Empreendimento Garden Design. Private Park Residence

PRÉVIA OPERACIONAL – 2T26

Helbor
sinta-se em casa

Mogi das Cruzes, 17 de julho de 2026 – A Helbor Empreendimentos S.A. (B3:HBOR3), incorporadora residencial, anuncia hoje os resultados operacionais preliminares e não auditados relativos ao segundo trimestre de 2026 (“2T26”).

DIVULGAÇÃO 2T26

Terça-feira, 11 de agosto de 2026

(Após fechamento do mercado)

TELECONFERÊNCIA 2T26

Quarta-feira, 12 de julho de 2026

Português (Com tradução simultânea)

ZOOM: Clique aqui

INDICADORES OPERACIONAIS

Lançamentos	2T26	2T25	2T26 x 2T25	1T26	2T26 x 1T26	1S26	1S25	1S26 x 1S25
VGV Total (R$ mil)[1]	-	212.125	n.a	469.722	n.a	469.722	722.651	-35,0%
VGV Helbor (R$ mil)[1]	-	212.125	n.a	153.583	n.a	153.583	364.990	-57,9%
Participação Helbor[1]	-	100,0%	n.a	32,7%	n.a	32,7%	50,5%	-35,3%
Unidades Lançadas[1]	-	265	n.a	514	n.a	514	1.168	-56,0%
Empreendimentos Lançados	-	1	n.a	2	n.a	2	4	-50,0%
Vendas								
VGV Total (R$ mil)	338.517	467.040	-27,5%	420.008	-19,4%	758.525	1.085.620	-30,1%
VGV Helbor (R$ mil)	211.591	277.879	-23,9%	226.082	-6,4%	437.672	551.077	-20,6%
Participação Helbor[1]	62,5%	59,5%	*3,0 p.p.*	53,8%	*8,7 p.p.*	57,7%	50,8%	*6,9 p.p.*
Unidades Vendidas	483	630	*-23,3%*	501	*-3,6%*	984	1.836	*-46,4%*
Velocidade de Vendas (VSO)								
VSO Total	11,3%	18,3%	*-7,0 p.p.*	12,4%	*-1,2 p.p.*	22,5%	35,2%	-12,7 p.p.
VSO Helbor	11,3%	18,0%	*-6,7 p.p.*	10,9%	*0,4 p.p.*	21,1%	31,2%	*-10,1 p.p.*

1 – Líquido de permuta

LANÇAMENTOS

Ao longo do **2T26,** a Helbor não realizou lançamentos. No **1S26**, foram lançados **dois empreendimentos**: o Nova Vivere, em parceria com a Tegra, no qual a Helbor detém participação de 18,3%, e o Parque Clube Ipoema, projeto 100% Helbor. O **VGV total líquido** dos lançamentos do 1º semestre **é de R$ 469,7 milhões**, sendo 33% atribuíveis à participação da Companhia.

Durante o **2T25**, foi lançado o empreendimento BRK by Helbor, totalizando um VGV líquido de R$ 212,1 milhões, dos quais 100% corresponderam à participação da Helbor. No 1T25, houve o lançamento do Supreme Anália Franco, desenvolvido em parceria com a Cury, do Fazenda Itapety e do Helbor Clube Patteo São Bernardo, totalizando 4 empreendimentos no **1S25** e um **VGV total líquido** de **R$ 703,4 milhões**, 51% parte Helbor.

Lançamentos (R$ mil)	Localização	Segmento	Unid.	VGV Total Líquido[1]	Part. Helbor	VGV Helbor Líquido[1]	% Vendido	Resultado
Nova Vivere - Caminhos da Lapa	São Paulo	Médio	380	386.809	18,3%	70.670	22%	Equivalência
Parque Clube Ipoema - 1ª fase[2]	Mogi das Cruzes	Médio	134	82.913	100%	82.913	56%	Consolidado
Total 1T26 - 2 Empreendimentos			**514**	**469.722**	**33%**	**153.583**	**39%**	
Total 2T26 - 0 Empreendimentos			**-**	**-**	**-**	**-**	**-**	
Total 1S26 - 2 Empreendimentos			**514**	**469.722**	**33%**	**153.583**	**39%**	

1 - Líquido de permuta | 2 – Torres 1 e 3

VENDAS CONTRATADAS

No **2T26**, as **Vendas Brutas Totais** somaram **R$ 338,5 milhões**, uma queda de 27,5% em relação ao 2T25 e de 19,4% frente ao 1T26. Essa redução é explicada, principalmente, pela ausência de lançamentos no trimestre. No **1S26**, as **Vendas Brutas Totais** somaram **R$ 758,5**, queda de 30,1% em relação ao 1S25, período com 4 lançamentos, frente 2 durante o primeiro semestre de 2026.

A participação da Helbor nas vendas brutas totais do trimestre foi de 62,5%, sendo R$ 143,3 milhões reconhecidos no resultado consolidado e R$ 68,3 milhões via equivalência patrimonial. No semestre, a participação Helbor foi de 57,7%, com R$282,0 milhões reconhecidos no resultado consolidado e R$ 155,7 via equivalência patrimonial.

No trimestre, a composição das vendas foi de 69,6% de unidades em construção, 18,4% de unidades prontas e 12,0% de unidades lançadas no 1T26. No semestre, a composição foi de 61,5% de unidades em construção, 21,7% de unidades prontas e 16,8% de lançamentos.

A **Velocidade de Vendas (VSO) Total** atingiu 11,3% no 2T26, com queda de 7,0 p.p. em relação ao 2T25 e de 1,2 p.p. frente ao trimestre anterior. Conforme explicado acima, a redução no VSO no 2T26 foi impactada pelo desempenho das vendas dos lançamentos realizados no 1T26 e 2T25. O VSO da parte Helbor foi de 11,3%, com retração de 6,7 p.p. na comparação anual e alta de 0,4 p.p. em relação ao 1T26.

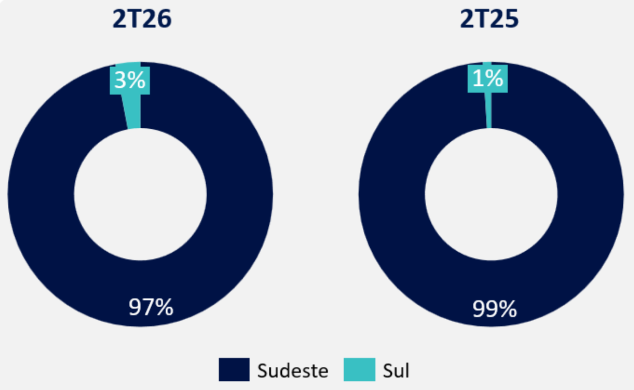
No **semestre, o VSO Total atingiu 22,5%**, queda de 12,7 p.p. em relação ao mesmo período do ano anterior. O VSO parte Helbor foi de 21,2%, retração de 10,1 p.p. em relação ao 1S25.

Os **distratos** totalizaram **R$ 66,0 milhões** (100 unidades) no trimestre, redução de 49% em relação ao 2T25, sendo **72,3%** relativos à participação da Helbor. Destaca-se que 100% dessas unidades foram revendidas ainda no mesmo trimestre, com ganho médio de preço de 9% em relação ao valor da venda original, reforçando a atratividade dos produtos e a eficiência do processo comercial.

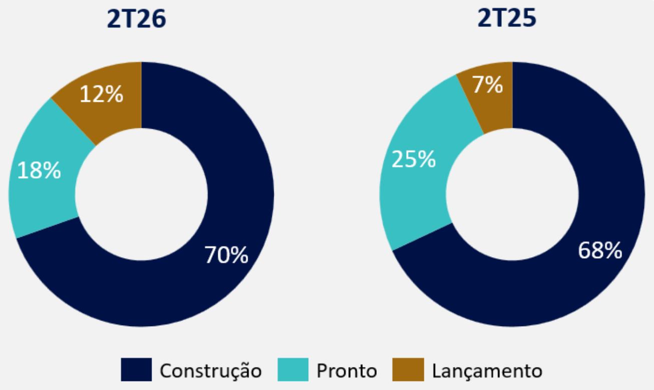
No 1S26, os distratos totalizaram R$ 188,6 milhões o que corresponde a 224 unidades, totalmente revendidas durante o semestre, queda de 31% em relação aos distratos ocorridos no 1S25.

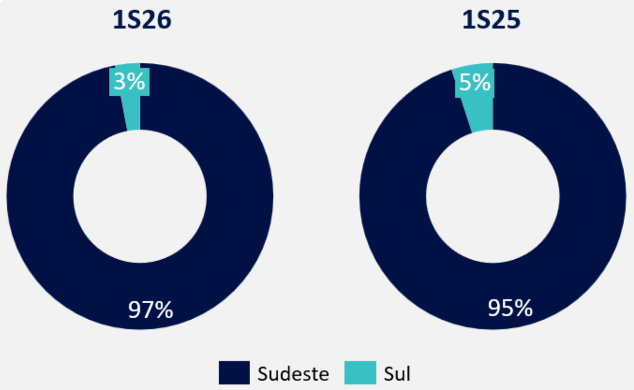
Vendas Totais	2T26	2T25	2T26 x 2T25	1T26	2T26 x 1T26	1S26	1S25	1T26 x 1S25
Altíssimo	26.054	80.220	-67,5%	32.128	-18,9%	58.183	117.059	-50,3%
Alto	35.218	46.213	-23,8%	62.922	-44,0%	98.141	87.232	12,5%
Comercial	3.226	7.775	-58,5%	1.109	190,8%	4.335	14.313	-69,7%
Médio Alto	116.294	229.081	-49,2%	125.101	-7,0%	241.395	463.451	-47,9%
Médio	152.610	74.946	103,6%	192.402	-20,7%	343.764	165.053	108,3%
Econômico	5.115	28.804	-82,2%	7.593	-33%	12.708	238.513	-94,7%
Total Geral	**338.517**	**467.040**	**-27,5%**	**421.256**	**-19,6%**	**758.525**	**1.085.620**	**-30,1%**

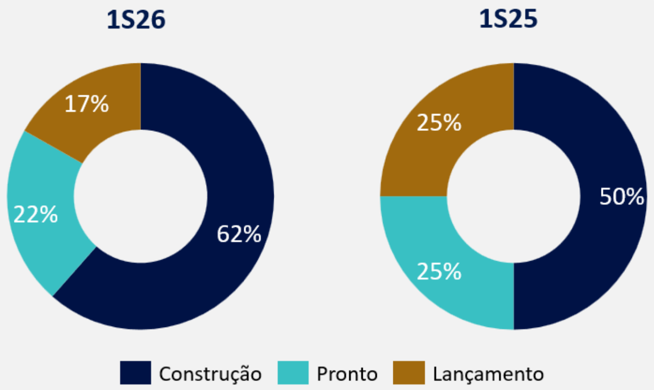
VENDAS TOTAIS REGIÃO



VENDAS TOTAIS STATUS



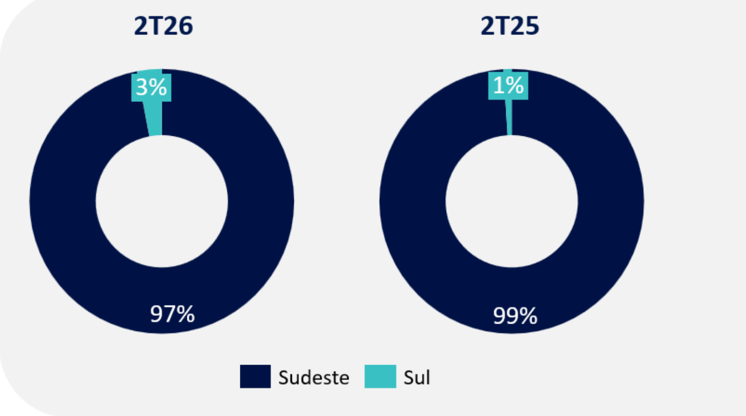


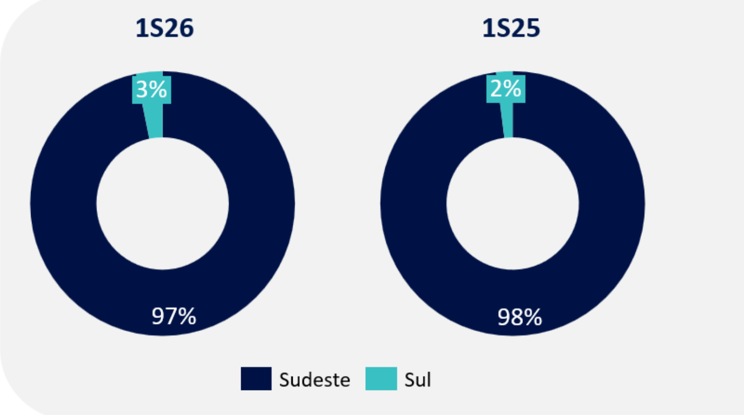


Vendas contratadas **parte Helbor**:

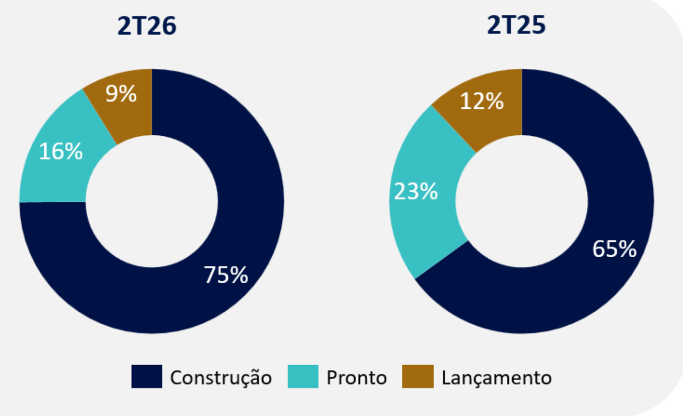
Vendas % Helbor	2T26	2T25	2T26 x 2T25	1T26	2T26 x 1T26	1S26	1S25	1T26 x 1S25
Altíssimo	13.653	43.816	-68,8%	19.684	-30,6%	33.338	64.807	-48,6%
Alto	27.371	31.735	-13,8%	44.263	-38,2%	71.634	64.160	11,6%
Comercial	2.611	7.319	-64,3%	950	174,8%	3.561	13.756	-74,1%
Médio Alto	72.835	149.152	-51,2%	74.014	-1,6%	146.849	263.051	-44,2%
Médio	92.960	31.578	194,4%	84.206	10,4%	176.937	75.777	133,5%
Econômico	2.161	14.278	-84,9%	3.192	-32%	5.353	69.525	-92,3%
Total Geral	**211.591**	**277.879**	**-23,9%**	**226.310**	**-6,5%**	**437.672**	**551.077**	**-20,6%**

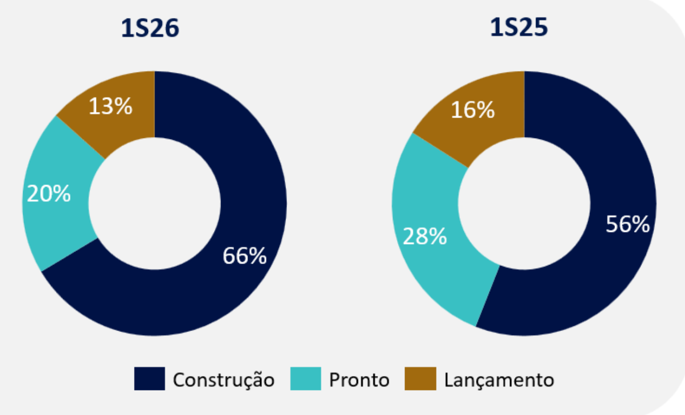
VENDAS HELBOR REGIÃO





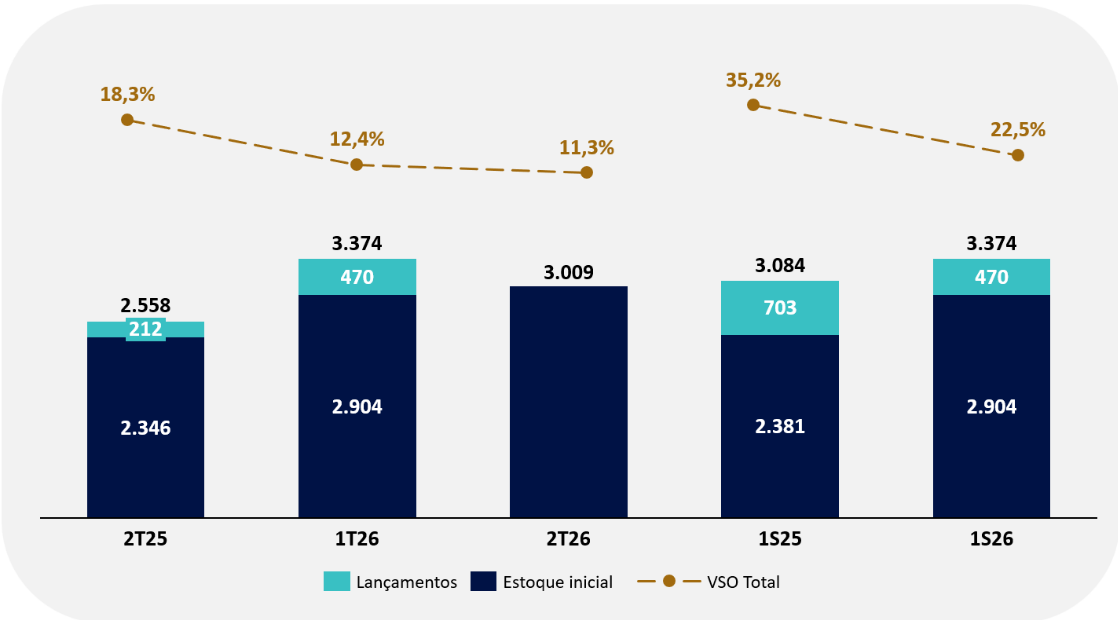
VENDAS HELBOR STATUS



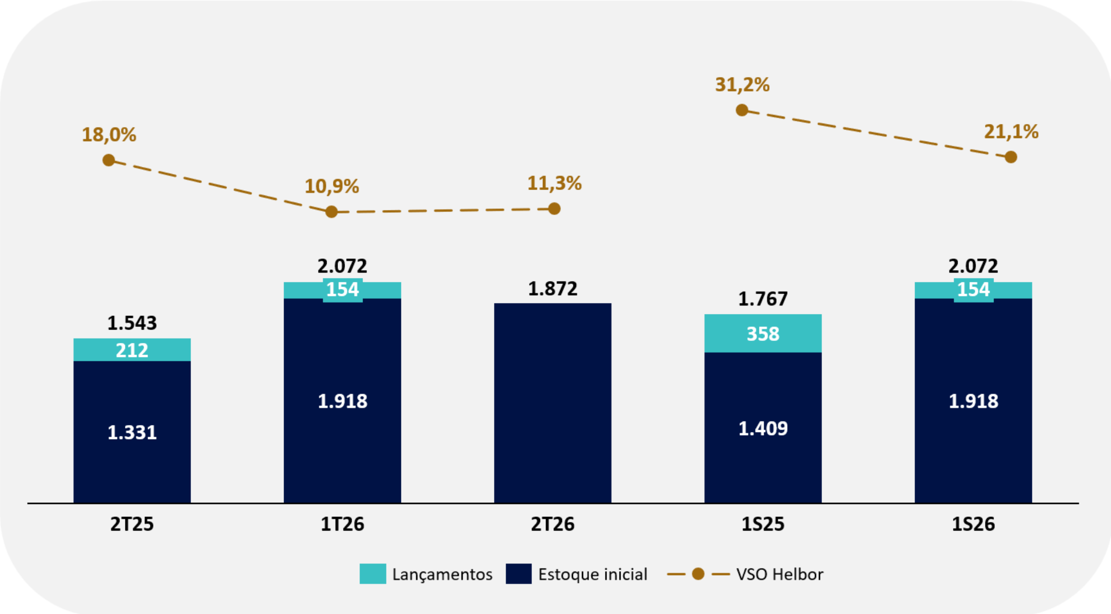


Os gráficos abaixo apresentam a abertura dos estoques e **VSO Total e Parte Helbor**:

VSO TOTAL (%) e **OFERTA** (R$ milhões)



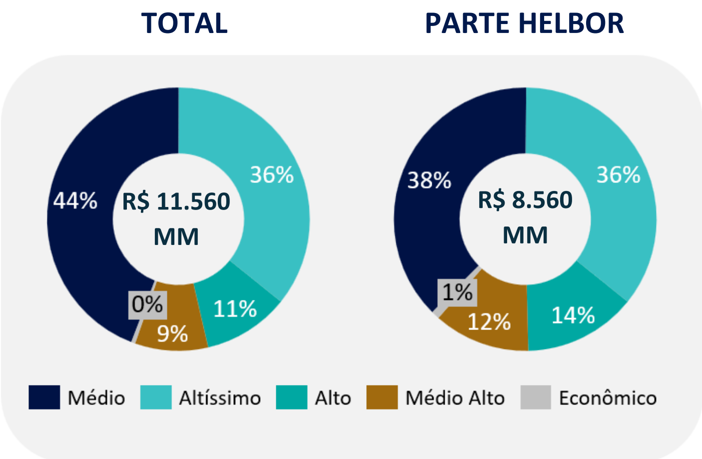
VSO HELBOR (%) e OFERTA (R$ milhões)



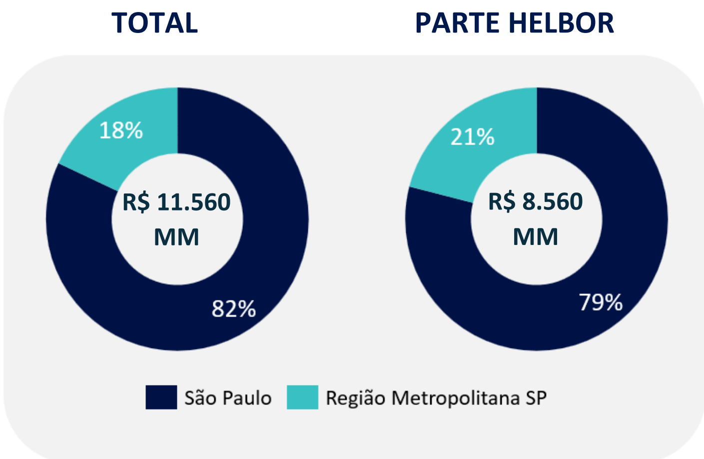
LANDBANK

Ao final do **2T26**, o ***landbank* da Companhia** totalizava **VGV bruto potencial de R$ 11,6 bilhões**, dos quais **74%** correspondem à participação da Helbor. A movimentação observada ao longo do trimestre decorre, principalmente, da **atualização do VGV potencial** dos terrenos em carteira, refletindo os **custos de construção** dos projetos.

LANDBANK POR CIDADE



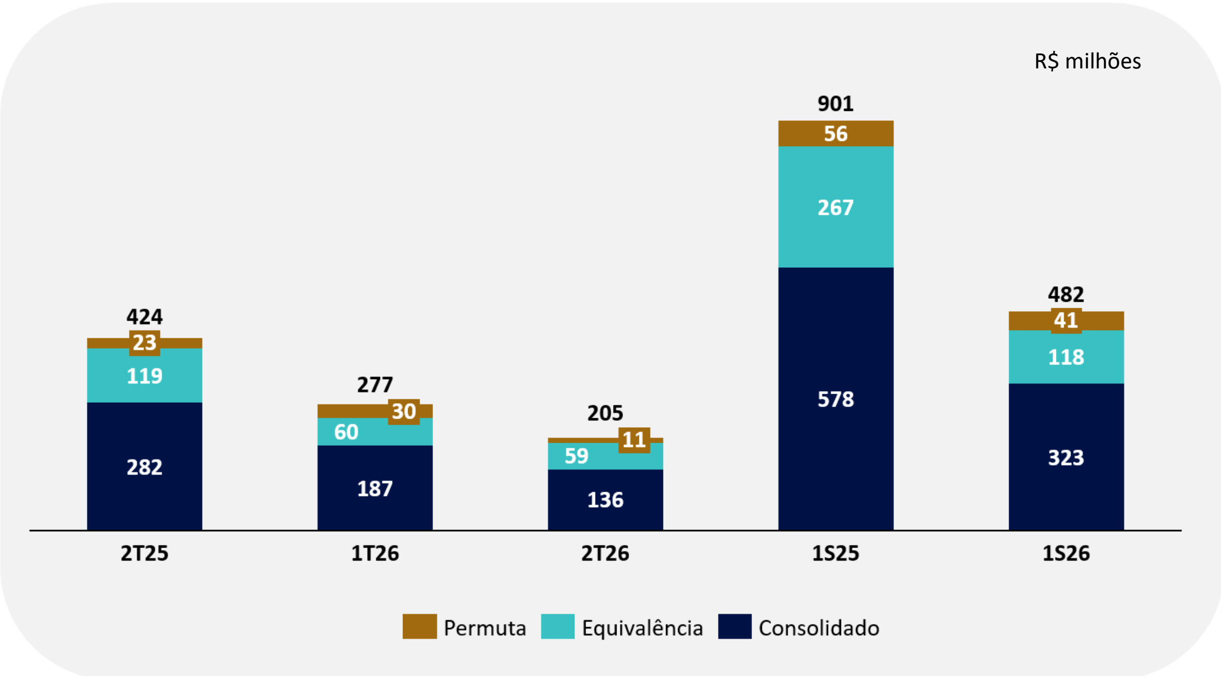
LANDBANK POR SEGMENTO



REPASSES

No **2T26**, os **repasses totais atingiram R$ 204,8 milhões**, sendo R$ 135,5 milhões no consolidado, R$ 58,5 milhões reconhecidos via equivalência patrimonial e R$ 10,8 milhões referentes a permutas. A **participação da Helbor** nesses repasses foi de **62%**.

Esse montante representa uma queda de 51,7% em relação ao 2T25 e de 26,0% frente ao 1T26. A redução em ambos os períodos é explicada, principalmente, pela ausência de entregas no 2T26. Como comparação, no 2T25 foram entregues três empreendimentos, com VGV total de R$ 399,2 milhões (63% Helbor). No acumulado do ano, os repasses totalizaram **R$ 482,0 milhões**, uma redução de 46,5% em relação ao mesmo período de 2025, em que ocorreram 5 entregas, com VGV total de R$ 996,4 (65% Helbor).



FALE COM RI

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Garden Design. Private Park Residence Development

OPERATIONAL PREVIEW – 2Q26

Helbor
sinta-se em casa

Mogi das Cruzes, July 17th, 2026 – Helbor Empreendimentos S.A. (B3: HBOR3), a residential real estate developer, announces its preliminary and unaudited operating results for the second quarter of 2026 (“2Q26”).

2Q26 RESULTS

Tuesday, August 11th, 2026

(After market closing)

2Q26 TELECONFERENCE

Wednesday, July 12th, 2026

Portuguese (with simultaneous interpretation)

ZOOM: Click here

OPERATIONAL INDICATORS

Launches	2Q26	2Q25	2Q26 x 2Q25	1Q26	2Q26 x 1Q26	1S26	1S25	1S26 x 1S25
Total Launched PSV (R$ thousand)[1]	-	212,125	n.a	469,722	n.a	469,722	722,651	-35.0%
Helbor Launched PSV (R$ thousand	-	212,125	n.a	153,583	n.a	153,583	364,990	-57.9%
Helbor's Share[1]	-	100.0%	n.a	32.7%	n.a	32.7%	50.5%	-35.3%
Units Launched[1]	-	265	n.a	514	n.a	514	1,168	-56.0%
Developments Launched	-	1	n.a	2	n.a	2	4	-50.0%
Sales								
Total PSV (R$ thousand)	338,517	467,040	-27.5%	420,008	-19.4%	758,525	1,085,620	-30.1%
Helbor's PSV (R$ thousand)	211,591	277,879	-23.9%	226,082	-6.4%	437,672	551,077	-20.6%
Helbor's Share[1]	62.5%	59.5%	*3.0 p.p.*	53.8%	*8.7 p.p.*	57.7%	50.8%	*6.9 p.p.*
Units Sold	483	630	*-23.3%*	501	*-3.6%*	984	1,836	*-46.4%*
SaleS over Suply (SoS)								
SoS Total	11.3%	18.3%	*-7.0 p.p.*	12.4%	*-1.2 p.p.*	22.5%	35.2%	-12.7 p.p.
SoS Helbor	11.3%	18.0%	*-6.7 p.p.*	10.9%	*0.4 p.p.*	21.1%	31.2%	*-10.1 p.p.*

1 – Net of swaps

LAUNCHES

Throughout **2Q26**, Helbor did not launch any new developments. During **1S26**, two projects were launched: Nova Vivere, developed in partnership with Tegra, in which Helbor holds an 18.3% stake, and Parque Clube Ipoema, a 100%-owned Helbor project. The **total net PSV** of the developments launched in the first half of the year amounted to **BRL 469.7 million**, of which **33%** was attributable to the Company's interest.

During **2Q25**, the BRK by Helbor development was launched, totaling a net PSV of BRL 212.1 million, of which 100% corresponded to Helbor's interest. In 1Q25, the Company launched Supreme Anália Franco, developed in partnership with Cury, as well as Fazenda Itapety and Helbor Clube Patteo São Bernardo, totaling four developments launched in **1S25** and a **combined net PSV of BRL 703.4 million**, of which 51% was attributable to Helbor's interest.

Developments (PSV in R$ '000)	Location	Segment	Units	Total Net PSV [1]	Helbor's Share	Helbor Net PSV[1]	% Sold	Income
Nova Vivere - Caminhos da Lapa	São Paulo	Medium	380	386,809	18.3%	70,670	22%	Equity
Parque Clube Ipoema - 1st phase[2]	Mogi das Cruzes	Medium	134	82,913	100%	82,913	56%	Consolidated
Total 1Q26 - 2 Developments			**514**	**469,722**	**33%**	**153,583**	**39%**	
Total 2Q26 - 0 Developments			**-**	**-**	**-**	**-**	**56%**	
Total 1S26 - 2 Developments			**514**	**469,722**	**33%**	**153,583**	**47%**	

1 – Net of swaps | 2 – Towers 1 and 3

CONTRACTED SALES

In **2Q26**, **Total Gross Sales** amounted to **BRL 338.5 million**, representing a 27.5% decrease compared to 2Q25 and a 19.4% decline versus 1Q26. This reduction was mainly attributable to the absence of new launches during the quarter. In 1S26, **Total Gross Sales** reached **BRL 758.5 million**, down 30.1% from 1S25, a period in which four developments were launched, compared with two launches in the first half of 2026.

Helbor's share of total gross sales in the quarter was 62.5%, with BRL 143.3 million recognized in the consolidated results and BRL 68.3 million recognized under the equity method. In the first half of the year, Helbor's attributable share was 57.7%, with BRL 282.0 million recognized in the consolidated results and BRL 155.7 million under the equity method.

During the quarter, the sales mix consisted of 69.6% units under construction, 18.4% completed units, and 12.0% units launched in 1Q26. In the first half of the year, the sales mix was 61.5% of units under construction, 21.7% completed units, and 16.8% newly launched units.

Total Sales Velocity (VSO) reached 11.3% in 2Q26, down 7.0 percentage points compared to 2Q25 and 1.2 percentage points versus the previous quarter. As noted above, the decline in VSO during 2Q26 was primarily affected by the sales performance of the developments launched in 1Q26 and 2Q25. Helbor's attributable VSO was 11.3%, down 6.7 percentage points year over year, while increasing 0.4 percentage points compared to 1Q26.

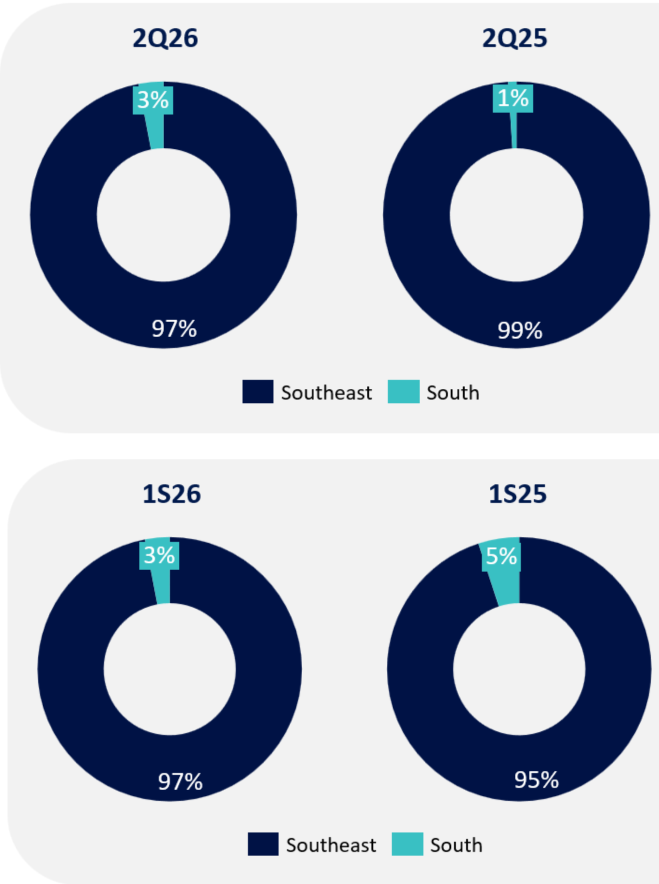
In **1S26, Total VSO** reached 22.5%, representing a 12.7 percentage point decline compared to the same period of the previous year. Helbor's VSO was 21.2%, down 10.1 percentage points versus 1S25.

Cancellations totaled **BRL 66.0 million** (100 units) in 2Q26, representing a 49% decrease compared to 2Q25, with 72.3% attributable to Helbor. Notably, 100% of these units were resold within the same quarter, at an average selling price 9% higher than the original sale price, reinforcing the attractiveness of the Company's products and the efficiency of its commercial operations.

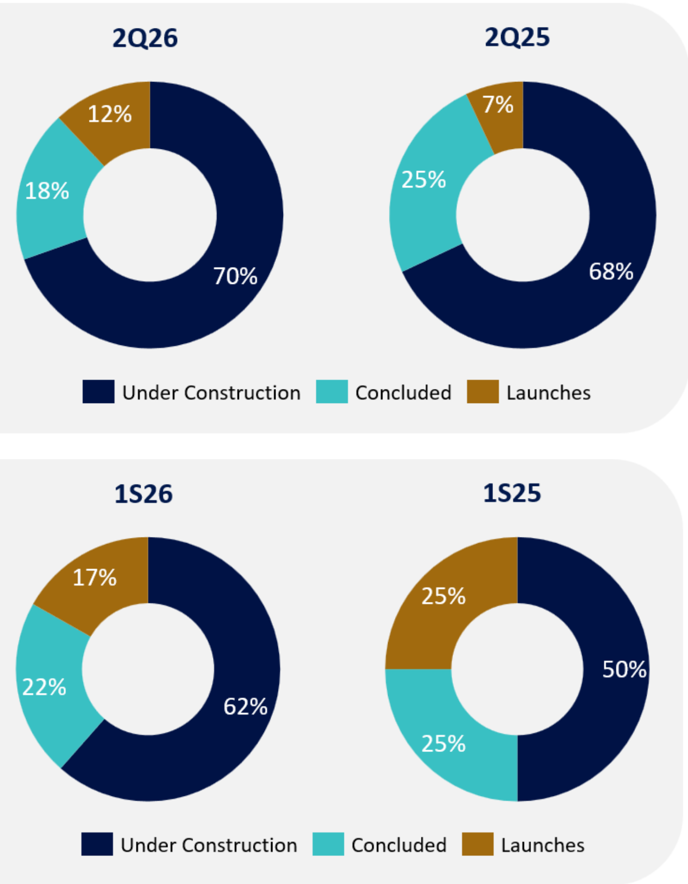
In 1S26, cancellations totaled BRL 188.6 million, corresponding to 224 units, all of which were resold during the first half of the year, representing a 31% decrease compared to cancellations recorded in 1S25.

Sales (100%)	2Q26	2Q25	2Q26 x 2Q25	1Q26	2Q26 x 1Q26	1S26	1S25	1S26 x 1S25
Ultra High	26,054	80,220	-67.5%	32,128	-18.9%	58,183	117,059	-50.3%
High	35,218	46,213	-23.8%	62,922	-44.0%	98,141	87,232	12.5%
Commercial	3,226	7,775	-58.5%	1,109	190.8%	4,335	14,313	-69.7%
Medium High	116,294	229,081	-49.2%	125,101	-7.0%	241,395	463,451	-47.9%
Medium	152,610	74,946	103.6%	192,402	-20.7%	343,764	165,053	108.3%
Economic	5,115	28,804	-82.2%	7,593	-33%	12,708	238,513	-94.7%
Total	338,517	467,040	-177.7%	421,256	67.5%	691,989	1,085,620	-61.2%

TOTAL SALES - REGION



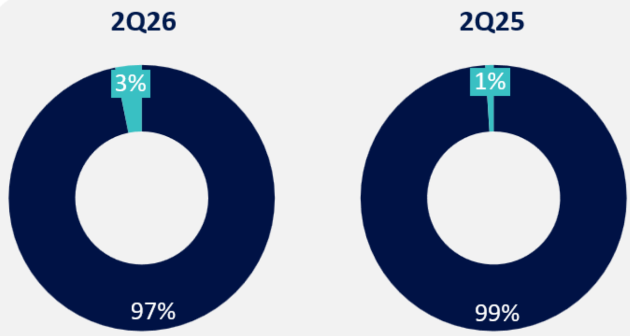
TOTAL SALES - STATUS



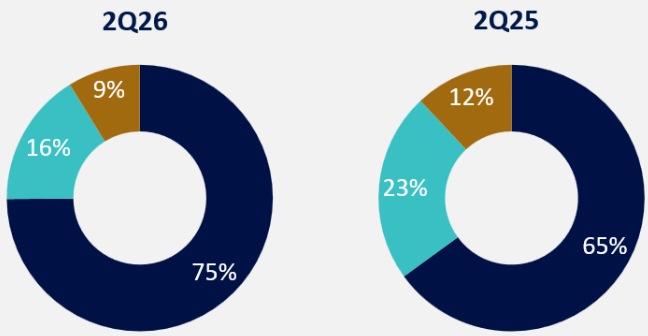
Contracted Sales **Helbor Share:**

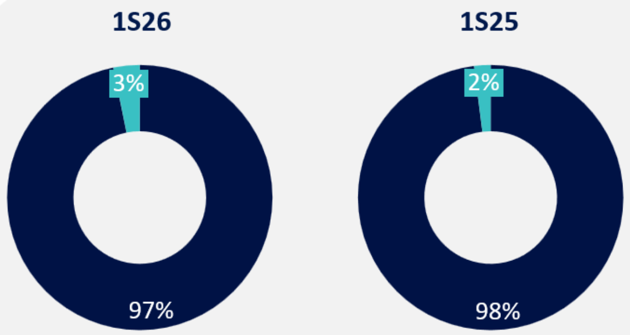
Sales (% Helbor)	2Q26	2Q25	2Q26 x 2Q25	1Q26	2Q26 x 1Q26	1S26	1S25	1S26 x 1S25
Ultra High	13,653	43,816	-68.8%	19,684	-30.6%	33,338	64,807	-48.6%
High	27,371	31,735	-13.8%	44,263	-38.2%	71,634	64,160	11.6%
Commercial	2,611	7,319	-64.3%	950	174.8%	3,561	13,756	-74.1%
Medium High	72,835	149,152	-51.2%	74,014	-1.6%	146,849	263,051	-44.2%
Medium	92,960	31,578	194.4%	84,206	10.4%	176,937	75,777	133.5%
Economic	2,161	14,278	-84.9%	3,192	-32%	5,353	69,525	-92.3%
Total	211,591	277,879	-23.9%	226,310	-6.5%	437,672	551,077	-20.6%

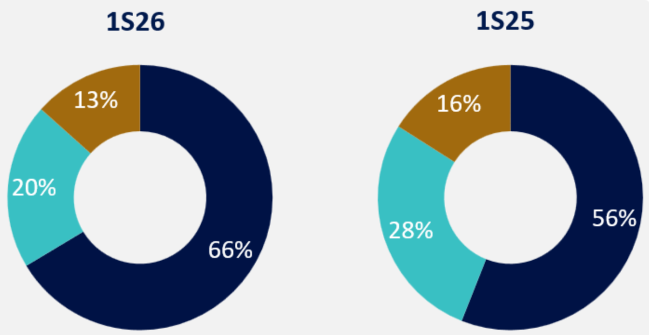
HELBOR'S SHARE SALES - REGION



HELBOR'S SHARE SALES - STATUS

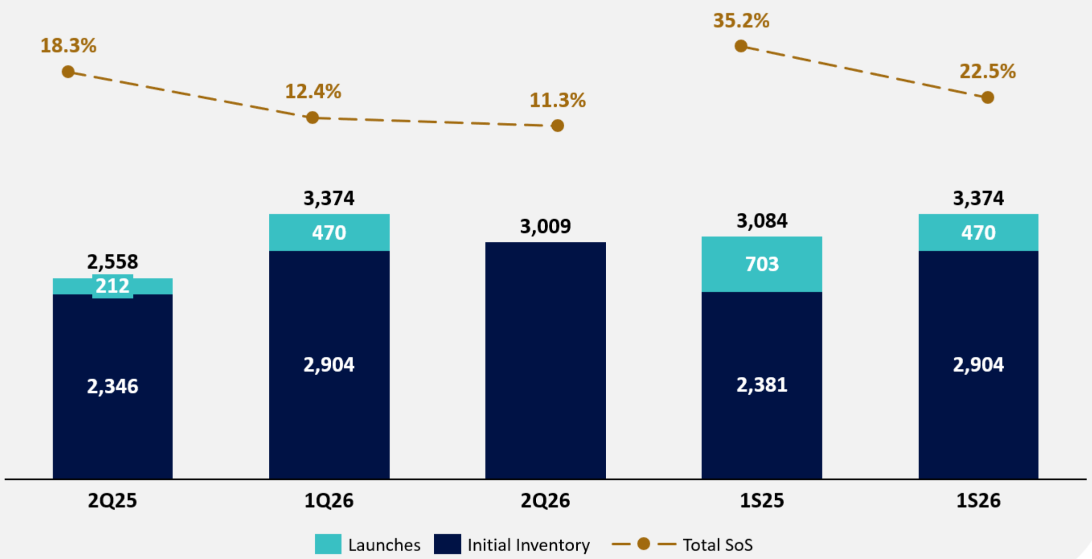




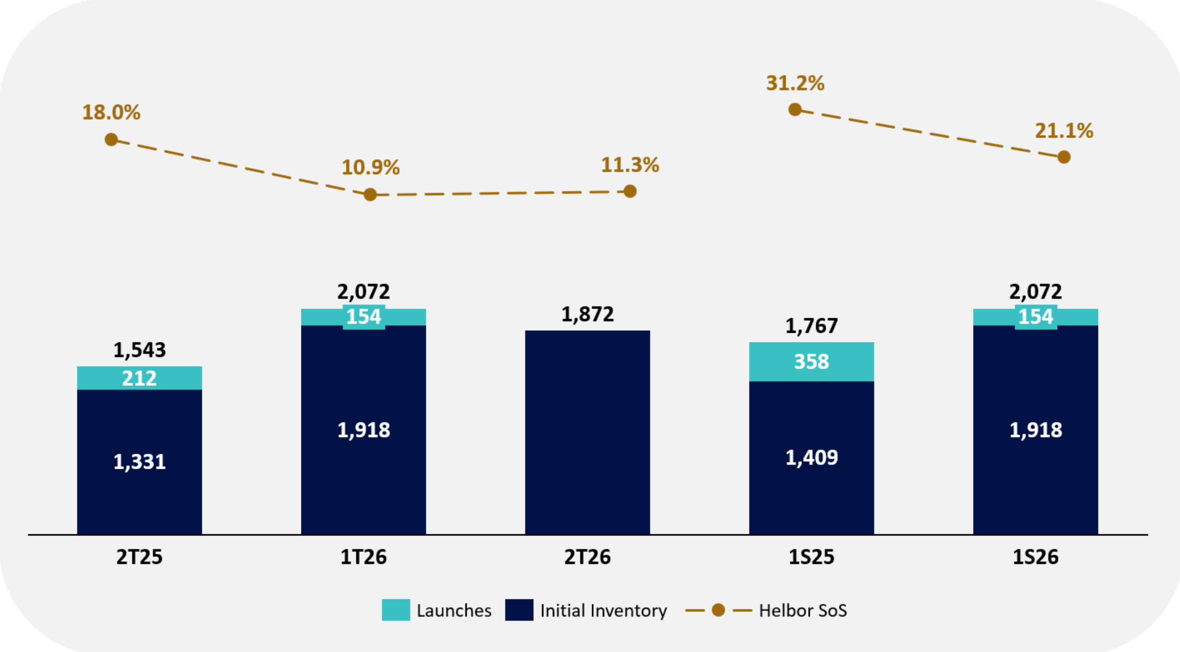


The charts below show the opening balances of inventories and **Total SoS and Helbor Share**:

TOTAL SoS (%) and INVENTORY (BRL million)



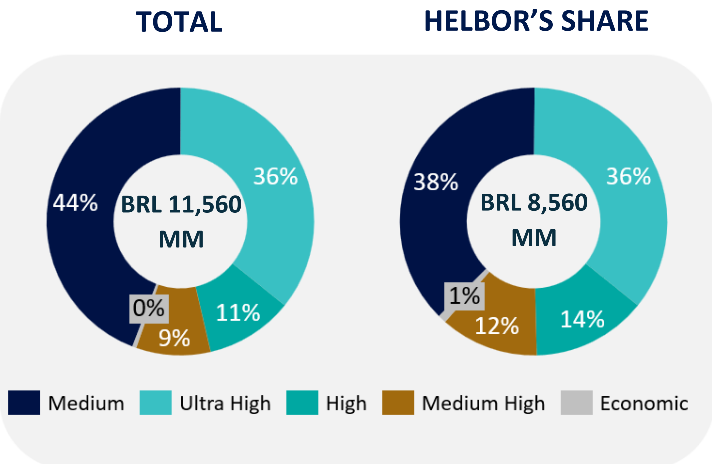
HELBOR SoS (%) and INVENTORY (BRL million)



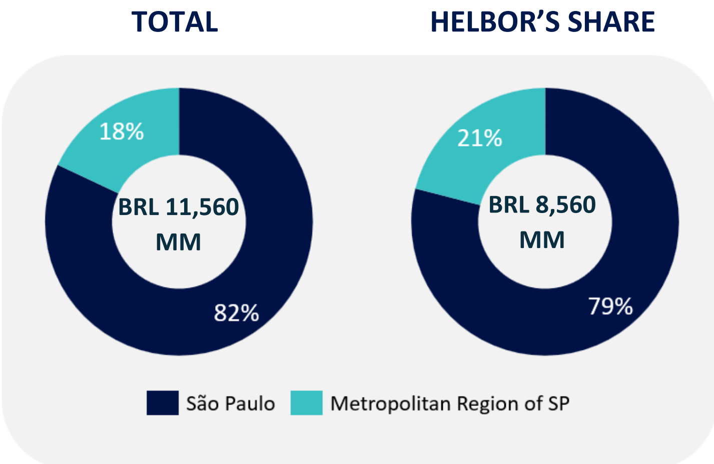
LANDBANK

At the end of 2Q26, the Company's **landbank** totaled a **potential gross PSV of BRL 11.6 billion**, of which **74%** corresponds to Helbor's stake. The movement observed throughout the quarter is mainly due to the **update of the potential PSV** of the land portfolio, reflecting the increase in **construction costs** of the projects.

LANDBANK BY CITY



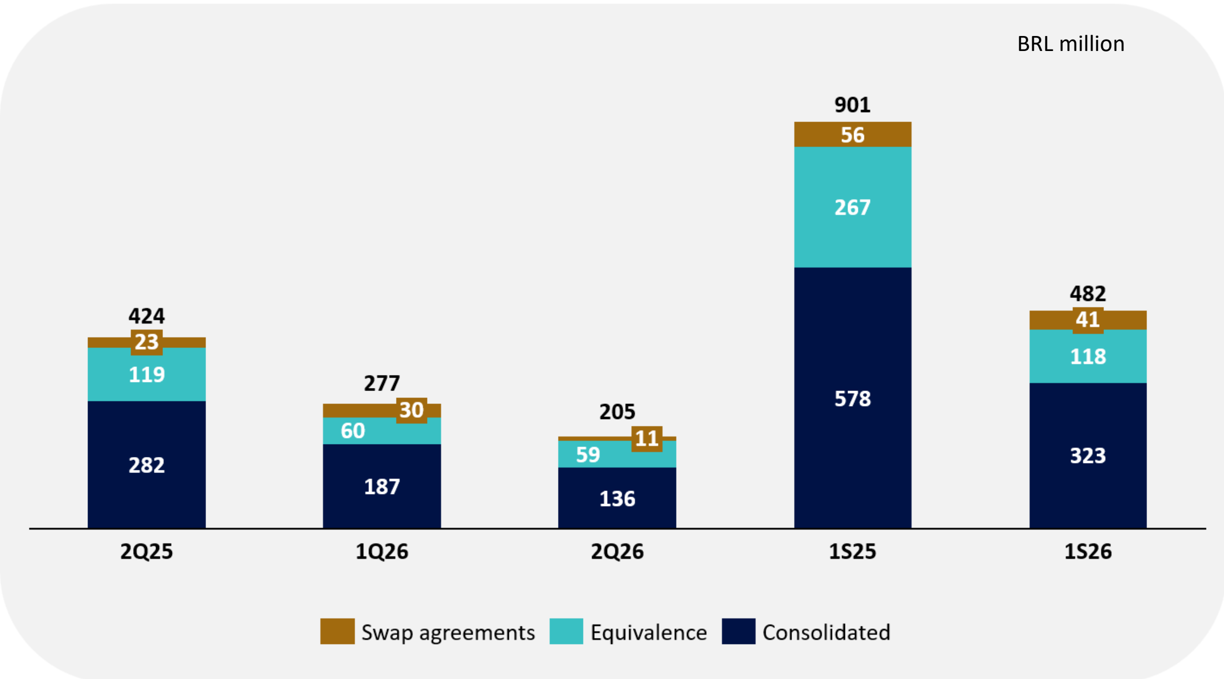
LANDBANK BY SEGMENT



ONLENDINGS

In **2Q26**, total transfers reached **BRL 204.8 million**, comprising BRL 135.5 million on a consolidated basis, BRL 58.5 million recognized under the equity method, and BRL 10.8 million related to land swaps. **Helbor's share** of these transfers was **62%**.

This amount represents a 51.7% decrease compared to 2Q25 and a 26.0% decline versus 1Q26. The decrease in both periods was mainly due to the absence of project deliveries in 2Q26. By comparison, three developments were delivered in 2Q25, with a total PSV of BRL 399.2 million, 63% attributable to Helbor. In the first half of 2026, transfers to buyers totaled **BRL 482.0 million**, representing a 46.5% decrease compared to the same period of 2025, when five developments were delivered, with a total PSV of BRL 996.4 million, 65% attributable to Helbor.



TALK TO IR

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