

RESULTS

2^{do} QUARTER 2026

August 20, 2026

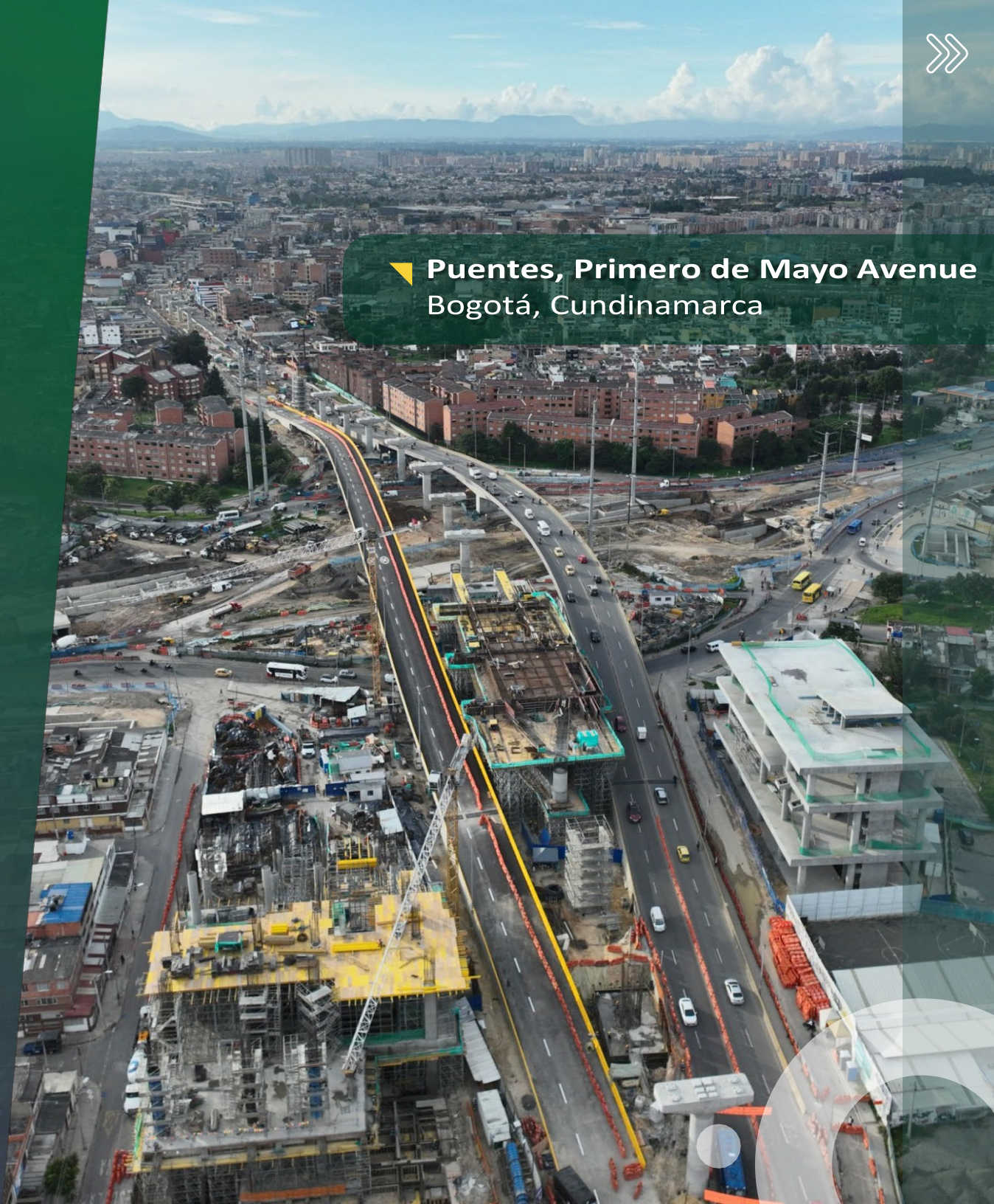
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AÑOS



Concreto

Historia que enorgullece, futuro que se construye

► Puentes, Primero de Mayo Avenue
Bogotá, Cundinamarca





Disclaimer

This document contains forward-looking information regarding Constructora Concreto S.A., based on current conditions, reasonable expectations, and assumptions regarding the future performance of the business. This information does not constitute a guarantee of results and is subject to risks, uncertainties, and other factors that could cause actual results to differ materially from those presented herein.

The projections and estimates are made exclusively as of the date of this presentation, and Constructora Concreto S.A. assumes no obligation to update them, except as required by applicable regulations. Interested parties are advised to consult the public information available from the Financial Superintendency of Colombia.

Change in government 2026

Housing



Proposals from the Incoming Administration

- **New subsidy program:** “La Casa Milagro” will replace Mi Casa Ya, according to Housing Minister-designate Jaime Andrés Beltrán.
- **Mortgage loans at a real rate of 2%:** The goal is to coordinate the National Savings Fund, compensation funds, and private banks to bring the effective rate down to that level.
- **Starting point:** a housing deficit affecting 25.6% of households (DANE) and a 56% drop in housing starts in January 2026 (Camacol).

Our Action Plan

- **Growth of the Housing Business Unit:**
Over the next three years, Concreto will expand its housing business. This growth trajectory will begin in 2026, with estimated sales of approximately \$300,000 million. The expansion will be concentrated in Medellín, Bogotá, and the Caribbean Coast—markets that account for the country’s highest demand for housing and where the impact of subsidies and access to credit is most significant.

Construction



Proposals from the incoming administration

- **Revitalization:** The nominee for Minister of Transportation, Elsa Noguera, proposes kickstarting infrastructure investment and prioritizing the completion of delayed projects.
- **Legal certainty:** restore investor confidence and streamline permits, licenses, and prior consultations to attract private capital.
- **Backlog of Projects:** 18 5G projects in the pre-construction phase totaling \$49 trillion and \$321.3 trillion in strategic transportation projects, of which \$38.6 trillion have already received Conpes approval.

Our action plan

- **Construction Business:** Active commercial deployment to support public and private entities in the sector’s recovery.
- **Sumapaz Road Profitability:** Resolve outstanding issues with the ANI regarding the completion of the construction phase, enabling the agreed-upon rate increase and paving the way for potential refinancing.
- **New Opportunities:** Review the development of private initiatives with the incoming government

FACTS HIGHLIGHTS

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Sumapaz Highway
Bogotá - Girardot

New construction contracts awarded to private clients totaling \$41,485 million

Cangreja, Pastorcita, and La Pastora Bridges - Antioquia

Construction of the Cangreja, Pastorcita, and La Pastora bridges for the Túnel de Oriente Concession, valued at \$27,760 million. The bridges will be located along the open-air road corridor of the Aburrá-Oriente Road Link, at the western entrance to the Santa Elena Tunnel. The estimated construction time is approximately 8 months.



Illustrative image
Cangreja, Pastorcita, and La Pastora Bridges - Antioquia

Las Palmas Interchange - Antioquia

Construction of the Las Palmas Interchange for the Oriente Tunnel Concession, valued at \$13,725 million. The project involves work on five road sections, covering an area of approximately 30,000 m². It is located in the Alto de Las Palmas sector, along the road corridor connecting Medellín with the municipality of Envigado, specifically along Las Palmas Road (Route 56). The estimated construction time is approximately 8 months.



Illustrative image
Las Palmas Interchange – Antioquia Photo
courtesy of Obras Antioquia

DEVIMED: 30 years Connecting Eastern Antioquia

On July 31, 2026, the DEVIMED concession—one of the most significant infrastructure projects in Eastern Antioquia—was terminated and transferred to INVIAS.

\$2.8 trillion
invested in Capex and Opex during the concession period.

68.12 km
of dual-lane roads, **2 tunnels**, and **105.5 km** of rehabilitated roads,
improving mobility in the region.

172.5 km
of road corridor

450,000
residents benefited



Kilometer 41 – Medellín, El Santuario

A legacy that will continue to drive connectivity and development in eastern Antioquia.

*Significant event occurring after the close of the second quarter. Source: National Infrastructure Agency (ANI), press release, July 29, 2026.



Featured Image: Nuevo Poblado Torres Presti y Baena

Progress in the housing business

Launch of the third tower at – Nuevo Poblado (Medellín)

During the second quarter, the third tower of the Nuevo Poblado project, located in the municipality of Itagüí and comprising 128 units, was launched. The project has total sales of \$83,000 million.

Development of multifamily projects in the United States

In the United States, we focus our efforts on developing real estate projects for sale and rent

Lyra

Lyra is a multifamily project located in South Florida, developed by Concreto LLC in partnership with Ora Developments and a strategic Colombian partner.

During the quarter, the project’s construction loan of USD 43.3 million was finalized with Permark (Chicago), and the construction contract was signed with the contractor Grycon. With this approval, construction is expected to begin in late August 2026.

CAPEX	66.7
Units	192
% stake as managing partner	25
% ownership of CC LLC	2.4
Role as CC LLC	Manager



Featured image: Lyra Residences - Miami, Florida

Century Town Center 1

As part of the rebalancing of Concreto LLC’s portfolio, it was decided to replace non-strategic assets with others aligned with the portfolio’s current objectives. In this context, Concreto LLC and Century Home Builders acquired the stake held by co-investor Mattoni Group in the Century Town Center 1 project, assuming full management of the project.

In addition to the acquisition of the stake, the project’s debt was refinanced, improving its financial terms and strengthening the asset’s capital structure.

CAPEX	138
Units	326
Percentage of ownership as managing partner	50
% ownership of CC LLC	17.7
Role in CC LLC	Manager



Century Town Center 1 - Doral, Florida

SUMMARY OF RESULTS



Group 5 - TransMilenio Av. 68
Bogotá, Cundinamarca



Summary of 2Q2026 Financial Results

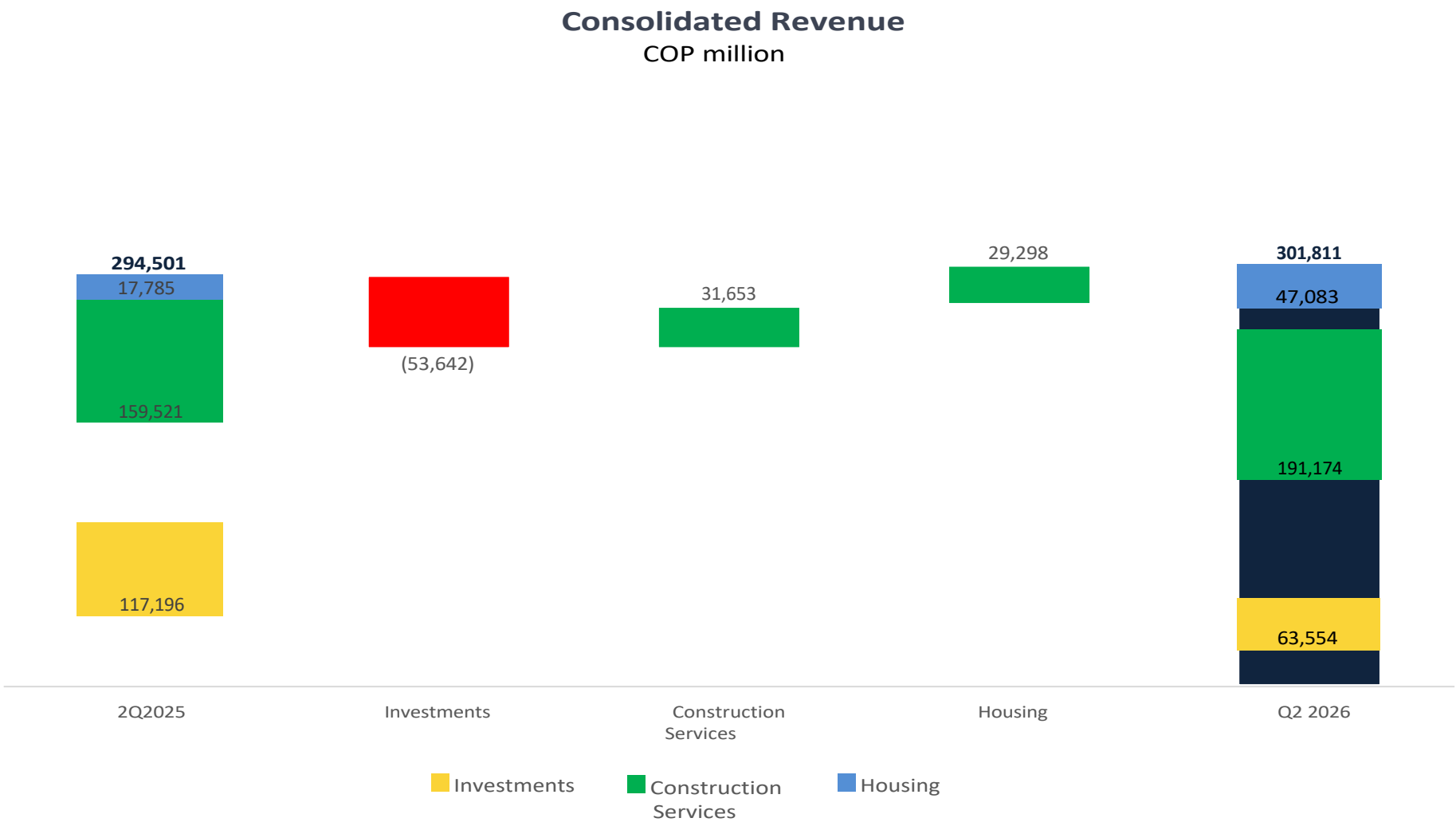
Revenue 301,811 Q2 2025: 294,501 ↑ 2.5%	Operating Income 18,242 (6.0%) Q2 2025: 4,928 (1.7%) ↑ 270.2%	EBITDA 32,710 (10.8%) Q2 2025: 23,106 (7.8%) ↑ 41.6%
Net Income 13,924 (4.6%) Q2 2025: 32,680 (11.1%) ↓ 57.4%	Financial Debt 222,163 4Q2025: 267,935 ↓ 17.1%	Equity 1,269,307 Q4 2025: 1,268,755 ↑ 0.0%

Explanatory Note on 2025 Results:

- The 2025 results include \$20,628 million in revenue, \$20,593 million in operating income, and \$20,326 million in net income, corresponding to the sale of real estate and assets in the U.S.
- On a normalized basis, revenue grew by 10% and net income grew by 13%.

Notes:
-All results are from consolidated cumulative financial information; figures are in millions of COP.
-Figures in parentheses indicate business margins.

Revenue by Business Unit



- The change in revenue from the investment business primarily reflects the effect of the sale of lots and assets by Concreto Estados Unidos for \$20,643 million in 1Q2025, as well as a decrease of \$43,850 million in construction revenue from Concreto Estados Unidos projects, associated with the change in its business model.
- Revenue from construction was higher than in the previous year, primarily due to the faster pace of execution of the Calle 13 Lote 1 project.
- In the housing business, the increase in revenue is attributable to a higher number of property transfers.

Notes:
All results are based on consolidated financial information.
Concreto USA's results, including construction, are reflected in the investment segment.

RUA 19 Apartments
Medellín, Antioquia

BUSINESS RESULTS

BUSINESS

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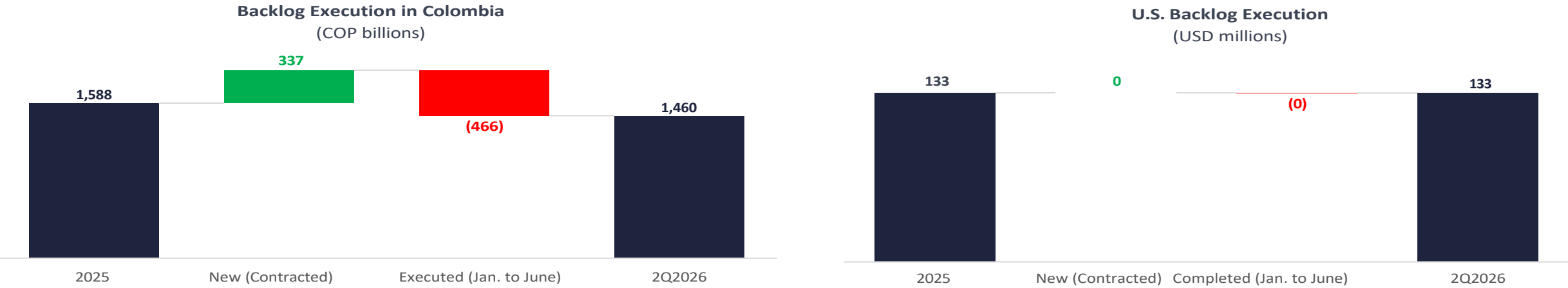
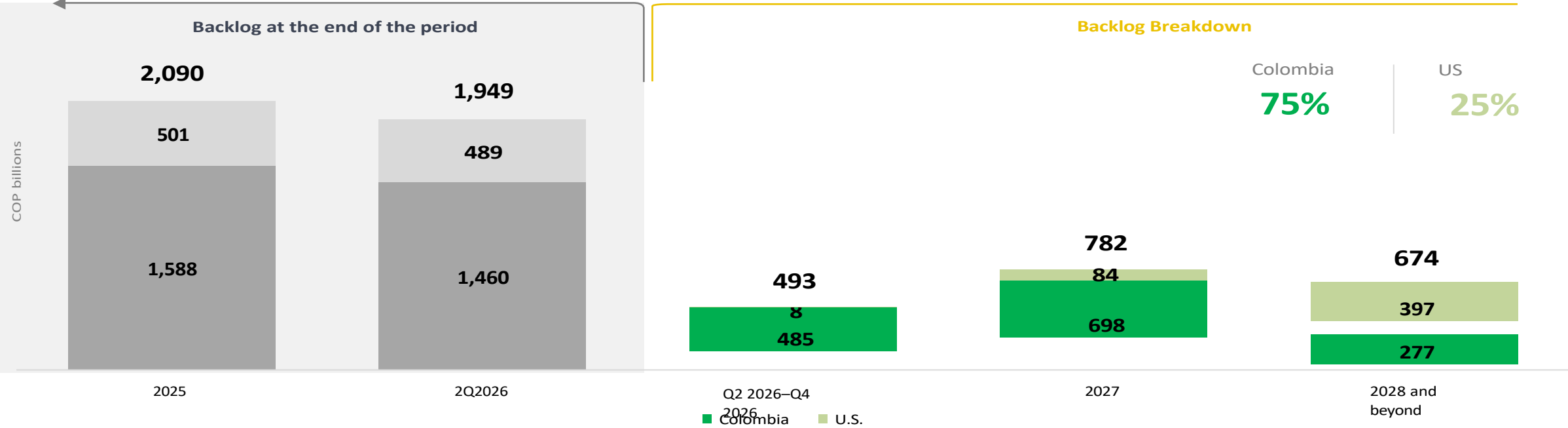


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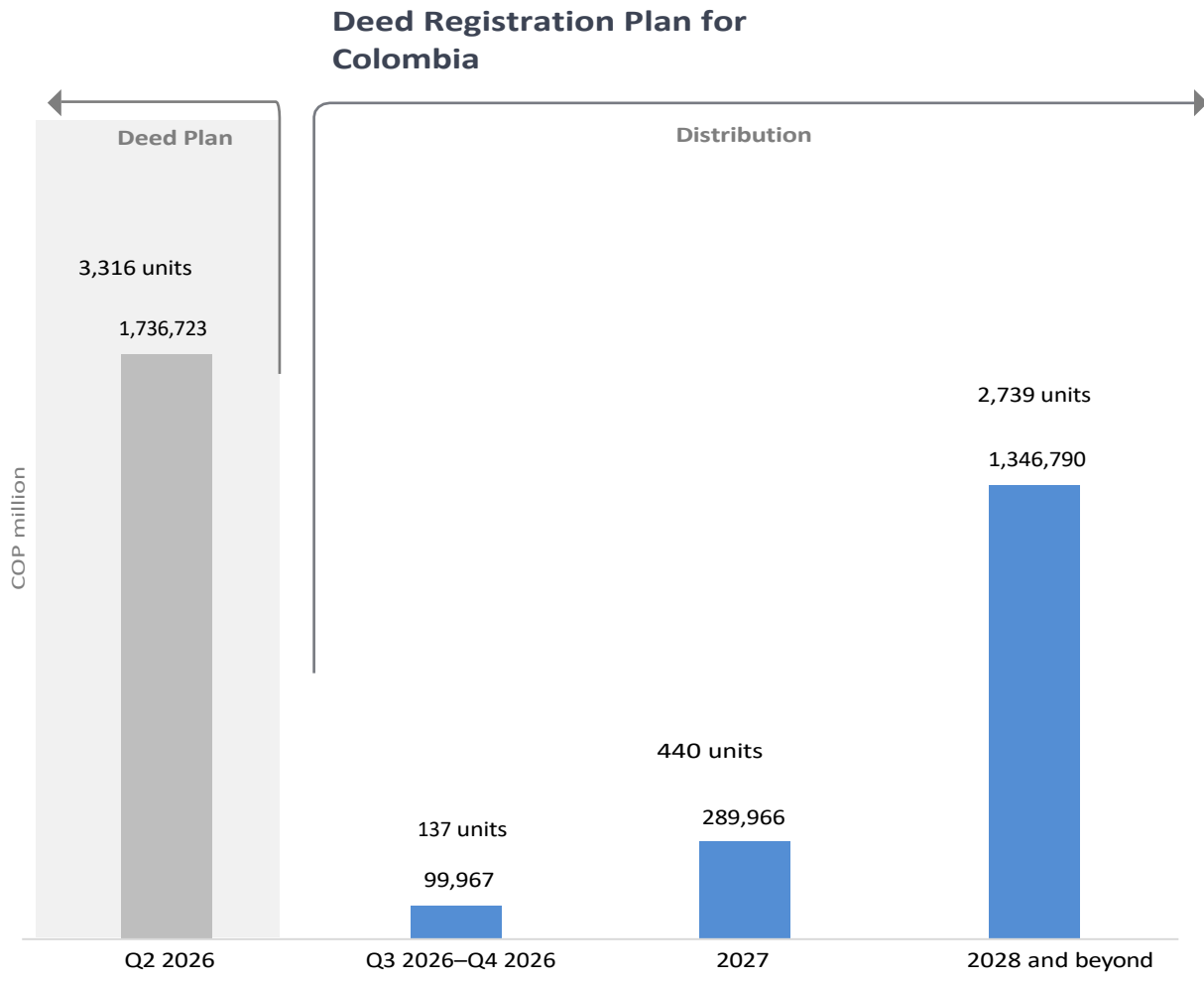
Infrastructure and Construction Backlog

- Backlog: 1.9 trillion (-6.7% vs. 2025: 2.1 trillion).



Notes:
Execution includes a change in scope.
The backlog in Colombia includes public, private, and residential construction.

Housing

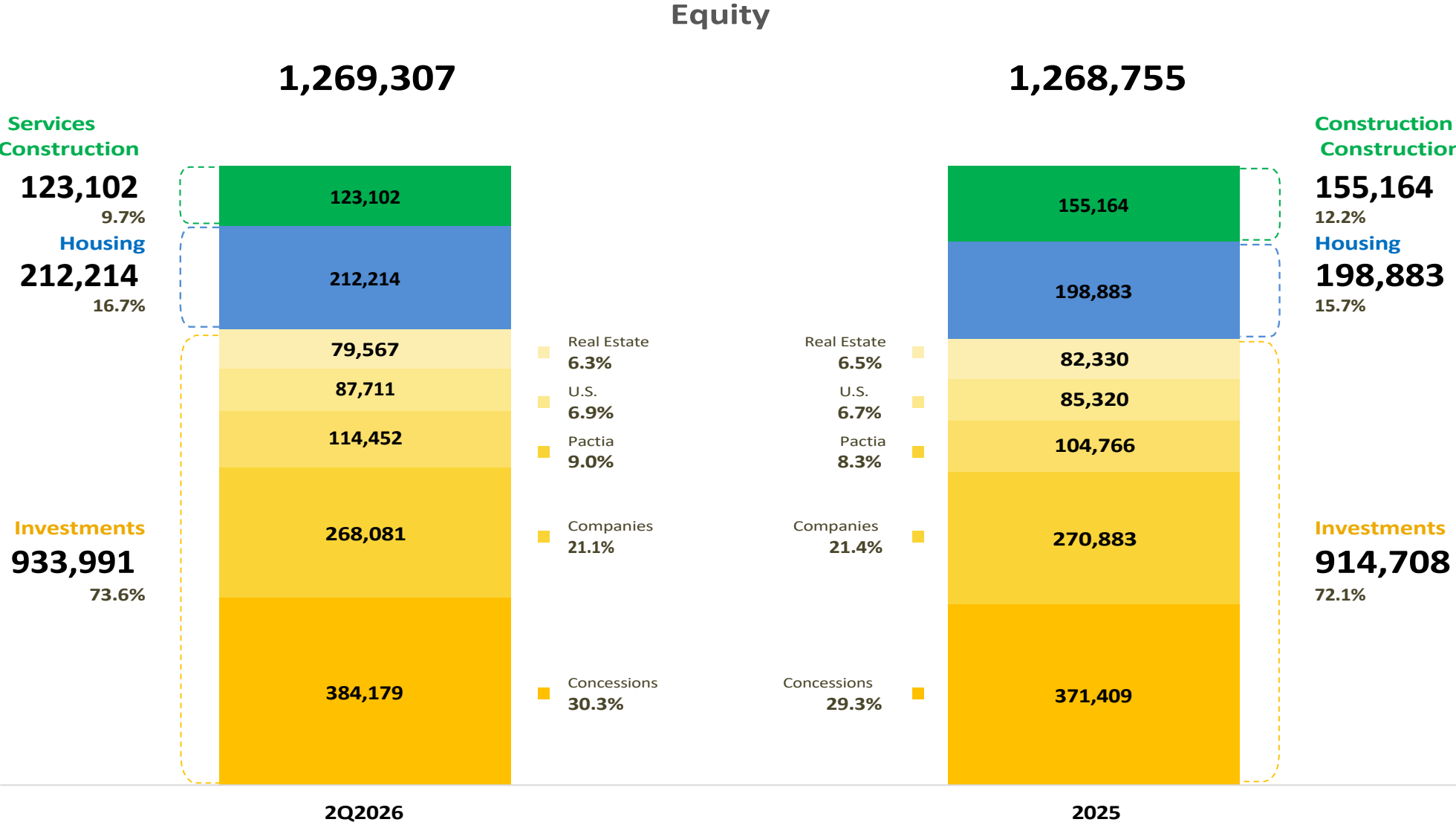


Sales:
153,540 million
(+45.5% vs. 2Q2025: 105,491 million)

The increase is in line with the growth plan for each business unit and corresponds to the new Calia and Boscatta 147 projects.

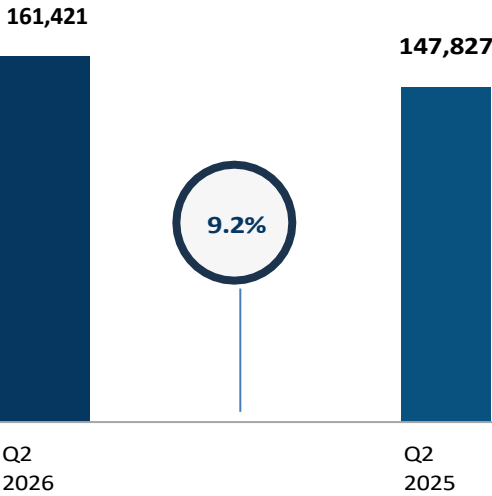
Note: Closing includes units to be launched, sold, and closed; units to be sold and closed; and units sold and to be closed. The figures presented are based on a 100% ownership interest.

Investment
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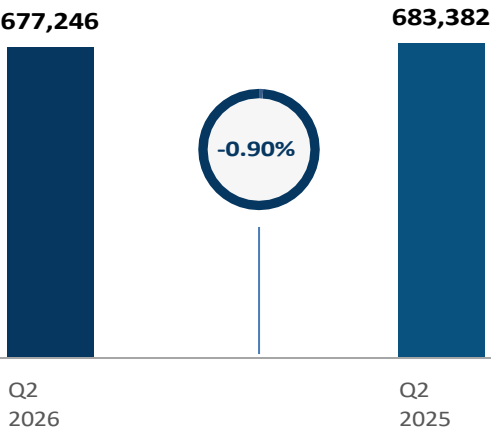


PACTIA

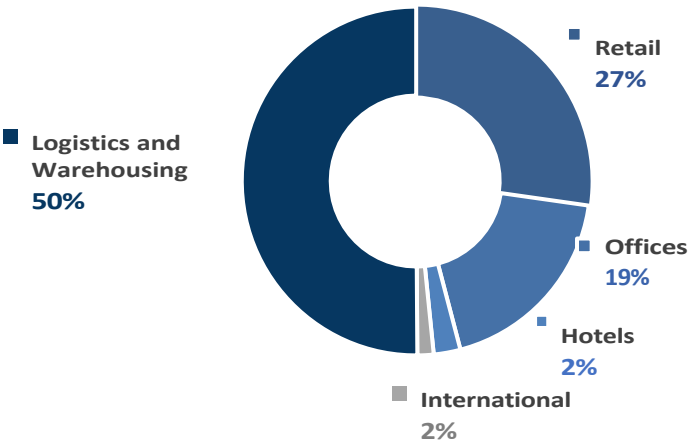
NOI (Cumulative)



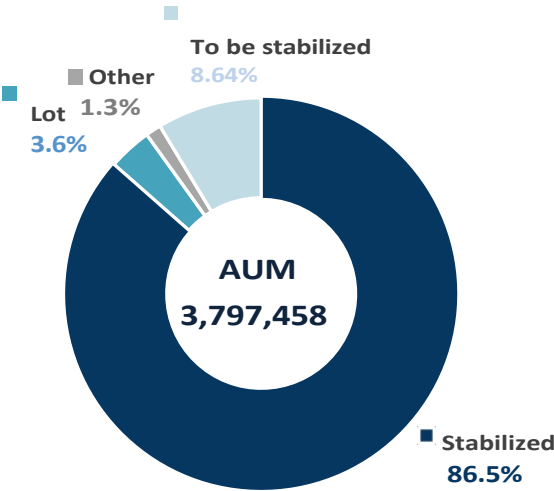
GLA m²



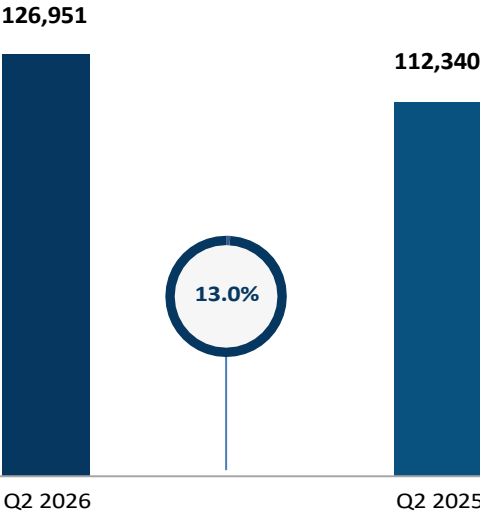
GLA 2Q2026
677,246 m²



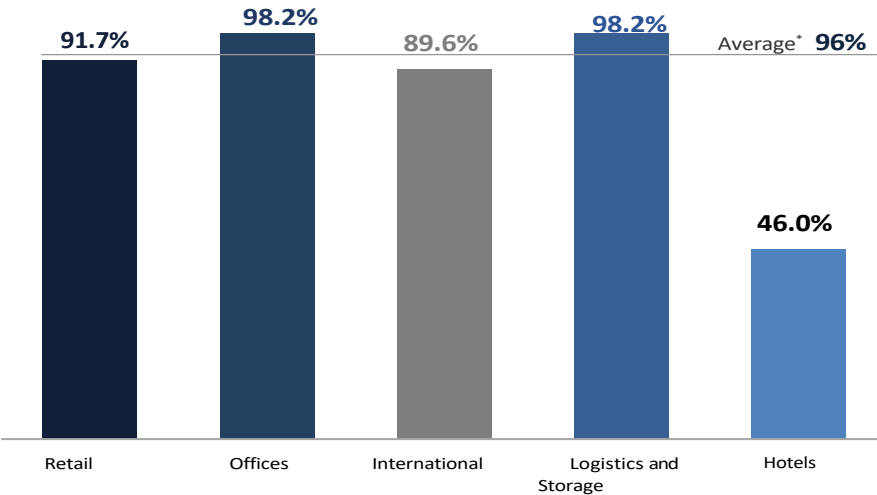
AUM Breakdown by State



Percentage of Total



Occupancy, 2Q 2026



*Including vacancies and projects.
The figures do not include the sale of shopping centers.

Shopping centers: 4.5%

* Average excluding hotels

PACTIA

On June 31, **Pactia** signed an agreement with Mallplaza for the sale of the eight Gran Plaza shopping centers for COP 1.2 trillion. After paying off debt and covering the costs associated with the transaction, a return of capital will be made; the proceeds we receive will be used to pay off the company's current obligations and commitments.



Gran Plaza El Ensueño Shopping Center - Bogotá, Cundinamarca

Vía Sumapaz (Vía 40)

- Traffic growth continues as major construction projects are completed, generating higher revenue and EBITDA.
- Discussions with the ANI continue in an effort to resolve outstanding issues from the construction phase: (i) the increase in toll rates, which has not been achieved due to a property tax liability owed by the ANI, and (ii) the completion of UF2, which did not materialize for reasons beyond the concession’s control.
- A potential refinancing is being explored.

Start date:	Expiration Date:	Concreto % Stake:
December 2016	December 2046	15.0%

Financial Results			
Millions of COP	Q2 2026	2Q2025	Change (%)
Revenue	420,852	212,127	98.4%
EBITDA	58,419	-226	25,949.1%
Average Daily Traffic			
Toll	Q2 2026	2Q2025	Change (%)
Chinauta	21,876	18,168	20.4%
Chusaca	26,801	20,076	33.5%
Total	48,677	38,244	27.3%



Devimed

Start date:
June 1996

End date:
July 2026

Concreto % Stake:
24.08%

On July 31, the concession was revoked and returned to Invías.



DCO

Start date:
October 2022

End date:
October 2052

Concreto %
Share: 25%

The conditions necessary for the start of the construction phase could not be met, which is why arbitration proceedings are underway with the Antioquia Governor’s Office to complete the settlement phase. Closing arguments were presented in June, and the ruling is still pending.



FINANCIAL RESULT

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Group 8 - Transmilenio Av. 68
Bogotá, Cundinamarca



Consolidated Income Statement

Figures in millions of COP	Q2 2026	Q2 2025	Change (%)	Change (\$)
Revenue	301,811	294,501	2%	7,310
Costs	-268,586	-316,710	-15%	48,124
Gross Profit	33,225	-22,209	-7.5%	55,434
Administrative and sales expenses	-13,074	-13,265	-1%	191
Personnel expenses	-17,224	-15,515	11%	-1,709
Operating expenses	-30,299	-28,780	5%	-1,519
Other revenue	11,274	47,042	-76%	-35,768
Other expenses	-4,761	-12,994	-63%	8,233
Other gains (losses)	9,024	9,541	-5%	-517
Equity method	-221	12,328	-102%	-12,549
Operating income	18,242	4,928	1.7%	13,314
EBITDA	32,710	23,106	7.8%	9,604
Change in difference	540	-396	236%	936
Financial income	12,152	9,073	34%	3,079
Financial costs	-6,777	-12,342	-45%	5,565
Pre-tax profit	24,157	1,262	0.4%	22,895
Taxes	-10,233	31,418	-133%	-41,651
Minority interest	-	-	0%	-
Profit for the period	13,924	32,680	11.1%	-18,756

The results for 2Q2026 continue the trend of operational recovery and improved profitability.

Key figures include:

- 1 The increase in gross profit compared to 2Q2025 is due to impairment charges recorded in 2025 on IDU projects.
- 2 Other income was lower compared to 2Q2025 because last year included non-recurring income from the payment of the Ituango acceleration bond as well as a reversal of impairment charges.
- 3 Other expenses were lower because in 2025 It recorded the sale of FCP Pactia's stake.
- 4 The equity method of accounting showed a decline compared to 2025, attributable to lower earnings at IMI and the termination of the Devimed concession.
- 5 Lower expenses related to debt payments and lower factoring/confirming expenses.
- 6 Taxes have increased compared to last year due to the introduction of the wealth tax.

Consolidated Statement of Financial Position

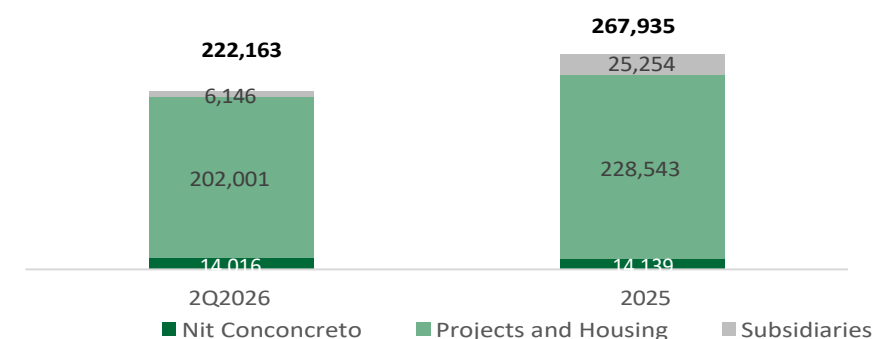
Figures in millions of COP	Q2 2026	4Q2025	Change (%)	Change (\$)
Assets				
Cash and cash equivalents	118,693	172,912	-31.4%	-54,219
Trade receivables	441,938	399,667	10.6%	42,271
Accounts receivable from related parties	72,082	61,604	17.0%	10,478
Current inventory	458,818	441,321	4.0%	17,497
Current assets held for sale	6,674	7,105	-6.1%	-431
Other current assets	70,562	55,797	26.5%	14,765
Total Current Assets	1,168,767	1,138,406	2.7%	30,361
Investment Property	61,353	61,083	0.4%	270
Property, plant, and equipment	229,539	229,533	0.0%	6
Investments in joint ventures and associates	338,718	362,946	-6.7%	-24,228
Other non-current assets	422,365	403,856	4.6%	18,509
Total Non-Current Assets	1,051,975	1,057,418	-0.5%	-5,443
Total Assets	2,220,742	2,195,824	1.1%	24,918
Liabilities				
Financial obligations	120,900	166,341	-27.3%	-45,441
Accounts Payable	288,942	231,382	24.9%	57,560
Accounts payable to related parties	11,814	10,147	16.4%	1,667
Lease liabilities	1,765	2,525	-30.1%	-760
Other non-financial liabilities	223,890	206,846	8.2%	17,044
Other current liabilities	75,322	80,698	-6.7%	-5,376
Liabilities associated with assets held for sale	-	-	0.0%	-
Total Current Liabilities	722,633	697,939	3.5%	24,694
Non-current financial liabilities	98,480	97,880	0.6%	600
Other non-current liabilities	127,119	127,389	-0.2%	-270
Lease liabilities	3,203	3,851	-16.8%	-648
Total Non-Current Liabilities	228,802	229,120	-0.1%	-318
Total Liabilities	951,435	927,059	2.6%	24,376
Equity				
Equity	1,269,307	1,268,755	0.0%	552
Total Equity	1,269,307	1,268,755	0.0%	552

All transactions are within the company's ordinary course of business.

The key figures are:

- 1 The increase in accounts receivable is due to a higher response of project execution.
- 2 Decrease in financial obligations for payment of loans for subsidiaries' projects.
- 3 The increase in accounts payable is primarily attributable to a higher volume of project execution.
- 4 The change in other non-financial liabilities is primarily attributable to an increase in advance payments received from various housing and construction projects.
- 5 The change in equity is less than the Profit for the period due to the impact that the decrease in the exchange rate has had on the ORI Method.

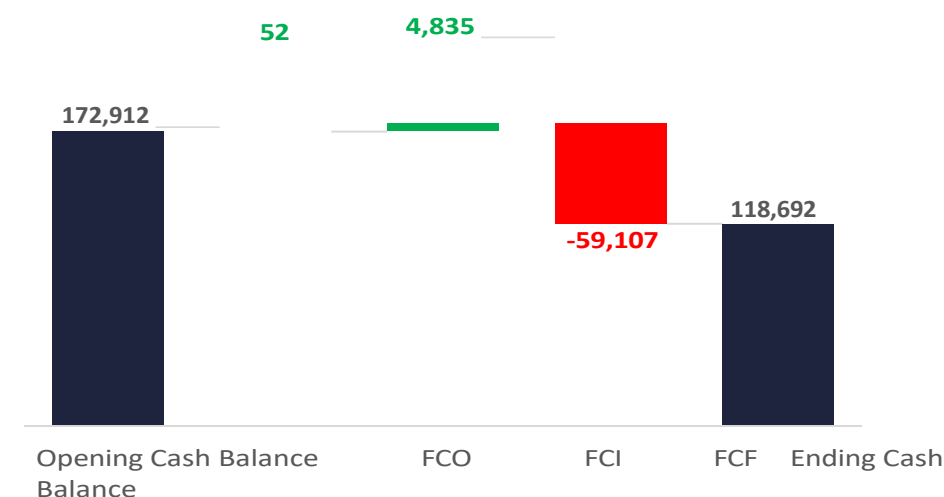
Consolidated Debt



(1) Financial debt includes operating leases.

Consolidated Cash Flow Statement

Figures in millions of COP	Q2 2026	2Q2025	Change (%)	Change (\$)
Profit (Loss)	13,924	32,680	-57.4%	-18,756
Adjustments for non-cash items	-3,587	-19,248	81.4%	15,661
Adjustments to non-operating income and expenses	-6,613	6,209	-206.5%	-12,822
Investment in Working Capital	6,411	-59,952	110.7%	66,363
Income Taxes	-7,056	21,454	-132.9%	-28,510
Dividends Received	9,186	17,833	-48.5%	-8,647
Other cash inflows (outflows)	-12,212	-27,477	55.6%	15,265
Cash flows from operating activities	52	-28,500	100.2%	28,552
PP&E Purchases	-10,812	-5,485	-97.1%	-5,327
Sales of PP&E	148	16,191	-99.1%	-16,043
Investments	-9,985	-18,504	46.0%	8,519
Divestitures	25,485	46,522	-45.2%	-21,037
Other cash inflows (outflows)	0	0	n.a.	0
Cash flows from investing activities	4,835	38,724	-87.5%	-33,889
Loan Disbursements	29,453	31,680	-7.0%	-2,227
Loan Repayments	-74,821	-31,012	-141.3%	-43,809
Payments on finance leases	-792	-3,200	75.2%	2,408
Interest paid	-13,001	-18,521	29.8%	5,520
Other cash inflows (outflows)	0	0	n.a.	0
Cash flows from financing activities	-59,107	-21,053	-180.8%	-38,054
Cash Flow for the Period	-54,220	-10,829	-400.7%	-43,391
Opening Cash Balance	172,912	166,524	3.8%	6,388
Closing Balance	118,692	155,695	-23.8%	-37,003



As of June, the company reported a negative change in its cash balance of \$54,220 million, primarily due to financial expenses and loan payments.

QUESTIONS AND ANSWERS



13th Street, Lot 1
Bogotá, Cundinamarca



Concreto