


# WEBCONFERÊNCIA DE RESULTADOS 3T26




1 Destaques

2 Resultados Operacionais

Vendas e Distratos

Estoque

3 Resultados Financeiros

SG&A

Endividamento

Desalavancagem

Demonstração de Resultados

4 Perguntas e Respostas

# DESTAQUES DO 3T26

**Quitação do financiamento do ix.Tatuapé**

**Avanço na obra do ix.Santana**

**VSO**
**Total: 4%**
**Lançamentos: 3%**
3T26

**Distrato**
**Redução de 9%**
3T26 vs. 3T25

**G&A**
**Redução de 41%**
3T26 vs. 3T25

**Despesas Comerciais**
**Redução de 17%**
3T26 vs. 3T25

**Lucro Bruto Ajustado de R$ 12,2 milhões**
no 3T26

**Redução de 23% na dívida extraconcursal**
3T26 vs. 3T25




PDG

ix.

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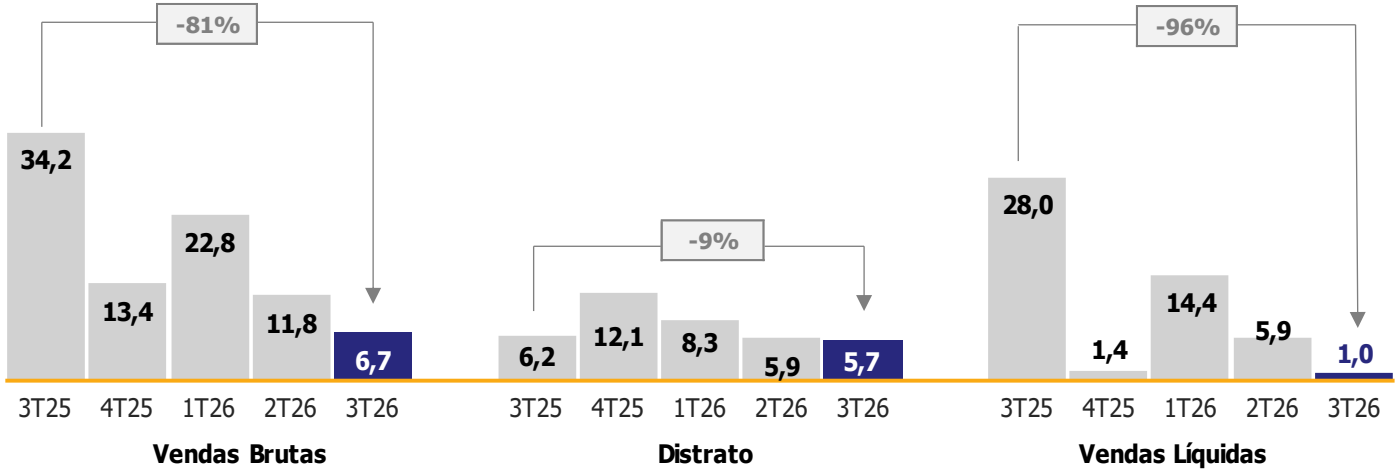
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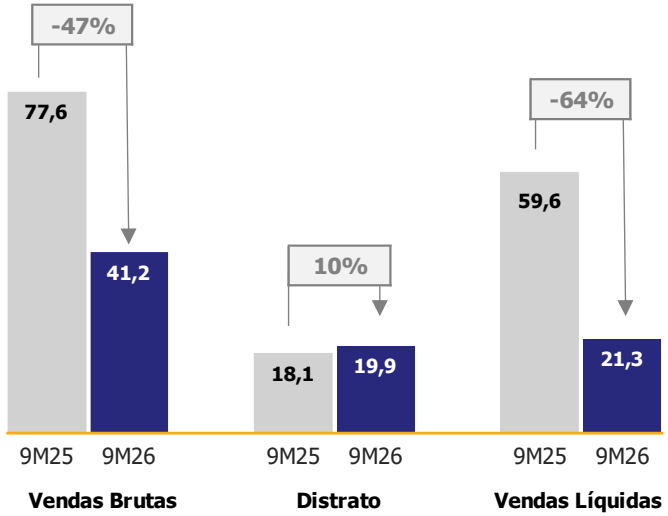
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# RESULTADOS OPERACIONAIS
# DESEMPENHO DE VENDAS
## HISTÓRICO DE VENDAS E DISTRATOS
R$ milhões



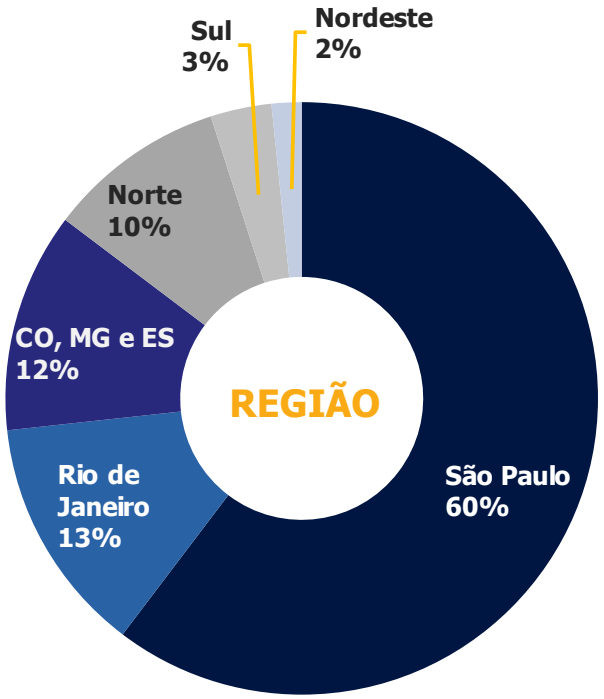



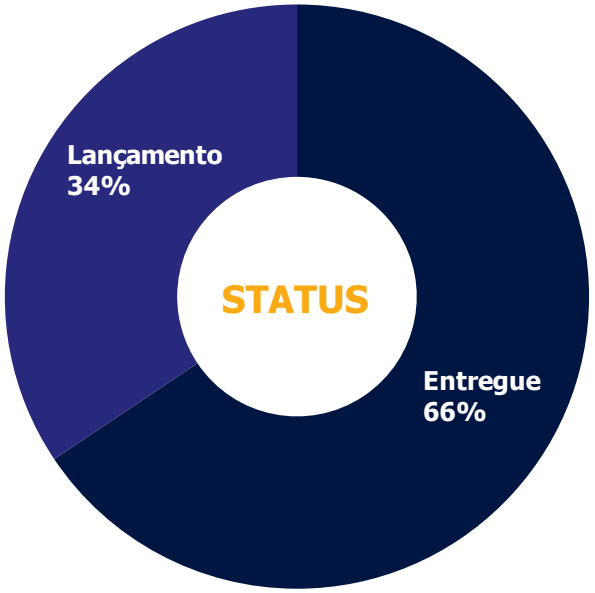

No 3T26, as vendas brutas totalizaram R$ 6,7 milhões, 81% abaixo do 3T25. Nos 9M26, as vendas brutas totais totalizaram R$ 41,2 milhões, 47% abaixo dos 9M25.

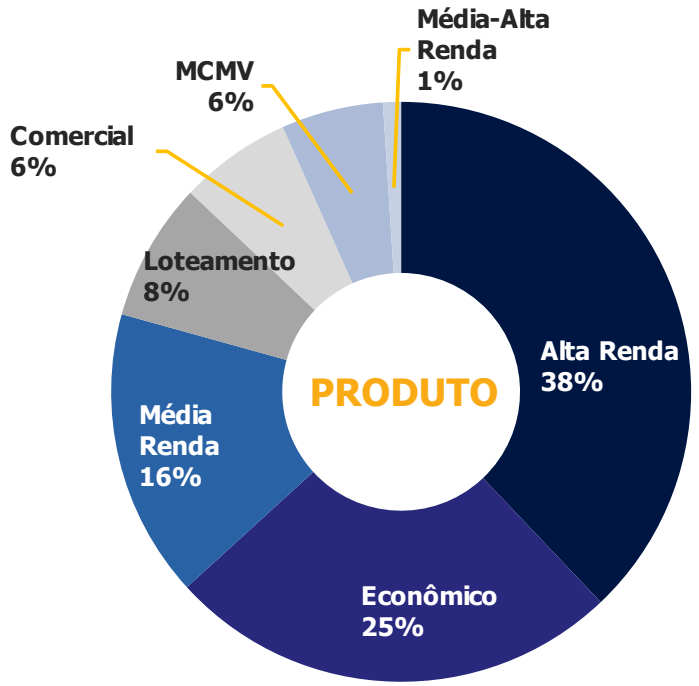
Durante o 3T26, os distratos totalizaram R$ 5,7 milhões, 9% abaixo do 3T25. Nos 9M26, os distratos totalizaram R$ 19,9 milhões, 10% acima dos 9M25.

As vendas líquidas totalizaram R$ 1,0 milhão no 3T26, 96% abaixo do 3T25 e, no acumulado do ano, 64% abaixo dos 9M25.

## RESULTADOS OPERACIONAIS
# ESTOQUE




Ao final do 3T26, o estoque pronto somado ao estoque dos lançamentos totalizou R$ 166,5 milhões, 1% abaixo do 2T26 e 13% abaixo do 3T25. Essa redução decorreu das vendas realizadas no período.

A quantidade de unidades foi reduzida em 24% em relação ao 3T25 e aumentou 1% em relação ao 2T26.




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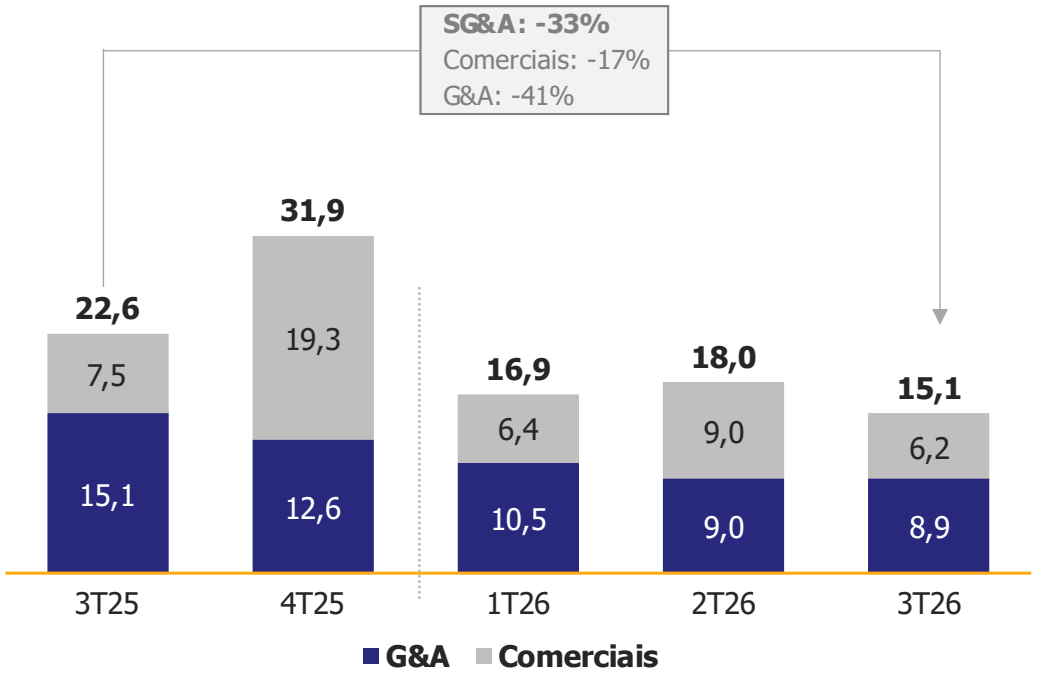
4 Perguntas e Respostas

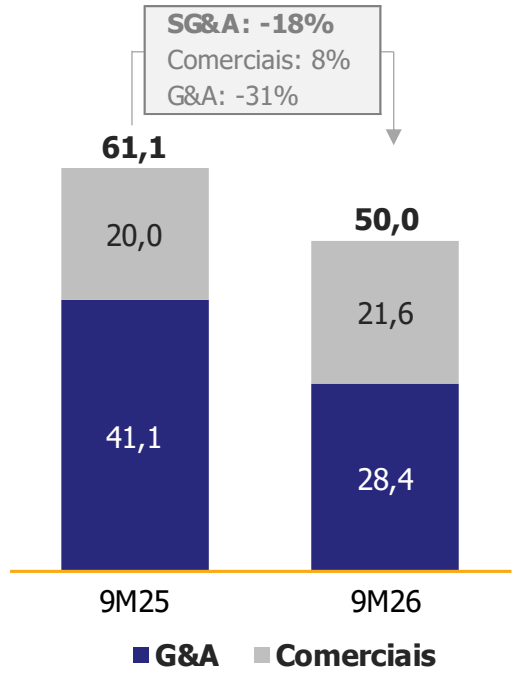
## RESULTADOS FINANCEIROS

# DESPESAS GERAIS, ADMINISTRATIVAS E COMERCIAIS

### HISTÓRICO DE SG&A

R$ milhões



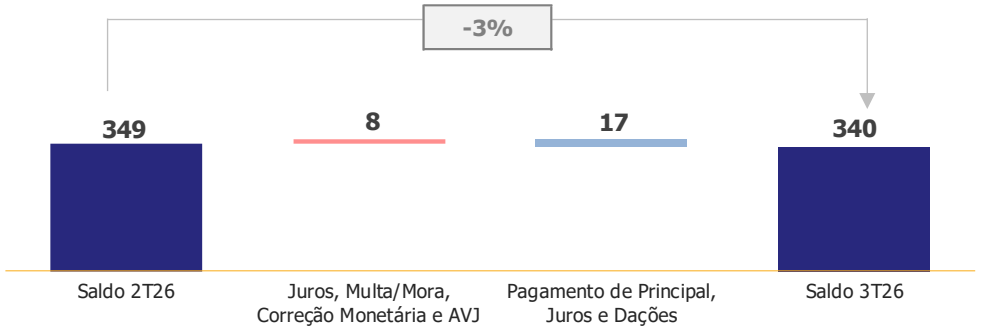




As Despesas Gerais e Administrativas reduziram 41% e o SG&A reduziu 33% em comparação ao 3T25, principalmente devido às despesas com prestação de serviços ao longo deste ano.

No 3T26, as Despesas Comerciais reduziram 17% em comparação ao 3T25, devido às despesas com unidades em estoque, que oscilam mediante vendas e distratos das unidades.

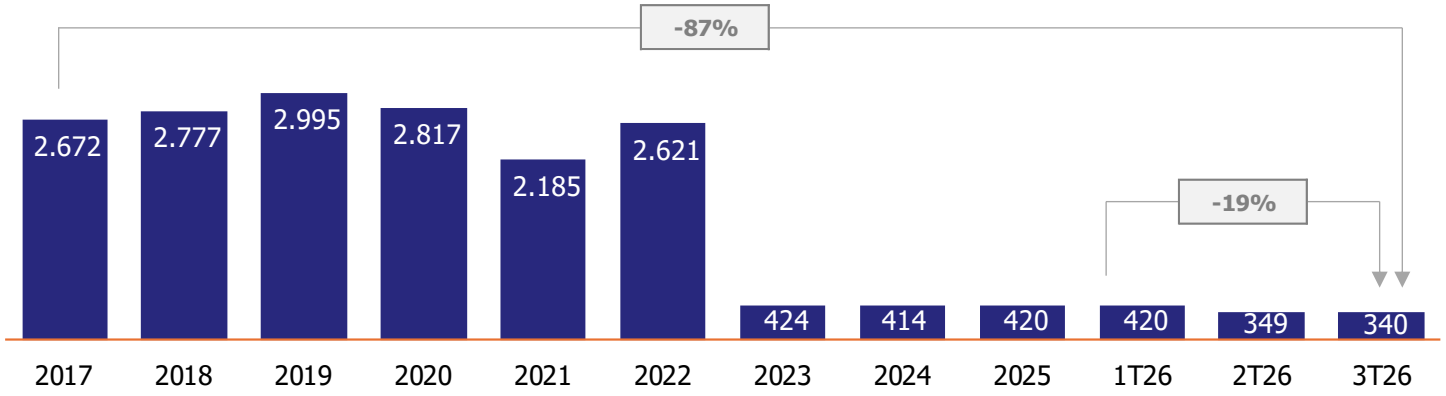
# RESULTADOS FINANCEIROS
# DÍVIDA EXTRACONCURSAL

## VARIAÇÃO TRIMESTRAL
R$ milhões




A dívida extraconcursal reduziu R$ 8,3 milhões (3%) no 3T26, devido aos pagamentos realizados e dos juros, do ajuste a valor justo (AVJ) das dívidas.

## HISTÓRICO
R$ milhões

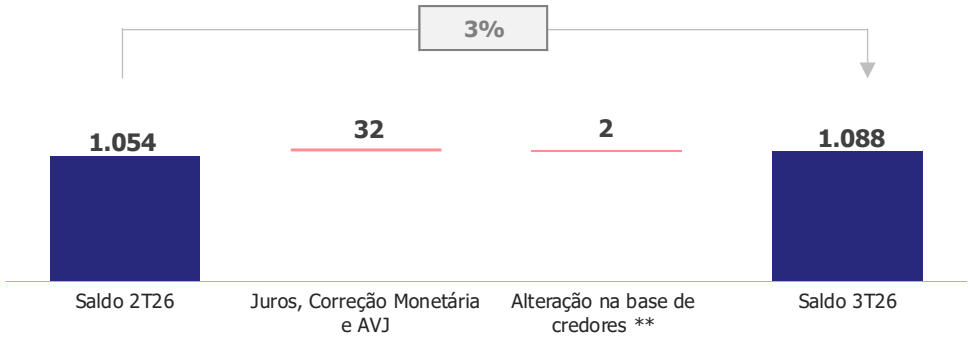



Obs.: No 4T23, registramos o recálculo das dívidas extraconcursais nos termos do Plano de Recuperação Judicial do Grupo PDG. Em suma, quando o saldo da dívida é maior que o valor da garantia correspondente, a Companhia não pode privilegiar o pagamento deste saldo residual extraconcursal em detrimento aos credores concursais. Sendo assim, os credores poderão solicitar a habilitação do saldo residual na RJ e, este valor será pago nas condições previstas no PRJ, como determinado pela Sentença de Saída da RJ.

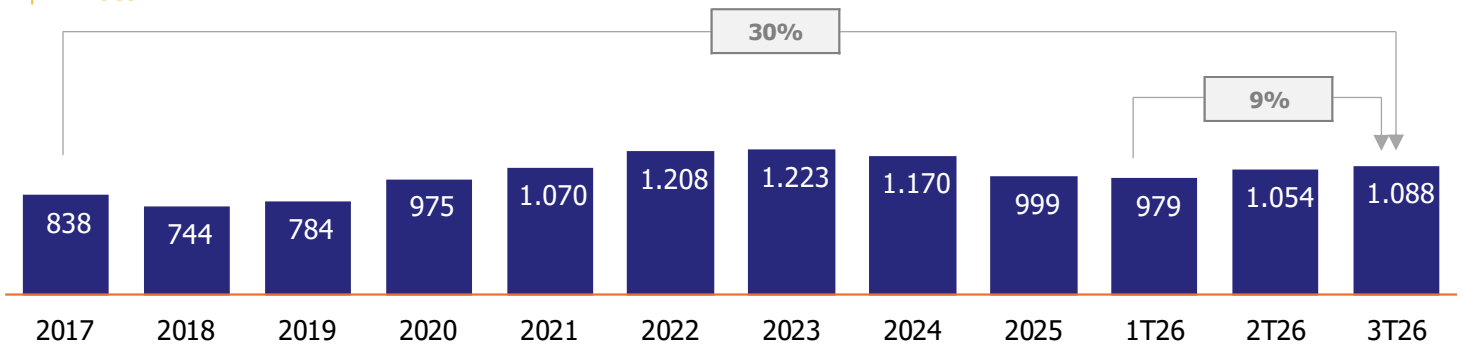
A metodologia de cálculo, e demais informações sobre o saldo da dívida, estão contemplados na Nota Explicativa 1d das Demonstrações Financeiras.

# RESULTADOS FINANCEIROS
# DÍVIDA CONCURSAL

## VARIAÇÃO TRIMESTRAL
R$ milhões




## HISTÓRICO
R$ milhões




A dívida concursal aumentou em R$ 34,1 milhões (3%) durante o 3T26, em decorrência de juros, correção monetária e AVJ.

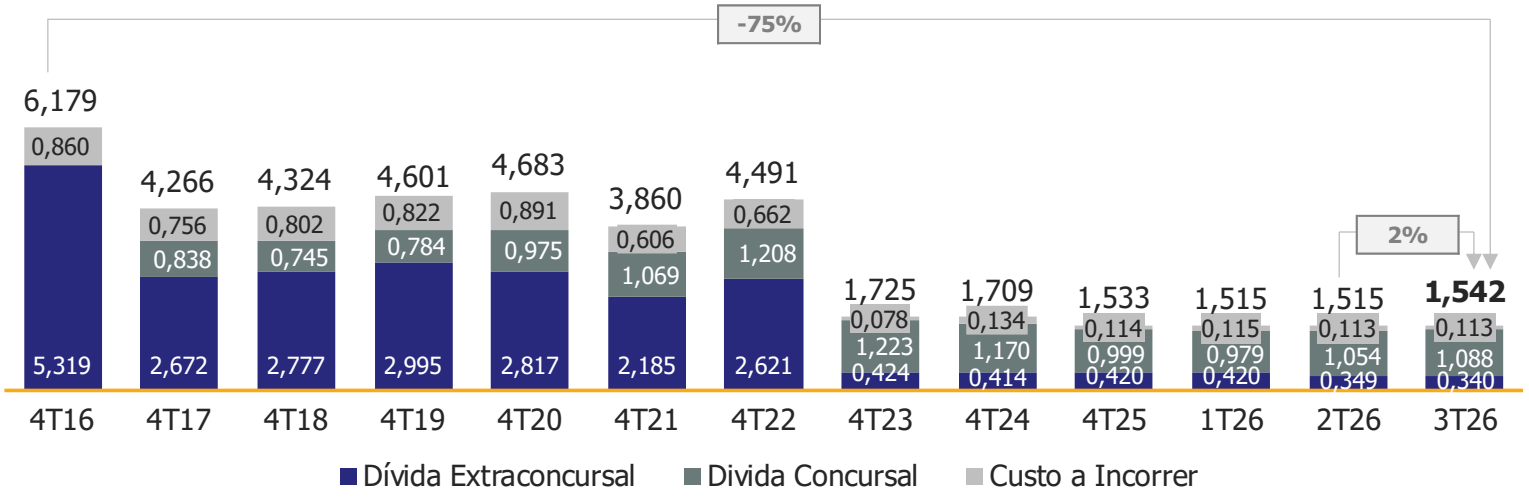
No total, considerando os aumentos de capital já realizados, os pagamentos aos credores e as dações realizadas, a Companhia já amortizou R$ 2,3 bilhões em dívidas concursais.

** Refere-se às novas habilitações de credores, renegociações, entre outras movimentações.

# RESULTADOS FINANCEIROS
# DESALAVANCAGEM

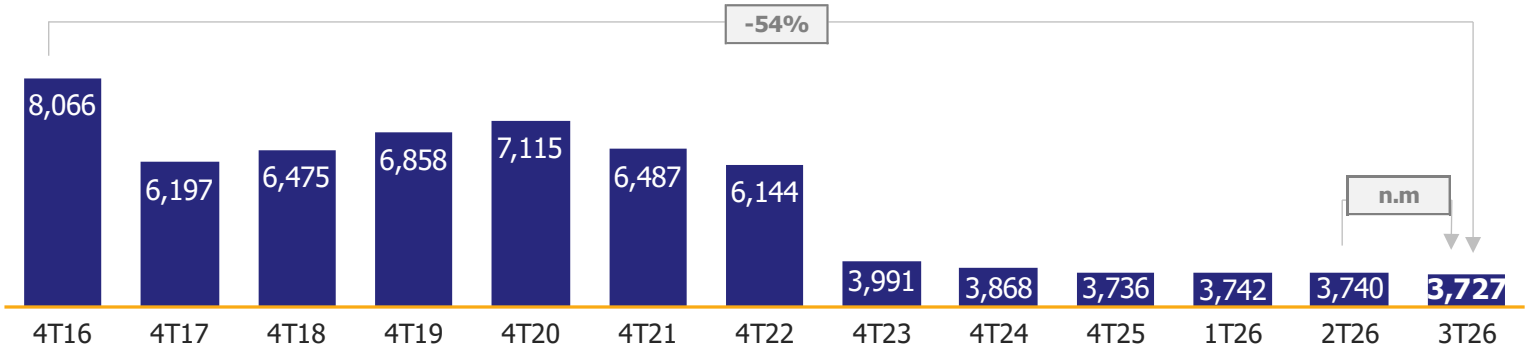
## ALAVANCAGEM ESTENDIDA

R$ bilhões




## PASSIVO TOTAL

R$ bilhões




Somando as dívidas extraconcursais, dívidas concursais e o custo a incorrer, no final do 3T26, a alavancagem estendida da companhia totalizou R$ 1,54 bilhão, aumentando 2% em relação ao 2T26.

Sobre o montante residual de alavancagem, destacamos que:

i. As dívidas extraconcursais continuam sendo renegociadas e poderão ser habilitadas na recuperação judicial ao longo do tempo.

ii. As dívidas concursais têm vencimentos até 2042 e, conforme previsto no Plano de Recuperação, poderão também ser amortizadas por meio de dações em pagamento e conversão em *equity*.

# RESULTADOS FINANCEIROS
# DEMONSTRAÇÕES DE RESULTADOS

| DEMONSTRAÇÕES DE RESULTADO (R$ '000) | 3T26 | 3T25 | Var. (%) | 9M26 | 9M25 | Var. (%) |
|---|---|---|---|---|---|---|
| **Receita bruta operacional** | | | | | | |
| Vendas imobiliárias | 15.981 | 39.056 | -59% | 31.356 | 77.558 | -60% |
| Outras receitas operacionais | 1.745 | 2.783 | -37% | 2.510 | 23.157 | -89% |
| (-) Deduções da receita | (1.999) | (4.125) | -52% | (2.496) | (8.560) | -71% |
| **Receita operacional líquida** | **15.727** | **37.714** | **-58%** | **31.370** | **92.155** | **-66%** |
| Custo das unidades vendidas | (3.555) | (26.750) | -87% | (17.289) | (57.859) | -70% |
| Juros capitalizados | (308) | (2.539) | -88% | (567) | (5.468) | -90% |
| **Custo dos imóveis vendidos** | **(3.863)** | **(29.289)** | **-87%** | **(17.856)** | **(63.327)** | **-72%** |
| **Lucro (prejuízo) bruto** | **11.864** | **8.425** | **41%** | **13.514** | **28.828** | **-53%** |
| ***Margem bruta*** | ***75,4%*** | ***22,3%*** | **53,1 pp** | ***43,1%*** | ***31,3%*** | **11,8 pp** |
| ***Margem bruta ajustada (1)*** | ***77,4%*** | ***29,1%*** | **48,3 pp** | ***44,9%*** | ***37,2%*** | **7,7 pp** |
| **Receitas (despesas) operacionais:** | | | | | | |
| Equivalência patrimonial | 1.567 | (146) | n.m. | 319 | (228) | n.m. |
| Gerais e administrativas | (8.876) | (15.124) | -41% | (28.423) | (41.027) | -31% |
| Comerciais | (6.217) | (7.493) | -17% | (21.658) | (20.022) | 8% |
| Tributárias | (228) | (141) | 62% | (1.105) | (193) | n.m. |
| Depreciação e amortização | (45) | (59) | -24% | (136) | (190) | -28% |
| Outras despesas operacionais | (12.162) | 3.703 | n.m. | 13.577 | 21.206 | -36% |
| Resultado financeiro | (54.264) | 60.463 | n.m. | (108.466) | (154.150) | -30% |
| **Total receitas (despesas) operacionais** | **(80.225)** | **41.203** | **n.m.** | **(145.892)** | **(194.604)** | **-25%** |
| **Lucro (prejuízo) antes do I.R. e C.S.** | **(68.361)** | **49.628** | **n.m.** | **(132.378)** | **(165.776)** | **-20%** |
| Imposto de renda e contribuição social | 3.415 | (27.040) | n.m. | 1.424 | 2.491 | -43% |
| **Lucro (prejuízo) consolidado** | **(64.946)** | **22.588** | **n.m.** | **(130.954)** | **(163.285)** | **-20%** |
| Acionistas não controladores | 483 | 1.908 | -75% | 2.347 | 4.695 | -50% |
| **Lucro (prejuízo) líquido do período** | **(64.463)** | **24.496** | **n.m.** | **(128.607)** | **(158.590)** | **-19%** |
| ***Margem líquida*** | ***n.a.*** | ***65,0%*** | **n.m.** | ***n.a.*** | ***n.a.*** | **n.m.** |

(1) Ajustado por juros capitalizados no custo das unidades vendidas

Registramos margem bruta ajustada de 77,4% no 3T26 e 44,9% no acumulado do ano.




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# PERGUNTAS E RESPOSTAS (Q&A)

Envie sua pergunta, clicando no ícone na parte inferior da tela.

Q&A




# WEBCONFERÊNCIA DE RESULTADOS 3T26

**16 de novembro de 2026**




# EARNINGS WEBCONFERENCE 3Q26




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Sales and Cancellations

Inventory

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Indebtedness

Deleveraging

Income Statement

4 Q&A

# 3Q26 HIGHLIGHTS




**Settlement of the ix.Tatuapé financing**

**Progress of construction at ix.Santana**

**SoS**
**Total: 4%**
**Launches: 3%**
3Q26

**Cancellations**
**9% decrease**
3Q26 vs. 3Q25

**G&A**
**41% decrease**
3Q26 vs. 3Q25

**Selling Expenses**
**17% decrease**
3Q26 vs. 3Q25

**Adjusted Gross Profit of R$12.2 million**
in 3Q26

**23% decrease in Extraconcursal Debt**
3Q26 vs. 3Q25




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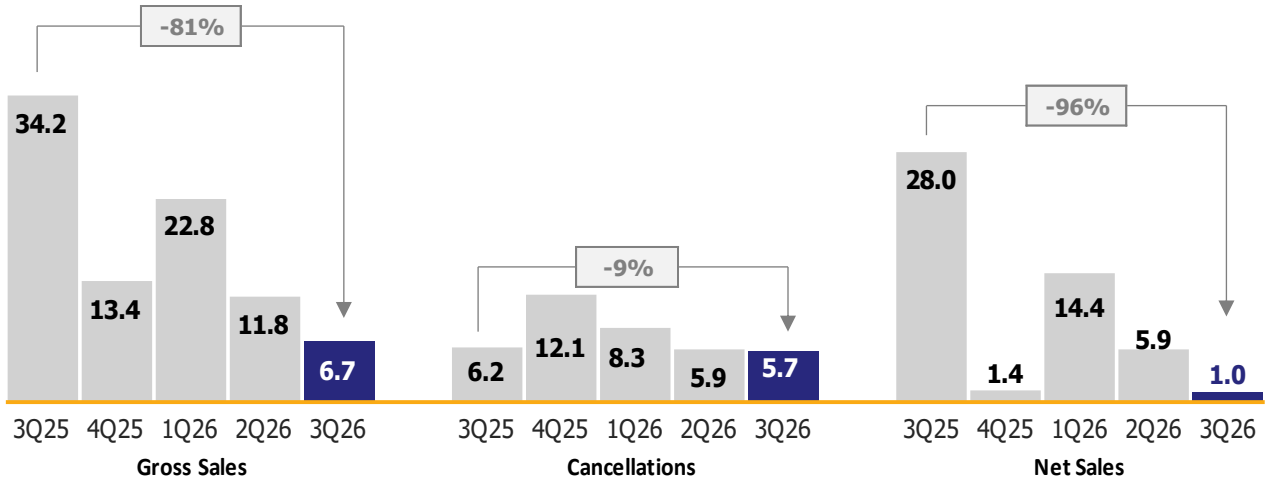
Indebtedness

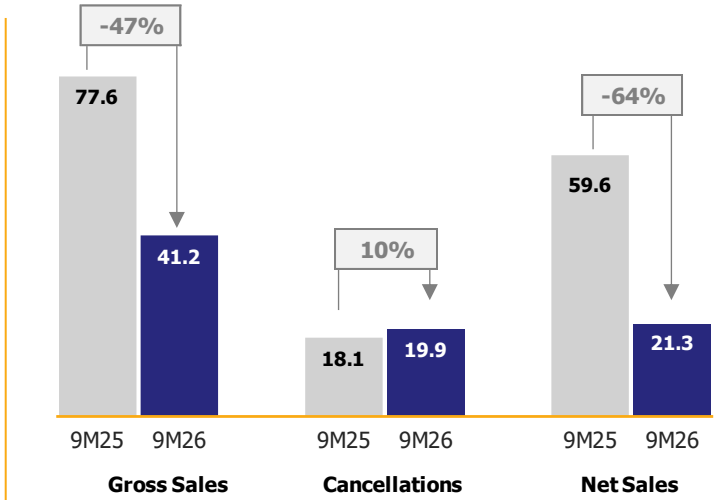
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# OPERATING RESULTS
# SALES PERFORMANCE
## SALES AND CANCELLATIONS HISTORY
R$ million



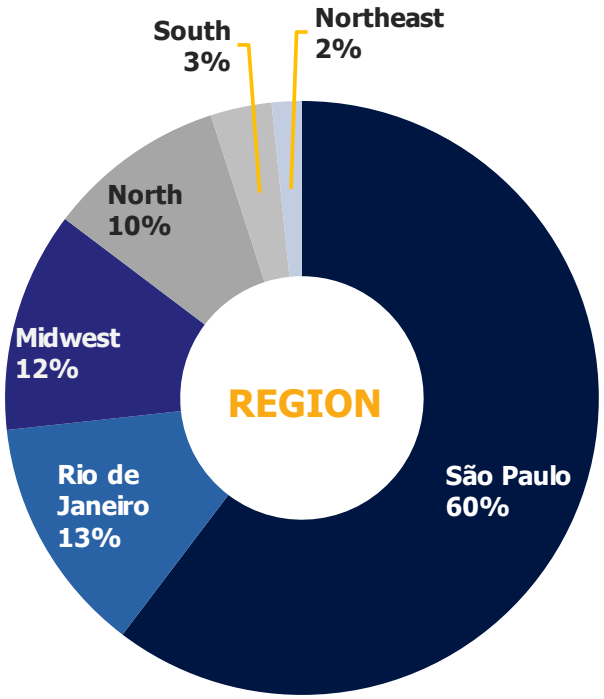



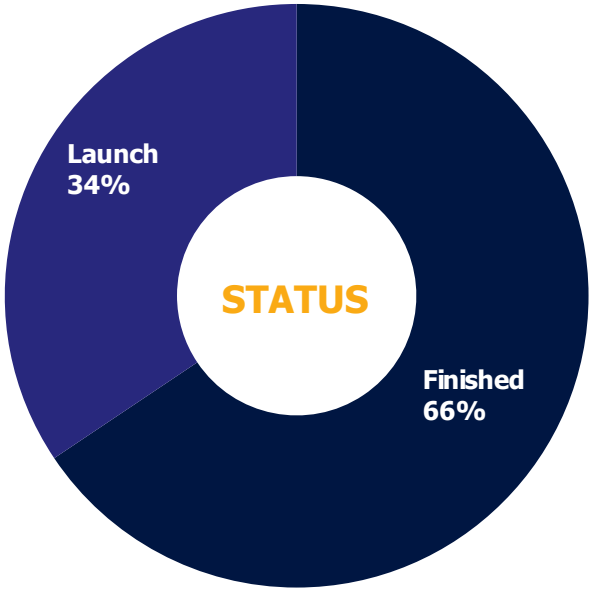

In 3Q26, gross sales totaled R$6.7 million, 81% below 3Q25. In 9M26, total gross sales amounted to R$41.2 million, 47% below 9M25.

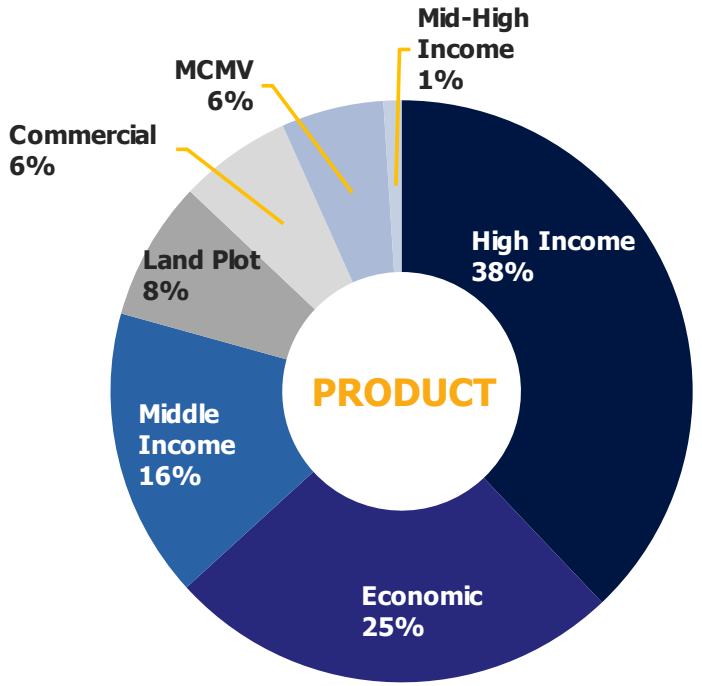
During 3Q26, cancellations totaled R$5.7 million, 9% below 3Q25. In 9M26, cancellations totaled R$19.9 million, 10% above 9M25.

Net sales totaled R$1.0 million in 3Q26, 96% below 3Q25 and, year to date, 64% below 9M25.

## OPERATING RESULTS
# INVENTORY




At the end of 3Q26, finished inventory plus launch inventory totaled R$166.5 million, 1% below 2Q26 and 13% below 3Q25. This reduction was driven by sales made in the period.

The number of units decreased 24% versus 3Q25 and increased 1% versus 2Q26.




PDG

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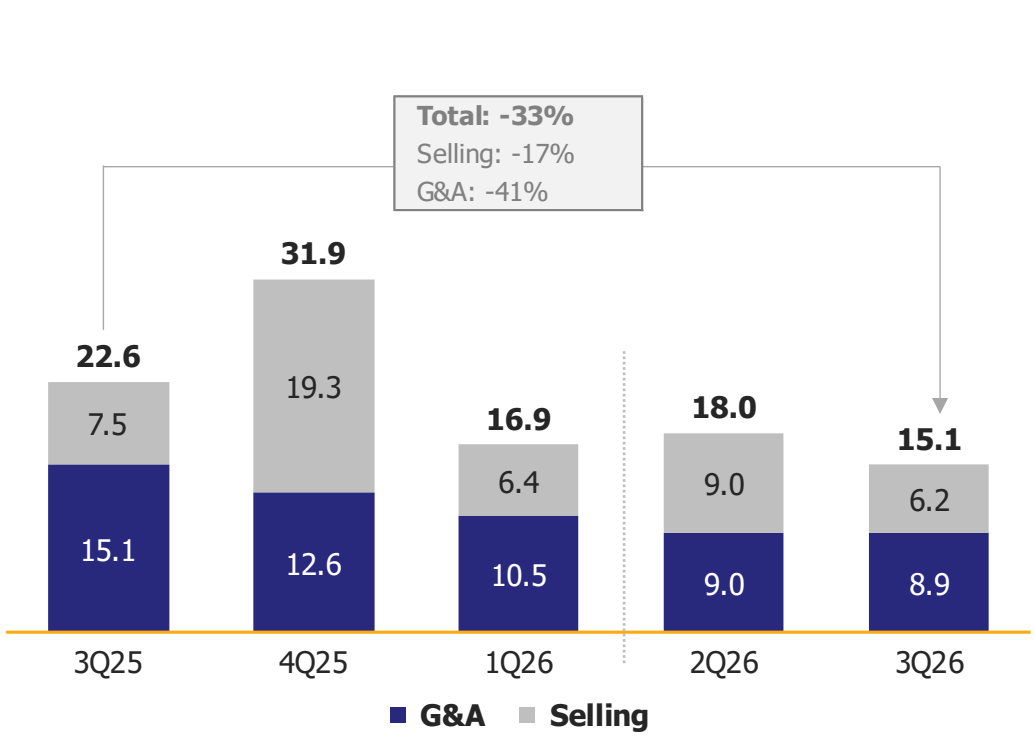
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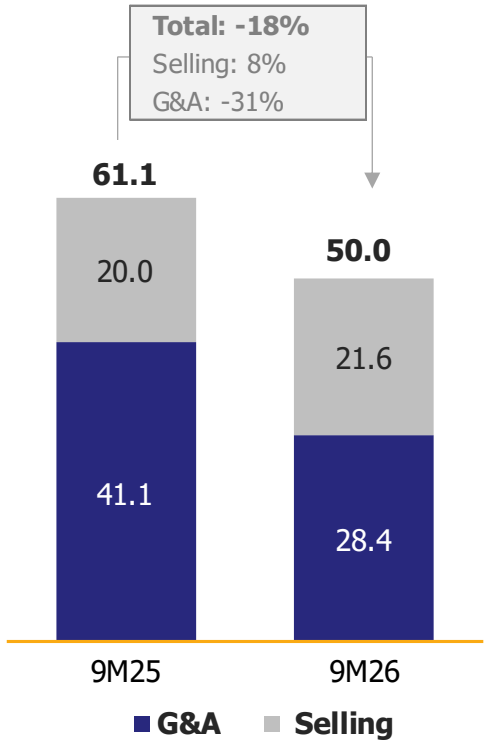
## FINANCIAL RESULTS

# SELLING, GENERAL AND ADMINISTRATIVE EXPENSES

### SG&A HISTORY

R$ million



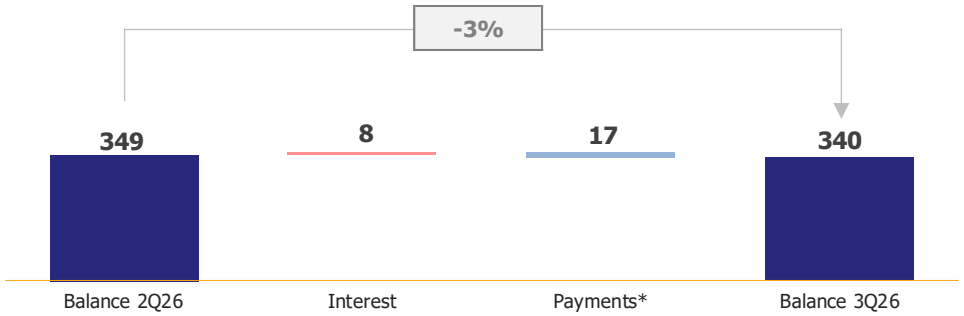




General and Administrative Expenses decreased 41% and SG&A decreased 33% versus 3Q25, mainly due to third party services expenses over the course of this year.

In 3Q26, Selling Expenses decreased 17% versus 3Q25, due to expenses with units in inventory, which fluctuate according to sales and cancellations of units.

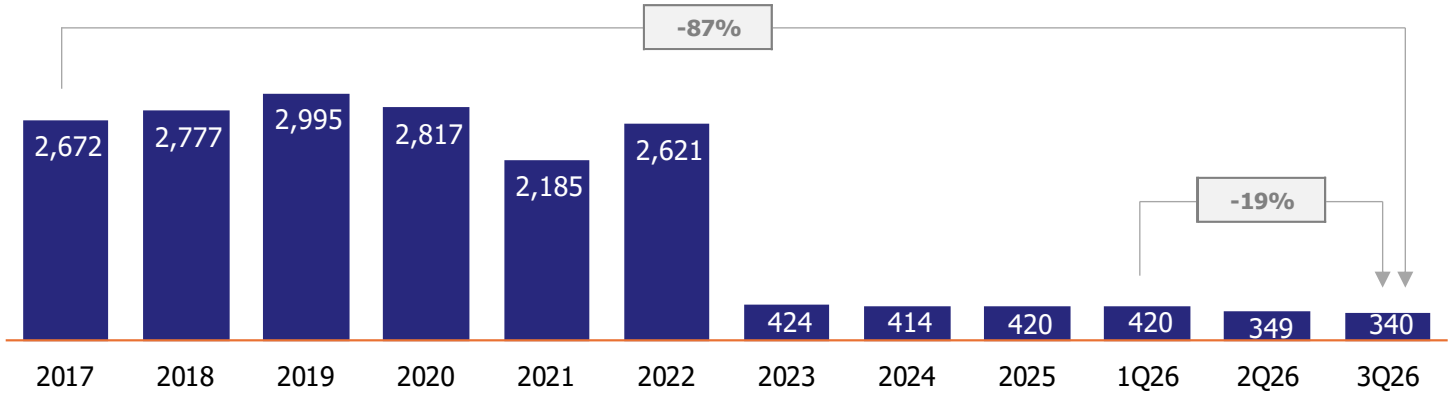
# FINANCIAL RESULTS
# EXTRACONCURSAL DEBT

## QUARTERLY CHANGE
R$ million




Extraconcursal debt decreased R$8.3 million (3%) in 3Q26, due to the payments made and to interest and the fair value adjustment (FVA) of debt.

## HISTORY
R$ million

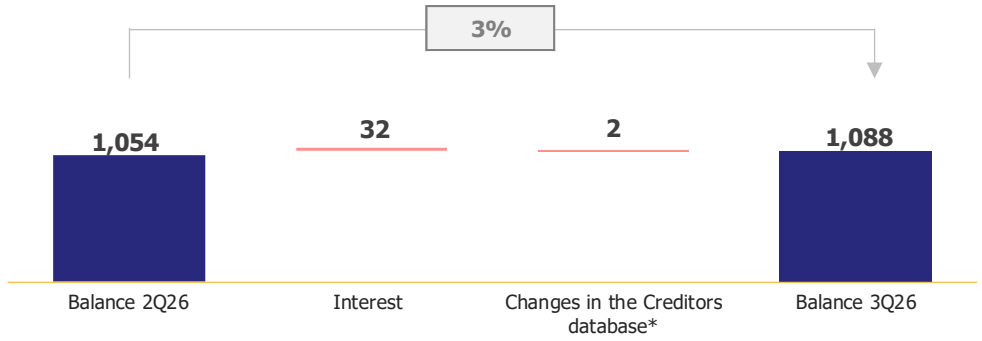



Note: In 4Q23, we recorded the recalculation of extraconcursal debt under the terms of PDG Group's Judicial Reorganization Plan. In short, when the debt balance is higher than the value of the corresponding collateral, the Company may not prioritize payment of this residual extraconcursal balance over concursal creditors. Therefore, creditors may request the inclusion of the residual balance in the Judicial Reorganization, and this amount will be paid under the conditions set out in the Plan, as determined by the ruling that concluded the Judicial Reorganization.

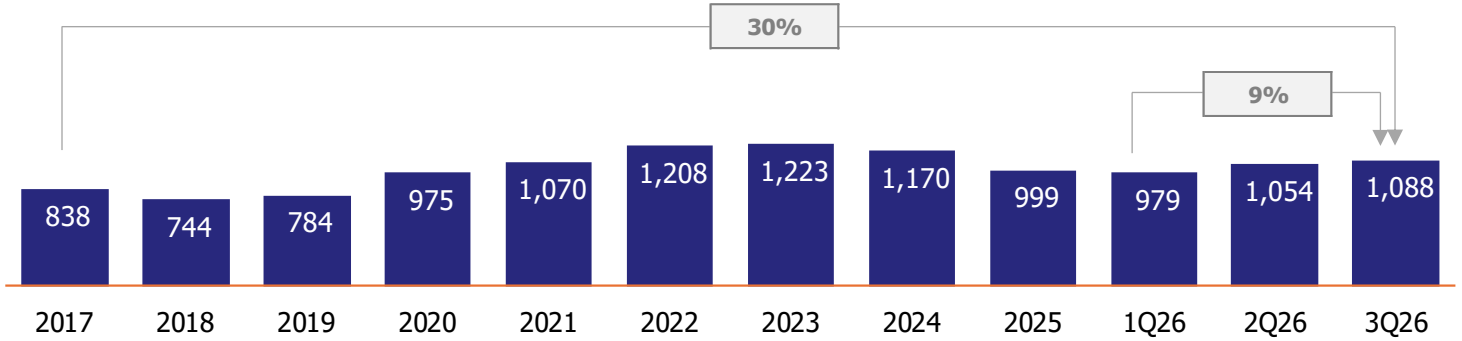
The calculation methodology and further information on the debt balance are included in Explanatory Note 1d to the Financial Statements.

# FINANCIAL RESULTS
# CONCURSAL DEBT

## QUARTERLY CHANGE
R$ million




## HISTORY
R$ million



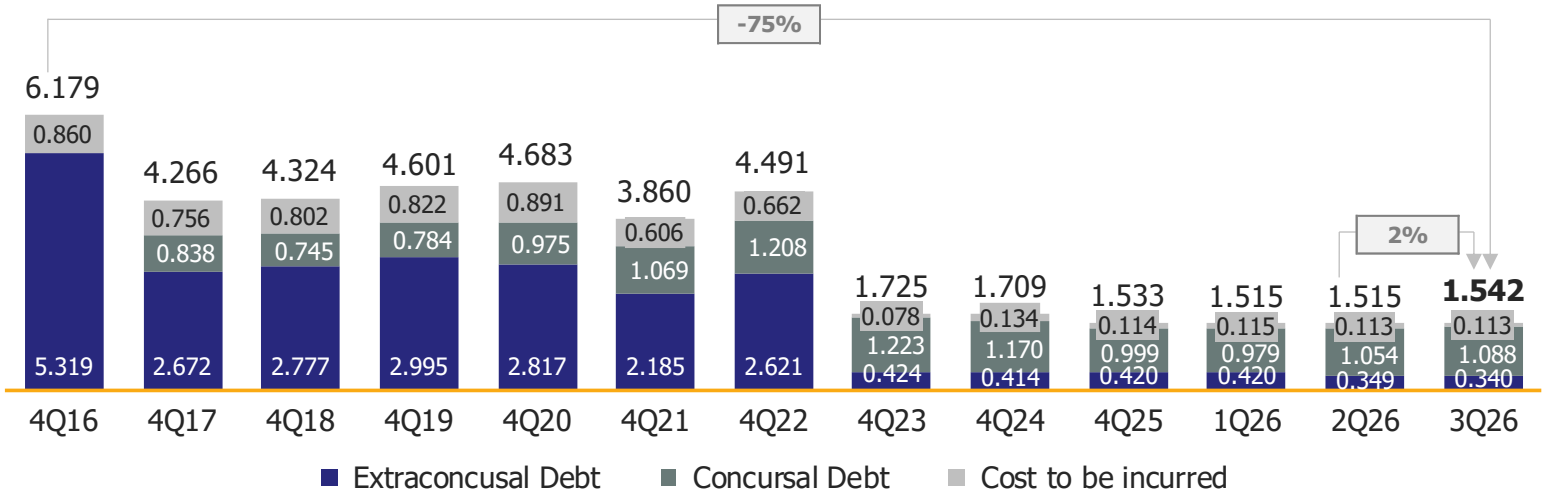

Concursal debt increased by R$34.1 million (3%) during 3Q26, as a result of interest, monetary correction and FVA.

In total, considering the capital increases already carried out, the payments to creditors and the assets given in payment, the Company has already amortized R$2.3 billion in concursal debt.

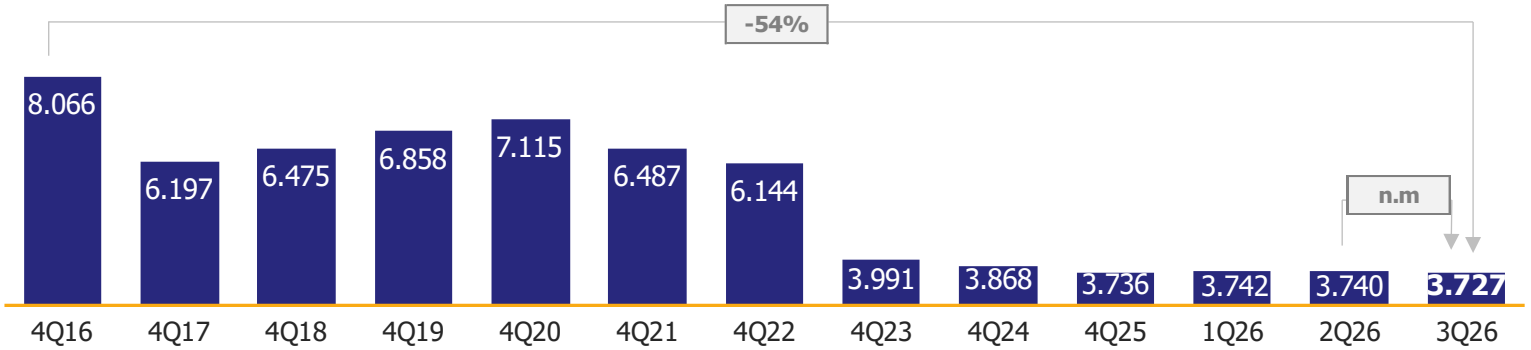
**Refers to new creditor filings, renegotiations and other movements.

# FINANCIAL RESULTS
# DELEVERAGING

## EXTENDED LEVERAGE
R$ billion




## TOTAL LIABILITIES
R$ billion




Adding extraconcursal debt, concursal debt and cost to be incurred, at the end of 3Q26 the Company's extended leverage totaled R$1.54 billion, up 2% versus 2Q26.

Regarding the residual leverage amount, we highlight that:

i. Extraconcursal debt continues to be renegotiated and may be included in the judicial reorganization over time.

ii. Concursal debt matures through 2042 and, as provided for in the Judicial Reorganization Plan, may also be amortized through assets given in payment and conversion into *equity*.

# FINANCIAL RESULTS
# INCOME STATEMENTS

| INCOME STATEMENTS (R$ '000) - IFRS | 3Q26 | 3Q25 | (%) Var. | 9M26 | 9M25 | Var. (%) |
|---|---|---|---|---|---|---|
| **Operating Gross Revenue** | | | | | | |
| Real Estate Sales | 15,981 | 39,056 | -59% | 31,356 | 77,558 | -60% |
| Other Operating Revenues | 1,745 | 2,783 | -37% | 2,510 | 23,157 | -89% |
| (-) Revenues Deduction | (1,999) | (4,125) | -52% | (2,496) | (8,560) | -71% |
| **Operating Net Revenue** | **15,727** | **37,714** | **-58%** | **31,370** | **92,155** | **-66%** |
| Cost of Sold Units | (3,555) | (26,750) | -87% | (17,289) | (57,859) | -70% |
| Interest Expenses | (308) | (2,539) | -88% | (567) | (5,468) | -90% |
| **Cost of sold properties** | **(3,863)** | **(29,289)** | **-87%** | **(17,856)** | **(63,327)** | **-72%** |
| **Gross Income (loss)** | **11,864** | **8,425** | **41%** | **13,514** | **28,828** | **-53%** |
| ***Gross margin*** | ***75.4%*** | ***22.3%*** | **53.1 pp** | ***43.1%*** | ***31.3%*** | **11.8 pp** |
| ***Adjusted gross margin*** (1) | ***77.4%*** | ***29.1%*** | **48.3 pp** | ***44.9%*** | ***37.2%*** | **7.7 pp** |
| **Operating Revenues (expenses)** | | | | | | |
| Equity Income | 1,567 | (146) | n.m. | 319 | (228) | n.m. |
| General and Administrative | (8,876) | (15,124) | -41% | (28,423) | (41,027) | -31% |
| Commercial | (6,217) | (7,493) | -17% | (21,658) | (20,022) | 8% |
| Taxes | (228) | (141) | 62% | (1,105) | (193) | n.m. |
| Depreciation & Amortization | (45) | (59) | -24% | (136) | (190) | -28% |
| Other | (12,162) | 3,703 | n.m. | 13,577 | 21,206 | -36% |
| Financial Result | (54,264) | 60,463 | n.m. | (108,466) | (154,150) | -30% |
| **Total operating revenues (expenses)** | **(80,225)** | **41,203** | **n.m.** | **(145,892)** | **(194,604)** | **-25%** |
| **Income before taxes** | **(68,361)** | **49,628** | **n.m.** | **(132,378)** | **(165,776)** | **-20%** |
| Taxes and Social Contribution | 3,415 | (27,040) | n.m. | 1,424 | 2,491 | -43% |
| **Income before minority stake** | **(64,946)** | **22,588** | **n.m.** | **(130,954)** | **(163,285)** | **-20%** |
| Minority interest | 483 | 1,908 | -75% | 2,347 | 4,695 | -50% |
| **Net Income (loss)** | **(64,463)** | **24,496** | **n.m.** | **(128,607)** | **(158,590)** | **-19%** |
| ***Net margin*** | ***n.a.*** | ***65.0%*** | **n.m.** | ***n.a.*** | ***n.a.*** | **n.m.** |

(1) Adjusted by interest expenses in cost of sold units and recognition of goodwill

We recorded an adjusted gross margin of 77.4% in 3Q26 and 44.9% year to date.




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1 Highlights

2 Operational Results

Sales and Cancellations

Inventory

3 Financial Results

SG&A

Indebtedness

Deleveraging

Income Statement

4 Q&A




# QUESTIONS AND ANSWERS (Q&A)

Submit your question by clicking the icon at the bottom of the screen.

Q&A




# 3Q26 EARNINGS WEBCONFERENCE

**November 16th, 2026**