LAVVI

3T26

APRESENTAÇÃO DE RESULTADOS



BRASIL BOLSA BALCÃO

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IDIVERSA B3 INDX B3

Disclaimer

Esta apresentação contém considerações futuras referentes às perspectivas do negócio, estimativas de resultados operacionais e financeiros, e às perspectivas de crescimento da Lavvi Empreendimentos Imobiliários SA. Estas são apenas projeções e, como tal, baseiam-se exclusivamente nas expectativas da administração da Lavvi Empreendimentos Imobiliários SA em relação ao futuro do negócio e seu contínuo acesso a capitais para financiar o plano de negócios da Companhia. Tais considerações futuras dependem, substancialmente, de mudanças nas condições de mercado, regras governamentais, pressões da concorrência, do desempenho do setor e da economia brasileira, entre outros fatores, além dos riscos apresentados nos documentos de divulgação arquivados pela Lavvi Empreendimentos Imobiliários SA e estão, portanto, sujeitas a mudança sem aviso prévio.



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Resultados Operacionais

3T26

APRESENTAÇÃO DE RESULTADOS

Destaques 3T26

Operacionais:

- Lançamentos totais: **R$ 538 milhões** (+27% vs. 3T25) ou **R$ 368 milhões** no %Co;

- Vendas líquidas totais: **R$ 420 milhões** (-20% vs. 3T25) ou **R$ 290 milhões** no %Co. Nos 9M26, as vendas atingiram **R$ 1,6 bilhão** (-4% A/A) ou **R$ 1,1 bilhão** no %Co;

- VSO (vendas sobre oferta): **11%** no trimestre e **48% no LTM (últimos doze meses);**

- Estoque: **R$ 3,2 bilhões** (visão 100%), sendo **5,4% concluído**. Estoque de **R$ 2,5 bilhões** no %Co;

- Landbank: **R$ 9,1 bilhões** (visão 100%), ou **R$ 6,6 bilhões** no %Co.

Lançamento 3T26 – Well Perdizes









Well PERDIZES

R$ 418 Milhões

VGV Lançado

% Lavvi: 80%

Website do produto
https://www.meunovvo.com.br/empreendimentos/well-perdizes

Assista o vídeo do produto
Well Perdizes

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Lançamento do 3T26, incluindo permuta e comissão.
¹% Vendido em VGV, data-base 30/09/26.

Lançamento 3T26 – Zen Apartments









ZEN

CYRELA & yoo

R$ 115 Milhões

VGV Lançado

% Lavvi: 50%

Website do produto
https://www.cyrela.com.br/empreendimentos/zen-apartments

Assista o vídeo do produto
https://www.youtube.com/watch?v=NwzOmMu8eso&t=6s

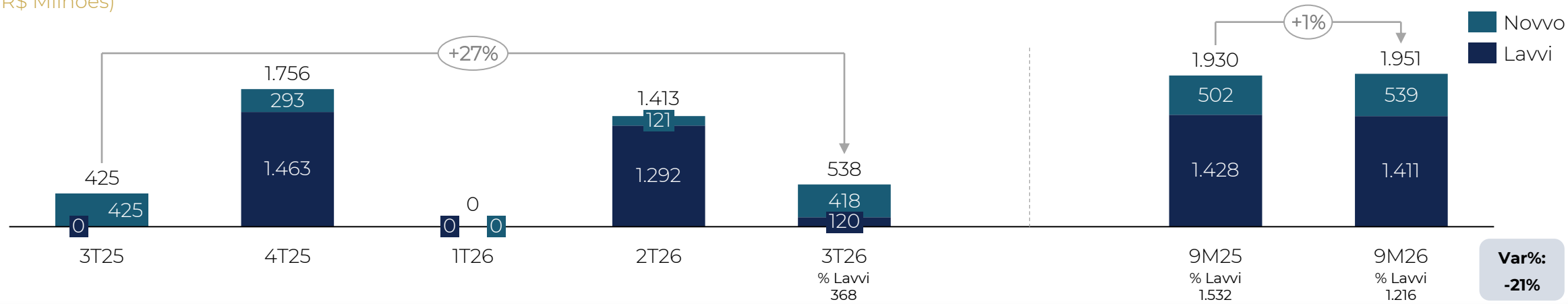
LAVV B3 LISTED NM | IMOB B3 IBRA B3 SMLL B3 IGC B3 IDIVERSA B3 ICON B3 ITAG B3 IGCT B3 IGC-NM B3 INDX B3

Lançamento do 3T26, incluindo permuta e comissão.
¹% *Vendido em VGV, data-base 30/09/26.*

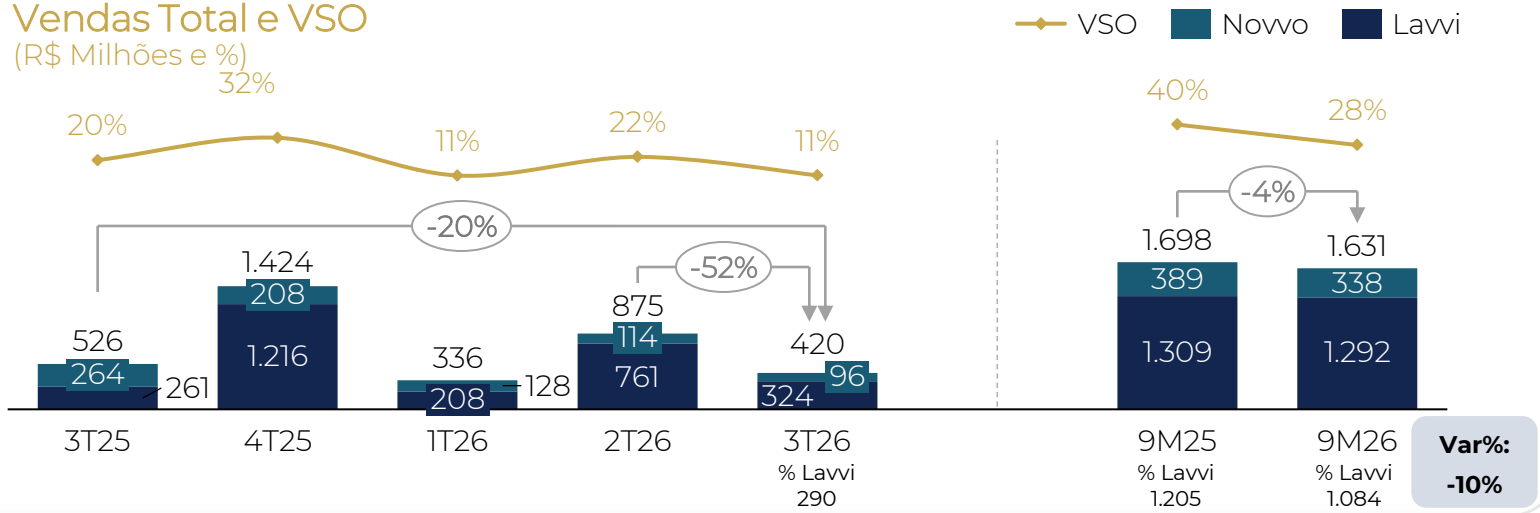
Lançamentos e Vendas

Com lançamentos de R$ 538 milhões e vendas de R$ 420 milhões no 3T26

Lançamentos Total
(R$ Milhões)



Vendas Total e VSO
(R$ Milhões e %)

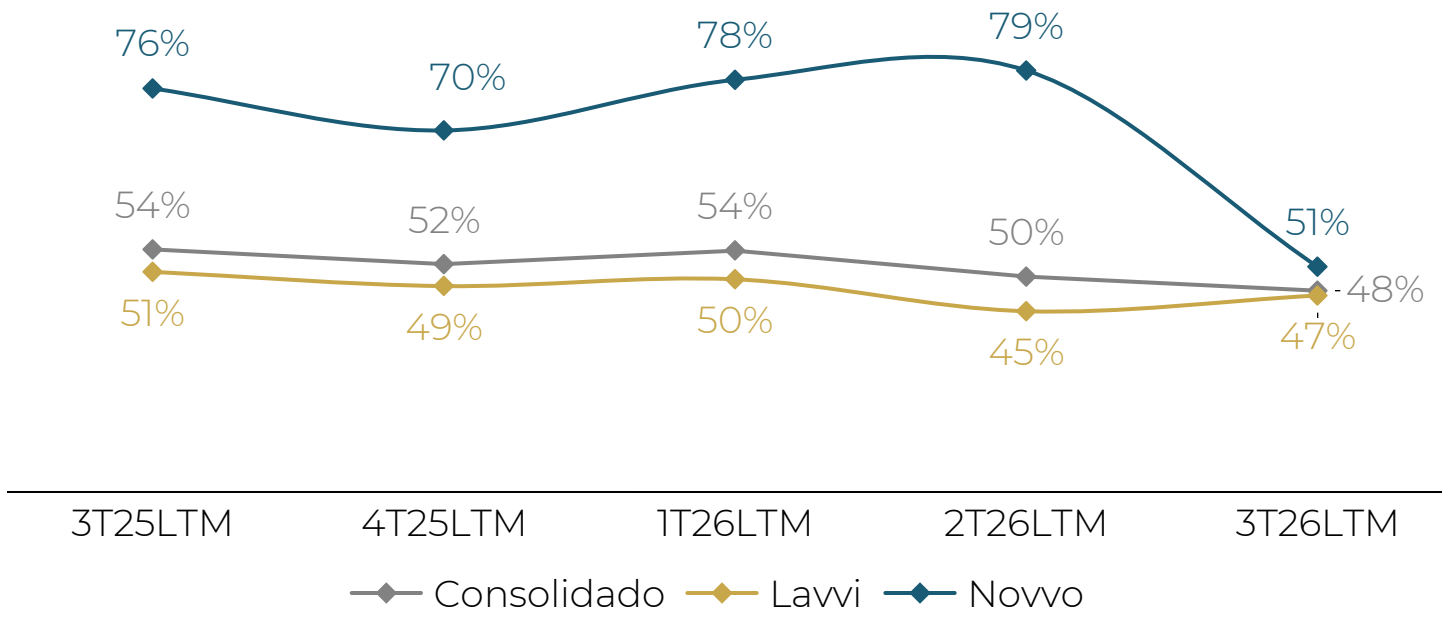


Distratos (R$ Milhões)

	3T25	2T26	3T26
VGV (R$ mil)	**64.943**	**121.922**	**74.818**
Lavvi	51.039	80.820	27.995
Parceiros médio-alto	11.644	22.511	30.709
Novvo	2.260	16.862	11.672
Parceiros MCMV	-	1.728	4.442
Unidades	**46**	**123**	**95**
Lavvi	32	56	35
Parceiros médio-alto	7	11	11
Novvo	7	50	34
Parceiros MCMV	-	6	15

Vendas sobre Oferta (VSO)

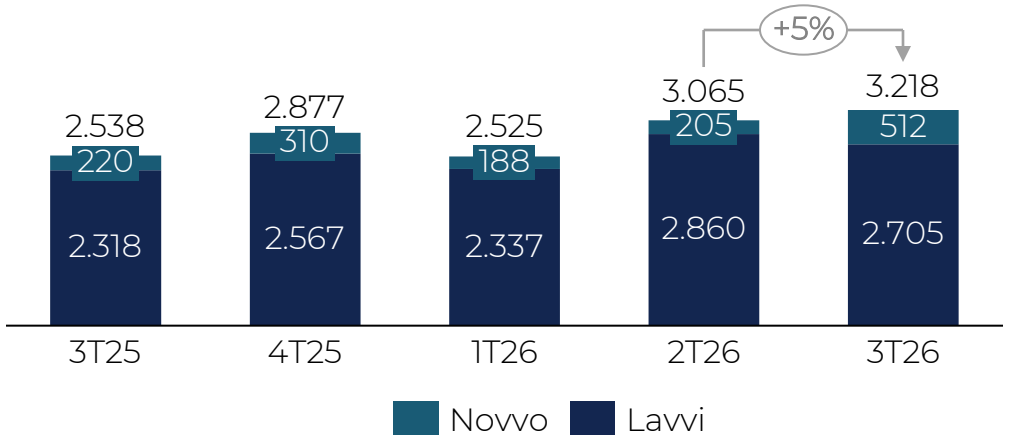
VSO consistentemente alta nos últimos 12 meses (LTM)



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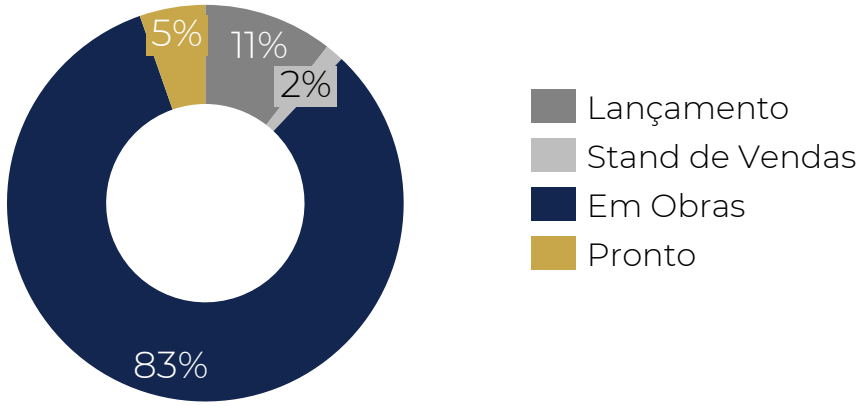
Estoque Lavvi - Consolidado

Evolução do Estoque (visão 100%)

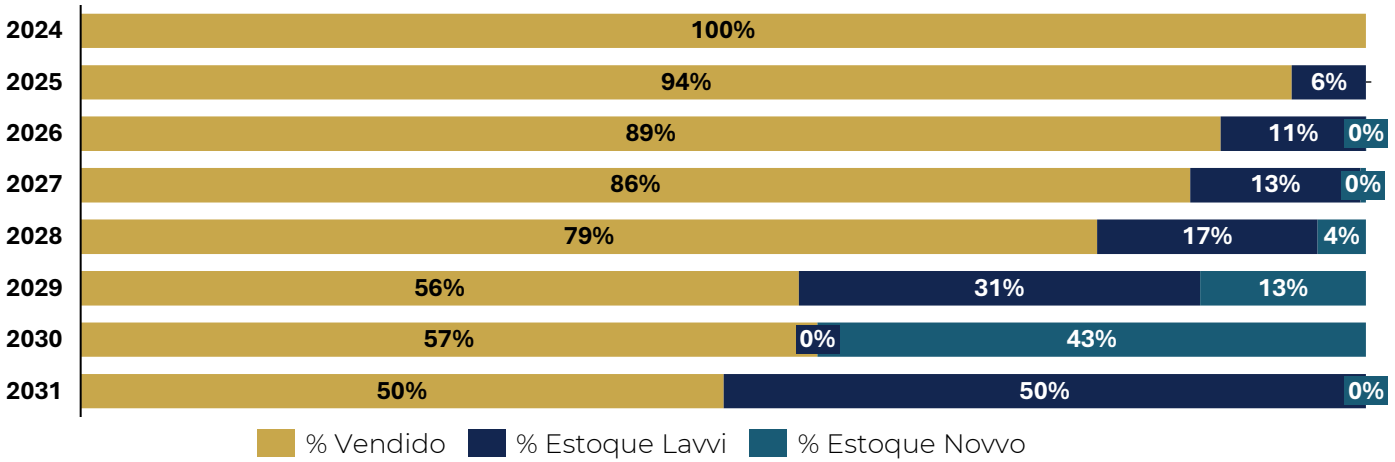


3T26
%Lavvi[1]:
2.523

Estoque dos empreendimentos entregues (visão 100%)



Índice de vendas por ano de entrega (em %VGV)



Estoque pronto saudável

apenas 5,4% correspondem ao estoque concluído (127 unidades)

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[1]%Líquido Lavvi: ex-permuta

Estoque Lavvi - Consolidado

Empreendimento	Status	Lançamento	VGV[1]	VGV Lavvi[1]	Unidades	Estoque	% Vendido (un.)	% Vendido (VGV)
Praça Piratininga	Pronto	mai-16	0	0	396	0	100,0%	100,0%
Praça Mooca	Pronto	jun-17	0	0	400	0	100,0%	100,0%
Movva	Pronto	set-17	0	0	258	0	100,0%	100,0%
Palazzo Vila Mariana	Pronto	mai-18	0	0	99	0	100,0%	100,0%
Vitrali Moema	Pronto	out-18	0	0	273	0	100,0%	100,0%
Nativ Tatuapé	Pronto	mai-19	0	0	352	0	100,0%	100,0%
Moema by Cyrela	Pronto	jun-19	629	252	65	2	96,9%	99,5%
One Park Perdizes	Pronto	out-19	0	0	120	0	100,0%	100,0%
Wonder by Praças da Cidade	Pronto	out-20	0	0	272	0	100,0%	100,0%
Lumiere	Pronto	nov-20	0	0	370	0	100,0%	100,0%
Villa	Pronto	jun-21	62.743	62.743	449	16	96,4%	92,0%
Wonder Ipiranga	Pronto	ago-21	3.427	3.427	576	2	99,7%	99,1%
Grand Vitrali	Pronto	out-21	0	0	408	0	100,0%	100,0%
High Wonder	Pronto	fev-22	2.846	1.451	258	2	99,2%	98,8%
Verdant	Pronto	abr-22	8.869	8.869	174	4	97,7%	97,5%
Green View	Pronto	jun-22	25.637	25.637	408	16	96,1%	92,3%
Grand Square	Pronto	ago-22	42.478	33.983	343	71	79,3%	82,3%
Galleria Klabin	Pronto	nov-22	2.812	2.812	589	1	99,8%	99,5%
Eden Park by Dror	Pronto	nov-22/mar-23	22.937	10.322	1.020	13	98,7%	98,3%
Saffire Elie Saab	Em Obras	mai-23	278.215	278.215	153	24	84,3%	69,0%
Novvo Barra Funda	Em Obras	nov-23	281	281	1.184	1	99,9%	99,9%
Casa Eden	Em Obras	nov-23	15.119	6.803	203	5	97,5%	98,0%
Alive Home Resort	Em Obras	mar-24	277.548	277.548	1.384	191	86,2%	76,8%
Palace by Praças da Cidade	Em Obras	abr-24	39.006	19.885	213	20	90,6%	86,4%
Escape Eden	Em Obras	jun-24	27.815	12.517	259	18	93,1%	91,0%
Petra by Boca do Lobo	Em Obras	set-24	163.674	130.939	407	56	86,2%	66,1%
Edifício Brás	Em Obras	set-24	0	0	326	0	100,0%	100,0%
Heaven by Yoo	Em Obras	out-24	268.141	160.885	946	66	93,0%	77,1%
Aura Pacaembu	Em Obras	out-24	4.355	1.960	344	9	97,4%	98,9%
Novvo Marajoara	Em Obras	nov-24	1.082	1.082	794	4	99,5%	99,6%
Soleil by Boca do Lobo	Em Obras	abr-25	214.863	214.863	156	50	67,9%	40,4%
Le Six	Em Obras	mai-25	298.726	298.726	522	60	88,5%	67,6%
Novvo Vila Prudente	Em Obras	set-25	101.664	101.664	900	309	65,7%	62,7%
Novvo Anália Franco	Em Obras	nov-25	9.735	9.735	594	27	95,5%	94,9%
Astro Santa Marina	Em Obras	set-25	11.927	4.771	994	40	96,0%	95,6%
Casa Cerâmica	Em Obras	nov-25	0	0	276	0	100,0%	100,0%
Zen (Ipê)	Em Obras	nov-25/set-26	334.809	167.405	324	192	40,7%	55,6%
Jardim da Hípica	Em Obras	abr-26	610.400	366.240	1.093	538	50,8%	50,9%
Novvo Santa Marina	Stand de Vendas	abr-26	49.061	49.061	462	177	61,7%	60,4%
Well Perdizes	Lançamento	ago-26	338.731	270.984	1.252	1.045	16,5%	16,5%
Total	-	-	**3.217.532**	**2.523.061**	**19.616**	**2.959**	**81,6%** *	**81,7%**

[2] R$ Milhares

**Considera apenas empreendimentos com unidades em estoque*

Entregas

Galleria Klabin

Entrega: Setembro/26

- VGV: R$ 556 M
- %Vendido[1]: 99,5%
- Unidades: 589
- Estoque: 1 unidade
- Solução financeira: 59%









[1]% Vendido em VGV, data-base 30/09/26.

Entregas

Eden – 1ª fase

Entrega: Setembro/26

- VGV: R$ 1,3 bi
- %Vendido[1]: 98%
- Unidades: 1.020
- Estoque: 13 unidades
- %Lavvi: 45%







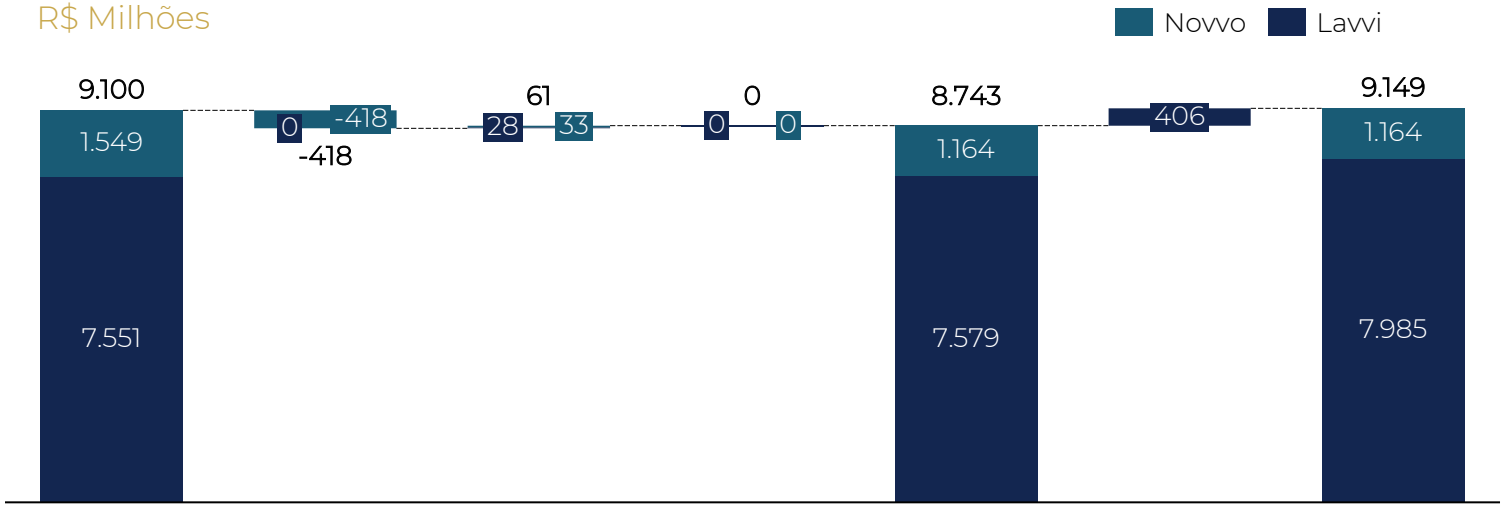


[1]% Vendido em VGV, data-base 30/09/26.

Landbank Lavvi Consolidado (visão 100%)

Landbank

R$ Milhões



R$ 9,1 bi

de landbank¹

(R$ 6,6 bi no %Lavvi)

18% Novvo
76% Lavvi

R$ Milhões	Luxo	Alto	Médio-Alto	Médio	Lavvi	Novvo	Consolidado
Zona Norte							
Zona Oeste		406			406	308	714
Centro							
Zona Leste						198	198
Zona Sul	754	1.181	5.644		7.579	658	8.237
Total	754	1.587	5.644	0	7.985	1.164	9.149

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¹ As aquisições dos terrenos opcionados estão sujeitas às cláusulas resolutivas que são comuns em transações desse tipo.
² VGV Landbank inclui a participação da Lavvi somada às participações de parceiros incorporadores, permuta e comissão.



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Resultados Financeiros

3T26

APRESENTAÇÃO DE RESULTADOS

Destaques 3T26

Financeiros:

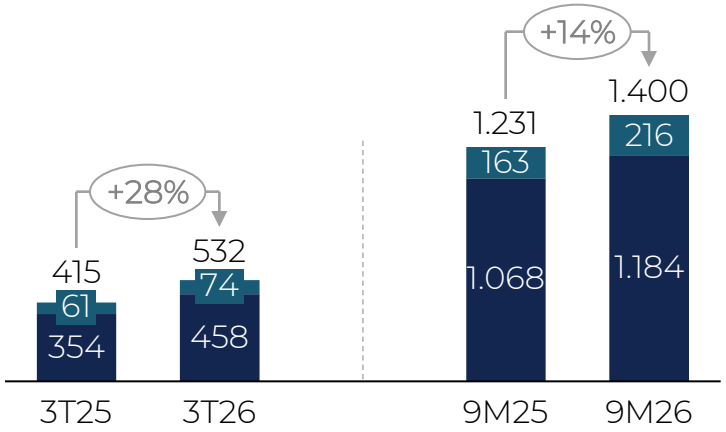
- Receita líquida: **R$ 532 milhões** no trimestre (+7% T/T e +28% A/A). Nos 9M26, a receita atingiu **R$ 1,4 bilhão** (+14% A/A);
- Margem bruta aj: **38,2%** no trimestre (+0,6 p.p. T/T e A/A). Nos 9M26, a margem foi de **37,1%** (-0,5 p.p. A/A);
- Lucro líquido: **R$ 91 milhões** no tri com margem líquida de **17,0%** (+0,4 p.p. T/T e -8,0 p.p. A/A). Nos 9M26, o lucro líquido atingiu **R$ 243 milhões** (-21% A/A) com margem líquida de **17,4%** (-7,8 p.p. A/A);
- ROE anualizado: **23%** ao final do 3T26;
- Receita de vendas a reconhecer (Backlog): **R$ 2,9 bilhões** (+23% vs. 3T25), com margem bruta de **39,1%**;
- Geração de caixa aj.: **R$ 14 milhões** no tri (ou geração de **R$ 91 milhões** na visão ex-terrenos). Nos 9M26 houve consumo de **R$ 57 milhões** (ou geração de **R$ 192 milhões** na visão ex-terrenos);
- Dívida líquida de **R$ 583 milhões** em 30/09.

DRE – KPIs (1/2)

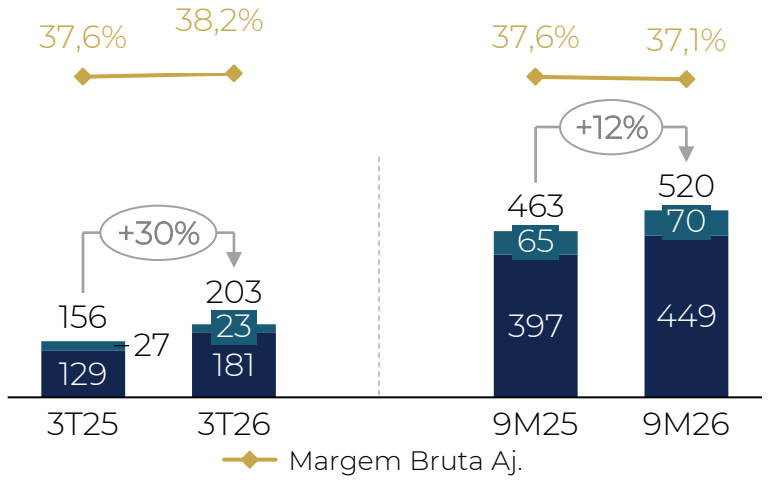
R$ Milhões

Novvo Lavvi

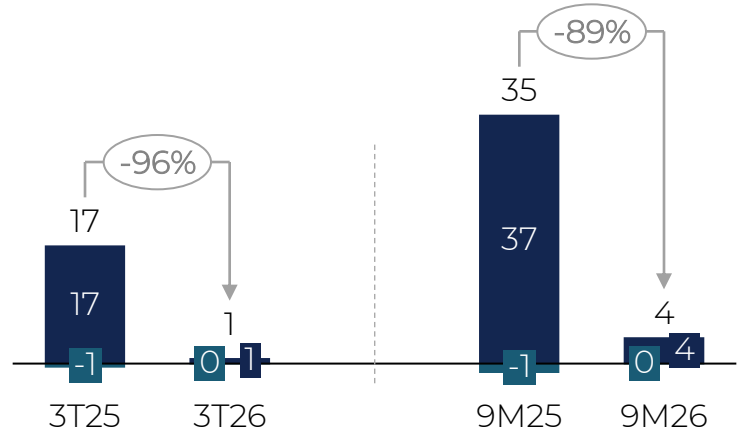
Receita Líquida



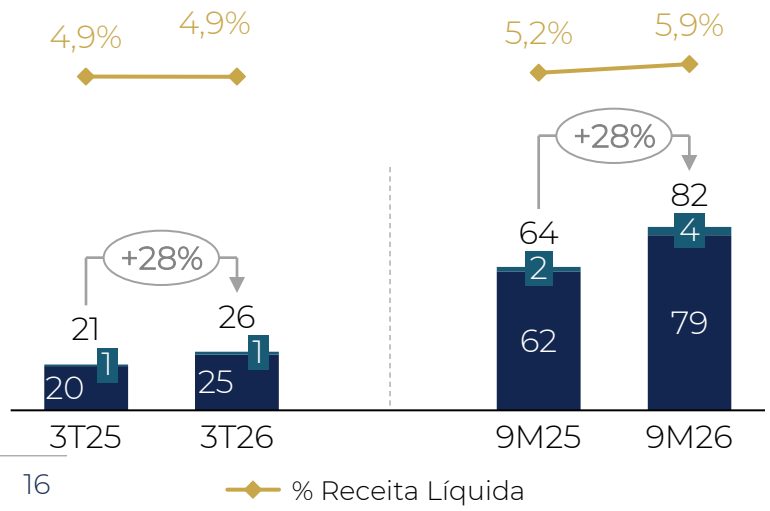
Lucro bruto Aj.



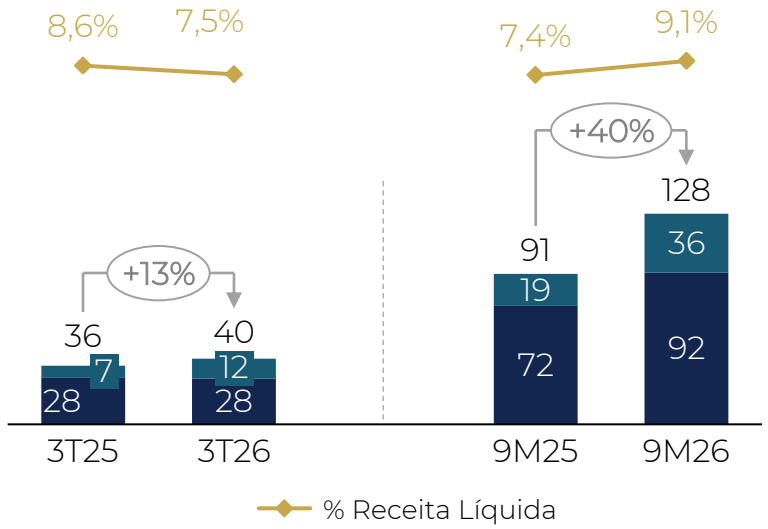
Resultado Financeiro



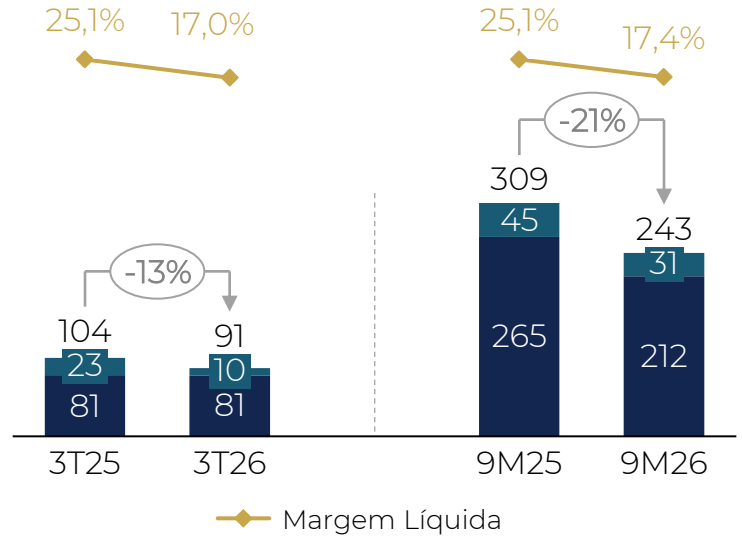
G&A



Despesas Comerciais



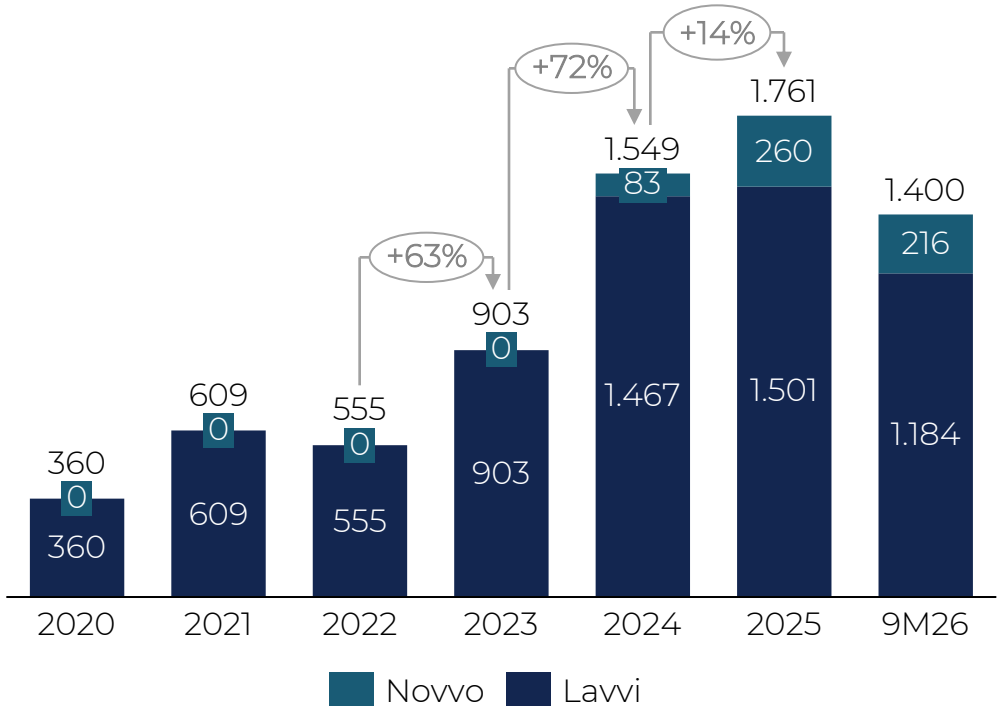
Lucro Líquido



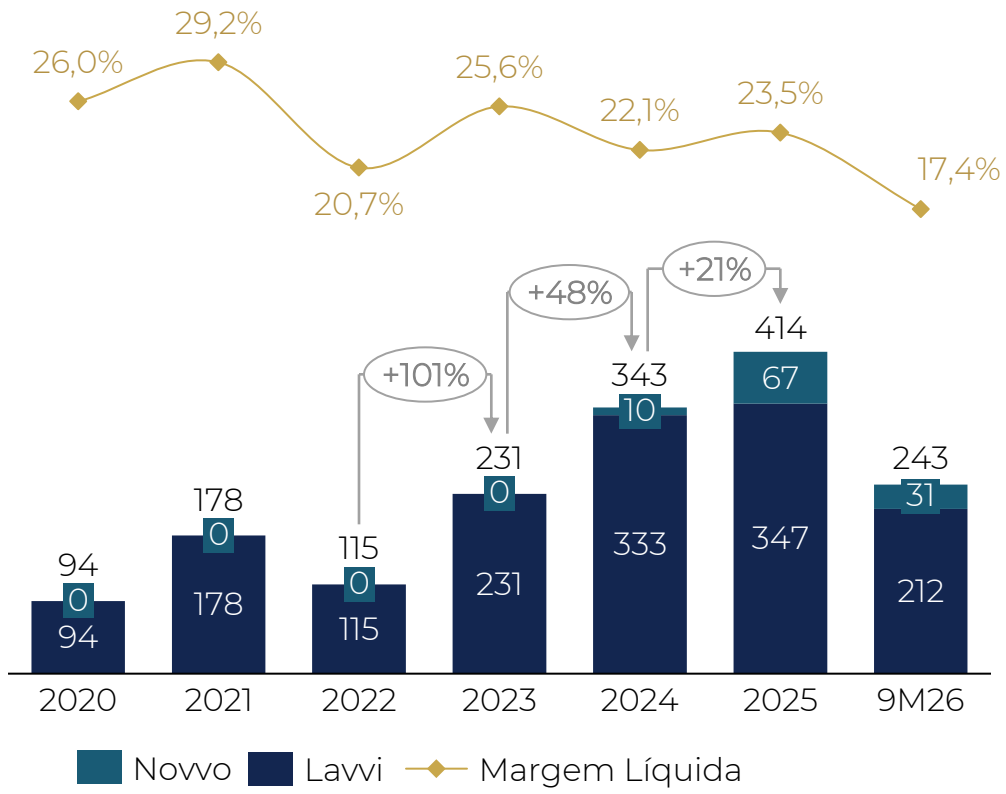
DRE - KPIs (2/2)

Novvo ganha relevância na composição da receita e reforça a diversificação da Companhia

Receita Líquida
R$ Milhões



Lucro Líquido e Margem Líquida
R$ Milhões e %

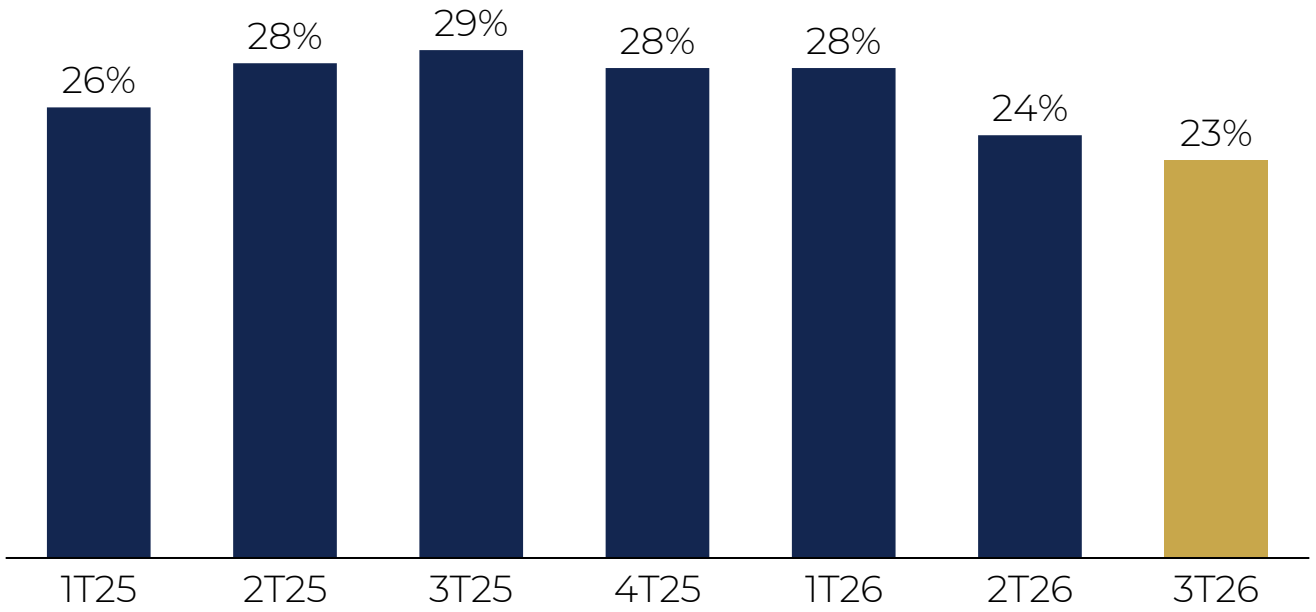


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ROE

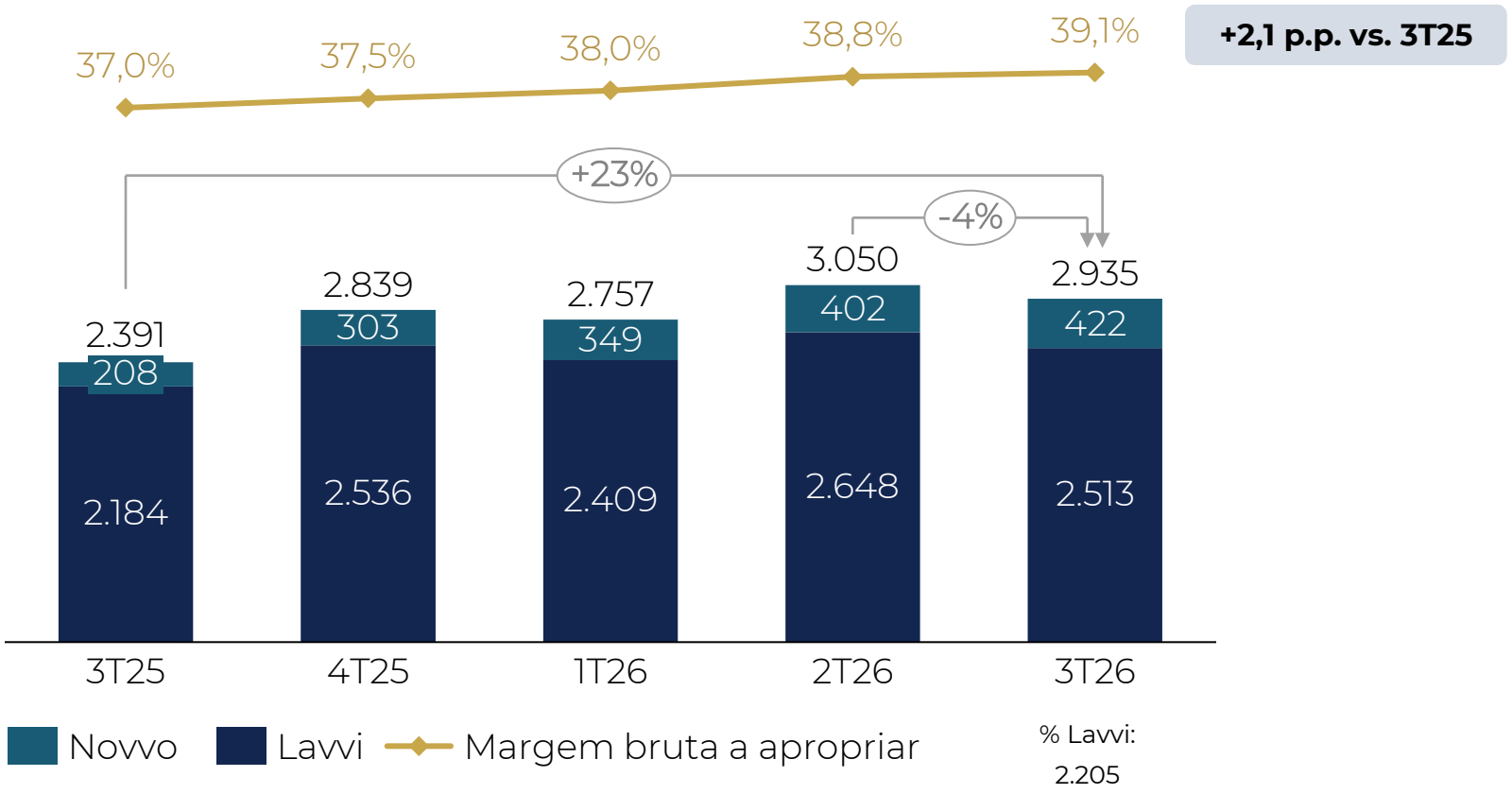
ROE consistente acima de 20%

ROE Anualizado



Receita de vendas a apropriar

Margem bruta a apropriar de 39,1%



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Geração de Caixa

Dívida (Caixa) Líquido	3T26	2T26	T/T	3T25	A/A	9M26	9M25	A/A
Dívida CP	142.362	188.095	-24%	170.217	-16%	142.362	170.217	-16%
Dívida LP	1.400.317	1.281.402	9%	722.089	94%	1.400.317	722.089	94%
Dívida Total	**1.542.679**	**1.469.497**	**5%**	**892.306**	**73%**	**1.542.679**	**892.306**	**73%**
Caixa e Equivalentes de Caixa	209.865	192.713	9%	115.719	81%	209.865	115.719	81%
Títulos e Valores Mobiliários	749.582	751.446	0%	702.635	7%	749.582	702.635	7%
Caixa e Aplicações	**959.447**	**944.159**	**2%**	**818.354**	**17%**	**959.447**	**818.354**	**17%**
Dívida (Caixa) Líquida	**583.232**	**525.338**	**11%**	**73.952**	**689%**	**583.232**	**73.952**	**689%**
Geração (Consumo) de Caixa	**(57.894)**	**(57.611)**	**0%**	**(24.711)**	**134%**	**(189.697)**	**(203.121)**	**-7%**
Dividendos	70.000	30.000	133%	28.200	148%	129.999	128.840	1%
Programa de Recompra	2.368	-	n.a.	-	n.a.	2.368	-	n.a.
Geração (Consumo) de Caixa Ajustada	**14.474**	**(27.611)**	**n.a.**	**3.489**	**315%**	**(57.330)**	**(74.281)**	**-23%**
Terrenos	76.084	99.146	-23%	69.805	9%	249.494	393.535	-37%
Geração (Consumo) de Caixa ex-Terrenos	**90.558**	**71.535**	**27%**	**73.294**	**24%**	**192.164**	**319.254**	**-40%**
Patrimônio Líquido	**1.807.590**	**1.718.028**	**5%**	**1.811.095**	**0%**	**1.807.590**	**1.811.095**	**0%**
Dívida Líquida / Patrimônio Líquido	*32,3%*	*30,6%*	*1,7 p.p.*	*4,1%*	*28,2 p.p.*	*32,3%*	*4,1%*	*28,2 p.p.*

Eventos Recentes

Dividendos

- Pagamento da **quarta parcela** de dividendos aprovados em Reunião do Conselho realizada em 27 de janeiro de 2026:

- Valor:	R$ 70 milhões
- Valor por ação:	R$ 0,35817654002
- Data COM:	02/02/2026
- Data EX:	03/02/2026
- Data do Pagamento:	13/11/2026

Programa de Recompra de ações

- Recompra de ações no âmbito do programa aprovado pelo Conselho de Administração em 4 de agosto de 2026:

-Ações recompradas: **250.000 ações ordinárias**

-Limite autorizado: 7.446.082 ações

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Fale com o RI

Sandra Attie Petzenbaum – CFO e DRI
Naira Pesce – Gerente de RI
Beatriz Moreira – Analista JR de RI

Avenida Angélica, 2.346 – 8° andar – CJ. 84
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LAVVI

3Q26

RESULTS PRESENTATION



BRASIL BOLSA BALCÃO

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Disclaimer

Statements contained in this press release may contain information which is forward-looking and reflects management's current view and estimates of future economic circumstances, industry conditions, company performance and the financial results of Lavvi Empreendimentos Imobiliários SA. These are just projections and, as such, exclusively based on management's expectations of Lavvi Empreendimentos Imobiliários SA regarding future business and continuous access to capital to finance the Company's business plan. Such future considerations rely substantially on changes in market conditions, government rules,

competitor's pressure, segment performance and the Brazilian economy, among other factors, in addition to the risks presented on the released documents filed by Lavvi Empreendimentos Imobiliários SA, and therefore can be modified without prior notice.



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Operational Results

3Q26

RESULTS PRESENTATION

Highlights 3Q26

Operational:

- Total Launches: **R$ 538 million** (+27% vs. 3Q25) or **R$ 368 million** in %Co;
- Total Net Sales: **R$ 420 million** (-20% vs. 3Q25) or **R$ 290 million** in %Co. In 9M26, sales reached **R$ 1.6 billion** (-4% Y/Y) or **R$ 1.1 billion** in %Co;
- SoS (speed of sales): **11%** in the quarter and **48% in the LTM;**
- Inventory: **R$ 3.2 billion** (100% view), being **5.4% finished units**. Inventory of **R$ 2.5 billion** in %Co;
- Landbank: **R$ 9.1 billion** (100% view), or **R$ 6.6 billion** in %Co.

3Q26 Launch – Well Perdizes









Well PERDIZES

R$ 418 Million

Launched PSV

% Lavvi: 80%

Product website
https://www.meunovvo.com.br/empreendimentos/well-perdizes

Watch the product video
Well Perdizes

LAVV B3 LISTED NM | IMOB B3 IBRA B3 SMLL B3 IGC B3 IDIVERSA B3 ICON B3 ITAG B3 IGCT B3 IGC-NM B3 INDX B3

3Q26 Launch, including swaps and commissions.
¹% Sold in PSV, base date 09/30/26.

3Q26 Launch – Zen Apartments









ZEN

CYRELA & yoo

R$ 115 Million

Launched PSV

% Lavvi: 50%

Product website
https://www.cyrela.com.br/empreendimentos/zen-apartments

Watch the product video
https://www.youtube.com/watch?v=NwzOmMu8eso&t=6s

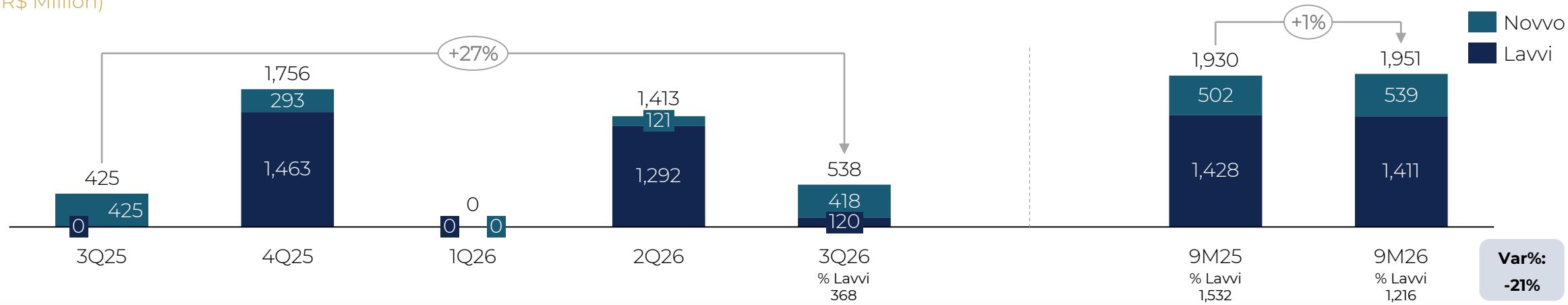
LAVV B3 LISTED NM | IMOB B3 IBRA B3 SMLL B3 IGC B3 IDIVERSA B3 ICON B3 ITAG B3 IGCT B3 IGC-NM B3 INDX B3

3Q26 Launch, including swaps and commissions.
¹% Sold in PSV, base date 09/30/26.

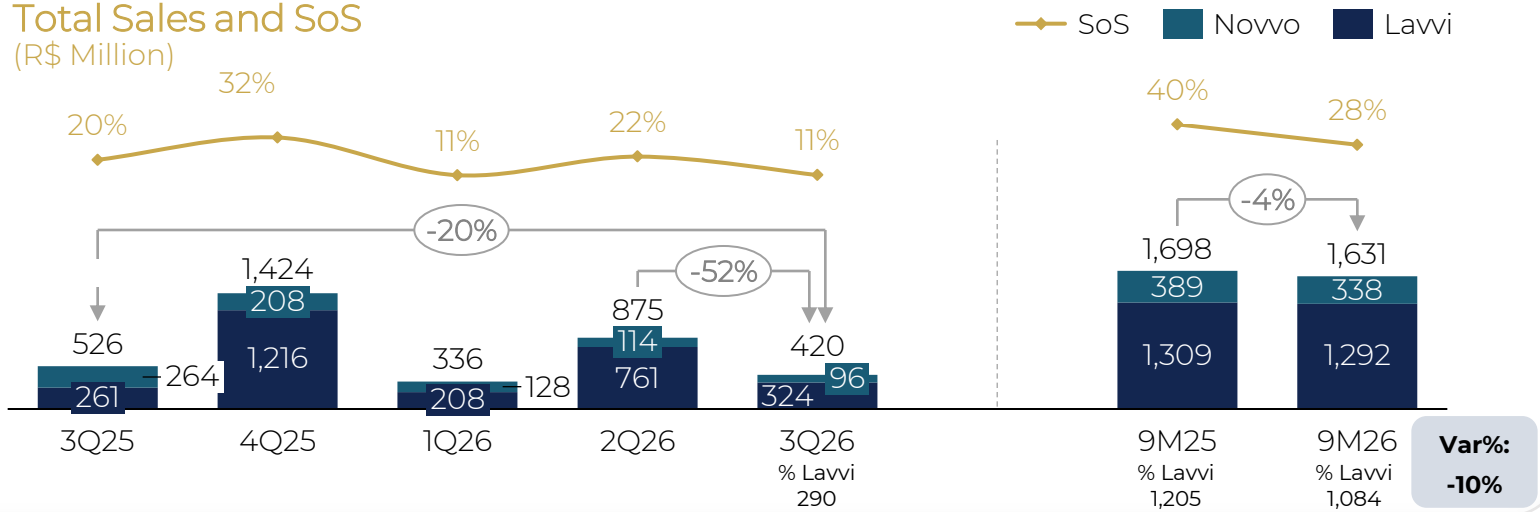
Launches and Sales

With launches at R$ 538 million and sales at R$ 420 million in 3Q26

Total Launches
(R$ Million)



Total Sales and SoS
(R$ Million)

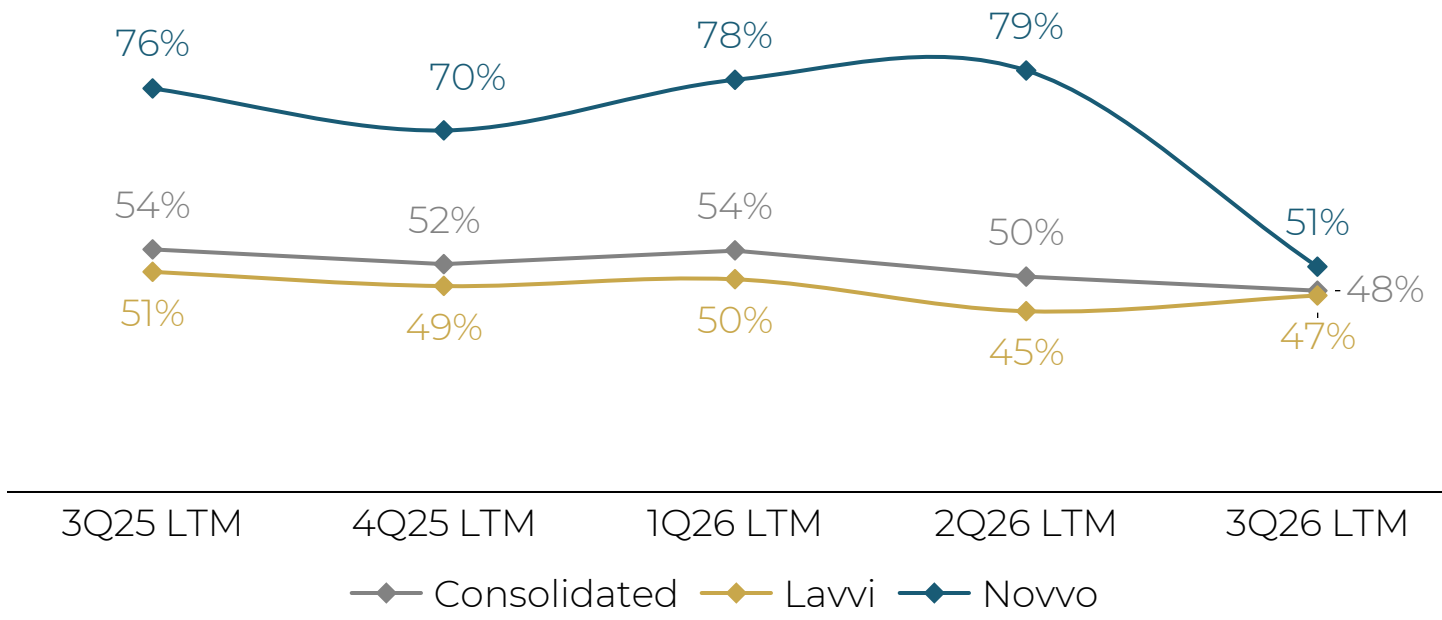


Cancellation (R$ Million)

	3Q25	2Q26	3Q26
PSV (R$ '000)	64,943	121,922	74,818
Lavvi	51,039	80,820	27,995
Partners middle-high	11,644	22,511	30,709
Novvo	2,260	16,862	11,672
Partners MCMV	-	1,728	4,442
Units	46	123	95
Lavvi	32	56	35
Partners middle-high	7	11	11
Novvo	7	50	34
Partners MCMV	-	6	15

Speed of Sales (SoS)

Consistently high SoS in LTM

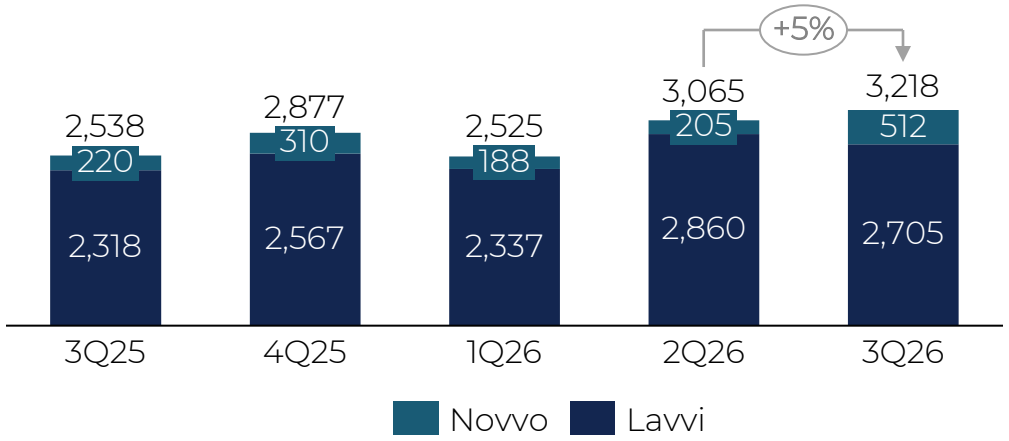


LAVV B3 LISTED NM | IMOB B3 IBRA B3 SMLL B3 IGC B3 IDIVERSA B3 ICON B3 ITAG B3 IGCT B3 IGC-NM B3 INDX B3

Inventory – Lavvi - Consolidated

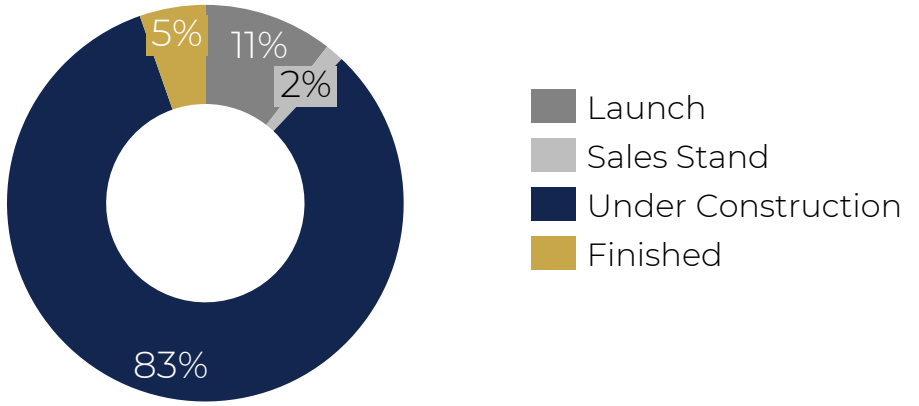
LAVVI

Inventory Evolution (100% view)

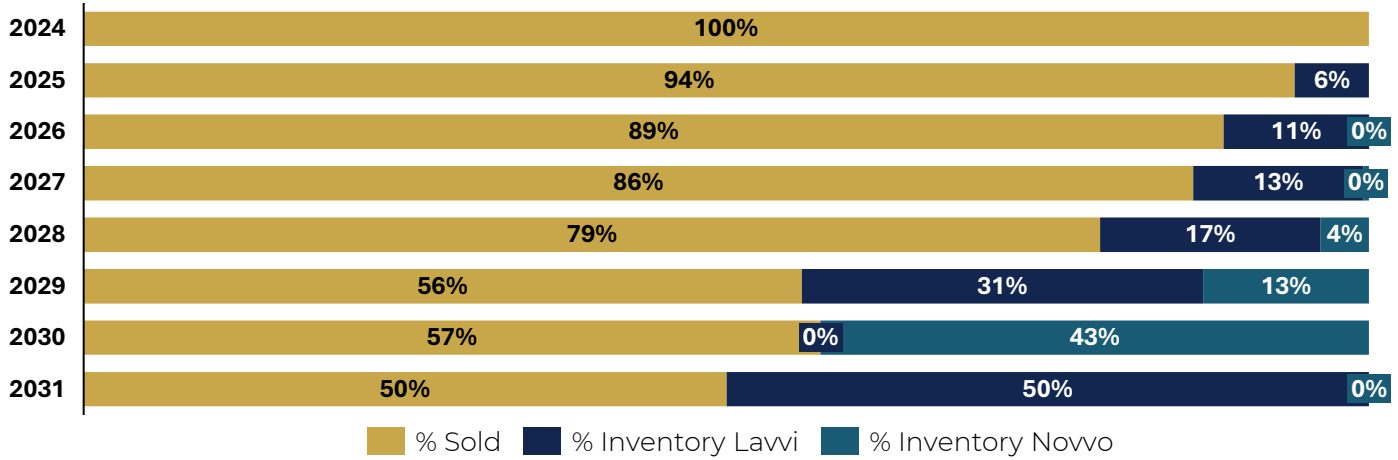


3Q26 %Lavvi[1]: 2,523

Inventory breakdown by stage (100% view)



Sales index by delivery year (in %PSV)



Healthy finished inventory

only 5.4% correspond to finished inventory (127 units)

LAVV B3 LISTED NM | IMOB B3 IBRA B3 SMLL B3 IGC B3 IDIVERSA B3 ICON B3 ITAG B3 IGCT B3 IGC-NM B3 INDX B3

[1]%Net Lavvi: ex-swap

Inventory

Project	Status	Launch	PSV[1]	PSV Lavvi[1]	Units	Inventory	% Sold (un.)	% Sold (psv)
Praça Piratininga	Finished	may-16	0	0	396	0	100.0%	100.0%
Praça Mooca	Finished	jun-17	0	0	400	0	100.0%	100.0%
Movva	Finished	sep-17	0	0	258	0	100.0%	100.0%
Palazzo Vila Mariana	Finished	may-18	0	0	99	0	100.0%	100.0%
Vitrali Moema	Finished	oct-18	0	0	273	0	100.0%	100.0%
Nativ Tatuapé	Finished	may-19	0	0	352	0	100.0%	100.0%
Moema by Cyrela	Finished	jun-19	629	252	65	2	96.9%	99.5%
One Park Perdizes	Finished	oct-19	0	0	120	0	100.0%	100.0%
Wonder by Praças da Cidade	Finished	oct-20	0	0	272	0	100.0%	100.0%
Lumiere	Finished	nov-20	0	0	370	0	100.0%	100.0%
Villa	Finished	jun-21	62,743	62,743	449	16	96.4%	92.0%
Wonder Ipiranga	Finished	ago-21	3,427	3,427	576	2	99.7%	99.1%
Grand Vitrali	Finished	oct-21	0	0	408	0	100.0%	100.0%
High Wonder	Finished	feb-22	2,846	1,451	258	2	99.2%	98.8%
Verdant	Finished	apr-22	8,869	8,869	174	4	97.7%	97.5%
Green View	Finished	jun-22	25,637	25,637	408	16	96.1%	92.3%
Grand Square	Finished	aug-22	42,478	33,983	343	71	79.3%	82.3%
Galleria Klabin	Finished	nov-22	2,812	2,812	589	1	99.8%	99.5%
Eden Park by Dror	Finished	nov-22/mar-23	22,937	10,322	1,020	13	98.7%	98.3%
Saffire Elie Saab	Under Construction	may/23	278,215	278,215	153	24	84.3%	69.0%
Novvo Barra Funda	Under Construction	nov-23	281	281	1,184	1	99.9%	99.9%
Casa Eden	Under Construction	nov-23	15,119	6,803	203	5	97.5%	98.0%
Alive Home Resort	Under Construction	mar-24	277,548	277,548	1,384	191	86.2%	76.8%
Palace by Praças da Cidade	Under Construction	apr-24	39,006	19,885	213	20	90.6%	86.4%
Escape Eden	Under Construction	jun-24	27,815	12,517	259	18	93.1%	91.0%
Petra by Boca do Lobo	Under Construction	sep-24	163,674	130,939	407	56	86.2%	66.1%
Edifício Brás	Under Construction	sep-24	0	0	326	0	100.0%	100.0%
Heaven by Yoo	Under Construction	oct-24	268,141	160,885	946	66	93.0%	77.1%
Aura Pacaembu	Under Construction	oct-24	4,355	1,960	344	9	97.4%	98.9%
Novvo Marajoara	Under Construction	nov-24	1,082	1,082	794	4	99.5%	99.6%
Soleil by Boca do Lobo	Under Construction	apr-25	214,863	214,863	156	50	67.9%	40.4%
Le Six	Under Construction	may-25	298,726	298,726	522	60	88.5%	67.6%
Novvo Vila Prudente	Under Construction	sep-25	101,664	101,664	900	309	65.7%	62.7%
Novvo Anália Franco	Under Construction	nov-25	9,735	9,735	594	27	95.5%	94.9%
Astro Santa Marina	Under Construction	sep-25	11,927	4,771	994	40	96.0%	95.6%
Casa Cerâmica	Under Construction	nov-25	0	0	276	0	100.0%	100.0%
Zen (Ipê)	Under Construction	nov-25/sep-26	334,809	167,405	324	192	40.7%	55.6%
Jardim da Hípica	Under Construction	apr-26	610,400	366,240	1,093	538	50.8%	50.9%
Novvo Santa Marina	Sales Stand	apr-26	49,061	49,061	462	177	61.7%	60.4%
Well Perdizes	Launch	aug-26	338,731	270,984	1,252	1,045	16.5%	16.5%
Total	-	-	**3,217,532**	**2,523,061**	**19,616**	**2,959**	**81.6%***	**81.7%**

[2] R$ thousand

**Considers only developments with units in inventory*

Delivery

Galleria Klabin

Delivery: September/26

- PSV: R$ 556 M
- %Sold[1]: 99.5%
- Units: 589
- Inventory: 1 unit
- Financial Settlement: 59%









[1] *% Sold by PSV, base date 09/30/26*

Delivery

Eden – 1st phase

Delivery: September/26

- **PSV: R$ 1.3 bi**
- **%Sold[1]: 98%**
- **Units: 1,020**
- **Inventory: 13 units**
- **%Lavvi: 45%**







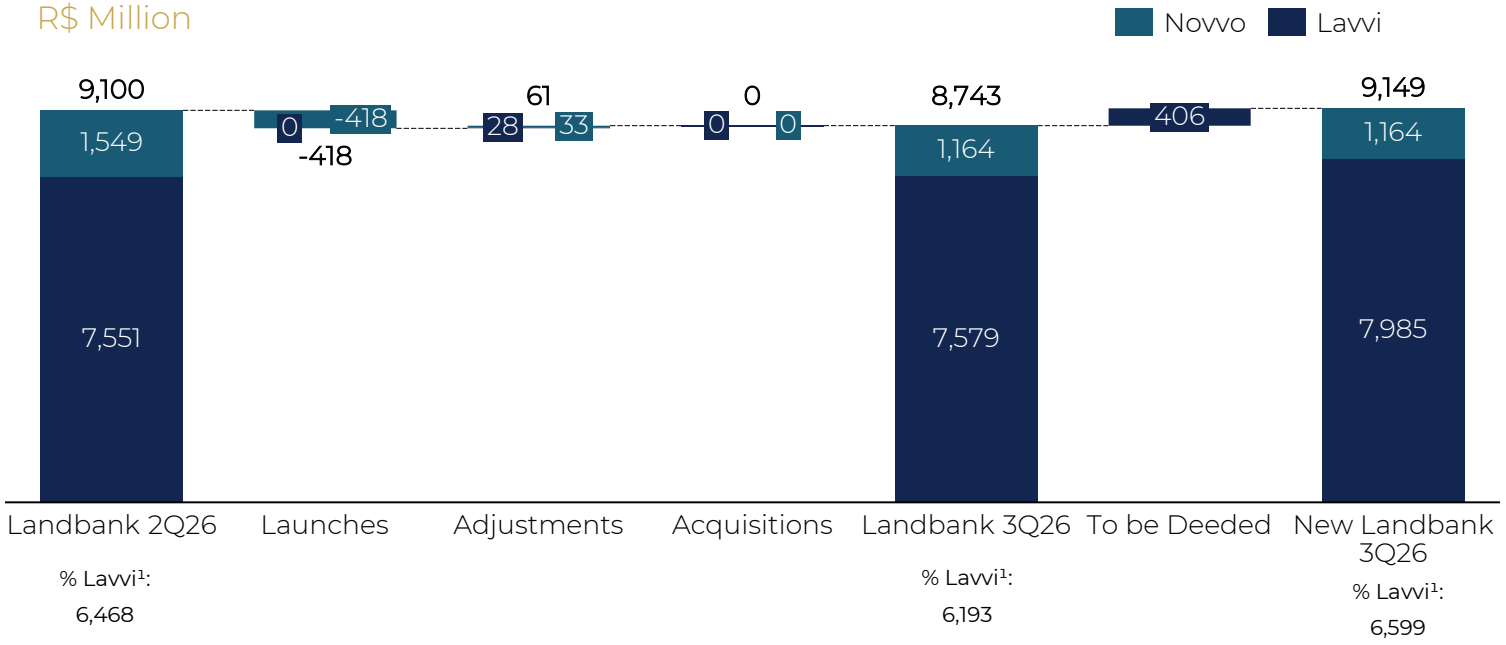


[1]% Sold in PSV, base date 09/30/26.

Consolidated Lavvi Landbank (100% view)

Landbank[1]

R$ Million



R$ 9.1 bi

of landbank[2]

(R$ 6.6 bi in %Lavvi)

18% Novvo
76% Lavvi

R$ Million	Luxury	High	Mid-High	Middle	Lavvi	Novvo	Consolidated
North Zone							
West Zone		406			406	308	714
Center							
East Zone						198	198
South Zone	754	1,181	5,644		7,579	658	8,237
Total	**754**	**1,587**	**5,644**	**0**	7,985	1,164	9,149

LAVV B3 LISTED NM | IMOB B3 IBRA B3 SMLL B3 IGC B3 IDIVERSA B3 ICON B3 ITAG B3 IGCT B3 IGC-NM B3 INDX B3

[1] Landbank PSV includes Lavvi's stake as well as partners' stakes, swap and commission.
[2] Acquisitions of optioned land are subject to resolutive clauses that are common in this type of transactions.



LAVVI

Financial Results

3Q26

RESULTS PRESENTATION

Highlights 3Q26

Financial:

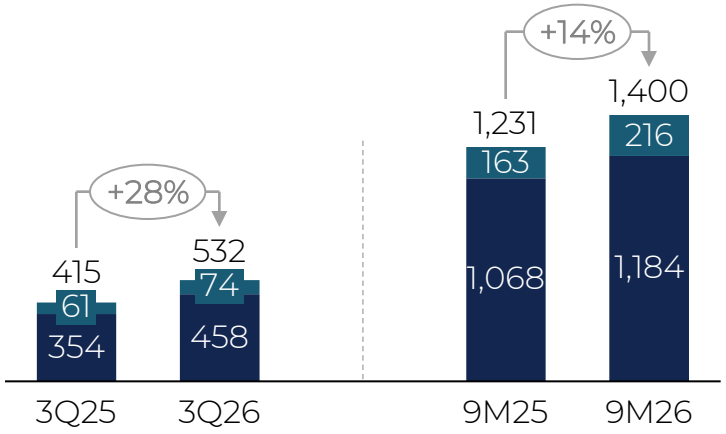
- Net Revenue: **R$ 532 million** in the quarter (+7% Q/Q and +28% Y/Y). In 9M26, net revenue reached **R$ 1.4 billion** (+14% Y/Y);
- Adj. Gross Margin: **38.2%** in the quarter (+0.6 p.p. Q/Q and Y/Y). In 9M26, margin was **37.1%** (-0.5 p.p. Y/Y);
- Net Income: **R$ 91 million** in 3Q26 with net margin of **17.0%** (+0.4 p.p. Q/Q and -8.0 p.p. Y/Y). In 9M26, net income reached **R$ 243 million** (-21% Y/Y) with a net margin of **17.4%** (-7.8 p.p. Y/Y);
- Annualized ROE: **23%** by the end of 3Q26;
- Backlog Revenue: **R$ 2.9 billion** (+23% vs. 3Q25), with gross margin of **39.1%**;
- Adj. cash generation: **R$ 14 million** in 3Q26 (or **R$ 91 million** cash generation ex-land). In 9M26, cash consumption amounted to **R$ 57 million** (or cash generation of **R$ 192 million** ex-land acquisitions).
- Net debt of **R$ 583 million** on September 30th.

P&L – KPIs (1/2)

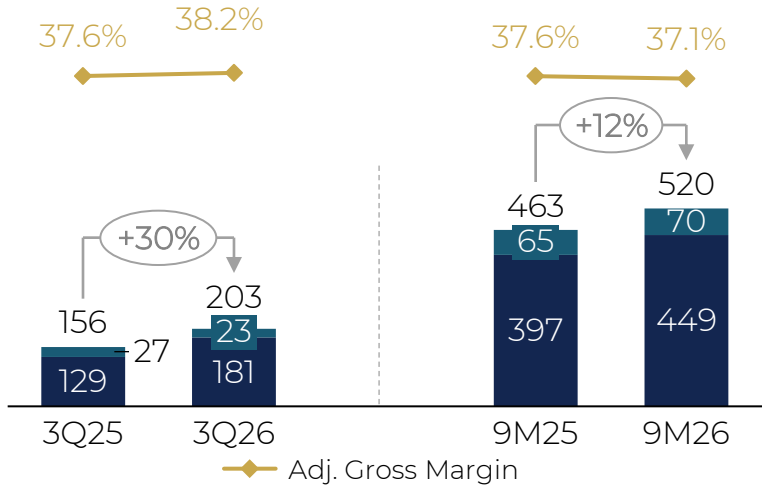
R$ Million

Novvo Lavvi

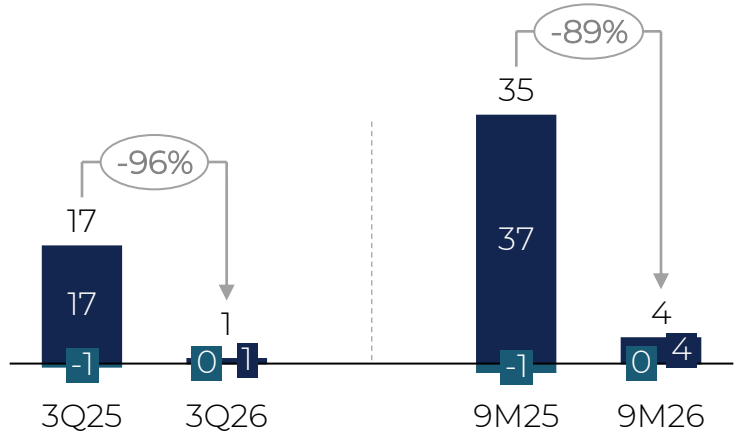
Net Revenue



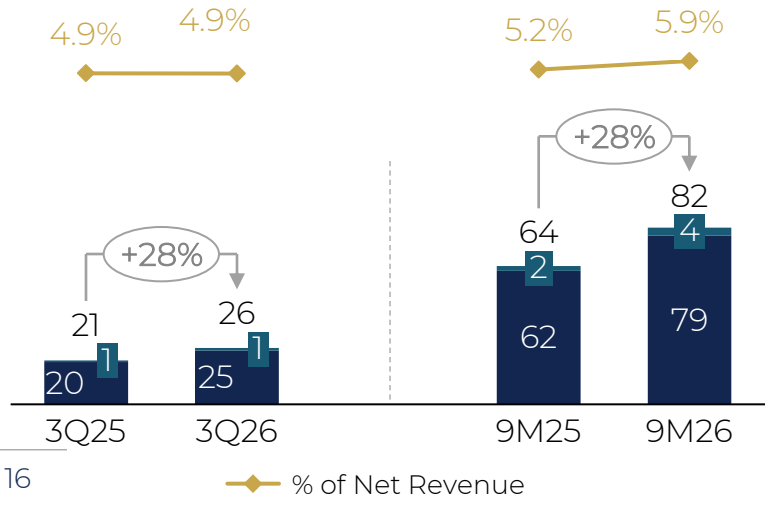
Adj. Gross Profit



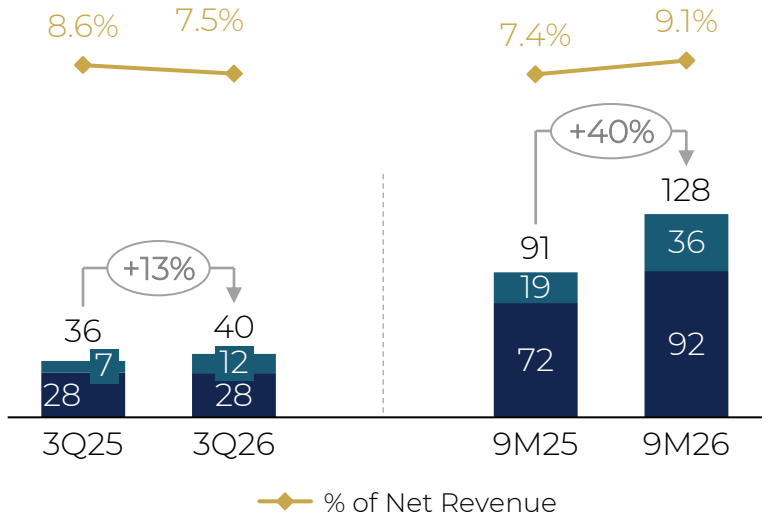
Financial Results



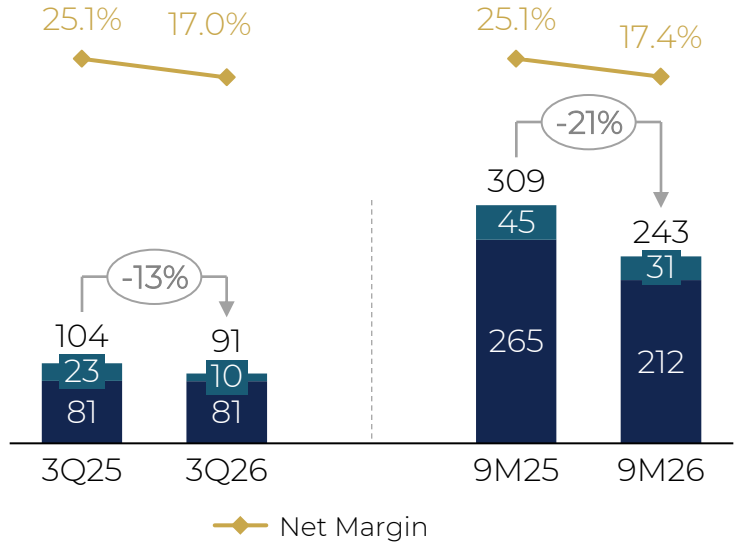
G&A



Commercial Expenses



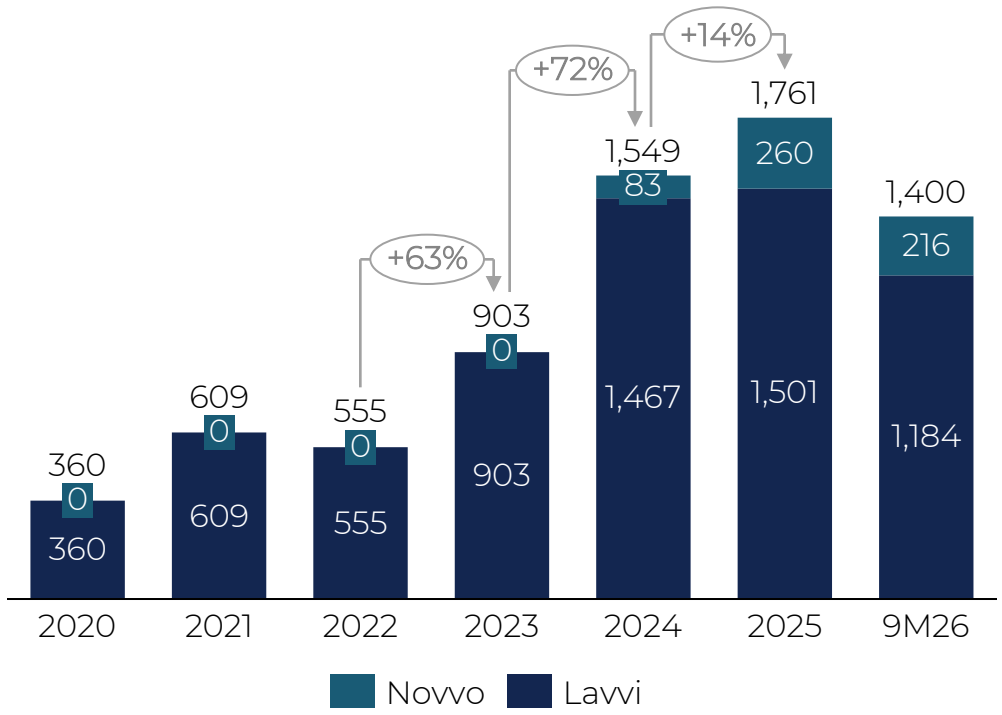
Net Income



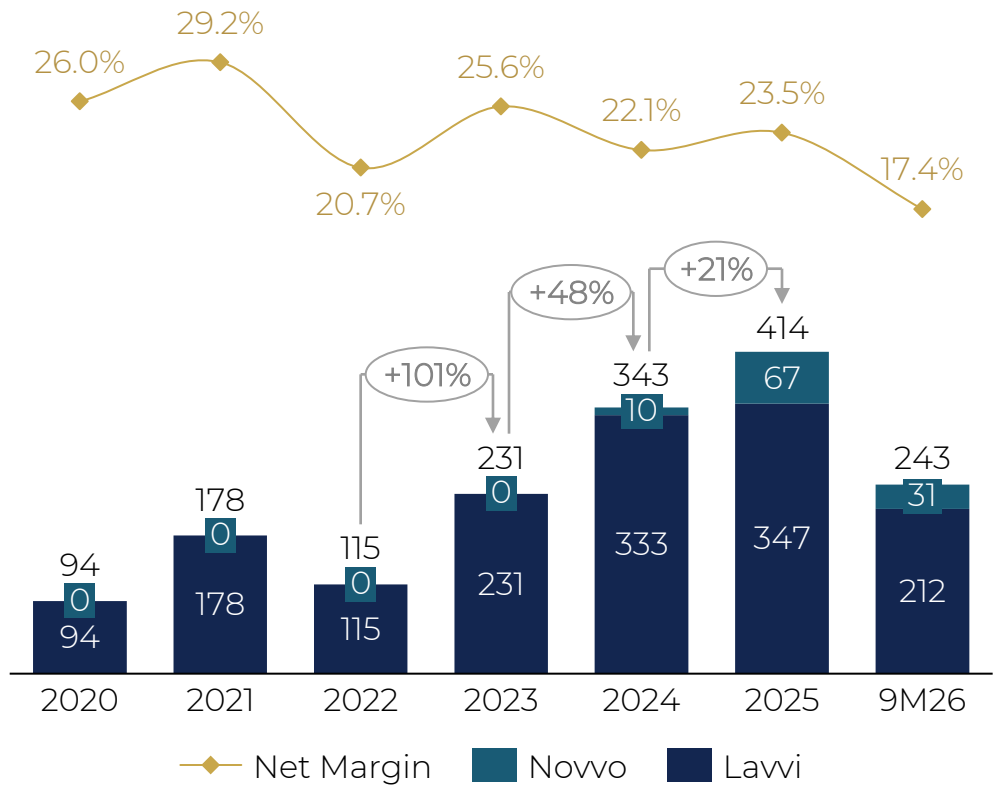
P&L - KPIs (2/2)

Novvo increases its contribution to the Company's revenue mix, reinforcing business diversification.

Net Revenue
R$ Million



Net Income and Net Margin
R$ Million and %

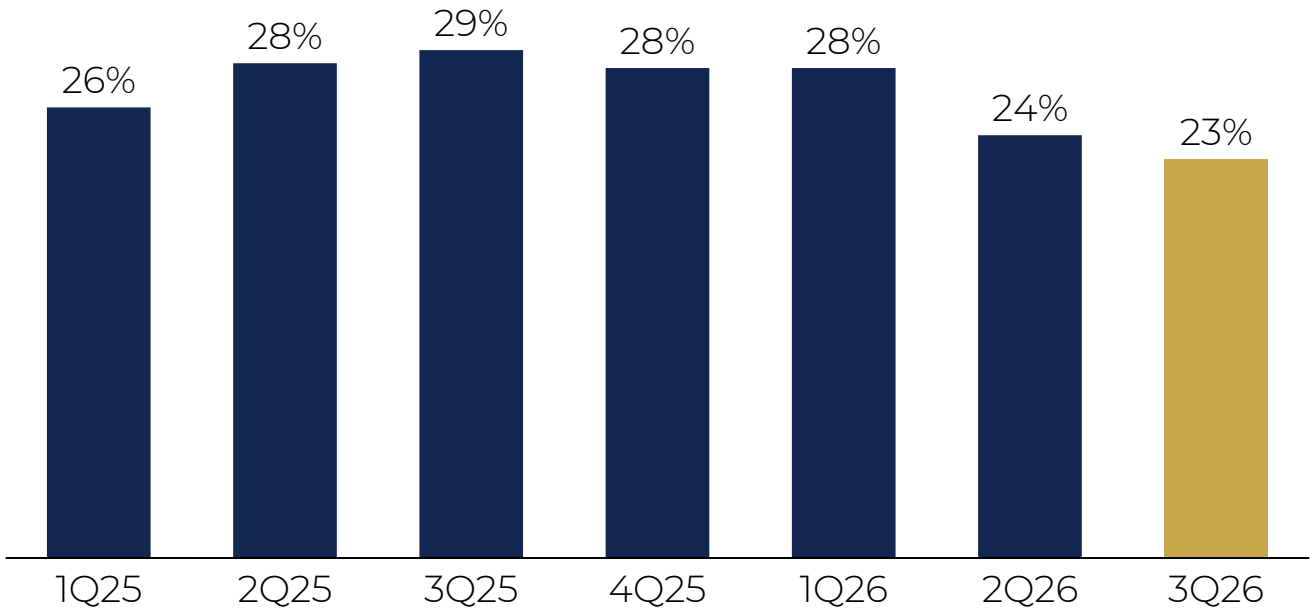


LAVV B3 LISTED NM | IMOB B3 IBRA B3 SMLL B3 IGC B3 IDIVERSA B3 ICON B3 ITAG B3 IGCT B3 IGC-NM B3 INDX B3

ROE

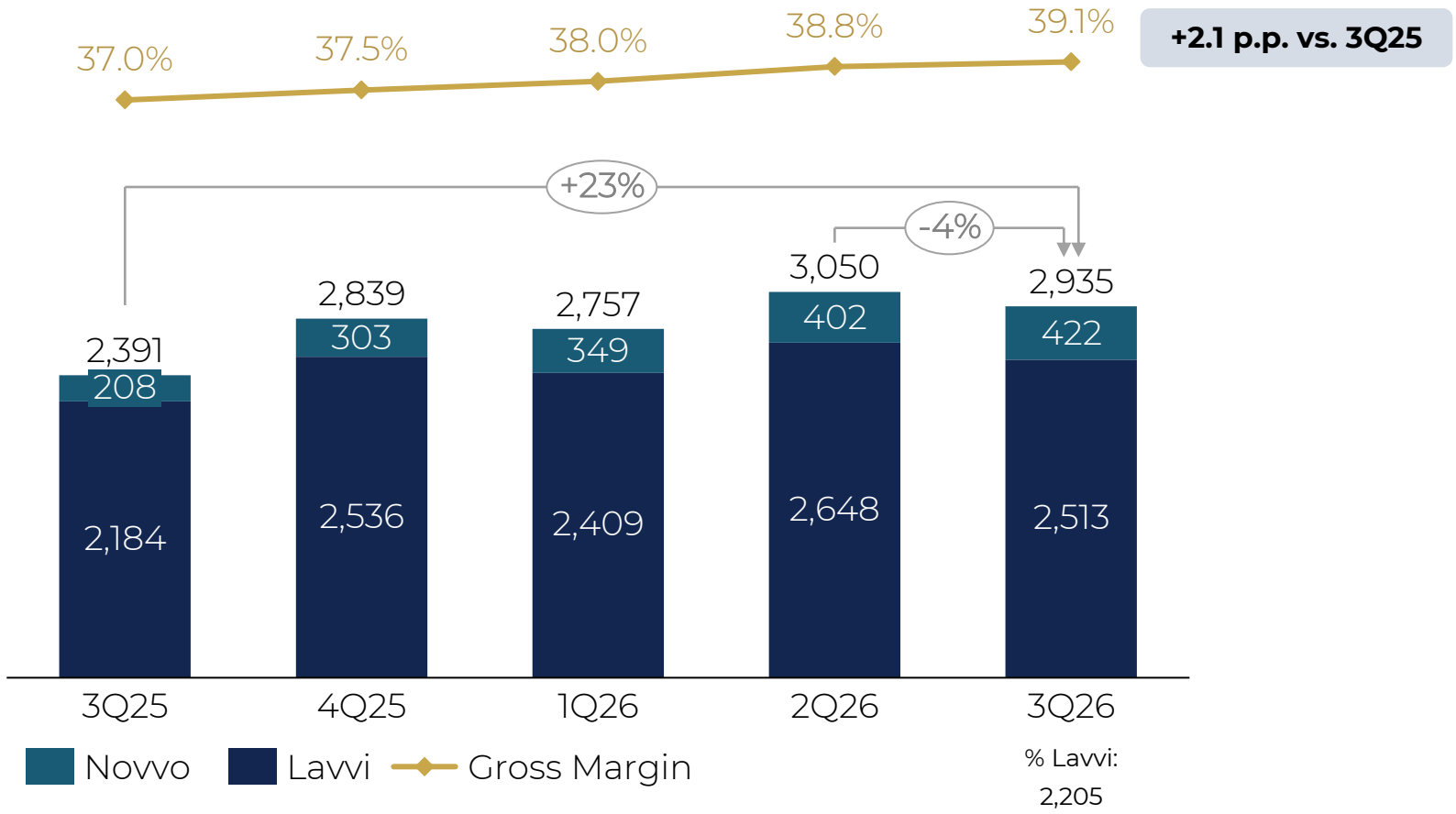
Consistent ROE above 20%

Annualized ROE



Backlog Revenue

Backlog margin of 39.1%



LAVV B3 LISTED NM | IMOB B3 IBRA B3 SMLL B3 IGC B3 IDIVERSA B3 ICON B3 ITAG B3 IGCT B3 IGC-NM B3 INDX B3

Cash Generation

Net Debt (Cash)	3Q26	2Q26	Q/Q	3Q25	Y/Y	9M26	9M25	Y/Y
Debt ST	142,362	188,095	-24%	170,217	-16%	142,362	170,217	-16%
Debt LT	1,400,317	1,281,402	9%	722,089	94%	1,400,317	722,089	94%
Total Debt	**1,542,679**	**1,469,497**	**5%**	**892,306**	**73%**	**1,542,679**	**892,306**	**73%**
Cash and Equivalents	209,865	192,713	9%	115,719	81%	209,865	115,719	81%
Marketable Securities	749,582	751,446	0%	702,635	7%	749,582	702,635	7%
Total Cash	**959,447**	**944,159**	**2%**	**818,354**	**17%**	**959,447**	**818,354**	**17%**
Net Debt (Cash)	**583,232**	**525,338**	**11%**	**73,952**	**689%**	**583,232**	**73,952**	**689%**
Cash Generation (Burn)	**(57,894)**	**(57,611)**	**0%**	**(24,711)**	**134%**	**(189,697)**	**(203,121)**	**-7%**
Dividends	70,000	30,000	133%	28,200	148%	129,999	128,840	1%
Share Repurchase Program	2,368	-	n.a.	-	n.a.	2,368	-	n.a.
Adjusted Cash Generation (Burn)	**14,474**	**(27,611)**	**n.a.**	**3,489**	**315%**	**(57,330)**	**(74,281)**	**-23%**
Land	76,084	99,146	-23%	69,805	9%	249,494	393,535	-37%
Adjusted Cash Generation (Burn) ex-Land	**90,558**	**71,535**	**27%**	**73,294**	**24%**	**192,164**	**319,254**	**-40%**
Shareholder's Equity	**1,807,590**	**1,718,028**	**5%**	**1,811,095**	**0%**	**1,807,590**	**1,811,095**	**0%**
Net Debt / Shareholder's Equity	*32.3%*	*30.6%*	*1.7 p.p.*	*4.1%*	*28.2 p.p.*	*32.3%*	*4.1%*	*28.2 p.p.*

Recent Events

Dividends

- Payment of the **fourth installment** of dividends approved at the Board of Directors' meeting held on January 27, 2026:

- Amount:	R$ 70 million
- Amount per share:	R$ 0.35817654002
- Record date:	02/02/2026
- Ex-dividend:	02/03/2026
- Payment date:	11/13/2026

Share Repurchase Program

- Share repurchases under the program approved by the Board of Directors on August 4, 2026:

  -Shares repurchased: **250,000 common shares**

  -Authorized limit: 7,446,082 shares



LAVVI

IR Contacts

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