total” represents the number of women employees by hierarchical level;
- “%” represents the proportion of women in leadership vs. non-leadership positions by hierarchical level;
- Compensation ratio is calculated as: average compensation of women employees by hierarchical level versus the average compensation of men employees by hierarchical level.

INDEPENDENT AUDITORS

In accordance with CVM Resolution No. 162/22, we inform that, in addition to the review services of the quarterly information, the independent auditors Grant Thornton provided consulting services during the quarter ended March 31, 2026, related to a tax study focused on the impacts of the tax reform. The engagement complied with the principles of independence and integrity set forth in the Company's policy, which prevents conflicts of interest, loss of independence, or objectivity.

EXHIBIT 1

BALANCE SHEEET

ASSET (in BRL thousand, except %)	1Q26	4Q25	Δ %	1Q25	Δ %
CURRENT ASSETS	**3,977.7**	**3,699.0**	**7.5%**	**2,126.0**	**87.1%**
Cash and cash equivalents	1,035.8	1,093.5	-5.3%	415.9	149.0%
Restricted financial investments	11.4	19.5	-41.3%	48.9	-76.6%
Accounts receivable	1,320.9	1,186.2	11.4%	626.3	110.9%
Properties to be commercialized	1,422.5	1,240.6	14.7%	939.0	51.5%
Recoverable taxes	9.7	9.7	0.0%	4.7	108.0%
Other receivables	177.3	149.6	18.6%	91.2	94.4%
NON-CURRENT ASSETS	**431.6**	**538.9**	**-19.9%**	**383.1**	**12.7%**
Financial investments	249.7	250.4	-0.3%	278.6	-10.4%
Accounts receivable	61.0	175.7	-65.3%	23.8	156.6%
Properties to be commercialized	17.0	10.9	55.4%	7.8	118.6%
Recoverable taxes	38.2	33.4	14.6%	7.4	415.5%
Related Parties	0.9	0.9	0.0%	1.7	-45.8%
Investments	16.7	17.5	-4.7%	19.2	-13.0%
Right-of-use assets	24.3	27.0	-10.0%	27.9	-12.9%
Fixed assets	23.7	23.1	2.6%	16.1	47.5%
Intangible	**4,409.2**	**4,237.9**	**4.0%**	**2,509.1**	**75.7%**
TOTAL ASSETS	**3,977.7**	**3,699.0**	**7.5%**	**2,126.0**	**87.1%**

LIABILITIES (in BRL thousand, except %)	1Q26	4Q25	Δ %	1Q25	Δ %
CURRENT LIABILITIES	**1,387.6**	**1,552.8**	**-10.6%**	**683.8**	**102.9%**
Loans and financing	103.2	102.9	0.3%	0.0	100.0%
Assignment of rights over receivables	210.9	168.2	25.4%	0.0	100.0%
Real Estate Receivables Certificate (CRI)	79.8	79.1	0.9%	31.5	153.6%
Derivative Financial Instruments	1.2	1.0	17.0%	2.1	-42.1%
Suppliers	113.7	92.4	23.1%	75.9	49.9%
Real Estate acquisition payable	414.1	682.4	-39.3%	365.4	13.3%
Employment and Social Security Liabilities	66.2	65.2	1.5%	47.2	40.5%
Tax obligations	29.5	24.9	18.6%	17.0	73.9%
Advances from customers	143.3	129.1	11.0%	55.9	156.4%
Deferred taxes and contributions	46.0	42.4	8.4%	28.5	61.1%
Related parties	9.2	9.2	0.0%	17.0	-45.6%
Miscellaneous provisions	67.7	53.1	27.5%	40.5	67.0%
Dividends payable	100.0	100.0	0.0%	0.0	100.0%
Rents payable	2.7	3.0	-8.3%	2.9	-5.9%
NON-CURRENT LIABILITIES	**1,853.7**	**1,542.5**	**20.2%**	**960.2**	**93.1%**
Loans and financing	284.0	245.2	15.8%	238.9	18.9%
Assignment of rights over receivables	65.0	91.5	-28.9%	0.0	100.0%
Real Estate Receivables Certificate (CRI)	648.9	666.2	-2.6%	328.0	97.9%
Derivative Financial Instruments	16.3	13.3	22.5%	20.5	-20.8%
Real Estate acquisition payable	693.6	429.1	61.6%	261.3	165.4%
Deferred taxes and contributions	14.5	13.8	5.6%	12.5	15.8%
Related parties	50.3	40.8	23.4%	46.6	7.9%
Other debts with third parties - SCP'S	3.8	3.8	0.0%	5.2	-26.8%
Miscellaneous Provisions Rents payable	18.9	19.1	-1.0%	23.2	-18.6%
Other accounts payable	1.4	1.4	-1.5%	4.3	-68.1%
Provision for contingencies	39.2	0	100%	0	100%
Rents payable	17.7	18.3	-3.3%	19.6	-9.3%
EQUITY	**1,167.9**	**1,142.5**	**2.2%**	**865.1**	**35.0%**
Share Capital	175.2	175.2	0.0%	175.2	0.0%
Cost of issuing shares	-7.0	-7.0	0.0%	-7.0	0.0%
Treasury shares	-3.2	-3.2	0.0%	-14.8	78.6%
Capital reserve	26.9	26.6	1.0%	7.5	259.9%
Capital transaction between partners	-14.5	-14.5	0.0%	-14.5	0.0%
Profit reserves	886.8	846.0	4.8%	655.2	35.3%
Equity attributable to controlling shareholders	**1,064.3**	**1,023.2**	**4.0%**	**801.6**	**32.8%**
Minority interest	103.6	119,4	-13.2%	63.5	63.1%
Equity	**1,167.9**	**1,142.5**	**2.2%**	**865.1**	**35.0%**
TOTAL LIABILITIES AND EQUITY	**4.409,2**	**4,237.9**	**4.0%**	**2,509.1**	**75.7%**

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EXHIBIT 2

INCOME STATEMENT

(in BRL thousand, except %)	1Q26	4Q25	Δ %	1Q25	Δ %
NET REVENUE	**738.3**	**1,075.2**	**-31.3%**	**608.3**	**21.4%**
COSTS OF PROPERTIES SOLD AND SERVICES RENDERED	-537.0	-765.9	-29.9%	-408.6	31.4%
% Net Revenue	-72.7%	-71.2%	*-1.5 pp*	-67.2%	*-5.6 pp*
GROSS PROFIT	**201.3**	**309.3**	**-34.9%**	**199.7**	**0.8%**
Gross Margin	*27.3%*	*28.8%*	*-1.5 pp*	*32.8%*	*-5.6 pp*
OPERATING (REVENUES) EXPENSES	**-131.6**	**-139.0**	**-5.3%**	**-103.7**	**26.9%**
Commercial expenses	-73.5	-80.9	*-9.1%*	-53.8	*36.5%*
Administrative expenses	-46.1	-47.0	*-2.0%*	-41.8	*10.1%*
Other net operational revenues (expenses)	-12.1	-11.2	*8.0%*	-7.9	*51.8%*
% Net Revenue	*-17.8%*	*-12.9%*	*-4.9 pp*	*-17.0%*	*-0.8 pp*
OPERATING RESULT	**69.7**	**170.2**	**-59.0%**	**96.0**	**-27.4%**
Operating Margin	*9.4%*	*15.8%*	*-6.4 pp*	*15.8%*	*-6.3 pp*
FINANCIAL REVENUE (EXPENSES)	**-4.7**	**-1.3**	**261.0%**	**1.7**	**-376.6%**
Financial revenues	31.9	33.6	*-5.1%*	22.4	*42.3%*
Financial expenses	-36.6	-34.9	*4.7%*	-20.7	*76.4%*
% Net Revenue	*-0.6%*	*-0.1%*	*-0.5 pp*	*0.3%*	*-0.9 pp*
EARNING BEFORE INCOME TAX AND SOCIAL CONTRIBUTION	**65.1**	**168.9**	**-61.5%**	**97.7**	**-33.4%**
% Net Revenue	*8.8%*	*15.7%*	*-6.9 pp*	*16.1%*	*-7.2 pp*
Income tax and social contributions	**-20.9**	**-25.1**	**-16.5%**	**-16.8**	**24.3%**
Income tax and social contributions - current	-18.9	-20.4	*-7.4%*	-14.7	*27.9%*
Income tax and social contributions - deferred	-2.1	-4.7	*-55.9%*	-2.1	*-0.9%*
Net Profit 100%	**44.1**	**143.8**	**-69.3%**	**80.8**	**-45.4%**
Net Margin 100%	*6.0%*	*13.4%*	*-7.4 pp*	*13.3%*	*-7.3 pp*
Non-controlling interests	-3.3	-10.5	*-68.2%*	-13.9	*-76.1%*
NET PROFIT (controlling shareholders)	**40.8**	**133.4**	**-69.4%**	**66.9**	**-39.0%**
Net Margin	*5.5%*	*12.4%*	*-6.9 pp*	*11.0%*	*-5.5 pp*

EXHIBIT 3

100% LAUNCHES (BRL million)

Launches 100% (including swap units)				
Date	**2026**	**2025**	**V.A. BRL**	**%**
1st Quarter	989,301,301	1,178,134,000	*-188,832,699*	*-16,0%*
2nd Quarter	-	1,400,847,215	-	-
3rd Quarter	-	2,141,806,478	-	-
4th Quarter	-	616,932,065	-	-
Accum. 12 months	***989,301,301***	***5,337,719,758***	***-188,832,699***	***-16.0%***

EXHIBIT 4

% PLANO&PLANO LAUNCHES (BRL million)

Launches %PLANO&PLANO (including swap units)				
Date	2025	2025	V.A. BRL	%
1st Quarter	833,628,757	855,857,739	-22,228,982	-2.6%
2nd Quarter	-	1,187,966,738	-	-
3rd Quarter	-	2,141,806,478	-	-
4th Quarter	-	607,206,573	-	-
Accum. 12 months	**833,628,757**	**4,792,837,528**	**-22,228,982**	**-2.6%**

EXHIBIT 5

SALES (Units)

	Gross Sales		V.A.		Cancellations		V.A.		Net Sales		V.A	
Date	2026	2025	BRL	%	2026	2025	BRL	%	2026	2025	BRL	%
1st Quarter	3,536	3,948	*-412*	*-10.4%*	400	-321	*79*	*24,6%*	3,136	3,627	*-491*	*-13.5%*
2nd Quarter	-	3,570	-	-	-	-465	-	-	-	3,105	-	-
3rd Quarter	-	4,025	-	-	-	-384	-	-	-	3,641	-	-
4th Quarter	-	6,240	-	-	-	-216	-	-	-	6,024	-	-
Accum. 12 months	***3,536***	***17,783***	***-412***	***-10.4%***	***400***	***-1,386***	***79***	***24.6%***	***3,136***	***16,397***	***-491***	***-13.5%***

GLOSSARY

PSV: Potential Sales Value, which is the amount in BRL that may be obtained when selling each real estate unit.

%P&P or % Plano&Plano: Company's share calculated by adding up the direct and indirect shares in the developments.

Contracted sales: sum of the values of the units sold, whose contracts are already signed.

Percentage of Completion ("PoC"): incurred cost divided by the total cost of the work. Revenue is recognized up to the limit of the "incurred cost/total cost" ratio.

Backlog Result: due to the "PoC" accounting method, the result of the units sold is recognized based on the financial evolution of the works. Therefore, it is the result to be recognized as the incurred cost evolves.

Cash generation (consumption): net debt variation between two periods.

Net debt: total debt (sum of Borrowings and Financing in Current and Non-current Liabilities) less cash and cash equivalents.

Landbank: inventory of available land for future launches.

Exchange: an alternative for the purchase of land that consists of paying the owner of the land with units (in the case of swapped units) or with the cash flow from the sale of units (in the case of financial swap).

SFH: Brazilian Housing Financing System.

INCC: Nacional Construction Cost Index

IPCA: Extended National Consumer Price Index.

LTM: Last twelve months.

***MCMV* program**: *Minha Casa Minha Vida* program.

Public Market: contracting within the scope of the *Pode Entrar* Program and CDHU - Companhia de Desenvolvimento Habitacional e Urbano.

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