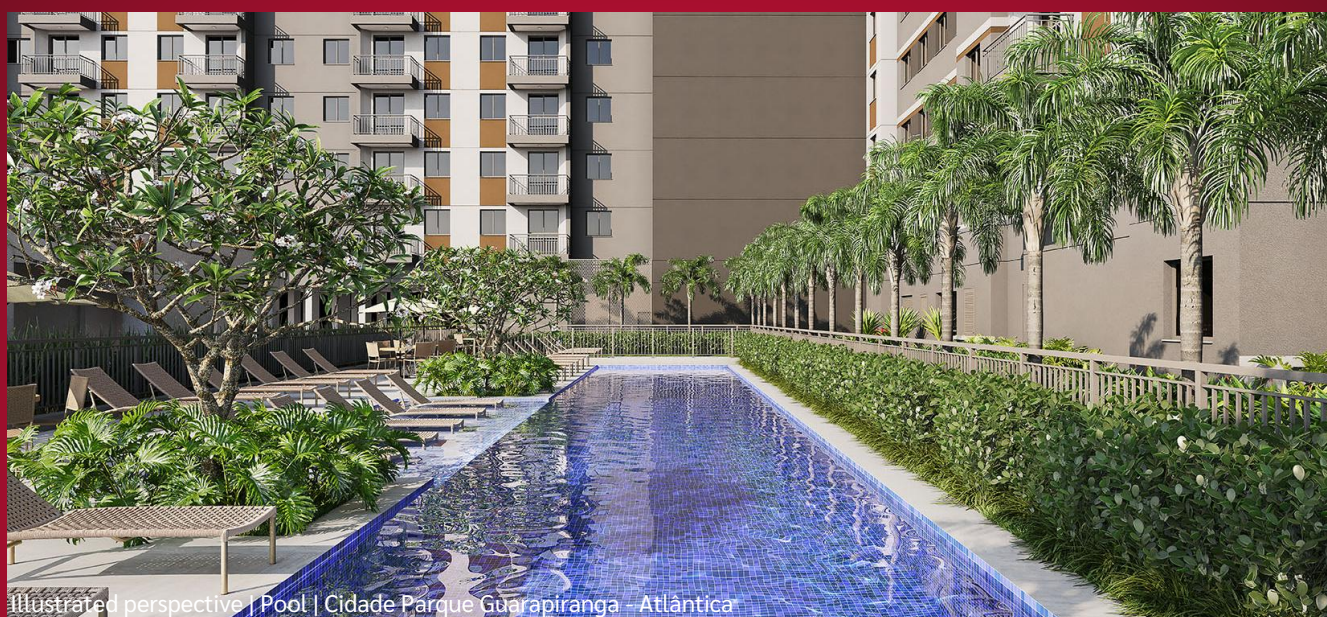


Operational Preview

3Q26



Highlights:

- In 9M26, the Company achieved the highest nine-month launch volume in its history, with R\$ 2.4 billion in PSV %EZ, a 53% growth compared to 9M25.
- In 9M26, the Company achieved the highest sales volume in its history, with R\$ 1.8 billion in net sales (%EZ), a 29% growth vs. 9M25.
- Net sales from the performed inventory grew 65% in 9M26 vs. 9M25, to R\$ 346 million, and the performed inventory decreased 10% quarter-over-quarter in 3Q26, to R\$ 1.1 billion.

Operational Highlights (R\$ thousand)	3Q26	2Q26	%Var	3Q25	%Var	9M26	9M25	%Var
# of Projects Launched	3	3	0.0%	2	50.0%	10	7	42.9%
PSV (%EZ)	726,500	773,000	-6.0%	475,000	52.9%	2,424,200	1,581,000	53.3%
Net Sales (%EZ)	522,734	577,796	-9.5%	526,040	-0.6%	1,797,894	1,391,538	29.2%
Total Inventory	3,518,348	3,312,816	6.2%	2,676,457	31.5%	3,518,348	2,676,457	31.5%
Net SoS	12.9%	14.9%	-1.9 p.p.	16.4%	-3.5 p.p.	33.8%	34.2%	-0.4 p.p.
# of Active Construction Sites	21	18	16.7%	19	10.5%	21	19	10.5%

Launches

In 3Q26, the Company launched three developments in the greater São Paulo metropolitan area, totaling R\$ 727 million in PSV %EZ. The main highlight was Cidade Parque Guarapiranga – Condomínio Atlântica (PSV %EZ of R\$ 265 million), which has already reached 42% sold. In the last two days of the quarter, the Company launched the 2nd phase of Azzure Resort Life, in Osasco (PSV %EZ of R\$ 212 million; 16% sold), and the 2nd phase of Reserva São Caetano GranResort, in São Caetano do Sul (PSV %EZ of R\$ 250 million; 8% sold). The timing of these launches at the end of the quarter explains the still early sales volume of these two projects.



Cidade Parque Guarapiranga – Condomínio Atlântica
(Launch 08/06/26)



Azzure Resort Life 2nd Phase
(Launch 09/29/26)



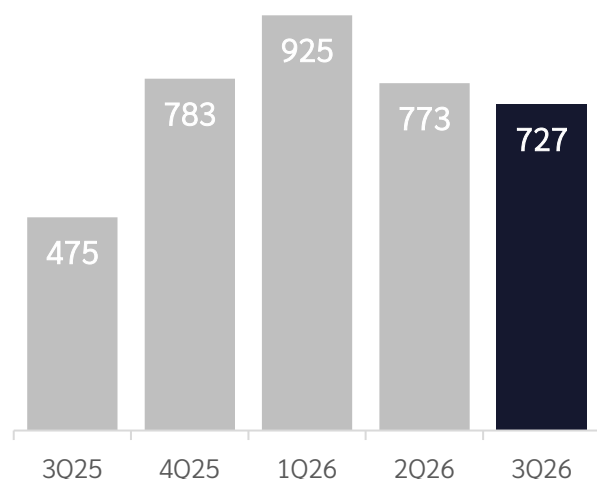
Reserva São Caetano - GranResort 2nd Phase
(Launch 09/30/26)

YEAR'S LAUNCHES INFORMATION	%EZ	SPE	Income	Under Suspensive Clause	Location	Standard	Expected Delivery	# Units	Private Area (sq.m)	Sold (%) ¹	PSV %EZ (RS MM)
1Q								2,022	95,503	71.0%	924.7
2Q								914	72,536	62.6%	773.0
3Q								2,062	103,688	30.1%	726.5
Cidade Parque Guarapiranga - Condomínio Atlântica	50%	CCISA209	Equity	Yes	South Zone (SP)	Low-end	2Q30	1,632	62,361	42.0%	264.5
Azzure Resort Life – 2nd Phase	100%	Cristalina	Consolidated	Yes	Osasco (SPMR)	Middle-end	3Q29	211	19,321	16.0%	212.0
Reserva São Caetano - GranResort – 2nd Phase	100%	Campina Grande	Consolidated	Yes	São Caetano do Sul (SPMR)	Middle-end	4Q29	219	22,006	7.6%	250.0
YEAR-TO-DATE								4,998	271,727	53.2%	2,424.2

¹ Private area sold up to the date of this publication

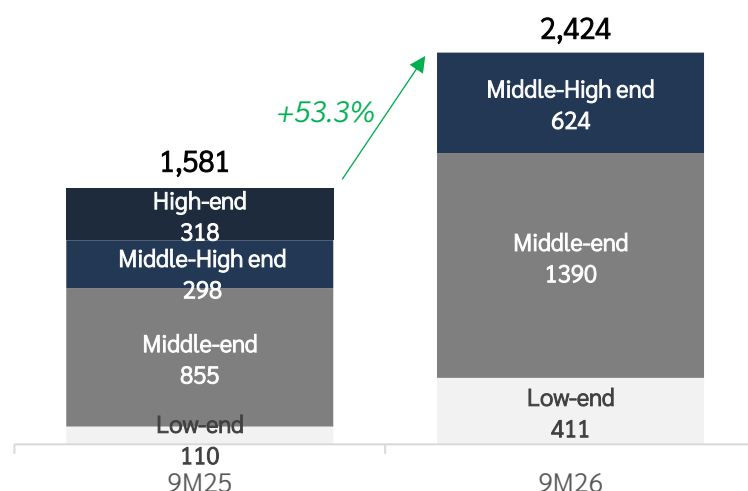
53% increase in launched volume vs. 3Q25

Quarterly evolution of the PSV of launches (%EZ)
R\$ million



The Company has been expanding its share in the low-end segment

Comparison between launch profiles
R\$ million



Sales

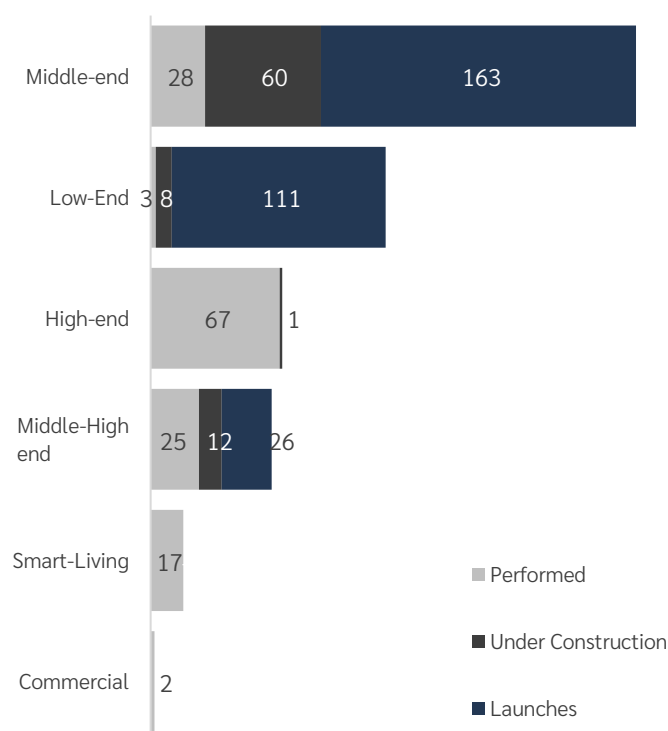
Net sales totaled R\$ 523 million in 3Q26, with launches concentrated at the end of the quarter. **In 9M26, the Company reached R\$ 1.8 billion in net sales, the highest volume in its history and up 29% vs. 9M25.** The quarter's mix reflected the launch schedule: under construction and performed developments accounted for 43% of net sales (31% in 3Q25). Sales of performed units totaled R\$ 346 million in 9M26 (+65% vs. 9M25), accelerating in 3Q26 (R\$ 142 million vs. R\$ 101 million in 2Q26) as a result of the Company's commercial initiatives. Cancellations totaled R\$ 50 million in the quarter, down 13% quarter-over-quarter and 9% year-over-year.

Period ended September 30, 2026 (R\$ thousands)	3Q26	2Q26	%Var	3Q25	%Var	9M26	9M25	%Var
Adjusted Cancellations ¹	50,455	58,169	-13.3%	55,211	-8.6%	145,116	133,715	8.5%
Net Sales %EZ	522,734	577,796	-9.5%	526,040	-0.6%	1,797,894	1,391,538	29.2%
Launch	299,722	408,145	-26.6%	360,418	-16.8%	1,238,241	810,892	52.7%
Performed	141,618	101,348	39.7%	65,886	114.9%	345,600	209,132	65.3%
Under Construction	81,394	68,303	19.2%	99,737	-18.4%	214,054	371,514	-42.4%
# units sold	1,263	796	58.7%	1,004	25.8%	4,060	2,330	74.2%
Average Price Per Unit (R\$ thousand) ²	519	760	-31.7%	571	-9.0%	549	686	-19.9%
Cancellation / Net Sales	9.7%	10.1%	-0.4 p.p.	10.5%	-0.8 p.p.	8.1%	9.6%	-1.5 p.p.
Net SoS (%)	12.9%	14.9%	-1.9 p.p.	16.4%	-3.5 p.p.	33.8%	34.2%	-0.4 p.p.
Net SoS LTM (last 12 months) %	41.2%	42.6%	-1.3 p.p.	40.7%	0.5 p.p.	41.2%	40.7%	0.5 p.p.

¹ Cancellations excluding Downgrades, Upgrades and transferred units ² Net Sales (100%) / Units Sold

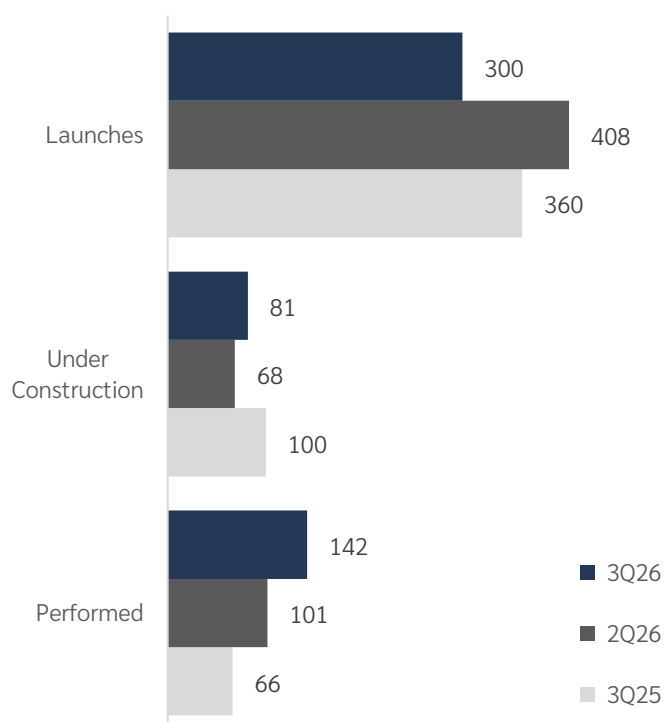
48% of the quarter's sales were middle-end

Sales profile of the quarter by standard
R\$ million



40% growth in performed sales vs. 2Q26

Quarterly comparison of sales by unit status
R\$ million



Inventory

Total inventory closed 3Q26 at R\$ 3.5 billion (PSV %EZ), up 6% quarter-over-quarter. Under construction inventory rose to R\$ 1.4 billion with the start of construction of three projects, and launch inventory rose to R\$ 1.1 billion with the launches at the end of the quarter, which have had little time on the market so far. Performed inventory decreased 10% q/q, to R\$ 1.1 billion (31% of the total, vs. 36% in 2Q26). With no deliveries scheduled for 2026, the performed inventory is not expected to receive new units in the short term.

Period ended September 30, 2026
(R\$ million)

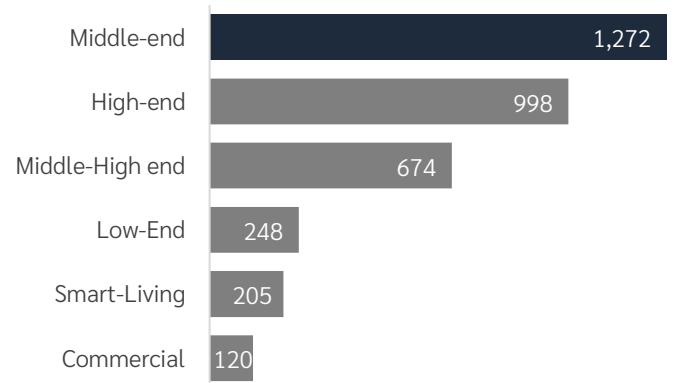
	3Q26	2Q26	%Var	3Q25	%Var
Inventory %EZ (PSV)	3,518	3,313	6.2%	2,676	31.5%
Launch Inventory (PSV)	1,068	943	13.2%	760	40.5%
Launch Inventory (# units)	1,867	1,116	67.3%	1,226	52.3%
% Total (PSV)	30.4%	28.5%	1.9 p.p.	28.4%	1.9 p.p.
Under Construction Inventory (PSV)	1,361	1,165	16.8%	1,024	32.9%
Under Construction Inventory (# units)	1,708	1,491	14.6%	899	90.0%
% Total (PSV)	38.7%	35.2%	3.5 p.p.	38.3%	0.4 p.p.
Performed Inventory (PSV)	1,090	1,205	-9.6%	892	22.1%
Performed Inventory (# units)	883	1,009	-12.5%	1,007	-12.3%
% Total (PSV)	31.0%	36.4%	-5.4 p.p.	33.3%	-2.4 p.p.

Project	Status
Mooca Città - Firenze	Under Construction
Mooca Città - Milano	Under Construction
Lindenberg Vista Brooklin	Under Construction
Brooklin Studios by Lindenberg	Under Construction
Villares Parada Inglesa	Under Construction
Lindenberg Alto das Nações	Under Construction
DOT.230	Under Construction
Connect João Dias	Under Construction
Lindenberg Reserva Paraíso	Under Construction
Agami Park Residences	Under Construction
SP 360	Under Construction
Lume House	Under Construction
Alt Studios	Under Construction
Moved Osasco	Under Construction
Blue Marine	Under Construction
Pop Osasco	Under Construction
Reserva São Caetano - Parque	Under Construction
Reserva São Caetano - Bosque	Under Construction*
Metropolitan by Lindenberg	Under Construction*
Mooca Città - Torino	Launch
Cidade Parque Guarapiranga - Condomínio Rio Bonito	Under Construction*
Casa Nacional	Launch
Reserva São Caetano - GranResort	Launch
Azzure Resort Life	Launch
Cidade Parque Guarapiranga - Condomínio Atlântica	Launch
Esther Towers	Under Construction
Air Brooklin Corporate	Under Construction

*In red are the projects that changed category this quarter

36% of the inventory is middle-end residential

PSV of inventory by standard - %EZ
R\$ million



54% of the inventory under construction is in the South Zone

PSV of inventory by region - %EZ
R\$ million

