



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.

BrAAAMoody'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 3,401 MI
Launches 2025

BRL 3,027 MI
Net Sales 2025

BRL 725 MI
Adjusted Gross Profit 2025

BRL 343 MI
Net Income 2025

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



★ BRL197k average price
Ref 2025



Business Model

58% Focus in "Faixa 1" of the MCMV



Master-planned horizontal housing projects

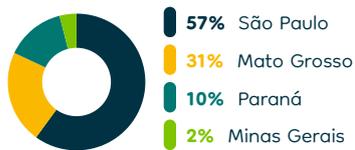


Focus on the interior of São Paulo, with priority given to inland cities in other states

Customer profile 2025



Net Sales 2025



Location Map (December/2025)

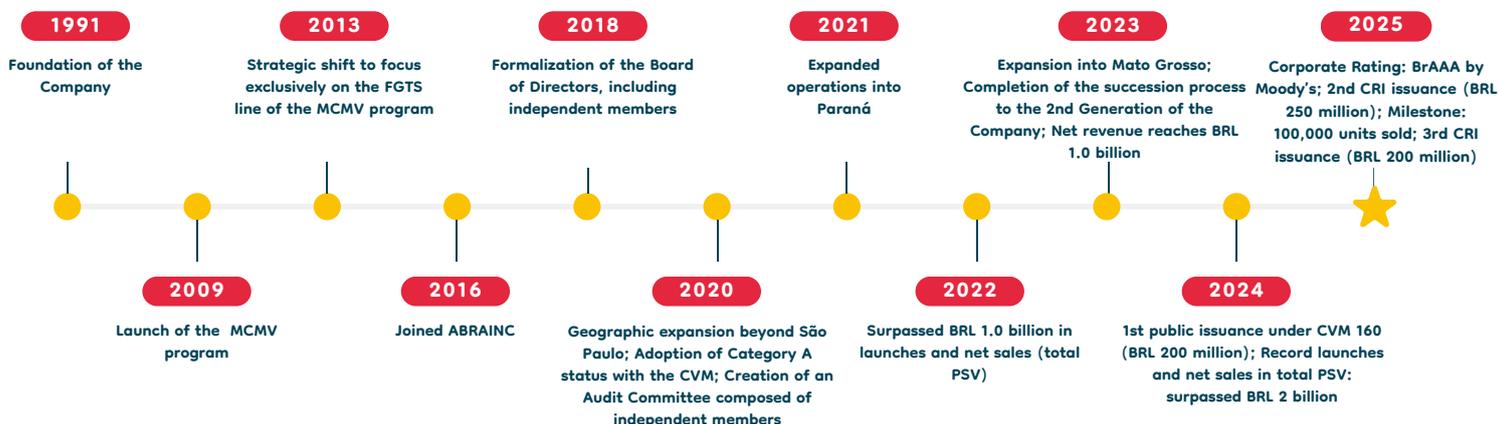


35%
of Landbank is located in the MT, MS, PR e Triângulo Mineiro

65%
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

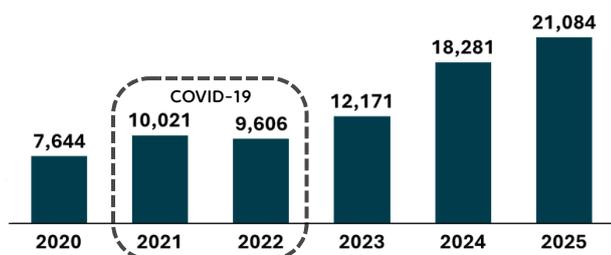


Resilient and proven operational performance

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

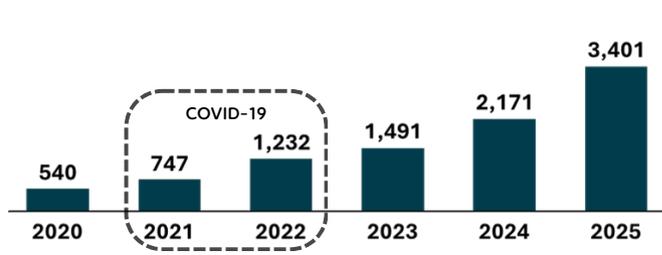
Landbank | (PSV Pacaembu - BRL million)

CAGR 2020 - 2025: +22.5%



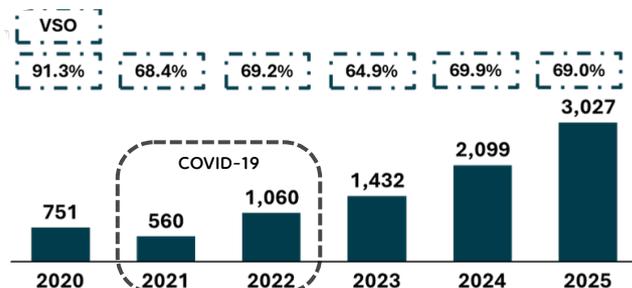
Launches | (PSV - BRL million)

CAGR 2020 - 2025: +44.5%



Net Sales | (PSV - BRL million)

CAGR 2020 - 2025: +32.1%

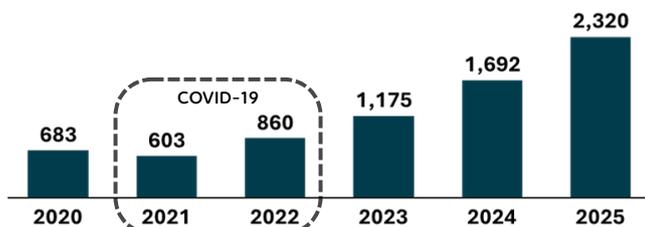


Solid financial results with consistent cash flow generation

Increasing results, margin improvement, and disciplined financial management

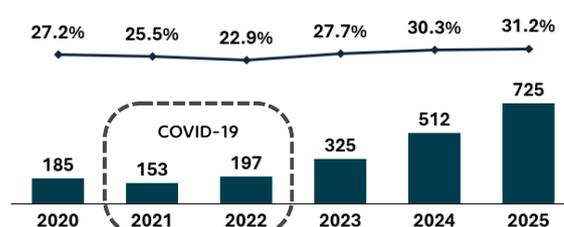
Net Revenue | (BRL million)

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)

