

Operational Preview

3Q25 and 9M25



Belo Horizonte, Brazil, October 16, 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 3rd quarter ("3Q25") and the first nine months of 2025 ("9M25"). The information in this document is expressed in national currency (Reais). 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

We reached R\$ 16.3 billion in Landbank in September 2025;

Launches

R\$1.1 billion already scheduled for October 2025;

Consolidation in the State of São Paulo

We recorded R\$ 64.8 million in Net Sales in 3Q25, 199% higher than 3Q24;

We reached R\$ 338 million in Launches in 9M25, 341% higher than 9M24;

Growth in the State of Rio de Janeiro

We carried out R\$ 216 million in Launches in 3Q25, 27% higher than 3Q24;

And R\$ 863 million in Launches in 9M25, 34% higher than 9M24.



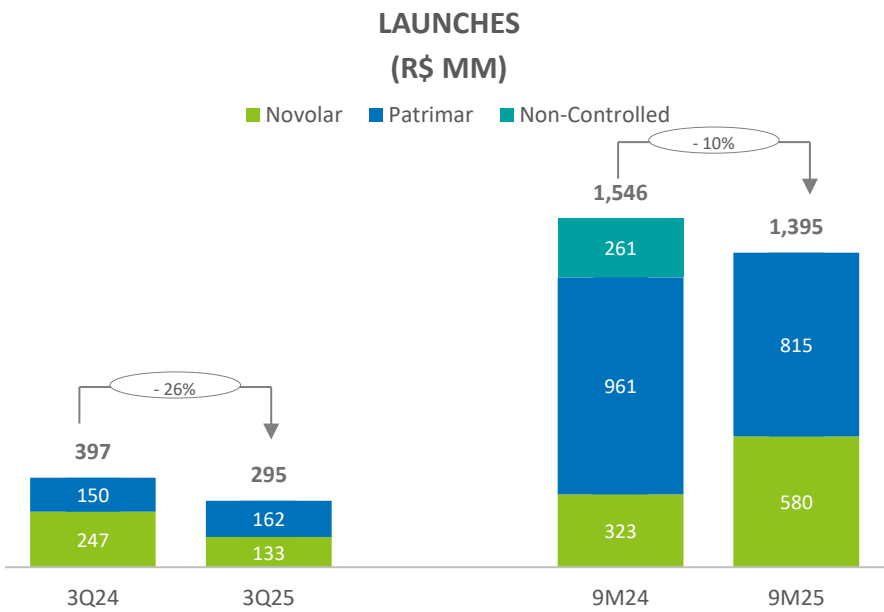
Operational Performance

Launches

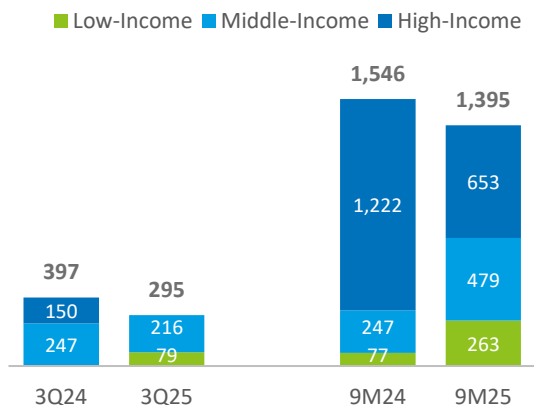
The Company managed its launch volume in 3Q25 by concentrating a larger portion toward the end of the quarter, focusing its efforts on consolidating its presence in the states of São Paulo and Rio de Janeiro, totaling R\$ 295 million in new launches. Patrimar’s share in the launches was 100% in 3Q25 and 85% in 9M25.

The year-to-date performance also reinforces the Company’s strategy to expand the presence of the Novolar brand, with a 79% increase in the number of launches compared to 9M24.

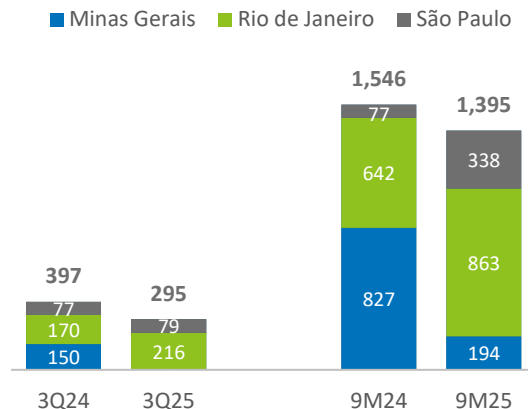
The launch pipeline for 4Q25 remains strong, with R\$ 1.1 billion already scheduled for October.



LAUNCHES BY SEGMENT (R\$ MM)



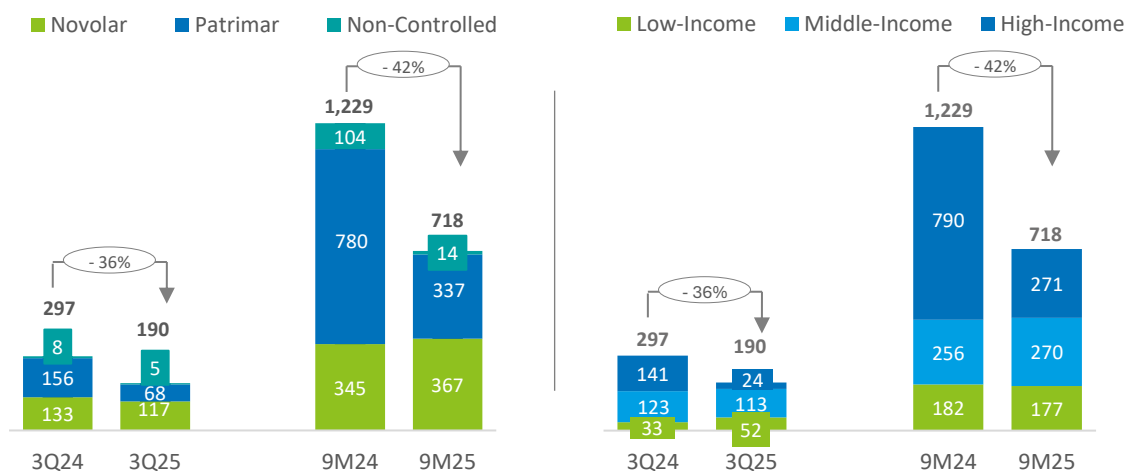
LAUNCHES BY REGION (R\$ MM)



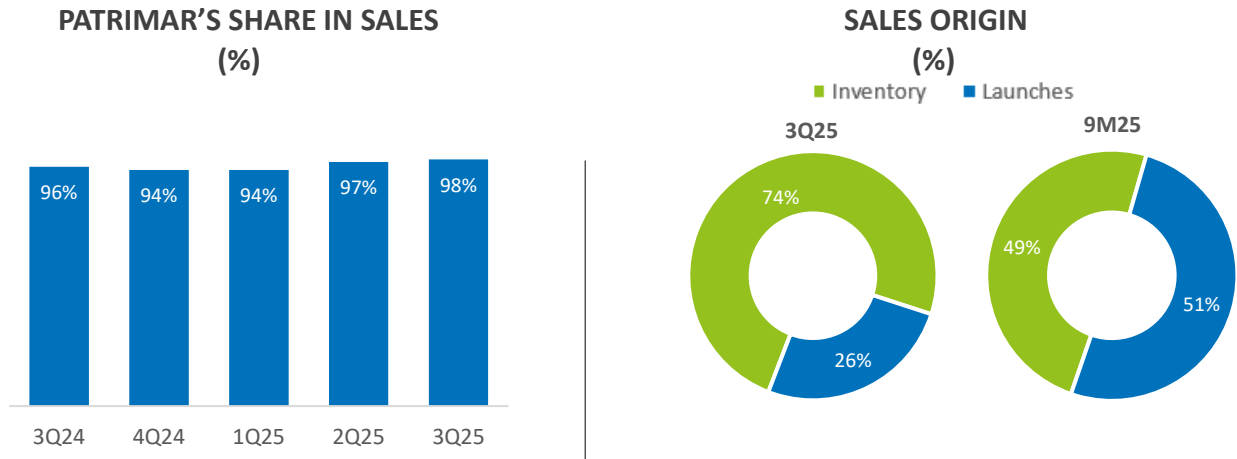
Sales

As the Company managed its launch volume this quarter, the value of *Net Sales* followed reflected this reduction due to the lower supply. However, September stood out, recording R\$ 105 million in sales — the third-best monthly performance of the year, surpassed only by May and June, which were driven by the launches of the Epic Golf and Reserva Laguna developments.

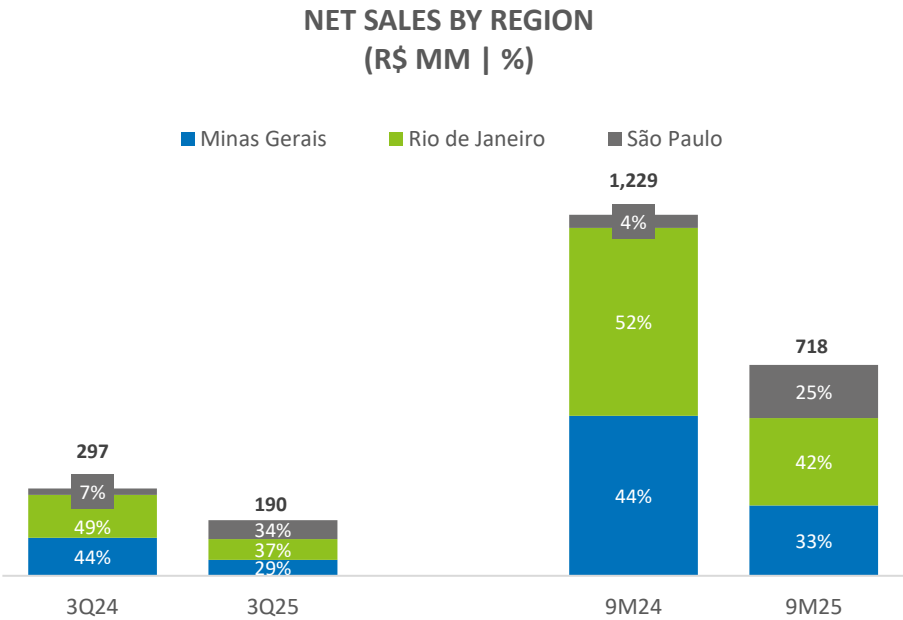
NET SALES (R\$ MM)



Patrimar’s share in sales reached 98% in 3Q25, marking the second consecutive quarter of growth.



It is worth highlighting the consistent progress of developments in the state of São Paulo. In 3Q25, the sales volume in the state, as a share of total sales, exceeded the 3Q24 figure by 27 percentage points, evidencing the consolidation of operations in the region.



NET CONTRACTED SALES (R\$ '000)	3Q25 (a)	3Q24 (b)	Δ% (a/b)	6M25 (c)	6M24 (d)	Δ% (c/d)
PSV 100% (R\$ thousand)	189,606	297,023	-36%	717,771	1,228,638	-42%
Patrimar	73,071	164,169	-55%	351,052	883,808	-60%
High-income	24,105	140,551	-83%	271,320	790,046	-66%
Middle-income	48,966	23,618	107%	79,732	93,762	-15%
Novolar	116,535	132,854	-12%	366,719	344,829	6%
Middle-income	64,794	99,857	-35%	189,877	162,696	17%
Low-income	51,741	32,997	57%	176,842	182,134	-3%
PSV % Patrimar (R\$ thousand)	185,267	284,054	-35%	691,649	1,191,124	-42%
Patrimar	68,878	151,056	-54%	325,970	847,252	-62%
High-income	19,912	127,438	-84%	246,238	753,490	-67%
Middle-income	48,966	23,618	107%	79,732	93,762	-15%
Novolar	116,389	132,998	-12%	365,679	343,871	6%
Middle-income	64,794	99,857	-35%	189,892	161,369	18%
Low-income	51,595	33,141	56%	175,788	182,502	-4%
Units Contracted	381	427	-11%	1,238	1,520	-19%
Patrimar	46	82	-44%	183	467	-61%
High-income	11	60	-82%	120	376	-68%
Middle-income	35	22	59%	63	91	-31%
Novolar	335	345	-3%	1,055	1,053	0%
Middle-income	128	227	-44%	370	359	3%
Low-income	207	118	75%	685	694	-1%
Average Price (R\$ thousand/unit)	498	696	-28%	580	808	-28%
Patrimar	1,606	2,014	-20%	1,918	1,893	1%
High-income	2,296	2,362	-3%	2,261	2,101	8%
Middle-income	1,399	1,074	30%	1,266	1,030	23%
Novolar	348	385	-10%	348	327	6%
Middle-income	506	440	15%	513	453	13%
Low-income	250	280	-11%	258	262	-2%

*“Non-Controlled” projects are added to the “Patrimar - High Income” category.



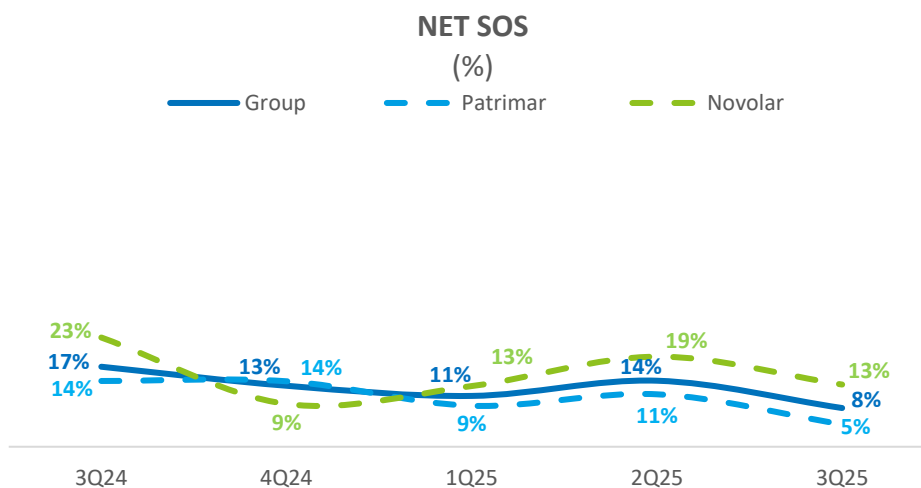
Patrimar | Oceana Golf, Rio de Janeiro (RJ)

Delivered: 3Q25

Sales Speed – SOS

As a reflection of the sales volume, Patrimar Group's SOS in 3Q25 decreased by 5 percentage points compared to the previous quarter, because of efficient management of launch volume and inventory.

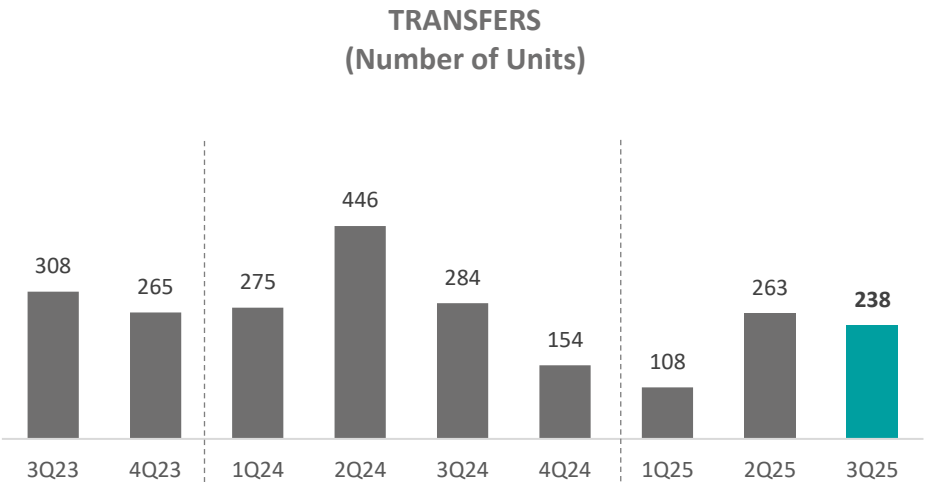
In the 3Q25 LTM accumulated period, SOS reached 30%, 2 percentage points below the previous period.



SALES SPEED	3Q24	4Q24	1Q25	2Q25	3Q25
SOS Group (%)	17%	12%	10%	13%	8%
SOS Patrimar (%)	14%	14%	9%	10%	5%
Sales Patrimar	164,169	176,877	100,115	177,866	73,071
Offer Patrimar	1,184,473	1,306,097	1,144,387	1,711,744	1,528,719
Opening Stock	1,034,439	1,033,212	1,144,387	1,058,732	1,367,056
Launches	150,034	272,885	-	653,013	161,663
SOS Novolar (%)	23%	9%	13%	19%	13%
Sales Novolar	132,854	54,695	71,532	178,652	116,535
Offer Novolar	577,182	606,401	559,332	941,198	889,019
Opening Stock	330,572	451,467	559,332	494,745	755,609
Launches	246,610	154,934	-	446,454	133,411

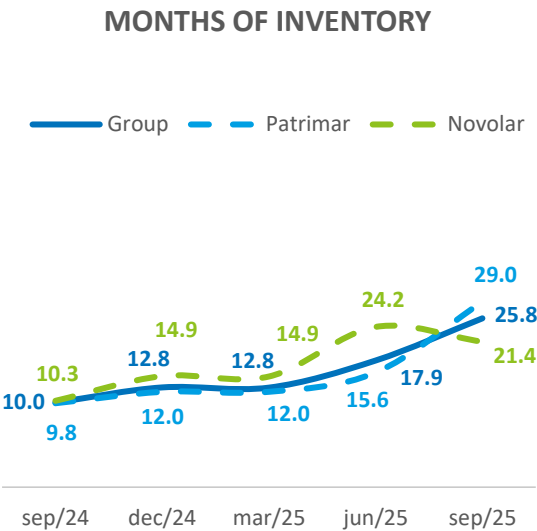
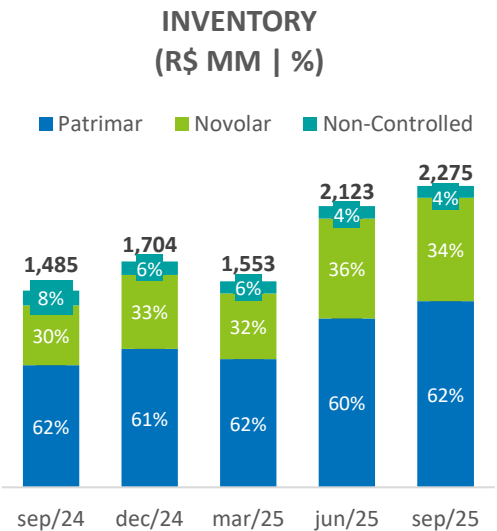
Transfers

The volume of transfers in 3Q25 was above the average of the last twelve months — 191 transfers. This performance reflects the launch schedule, and the progress of construction works, especially those of the Novolar developments.

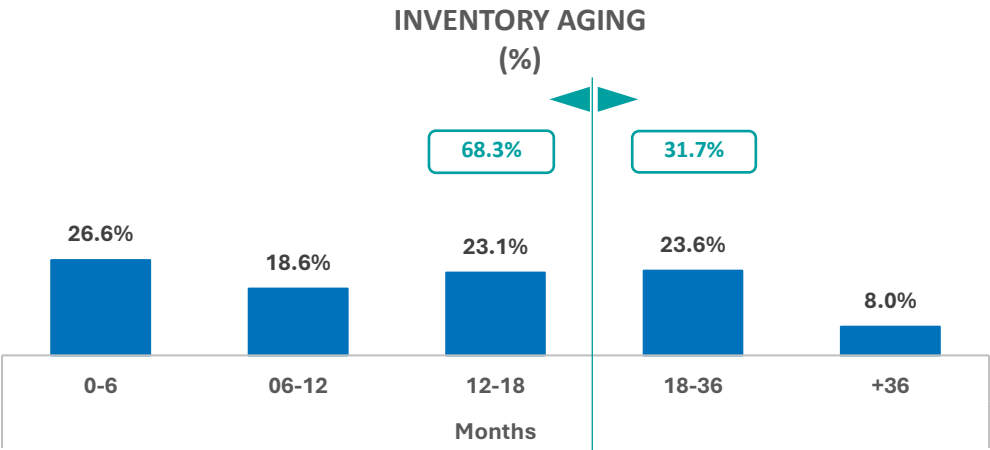


Inventory

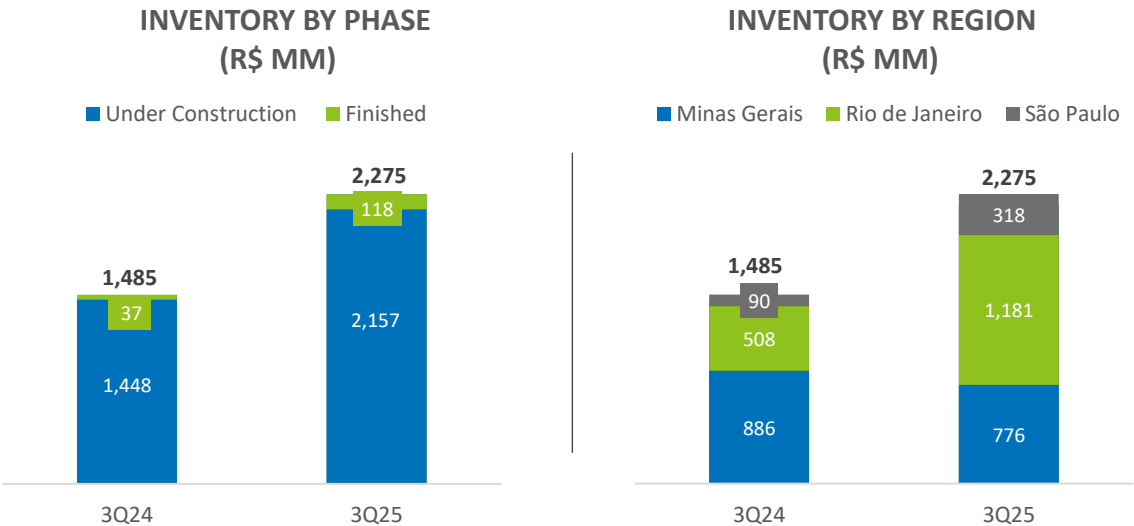
Inventory levels increased compared to previous months, due to the concentration of 3Q25 launches at the end of the quarter.



Inventory aging remains in line with recent periods, with over 68% of inventory concentrated in developments launched within the last 18 months.

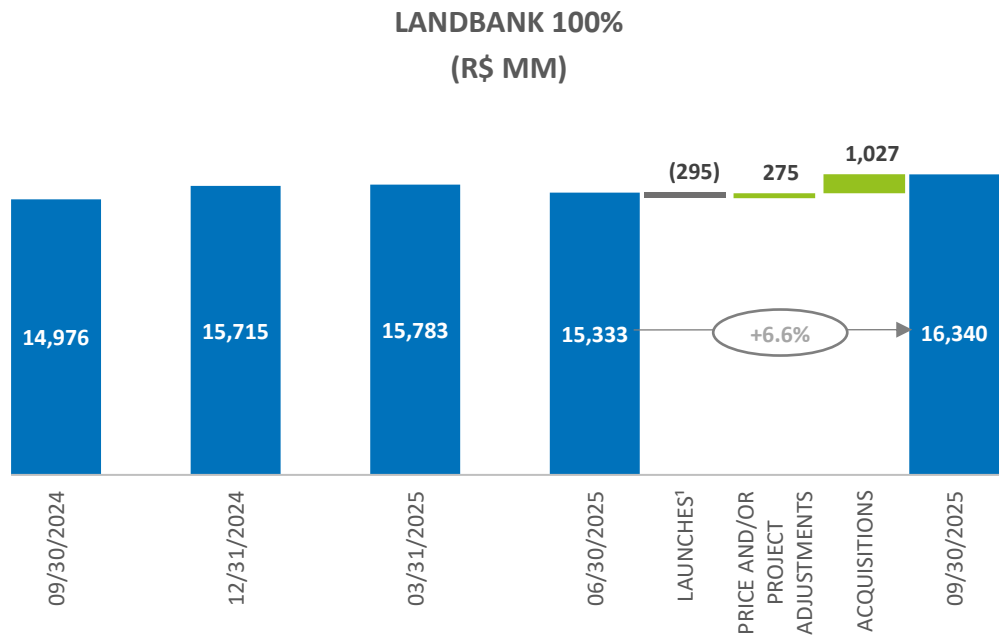


In 3Q25, there was an increase in completed inventory due to the delivery of the Oceana Golf development in Rio de Janeiro.

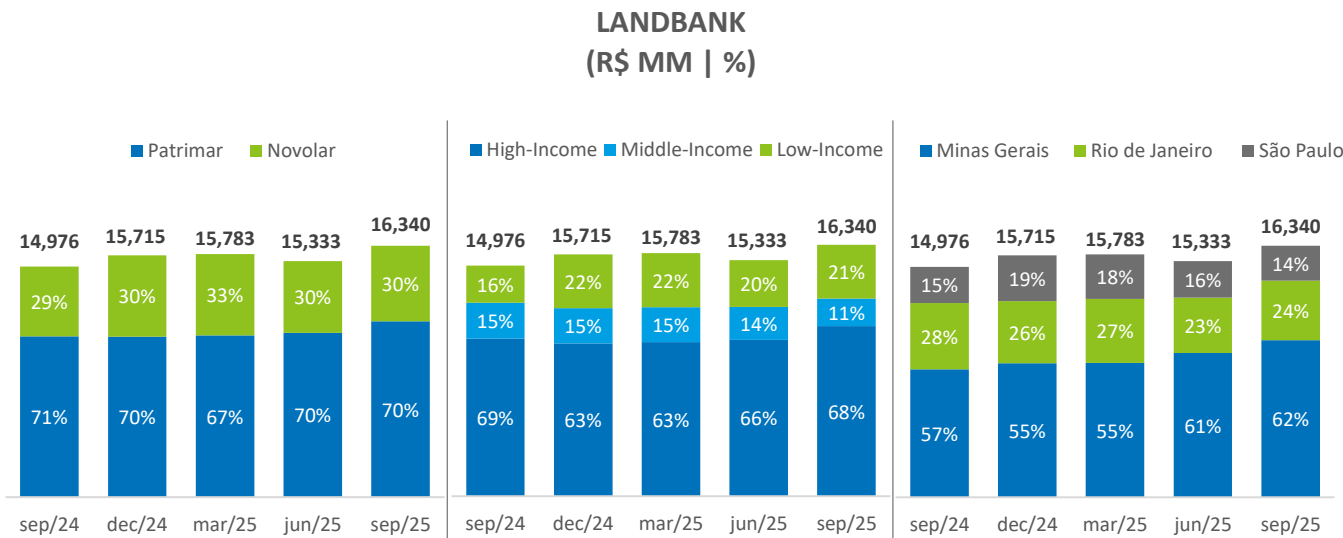


Landbank

We recorded a new milestone: R\$ 16.3 billion in landbank, maintaining Patrimar Group’s share at 75%, consistent with the previous quarter.



Five plots of land were acquired during the period, distributed between the states of Minas Gerais and Rio de Janeiro, across both high and low-income housing segments. This move aligns with the Company’s strategy to expand its presence in key operating markets.



¹ 100% Patrimar Launches.

About Grupo Patrimar

The Company is a developer and homebuilder based in Belo Horizonte, focusing its activities on the southeastern region of Brazil, with over 60 years of experience in the construction industry, and is positioned among the largest in the country. Its business model is vertically integrated, acting in the development and construction of real estate projects, as well as the commercialization and sale of independent real estate units.

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



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Delivered: 3Q25



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