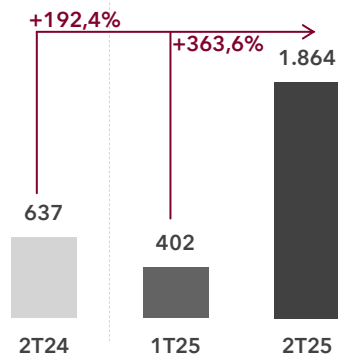


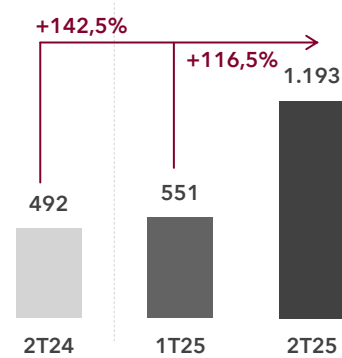
Recife, 9 de julho de 2025 - A Moura Dubeux Engenharia S.A. ("MD" ou "Companhia") (B3: MDNE3; Bloomberg: MDNE3:BZ), incorporadora líder em *market share* no Nordeste, atuando há mais de 40 anos na Região, apresenta a prévia dos seus resultados operacionais para o segundo trimestre de 2025 (2T25). Estes resultados operacionais são preliminares, ainda sujeitos à revisão da Auditoria.

R\$ 1,8 bi LANÇADO E R\$ 1,2 bi VENDIDO(RECORDE) NO 2T25

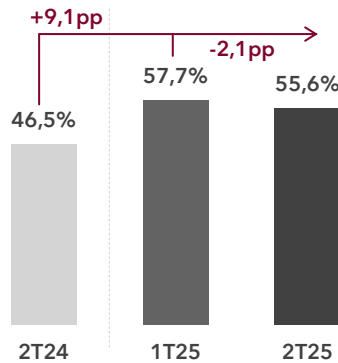
Lançamentos Líquidos %MD (R\$ MM)



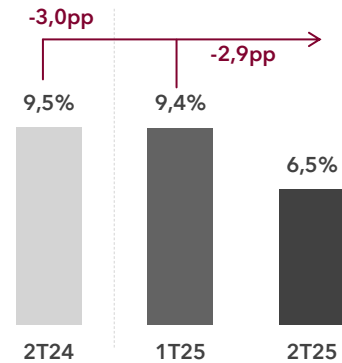
Vendas Líquidas %MD (R\$ MM)



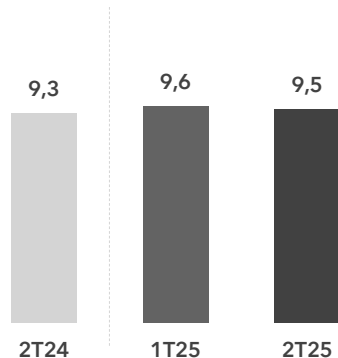
VSO Líquido UDM %MD



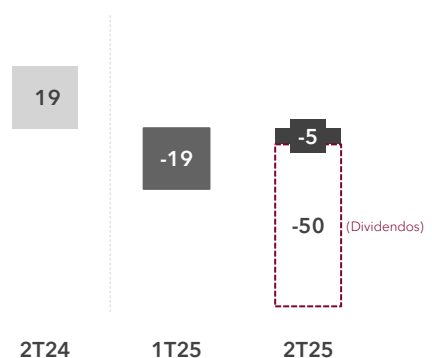
Distratos %MD / Vendas Brutas %MD

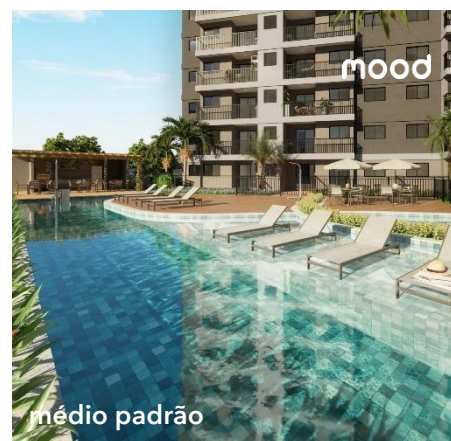
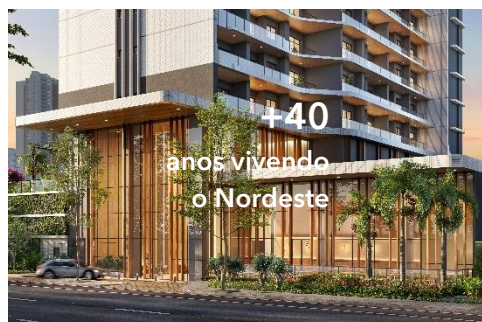


Landbank VGV Bruto (R\$ bi)



Geração (Consumo) de Caixa (R\$ MM)





LANÇAMENTOS

No 2T25 a Companhia lançou 6 projetos totalizando um VGV Bruto de R\$ 2.479 milhões e um VGV Líquido de R\$ 1.864 milhões.

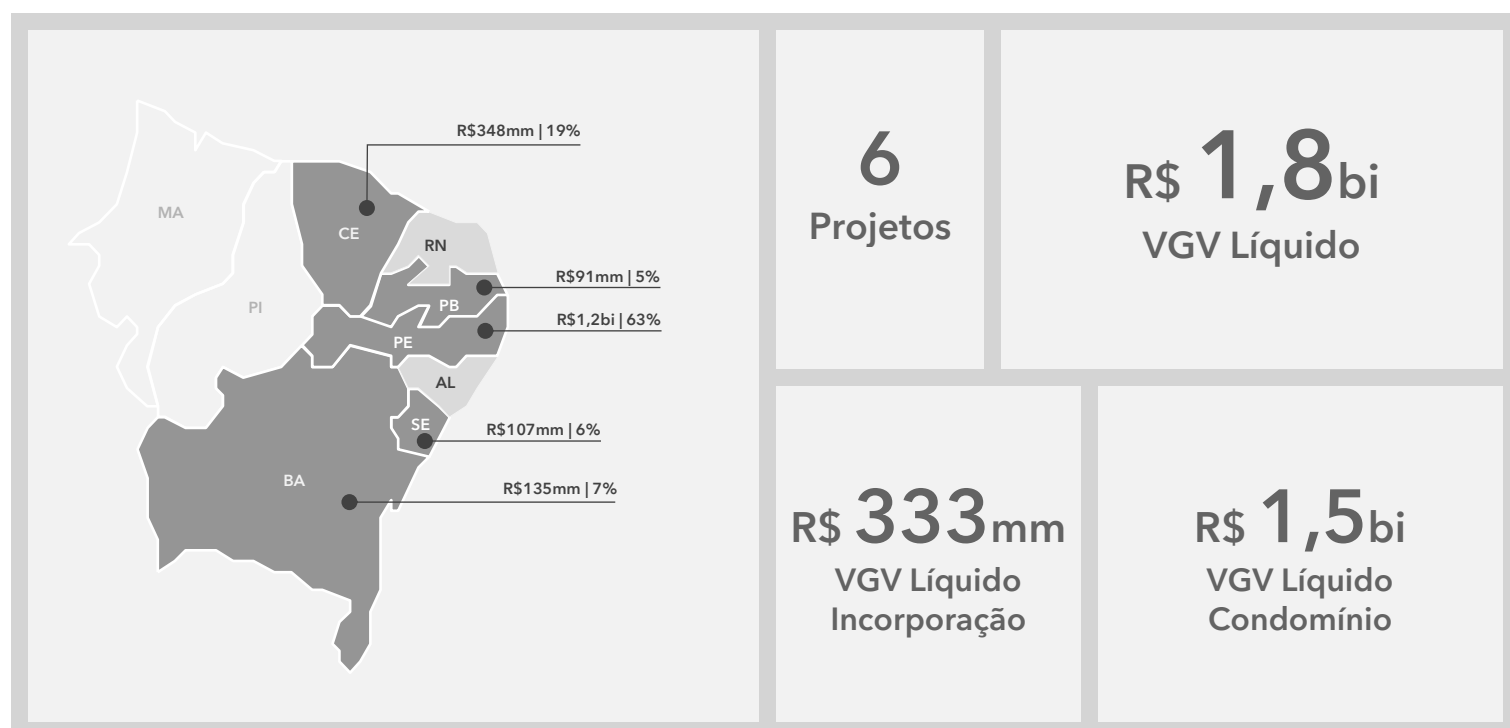
No 1S25, os lançamentos totalizaram R\$ 2.945 milhões em VGV Bruto e R\$ 2.266 milhões em VGV Líquido.

Lançamentos (R\$ em milhares)	2T25	2T24	Var. %	1T25	Var. %	1S25	1S24	Var. %
Lançamentos - VGV Líquido (%MD)	1.863.675	637.354	192,4%	401.995	363,6%	2.265.670	984.076	130,2%
Empreendimentos Lançados	6	4	50,0%	3	100,0%	9	7	28,6%
Nº Unidades Lançadas	1.099	871	26,2%	774	42,0%	1.873	1.522	23,1%

Empreendimentos (R\$ em milhares)	Região	Segmento	Regime	Unid. Totais	VGV Bruto	VGV Líquido	Lançamento	% Venda ¹
1º Trimestre (3)				774	466	402		
2º Trimestre (6)				1.099	2.479	1.864		
Mood Colina	Salvador/BA	Mood	Incorporação	258	141	135	abr/25	81%
Lucena Plaza	Recife/PE	Alto Padrão	Condomínio	117	794	486	mai/25	98%
Mansão Seara	Fortaleza/CE	Alto Padrão	Condomínio	74	649	348	mai/25	13%
Cais Avenida	Recife/PE	Alto Padrão	Condomínio	249	697	697	mai/25	40%
Mood Farol	Aracaju/SE	Mood	Incorporação	228	107	107	mai/25	13%
Mood Epitácio	João Pessoa/PB	Mood	Incorporação	173	91	91	jun/25	7%
Total (9)				1.873	2.945	2.266		

1. Em 30.06.2025

Distribuição do VGV Líquido de Lançamento por Praça - 2T25



VENDAS E ADESÕES

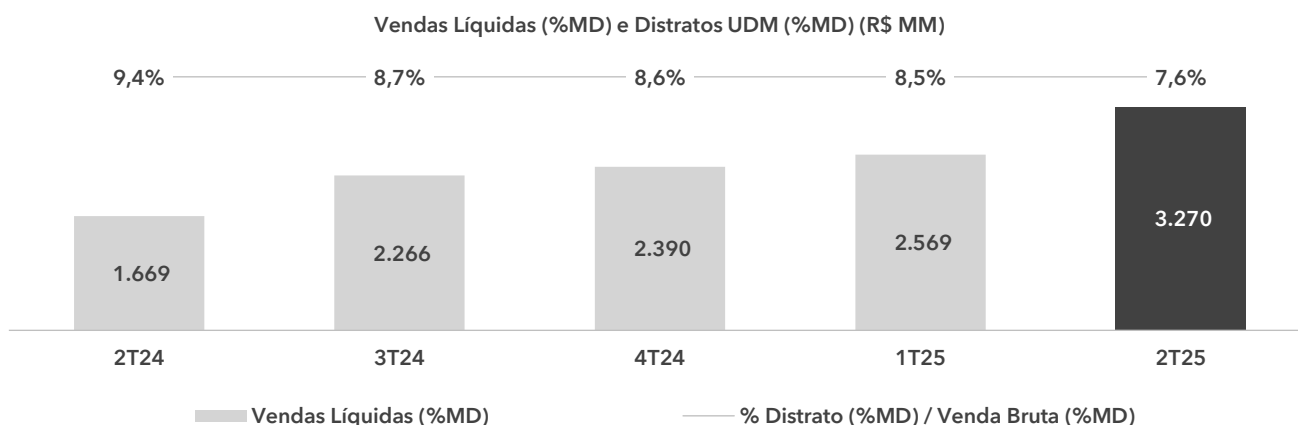
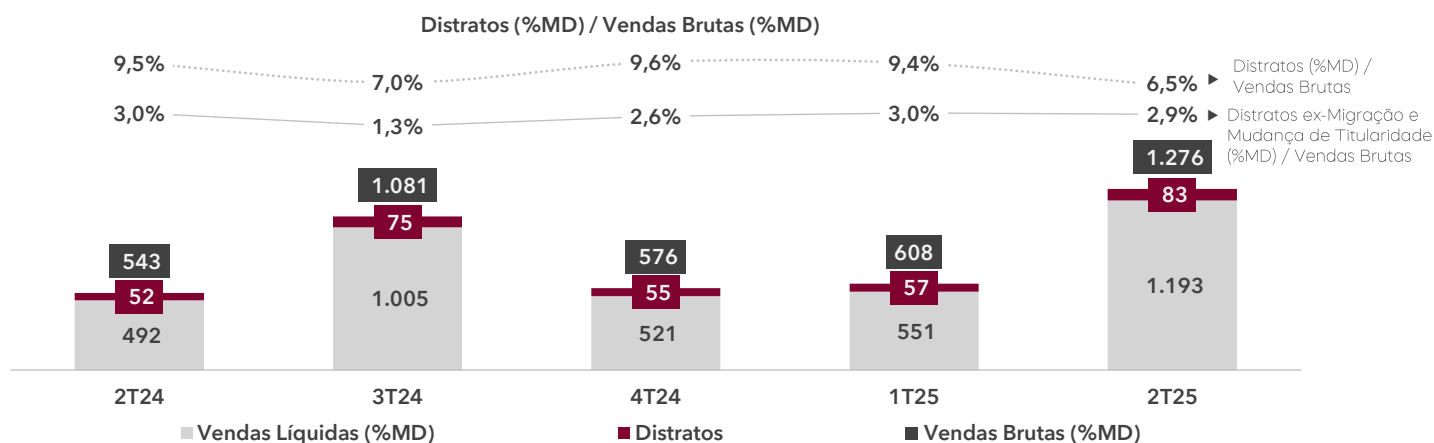
O volume das Vendas e Adesões Líquidas (%MD) no 2T25 registrou número recorde de R\$ 1.193 milhões, aumento de 142,5% em relação ao 2T24 e de 116,5% em relação ao 1T25.

No 1S25, as Vendas e Adesões Líquidas (%MD) somaram R\$ 1.744 milhões, aumento de 101,9% quando comparado aos R\$ 864 milhões no 1S24.

Vendas e Adesões (R\$ em milhares)	2T25	2T24	Var. %	1T25	Var. %	1S25	1S24	Var. %
Vendas e Adesões Brutas ¹	1.275.574	544.080	134,4%	609.061	109,4%	1.884.635	960.464	96,2%
Vendas e Adesões Brutas ¹ (%MD) (a)	1.275.574	543.366	134,8%	608.606	109,6%	1.884.180	958.845	96,5%
Vendas de Incorporação	389.440	240.566	61,9%	393.067	-0,9%	782.507	419.753	86,4%
Vendas Fechadas ²	46.982	160.775	-70,8%	42.107	11,6%	89.089	217.024	-58,9%
Adesões de Condomínio ³	839.152	142.024	490,9%	173.432	383,8%	1.012.584	322.068	214,4%
Distratos (%MD) (b)	82.637	51.500	60,5%	57.482	43,8%	140.119	94.900	47,6%
Vendas e Adesões Líquidas (%MD) (c=a-b)	1.192.937	491.866	142,5%	551.124	116,5%	1.744.061	863.945	101,9%
Distratos / Vendas Brutas (%MD)	6,5%	9,5%	-3,0pp	9,4%	-2,9pp	7,4%	9,9%	-2,5pp
Nº Unidades Vendidas	945	819	15,4%	863	9,5%	1.808	1.587	13,9%

1. Vendas Brutas contratadas e valor total aderido à Condomínios, 2. Cotas (unidades) de Condomínio aderidas pela Moura Dubeux e revendidas em tabela de Incorporação, 3. Valor total de cotas (unidades) aderidas pelos clientes aos Condomínios

No trimestre, o total de distratos foi de R\$ 83 milhões. Isso representa 6,5% das Vendas e Adesões Brutas (%MD) no 2T25. Assim, nos últimos doze meses (UDM) o total de distratos representou 7,6% das Vendas e Adesões Brutas UDM (%MD).



ABERTURA DAS VENDAS E ADESÕES

Segmento - 2T25
(R\$ em milhares)

Total					Lançamentos ¹		Em Construção		Pronto	
Segmento	Unid.	VG Bruto	VG Bruto (%MD)	% VG (%MD)	Unid.	VG Bruto (%MD)	Unid.	VG Bruto (%MD)	Unid.	VG Bruto (%MD)
Alto Padrão	218	871.987	871.987	68,4%	165	797.312	42	59.024	11	15.651
Mood	518	285.914	285.914	22,4%	355	189.014	135	83.446	28	13.455
Beach Class	154	79.170	79.170	6,2%	-	-	131	68.757	23	10.413
Médio Padrão	55	38.502	38.502	3,0%	-	-	10	6.983	45	31.520
Comercial	-	-	-	0,0%	-	-	-	-	-	-
Total	945	1.275.574	1.275.574	100,0%	520	986.325	318	218.210	107	71.039

1. Considerados projetos lançados até 6 (seis) meses

Região - 2T25
(R\$ em milhares)

Total					Lançamentos ¹		Em Construção		Pronto	
Região	Unid.	VG Bruto	VG Bruto (%MD)	% VG (%MD)	Unid.	VG Bruto (%MD)	Unid.	VG Bruto (%MD)	Unid.	VG Bruto (%MD)
Pernambuco	223	795.602	795.602	62,4%	157	750.620	38	21.059	28	23.923
Ceará	297	215.954	215.954	16,9%	90	85.080	142	90.744	65	40.130
Bahia	268	172.222	172.222	13,5%	201	115.365	56	51.411	11	5.447
Alagoas	60	34.175	34.175	2,7%	32	15.605	28	18.570	-	-
Paraíba	38	26.090	26.090	2,0%	11	6.178	27	19.912	-	-
Sergipe	42	22.509	22.509	1,8%	29	13.478	13	9.032	-	-
Rio Grande do Norte	17	9.021	9.021	0,7%	-	-	14	7.482	3	1.539
Total	945	1.275.574	1.275.574	100,0%	520	986.325	318	218.210	107	71.039

1. Considerados projetos lançados até 6 (seis) meses

Tipo - 2T25
(R\$ em milhares)

Total					Lançamentos ¹		Em Construção		Pronto	
Tipo	Unid.	VG Bruto	VG Bruto (%MD)	% VG (%MD)	Unid.	VG Bruto (%MD)	Unid.	VG Bruto (%MD)	Unid.	VG Bruto (%MD)
Incorporação	650	389.440	389.440	30,5%	355	189.014	201	145.388	94	55.039
Condomínios ²	236	839.152	839.152	65,8%	165	797.312	71	41.840	-	-
Vendas Fechadas ³	59	46.982	46.982	3,7%	-	-	46	30.982	13	16.000
Total	945	1.275.574	1.275.574	100,0%	520	986.325	318	218.210	107	71.039

1. Considerados projetos lançados até 6 (seis) meses

2. Valor total de cotas (unidades) aderidas pelos clientes aos Condomínios

3. Cotas (unidades) de Condomínio aderidas pela Moura Dubeux e revendidas em tabela de Incorporação

Segmento - 1S25 (R\$ em milhares)

Total					Lançamentos¹		Em Construção		Pronto	
Segmento	Unid.	VG Bruto	VG Bruto (%MD)	% VG (%MD)	Unid.	VG Bruto (%MD)	Unid.	VG Bruto (%MD)	Unid.	VG Bruto (%MD)
Alto Padrão	311	1.025.812	1.025.812	54,4%	172	812.390	112	178.583	27	34.840
Mood	951	540.887	540.887	28,7%	556	284.671	350	234.942	45	21.274
Beach Class	403	218.881	218.881	11,6%	-	-	360	200.297	43	18.584
Médio Padrão	143	99.055	98.600	5,3%	-	-	20	14.475	123	84.125
Comercial	-	-	-	0,0%	-	-	-	-	-	-
Total	1.808	1.884.635	1.884.180	100,0%	728	1.097.061	842	628.297	238	158.822

1. Considerados projetos lançados até 6 (seis) meses

Região - 1S25 (R\$ em milhares)

Total					Lançamentos¹		Em Construção		Pronto	
Região	Unid.	VG Bruto	VG Bruto (%MD)	% VG (%MD)	Unid.	VG Bruto (%MD)	Unid.	VG Bruto (%MD)	Unid.	VG Bruto (%MD)
Pernambuco	401	916.236	915.781	48,6%	157	750.620	165	108.775	79	56.386
Ceará	682	475.487	475.487	25,2%	243	158.108	308	232.361	131	85.018
Bahia	403	297.994	297.994	15,8%	208	130.443	179	158.677	16	8.874
Alagoas	144	80.596	80.596	4,3%	80	38.235	64	42.360	-	-
Paraíba	74	50.949	50.949	2,7%	11	6.178	63	44.771	-	-
Rio Grande do Norte	52	34.742	34.742	1,8%	-	-	40	26.198	12	8.544
Sergipe	52	28.632	28.632	1,6%	29	13.478	23	15.155	-	-
Total	1.808	1.884.635	1.884.180	100,0%	728	1.097.061	842	628.297	238	158.822

1. Considerados projetos lançados até 6 (seis) meses

Tipo - 1S25 (R\$ em milhares)

Total					Lançamentos¹		Em Construção		Pronto	
Tipo	Unid.	VG Bruto	VG Bruto (%MD)	% VG (%MD)	Unid.	VG Bruto (%MD)	Unid.	VG Bruto (%MD)	Unid.	VG Bruto (%MD)
Incorporação	1.262	782.962	782.507	41,5%	556	284.671	489	365.765	217	132.071
Condomínios²	428	1.012.584	1.012.584	53,7%	172	812.390	256	200.194	-	-
Vendas Fechadas³	118	89.089	89.089	4,8%	-	-	97	62.338	21	26.751
Total	1.808	1.884.635	1.884.180	100,0%	728	1.097.061	842	628.297	238	158.822

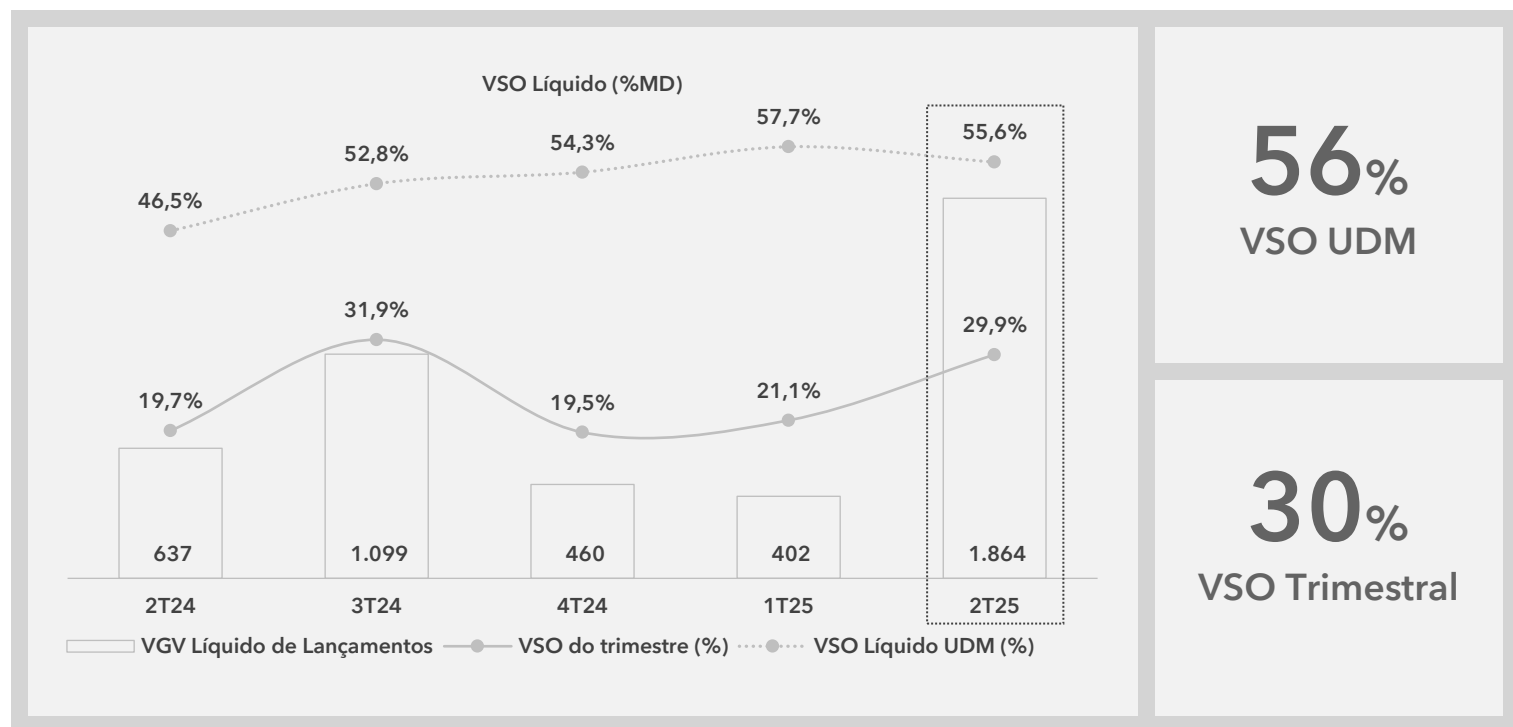
1. Considerados projetos lançados até 6 (seis) meses

2. Valor total de cotas (unidades) aderidas pelos clientes aos Condomínios

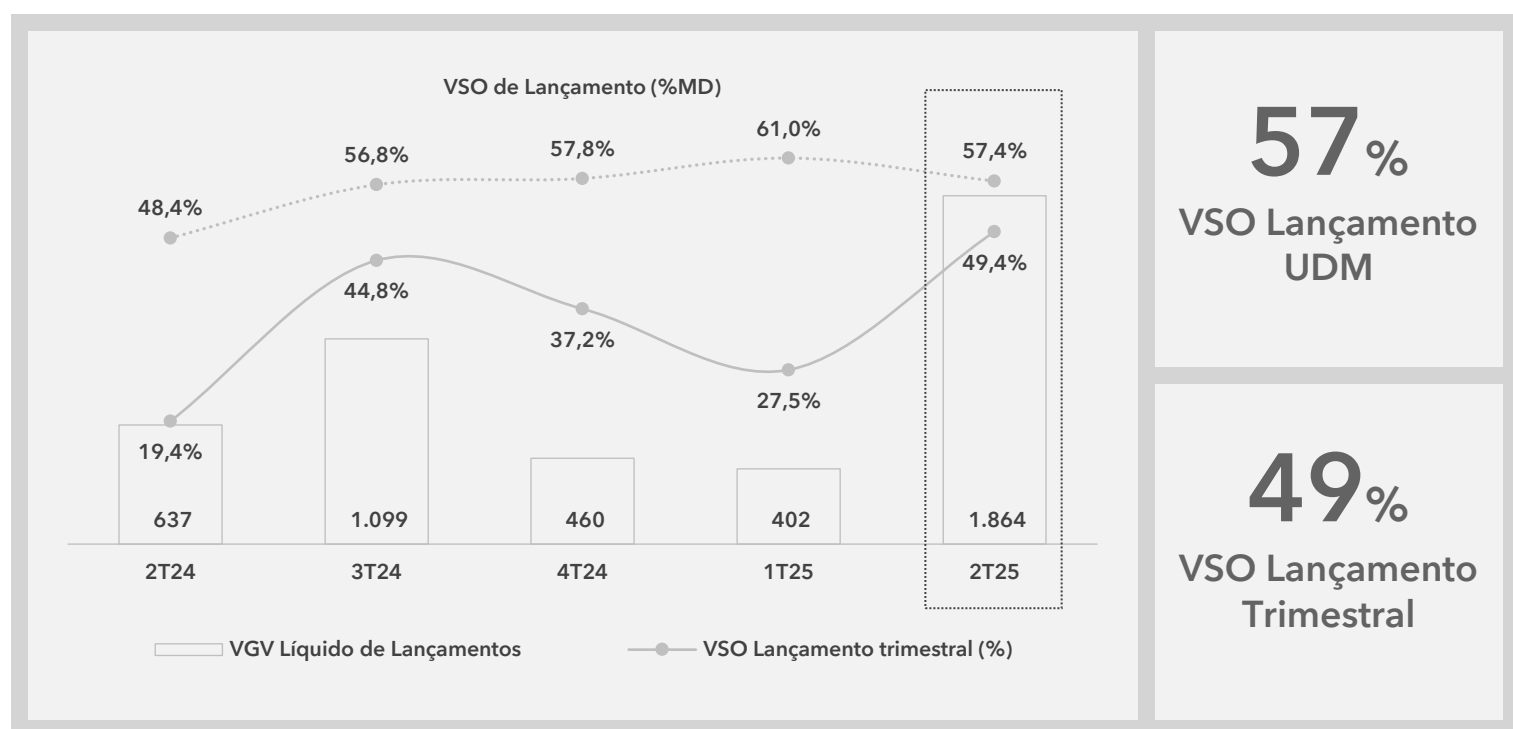
3. Cotas (unidades) de Condomínio aderidas pela Moura Dubeux e revendidas em tabela de Incorporação

VENDAS SOBRE OFERTA (VSO)

O Índice VSO Líquido (%MD) nos últimos doze meses (UDM) foi de 55,6%, um aumento de 9,1pp quando comparado ao 2T24 e uma redução de 2,1pp em relação aos 57,7% do 1T25. Já o VSO Líquido (%MD) no trimestre foi de 29,9%, aumento de 10,2pp e 8,8pp em relação ao 2T24 e ao 1T25 respectivamente.



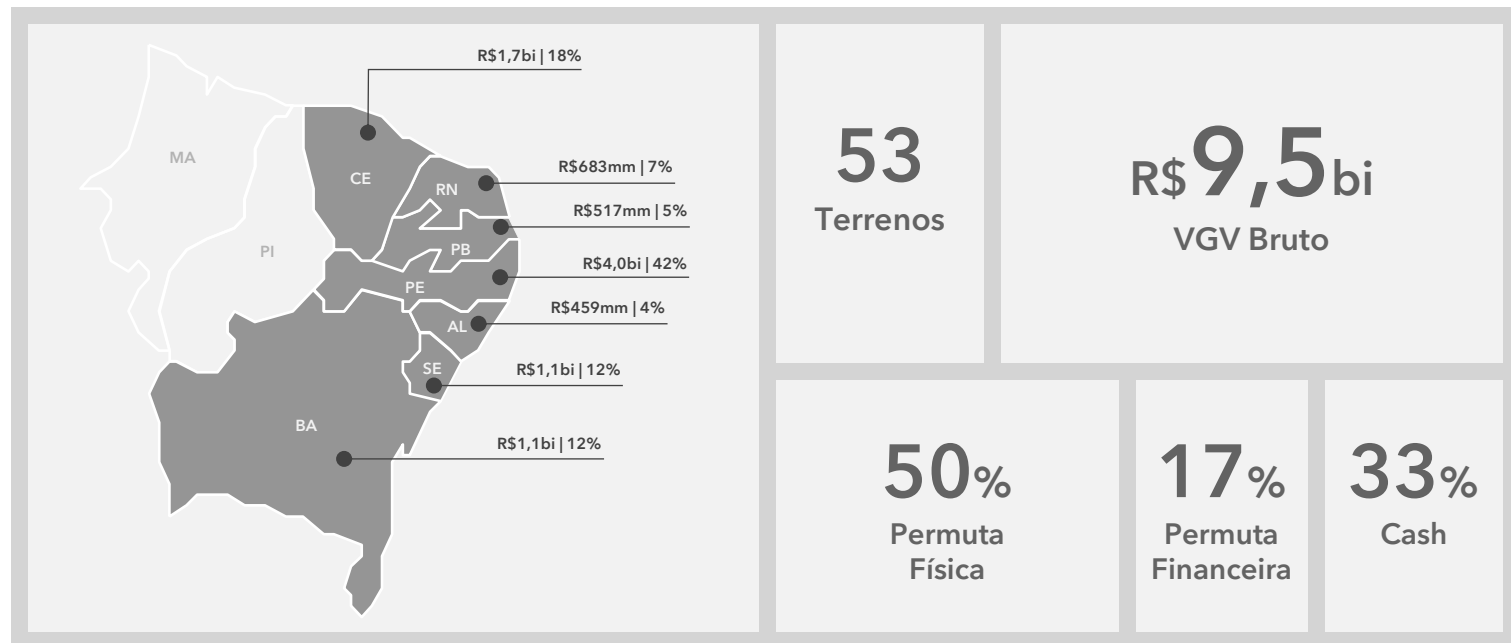
O VSO dos lançamentos (%MD) nos últimos doze meses foi de 57,4% e 49,4% no 2T25.



TERRENOS

No 2T25, a Companhia adquiriu 6 terrenos e encerrou o trimestre com 53 terrenos totalizando um VGV Bruto potencial de aproximadamente R\$ 9,5 bilhões.

Distribuição do VGV Bruto por Praça



ENTREGAS

No 2T25, a Companhia entregou 1 projeto sob o regime de incorporação, totalizando um VGV Bruto de R\$ 100 milhões e um VGV Líquido de R\$ 90 milhões.

Empreendimentos (R\$ em milhares)	Região	Segmento	Regime	Unid. Totais	VGV Bruto	VGV Líquido	% Venda ¹
1º Trimestre (5)				1.345	558	499	
2º Trimestre (1)				92	100	90	
Florata	Natal/RN	Alto Padrão	Incorporação	92	100	90	47%
Total (6)				1.437	658	588	

1. Em 30.06.2025

GERAÇÃO (CONSUMO) DE CAIXA

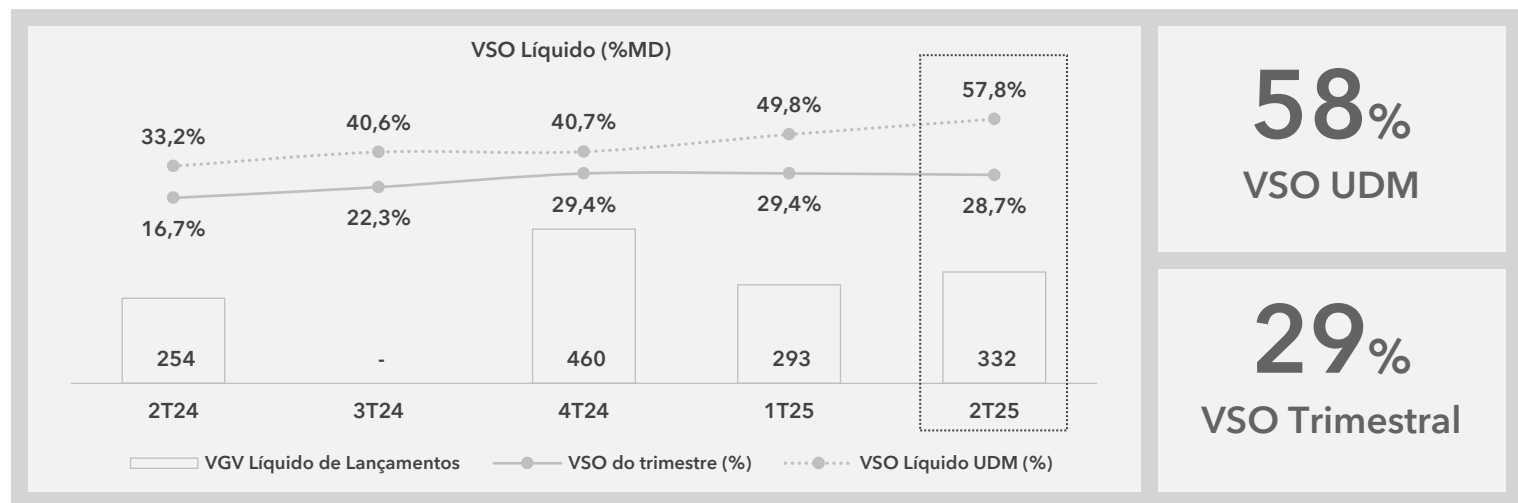
No 2T25, a Companhia apresentou consumo de caixa ex-Dividendos de R\$ 5,0 milhões. Já nos últimos doze meses, o consumo de caixa ex-Dividendos foi de R\$ 11,8 milhões.

PROJETOS EM ANDAMENTO

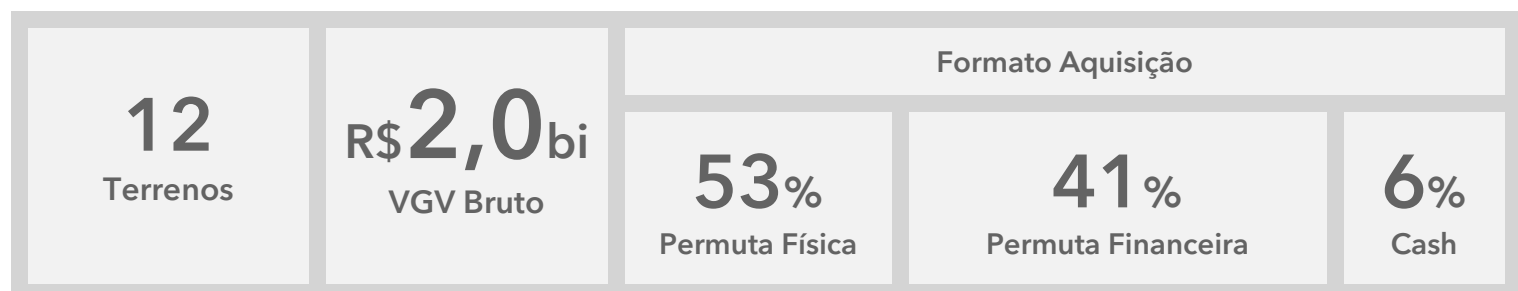
Empreendimentos (R\$ em milhares)	Região	Unid. Totais	VG Bruto	VG Líquido	Lançamento	% Venda ¹
Miraflor	Fortaleza/CE	300	125	125	jun/23	89%
Mood Parque das Dunas	Natal/RN	158	70	64	set/23	96%
Mood Aurora	Recife/PE	320	146	118	abr/24	27%
Mood Parque do Cocó	Fortaleza/CE	249	135	135	jun/24	46%
Mood Candelária	Natal/RN	270	130	117	out/24	30%
Mood Kennedy	Fortaleza/CE	236	147	147	out/24	91%
Mood Costa Azul	Salvador/BA	239	200	195	dez/24	88%
Mood Praia	Fortaleza/CE	450	216	182	jan/25	64%
Mood Murilópolis	Maceió/AL	264	125	111	fev/25	37%
Mood Colina	Salvador/BA	258	141	135	abr/25	81%
Mood Farol	Aracaju/SE	228	107	107	mai/25	13%
Mood Epitácio	João Pessoa/PB	173	91	91	jun/25	7%
Total (12)		3.145	1.633	1.527		

1. Em 30.06.2025

VSO



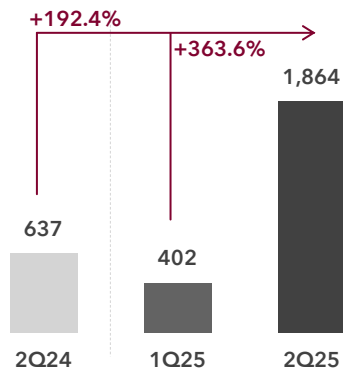
TERRENOS



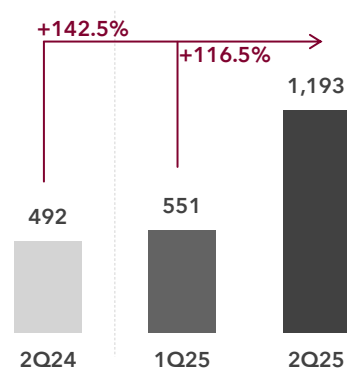
Recife, July 9th, 2025 - Moura Dubeux Engenharia S.A. ("MD" or "Company") (B3: MDNE3; Bloomberg: MDNE3:BZ), market share leader homebuilder in Brazil Northeast, operating for more than 40 years in the region, presents its operational preview results for the second quarter of 2025 (2Q25). These results are preliminary, still subject to audit review.

LAUNCHES OF R\$ 1.8 bn AND SALES OF R\$ 1.2 bn (RECORD-HIGH) IN 2Q25

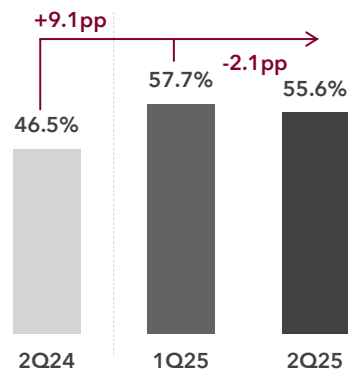
Net Launches %MD (R\$ MN)



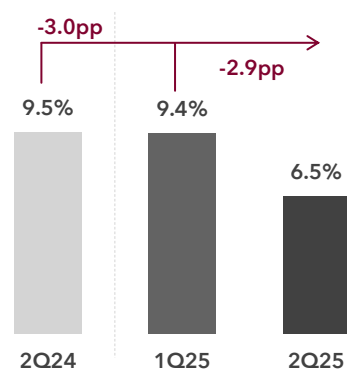
Net Sales %MD (R\$ MN)



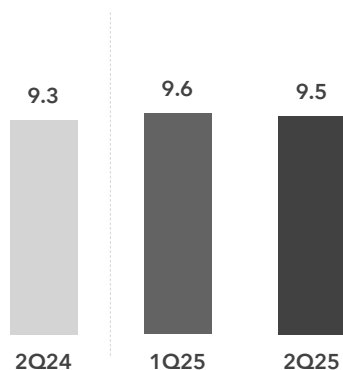
Net SoS LTM %MD



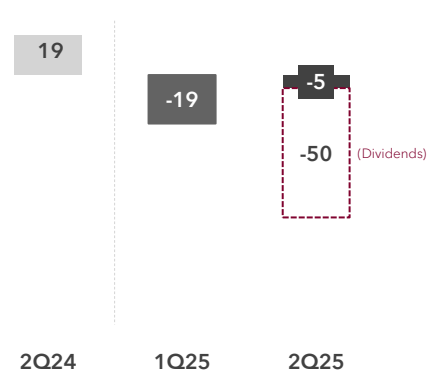
Cancellations %MD / Gross Sales %MD

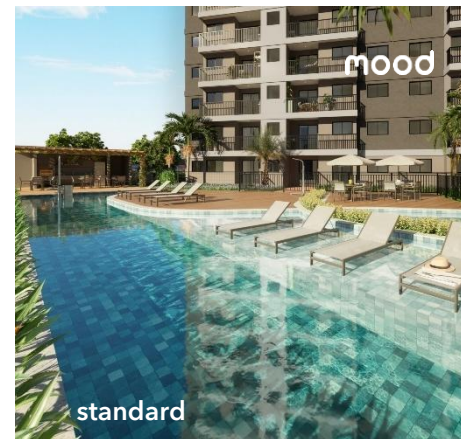
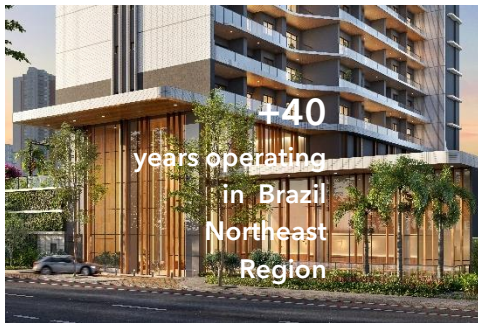


Landbank Gross PSV (R\$ bn)



Free Cash Flow (R\$ MN)





LAUNCHES

In 2Q25, the Company launched 6 projects, totaling Gross PSV of R\$ 2,479 million and Net PSV of R\$ 1,864 million.

In 1H25, launches totaled Gross PSV of R\$ 2,945 million and a Net PSV of R\$ 2,266 million.

Launches (R\$ '000)	2 Q 2 5	2 Q 2 4	Chg. %	1 Q 2 5	Chg. %	1 S 2 5	1 S 2 4	Chg. %
Launches PSV (%MD)	1,863,675	637,354	192.4%	401,995	363.6%	2,265,670	984,076	130.2%
# Projects Launched	6	4	50.0%	3	100.0%	9	7	28.6%
# Units Launched	1,099	871	26.2%	774	42.0%	1,873	1,522	23.1%

Project (R\$ '000)	Region	Segment	Operation Format	Units	Gross PSV	Net PSV	Launch	% Sold ¹
1° Quarter (3)				774	466	402		
2° Quarter (6)				1,099	2,479	1,864		
Mood Colina	Salvador/BA	Mood	Development	258	141	135	Apr-25	81%
Lucena Plaza	Recife/PE	High-End	Condominium	117	794	486	May-25	98%
Mansão Seara	Fortaleza/CE	High-End	Condominium	74	649	348	May-25	13%
Cais Avenida	Recife/PE	High-End	Condominium	249	697	697	May-25	40%
Mood Farol	Aracaju/SE	Mood	Development	228	107	107	May-25	13%
Mood Eptácio	João Pessoa/PB	Mood	Development	173	91	91	Jun-25	7%
Total (9)				1,873	2,945	2,266		

1. In 06.30.2025

Net PSV Breakdown Launched by Region - 2Q25



SALES

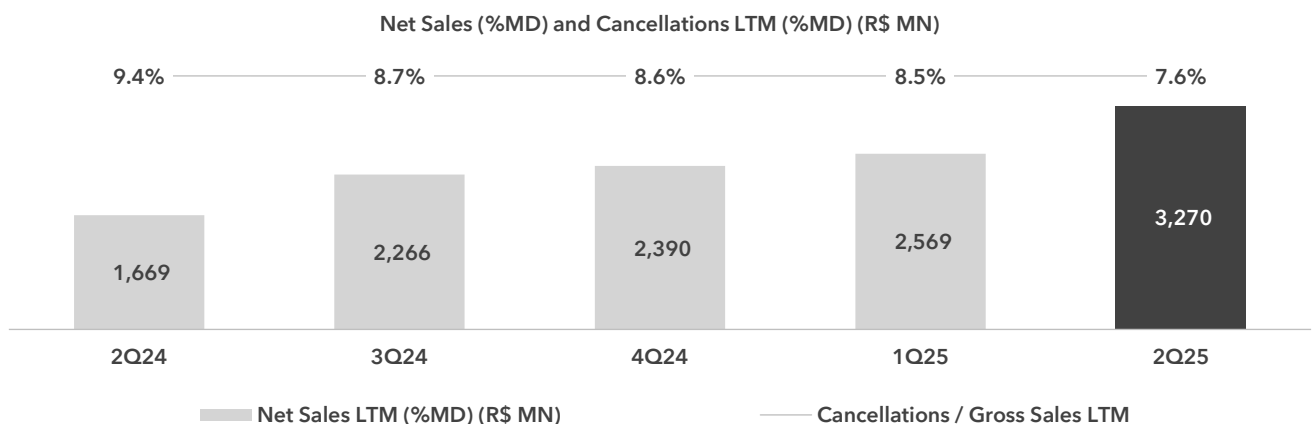
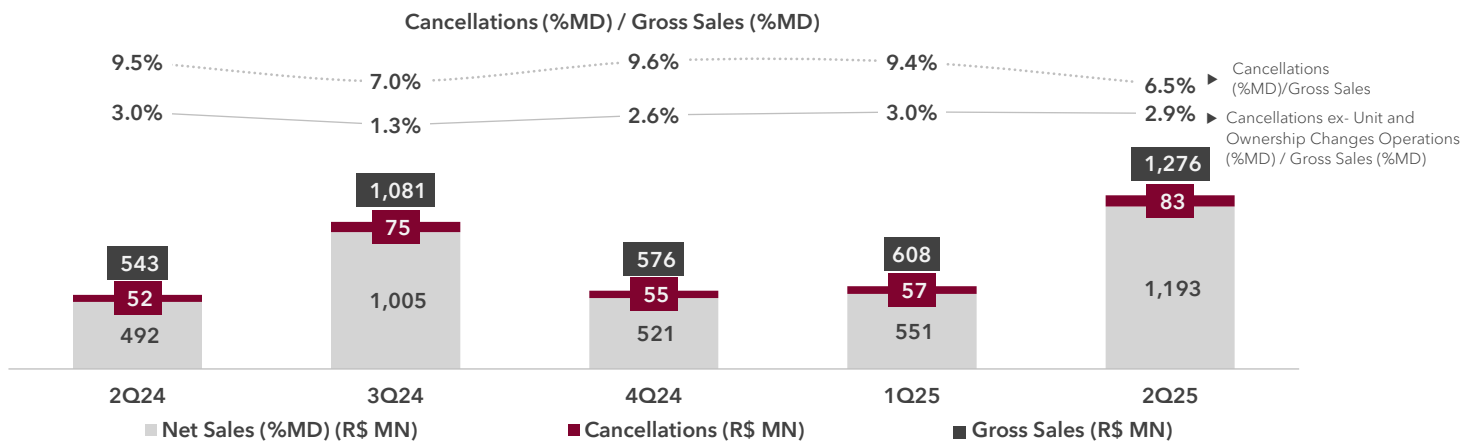
The volume of Net Sales and Adhesions (%MD) totaled a record-high figure of R\$ 1,193 million in 2Q25, representing a significant increase of 142.5% compared to 2Q24 and 116.5% compared to 1Q25.

In 1H25, the volume of Net Sales and Adhesions (%MD) totaled R\$ 1,744 million, increase of 101.9% when compared to 1H24.

Sales and Adhesions (R\$ '000)	2Q25	2Q24	Chg. %	1Q25	Chg. %	1H25	1H24	Chg. %
Gross Sales and Adhesions ¹	1,275,574	544,080	134.4%	609,061	109.4%	1,884,635	960,464	96.2%
Gross Sales and Adhesions ¹ (%MD) (a)	1,275,574	543,366	134.8%	608,606	109.6%	1,884,180	958,845	96.5%
Development Sales	389,440	240,566	61.9%	393,067	-0.9%	782,507	419,753	86.4%
Closed Sales ²	46,982	160,775	-70.8%	42,107	11.6%	89,089	217,024	-58.9%
Adhesions to Condominium ³	839,152	142,024	490.9%	173,432	383.8%	1,012,584	322,068	214.4%
Cancellations (%MD) (b)	82,637	51,500	60.5%	57,482	43.8%	140,119	94,900	47.6%
Net Sales and Adhesions (%MD) (c=a-b)	1,192,937	491,866	142.5%	551,124	116.5%	1,744,061	863,945	101.9%
Cancellations (%MD) / Gross Sales (%MD)	6.5%	9.5%	-3.0pp	9.4%	-2.9pp	7.4%	9.9%	-2.5pp
# Units Sold	945	819	15.4%	863	9.5%	1,808	1,587	13.9%

1. Total Gross Sales and PSV adhered to Condominium, 2. Condominium quotas (units) adhered by Moura Dubeux and resold as Development units, 3. Total value of quotas (units) adhered by clients to Condominium

In the quarter, the total number of cancellations was R\$ 83 million, representing 6.5% of the Gross Sales (%MD) in 2Q25. Considering the last twelve months (LTM), the total volume of cancellations represented 7.6% of LTM Gross Sales (%MD).



SALES BREAKDOWN

Segment – 2Q25
(R\$ '000)

Total					Launch ¹		Under Construction		Completed Units	
Segment	Units	Gross PSV	Gross PSV (%MD)	% PSV (%MD)	Units	Gross PSV (%MD)	Units	Gross PSV (%MD)	Units	Gross SPV (%MD)
High-End	218	871,987	871,987	68.4%	165	797,312	42	59,024	11	15,651
Mood	518	285,914	285,914	22.4%	355	189,014	135	83,446	28	13,455
Beach Class	154	79,170	79,170	6.2%	-	-	131	68,757	23	10,413
Standard	55	38,502	38,502	3.0%	-	-	10	6,983	45	31,520
Commercial	-	-	-	0.0%	-	-	-	-	-	-
Total	945	1,275,574	1,275,574	100.0%	520	986,325	318	218,210	107	71,039

1. Projects launched up to 6 (six) months

Region – 2Q25
(R\$ '000)

Total					Launch ¹		Under Construction		Completed Units	
Region	Units	Gross PSV	Gross PSV (%MD)	% PSV (%MD)	Units	Gross PSV (%MD)	Units	Gross PSV (%MD)	Units	Gross SPV (%MD)
Pernambuco	223	795,602	795,602	62.4%	157	750,620	38	21,059	28	23,923
Ceará	297	215,954	215,954	16.9%	90	85,080	142	90,744	65	40,130
Bahia	268	172,222	172,222	13.5%	201	115,365	56	51,411	11	5,447
Alagoas	60	34,175	34,175	2.7%	32	15,605	28	18,570	-	-
Paraíba	38	26,090	26,090	2.0%	11	6,178	27	19,912	-	-
Sergipe	42	22,509	22,509	1.8%	29	13,478	13	9,032	-	-
Rio Grande do Norte	17	9,021	9,021	0.7%	-	-	14	7,482	3	1,539
Total	945	1,275,574	1,275,574	100.0%	520	986,325	318	218,210	107	71,039

1. Projects launched up to 6 (six) months

Operation Format – 2Q25
(R\$ '000)

Total					Launch ¹		Under Construction		Completed Units	
Operation Format	Units	Gross PSV	Gross PSV (%MD)	% PSV (%MD)	Units	Gross PSV (%MD)	Units	Gross PSV (%MD)	Units	Gross SPV (%MD)
Development	650	389,440	389,440	30.5%	355	189,014	201	145,388	94	55,039
Condominium ²	236	839,152	839,152	65.8%	165	797,312	71	41,840	-	-
Closed Sales ³	59	46,982	46,982	3.7%	-	-	46	30,982	13	16,000
Total	945	1,275,574	1,275,574	100.0%	520	986,325	318	218,210	107	71,039

1. Projects launched up to 6 (six) months

2. Total value of quotas (units) adhered by clients to Condominium

3. Condominium quotas (units) adhered by Moura Dubeux and resold as Development units

Segment - 1H25 (R\$ '000)

Total					Launch ¹		Under Construction		Completed Units	
Segment	Units	Gross PSV	Gross PSV (%MD)	% PSV (%MD)	Units	Gross PSV (%MD)	Units	Gross PSV (%MD)	Units	Gross SPV (%MD)
High-End	311	1,025,812	1,025,812	54.4%	172	812,390	112	178,583	27	34,840
Mood	951	540,887	540,887	28.7%	556	284,671	350	234,942	45	21,274
Beach Class	403	218,881	218,881	11.6%	-	-	360	200,297	43	18,584
Standard	143	99,055	98,600	5.3%	-	-	20	14,475	123	84,125
Commercial	-	-	-	0.0%	-	-	-	-	-	-
Total	1,808	1,884,635	1,884,180	100.0%	728	1,097,061	842	628,297	238	158,822

1. Projects launched up to 6 (six) months

Region - 1H25 (R\$ '000)

Total					Launch ¹		Under Construction		Completed Units	
Region	Units	Gross PSV	Gross PSV (%MD)	% PSV (%MD)	Units	Gross PSV (%MD)	Units	Gross PSV (%MD)	Units	Gross SPV (%MD)
Pernambuco	401	916,236	915,781	48.6%	157	750,620	165	108,775	79	56,386
Ceará	682	475,487	475,487	25.2%	243	158,108	308	232,361	131	85,018
Bahia	403	297,994	297,994	15.8%	208	130,443	179	158,677	16	8,874
Alagoas	144	80,596	80,596	4.3%	80	38,235	64	42,360	-	-
Paraíba	74	50,949	50,949	2.7%	11	6,178	63	44,771	-	-
Rio Grande do Norte	52	34,742	34,742	1.8%	-	-	40	26,198	12	8,544
Sergipe	52	28,632	28,632	1.6%	29	13,478	23	15,155	-	-
Total	1,808	1,884,635	1,884,180	100.0%	728	1,097,061	842	628,297	238	158,822

1. Projects launched up to 6 (six) months

Operation Format - 1H25 (R\$ '000)

Total					Launch ¹		Under Construction		Completed Units	
Operation Format	Units	Gross PSV	Gross PSV (%MD)	% PSV (%MD)	Units	Gross PSV (%MD)	Units	Gross PSV (%MD)	Units	Gross SPV (%MD)
Development	1,262	782,962	782,507	41.5%	556	284,671	489	365,765	217	132,071
Condominium ²	428	1,012,584	1,012,584	53.7%	172	812,390	256	200,194	-	-
Closed Sales ³	118	89,089	89,089	4.8%	-	-	97	62,338	21	26,751
Total	1,808	1,884,635	1,884,180	100.0%	728	1,097,061	842	628,297	238	158,822

1. Projects launched up to 6 (six) months

2. Total value of quotas (units) adhered by clients to Condominium

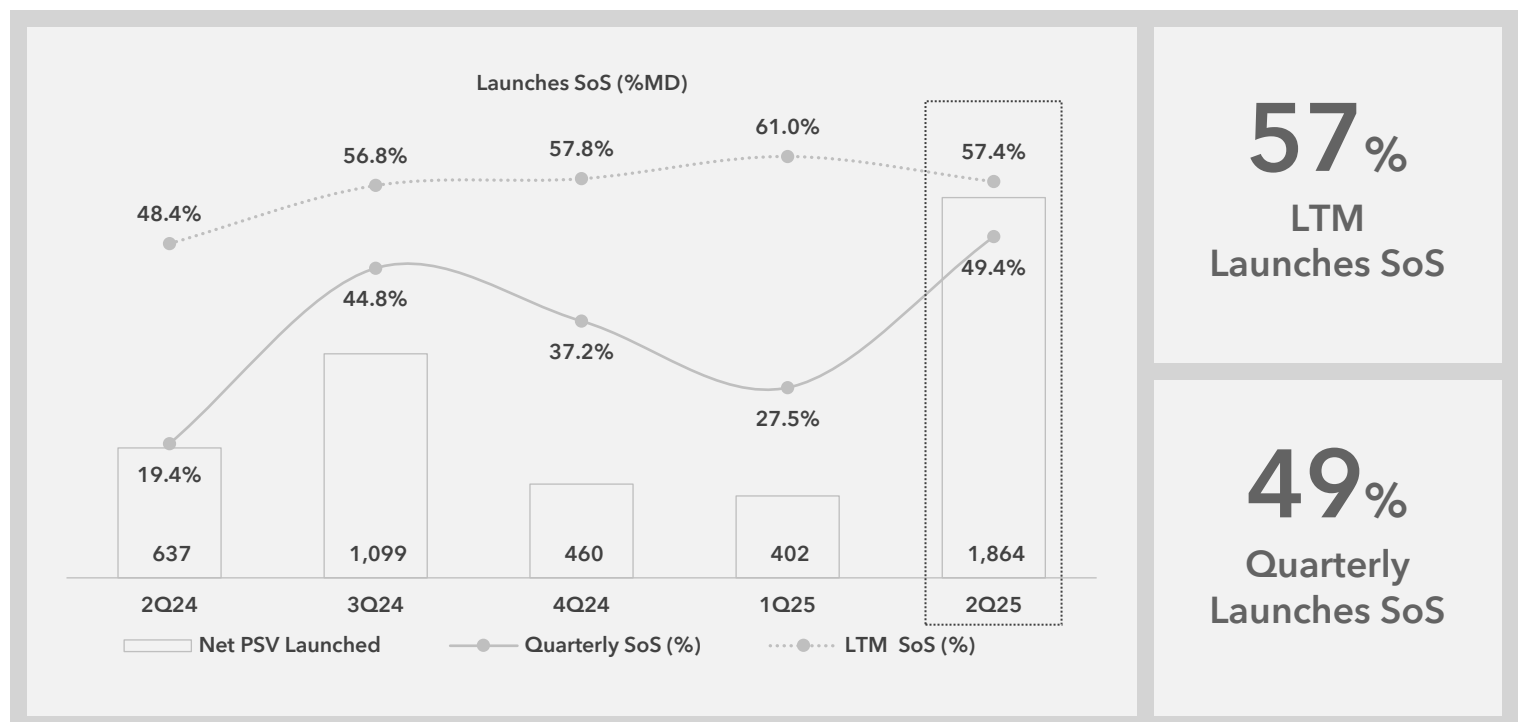
3. Condominium quotas (units) adhered by Moura Dubeux and resold as Development units

SPEED OF SALES (SoS)

Net SoS (%MD) in the last twelve months (LTM) was 55.6%, representing an increase of 9.1pp YoY and reduction of 2.1pp QoQ. As for the quarter, Net SoS (%MD) was 29.9%, representing an increase of 10.2pp YoY and 8.8pp QoQ.



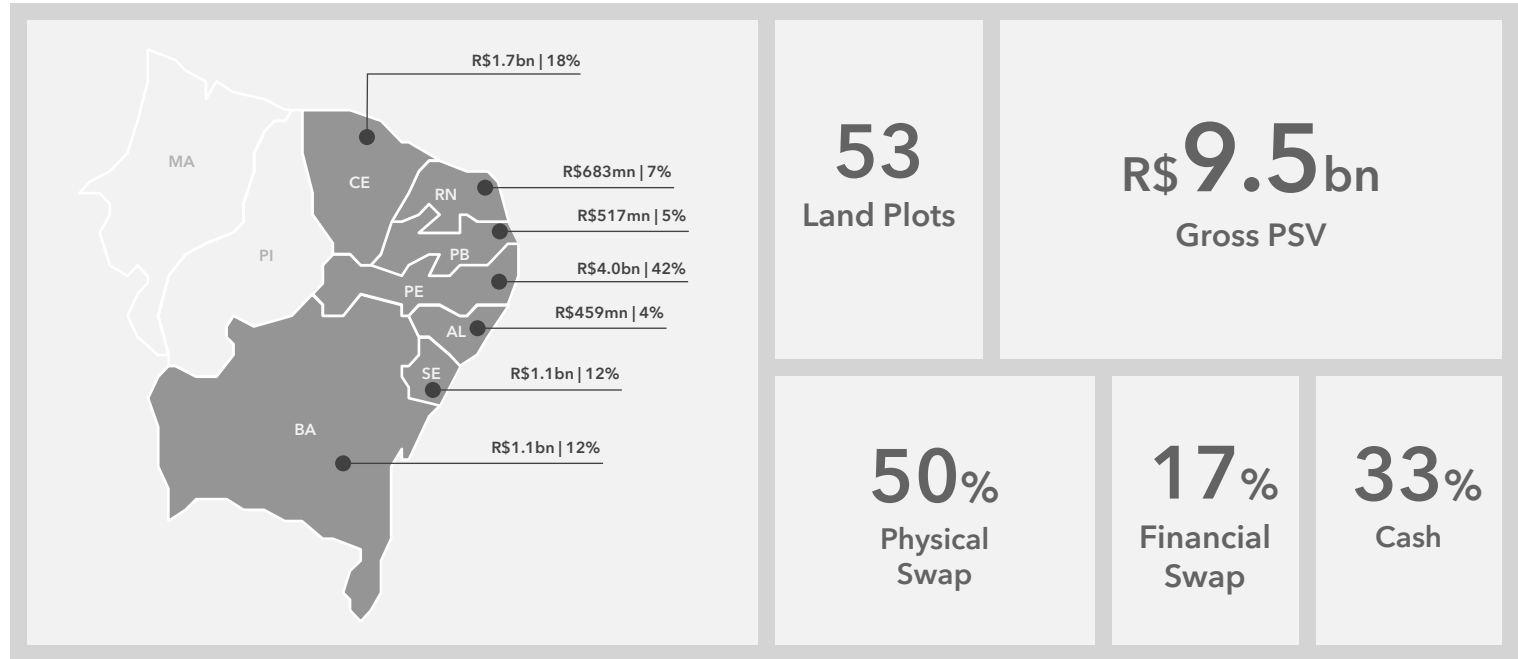
Launches SoS (%MD) recorded 57.4% in LTM and 49.4% in the quarter.



LANDBANK

In 2Q25, the Company acquired 6 land plots and ended the quarter with a total of 53 plots, equivalent to Gross PSV of approximately R\$ 9.5 billion.

Gross PSV Breakdown Distribution - Region



PROJECTS DELIVERED

In 2Q25, the Company delivered 1 project under the development operation format, totaling Gross PSV of R\$ 100 million and a Net PSV of R\$ 90 million.

Project (R\$ '000)	Region	Segment	Operation Format	Units	Gross PSV	Net PSV	% Sales ¹
1° Quarter (5)				1,345	558	499	
2° Quarter (1)				92	100	90	
Florata	Natal/RN	High-End	Development	92	100	90	47%
Total (6)				1,437	658	588	

1. In 06.06.2025

FREE CASH FLOW

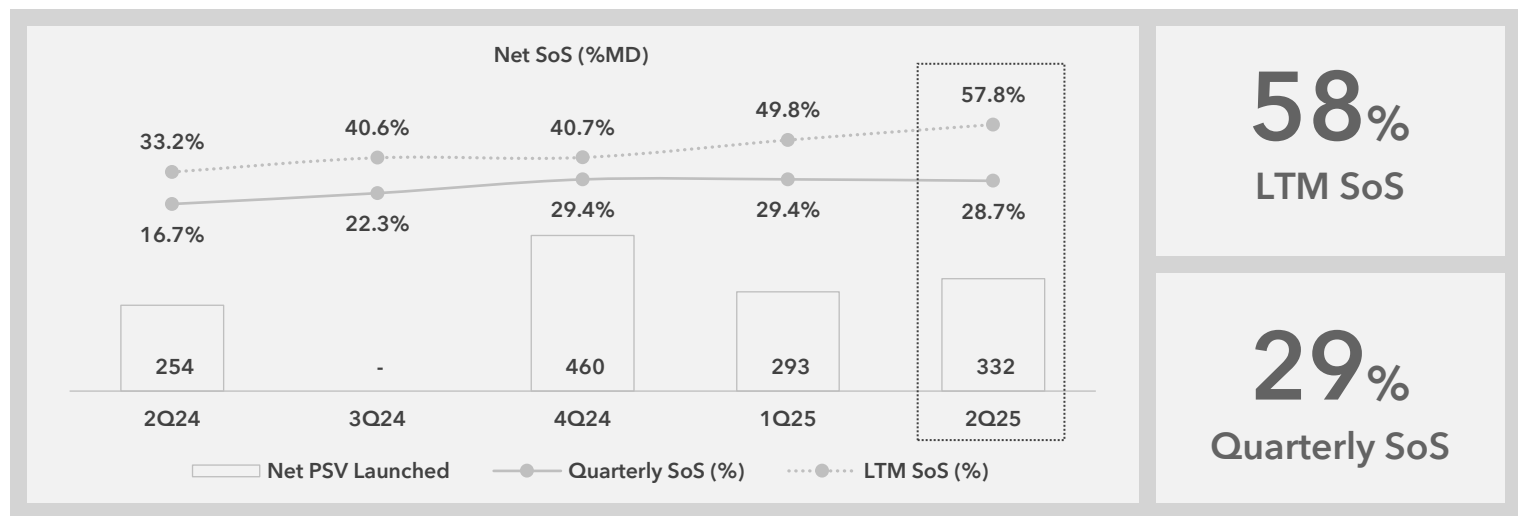
In the quarter, the Company recorded negative free cash flow ex-Dividends of R\$ 5.0 million. Considering the last twelve months, the Company accumulated positive free cash flow ex-Dividends of R\$ 11.8 million.

CURRENT PROJECTS

Project (R\$ '000)	Region	Units	Gross PSV	Net PSV	Launch	% Sold ¹
Miraflor	Fortaleza/CE	300	125	125	Jun-23	89%
Mood Parque das Dunas	Natal/RN	158	70	64	Sep-23	96%
Mood Aurora	Recife/PE	320	146	118	Apr-24	27%
Mood Parque do Cocó	Fortaleza/CE	249	135	135	Jun-24	46%
Mood Candelária	Natal/RN	270	130	117	Oct-24	30%
Mood Kennedy	Fortaleza/CE	236	147	147	Oct-24	91%
Mood Costa Azul	Salvador/BA	239	200	195	Dec-24	88%
Mood Praia	Fortaleza/CE	450	216	182	Jan-25	64%
Mood Murilópolis	Maceió/AL	264	125	111	Feb-25	37%
Mood Colina	Salvador/BA	258	141	135	Apr-25	81%
Mood Farol	Aracaju/SE	228	107	107	May-25	13%
Mood Eptácio	João Pessoa/PB	173	91	91	Jun-25	7%
Total (12)		3,145	1,633	1,527		

1. In 06.30.2025

SPEED OF SALES (SoS)



LANDBANK

