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(A free translation of the original in Portuguese)

Tecnisa S.A. e Controladas

Quarterly Information (ITR) at September 30, 2026 and report on review of quarterly information

Docusign Envelope ID: 2BEA35EF-D8F1-8701-8154-5CC7332E0B49

(A free translation of the original in Portuguese)

Report on review of quarterly information

To the Board of Directors and Shareholders
Tecnisa S.A.

Introduction

We have reviewed the accompanying individual parent company and consolidated interim accounting information of Tecnisa S.A. ("Company"), included in the Quarterly Information Form (ITR) for the quarter ended September 30, 2026, comprising the balance sheet at that date and the statements of income and comprehensive income for the quarter and nine-month period then ended, and the statements of changes in equity and cash flows for the nine-month period then ended, and explanatory notes.

Management is responsible for the preparation of the individual parent company and consolidated interim accounting information in accordance with the accounting standard CPC 21, Interim Financial Reporting, of the Brazilian Accounting Pronouncements Committee (CPC) and International Accounting Standard (IAS) 34, Interim Financial Reporting issued by the International Accounting Standards Board (IASB), as well as the presentation of this information in accordance with the standards applicable to Brazilian real estate development entities registered with the Brazilian Securities Commission (CVM), applicable to the preparation of the Quarterly Information (ITR). Our responsibility is to express a conclusion on this interim accounting information based on our review.

Scope of review

We conducted our review in accordance with Brazilian and International Standards on Reviews of Interim Financial Information (NBC TR 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity, and ISRE 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity, respectively). A review of interim information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Brazilian and International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying individual parent company and consolidated interim accounting information included in the quarterly information referred to above has not been prepared, in all material respects, in accordance with CPC 21 and IAS 34, presented in accordance with the standards issued by the CVM, applicable to Brazilian real estate development entities registered with CVM, applicable to the preparation of the Quarterly Information – ITR.

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Tecnisa S.A.

Emphasis of matter

As described in Note 2, the individual parent company and consolidated interim accounting information included in the Quarterly Information Form (ITR) has been prepared in accordance with the accounting standard CPC 21, and International Accounting Standard (IAS) 34, applicable to Brazilian real estate development entities registered with the CVM. Therefore, the Company's accounting policy for the recognition of revenue from sales contracts of incomplete real estate units, as it applies to the timing of transfer of control, follows the guidance in CVM Circular Letter /SNC/SEP no. 02/2018 when applying NBC TG 47 (IFRS 15). Our conclusion is not qualified in respect of this matter.

Other matters

Statements of value added

The quarterly information referred to above includes the individual parent company and consolidated statements of value added for the nine-month period ended September 30, 2026. These statements are the responsibility of the Company's management and are presented as supplementary information under IAS 34. These statements have been subjected to review procedures performed together with the review of the interim accounting information for the purpose of concluding whether they are reconciled with the interim accounting information and accounting records, as applicable, and if their form and content are in accordance with the criteria defined in the accounting standard CPC 09 - "Statement of Value Added". Based on our review, nothing has come to our attention that causes us to believe that these statements of value added have not been properly prepared, in all material respects, in accordance with the criteria established in this accounting standard, and consistent with the parent company and consolidated interim accounting information taken as a whole.

São Paulo, November 11, 2026

PricewaterhouseCoopers
Auditores Independentes Ltda.
CRC 2SP000160/O-5

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Mairkon Nogueira
Signed By: MAIRKON STRANGUETI NOGUEIRA:31490095888
CPF: 31490095888
Signing Time: 25 November 2026 | 17:45 BRT
O: ICP-Brasil, OU: Certificado Digital PF A1
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Mairkon Strangueti Nogueira
Contador CRC 1SP255830/O-3

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Company Data / Capital Composition

Number of Actions (Thousand)	Current Quarter 09/30/2026
On Paid-In Capital	
Ordinary	73,619
Preferred	0
Total	73,619
In Treasury	
Ordinary	0
Preferred	0
Total	0
gross income	
Date of the calculation	09/30/2026
Consolidated Gross Revenue	159,747
Date of calculation (comparison)	09/30/2025
Consolidated Gross Revenue (comparative)	85,696

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Individual DFs / Balance Sheet Assets

(One thousand reals)

Code of the Account	Account Description	Current Quarter 09/30/2026	Previous Exercise 31/12/2025
1	Total Assets	704,377	1,186,538
1.01	current assets	21,412	312,209
1.01.01	Cash and Cash Equivalents	113	175,979
1.01.02	Financial Investments	638	14,095
1.01.02.03	Financial Investments Valued at Amortized Cost	638	14,095
1.01.02.03.01	Securities Held to Maturity	638	14,095
1.01.03	Accounts Receivable	12,008	98,406
1.01.03.02	Other accounts receivable	12,008	98,406
1.01.03.02.01	Dividends to be received	12,008	98,406
1.01.06	Taxes to be Recovered	134	296
1.01.06.01	Current Taxes to Recover	134	296
1.01.07	Anticipated Expenses	299	91
1.01.08	Other current assets	8,220	23,342
1.01.08.03	Others	8,220	23,342
1.01.08.03.01	Miscellaneous credits	6,221	19,241
1.01.08.03.02	Business partners	1,999	4,101
1.02	Non-current asset	682,965	874,329
1.02.01	Long-term realizable asset	66,914	100,347
1.02.01.03	Financial Investments Valued at Amortized Cost	1,203	0
1.02.01.04	Accounts Receivable	0	14,870
1.02.01.04.02	Dividends to be received	0	14,870
1.02.01.07	Deferred Taxes	264	672
1.02.01.07.02	Current Taxes to Recover	264	672
1.02.01.09	Credits with Related Parties	50,704	46,291
1.02.01.09.02	Credits with Subsidiaries	47,305	39,799
1.02.01.09.04	Credits with Other Related Parties	3,399	6,492
1.02.01.10	Other non-current assets	14,743	38,514
1.02.01.10.04	Other accounts receivable	14,743	38,514
1.02.02	Investments	608,408	764,122
1.02.02.01	Equity Interests	608,408	764,122
1.02.02.01.02	Holdings in Subsidiaries	608,408	764,122
1.02.03	Fixed assets	1,302	2,251
1.02.03.01	Fixed assets in Operation	1,302	2,251
1.02.04	Intangible	6,341	7,609
1.02.04.01	Intangibles	6,341	7,609
1.02.04.01.02	Intangibles	6,341	7,609

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Individual DFs / Balance Sheet Liabilities

(One thousand reals)

Code of the Account	Account Description	Current Quarter 09/30/2026	Previous Exercise 31/12/2025
2	Total Liabilities	704,377	1,186,538
2.01	current liabilities	176,653	347,199
2.01.01	Social and Labor Obligations	2,697	8,167
2.01.01.02	Labor Obligations	2,697	8,167
2.01.02	Suppliers	1,514	2,146
2.01.02.01	National Suppliers	1,514	2,146
2.01.03	Tax Obligations	996	1,305
2.01.03.01	Federal Tax Obligations	996	1,305
2.01.03.01.02	Taxes and contributions to be collected	996	1,305
2.01.04	Loans and Financing	49,500	206,148
2.01.04.01	Loans and Financing	29,192	41,152
2.01.04.01.01	In National Currency	29,192	41,152
2.01.04.02	Debentures	20,308	164,996
2.01.05	Other Obligations	121,946	129,433
2.01.05.01	Liabilities with Related Parties	114,960	128,003
2.01.05.01.02	Debts with Subsidiaries	114,960	128,003
2.01.05.02	Others	6,986	1,430
2.01.05.02.04	Other accounts payable/Provision for incentive plan to long term	6,986	1,430
2.02	Non-current liabilities	295,224	553,576
2.02.01	Loans and Financing	233,591	504,914
2.02.01.01	Loans and Financing	0	20,519
2.02.01.02	Debentures	233,591	484,395
2.02.02	Other Obligations	61,633	48,662
2.02.02.02	Others	61,633	48,662
2.02.02.02.03	Short liabilities of the investments	43,554	39,767
2.02.02.02.05	Other accounts payable	17,394	8,436
2.02.02.02.06	Provision for long-term incentive plan	685	459
2.03	Net Worth	232,500	285,763
2.03.01	Paid-in Share Capital	1,868,316	1,868,316
2.03.02	Capital Reserves	-39,682	-39,682
2.03.02.08	Expenses with share issuance	-39,682	-39,682
2.03.04	Profit Reserves	-836	4,109
2.03.04.12	Transactions between shareholders	-836	4,109
2.03.05	Accumulated Profits/Losses	-1,595,298	-1,546,980

Docusign Envelope ID: 2BEA35EF-D8F1-8701-8154-5CC7332E0B49

Individual DFs / Income Statement

(One thousand reals)

Code of the Account	Account Description	Current Quarter 07/01/2026 to 09/30/2026	Current Accumulated Exercise 01/01/2026 to 09/30/2026	Same Quarter of Previous Exercise 07/01/2025 to 09/30/2025	Accumulated Fiscal Year Previous 01/01/2025 to 09/30/2025
3.04	Operating Expenses/Revenues	-4,462	12,527	18,137	-7,081
3.04.02	General and Administrative Expenses	-9,962	-27,513	-7,715	-24,942
3.04.02.01	General and Administrative	-4,731	-12,708	-3,932	-12,038
3.04.02.02	Administration fees	-5,231	-14,805	-3,783	-12,904
3.04.05	Other operating expenses	-2,762	-14,389	-5,354	-11,356
3.04.06	Equity Result	8,262	54,429	31,206	29,217
3.05	Earnings Before Financial Results and Taxes	-4,462	12,527	18,137	-7,081
3.06	Financial Result	-12,712	-60,845	-27,685	-69,613
3.06.01	Financial Revenues	673	1,778	422	2,783
3.06.02	Financial Expenses	-13,385	-62,623	-28,107	-72,396
3.07	Earnings Before Taxes on Profit	-17,174	-48,318	-9,548	-76,694
3.09	Net Result from Continuing Operations	-17,174	-48,318	-9,548	-76,694
3.11	Profit/Loss for the Period	-17,174	-48,318	-9,548	-76,694
3.99	Earnings per Share - (Reais / Share)				
3.99.01	Basic Earnings per Share				
3.99.01.01	ON	-0,02333	-0,65633	-0,12969	-1,04177
3.99.01.02	ON	-0,02333	-0,06563	-0,12969	-1,04177
3.99.02	Diluted Earnings per Share				
3.99.02.01	ON	-0,02333	-0,06563	-0,12969	-1,04177

Docusign Envelope ID: 2BEA35EF-D8F1-8701-8154-5CC7332E0B49

Individual DFs / Comprehensive Income Statement

(One thousand reals)

Code of the Account	Account Description	Current Quarter 07/01/2026 to 09/30/2026	Current Accumulated Exercise 01/01/2026 to 09/30/2026	Same Quarter of Previous Exercise 07/01/2025 to 09/30/2025	Accumulated Fiscal Year Previous 01/01/2025 to 09/30/2025
4.01	Net Profit for the Period	-17,174	-48,318	-9,548	-76,694
4.03	Comprehensive Result for the Period	-17,174	-48,318	-9,548	-76,694

Docusign Envelope ID: 2BEA35EF-D8F1-8701-8154-5CC7332E0B49

Individual DFs / Cash Flow Statement (Indirect Method)

(One thousand reals)

Code of the Account	Account Description	Current Accumulated Exercise 01/01/2026 to 09/30/2026	Accumulated Fiscal Year Previous 01/01/2025 to 09/30/2025
6.01	Cash Net Operating Activities	-19,402	-33,316
6.01.01	Cash Generated in Operations	-58,903	-6,062
6.01.01.01	Profit/Loss before income tax and contribution social	-48,318	-76,694
6.01.01.02	Depreciation	996	1,998
6.01.01.03	Software amortization	1,651	3,296
6.01.01.04	Write-off of Fixed Asset items	9	11
6.01.01.06	Equity	-54,429	-29,217
6.01.01.08	Interest and net financial charges	62,452	71,593
6.01.01.09	Income from securities and securities	-284	-544
6.01.01.10	Provision for profit sharing	-1,599	4,968
6.01.01.11	Provision for bonuses	89	0
6.01.01.12	Provision for long-term incentive plan	199	603
6.01.01.14	Provision for construction partners' losses	-68	111
6.01.01.16	Amortization of investment remeasurement	72,148	13,188
6.01.01.19	Gain (Loss) on acquisition and sale of equity interest	-93,685	0
6.01.01.20	Provision for risks	1,936	4,625
6.01.02	Changes in Assets and Liabilities	24,220	2,257
6.01.02.01	Miscellaneous credits	13,020	17,407
6.01.02.02	Advance expenses	-208	-409
6.01.02.03	Taxes to be recovered	570	226
6.01.02.04	Other accounts receivable	23,771	-8,935
6.01.02.05	Related parties	-19,864	0
6.01.02.07	Suppliers	-632	17
6.01.02.08	Taxes, contributions, and salaries	-4,787	-7,286
6.01.02.09	Related parties and business partners	0	2,625
6.01.02.10	Other accounts payable	13,119	-1,388
6.01.02.11	Dividends to be received	-769	0
6.01.03	Others	15,281	-29,511
6.01.03.01	Interest paid	-59,951	-53,532
6.01.03.02	Dividends received	75,232	24,021
6.02	Cash Net Investment Activities	251,693	20,296
6.02.01	Intangible	-380	-1,261
6.02.02	Securities and transferable assets	12,538	107
6.02.03	Asset purchases	-55	-10
6.02.04	Increase/decrease in investments/Acquisition of equity stake	10,251	17,351
6.02.05	Net cash generated from the sale of equity interest	234,284	0
6.02.06	Corporate reorganization	-4,945	4,109
6.03	Cash Net Financing Activities	-408,157	-48,541
6.03.05	Loan and debenture raising	0	40,934
6.03.06	Amortizations of loans and debentures	-408,157	-89,475
6.05	Increase (Decrease) of Cash and Equivalents	-175,866	-61,561
6.05.01	Opening Cash Balance and Equivalents	175,979	65,509
6.05.02	Closing Cash Balance and Equivalents	113	3,948

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Individual DFs / Statement of Changes in Equity / DMPL - 01/01/2026 to 09/30/2026 (Reais Thousand)

Code of the Account	Account Description	Paid-in Share Capital	Capital Reserves, Granted Options and Treasury Shares	Profit Reserves	Profits or Losses Accumulated	Other Results Comprehensive	Net Worth
5.01	Opening Balances	1,868,316	-39,682	4,109	-1,546,980	0	285,763
5.02	Previous Fiscal Year Adjustments	0	0	0	0	0	0
5.03	Adjusted Opening Balances	1,868,316	-39,682	4,109	-1,546,980	0	285,763
5.04	Capital Transactions with Partners	0	0	0	0	0	0
5.05	Total Comprehensive Result	0	0	0	-48,318	0	-48,318
5.05.01	Net Profit for the Period	0	0	0	-48,318	0	-48,318
5.06	Internal Changes in Equity	0	0	-4,945	0	0	-4,945
5.07	Ending Balances	1,868,316	-39,682	-836	-1,595,298	0	232,500

Docusign Envelope ID: 2BEA35EF-D8F1-8701-8154-5CC7332E0B49

Individual DFs / Statement of Changes in Equity / DMPL - 01/01/2025 to 09/30/2025 (Reais Thousand)

Code of the Account	Account Description	Paid-in Share Capital	Capital Reserves, Granted Options and Treasury Shares	Profit Reserves	Profits or Losses Accumulated	Other Results Comprehensive	Net Worth
5.01	Opening Balances	1,868,316	-39,682	0	-1,446,319	0	382,315
5.02	Previous Fiscal Year Adjustments	0	0	0	0	0	0
5.03	Adjusted Opening Balances	1,868,316	-39,682	0	-1,446,319	0	382,315
5.04	Capital Transactions with Partners	0	0	0	0	0	0
5.05	Total Comprehensive Result	0	0	0	-76,694	0	-76,694
5.06	Internal Changes in Equity	0	0	4,109	0	0	4,109
5.07	Ending Balances	1,868,316	-39,682	4,109	-1,523,013	0	309,730

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Individual DFs / Value Added Statement

(One thousand reals)

Code of the Account	Account Description	Current Accumulated Exercise 01/01/2026 to 09/30/2026	Accumulated Fiscal Year Previous 01/01/2025 to 09/30/2025
7.02	Inputs Acquired from Third Parties	-18,590	-13,901
7.02.02	Materials, Energy, Services of Third Parties and Others	-2,459	-2,107
7.02.04	Others	-16,131	-11,794
7.03	Gross Value Added	-18,590	-13,901
7.04	Withholdings	-2,647	-5,294
7.04.01	Depreciation, Amortization, and Depletion	-2,647	-5,294
7.05	Net Value Added Produced	-21,237	-19,195
7.06	Added VLR Received in Transfer	56,207	32,000
7.06.01	Equity Result	54,429	29,217
7.06.02	Financial Revenues	1,778	2,783
7.07	Total Value Added to Distribute	34,970	12,805
7.08	Value Added Distribution	34,970	12,805
7.08.01	Personal	16,738	14,561
7.08.01.01	Direct Compensation	14,471	8,496
7.08.01.02	Benefits	2,035	2,651
7.08.01.03	F.G.T.S.	232	135
7.08.01.04	Others	0	3,279
7.08.02	Taxes, Fees, and Contributions	3,678	2,326
7.08.02.01	Federal	3,678	2,326
7.08.03	Remuneration of Third-Party Capital	62,872	72,612
7.08.03.01	Interest	62,623	72,396
7.08.03.02	Rentals	249	216
7.08.04	Return on Equity	-48,318	-76,694
7.08.04.03	Retained Earnings / Period Loss	-48,318	-76,694

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Consolidated DFs / Balance Sheet Assets

(One thousand reals)

Code of the Account	Account Description	Current Quarter 09/30/2026	Previous Exercise 31/12/2025
1	Total Assets	701,155	1,197,783
1.01	current assets	186,454	493,526
1.01.01	Cash and Cash Equivalents	11,779	199,508
1.01.02	Financial Investments	2,109	16,372
1.01.02.03	Financial Investments Valued at Amortized Cost	2,109	16,372
1.01.02.03.01	Securities Held to Maturity	2,109	16,372
1.01.03	Accounts Receivable	53,598	147,203
1.01.03.01	Clients	41,590	48,797
1.01.03.02	Other accounts receivable	12,008	98,406
1.01.03.02.01	Dividends to be received	12,008	98,406
1.01.04	Stocks	84,654	84,239
1.01.06	Taxes to be Recovered	10,862	11,510
1.01.06.01	Current Taxes to Recover	10,862	11,510
1.01.07	Anticipated Expenses	1,104	1,416
1.01.08	Other current assets	22,348	33,278
1.01.08.03	Others	22,348	33,278
1.01.08.03.01	Miscellaneous credits	20,349	29,177
1.01.08.03.02	Business partners	1,999	4,101
1.02	Non-current asset	514,701	704,257
1.02.01	Long-term realizable asset	162,695	229,147
1.02.01.03	Financial Investments Valued at Amortized Cost	1,690	0
1.02.01.04	Accounts Receivable	95,258	125,820
1.02.01.04.01	Clients	7,531	15,274
1.02.01.04.02	Other accounts receivable	45,727	53,676
1.02.01.04.03	Dividends to be received	0	14,870
1.02.01.04.04	Physical exchange to receive	42,000	42,000
1.02.01.05	Stocks	45,529	71,585
1.02.01.07	Deferred Taxes	4,183	4,527
1.02.01.07.02	Current Taxes to Recover	4,183	4,527
1.02.01.09	Credits with Related Parties	16,035	27,215
1.02.01.09.01	Credits with Affiliates	5,405	13,492
1.02.01.09.04	Credits with Other Related Parties	10,630	13,723
1.02.02	Investments	343,474	464,375
1.02.02.01	Equity Interests	298,674	419,575
1.02.02.01.01	Shares in Coligadas	298,674	419,575
1.02.02.02	Investment Properties	44,800	44,800
1.02.03	Fixed assets	2,191	3,126
1.02.03.01	Fixed assets in Operation	2,191	3,126
1.02.04	Intangible	6,341	7,609
1.02.04.01	Intangibles	6,341	7,609
1.02.04.01.02	Intangibles	6,341	7,609

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Consolidated DFs / Balance Sheet Liabilities

(One thousand reals)

Code of the Account	Account Description	Current Quarter 09/30/2026	Previous Exercise 31/12/2025
2	Total Liabilities	701,155	1,197,783
2.01	current liabilities	166,071	342,557
2.01.01	Social and Labor Obligations	9,627	18,830
2.01.01.02	Labor Obligations	9,627	18,830
2.01.02	Suppliers	11,855	12,841
2.01.02.01	National Suppliers	11,855	12,841
2.01.03	Tax Obligations	5,294	6,123
2.01.03.01	Federal Tax Obligations	5,294	6,123
2.01.03.01.01	Income Tax and Social Contribution Payable	1,984	2,190
2.01.03.01.02	Deferred Income Tax and Social Contribution	1,422	1,244
2.01.03.01.03	Taxes and contributions to be collected	1,888	2,689
2.01.04	Loans and Financing	70,151	206,148
2.01.04.01	Loans and Financing	49,843	41,152
2.01.04.01.01	In National Currency	49,843	41,152
2.01.04.02	Debentures	20,308	164,996
2.01.05	Other Obligations	69,144	98,615
2.01.05.01	Liabilities with Related Parties	28,209	19,053
2.01.05.01.01	Debts with Affiliates	222	222
2.01.05.01.04	Debts with Other Related Parties	27,987	18,831
2.01.05.02	Others	40,935	79,562
2.01.05.02.04	Customer advances	25,730	53,670
2.01.05.02.05	Accounts payable for property acquisition	0	604
2.01.05.02.07	Other accounts payable/Provision for incentive plan to long term	15,205	25,288
2.02	Non-current liabilities	299,404	563,283
2.02.01	Loans and Financing	237,120	504,914
2.02.01.01	Loans and Financing	3,529	20,519
2.02.01.01.01	In National Currency	3,529	20,519
2.02.01.02	Debentures	233,591	484,395
2.02.02	Other Obligations	22,246	16,232
2.02.02.01	Liabilities with Related Parties	1,699	1,703
2.02.02.01.04	Debts with Other Related Parties	1,699	1,703
2.02.02.02	Others	20,547	14,529
2.02.02.02.03	Customer advances	2,790	4,106
2.02.02.02.04	Accounts payable for property acquisition	0	111
2.02.02.02.05	Short liabilities of the investments	3,693	3,497
2.02.02.02.07	Other accounts payable	13,379	6,356
2.02.02.02.08	Provision for long-term incentive plan	685	459
2.02.03	Deferred Taxes	257	390
2.02.03.01	Deferred Income Tax and Social Contribution	257	390
2.02.04	Provisions	39,781	41,747
2.02.04.02	Other provisions	39,781	41,747
2.02.04.02.01	Provisions for Guarantees	10,153	10,934
2.02.04.02.04	Provision for Risks	29,628	30,813
2.03	Consolidated Equity	235,680	291,943

Docusign Envelope ID: 2BEA35EF-D8F1-8701-8154-5CC7332E0B49

Consolidated DFs / Balance Sheet Liabilities

(One thousand reals)

Code of the Account	Account Description	Current Quarter 09/30/2026	Previous Exercise 31/12/2025
2.03.01	Paid-in Share Capital	1,868,316	1,868,316
2.03.02	Capital Reserves	-39,682	-39,682
2.03.02.10	Expenses with share issuance	-39,682	-39,682
2.03.04	Profit Reserves	-836	4,109
2.03.04.10	Transactions between shareholders	-836	4,109
2.03.05	Accumulated Profits/Losses	-1,595,298	-1,546,980
2.03.09	Non-Controlling Shareholders' Participation	3,180	6,180

Docusign Envelope ID: 2BEA35EF-D8F1-8701-8154-5CC7332E0B49

Consolidated DFs / Income Statement

(One thousand reals)

Code of the Account	Account Description	Current Quarter 07/01/2026 to 09/30/2026	Current Accumulated Exercise 01/01/2026 to 09/30/2026	Same Quarter of Previous Exercise 07/01/2025 to 09/30/2025	Accumulated Fiscal Year Previous 01/01/2025 to 09/30/2025
3.01	Revenue from the Sale of Goods and/or Services	31,661	85,696	81,486	159,747
3.01.01	Gross Sales Revenue	20,883	47,744	70,096	133,602
3.01.02	Service revenue	13,003	44,653	14,438	34,208
3.01.03	Deductions from Gross Revenue	-2,225	-6,701	-3,048	-8,063
3.02	Cost of Goods and/or Services Sold	-30,482	-82,115	-78,072	-190,500
3.02.01	Cost of Properties Sold	-21,910	-55,574	-64,786	-163,700
3.02.02	Costs of Services Provided	-8,572	-26,541	-13,286	-26,800
3.03	Gross Result	1,179	3,581	3,414	-30,753
3.04	Operating Expenses/Revenues	-4,433	6,286	5,902	-167
3.04.01	Sales Expenses	-1,404	-4,948	-4,227	-10,915
3.04.02	General and Administrative Expenses	-12,851	-36,530	-11,898	-38,677
3.04.02.01	General and Administrative	-7,620	-21,725	-8,115	-25,773
3.04.02.02	Management Fees	-5,231	-14,805	-3,783	-12,904
3.04.05	Other operating expenses	-2,939	-21,855	-7,146	-15,849
3.04.06	Equity Result	12,761	69,619	29,173	65,274
3.05	Earnings Before Financial Results and Taxes	-3,254	9,867	9,316	-30,920
3.06	Financial Result	-13,148	-56,881	-15,197	-39,424
3.06.01	Financial Revenues	1,101	5,223	3,707	11,620
3.06.02	Financial Expenses	-14,249	-62,104	-18,904	-51,044
3.07	Earnings Before Taxes on Profit	-16,402	-47,014	-5,881	-70,344
3.08	Income Tax and Social Contribution on Profit	-693	-1,881	-2,332	-5,348
3.08.01	Current	-397	-1,724	-2,322	-7,525
3.08.02	Deferred	-296	-157	-10	2,177
3.09	Net Result from Continuing Operations	-17,095	-48,895	-8,213	-75,692
3.11	Consolidated Profit/Loss for the Period	-17,095	-48,895	-8,213	-75,692
3.11.01	Assigned to Partners of the Controlling Company	-17,174	-48,318	-9,548	-76,694
3.11.02	Assigned to non-controlling partners	79	-577	1,335	1,002

Docusign Envelope ID: 2BEA35EF-D8F1-8701-8154-5CC7332E0B49

Consolidated DFs / Income Statement

(One thousand reals)

Code of the Account	Account Description	Current Quarter 07/01/2026 to 09/30/2026	Current Accumulated Exercise 01/01/2026 to 09/30/2026	Same Quarter of Previous Exercise 07/01/2025 to 09/30/2025	Accumulated Fiscal Year Previous 01/01/2025 to 09/30/2025
3.99	Earnings per Share - (Reais / Share)				
3.99.01	Basic Earnings per Share				
3.99.01.01	ON	-0,23221	-0,66416	-0,11156	-1,02816
3.99.02	Diluted Earnings per Share				
3.99.02.01	ON	-0,23221	-0,66416	-0,11156	-1,02816

Docusign Envelope ID: 2BEA35EF-D8F1-8701-8154-5CC7332E0B49

Consolidated DFs / Comprehensive Income Statement

(One thousand reals)

Code of the Account	Account Description	Current Quarter 07/01/2026 to 09/30/2026	Current Accumulated Exercise 01/01/2026 to 09/30/2026	Same Quarter of Previous Exercise 07/01/2025 to 09/30/2025	Accumulated Fiscal Year Previous 01/01/2025 to 09/30/2025
4.01	Consolidated Net Income for the Period	-17,095	-48,895	-8,213	-75,692
4.03	Consolidated Comprehensive Result for the Period	-17,095	-48,895	-8,213	-75,692
4.03.01	Assigned to Partners of the Controlling Company	-17,174	-48,318	-9,548	-76,694
4.03.02	Assigned to non-controlling partners	79	-577	1,335	1,002

Docusign Envelope ID: 2BEA35EF-D8F1-8701-8154-5CC7332E0B49

Consolidated DFs / Cash Flow Statement (Indirect Method)

(One thousand reals)

Code of the Account	Account Description	Current Accumulated Exercise 01/01/2026 to 09/30/2026	Accumulated Fiscal Year Previous 01/01/2025 to 09/30/2025
6.01	Cash Net Operating Activities	-21,758	6,657
6.01.01	Cash Generated in Operations	-65,951	-22,946
6.01.01.01	Profit/Loss before income tax and contribution social	-47,014	-70,344
6.01.01.02	Depreciation	1,274	2,953
6.01.01.03	Software Amortization	1,651	3,296
6.01.01.04	Write-off of Fixed and Intangible Assets	9	412
6.01.01.05	Equity	-69,619	-65,274
6.01.01.06	Interest and net financial charges	64,004	76,160
6.01.01.07	Income from securities and securities	-627	-1,544
6.01.01.08	Provision for profit sharing	-4,557	5,921
6.01.01.09	Fit to present value	-451	11
6.01.01.10	Provision for long-term incentive plan	199	603
6.01.01.11	Deferred sales tax	-112	-2,583
6.01.01.12	Provision for guarantees / Provision for credit with loss expected	5,028	4,709
6.01.01.13	Provision for indemnities and terminations to customers	40	3,331
6.01.01.14	Provision for loss on inventory realization	-478	0
6.01.01.15	Provision for Risks	6,212	6,104
6.01.01.16	Provision for bonuses	89	0
6.01.01.17	Provision for construction partners' losses	-62	111
6.01.01.18	Gain (Loss) on acquisition and sale of equity interests	-93,685	0
6.01.01.20	Amortization of investment remeasurement	72,148	13,188
6.01.02	Changes in Assets and Liabilities	26,097	75,001
6.01.02.01	Accounts receivable	15,356	131,475
6.01.02.02	Dividends to be received	-769	0
6.01.02.03	Miscellaneous credits	8,828	-3,553
6.01.02.04	Properties for sale	24,517	31,250
6.01.02.05	Prepaid expenses	312	-176
6.01.02.06	Taxes to be recovered	992	-192
6.01.02.07	Other accounts receivable	7,949	-11,044
6.01.02.08	Related parties	22,529	0
6.01.02.10	Suppliers	-986	-3,036
6.01.02.11	Taxes, contributions, and salaries	-6,054	-5,939
6.01.02.12	Customer advance	-29,256	-27,934
6.01.02.13	Related parties	0	-5,653
6.01.02.14	Holdings in consortia	-4	0
6.01.02.15	Accounts payable for property acquisition	-715	-1,706
6.01.02.16	Payment of guarantees/Payments of risk processes	-11,590	-13,830
6.01.02.19	Other accounts payable	-5,012	-14,661
6.01.03	Others	18,096	-45,398
6.01.03.01	Interest paid	-60,833	-57,795
6.01.03.02	Income tax and social contribution paid	-1,930	-8,071
6.01.03.03	Dividends received	80,859	20,468

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Consolidated DFs / Cash Flow Statement (Indirect Method)

(One thousand reals)

Code of the Account	Account Description	Current Accumulated Exercise 01/01/2026 to 09/30/2026	Accumulated Fiscal Year Previous 01/01/2025 to 09/30/2025
6.02	Cash Net Investment Activities	241,812	30,603
6.02.01	Intangible	-380	-1,261
6.02.02	Securities and real estate securities	13,200	24,843
6.02.03	Asset purchases	-347	-747
6.02.04	Increase/decrease of investments	0	3,659
6.02.06	Net cash generated from the sale of equity interest	234,284	0
6.02.07	Corporate reorganization	-4,945	4,109
6.03	Cash Net Financing Activities	-407,783	-125,701
6.03.05	Loan raising, debentures, and financing	2,975	64,734
6.03.06	Amortization of loans, debentures, and assignment of receivables	-408,335	-192,613
6.03.08	Non-controlling shareholders' participation in subsidiaries	-2,423	2,178
6.05	Increase (Decrease) of Cash and Equivalents	-187,729	-88,441
6.05.01	Opening Cash Balance and Equivalents	199,508	130,821
6.05.02	Closing Cash Balance and Equivalents	11,779	42,380

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Consolidated Federal Districts / Statement of Changes in Equity / DMPL - 01/01/2026 to 09/30/2026 (Reais Thousand)

Code of the Account	Account Description	Paid-in Share Capital	Capital Reserves, Granted Options and Treasury Shares	Profit Reserves	Profits or Losses Accumulated	Other Results Comprehensive	Net Worth	Participation of the No Controllers	Net Worth Consolidated
5.01	Opening Balances	1,868,316	-39,682	4,109	-1,546,980	0	285,763	6,180	291,943
5.02	Previous Fiscal Year Adjustments	0	0	0	0	0	0	0	0
5.03	Adjusted Opening Balances	1,868,316	-39,682	4,109	-1,546,980	0	285,763	6,180	291,943
5.04	Capital Transactions with Partners	0	0	0	0	0	0	0	0
5.05	Total Comprehensive Result	0	0	0	-48,318	0	-48,318	-577	-48,895
5.05.01	Net Profit for the Period	0	0	0	-48,318	0	-48,318	-577	-48,895
5.06	Internal Changes in Equity	0	0	-4,945	0	0	-4,945	0	-4,945
5.07	Ending Balances	1,868,316	-39,682	-836	-1,595,298	0	232,500	5,603	238,103

Docusign Envelope ID: 2BEA35EF-D8F1-8701-8154-5CC7332E0B49

Consolidated DFs / Statement of Changes in Equity / DMPL - 01/01/2025 to 09/30/2025 (Reais Thousand)

Code of the Account	Account Description	Paid-in Share Capital	Capital Reserves, Granted Options and Treasury Shares	Profit Reserves	Profits or Losses Accumulated	Other Results Comprehensive	Net Worth	Participation of the No Controllers	Net Worth Consolidated
5.01	Opening Balances	1,868,316	-39,682	0	-1,446,319	0	382,315	3,483	385,798
5.02	Previous Fiscal Year Adjustments	0	0	0	0	0	0	0	0
5.03	Adjusted Opening Balances	1,868,316	-39,682	0	-1,446,319	0	382,315	3,483	385,798
5.04	Capital Transactions with Partners	0	0	0	0	0	0	2,178	2,178
5.05	Total Comprehensive Result	0	0	0	-76,694	0	-76,694	1,002	-75,692
5.05.01	Net Profit for the Period	0	0	0	-76,694	0	-76,694	1,002	-75,692
5.06	Internal Changes in Equity	0	0	4,109	0	0	4,109	0	4,109
5.07	Ending Balances	1,868,316	-39,682	4,109	-1,523,013	0	309,730	6,663	316,393

Docusign Envelope ID: 2BEA35EF-D8F1-8701-8154-5CC7332E0B49

Consolidated DFs / Value Added Statement

(One thousand reals)

Code of the Account	Account Description	Current Accumulated Exercise 01/01/2026 to 09/30/2026	Accumulated Fiscal Year Previous 01/01/2025 to 09/30/2025
7.01	Revenues	92,397	167,810
7.01.01	Sales of Goods, Products, and Services	92,397	167,810
7.02	Inputs Acquired from Third Parties	-116,310	-227,112
7.02.01	Costs Products, Goods and Services Sold	-80,768	-163,841
7.02.02	Materials, Energy, Services of Third Parties and Others	-4,103	-2,403
7.02.04	Others	-31,439	-60,868
7.03	Gross Value Added	-23,913	-59,302
7.04	Withholdings	-2,925	-6,249
7.04.01	Depreciation, Amortization, and Depletion	-2,925	-6,249
7.05	Net Value Added Produced	-26,838	-65,551
7.06	Added VLR Received in Transfer	74,842	76,894
7.06.01	Equity Result	69,619	65,274
7.06.02	Financial Revenues	5,223	11,620
7.07	Total Value Added to Distribute	48,004	11,343
7.08	Value Added Distribution	48,004	11,343
7.08.01	Personal	19,486	18,702
7.08.01.01	Direct Compensation	16,908	12,603
7.08.01.02	Benefits	2,346	2,864
7.08.01.03	F.G.T.S.	232	135
7.08.01.04	Others	0	3,100
7.08.02	Taxes, Fees, and Contributions	13,055	16,236
7.08.02.01	Federal	10,601	13,881
7.08.02.03	Municipal	2,454	2,355
7.08.03	Remuneration of Third-Party Capital	64,358	52,097
7.08.03.01	Interest	63,451	51,044
7.08.03.02	Rentals	907	1,053
7.08.04	Return on Equity	-48,895	-75,692
7.08.04.03	Retained Earnings / Period Loss	-48,318	-76,694
7.08.04.04	Part. Non-Controllers in Retained Earnings	-577	1,002

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1. OPERATIONAL CONTEXT

Tecnisa S.A. ("Company") is a publicly traded corporation headquartered at Avenida Nicolas Boer, 399, São Paulo - SP, Brazil, and listed on B3 S.A., in the Novo Mercado segment, under the acronym TCSA3.

The Company's main corporate purpose and operational activities are the incorporation, purchase and sale of finished or to-built properties, residential and commercial, land and ideal fractions, construction of properties, and the provision of real estate consulting services. The development of its activities may occur alone or together with other entities, through participation in wholly controlled companies, under shared control, or in affiliated companies.

The macroeconomic scenario has proven challenging, with the maintenance of high interest rates in the Brazilian economy. This has caused a severe impact on companies in the real estate sector. In this context, the Company has been very effective in reducing corporate debt: according to Material Facts dated April 30, 2026, and June 1, 2026, a 26.09% stake in WINDSOR INVESTIMENTOS IMOBILIÁRIOS LTDA, a company developing the Jardim das Perdizes real estate development, was sold to a company from the BTG Pactual Group. This transaction has brought an important improvement to the Company's financial position.

Maintaining a significant 26.41% stake, the Company continues to manage the Jardim das Perdizes real estate development. Furthermore, with the strengthened capital structure, the Company is now able to diversify its portfolio with TENCASA, an operation focused on the segment of the Minha Casa Minha Vida Program. This strategy allows for sustained growth recovery, with low cash exposure and less pressure on leverage levels.

FINANCIAL POSITION AND MANAGEMENT PLAN TO INCREASE LIQUIDITY (PARENT COMPANY)

As of September 30, 2026, the balance sheet of the Company (parent company) shows excess current liabilities over current assets in the amount of R$155,241 (R$34,990 as of December 31, 2025), substantially represented by loan and financing balances and related parties. In the consolidated accounts, the balance sheet shows an excess of current assets over current liabilities of R$20,383 (as of December 31, 2025, it shows an excess of current assets over current liabilities of R$150,969).

The Company's strategy to increase the controlling company's liquidity is the sale of units and completion of works that should contribute to cash generation, maximizing results and dividends. The Company has also been working intensively to reduce administrative expenses to keep them at levels appropriate to its operational context. Available alternatives for generating liquidity, if necessary,

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include sales receivables, sales of land or stakes in projects, as well as access to the financial and capital markets.

2. PRESENTATION AND PREPARATION OF INDIVIDUAL INTERIM ACCOUNTING INFORMATION AND SUMMARY OF MAIN MATERIAL ACCOUNTING POLICIES

2.1 Basis for presentation and preparation of individual and consolidated interim accounting information

The Quarterly Information – ITR was prepared in accordance with NBC TG 21 (CPC 21 (R1) – Interim Statement and the international standard IAS 34 – Interim Financial Reporting, applicable to real estate incorporation entities in Brazil, registered with the Securities and Exchange Commission ("CVM"). The aspects related to the transfer of control in the sale of real estate units follow the understanding of the Company's management, aligned with that expressed by the CVM in Circular Letter /CVM/SNC/SEP No. 02/18 regarding the application of Technical Pronouncement NBC TG 47 (IFRS 15), in accordance with the standards issued by the CVM, applicable to the preparation of Quarterly Information - ITR."

The Quarterly Information – ITR was prepared in accordance with CPC 36 (R3) / IFRS 10 - Consolidated Statements, principles for the presentation and preparation of consolidated statements when the entity controls one or more entities.

As provided by Circular Letter 03/2011, issued by the CVM, and based on the judgment and assumptions adopted by the Board regarding the relevance and changes that must be disclosed in the explanatory notes, this quarterly information includes selected explanatory notes and does not cover all the explanatory notes presented in the individual and consolidated annual financial statements for the 2025 fiscal year.

The Company's Management declares that the judgments, estimates, and significant accounting assumptions, as well as the main accounting policies adopted in the presentation and preparation of this quarterly information, are the same as those disclosed in note 3 to the individual and consolidated annual financial statements for the 2025 fiscal year, and therefore we recommend a joint reading of these quarterly information and the said annual statements.

Quarterly information was prepared based on historical cost, unless otherwise indicated.

The quarterly information was prepared in the ordinary course of operations and assuming the Company's business continuity. Management assesses the Company's ability to continue operations when preparing interim accounting information.

Quarterly information is presented in thousands of reais (R$) and all values are rounded to the nearest thousand, unless otherwise indicated. In certain circumstances, this may lead to insignificant differences between the sum of the numbers and the subtotals presented in the tables.

The non-financial data included in this quarterly information, such as areas, projections, among others, were not reviewed by independent auditors.

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The submission of the Value Added Statement (DVA), both individual and consolidated, is required by Brazilian corporate law and by accounting practices adopted in Brazil applicable to publicly held companies and was prepared in accordance with CVM Deliberation No. 557, dated November 12, 2008, which approved the accounting pronouncement NBC TG09 – Value Added Statement. IFRS standards applicable to real estate incorporation entities in Brazil, registered with the Securities and Exchange Commission ("CVM"), do not require the presentation of this statement. As a consequence, this statement is presented as supplementary information, without prejudice to the set of accounting information intermediate to IFRS standards applicable to real estate incorporation entities in Brazil, registered with the Securities and Exchange Commission ("CVM").

The Company's Management is responsible for preparing individual and consolidated quarterly information.

2.2 FUNCTIONAL CURRENCY

The Company's functional currency is the real, the same currency used for preparation and presentation of individual and consolidated interim accounting information. All financial statements are presented in thousands of reais, except where otherwise indicated.

2.3 RESTATEMENT OF VALUE ADDED – DVA

The Company is resubmitting the DVA for the period ending September 30, 2025, to more appropriately reflect the nature of the transactions in the DVA, the following were carried out:

(i) Reclassification of capitalized interest.

(ii) Bonus reclassification, profit sharing, and long-term incentive plan.

(iii) Reclassification of non-controlling participation.

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VALUE ADDED STATEMENT - VAT	Consolidated		
	Originally Released	**Settings/ Reclassifications**	**Re-presented**
	09/30/2025		09/30/2025
RECIPE			
Gross revenue from properties sold and services provided	167,810	-	167,810
Reversal (provision) to credit with expected loss	-	-	-
Other recipes	-	-	-
	167,810	-	167,810
INPUTS ACQUIRED FROM THIRD PARTIES			
Cost of properties sold and services provided	(163,841)	-	(163,841)
Third-party services	(2,403)	-	(2,403)
Other operating expenses (i)	(60,868)	26,659	(34,209)
	(227,112)	26,659	(200,453)
GROSS VALUE ADDED (CONSUMED)	(59,302)	26,659	(32,643)
WITHHOLDINGS			
Depreciation and amortization	(6,249)	-	(6,249)
NET VALUE ADDED (CONSUMED)	(65,551)	26,659	(38,892)
VALUE ADDED RECEIVED IN TRANSFER			
Equity result	65,274	-	65,274
Financial revenues	11,620	-	11,620
	76,894	-	76,894
TOTAL VALUE ADDED (CONSUMED) TO BE DISTRIBUTED	11,343	26,659	38,002
DISTRIBUTION OF ADDED VALUE			
Personal			
Direct remuneration (ii)	12,603	3,100	15,703
Benefits	2,864	-	2,864
FGTS	135	-	135
Others (ii)	3,100	(3,100)	-
Taxes, fees, and contributions			
Federal	13,881	-	13,881
Municipal	2,355	-	2,355
Remuneration of third-party capital			
Interest (i)	51,044	26,659	77,703
Rental	1,053	-	1,053
Return on equity			
Loss of period (iii)	(75,692)	(1,002)	(76,694)
Participation of non-controllers (iii)	-	1,002	1,002
	11,343	26,659	38,002

2.4 APPROVAL OF INDIVIDUAL AND CONSOLIDATED INTERIM ACCOUNTING INFORMATION

The individual and consolidated interim accounting information was approved by the Board of Directors on November 11, 2026.

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3. CASH, CASH EQUIVALENTS, AND SECURITIES AND SECURITIES

3.1. Cash and cash equivalents

	Rate Medium	Controller		Consolidated	
		09/30/2026	12/31/2025	09/30/2026	12/31/2025
Cash and banks		113	175,221	2,943	179,834
Financial applications (i)	CDI 97.85% and 97.37%	-	758	8,836	19,674
		113	175,979	11,779	199,508

(i) For financial investments (Bank Deposit Certificate (CDB) and Repurchase Agreements), there are no grace periods, fines, loss of financial income, or any other restrictions for immediate withdrawal.

3.2. Securities and financial instruments

	Controller		Consolidated	
	09/30/2026	12/31/2025	09/30/2026	12/31/2025
Restricted financial investments (a)	1,203	13,458	1,690	13,458
Fixed income investment funds (b)	638	637	2,109	2,914
	1,841	14,095	3,799	16,372
Current	638	14,095	2,109	16,372
Non-current	1,203	-	1,690	-

(a) The balance of R$1,690 refers to operations with CDBs, with R$1,203 referring to operations with CDBs, remunerated at an average rate of 98.18% of the CDI, which refers to "Cash Collateral" 15th debenture issuance – see explanatory note no. 9(b), and R$487 referring to commercial note operations – see explanatory note no. 9(c), (with an average rate of 97.82%, R$13,458 as of December 31, 2025).

(b) Investments of the Company's financial resources allocated to shares of open-ended Investment Funds, with average returns of 99.23% and 99.59%, % of the Interbank Deposit Certificate - CDI in 2026 and 2025, respectively.

The classification as non-current assets is determined to ensure cash flow maturing from the 12th month onward for debentures.

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4. CUSTOMER ACCOUNTS RECEIVABLE

	Consolidated	
	09/30/2026	12/31/2025
Completed projects	27,725	27,093
Projects under construction	27,947	43,935
Fit to present value	-	(451)
Provision for receivables with expected loss	(4,004)	(4,004)
Provision for terminations	(2,547)	(2,502)
	49,121	64,071
Current	41,590	48,797
Non-current	7,531	15,274

The classification as non-current assets is determined by the amounts expected to be received, according to contractual flow, maturing from the 12th month after the date of this interim accounting information.

Accounts receivable balances are updated by the variation of the National Construction Index - INCC until the keys are handed over and, subsequently, by the variation of the General Market Price Index - IGP-M or the Broad National Consumer Price Index - IPCA, usually increased by interest rates of 8% and 12% per year, with provisions for client cancellations of R$ 2,547 on September 30, 2026 (R$ 2,502 on December 31, 2025). On September 30, 2026, there was a reduction in provisions for terminations by R$ 45 (R$ 752 respectively in 2025), as described in note no. 16, compared to the fiscal year ended December 31, 2024, resulting from new provisions for terminations.

The present value is calculated based on the weighted average rate of the Company's loans and financing, net of the IPCA, or the interest rate on public bonds of NTNs-B, whichever of the two parameters is higher.

The average rate used to calculate the present value discount for the period ended September 30, 2026, was 9.19% (7.63% for the fiscal year ended December 31, 2025).

APPROPRIATE AND REVENUE APPROPRIATIONS

As additional information, the balance of the sales portfolio carried out, which includes the previously appropriated portion (shown in the previous table), plus the portion of R$31,632 (R$38,164 as of December 31, 2025) corresponding to the revenue to be appropriated, net of the value of customer advances and which will be appropriated according to the percentage of incurred cost, can be demonstrated as follows:

	Consolidated	
	09/30/2026	12/31/2025
Current	45,981	77,957
Non-current	34,772	24,278
	80,753	102,235

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The balance of the sales portfolio (financial flow), including installments not yet appropriated with a maturity period longer than one year, shows the following composition by year of maturity, and opening of overdue and upcoming installments:

	Consolidated	
Due year	09/30/2026	12/31/2025
2027	2,629	4,949
2028	28,846	17,055
2029	1,577	1,242
After 2029	1,720	1,032
	34,772	24,278

	Consolidated	
Due year	09/30/2026	12/31/2025
	In portfolio	In portfolio
Overdue by more than 360 days (i)	11,602	13,371
Expired from 181 to 360 days	699	751
Expired from 121 to 180 days	286	974
Expired from 91 to 120 days	106	168
Expired from 61 to 90 days	49	197
Expired from 31 to 60 days	92	2,181
Expired up to 30 days	193	1,230
	13,027	18,872

	Consolidated	
Due year	09/30/2026	12/31/2025
Expiring from 0 to 30 days	8,805	3,192
Expiring in 31 to 60 days	18,008	2,225
Expiring in 61 to 90 days	4,442	2,459
Expiring in 91 to 120 days	718	5,240
Expiring in 121 to 180 days	1,120	19,111
Expiring from 181 to 360 days	4,384	19,195
Expiring in more than 360 days	36,800	38,898
	74,277	90,320
	87,304	109,192
Fit to present value	-	(451)
Provision for receivables with expected loss	(4,004)	(4,004)
Provision for terminations	(2,547)	(2,502)
	80,753	102,235

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(i) Substantial balance receivable from units with fiduciary alienation that are in the process of executing repossession of the unit for auction.

5. PROPERTIES FOR SALE

They are represented by land for future developments and by the costs incurred with the real estate units, as shown below:

	Consolidated	
	09/30/2026	12/31/2025
Land (i)	46,932	72,988
Properties under Construction (ii)	27,938	24,272
Completed properties (iii)	53,925	57,210
Provision for net realizable value – Completed properties	(1,456)	(2,477)
Advances to suppliers	2,844	3,831
	130,183	155,824
Current	84,654	84,239
Non-current	45,529	71,585

(i) The classification of land for future incorporations between current and non-current assets is carried out based on the expected deadline for launching real estate developments or for the sale of land, periodically reviewed by the Administration. Properties under construction and completed properties are classified as current assets, considering their availability for sale.

(ii) On September 30, 2026, the Company had two projects under construction in the State of São Paulo: Kalea Jardins and Zait.

(iii) The amounts are presented plus the effect of the provision for client terminations in the amount of R$2,672 (R$2,672 as of December 31, 2025), as described in note no. 16. On September 30, 2026, there was no reversal/provision (reversal of the provision of R$1,223 in 2025), compared to the fiscal year ended December 31, 2024, resulting from the execution of terminations (note no. 16).

The balance of capitalized charges in the consolidated report represented R$1,850 related to charges of the Housing Finance System - SFH and R$36,745 related to debenture and CCB charges, totaling R$38,595 as of September 30, 2026, (SFH charges of R$2,055, charges of other debts of R$38,347, totaling R$40,402 as of December 31, 2025).

The appropriation of capitalized charges in the consolidated income statement, under the heading "Cost of properties sold," totaled R$198 related to charges of the Housing Finance System - SFH and R$1,149 related to charges of other debts, totaling R$1,347 as of September 30, 2026, (SFH charges of R$4,960, charges of other debts of R$21,699, totaling R$26,659 as of September 30, 2025),

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being appropriated to the result according to OCPC 01 (R1) Real Estate Development Entities, as per note no. 16.

6. RELATED PARTIES

6.1. Related parts of controlled

The main balances of assets and liabilities with related parties arise from the Company's transactions with its subsidiaries for the purchase of land, payment of expenses with sales stands, advertising and publicity, and other commercial expenses, capital transactions, as well as for payment of construction costs and expenses inherent to the development of real estate developments, which do not have specific due dates and are not subject to financial charges. These contributions are made according to the cash needs of each SPE.

The management structure of these real estate developments and cash management are centralized within the Company, thus ensuring that the necessary resource investments are made and allocated according to the plan. The guarantees of accounts receivable with related parties are the assets of the real estate developments themselves. Periodically, the Company capitalizes portions of these resources in the invested companies.

The Company's Articles of Association include premises regarding transactions with related parties, as per article 19, item XXVI. The Articles of Association can be consulted on the Company's website. Additionally, the Company maintains an internal Policy that follows the rules, procedures, and guidelines that ensure related party transactions described therein, in accordance with the Articles of Association.

Claims with subsidiaries, affiliates, and jointly controlled companies consist of:

	Controller		Consolidated	
	09/30/2026	12/31/2025	09/30/2026	12/31/2025
Non-current assets				
Controlled and jointly controlled companies:				
AK9 Empreendimentos e Participações Ltda.	163	163	-	-
Acapulco Investimentos Imobiliários Ltda.	704	-	-	-
Ametista Investimentos Imobiliários Ltda.	1	-	-	-
Belmont Investimentos Imobiliários Ltda.	187	171	-	-
Brc1 Investimentos Imobiliários Ltda.	-	6,625	-	6,625
Cadiz Investimentos Imobiliários Ltda.	178	166	178	166
Carcavelos Investimentos Imobiliários Ltda.	55	-	55	-
Calabria Investimentos Imobiliários Ltda.	61	48	-	-
Calgary Investimentos Imobiliários Ltda.	453	453	-	-
Capri Investimentos Imobiliários Ltda.	3,364	2,326	-	-
Charlotte Investimentos Imobiliários Ltda.	8,612	7,875	-	-
Coimbra Investimentos Imobiliários Ltda.	1,253	1,252	-	-
Columbus Investimentos Imobiliários Ltda.	1,360	-	-	-

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	Controller		Consolidated	
	09/30/2026	12/31/2025	09/30/2026	12/31/2025
Non-current assets				
Controlled and jointly controlled companies:				
Delta Investimentos Imobiliários Ltda.	3,086	3,062	-	-
Devon Investimentos Imobiliários Ltda.	606	542	-	-
Forest Hill Investimentos Imobiliários Ltda.	413	514	413	514
Freeport Investimentos Imobiliários Ltda.	1	-	-	-
Guanare Investimentos Imobiliários Ltda.	2,435	2,388	-	-
Gisborne Investimentos Imobiliários Ltda.	1	-	-	-
Grenoble Investimentos Imobiliários Ltda.	295	168	-	-
Jacira Reis Investimentos Imobiliários Ltda.	-	2,476	-	2,476
JDP E1 Investimentos Imobiliários Ltda.	156	-	156	-
Milan Investimentos Imobiliários Ltda.	817	-	-	-
Madrid Investimentos Imobiliários Ltda.	1,038	90	-	-
Manila Investimentos Imobiliários Ltda.	20	-	-	-
Melbourne Investimentos Imobiliários Ltda.	387	387	-	-
Naara Enterprises and Holdings.	2,002	1,484	2,002	1,484
Nevada Investimentos Imobiliários Ltda.	6	-	-	-
Nice Investimentos Imobiliários Ltda.	372	228	-	-
Norfolk Investimentos Imobiliários Ltda.	4,116	3,212	-	-
Oregon Investimentos Imobiliários Ltda.	529	495	-	-
Orlando Investimentos Imobiliários Ltda.	2,545	-	-	-
Perusia Investimentos Imobiliários Ltda.	6	6	-	-
Púcon Investimentos Imobiliários Ltda.	1,212	609	-	-
Porto Investimentos Imobiliários Ltda.	92	55	-	-
Sampi Investimentos Imobiliários Ltda.	1,807	1,807	1,807	1,807
Sevilha Investimentos Imobiliários Ltda.	20	8	-	-
Silay Investimentos Imobiliários Ltda.	4	2	-	-
Tecnisa Engineering and Commerce Ltda.	3,322	1	-	-
Tecnisa Urbanizadora Ltda.	46	45	-	-
Toledo Investimentos Imobiliários Ltda.	246	-	-	-
Torquato Real Estate Development SPE – S.A.	86	81	-	-
Trevelin Investimentos Imobiliários Ltda.	244	121	-	-
Tronador Investimentos Imobiliários Ltda.	582	424	-	-
Valencia Investimentos Imobiliários Ltda.	-	149	-	149
Valparaiso Investimentos Imobiliários Ltda.	46	42	-	-
Other SPEs (i)	4,376	2,324	794	271
Total	47,305	39,799	(ii) 5,405	(ii) 13,492

(i) Other controlled and jointly controlled companies representing less than 10% of the

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total related parties.

(ii) They represent third-party amounts that participate in the SPEs, which are not consolidated, and the guarantees of the amounts to be received are included in the SPEs' quotas.

	Controller		Consolidated	
	09/30/2026	12/31/2025	09/30/2026	12/31/2025
Current liabilities				
Controlled and jointly controlled companies:				
Acapulco Investimentos Imobiliários Ltda.	-	54	-	-
Alaska Investimentos Imobiliários Ltda.	1,254	910	-	-
Arizona Investimentos Imobiliários Ltda.	2,292	2,292	2,292	2,292
Baltimore Investimentos Imobiliários Ltda.	9,410	27,440	-	-
Barinas Investimentos Imobiliários Ltda.	5,346	4,151	-	-
Brest Investimentos Imobiliários Ltda.	11,183	11,193	-	-
BRC1 Investimentos Imobiliários Ltda.	5,370	-	5,370	-
Cancun Investimentos Imobiliários Ltda.	181	245	-	-
Carora Investimentos Imobiliários Ltda.	2,487	1,597	-	-
CBR 011 Investimentos Imobiliários Ltda.	-	108	-	108
Columbus Investimentos Imobiliários Ltda.	-	2,398	-	-
Fremont Investimentos Imobiliários Ltda.	401	7,059	-	-
Granada Investimentos Imobiliários Ltda.	215	-	-	-
Guarenas Investimentos Imobiliários Ltda.	71	75	-	-
Jardim da Saúde Incorporadora SPE Ltda.	3,476	3,471	3,476	3,471
Jasper Investimentos Imobiliários Ltda.	11,013	11,016	11,013	11,016
Kirra Investimentos Imobiliários Ltda.	10,337	10,630	-	-
Labrador Investimentos Imobiliários Ltda.	614	615	-	-
Lacombe Investimentos Imobiliários Ltda.	3,795	2,434	-	-
Lazio Investimentos Imobiliários Ltda.	-	17	-	-
Milan Investimentos Imobiliários Ltda.	-	3,590	-	-
Orlando Investimentos Imobiliários Ltda.	-	6,035	-	-
Park 10 Empreendimentos Imob. SPE – S.A.	157	562	-	-
Rivera Investimentos Imobiliários Ltda.	8,520	7,838	995	1,013
Rosales Investimentos Imobiliários Ltda.	118	149	-	-
Stuhlberger Incorporadora Ltda.	1,423	1,638	71	64
Tecnisa Real Estate Consulting Ltda.	3,912	1,562	-	-
Tecnisa Mogi Investimentos Imob. Ltda.	3,226	-	3,841	591
Tencasa Investimentos Imobiliários Ltda.	5,947	-	-	-
Toronto Investimentos Imobiliários Ltda.	1,454	1,467	-	-

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	Controller		Consolidated	
	09/30/2026	12/31/2025	09/30/2026	12/31/2025
Current liabilities				
Controlled and jointly controlled companies:				
Vancouver Investimentos Imobiliários Ltda.	14,416	14,416	-	-
Vigo Construtora Ltda.	4,147	1,444	-	-
Other SPEs (i)	4,195	3,597	929	276
	114,960	128,003	(ii) 27,987	(ii) 18,831

(i) Other controlled and jointly controlled companies representing less than 10% of the total related parties.

(ii) They represent third-party values participating in the SPEs, which are not consolidated.

6.2. Remuneration of directors and directors

At the Ordinary and Extraordinary General Meeting held on April 28, 2026, the shareholders approved setting the global annual limit for the remuneration of the Company's directors and directors for the 2026 fiscal year at up to R$22,456 (R$22,638 for the 2025 fiscal year). The amounts recorded under the heading "Management Fees" in the consolidated financial statement, referring to the remuneration of the Company's Board members and Board Members, are shown below:

September 30, 2026	Statutory Board and administrators	Council of Administration	Advisory Committee	Total
Number of members	4	4	3 (i)	11
Fixed remuneration:				
Pro-labore, remuneration, salary	2,998	2,628	135	5,761
Benefits	542	117	-	659
Remuneration charges:				
INSS	600	525	27	1,152
	4,140	3,270	162	7,572

(i) with 1 paid member.

September 30, 2025	Statutory Board and administrators	Council of Administration	Advisory Committee	Total
Number of members	4	5	3 (i)	12
Fixed remuneration:				
Pro-labore, remuneration, salary	2,837	2,754	135	5,726
Benefits	562	116	-	678
Remuneration charges:				
INSS	567	551	27	1,145
	3,966	3,421	162	7,549

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(i) with 1 paid member.

The Company's administrators also participate in the Long-Term Incentive Program, established in 2019, with provisions of R$124 for the nine-month period ending September 30, 2026, being R$146 for the current period and R$(22) for reversal of provisions made in 2025 (On September 30, 2025, a provision of R$250 was recorded, with R$291 being a provision for the current period and (R$41) for reversal of an overprovision made in 2024) as described in note No. 22.

On September 30, 2026, the Company made a bonus payment in the amount of R$7,397 (R$6,164 bonus and R$1,233 INSS), (on September 30, 2025, R$2,515, with R$2,160 as bonuses and R$355 as INSS), and regarding the retention bonus contract, the amount of R$156 was appropriated, with R$130 being the 2024 bonus, R$26 INSS. (On September 30, 2025, regarding the retention bonus contract, the amount of R$1,959 was appropriated, being (R$100) 2023 bonus, R$11 INSS, R$1,707 2024 bonus, R$341 INSS)) and regarding the 2026 Retention Plan, a provision of R$92 was recorded for the current period (on September 30, 2025, R$228)

On September 30, 2026, the Company did not record a provision for Profit Sharing – PLR 2026, and reversed the excess provision for Profit Sharing – PLR 2025 in the amount of (R$536) (On September 30, 2025, it recorded R$653 under the heading "Management Fees", reversing the excess provision in Profit Sharing – PLR 2024 to the amount of (R$250 as described in note no. 21.)

On January 14, 2026, the company acquired 1,480,860 shares, corresponding to a 50.00% stake in Silay Investimentos Imobiliários Ltda., which holds 1,966,132 shares of Windsor Investimentos Imobiliários Ltda., corresponding to 0.65% of the share capital; the transaction was carried out with Mr. Joseph Meyer Nigri ("Joseph"). Mr. Joseph is a member of the Company's controlling block and currently hold management positions within it. Because of this, the operation was also reviewed by the Company's Audit Committee, which expressed a favorable opinion on its approval and its compliance with the requirements of the Company's Related Parties Transaction Policy. The purchase price was R$6,851, paid in cash in current currency.

7. BUSINESS PARTNERS

They arise from the Company's transactions with third parties (partners in real estate businesses) where the Company provides resources to enable the respective partnerships, with maturities usually linked to the completion of real estate projects, monetarily adjusted by rates linked to the Company's fundraising rates, when applicable, and whose settlement is carried out through partial amortizations or when the profits from the developments are made available to business partners. The guarantees for these amounts are generally represented by the pledge of the partners' capital shares in the companies in which they participate and/or promissory notes in an equivalent amount up to 130% of the resources made available. Estimated losses in accounts receivable from business partners are reflected in interim accounting information, whose effects are described in explanatory note no. 20. The composition of receivables and payables is as follows:

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	Controller		Consolidated	
	09/30/2026	12/31/2025	09/30/2026	12/31/2025
Current assets				
Business Partners				
Porto Ferraz Construction Ltda.	1,999	4,101	1,999	4,101
	1,999	4,101	1,999	4,101

	Controller		Consolidated	
	09/30/2026	12/31/2025	09/30/2026	12/31/2025
Non-current assets				
Business Partners				
IPCE Investimentos Imobiliários Ltda.	-	-	38	38
Porto Ferraz Construtora Ltda.	3,399	6,492	7,299	10,392
Tati Construtora e Incorporadora Ltda.	-	-	2,943	2,943
Terra Brasilis Empreendimento e Particip. Ltda.	-	-	350	350
	3,399	6,492	(i)10,630	(i)13,723
Total Business Partners	5,398	10,593	12,629	17,824

(i) They represent third-party values participating in the SPEs, and in the process of eliminating the consolidated data, the amount contributed is demonstrated.

The Company maintains a provision for loss on credits granted to business partners of R$42,268 as of September 30, 2026.

	Controller			
Non-current assets	Loans and corrections	Payments	Provision for loss	Net balance 09/30/2026
Boxoffice Soluções em Mobilidade S/A	1,500	-	(1,500)	-
Ferraz Bueno Administração e Part.	34,725	(23,406)	(11,319)	-
Petram Gestão Imobiliária Ltda.	12,022	(8,085)	(3,937)	-
Porto Ferraz Construtora Ltda.	48,451	(33,393)	(9,660)	5,398
	96,698	(64,884)	(26,416)	5,398

	Consolidated			
Non-current assets	Loans and corrections	Payments	Provision for loss	Net balance 09/30/2026
Boxoffice Soluções em MobilidadeS/A	1,500	-	(1,500)	-
Ferraz Bueno Administração e Part.	34,725	(23,406)	(11,319)	-
Integral Engenharia Ltda.	15,852	-	(15,852)	-
Petram Gestão Imobiliária Ltda.	12,022	(8,085)	(3,937)	-
Porto Ferraz Construtora Ltda.	48,451	(33,393)	(9,660)	5,398
	112,550	(64,884)	(42,268)	5,398

Av. Nicolas Boer, 399
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Current liabilities	Consolidated 09/30/2026	12/31/2025
Business Partners:		
Ferraz Bueno Administração e Part.	222	222
	(i)222	(i)222

(i) They represent third-party values participating in the SPEs, and in the process of eliminating the consolidated data, the amount contributed is demonstrated.

8. INVESTMENTOS

a) Composition of balances

	Controller		Consolidated	
	09/30/2026	12/31/2025	09/30/2026	12/31/2025
Appearances in:				
Controlled companies	284,462	322,707	-	-
Jointly controlled companies	287,201	402,866	287,201	402,866
Indirect Incursions	-	-	11,473	16,709
	571,663	725,573	298,674	419,575
Financial charges of the controller (*)	36,745	38,347	-	-
	608,408	763,920	298,674	419,575
Provision for loss on charges	(43,554)	(39,767)	(3,693)	(3,497)
Net investment balances	564,854	724,153	294,981	416,078

(*) They refer to financial charges arising from loans and financing taken by the Company and transferred to its subsidiaries without financial charges, to be applied in the construction of real estate developments and express the capitalized financial cost of the land and real estate units under construction.

b) Property for investment

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The Company owns 123 units of the international standard NH Curitiba The Five hotel, located in Curitiba, which was available for sale as shown under the completed units stock item. Opened in March 2017, the hotel has 176 rooms and 2 suites, and is managed by BSH International.

	Consolidated	
	09/30/2026	12/31/2025
Units completed for investment	35,190	35,190
Fair value valuation of completed units for investment	8,654	8,654
Financial charges of the controller	956	956
	44,800	44,800

(i) Values recognized in income related to investment properties

	Consolidated	
	09/30/2026	12/31/2025
Net fair value adjustment gain (Loss)	-	(1,500)

(ii) Measurement of properties for fair value investment

Investment properties, mainly hotel buildings, are held for income. They are recognized at fair value. Changes in fair value are presented in the income statement as "Other net gains (losses).

The Company hires external, independent, and qualified appraisers to determine the fair value of investment properties at the end of each fiscal year. As of September 30, 2026, the fair values of investment properties are recognized based on the December 31, 2025 valuation determined by Colliers Technical Services Ltda.

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c) Information about the investments

	09/30/2026					12/31/2025			09/30/2025	
	Particip ate.	Heritage liquid	Profit (loss) for the period	Balance Investments	Balance Equity	Particip ate.	Heritage liquid	Investment Balance	Profit (loss) for the period	Balance Equity
Controlled companies:										
Baltimore Invest. Imob. Ltda.	99.99%	(*)	(6,327)	(*)	(6,326)	99.99%	5,261	5,261	(4,524)	(4,524)
Barinas Invest. Imob. Ltda.	99.99%	49,375	1,194	49,370	1,194	99.99%	48,181	48,176	1,265	1,265
Belmont Invest. Imob. Ltda.	99.99%	41,904	37	41,904	37	99.99%	41,867	41,867	(38)	(38)
Braga Invest. Imob. Ltda.	99.99%	(*)	116	(*)	116	99.99%	(*)	(*)	(13)	(13)
Brest Invest. Imob. Ltda.	99.99%	15,686	(101)	15,684	(101)	99.99%	15,787	15,785	(109)	(109)
Calabria Invest. Imob. Ltda.	99.99%	(1)	(62)	(1)	(62)	99.99%	(*)	(*)	(9)	(9)
Capri Invest. Imob. Ltda.	99.99%	(*)	(724)	(a)	(724)	99.99%	(*)	(*)	(746)	(746)
Carora Invest. Imob. Ltda.	99.99%	2,734	(366)	2,734	(366)	99.99%	3,099	3,099	(53)	(53)
Charlotte Invest. Imob. Ltda.	99.99%	(1)	325	(1)	325	99.99%	(*)	(*)	(305)	(305)
Colorado Invest. Imob. Ltda.	99.99%	6,931	398	6,930	398	99.99%	6,528	165	-	-
Columbus Invest. Imob Ltda.	99.99%	11,427	(1,142)	11,426	(1,142)	99.99%	15,370	15,368	659	659
Crete Invest. Imob. Ltda.	99.99%	349	(28)	349	(28)	99.99%	376	376	(227)	(227)
Delta Invest. Imob. Ltda.	99.99%	(*)	571	(*)	571	99.99%	(*)	(*)	1,255	1,255
Devon Invest. Imob. Ltda.	99.99%	(*)	(113)	(*)	(113)	99.99%	(*)	(*)	(3,039)	(3,039)
Essex Invest. Imob. Ltda.	99.99%	(*)	(45)	(*)	(45)	99.99%	(*)	(*)	(168)	(168)
Fremont Invest. Imob. Ltda.	99.99%	11,916	(1,101)	11,915	(1,101)	99.99%	19,844	19,842	(5,847)	(5,846)
Granada Invest. Imob. Ltda.	99.99%	(*)	386	(*)	386	99.99%	(*)	(*)	(8)	(8)
Grenoble Invest. Imob. Ltda.	99.99%	(*)	(64)	(*)	(64)	99.99%	(*)	(*)	(1)	(1)
Guanare Invest. Imob. Ltda.	99.99%	(*)	(507)	(*)	(507)	99.99%	1	1	670	670
Kansas Invest. Imob. Ltda.	99.99%	(*)	(111)	(*)	(111)	99.99%	(*)	(*)	200	200
Kirra Invest. Imob. Ltda.	99.99%	13,124	(452)	13,123	(452)	99.99%	13,576	13,575	(82)	(82)
Labrador Invest. Imob. Ltda.	99.99%	1	(223)	1	(223)	99.99%	1	1	(101)	(101)
Lazio Invest. Imob. Ltda.	99.99%	217	(444)	217	(444)	99.99%	298	298	(181)	(181)
Lisieux Invest. Imob. Ltda.	99.99%	(*)	(336)	(*)	(336)	99.99%	(*)	(*)	(185)	(185)
Lyon Invest. Imob. Ltda.	99.99%	300	(90)	300	(90)	99.99%	390	390	(48)	(48)
Madrid Invest. Imob. Ltda.	99.99%	(*)	(1,287)	(*)	(1,287)	99.99%	(*)	(*)	(150)	(150)
Manila Invest. Imob. Ltda.	99.99%	18,078	(79)	18,078	(79)	99.99%	18,098	18,098	(1,261)	(1,261)
Melbourne Invest. Imob. Ltda.	99.99%	195	(376)	195	(376)	99.99%	571	571	(30)	(30)

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	09/30/2026					12/31/2025			09/30/2025	
	Particip ate.	Heritage liquid	Profit (loss) for the period	Balance Investments	Balance Equity	Particip ate.	Heritage liquid	Investment Balance	Profit (loss) for the period	Balance Equity
Memphis Invest. Immov. Ltda.	99.99%	(*)	(2)	(*)	(2)	99.99%	(*)	(*)	(17)	(17)
Milan Invest. Imob. Ltda.	99.99%	2,274	3,057	2,274	3,057	99.99%	7,417	7,417	(4,181)	(4,181)
Nice Invest. Immov. Ltda.	99.99%	(*)	(116)	(*)	(116)	99.99%	(*)	(*)	(153)	(153)
Norfolk Invest. Imob. Ltda.	99.99%	1,370	(1,150)	1,370	(1,150)	99.99%	2,520	2,520	(444)	(444)
Oregon Invest. Immov. Ltda.	99.99%	25,529	(16)	25,526	(16)	99.99%	25,545	25,542	(48)	(48)
Orlando Invest. Imob. Ltda.	99.99%	(1)	(27)	(1)	(27)	99.99%	18,740	18,740	(4,956)	(4,956)
Padua Invest. Imob. Ltda.	99.99%	(*)	(40)	(*)	(40)	99.99%	(*)	(*)	3	3
Park 10 Enterprise. Imob. SPE - S.A.	99.99%	(*)	(426)	(*)	(426)	99.99%	(*)	(*)	(277)	(277)
Pucon Invest. Imob. S.A.	99.99%	(*)	(596)	(*)	(596)	99.99%	(*)	(*)	(566)	(566)
Quebec Invest. Imob. Ltda.	99.99%	(*)	(3)	(*)	(3)	99.99%	(*)	(*)	(1)	(1)
Rosales Invest. Imob. Ltda.	99.99%	351	(25)	351	(25)	99.99%	377	377	(2)	(2)
Sardinia Invest. Imob. Ltda.	99.99%	(*)	(61)	(*)	(61)	99.99%	(*)	(*)	(244)	(244)
Stuhlberger Incorp. Ltda.	99.99%	1,588	(237)	1,588	(237)	99.99%	1,825	1,825	(83)	(83)
Tecnisa Real Estate Consulting Ltda.	99.99%	4,247	1,957	4,247	1,957	99.99%	2,290	1,366	-	-
Tecnisa Mogi Invest. Imob. Ltda.	99.99%	6,698	379	6,697	379	99.99%	6,318	6,317	(315)	(315)
Tecnisa Eng. e Comércio Ltda.	99.99%	(*)	(5,804)	(*)	(5,803)	99.99%	(*)	(*)	(13,124)	(13,123)
Tencasa Invest. Imob. Ltda.	99.99%	22,690	1,787	22,690	1,787	99.99%	21,889	6,653	-	-
Toledo Invest. Imob. Ltda.	99.99%	8,945	126	8,944	126	99.99%	7,635	7,634	222	222
Vancouver Invest. Imob. Ltda.	80.00%	18,084	(428)	14,467	(342)	80.00%	18,511	14,809	19	15
Vigo Construtora Ltda.	99.99%	(*)	3,215	(*)	3,215	99.99%	(*)	(*)	(349)	(349)
Zapala Invest. Imob. Ltda.	99.99%	3,009	(144)	3,009	(144)	99.99%	3,153	3,153	(153)	(153)
Other SPEs (****) (ii)		24,625	(2,530)	21,076	(2,038)		23,537	43,481	2,973	2,804
				284,462	(11,455)			322,707		(34,943)
Jointly controlled companies:										
BRC1 Investimentos Imobiliários Ltda. (***)	73.30%	30,562	1,663	22,402	1,219	73.30%	32,237	23,949	(5,656)	(4,146)
CBR 011 Enterprise. Imob. Ltda.	25.00%	94,060	(256)	23,515	(64)	25.00%	94,316	23,579	28,932	7,233
JDP E1 Invest. Imob. Ltda. (**)	57.50%	24,939	(9)	31,455	(5)	57.50%	24,941	31,460	(40)	(23)
Windsor Invest. Imob. Ltda. (**) – (i)	26.41%	485,086	124,457	188,148	64,531	52.50%	329,782	302,588	117,979	61,172
Other SPEs (****)		37,641	559	21,681	203		37,728	21,290	(125)	(76)
				(a) 287,201	65,884			(a) 402,866		64,160

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	09/30/2026						12/31/2025		09/30/2025	
	Particip ate.	Heritage liquid	Profit (loss) for the period	Balance Investments	Balance Equity	Particip ate.	Heritage liquid	Investment Balance	Profit (loss) for the period	Balance Equity
				571.663	54.429			725,573		29,217
Indirect Investments:										
Chillan Invest. Imob. Ltda.	50.00%	18,336	709	9.168	355	50.00%	17,626	8,813	(312)	(156)
Moron Invest. Imob. Ltda.	50.00%	(*)	8	(*)	4	50.00%	(*)	(*)	(6)	(3)
Other SPEs (****)		22,755	127,195	2.305	4.258		387,056	7,896	123,538	3,550
				(b) 11,473	4.617			(b) 16,709		3,391
				(a)+(b) 298,674	70.501			(a)+(b) 419,575		67,551

(*) It refers to investees that had overdraft liabilities as of September 30, 2026. On that date, the balance represented the total negative equity in the parent company of R$43,554 (R$39,767 as of December 31, 2025) and in the consolidated amount R$3,693 (R$3,497 as of December 31, 2025) under the item "provision for loss on investings."

(**) Companies with investment remeasurement, established in October 2015, R$315,568 (R$17,118 JDP E1 Investimentos Imobiliários Ltda.; R$298,450 Windsor Investimentos Imobiliários Ltda.), with R$238,413 (R$166,401 as of December 31, 2025) amortized up to the period ended September 30, 2026 for Windsor Investimentos Imobiliários Ltda.

(***) Company with capital gain totaling R$2,270, consisting of R$2,497 in December 2020, R$865 in fiscal year 2021, and (R$1,092) in price adjustment in June 2023 of BRC1 Investimentos Imobiliários Ltda., amortized up to the period ended September 30, 2026 at R$2,084 (R$1,948 on December 31, 2025).

(****) Other companies whose investment balance is less than 10% of the total investment balance.

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(i) Due to the sale of the 42.50% stake held by our partner in Windsor to BTG, the contractual conditions established in the Purchase and Sale Agreement signed on October 19, 2015, which provided for the obligation to pay an additional price, resulted in a loss of (R$16,643).

(ii) The Company acknowledged:

On January 14, 2026, the company acquired 1,480,860 shares, corresponding to a 50.00% stake in Silay Investimentos Imobiliários Ltda., which holds 1,966,132 shares of Windsor Investimentos Imobiliários Ltda., corresponding to 0.65% of the share capital; the transaction was carried out with Mr. Joseph Meyer Nigri ("Joseph"). Mr. Joseph is a member of the Company's controlling block and currently hold management positions within it. Because of this, the transaction was also reviewed by the Company's Audit Committee, which expressed a favorable opinion on its approval and its inclusion in the requirements of the Company's Related Parties Transaction Policy. The purchase price was R$6,851, paid in cash in current currency, resulting in a loss of R$4,945 for the purchase of a stake.

On May 29, 2026, the company acquired 1,966,132 shares from Silay Investimentos Imobiliários, corresponding to a 0.65% stake in Windsor Investimentos Imobiliários Ltda. The purchase price was R$3,503.

(iii) The Company acknowledged:

On April 30, 2026, the Company signed a Quota Purchase and Sale Agreement with BTGI Quartzo Participações S.A. ("BTGI Quartzo"), a company of the BTG Pactual Group, for the sale of 26.09% of stake in Windsor Investimentos Imobiliários Ltda ("WINDSOR") for the amount of R$ 260,900 ("Operation"), which was subject to compliance with certain preceding conditions, which included obtaining the necessary prior approvals, such as consents from creditors and applicable authorities, especially the Administrative Council for Economic Defense ("CADE").

On May 19, 2026, the legal deadline for filing appeals or taking over the Unrestricted Approval Order No. 530/2026, related to Concentration Act No. 08700.003417/2026-96, elapsed, making the Operation's approval by CADE definitive. Thus, the Operation began to meet the competitive conditions required by the regulatory agency, and its conclusion remains subject to compliance with the other preceding conditions provided in the contractual instruments.

On June 1, 2026, the Company signed the closing agreement in which they completed the sale of 78,917,544 shares, representing 26.09% of WINDSOR's share capital to BTGI Quartzo. After the deductions provided for in the contract, mainly due to dividend distributions made by

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WINDSOR to shareholders until the completion of the Transaction, the amount received by the Company from the Operation was R$234,284 in cash, generating a gain of R$14,957. The funds were fully used for the amortization and settlement of the Company's corporate debts.

d) Investment movement

The movement of investments for the periods ended September 30, 2026, and 2025, as follows:

	Controller		Consolidated	
	09/30/2026	09/30/2025	09/30/2026	09/30/2025
Opening balances (net of the provision for loss on investments)	724,355	991,674	416,078	485,890
Increase (decrease) of net capital in the cash investment	(14,890)	(17,351)	-	(3,659)
Increase (reduction) of capital through the use of related parties	(16,135)	(1,770)	(29)	-
Increase in investment by acquisition - note 8.c (ii)	4,639	-	-	-
Write-off of investment by sale - note 8.c (iii)	(109,691)	-	(109,691)	-
Equity result	54,429	29,217	69,619	65,274
Dividends received from cash investments	(4,103)	(24,021)	(9,730)	(20,468)
Dividends received through the use of balances with related parties	-	(6,644)	-	-
Capitalized financial charges (appropriate) (i)	(1,602)	(7,390)	882	2,277
Amortization of remeasurement - note 20	(72,148)	(13,187)	(72,148)	(13,187)
Closing balances (net of the provision for loss on investments)	564,854	950,528	294,981	516,127

(i) In the consolidated data, it refers to the elimination of capitalized charges in companies valued by the equity method, whose impact of the appropriation is net under the equity result item above.

Total balances of the balance sheet and income accounts of jointly controlled companies, both directly and indirectly, which are accounted for

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using the equity method.

	09/30/2026						12/31/2025				09/30/2025	
		Balance Sheet					Balance Sheet					
	Participate. (%)	Active	Liabilities	Net Worth	Recipe Liquid	Profit (Loss) Liquid	Participate. (%)	Active	Liabilities	Net Worth	Recipe Liquid	Profit (Loss) Liquid
Companies under common control:												
Arizona Invest. Imob. Ltda.	50.00%	5,312	2,068	3,244	-	(57)	50.00%	5,366	1,835	3,531	-	(124)
BRC1 Investimentos Imobiliários Ltda.	73.30%	33,836	3,523	30,313	944	(168)	73.30%	81,467	49,230	32,237	35,944	(12,546)
Cadiz Invest. Imob. Ltda.	70.59%	30	646	(616)	-	(35)	70.59%	78	466	(388)	-	(128)
Carcavelos Invest. Imob. Ltda.	5.00%	7,126	551	6,575	-	-	5.00%	6,584	11	6,573	-	-
CBR 011 Empreend. Imob. Ltda.	25.00%	99,122	2,580	96,542	(11)	(133)	25.00%	97,556	3,239	94,317	(12)	62
Durham Invest. Imob. Ltda.	70.59%	213	0	213	-	-	70.59%	213	-	213	-	(1)
Forest Hill Investment. Imob. Ltda.	40.00%	2	896	(894)	-	-	40.00%	103	997	(894)	-	-
Jacira Reis Empreend. Imob. Ltda.	50.00%	4,867	354	4,513	778	204	50.00%	7,040	3,208	3,832	-	(473)
Health Garden Incorporação. SPE Ltda.	65.00%	7,556	39	7,517	-	(1)	65.00%	7,545	36	7,509	-	(11)
JDP E1 Invest. Imob. Ltda.	57.50%	25,253	320	24,933	-	(7)	57.50%	24,942	1	24,941	-	(42)
Jasper Invest. Imob. Ltda.	75.00%	15,041	16	15,025	-	10	75.00%	15,027	15	15,012	-	2
Sampi Invest. Imob. Ltda.	76.48%	471	2,349	(1,878)	-	(2)	76.48%	545	2,348	(1,803)	-	411
Schahin Brasilio Machado Incorp. SPE Ltda.	60.00%	1,638	470	1,168	-	14	60.00%	1,540	448	1,092	1	68
Valencia Invest. Imob. Ltda.	70.59%	523	5	518	-	8	70.59%	689	211	478	-	24
Windsor Invest. Imob. Ltda.	26.41%	1,003,627	518,541	485,086	123,914	44,814	52.50%	987,657	657,875	329,782	119,090	71,885
Indirect Investments:												
Chillan Invest. Imob. Ltda.	50.00%	18,618	283	18,335	102	100	50.00%	18,336	710	17,626	(2)	(312)
Cyrela Magik Tecnisa Empreend. Imob. SPE Ltda.	37.50%	-	-	-	-	-	37.50%	15	15	-	-	(1)
Cyrela Tecnisa Invest. Imob. Ltda.	49.98%	18	71	(53)	-	18	49.98%	6	42	(36)	-	(7)
Cyrela Tecnisa Klabin Segall Empreend. Imob. Ltda.	20.00%	310	-	310	-	-	20.00%	307	-	307	-	(1)
Ipanema Invest. Imob. Ltda.	50.00%	1,102	2,916	(1,814)	-	26	50.00%	1,384	2,896	(1,512)	-	(152)
Moron Invest. Imob. Ltda.	50.00%	281	489	(208)	2	1	50.00%	324	541	(217)	-	(6)
		1,224,946	536,117	688,829	125,729	44,792		1,256,724	724,124	532,600	155,022	58,646

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e) Dividends approved on December 19, 2025, at Windsor Investimentos Imobiliários Ltda., considering the impacts of the tax reform (Law No. 15,270/25) applicable to individuals. Dividends will be paid to partners in one or more installments, equal or not, with full dividend payment to be completed by December 31, 2028.

9. LOANS, FINANCING, AND DEBENTURES

	Interest rate per year	Controller		Consolidated	
		09/30/2026	12/31/2025	09/30/2026	12/31/2025
National currency:					
Production financing (a)	8.29% p.a. - Pre-fixed	-	-	3,529	-
7th Issue Debentures (b)	9.50% + HICP	-	46,326	-	46,326
9th Issue Debentures (b)	3.75% + CDI	-	42,310	-	42,310
Debentures 11th Issue (b)	4.25% + CDI	-	15,781	-	15,781
Debentures 12th Issue (b)	5.94% + HICP	-	29,436	-	29,436
Debentures 13th Issue (b)	4.25% p.a. + permanent contract	-	97,125	-	97,125
Debentures 14th Issue (b)	4.25% p.a. + permanent contract	10,248	104,666	10,248	104,666
Debentures 15th Issue (b)	4.25% p.a. + permanent contract	68,010	120,967	68,010	120,967
Debentures 16th Issue (b)	9.50% + HICP	-	17,373	-	17,373
Debentures 17th Issue (b)	4.25% p.a. + permanent contract	175,641	175,408	175,641	175,408
Commercial Notes (c)	5.00% + permanent contract	-	20,642	20,651	20,642
CCB (d)	18.17% p.a. – Pre-fixed	29,192	41,028	29,192	41,028
		283,091	711,062	307,271	711,062
Current Assets:					
		29,192	41,152	49,843	41,152
Loans and financing					
Debentures		20,308	164,996	20,308	164,996
		49,500	206,148	70,151	206,148
Non-Circulating:					
Loans and financing		-	20,519	3,529	20,519

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Debentures	233,591	484,395	233,591	484,395
	233,591	504,914	237,120	504,914

The classification in non-current liabilities is determined by the amounts expected to be paid, according to contractual flow, due from the 12th month after the date of this interim accounting information.

(a) Production financing - These are intended for the construction of real estate units.

(b) Debentures payable.

Debentures - 11th issuance

The Company issued the 11th (eleventh) issuance of simple debentures, not convertible into shares, unsecured in a single series, for private placement, on December 18, 2020, in the amount of R$ 50,000 (fifty million reais) maturing in December 2025.

In December 2025, a Special Meeting of Holders of Real Estate Receivables Certificates was held, in which changes to the issuance conditions were approved, including the extension of the maturity deadline to December 2025; the modification of the remunerative interest rate to CDI by an additional 4.25% per year; the definition that the scheduled amortization of the unit nominal value of debentures will be carried out only on the maturity date; and the change in the financial index, with the Issuer now observing, starting from the consolidated financial statements as of September 30, 2027, the quarterly verification of the Net Debt indicator (including Production Financing) divided by Equity, which must remain equal to or less than 1.20. This indicator will be determined by the Issuer and verified by the Debenture within up to five business days after receipt of the audited financial statements.

On June 1, 2026, the Company carried out the full early settlement of the 11th issuance debentures, upon payment of the outstanding balance, plus financial charges. As a result of this settlement, the issuance was fully closed, with no financial obligations related to this debt remaining after that date.

Debentures - 13th issue

The Company issued the 13th (thirteenth) issuance of simple debentures, not convertible into shares, of the unsecured type, in a single series, for private placement, on July 15, 2021, in the amount of R$ 100,000 (one hundred million reais) with a final maturity on June 27, 2028.

On December 24, 2025, a Special Meeting of Holders of Real Estate Receivables Certificates was held, in which changes to issuance conditions were approved; including the modification of the remunerative interest rate to CDI plus 4.25% per year; and the change in the financial index, with the Issuer now observing, based on the consolidated financial statements as of September 30, 2027, the quarterly verification of the Net Debt indicator (including Production Financing) divided by Equity, which must remain equal to or less than 1.20. This indicator will be determined by the Issuer and verified by the debenture holder within up to five business days after receipt of the audited financial

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statements.

On June 1, 2026, the Company carried out the full early settlement of the 13th issuance debentures, upon payment of the outstanding balance, plus financial charges. As a result of this settlement, the issuance was fully closed, with no financial obligations related to this debt remaining after the date.

Debentures - 14th issue

The Company issued the 14th (fourteenth) issuance of simple debentures, not convertible into shares, unsecured type, in a single series, for private placement, on April 14, 2022, in the amount of R$ 105,000 (one hundred and five million reais) with a final maturity on April 26, 2028.

On December 23, 2025, a Special Meeting of Holders of Real Estate Receivables Certificates was held, in which the conditions of issuance were approved; including the modification of the remunerative interest rate to CDI plus 4.25% per year; and the change of the financial index, with the Issuer now observing, from the consolidated financial statements of September 30, 2027, the quarterly verification of the Net Debt indicator (including Production Financing) divided by Equity, which must remain equal to or less than 1.20. This indicator will be determined by the Issuer and verified by the Debenturist within up to five business days after receiving the audited financial statements.

On June 1, 2026, the Company carried out extraordinarily early redemption corresponding to R$ 90,000 (ninety million reais) of the outstanding balance of the debentures of the 14th issuance, through partial payment of the updated nominal value and financial charges calculated up to the date of redemption. After redemption, the remaining balance of the issuance remained outstanding, and the remaining contractual conditions were maintained.

Debentures - 15th issue

The Company issued the 15th (fifteenth) issuance of simple debentures, not convertible into shares, unsecured in the type with additional real collateral, in a single series, for private placement, on December 23, 2022, in the amount of R$ 120,000 (one hundred and twenty million reais) with a final maturity on December 13, 2028.

The operation foresees as an early maturity event the non-fulfillment of the Guarantee Ratio, through which the sum (a) of the value of the Fiduciary Alienated Properties; (b) resources related to Cash Collateral or Bank Guarantees; (c) the value of Additional Construction Potential Certificates alienated by fiduciary; and/or (c) the Fiduciously Sold Shares of SPE Windsor and SPE JDP E1, must be at least 41.46% of the outstanding balance of the debentures by December 2024, and 100% of the outstanding balance of the debentures thereafter, which is met as of the date of disclosure of these interim accounting information.

On December 23, 2025, a Special Meeting of Holders of Real Estate Receivables Certificates was held, in which the change of the remunerative interest rate to CDI increased by 4.25% per year was approved; extraordinary amortization of R$15,000 (fifteen million reais) in January 2026; and the change in the financial index, with the Issuer observing, based on the consolidated financial statements as of September 30, 2027, the quarterly verification of the Net Debt indicator (including Production Financing) divided by Equity, which should remain equal to or less than 1.20. This indicator will be determined by the Issuer and verified by the Debenturist within up to five business days after receiving the audited financial statements.

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On June 1, 2026, the Company carried out extraordinary early amortization corresponding to R$ 40,100 (forty million one hundred thousand reais) of the outstanding balance of the debentures of the 15th issuance, through partial payment of the updated nominal value and financial charges calculated up to the amortization date. After amortization, the remaining balance of the issuance remained open and the remaining contractual conditions were maintained.

Debentures - 17th issue

The Company issued the 17th (seventeenth) issuance of simple, non-convertible debentures of this kind with real collateral, in a single series, for private placement, on December 22, 2025, in the amount of R$ 178,000 (one hundred seventy-eight million reais) with a final maturity on December 26, 2031.

The issuance deed establishes a financial clause (covenant) according to which the Issuer must maintain, from the consolidated financial statements as of September 30, 2027, the quarterly verification of the Net Debt (including Production Financing) / Equity ratio, which must remain equal to or less than 1.20. The indicator will be determined by the Issuer and checked by the Debenture Holder within up to 5 (five) Business Days after receipt of the audited financial statements.

(c) Commercial Notes.

On January 26, 2024, the private placement of 40,000 commercial invoices, totaling R$40,000, not convertible into registered shares, of the unsecured type to be converted into additional real collateral (fiduciary sale of quotas and fiduciary assignment of economic rights of Baltimore Investimentos Imobiliários Ltda.), in a single series, with a final maturity on January 20, 2027, was approved.

(d) CCB

On June 26, 2025, the Company contracted a Bank Credit Note in the amount of R$10,679, exclusively intended for financing construction and incorporation of real estate developments, including infrastructure and basic sanitation. The contract establishes the start of amortizations on January 21, 2026, and final maturity on June 26, 2026, to reduce exposure to interest rate variations, and a swap contract was signed with the financial institution.

On June 26, 2025, the Company contracted a Bank Credit Note in the amount of R$ 8,716, exclusively intended for financing the construction and incorporation of real estate developments, including infrastructure and basic sanitation. The contract establishes the start of amortizations on January 21, 2026, and the final maturity on June 26, 2026, to reduce exposure to interest rate variations, and a swap contract was signed with the financial institution.

On July 15, 2025, the Company contracted a Bank Credit Note in the amount of R$21,539, exclusively intended for financing the construction and development of real estate developments, including infrastructure and basic sanitation. The contract establishes the start of amortizations on February 15, 2026, and the final maturity on July 15, 2026, to reduce exposure to interest rate variations, and a swap contract was signed with the financial institution.

The debentures contain restrictive financial clauses - covenants - related to the Company's debt ratios, as well as non-financial restrictive clauses. These clauses are verified quarterly based on the consolidated financial statements as of September 30, 2027.

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On March 16, 2026, there was an amendment to BMG's Credit Note where the term extension, interest rate, payment change, inclusion of guarantees, and change of third-party guarantor were included.

The movement of loans, financing, and debentures for the periods ended September 30, 2026, and 2025 is as follows:

	Controller		Consolidated	
	09/30/2026	09/30/2025	09/30/2026	09/30/2025
Opening balances	711,062	573,027	711,062	678,478
Releases	-	40,934	23,688	64,734
Interest incurred	60,850	64,203	62,402	68,770
Principal payments	(428,870)	(89,475)	(429,048)	(192,613)
Interest paid	(59,951)	(53,532)	(60,833)	(57,795)
Ending balances	283,091	535,157	307,271	561,574

Loan installments and financing classified as non-current liabilities have the following payment schedule.

	Controller		Consolidated	
Due year	09/30/2026	12/31/2025	09/30/2026	12/31/2025
2027	26,782	124,445	26,782	124,445
2028	30,368	204,028	33,897	204,028
2029	-	-	-	-
2030	87,962	87,962	87,962	87,962
2031	88,479	88,479	88,479	88,479
	233,591	504,914	237,120	504,914

The financing is secured by mortgage of the financed assets themselves, assets of the controlled companies themselves, and by the pledge of receivables.

10. ACCOUNTS PAYABLE FOR PROPERTY ACQUISITION

Accounts payable for property acquisition are substantially updated by the variation of the INCC, IGP-M, or IPCA, and increased by interest, when applicable, according to the indices specified in the purchase and sale contracts, with the land itself being part of the guarantee. The balances are shown below:

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	Consolidated	
	09/30/2026	12/31/2025
Current Assets:		
Normal acquisition	-	604
	-	604
Non-circulating:		
Normal acquisition	-	111
	-	111

11. CUSTOMER ADVANCES

They represent the amounts received from the sale of real estate units of developments whose incorporation is under suspensive condition and/or from receipts exceeding the value of the revenues realized, as well as advances resulting from physical exchanges at fair value, as demonstrated below:

	Consolidated	
	09/30/2026	12/31/2025
Physical exchanges - ongoing developments	4,179	5,103
Receipts exceeding the real estate assessment	24,341	52,673
	28,520	57,776
Current	25,730	53,670
Non-Current	2,790	4,106

12. PROVISION FOR RISKS

a) Provision for risks

The Company and its subsidiaries are parties to lawsuits and administrative proceedings before courts and government agencies, arising from the normal course of their operations, involving tax, labor, civil, and environmental matters, among others. The Management, based on information from its legal advisors, analyzes pending lawsuits and, based on previous experiences regarding the amounts claimed, establishes a provision in an amount considered sufficient to cover the estimated losses from ongoing actions.

The movement of the provision for risk for the period ended September 30, 2026, is as follows:

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	Controller				
	Balance as of 12/31/2025	Provisions	Reversion	Payments	Balance in 09/30/2026
Civil	4,246	518	-	-	4,764
Tax	2,509	172	-	-	2,681
Labour	1,206	1,842	(74)	(522)	2,452
	7,961	2,532	(74)	(522)	9,897

	Controller				
	Balance as of 12/31/2024	Provisions	Reversion	Payments	Balance as of 12/31/2025
Civil	-	4,246	-	-	4,246
Tax	2,285	224	-	-	2,509
Labour	896	1,205	-	(895)	1,206
	3,181	5,675	-	(895)	7,961

	Consolidated				
	Balance as of 12/31/2025	Provisions	Reversion	Payments	Balance in 09/30/2026
Civil	19,020	2,587	(217)	(4,203)	17,187
Tax	4,680	1,128	-	(180)	5,628
Labour	7,113	2,804	(90)	(3,014)	6,813
	30,813	6,519	(307)	(7,397)	29,628

	Consolidated				
	Balance as of 12/31/2024	Provisions	Reversion	Payments	Balance as of 12/31/2025
Civil	25,494	9,033	(4,258)	(11,249)	19,020
Tax	3,488	1,323	-	(131)	4,680
Labour	7,957	2,915	(184)	(3,575)	7,113
	36,939	13,271	(4,442)	(14,955)	30,813

Civil

On September 30, 2026, the Company and its subsidiaries were parties in 536 ongoing civil actions; of these actions, 139 were plaintiffs and in the remaining 397 actions, the Company and its

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subsidiaries were defendants (488 shares as of December 31, 2025, being 146 and 342 respectively), totaling approximately R$17,187 (R$19,020 as of December 31, 2025) for shares with probable loss that are provisioned. This provision amount refers exclusively to amounts involved in legal proceedings, whose loss is likely, in a percentage of real historical losses for actions of this nature. Additionally, the sum of the amounts attributed to the cases related to the shares with a possible loss probability is R$59,782 (R$48,808 as of December 31, 2025). All actions in which the Company is the defendant mainly concern: (i) termination of the purchase and sale contract of an autonomous unit and repossession of autonomous units; (ii) collection of condominium fees; (iii) challenge to contractual clauses; and (iv) actions for damages.

The Company has R$1,084 in judicial deposits for the period ended September 30, 2026, (R$1,468 as of December 31, 2025).

Tax

On September 30, 2026, the Company and its subsidiaries were parties in 296 administrative and judicial tax proceedings, of which in 32 cases the Company and its subsidiaries were plaintiffs and in 264 cases the Company and its subsidiaries were defendants. (319, 47, and 272 respectively as of December 31, 2025). The sum of the amounts assigned to the cases totals approximately R$57,605, with R$3,343 referring to actions with probable loss, and R$54,262 referring to actions with probable loss (R$2,395 and R$53,753 respectively as of December 31, 2025), for which a provision of approximately R$5,628 was established (R$4,680 on December 31, 2025).

The Company has judicial deposits totaling R$1,092 for the period ended September 30, 2026, (R$6,924 as of December 31, 2025).

Labour

On September 30, 2026, the Company and its subsidiaries were defendants in 138 (360 as of December 31, 2025) labor lawsuits, the vast majority pending in the State of São Paulo, of which R$6,813 (R$7,113 as of December 31, 2025) refer to claims for shares with probable loss that are provisioned. This provision amount relates to amounts exclusively involved in lawsuits, whose loss is likely, at a percentage of actual historical losses for actions of this nature. Additionally, the sum of the amounts assigned to the cases related to the actions with a possible loss probability is R$2,133 (R$5,523 as of December 31, 2025). Of the total labor lawsuits, 125 (representing 90.58%) were filed by employees of subcontractors contracted by the Company and its subsidiaries (330, representing 91.67% as of December 31, 2025).

The Company has R$573 in judicial deposits for the period ended September 30, 2026, (R$4,338 as of December 31, 2025)

b) Contingent assets

In 2020, the Company filed an annulment action, combined with a request for refund of undue payment, against the Municipality of São Paulo, aiming to remove the requirement of the complementary ISSQN charged through the use of a tax schedule, referring to 06 real estate developments, with the consequent refund of the amount unduly collected in the PPI totaling

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R$6,701.

c) Provision for guarantees

The Company maintains, to cover possible future disbursements with post-delivery guarantees of the works, within five years, a provision amounting to R$14,990, with R$4,837 in current liabilities and R$10,153 in non-current liabilities (R$14,155, R$3,221, and R$10,934 respectively as of December 31, 2025) in its own account.

d) Provision for compensation

The Company records, under the heading "Other accounts payable," in the current consolidated liabilities, R$1,497 corresponding to compensation for construction defects and lost profits for the exchanger of the Pistão Sul project located in Brasília. (116 and 2,328 respectively as of December 31, 2025).

13. TAXES WITH DEFERRED COLLECTION AND CURRENT

	Consolidated	
	09/30/2026	12/31/2025
Taxes and contributions on sales (PIS and COFINS)	878	853
Income tax and social contribution	801	781
	1,679	1,634
Current	1,422	1,244
Non-current	257	390

The income tax and social contribution amounts shown in the result show the following reconciliation in their values, at the nominal rate:

	Consolidated			
	07/01/2026 A 09/30/2026	01/01/2026 A 09/30/2026	07/01/2025 A 09/30/2025	01/01/2025 A 09/30/2025
Revenue from direct and indirect subsidiaries taxed by presumed profit and earmarked equity - cash regime	33,886	92,397	84,886	167,815
Income tax and social contribution – deferred	(296)	(157)	(10)	2,177
Income tax and social contribution – current	(397)	(1,724)	(2,322)	(7,525)
Effect of income tax and social contribution for period (a)	(693)	(1,881)	(2,332)	(5,348)

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The calculation of the income tax and social contribution rates under the presumed profit regime and the allocated assets average 2.04% and 3.19%, respectively, on taxable revenues in the periods ended September 30, 2026, and 2025.

	Controller			
	07/01/2026 A 09/30/2026	01/01/2026 A 09/30/2026	07/01/2025 A 09/30/2025	01/01/2025 A 09/30/2025
Profit (Loss) before income tax and social contribution	(17,174)	(48,317)	(9,548)	(76,694)
Rate - 34%	5,839	16,428	3,246	26,076
Tax effects of (exclusions) additions:				
On non-deductible expenses (b)	(2,475)	(32,257)	(5,385)	(15,793)
On non-taxable revenues (c)	415	2,577	1,540	7,429
On equity	2,809	18,506	10,610	9,934
Unaccounted tax credit (a)	6,588	5,254	10,011	27,646

(a) Considering the current context of the parent company's operations, which substantially consist of participation in other companies ("holding"), no tax credit was established on the accumulated balance of tax losses and a negative calculation basis of the social contribution on the loss of (R$2,192,359) billion, up to September 30, 2026 (being (R$2,169,747) billion until December 31, 2025).

(b) The main items of tax effects of non-deductible expenses, when applicable, are: amortization of investment remeasurement and provision of PLR for Administration and Board.

(c) They refer to the effects of non-taxable revenues arising from the payment of the administration's PLR provision, reversal of contingency provisions, and reversal of provisions for losses with business partners.

14. REVENUE FROM THE SALE OF PROPERTIES TO BE APPROPRIATED AND BUDGETED COSTS OF PROPERTIES SOLD TO BE APPROPRIATED

Revenues to be appropriated from real estate units sold from projects under construction (not completed) and the respective cost commitments to be incurred in relation to real estate units sold are not reflected in interim accounting information.

a) Revenue from the sale of properties to be appropriated and costs of properties sold to be appropriated

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	Consolidated	
	09/30/2026	12/31/2025
Revenue from properties sold to be appropriated (i)	51,193	88,380
Budgeted costs of properties sold to be appropriated (ii)	(36,682)	(57,955)

(i) Revenue from properties sold to be appropriated is measured by the nominal value of the contracts, plus contractual updates and deducting terminations, net of the portion of appropriated revenue, and does not include present value adjustment or applicable taxes.

(ii) The budgeted costs of the properties sold to be appropriated do not include financial charges, which are allocated to the properties to be marketed and to the result (cost of the properties sold), proportionally to the units sold, as they are incurred, nor provision for guarantee, which is allocated to the units sold as the financial evolution of the work progresses. Since this is not accounting information, it is unaudited information.

b) Other information about ongoing works

The contracted sales revenue accumulated since the beginning of projects under construction, minus the accumulated appropriate sales revenue, totals the sales revenue to be appropriated (residual portion of revenue calculated by the continuous transfer method, according to technical guidance OCPC 04 - Application of Technical Interpretation ICPC 02 to Brazilian Real Estate Incorporation Entities), related to real estate developments under construction as of the base date September 30, 2026, and is presented as follows:

Real estate developments under construction:	R$
Contracted revenue from properties sold (*)	399,846
Appropriate real estate sales revenue	(348,653)
Revenue from properties sold to be appropriated (*)	51,193

(*) Information on revenue from properties sold to be appropriated and contracted revenue from properties sold does not cover enterprises that are restricted by a suspensive clause.

The total costs incurred and to be incurred for real estate units sold and in stock, estimated until the completion of the developments under construction on September 30, 2026, are shown below:

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	R$
Cost incurred of units in stock (i)	55,125
Budgeted cost to be incurred from units in stock (ii)	125,656
Total cost incurred and budgeted to be incurred of units in stock	180,781
Cost incurred of units sold (iii)	256,252
Budgeted cost of units sold to be incurred (ii)	36,682
Total cost incurred and budgeted of units sold	292,934
Total costs incurred and to be incurred of projects under construction	473,715

(i) It does not include capitalized financial costs.

(ii) It does not include financial charges and the provision for guarantees to be incurred.

(iii) It does not include financial charges and provision for guarantees incurred.

15. EQUITY

a) Share capital

As of September 30, 2026, and December 31, 2025, the Company's share capital is R$1,868,316, represented by 73,619,230 ordinary, registered, book-entry, and non-par value shares, fully paid up. Below we show the shareholding chart for the period ended September 30, 2026, and December 31, 2025.

	09/30/2026		12/31/2025	
Shareholder	Number of shares	%	Number of shares	%
Meyer Joseph Nigri and family	29,202,612	39.67	28,772,312	39.08
Other shareholders	44,416,618	60.33	44,846,918	60.92
	73,619,230	100	73,619,230	100

The authorized share capital is 150,000,000 shares.

b) Expenses with share issuance

Of the amount of R$39,682, R$17,306 refers to transaction costs incurred in raising funds as a result of the primary public distribution of the Company's common shares, R$2,088 refers to costs arising from the second share subscription made in 2016, R$1,263 refers to costs arising from the third share subscription made in 2017, and R$19,025 refers to costs arising from the offering of new shares made in 2019.

c) The legal reserve

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The legal reserve is constituted at the rate of 5% of the net profit determined at the end of each fiscal year, pursuant to article 193 of Law No. 6,404/76, up to a limit of 20% of the share capital.

d) Dividends

The Company's Bylaws mandate the distribution of a minimum annual dividend of 25% of the net income determined at the end of the adjusted fiscal year in accordance with article 202 of Law No. 6,404/76.

16. NET OPERATING REVENUE AND COSTS

	Consolidated			
	07/01/2026 A 09/30/2026	01/01/2026 A 09/30/2026	07/01/2025 A 09/30/2025	01/01/2025 A 09/30/2025
Net operating revenue				
With real estate sales (a)	20,810	47,449	74,335	135,771
(Provision) for client terminations (b)	73	(156)	(3,888)	(2,158)
Fit to present value	-	451	(351)	(11)
With service provision	13,003	44,653	14,438	34,208
Sales taxes	(2,225)	(6,701)	(3,048)	(8,063)
Net operating revenue	31,661	85,696	81,486	159,747
Cost of sales and services				
Cost of properties sold	(21,768)	(54,227)	(57,033)	(135,818)
Provision for customer cancellations (b)	-	-	2,072	(1,223)
Cost of services provided	(8,572)	(26,541)	(13,286)	(26,800)
Financial charges allocated to cost (note no. 5)	(142)	(1,347)	(9,825)	(26,659)
Cost of sales and services	(30,482)	(82,115)	(78,072)	(190,500)

(a) The Company's management identified, in the period ended September 30, 2026, events that required a revision of the budgeted cost of the Kalea Jardins project. Among the factors, the following stand out: increased indirect costs due to delays in the work, mainly due to elevator delays, rework on the frames, problems with glass, brise, and additional services necessary for the completion of the project. These elements resulted in a negative impact on revenue appropriated by the POC method (Percentage of Completed Work) and, consequently, on the reported gross margin.

(b) Provision for customer cancellations recorded under "Net operating revenue" based on historical estimates and current macroeconomic conditions, as well as credit restrictions for real estate financing recently imposed by financial institutions. Of the amount of R$(156), (R$45) are recorded under the heading "Customers" (as described in note no. 4), (R$59) under "Other Accounts Payable" under current liabilities, and (R$52) under "Other Accounts Payable" under non-current liabilities (R$(2,158), R$752, R$(1,536), and R$(1,374) respectively as of September 30, 2025). And there was no reversal/provision for customer terminations in "Cost of sales and services" (being a

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reversal of (R$1,223) on September 30, 2025).

17. COMMERCIAL EXPENSES

	Consolidated			
	07/01/2026 A 09/30/2026	01/01/2026 A 09/30/2026	07/01/2025 A 09/30/2025	01/01/2025 A 09/30/2025
Advertising and publicity	(1,281)	(3,911)	(2,708)	(8,037)
Depreciation and write-off of sales stands	(75)	(190)	(871)	(1,576)
Maintenance of sales booths	(4)	(120)	(51)	(158)
Commissions on sales	(44)	(727)	(597)	(1,144)
	(1,404)	(4,948)	(4,227)	(10,915)

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18. ADMINISTRATIVE EXPENSES

	Controller				Consolidated			
	07/01/2026 A 09/30/2026	01/01/2026 A 09/30/2026	07/01/2025 A 09/30/2025	01/01/2025 A 09/30/2025	07/01/2026 A 09/30/2026	01/01/2026 A 09/30/2026	07/01/2025 A 09/30/2025	01/01/2025 A 09/30/2025
Personal	(2,616)	(5,549)	(1,414)	(3,771)	(3,719)	(8,611)	(2,778)	(8,326)
Occupation	(129)	(371)	(161)	(390)	(317)	(771)	(327)	(1,178)
Utilities and services	(537)	(1,633)	(717)	(1,896)	(1,052)	(3,580)	(1,685)	(4,572)
Third-party services	(720)	(2,459)	(339)	(2,107)	(1,241)	(4,103)	(933)	(2,403)
Various works consumption	-	-	-	-	-	-	-	(118)
Institutional marketing	114	(77)	(257)	(885)	114	(77)	(507)	(2,620)
Depreciation, amortization, and write-off of fixed assets	(262)	(779)	(457)	(1,316)	(792)	(2,652)	(1,867)	(5,087)
Other general administrative expenses	(581)	(1,840)	(587)	(1,673)	(613)	(1,931)	(18)	(1,469)
	(4,731)	(12,708)	(3,932)	(12,038)	(7,620)	(21,725)	(8,115)	(25,773)

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19. FINANCIAL RESULT

	Controller				Consolidated			
	07/01/2026 A 09/30/2026	01/01/2026 A 09/30/2026	07/01/2025 A 09/30/2025	01/01/2025 A 09/30/2025	07/01/2026 A 09/30/2026	01/01/2026 A 09/30/2026	07/01/2025 A 09/30/2025	01/01/2025 A 09/30/2025
Financial expenses:								
Monetary update and interest on loans	(13,065)	(61,968)	(26,919)	(70,979)	(13,971)	(61,164)	(17,070)	(47,509)
Bank charges	(1)	(241)	(664)	(696)	(149)	(531)	(719)	(1,197)
Other financial expenses	(319)	(414)	(524)	(721)	(129)	(409)	(1,116)	(2,339)
	(13,385)	(62,623)	(28,107)	(72,396)	(14,249)	(62,104)	(18,904)	(51,044)
Financial revenues:								
Revenues from financial investments	176	796	419	2,059	443	1,828	1,974	8,381
Active monetary variation and interest (*)	-	-	-		(139)	207	300	(1,398)
Interest and updates on loans	-	-	-	521	-	-	-	521
Interest on late receipt from customers	-	-	-	-	21	529	1,002	2,158
Other financial revenues	497	982	3	203	776	2,659	431	1,957
	673	1,778	422	2,783	1,101	5,223	3,707	11,620

(*) outstanding balance, refers to reversal of active monetary variation and interest upon the termination of sales of completed units.

20. OTHER OPERATING REVENUES (EXPENSES), NET

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	Controlled				Consolidated			
	07/01/2026 A 09/30/2026	01/01/2026 A 09/30/2026	07/01/2025 A 09/30/2025	01/01/2025 A 09/30/2025	07/01/2026 A 09/30/2026	01/01/2026 A 09/30/2026	07/01/2025 A 09/30/2025	01/01/2025 A 09/30/2025
Amortization of investment remeasurement - note no. 8.c	(2,094)	(72,148)	(4,752)	(12,282)	(2,094)	(72,148)	(4,752)	(12,282)
Gain or loss on the sale of fixed assets	-	(7)	-	(12)	-	73	-	(12)
Expenses with completed projects	-	-	-	-	(196)	(1,827)	(814)	(1,853)
Gain (loss) on the sale of equity interests – note no. 8.c (ii)	-	93,685	-	-	-	93,685	-	-
Loss with additional premium - note no. 8.c (i)	-	(18,195)	100	7,436	-	(18,195)	100	7,436
Expenses for land prospecting	-	(273)	-	(88)	50	(253)	-	(88)
Provision for losses with business partners (a) - note no. 7	(2)	68	-	(111)	(3)	62	-	(111)
Reversal to losses on inventory realization	-	-	-	-	-	478	-	-
Provision for risks/costs and losses in civil and labor cases	(517)	(4,390)	(691)	(5,913)	(1,079)	(8,485)	(1,935)	(9,049)
Other operating revenues (expenses)	(149)	(13,129)	(11)	(386)	383	(15,245)	255	110
	(2,762)	(14,389)	(5,354)	(11,356)	(2,939)	(21,855)	(7,146)	(15,849)

(a) Provision for losses on credits granted to partners and/or builders in real estate developments whose financial capacity to honor such credits proved insufficient in the Company's analysis.

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21. PROFIT SHARING AND RESULTS - PLR

The Company maintains a PLR plan, under the heading "Labor Obligations," which grants its employees and those of its subsidiaries the right to participate in its profits, linked to achieving the Company's overall goals, as well as departmental and individual targets, which are established and agreed upon at the beginning of each fiscal year.

On September 30, 2026, the Company did not record a provision for Profit Sharing – PLR, under the heading "salaries to be paid and charges to be collected", with the surplus related to the excess provision for Profit Sharing – PLR 2025 being (R$4,557), being (R$1,063) under "General and Administrative Expenses", (R$2,958) under "Construction Costs", and (R$536) under "Administration Fees". (On September 30, 2025, the Company recorded a provision for Profit Sharing – PLR, under the heading "salaries payable and charges to be collected" in the amount of R$4,968, being R$1,455 under "General and Administrative Expenses," R$2,860 under "Construction Costs," and R$653 under "Administration Fees").

22. LONG-TERM INCENTIVE PLAN

On May 5, 2020, the following was approved at the Extraordinary General Assembly, and amended at the Ordinary and Extraordinary General Assembly on April 23, 2021: (i) approval of the Second Long-Term Incentive Plan ("2nd Plan – ILP").

The 2nd ILP Plan provides for the possibility of granting a bonus consisting of receiving financial value, in national currency, referenced to the value of shares and/or the appreciation of shares issued by the Company, with or without discount. The bonus must be calculated in accordance with the terms defined in the respective granting, based on the definition of elements on which the bonus will be referenced, including the number of shares referenced to the bonus and the reference value of the shares for the purpose of calculating the bonus, always observing the limits, terms, and conditions of the 2nd ILP Plan.

The Plan aims to: (i) align the interests of beneficiaries with those of the Company and its shareholders, linking part of the Beneficiaries' compensation to the Company's performance and value generation for its shareholders, participating together with other shareholders in the appreciation of shares as well as the risks to which the Company is exposed; (ii) enable the Company to attract and retain beneficiaries among its statutory directors, non-statutory executives, and other eligible executives; and (iii) stimulate growth, success, and the achievement of the Company's social objectives and, consequently, the creation of long-term value for the Company and its shareholders.

The administration of the 2nd ILP Plan is the responsibility of the Board of Directors, subject to the possibility of delegating authority for the administration of Programs approved under the 2nd ILP Plan to the Company's Board of Directors (provided that the program does not allow the appointment of statutory directors of the Company as beneficiaries).

Beneficiaries of the 2nd ILP Plan may be statutory and non-statutory directors, managers, coordinators, specialists, and other employees of the Company and/or its subsidiaries, and

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administrators of the Company's subsidiaries, as defined by the Board of Directors, or, in cases where the Board of Directors delegates the competencies for Program administration, by the Board of Directors.

On March 27, 2024, the following were approved at a Board of Directors Meeting: (i) approval of the Thirteenth and Fourteenth Long-Term Incentive Programs (13th Program – ILP and 14th Program – ILP); (ii) definition of the Company's beneficiaries selected for the 13th and 14th Programs – ILP – 2nd ILP Plan, in accordance with the terms of the Second ILP Plan. As of September 30, 2026, the number of shares assigned to the Program is 384,960 shares.

On March 19, 2025, the following was approved at a Board of Directors Meeting: (i) approval of the Fifteenth and Sixteenth Long-Term Incentive Programs (15th Program – ILP and 16th Program – ILP); (ii) definition of the Company's beneficiaries selected for the 15th and 16th Programs – ILP – 2nd ILP Plan, in accordance with the terms of the Second ILP Plan. As of September 30, 2026, the number of shares assigned to the Program is 2,759,000, divided into 1,001,809 shares and 1,757,191 options.

On September 3, 2026, the following were approved at a Board of Directors Meeting: (i) approval of the Seventeenth and Eighteenth Long-Term Incentive Programs (17th Program – ILP and 18th Program – ILP); (ii) definition of the Company's beneficiaries selected for the 17th and 18th Program – ILP – 2nd ILP Plan, in accordance with the terms of the Second ILP Plan. As of September 30, 2026, the number of shares assigned to the Program is 3,431,807, divided into 1,850,293 shares and 1,581,514 options.

The 2nd Plan – ILP uses as the reference unit for calculating the Programs (ILP, 13th Program – ILP, 14th Program – ILP, 15th Program – ILP, 16th Program – ILP, 17th Program – ILP, and 18th Program – ILP) the total of 6,575,767 shares, representing 8.93% of ordinary, registered, book-entry, and non-par value shares (note 15 a.).

The Company maintains in liabilities the accumulated provision of R$685 for the Long-Term Incentive Plan, with provisions for the period ended September 30, 2026, totaling R$199, being R$53 under the heading "General and Administrative Expenses" and R$146 under the heading "Management Fees" (as of September 30, 2025, the amount is 603, with 312 under the heading "General and Administrative Expenses" and 291 under the heading "Management Fees")

23. FINANCIAL INSTRUMENTS

The Company and its subsidiaries participate in operations involving financial instruments limited to financial investments, raising loans for working capital, financing for production and land acquisition, and transactions with partners in real estate developments under normal market conditions, all of which are recognized in the individual and consolidated interim accounting information, which are intended to meet its operational needs and reduce exposure to credit risks and interest rates.

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These instruments are managed through operational strategies, aiming at liquidity, profitability, and risk minimization.

a) Risk considerations and risk management

i) Credit risk

The Company and its subsidiaries restrict exposure to credit risk associated with banks and cash and cash equivalents and financial investments by investing in first- and second-tier financial institutions and with remuneration in short-term securities. Regarding accounts receivable, the Company restricts its exposure to credit risks through sales to a broad customer base and ongoing credit analysis. Additionally, there are no relevant history of losses due to the existence of a real guarantee for the recovery of properties in case of default, since the Administration maintains a provision, it considers sufficient for possible losses in the recovery of its receivables.

ii) Currency risk

The Company does not sell properties indexed to foreign currency, nor does it have any debt of this nature.

iii) Liquidity risk

The Company manages liquidity risk by conducting cash-flow-based administration, seeking to maintain a sufficient level of cash availability to meet its needs. Below are the contractual exposures of financial liabilities:

On September 30, 2026	Less than one year	Between one and two years	Between two and three years	Over three years old	Total
Loans, financing, and debentures - Note 9	18,159	112,671	-	176,441	307,271
Suppliers	11,855	-	-	-	11,855
Accounts payable for real estate acquisitions - Note 10	-	-	-	-	-
Customer advance - Note 11	25,730	2,790	-	-	28,520

(*) Debts are demonstrated according to the contractual payment flow, respecting the limits of the financial ratios of the debentures. Note 9 demonstrates the payment flow in both scenarios, respecting the financial ratios of the debentures and defaulting to the ratios.

Cash flows included in the maturity analyses of the Company and its subsidiaries are not expected to occur significantly earlier or in significantly different amounts. Regarding accounts receivable, the Company restricts its exposure to credit risks through sales to a broad customer base and ongoing credit analysis.

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iv) Interest rate risk

The Company is exposed to floating interest rates, substantially related to:

- Variations in the CDI rate, which is the basis for remuneration of their financial investments and is compatible with market rates (explanatory note no. 3.2).
- To fixed rate and post-fixed interest on loans and bank financing, for working capital, housing finance system, debentures, and CCBs (explanatory note no. 9).
- Market interest on accounts receivable from completed properties (explanatory note no. 4).

Additionally, as mentioned in explanatory note no. 6, balances held with related parties whose purpose is to supply resources for real estate developments are not subject to financial charges.

The Company does not have a derivative instrument to mitigate interest rate risks, as its Management considers that, due to the nature of the indices to which its investments and financial obligations are indexed, it is not exposed to significant variations.

b) Category of financial instruments

The main active and passive financial instruments are described below, as well as their classification categories:

		Controller		Consolidated		
	Hierarchy	book value	Value Fair	book value	Value Fair	Measurement
Active						
Cash and equivalents - Note 3.1	Level 2	113	113	11,779	11,779	(**)
Securities and financial instruments - Note 3.2	Level 2	638	638	2,109	2,109	(*)
Accounts receivable – Note 4	Level 2	-	-	-	-	(**)
Related Parties – Note 6.1	Level 2	47,305	47,305	5,405	5,405	(**)
Business partner – Score 7	Level 3	1,999	1,999	1,999	1,999	(**)
		50,055	50,055	21,292	21,292	
Liabilities						
Loans and financing – Note 9 (a)	Level 2	29,192	29,148	32,721	32,677	(**)
Debentures – Note 9 (b)	Level 2	253,899	253,899	253,899	253,899	(**)
Commercial Notes – Note 9 (c)	Level 2	-	-	20,651	20,651	(**)
Suppliers	Level 2	1,514	1,514	11,855	11,855	(**)
Accounts payable for real estate acquisitions – Note 10	Level 2	-	-	-	-	(**)

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	Hierarchy	Controller		Consolidated		
		book value	Value Fair	book value	Value Fair	Measurement
Related Parties – Note 6.1	Level 2	114,960	114,960	27,987	27,987	(**)
Business partner – Score 7	Level 2	-	-	222	222	(**)
Long-term incentive plan – Note 22	Level 2	685	685	685	685	(**)
		400,250	400,206	348,020	347,976	

(*) Fair value through the result.
(**) Amortized cost.

The fair value of the loans, financing, and debentures was estimated by the Group's Management, considering their future value at their maturity date at the contracted rate and discounted at present value at the market rate as of September 30, 2026.

The comparison of contracted rates and market rates, considered as of September 30, 2026, is as follows:

	Contracted rate (a.a.)	Current market rate (a.a.)	Final due dates
5.00%	Commercial Note CDI +	CDI + 4.25%	January/2027
	Debentures		
	CDI + 3.75% to 4.25% p.a.	CDI + 4.25% p.a.	April/2028 to December/2031
	HICP + 5.94% to 9.50% p.a.	HICP + 9.50%	February/2026 to July/2027

The Administration understands that other financial instruments such as accounts receivable and suppliers, which are recognized in the financial statements at amortized cost, do not show significant changes compared to their respective fair values as of September 30, 2026.

The Company and its subsidiaries apply the ranking rules for valuing the fair values of their financial instruments, for financial instruments measured on the balance sheet, which requires the disclosure of fair value measurements at the following hierarchy level:

(i) Quoted prices (not adjusted) in markets for identical assets and liabilities (Level 1).

(ii) Information, in addition to quoted prices, included in Level 1 that is adopted by the market for the asset or liability, either directly (i.e., as prices) or indirectly (i.e., derived from prices) (Level 2).

(iii) Assumptions, for assets or liabilities, that are not based on observable market data (unobservable inputs) (Level 3).

On September 30, 2026, and December 31, 2025, the only instruments accounted for at fair value through profit or loss substantially refer to the investment fund whose assets were measured using available trading values in active markets.

c) Derivatives operations

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The Company has not invested in derivatives or any other risk assets nor does it have any hedge or similar operations.

d) Fair value estimate

The following methods and assumptions are considered to have been used to estimate the fair value of the Company's financial instruments:

- Financial investments in securities and securities remunerated by the CDI, according to quotations published by the respective financial institutions, and therefore, the recorded value of these securities does not show a significant difference from the market value.
- Accounts receivable, accounts payable to suppliers and for real estate acquisitions, and other short-term obligations, measured by amortized cost, approach their respective market value.
- Financial liabilities (Loans, financing, and non-convertible debentures issued by the Company): the recorded value shows changes to fair value as per explanatory note no. 23 b.

e) Analysis of the sensitivity of financial assets and liabilities

The Company's financial instruments are represented by cash and cash equivalents, financial investments, accounts receivable and payable, debentures, loans, and financing, and are recorded at cost value, plus income or charges incurred, which as of September 30, 2026, approach market values.

The main risks associated with the Company's operations are related to the variation of the CDI for certain lines of loans and financing, the variation of the IPCA for issued debentures and other lines of loans and financing, the variation of the Referential Rate – TR, CDI, SELIC and SAVINGS for construction financing, and the CDI for financial investments.

In order to verify the sensitivity of the index in financial investments to which the Company was exposed as of the base date of September 30, 2026, three different scenarios were defined. Based on projections released by financial institutions, the CDI projection for the next 12 months was obtained (source: BACEN), and this was defined as the probable scenario; from this, variations of 25% and 50% were calculated. For each scenario, gross financial revenue was calculated, not taking into account the incidence of taxes on investment income. The base date used for the portfolio was September 30, 2026, projecting one year and verifying the CDI's sensitivity with each scenario.

		Consolidated		
Operation	Risk	Likely scenario	Scenario 2	Scenario 3
Financial investments/securities and securities	CDI	12.98%	9.74%	6.49%
Position on 09/30/2026 = R$12,635(*)		1,640	1,231	820

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(*) Consolidated balance of financial investments as of September 30, 2026.

In order to verify the sensitivity of the indexer on the debts to which the Company is exposed as of the base date of September 30, 2026, three different scenarios were defined. Based on projections of the CDI (source: BACEN), IPCA (source: BACEN), and TR indices for 2026 (probable scenario), variations of 25% and 50% were calculated.

For each scenario, gross financial expenses were calculated without taking into account tax incidence and the maturity flow of each contract. The base date used for loans, financing, and debentures was September 30, 2026, projecting the indices for one year and verifying their sensitivity in each scenario.

		Consolidated		
Operation	Risk	Likely scenario	Scenario 2	Scenario 3
Construction Financing (SFH)	TR	8.29%	10.36%	12.44%
Position on 09/30/2026 = R$3,529 (i)		293	366	439
Debentures	CDI	12.98%	16.23%	19.47%
Position on 09/30/2026 = R$253,899 (i)		32,956	41,208	49,434
Business notes	CDI	12.98%	16.23%	19.47%
Position on 09/30/2026 = R$ 20,651 (ii)		2,680	3,352	4,021
CCBs	PRE-FIXED	18.17%	18.17%	18.17%
Position on 09/30/2026 = R$29,192 (Ii)		5,304	5,304	5,304
		41,233	50,229	59,198

(i) Accounting balances of debentures and CCBs (subject to the IPCA and debentures subject to the CDI) as of September 30, 2026.

(ii) Accounting balances of other lines of loans and financing as of September 30, 2026.

d) Capital Management

The Company's objectives in managing its capital are to safeguard its continuity ability to offer returns to shareholders and benefits to other stakeholders, as well as to maintain an ideal capital structure to reduce this cost.

To maintain or adjust the capital structure, the Company may review the dividend payment policy, return capital to shareholders, or even buy or issue new shares or sell assets to reduce, for example, the level of indebtedness.

Consistent with other companies in the sector, the Company monitors capital based on the financial leverage ratio, which corresponds to net debt divided by total capital. Net debt, in turn,

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corresponds to the total loans (including loans and financing, both short and long term, as shown in the consolidated balance sheet), subtracting from the amount of cash and cash equivalent, the financial assets valued at fair value through income and linked accounts. Total capital is determined by summing equity, as shown in the consolidated balance sheet, with net debt.

	Consolidated	
	09/30/2026	12/31/2025
Total loans and financing (Note No. 9)	(307,251)	(711,062)
Cash and cash equivalent (Note No. 3.1)	11,779	199,508
Securities and securities (Note No. 3.2)	2,109	16,372
Net Debt	(293,363)	(495,182)
Total Equity	232,500	291,943
Financial leverage ratio	126.18%	169.62%

24. INSURANCE COVERAGE

The Company and its subsidiaries adopt the policy of contracting insurance coverage for assets subject to risks to cover possible claims, considering the nature of their activity. The policies existing as of September 30, 2026, are as follows:

	Due until	Controller	Consolidated
Civil construction insurance	10/14/2033	-	182,208
Office insurance/fire coverage	06/23/2027	5,861	5,861
Liability insurance – administrators	02/18/2027	121,580	121,580
Insurance regarding rent payment	07/25/2027	1,970	1,970
Life insurance – employees	10/31/2026	3,076	3,076

It is not within the scope of our auditors' work to issue an opinion on the adequacy of insurance coverage, which has been determined and assessed as adequacy by the Company's management.

25. GUARANTEES, SURETIES, AND GUARANTEES

On September 30, 2026, the Company provided a bank guarantee to the partner CP Empreendimentos Residenciais Ltda, to obtain the SFH of the Zait development.

26. INFORMATION BY SEGMENT

The Company has only one operating segment (real estate incorporation and sale), according to the rules of NBC Technical Pronouncement TG 22 (IFRS 8). For this reason, information by segment

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is not being presented.

The Company does not have clients representing more than 10% of total consolidated revenue, so there is no degree of dependence on specific clients to be disclosed.

27. EARNINGS PER SHARE

Basic and diluted: the basic and diluted calculation of earnings per share is done by dividing the net earnings for the period, attributed to holders of the controlling company's common shares, by the weighted average of the number of common shares available during the period:

	Controller			
	07/01/2026 A 09/30/2026	01/01/2026 A 09/30/2026	07/01/2025 A 09/30/2025	01/01/2025 A 09/30/2025
Loss of the period	(17,174)	(48,318)	(9,548)	(76,694)
Weighted average number of shares (in thousands) (a)	73,619	73,619	73,619	73,619
Basic and diluted earnings per share (in reais)	(0.23328)	(0.65633)	(0.12969)	(1.04177)

	Consolidated			
	07/01/2026 A 09/30/2026	01/01/2026 A 09/30/2026	07/01/2025 A 09/30/2025	01/01/2025 A 09/30/2025
Loss of the period attributable to shareholders	(17,095)	(48,895)	(9,548)	(76,694)
Profit Loss for period attributable non-controlling participation	(79)	577	1,335	1,002
	(17,174)	(48,318)	(8,213)	(75,692)
Weighted average number of shares (in thousands) (a)	73,619	73,619	73,619	73,619
Basic and diluted earnings per share (in reais)	(0.23221)	(0.66416)	(0.11156)	(1.02816)

28. TRANSACTIONS THAT DID NOT AFFECT CASH FLOWS

In the period ended September 30, 2026, and in the fiscal year ended December 31, 2025, the following transactions did not involve cash flow movement:

	Controller		Consolidated	
	09/30/2026	12/31/2025	09/30/2026	12/31/2025
Capitalized interest:				
In investments	(1,602)	(7,344)	-	-
In properties for sale	-	-	(1,602)	(7,344)
Provision for terminations:				
In customer accounts receivable	-	-	(45)	2,118
In properties for sale	-	-	-	(3,530)
On other accounts payable	-	-	(111)	(2,789)

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29. SUBSEQUENT EVENTS

Reverse Split:

In continuity with the Material Facts disclosed on August 14 and 28, 2026 and September 30, 2026, as well as the Notice to Shareholders published on September 30, 2026, according to the share group approved at the Extraordinary General Meeting held on second call on September 30, 2026, informs its shareholders and the market in general that the deadline for free adjustment of shareholding positions in multiple lots of 10 (ten) common shares issued by the Company ("Composition Period"), which began on September 30, 2026, ended on October 30, 2026 (inclusive), and that, as of the trading session on November 3, 2022, the Company's common shares are now traded in a grouped manner, at a ratio of 10 (ten) shares to 1 (one) share ("Grouping").