Operational
Preview

2Q25

Belo Horizonte, July 17, 2025 - Patrimar S.A. ("Patrimar" or "Company"), one of the largest real estate developers and construction companies in Brazil, operating in the three income brackets - economy, middle income and high income (luxury and high luxury products), announces its operating results for the 2nd quarter ("2Q25") and the first six months of 2025 ("6M25"). The information in this document is expressed in national currency (in Reais) and the General Sales Value ("PSV") shows the consolidated value (100%) and the values of the percentage of Patrimar's participation when the values of "Non-Controlled" projects are presented.

Highlights

Record Launches

The best quarter in history: recorded **R$ 1.10 billion** in launches in 2Q25, **18%** higher than in 2Q24.

Brand Balance

Greater balance in volume of launches between the brands in 2Q25, with **59%** of PSV under the Patrimar brand and **41%** under the Novolar brand.

Growth in São Paulo

Sales in São Paulo grew by **402%** in 6M25 compared to 6M24, accounting for **22%** of the Group's sales in the period (2% in 6M24), reinforcing the consolidation of the region as one of the Company's main strategic focuses.

Cover and Back cover - Novolar | Reserva Laguna, Indaiatuba/ SP
Launched – 2Q25

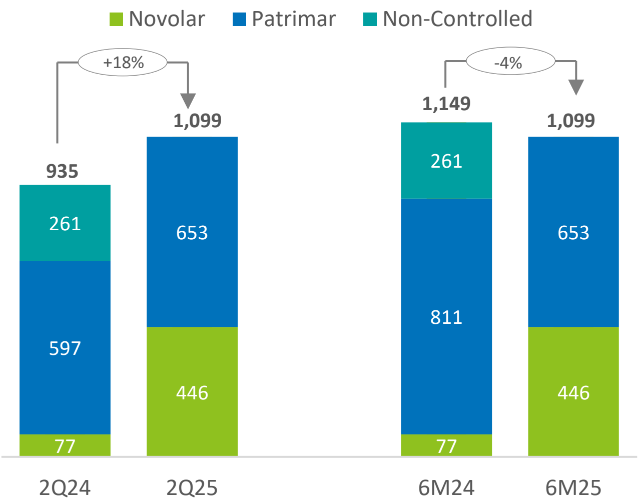
Operational Performance

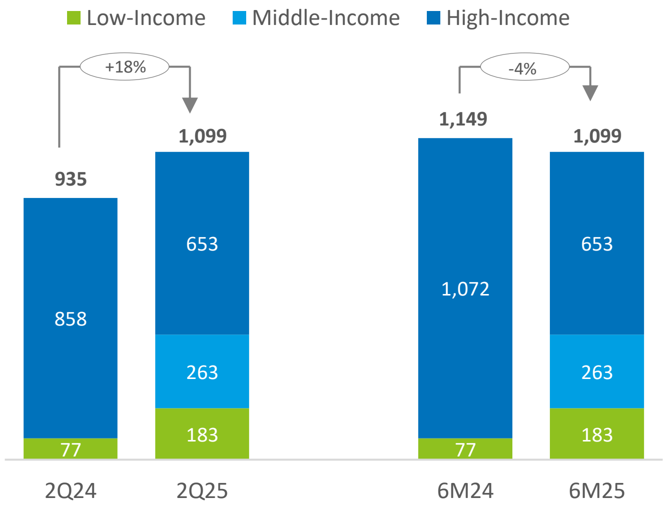
Launches

The second quarter of 2025 showed robust growth in launches compared to the same period last year. Seven projects were launched, totaling 1,599 units. It was a diversified portfolio, with launches across all segments and in the Company's three operating regions.

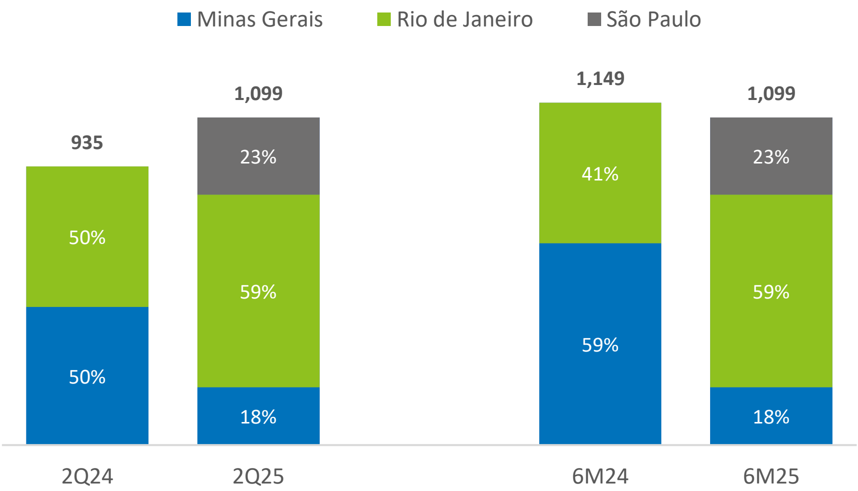
In the first half of 2025 (6M25), launches remained at a high level, despite showing a 4% lower volume, due to inventory management and supply adjustment carried out by the Company in 1Q25, when no projects were launched. The Company's focus on expanding its regional presence compared to 6M24 stands out.

LAUNCHES
(R$ MM | %)





LAUNCHES BY REGION
(R$ MM | %)

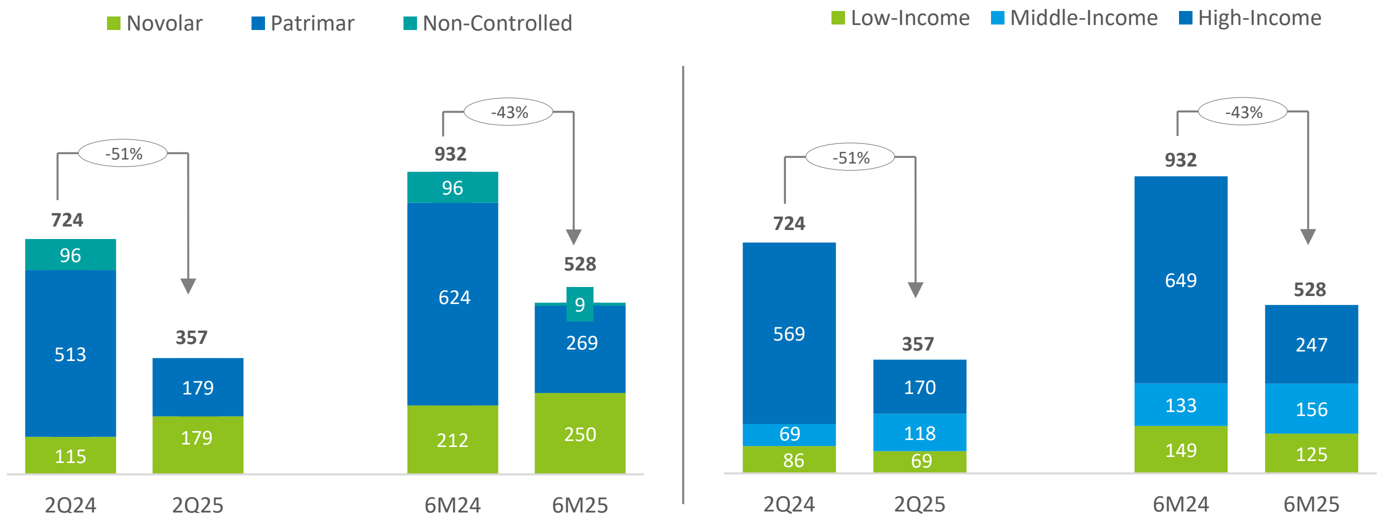


Sales

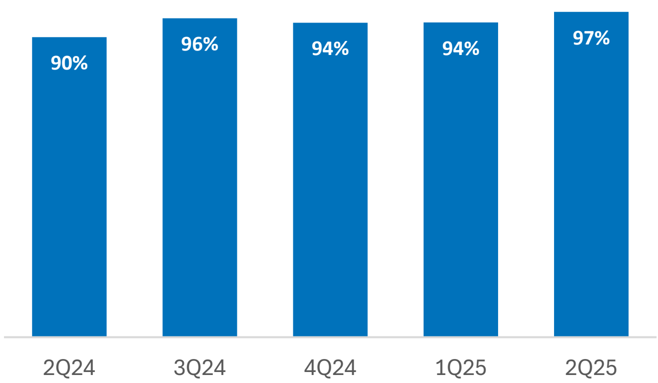
We recorded a lower sales level compared to the same period last year, despite an increased share of the Patrimar brand in sales, which accounted for 97% in 2Q25 and 96% in the accumulated 6M25.

2Q24 is a strong basis for comparison due to the launch of a project in Rio de Janeiro that alone sold R$ 305 million entirely within the period. In 2Q25, the sales pace was more gradual, and the launches were concentrated toward the end of the quarter, impacting on the period's results.

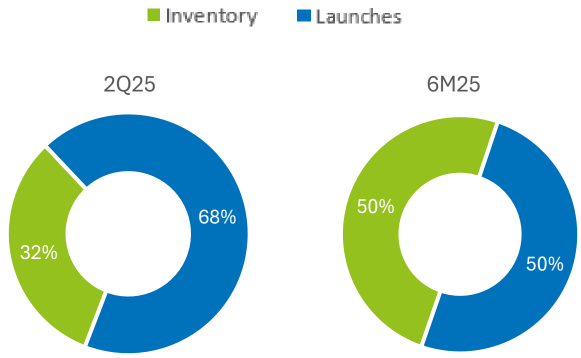
NET SALES
(R$ MM | %)



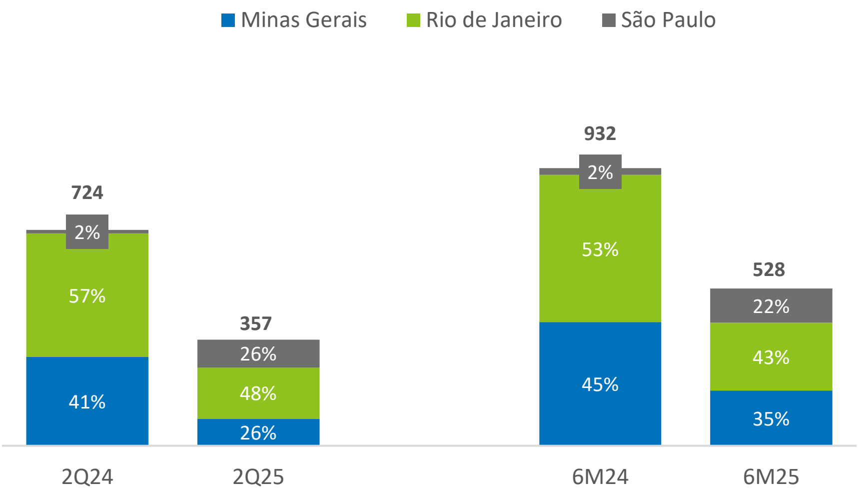
PATRIMAR'S SHARE IN SALES
(%)



ORIGIN OF SALES
(%)



NET SALES, BY REGION
(%)



NET SALES
(R$ mil | %)

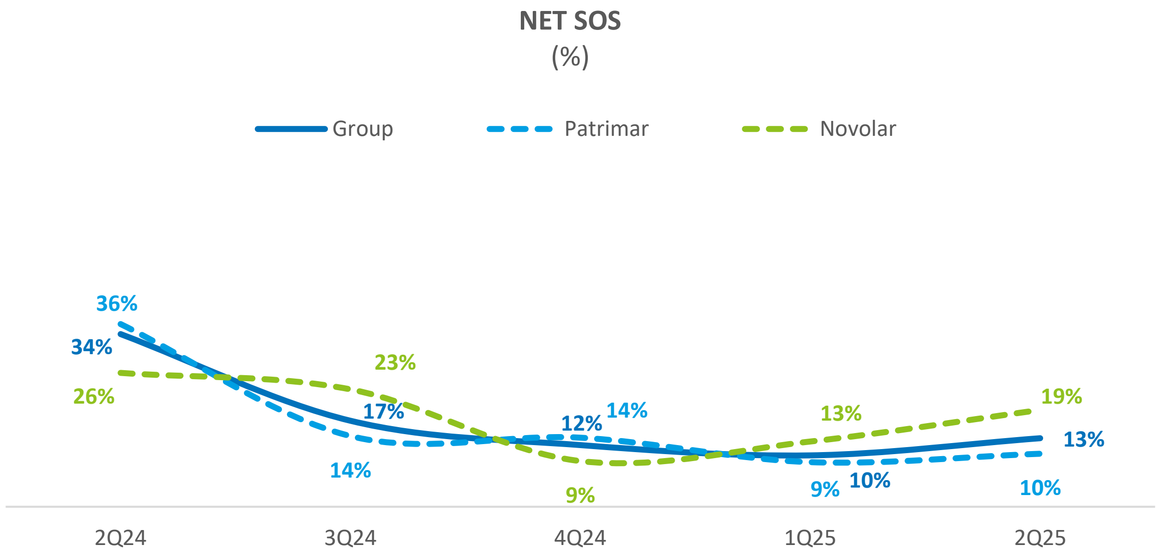
Net Contracted Sales (R$ '000)	2Q25 (a)	2Q24 (b)	Δ% (a/b)	6M25 (c)	6M24 (d)	Δ% (c/d)
PSV 100% (R$ thousand)	**356,518**	**724,293**	**-51%**	**528,165**	**931,614**	**-43%**
Patrimar	**177,866**	**609,020**	**-71%**	**277,981**	**623,861**	**-55%**
High-income	169,496	569,490	-70%	247,215	649,495	-62%
Middle-income	8,370	39,529	-79%	30,766	70,145	-56%
Novolar	**178,652**	**115,274**	**55%**	**250,184**	**211,975**	**18%**
Middle-income	109,364	29,552	270%	125,465	62,839	100%
Low-income	69,288	85,722	-19%	124,719	149,136	-16%
PSV % Patrimar (R$ thousand)	**346,284**	**718,260**	**-52%**	**506,404**	**907,070**	**-44%**
Patrimar	**167,768**	**603,468**	**-72%**	**257,114**	**696,197**	**-63%**
High-income	159,048	563,939	-72%	226,326	626,052	-64%
Middle-income	8,720	39,529	-78%	30,788	70,145	-56%
Novolar	**178,516**	**114,792**	**56%**	**249,291**	**210,873**	**18%**
Middle-income	109,364	29,039	277%	125,097	61,512	103%
Low-income	69,152	85,753	-19%	124,193	149,361	-17%
Units Contracted	**567**	**1,093**	**-48%**	**858**	**1,463**	**-41%**
Patrimar	**92**	**385**	**-76%**	**135**	**437**	**-69%**
High-income	85	316	-73%	107	335	-68%
Middle-income	7	69	-90%	28	102	-73%
Novolar	**475**	**708**	**-33%**	**720**	**1,026**	**-30%**
Middle-income	204	132	55%	242	207	17%
Low-income	271	576	-53%	478	819	-42%
Average Price (R$ thousand/unit)	**629**	**663**	**-5%**	**616**	**637**	**-3%**
Patrimar	**1,933**	**1,582**	**22%**	**2,059**	**1,428**	**44%**
High-income	1,994	1,802	11%	2,310	1,939	19%
Middle-income	1,196	573	109%	1,099	688	60%
Novolar	**376**	**163**	**131%**	**347**	**207**	**68%**
Middle-income	536	224	139%	518	304	71%
Low-income	256	149	72%	261	182	43%

*Non-Controlled" ventures appear as Patrimar - High Income.

Sales over Supply - SOS

The SOS for 2Q25 reflects the Company's sales recovery, performing 108% and 54% higher than in the previous two quarters, 1Q25 and 4Q24, respectively.

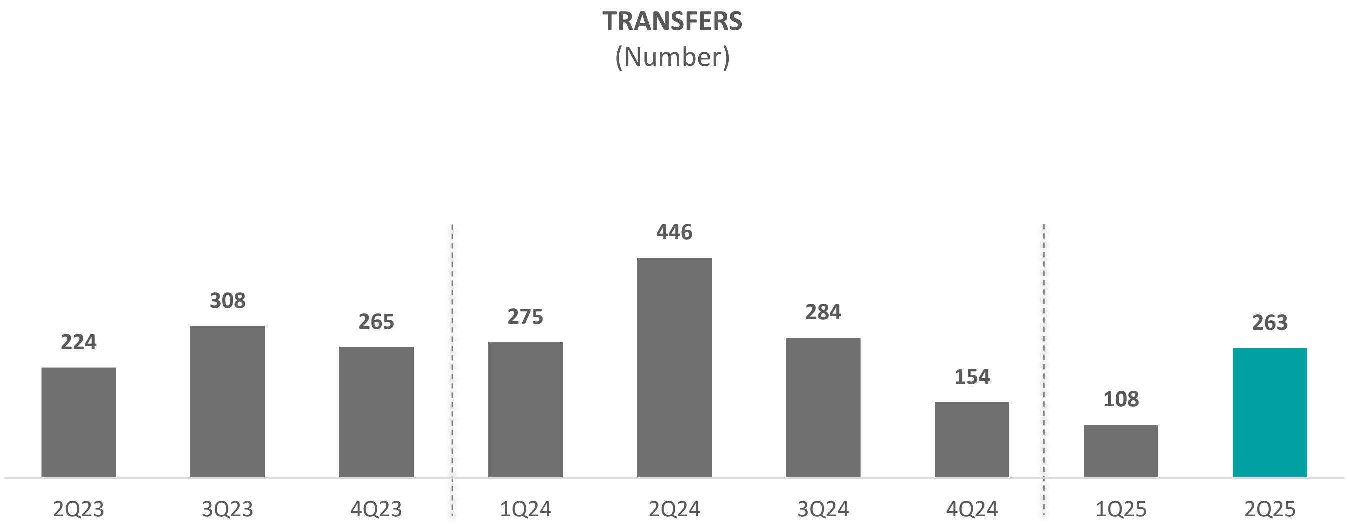
In the 2Q25 LTM accumulated, the SOS reached 32%.



Sales Speed	2Q24	3Q24	4Q24	1Q25	2Q25
SOS Group (%)	**34%**	**17%**	**12%**	**10%**	**13%**
SOS Patrimar (%)	**36%**	**14%**	**14%**	**9%**	**10%**
Sales Patrimar	**609,020**	**164,169**	**176,877**	**100,115**	**177,866**
Offer Patrimar	**1,700,244**	**1,184,473**	**1,306,097**	**1,144,387**	**1,711,744**
Opening Stock	970,740	1,034,439	1,033,212	1,144,387	1,058,732
Launches	729,503	150,034	272,885	-	653,013
SOS Novolar (%)	**26%**	**23%**	**9%**	**13%**	**19%**
Sales Novolar	**115,274**	**132,854**	**54,323**	**71,532**	**178,652**
Offer Novolar	**439,162**	**577,182**	**606,401**	**559,332**	**941,198**
Opening Stock	362,337	330,572	451,467	559,332	494,745
Launches	76,825	246,610	154,934	-	446,454

Transfers

We recorded an increase in the transfer flow compared to the previous quarter, although the volume was still lower than in 2Q24. Transfers related to projects launched this quarter will be reflected in the upcoming months.

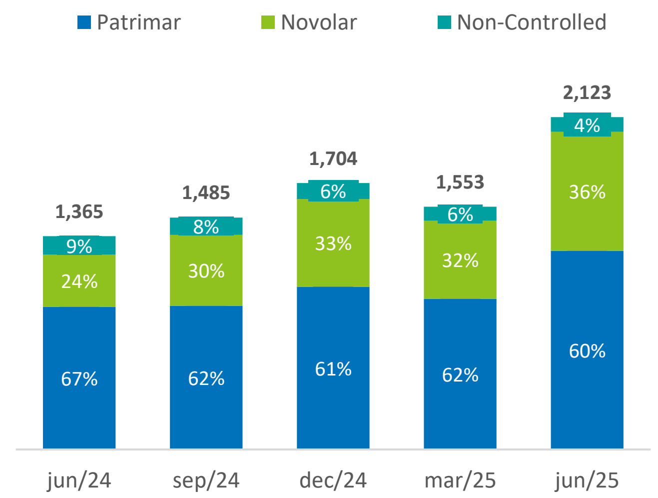


Novolar | Solare, Rio de Janeiro/ RJ
Launched - 225

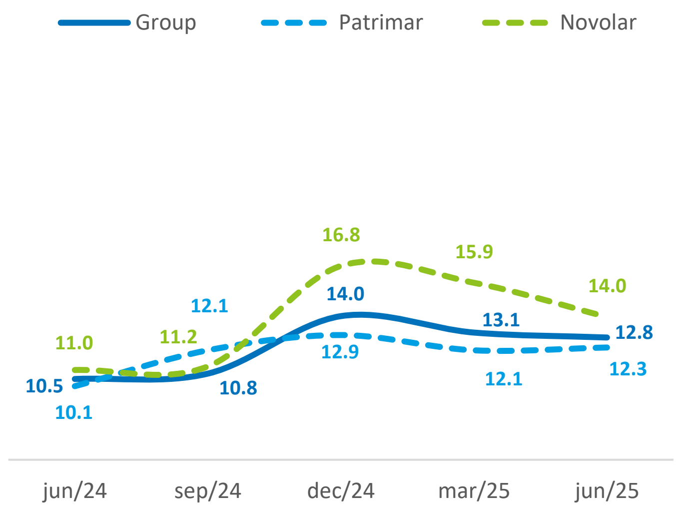
Inventory

With the high number of launches, inventory increased compared to previous months. However, our inventory continues to decrease on a month-to-month basis, demonstrating the strength of our sales performance. Noteworthy is the level of completed inventory, which was 1% this quarter.

INVENTORY
(R$ MM | %)

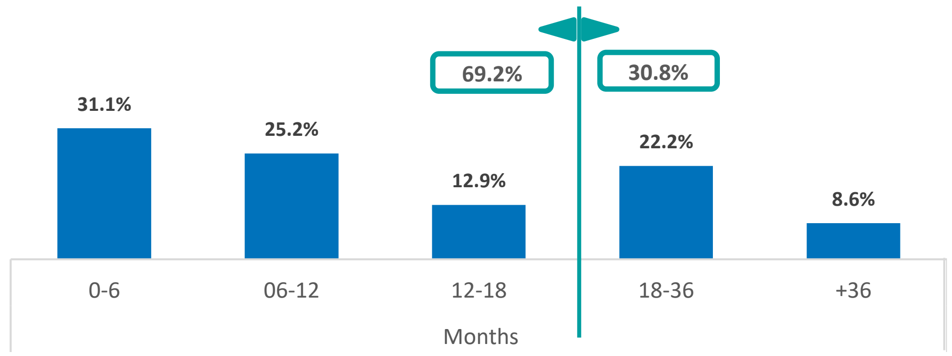


MONTHS OF INVENTORY

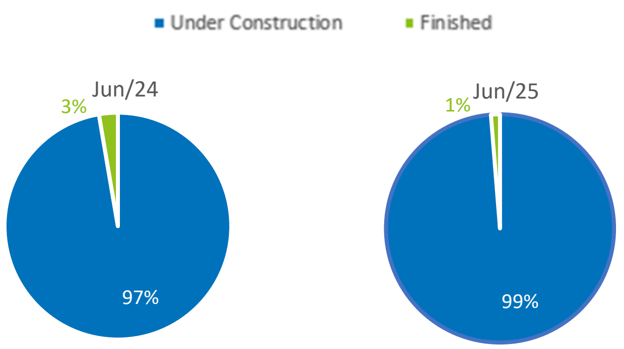


More than 69% of the inventory aging is concentrated in projects launched in the past 18 months, reflecting efficient sales management and portfolio renewal. Although there is some inventory older than 18 months, most of these units are expected to be delivered in the short term, increasing their cash conversion potential in the near future.

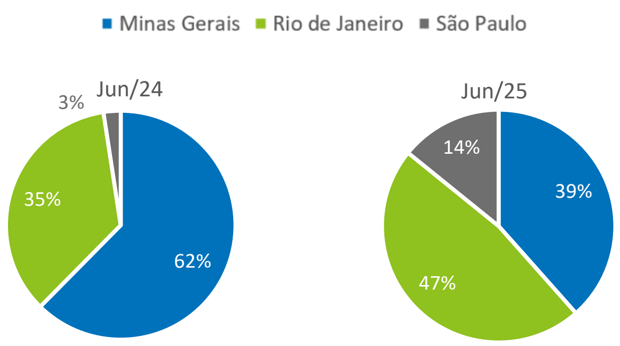
INVENTORY AGING



BY PHASE



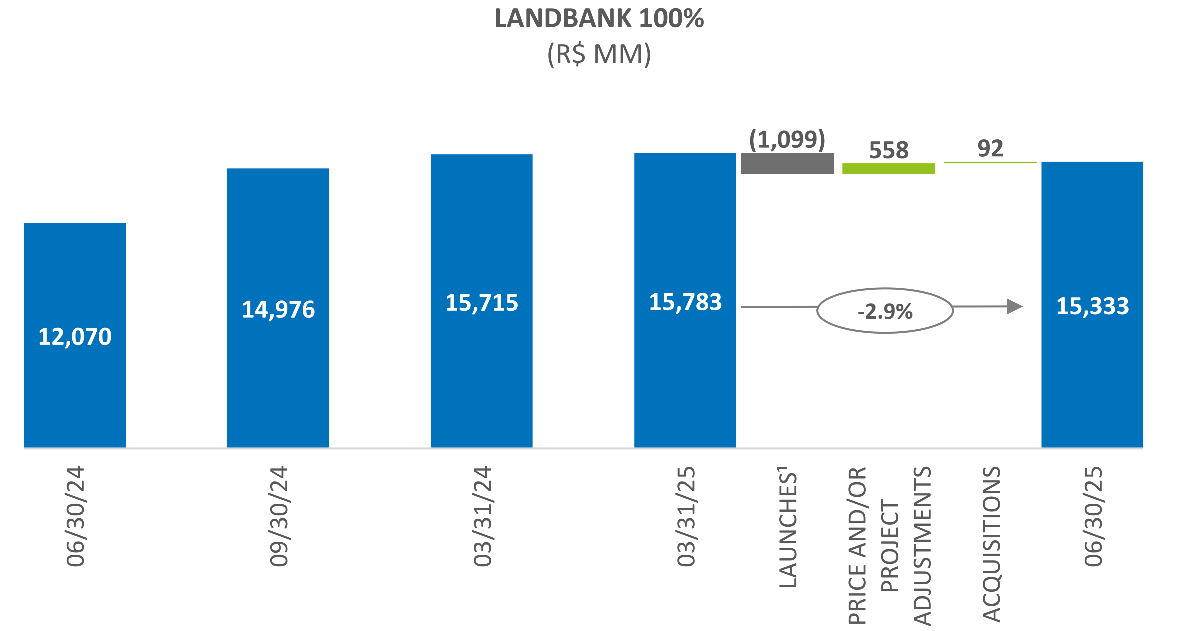
BY REGION

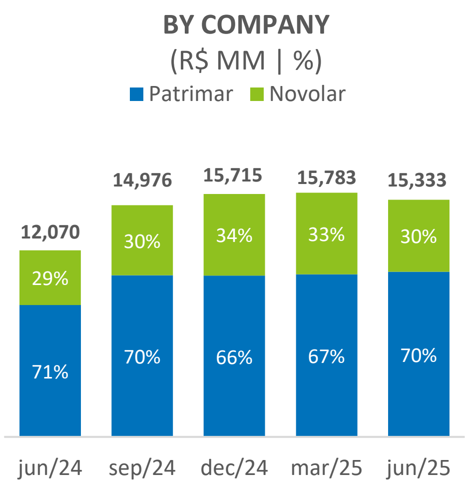


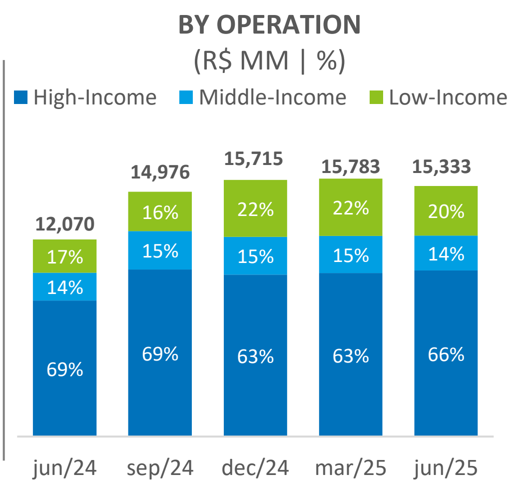
Landbank

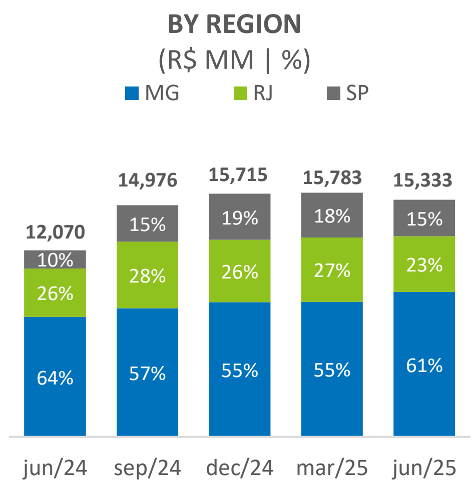
Despite the launches in 2Q25, the landbank remained at levels similar to March 31 of this year. In addition to acquiring a plot with an estimated PSV of R$ 92 million, we adjusted the pricing of some of our projects.

The Patrimar Group's stake in the landbank stands at 75%.









¹ Launches 100% Patrimar.

About Grupo Patrimar

The Company is a real estate developer and construction company headquartered in Belo Horizonte, with a focus on the southeast region of Brazil, with more than 60 years of experience in civil construction and is positioned among the largest in the country. Its business model is vertical, operating in the development and construction of real estate projects, as well as the marketing and sale of autonomous real estate units.

The Company operates in a diversified manner in the residential (main activity) and commercial segments, with a presence in high-income operations (luxury and high-end products) through the Patrimar brand and in economic and middle-income operations through the Novolar brand.

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Patrimar | Epic Golf Residence, Rio de Janeiro/ RJ
Launched – 2Q25

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