

Preview

OPERATIONAL

3Q26 and 9M26

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PACAEMBU CONSTRUTORA

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São Paulo, October 14, 2026 - Pacaembu Construtora S.A. ("Company" or "Pacaembu"), one of the leading construction and development companies in the country with 35 years of experience, focused on the low-income housing segment linked with the Minha Casa, Minha Vida Program, releases its Operational Preview for the 3rd quarter of 2026 and 9 months of 2026.

Record Launches and Deliveries for a Third Quarter
Record Launches, Net Sales and Deliveries for 9M



3Q26 (vs. 3Q25) and 9M26 (vs. 9M25)

Launches
3Q26: BRL 1,130.2 million (+2.2%)
9M26: BRL 2,636.3 million (+3.9%)

Net Sales
3Q26: BRL 892.1 million (-11.9%)
9M26: BRL 2,467.9 million (+10.1%)

SoS
3Q26: 36.2% (-7.9 p.p.)
9M26: 56.6% (-7.0 p.p.)

Landbank
3Q26: BRL 24.3 bi (+22.5% vs. Sep/25)



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Launches

Launches	3Q26	2Q26	3Q26 x 2Q26	3Q25	3Q26 x 3Q25	9M26	9M25	9M26 x 9M25
Units [1]	5,222	3,100	68.5%	5,484	-4.8%	12,601	12,976	-2.9%
Total PSV (BRL million) [1]	1,130.2	649.8	73.9%	1,106.2	2.2%	2,636.3	2,536.4	3.9%
PSV Pacaembu (BRL million) [1,2]	959.5	575.2	66.8%	979.7	-2.1%	2,291.9	2,246.9	2.0%
Average Price (BRL thousand) [1]	216.4	209.6	3.2%	201.7	7.3%	209.2	195.5	7.0%
Average Price Pacaembu (BRL thousand) [1,2]	183.8	185.5	-0.9%	178.7	2.9%	181.9	173.2	5.0%
Average Price Pacaembu PMCMV3 (BRL thousand)	216.8	209.8	3.3%	204.1	6.2%	210.7	196.4	7.3%

1 Includes housing units and commercial lots.

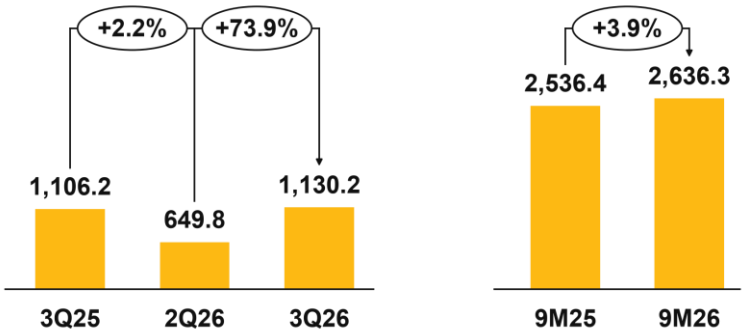
2 Excludes the value attributed to landowners.

3 Includes the value of the land and considers only developments (housing units) linked with the "Minha Casa, Minha Vida" program.

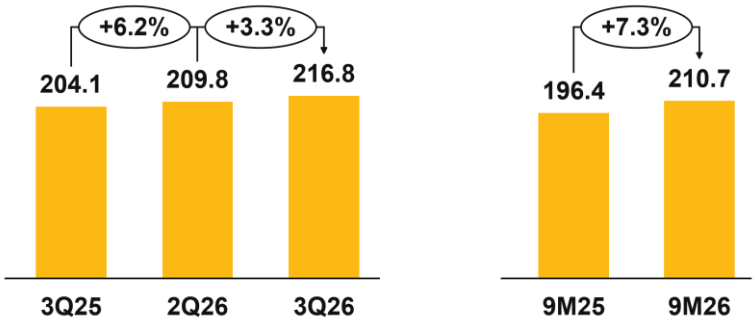
In 3Q26, launches totaled BRL 1,130.2 million in PSV (+2.2% vs. 3Q25), a record for a 3Q, corresponding to 5,222 units (-4.8% vs. 3Q25). In 9M26, the Company launched BRL 2,636.3 million in PSV (+3.9% vs. 9M25), corresponding to 12,601 units (-2.9% vs. 9M25), with PSV setting a record for a 9M period.

The average price of Pacaembu properties in the PMCMV was BRL 216.8 thousand in 3Q26 (+6.2% vs. 3Q25) and BRL 210.7 thousand in 9M26 (+7.3% vs. 9M25).

Launches in PSV – BRL million



Average price in PMCMV – BRL thousand



Key Launches

Residencial Vida Nova Bela Vista – Ribeirão Preto – SP | Launched: September/2026





- 1,521 Units Launched
- Total PSV of BRL 327.0 million

Residencial Santo Ângelo – Sorriso – MT | Launched: August/2026







- 998 Units Launched
- Total PSV of BRL 223.3 million

Bem Viver Campo Mourão – Campo Mourão – PR | Launched: August/2026







- 796 Units Launched
- Total PSV of BRL 165.3 million

Net Sales

Net Sales	3Q26	2Q26	3Q26 x 2Q26	3Q25	3Q26 x 3Q25	9M26	9M25	9M26 x 9M25
Units [1]	4,217	3,397	24.1%	5,132	-17.8%	11,916	11,479	3.8%
Total PSV (BRL million) [1]	892.1	708.7	25.9%	1,012.9	-11.9%	2,467.9	2,242.3	10.1%
PSV Pacaembu (BRL million) [1,2]	781.3	630.0	24.0%	892.5	-12.5%	2,186.5	1,975.5	10.7%
Average Price (BRL thousand) [1]	211.5	208.6	1.4%	197.4	7.1%	207.1	195.3	6.0%
Average Price Pacaembu (BRL thousand) [1,2]	185.3	185.5	-0.1%	173.9	6.6%	183.5	172.1	6.6%
Average Price Pacaembu PMCMV (BRL thousand) [3]	212.4	210.9	0.7%	199.8	6.3%	208.7	197.2	5.8%

1 Includes housing units and commercial lots.

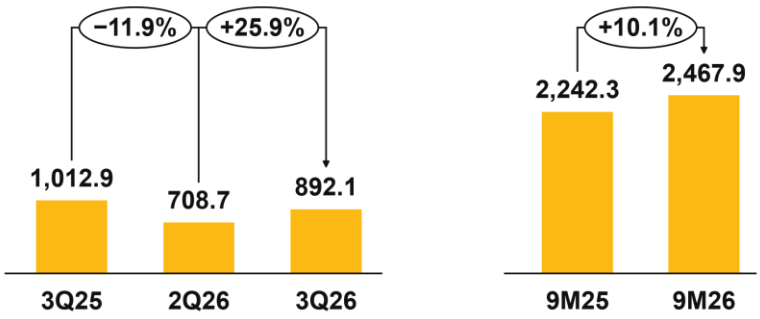
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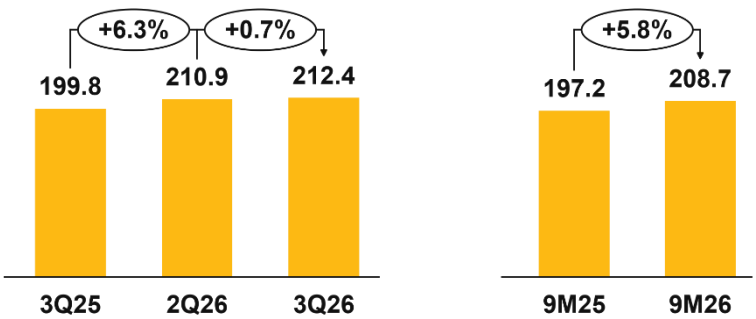
In 3Q26, net sales totaled BRL 892.1 million in PSV (-11.9% vs. 3Q25), corresponding to 4,217 units (-17.8% vs. 3Q25). In 9M26 there was a **record in net sales** in PSV, and net sales totaled BRL 2,467.9 million (+10.1% vs. 9M25), or 11,916 units (+3.8% vs. 9M25).

The average selling price of PMCMV properties in 3Q26 was BRL 212.4 thousand (+6.3% vs. 3Q25) and in 9M26 it was BRL 208.7 thousand (+5.8% vs. 9M25). Following the evolution of construction costs and market dynamics, the Company made gradual price adjustments over the period, maintaining Pacaembu's business model.

Net Sales in PSV – BRL million

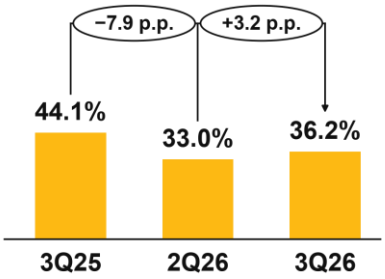


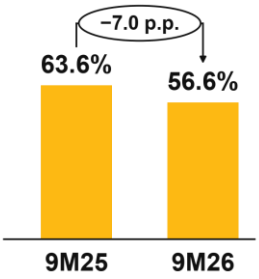
Average price of PMCMV – BRL thousand



Sales over Supply – SoS

In 3Q26, the SoS reached 36.2%, a decrease of 7.9 p.p. compared to 3Q25, mainly due to the concentration of launches at the end of the quarter (55% of the units launched in August and 45% in September). In 9M26, the SoS was 56.6%, down 7.0 p.p. compared to 9M25.





Housing Units Delivered

Housing Units Delivered	3Q26	2Q26	3Q26 x 2Q26	3Q25	3Q26 x 3Q25	9M26	9M25	9M26 x 9M25
Units	5,072	3,356	51.1%	1,091	364.9%	9,600	5,644	70.1%
PSV Pacaembu (BRL million)	831.9	573.0	45.2%	199.2	317.6%	1,597.0	948.5	68.4%

In 3Q26, 5,072 housing units were delivered (+364.9% vs. 3Q25). In 9M26, 9,600 housing units were delivered (+70.1% vs. 9M25). There was a record in delivery sales value for both a third quarter and a 9M period.

Landbank

Landbank	09/30/26	06/30/26	Q/Q (%)	09/30/25	Y/Y (%)
Total PSV (BRL million)[1]	24,347.4	23,828.9	2.2%	19,872.9	22.5%

1 Includes effects of launches, acquisitions, and adjustments. Value of Pacaembu PSV.

On September 30, 2026, the landbank totaled BRL 24.3 billion in PSV Pacaembu (+22.5% vs. September 30, 2025).



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