



PACAEMBU

Pacaembu, one of the leading construction and development companies in the country with 34 years of experience, focused on the low-income housing segment linked with the "Minha Casa, Minha Vida" Program

Pacaembu has been recognized for four consecutive years as the 2nd largest construction company in Brazil by built area, according to Intec's Ranking of the 100 Largest Construction Companies in Brazil.

AAA Moody's rating, reinforcing financial strength.



Highlights

+100 THOUSAND
units launched

34 YEARS
of experience

+200
planned developments

+4,500
dedicated professionals transforming lives

60
regions of operation

BrAAA
Rating Corporate
Moody's

BRL 3,813 MI
Launches
LTM 1Q26

BRL 3,366 MI
Net Sales
LTM 1Q26

BRL 771 MI
Adjusted Gross Profit
LTM 1Q26

BRL 371 MI
Net Income
LTM 1Q26

Standard Product Pacaembu

FOCUS ON THE "PROGRAMA MINHA CASA MINHA VIDA"



2 bedrooms



Social bathroom



Garage



kitchen



Living room



Space for future expansion
Plan for future expansion



~44 m² built area
160 m² lot size



Business Model

58% Focus in "Bracket 1" of the MCMV



Master-planned horizontal housing projects



Focus on the interior of São Paulo, with priority given to inland cities in other states

Customer profile LTM 1Q26



58% under "Bracket 1" (Income up to BRL 2.850)
34% under "Bracket 2" (Income up to BRL 4.700)
8% under "Bracket 3" (Income up to BRL 8.000)

Net Sales LTM 1Q26



56% São Paulo
30% Mato Grosso
11% Paraná
3% Minas Gerais

Location Map (March/2026)



40%

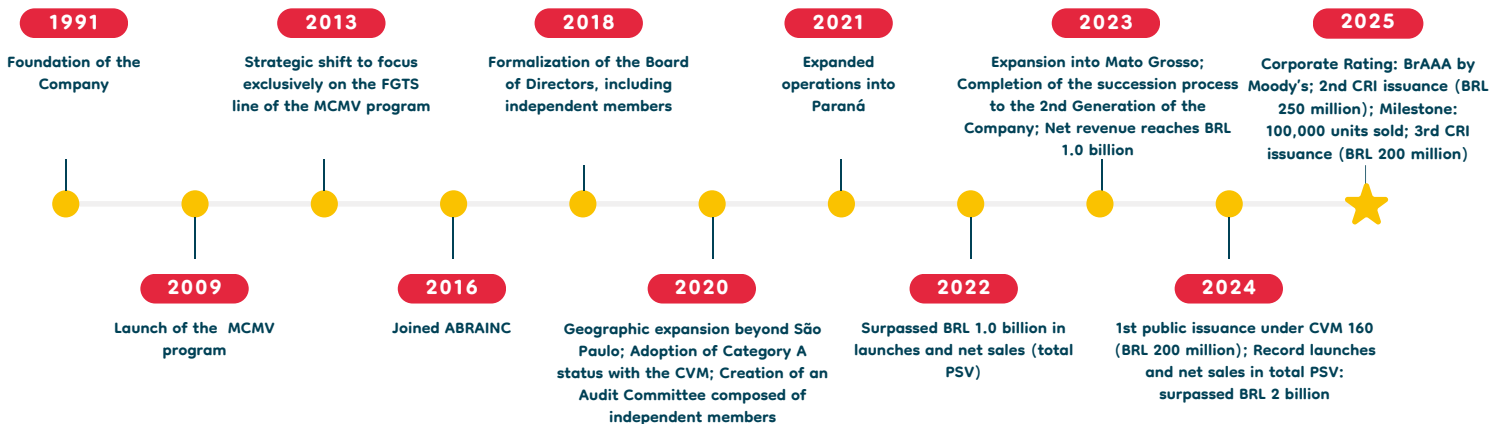
of Landbank is located in the MT, MS, PR e Triângulo Mineiro

60%

of Landbank is located in the interior of the State of São Paulo

Brief Timeline

34 years of experience in the low-income housing sector, marked by professional excellence and strong corporate governance

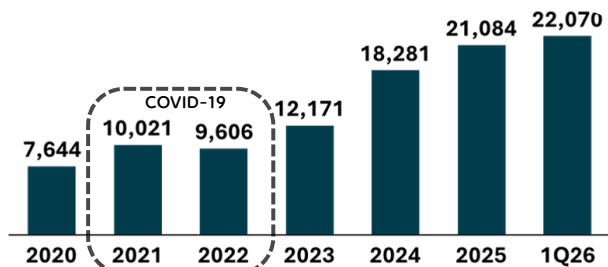


Resilient and proven operational performance

Increasing launch and sales volume, reflecting a structured business model with high SoS

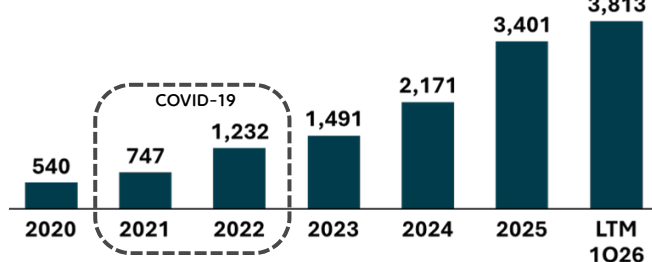
Landbank | (PSV Pacaembu - BRL million)

CAGR 2020 - 2025: +22.5%



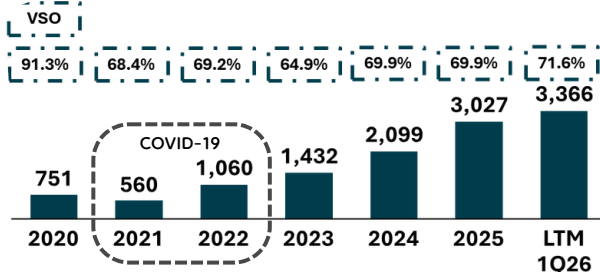
Launches | (PSV - BRL million)

CAGR 2020 - 2025: +44.5%



Net Sales | (PSV - BRL million)

CAGR 2020 - 2025: +32.1%

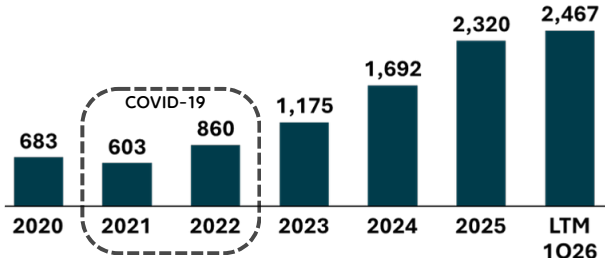


Solid financial results with consistent cash flow generation

Increasing results, margin improvement, and disciplined financial management

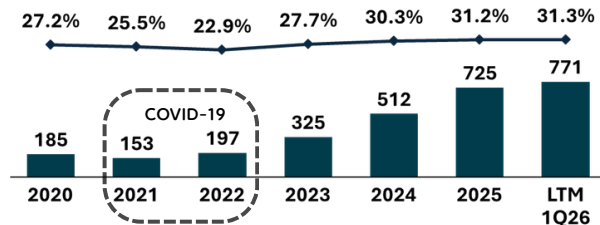
Net Revenue | (BRL million)

CAGR 2020 - 2025: +27.7%



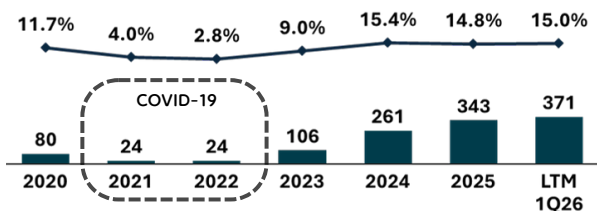
Adjusted Gross Profit and Adjusted Gross Margin | (BRL million, %)

CAGR 2020 - 2025: +31.4%



Net Income and Net Margin | (BRL million, %)

CAGR 2020 - 2025: +33.7%



Cash Generation | (BRL million)

