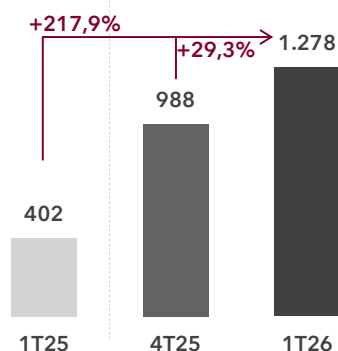


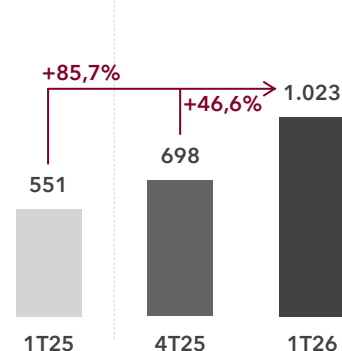
Recife, 06 de abril de 2026 - A Moura Dubeux Engenharia S.A. ("MD" ou "Companhia") (B3: MDNE3; Bloomberg: MDNE3:BZ), incorporadora líder em *market share* no Nordeste, atuando há mais de 40 anos na Região, apresenta a prévia dos seus resultados operacionais para o primeiro trimestre de 2026 (1T26). Estes resultados operacionais são preliminares, ainda sujeitos à revisão da Auditoria.

R\$ 1,3 bi LANÇADO E R\$ 1,0 bi VENDIDO NO 1T26

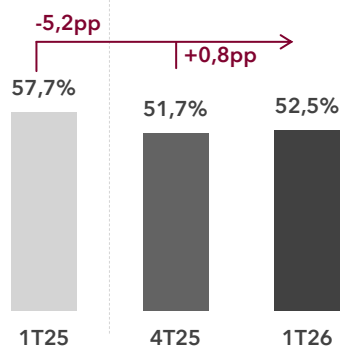
Lançamentos Líquidos %MD (R\$ MM)



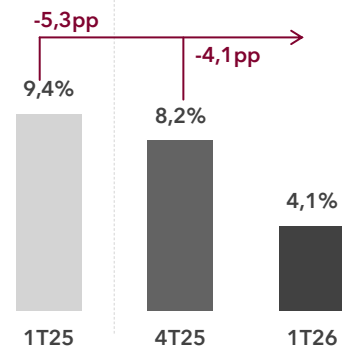
Vendas Líquidas %MD (R\$ MM)



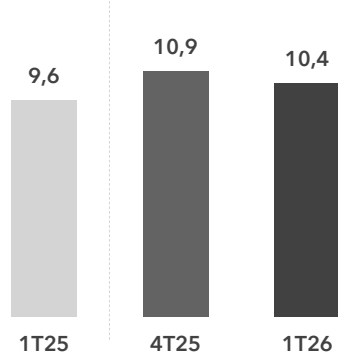
VSO Líquido UDM %MD



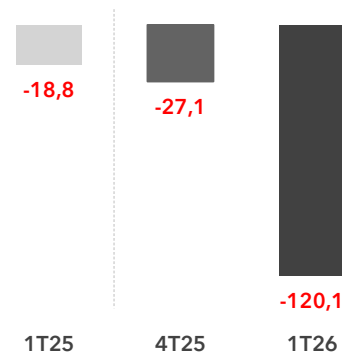
Distratos %MD / Vendas Brutas %MD



Landbank VGV Bruto (R\$ bi)



Geração (Consumo) de Caixa ex-Dividendos e *Follow-on* (R\$ MM)





LANÇAMENTOS

No 1T26 a Companhia lançou 8 projetos totalizando um VGV Bruto de R\$ 1.553 milhões e um VGV Líquido de R\$ 1.278 milhões.

Ainda neste trimestre a Companhia, através da sua subsidiária Ún1ca S/A, ingressou como sócia em duas SPEs que integram a *Joint Venture* com a Direcional Engenharia S/A (DIRR3).

Lançamentos (R\$ em milhares)	1T26	1T25	Var. %	4T25	Var. %
Lançamentos - VGV Bruto (%MD)	1.419.263	466.013	204,6%	1.012.278	40,2%
Lançamentos - VGV Líquido (%MD)	1.278.006	401.995	217,9%	988.397	29,3%
Empreendimentos Lançados	8	3	166,7%	3	166,7%
Nº Unidades Lançadas	2.255	774	191,3%	980	130,1%

Empreendimentos (R\$ em milhares)	Região	Segmento	Regime	Unid. Totais	VGV Bruto	VGV Líquido	VGV Líquido (%MD)	Lançamento	% Venda ¹
Beach Class Milagres	Maceió/AL	Beach Class	Condomínio	226	133	106	106	jan/26	33%
Mood Shopping	Fortaleza/CE	Mood	Incorporação	318	228	228	228	fev/26	32%
Beach Class Bahia	Salvador/BA	Beach Class	Condomínio	612	331	298	298	fev/26	70%
Moura Dubeux Plaza	Recife/PE	Alto Padrão	Condomínio	57	417	363	363	mar/26	45%
Mood Jacarecica	Maceió/AL	Mood	Incorporação	316	152	138	138	mar/26	12%
Beach Class Ponta Negra	Natal/RN	Beach Class	Condomínio	140	86	73	73	mar/26	14%
Estilo Boa Viagem ²	Recife/PE	Ún1ca	Incorporação	240	105	105	37	jan/25	53%
Wave Boa Viagem	Recife/PE	Ún1ca	Incorporação	268	101	101	35	jan/26	16%
Total (8)				2.177	1.553	1.412	1.278		

1. Em 31.03.2026

2. Estilo Boa Viagem lançado no 1T25

Distribuição do VGV Líquido (%MD) de Lançamento por Praça - 1T26



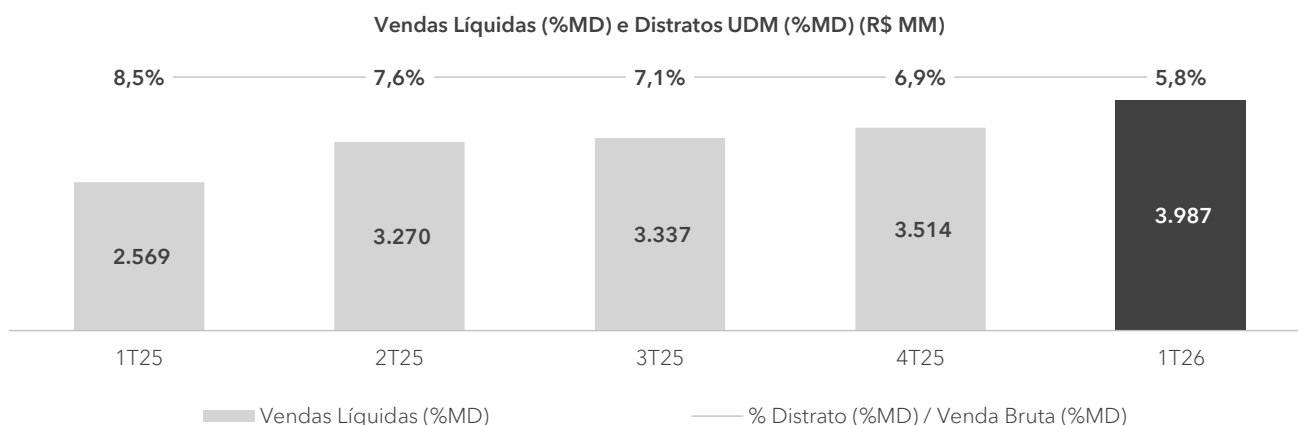
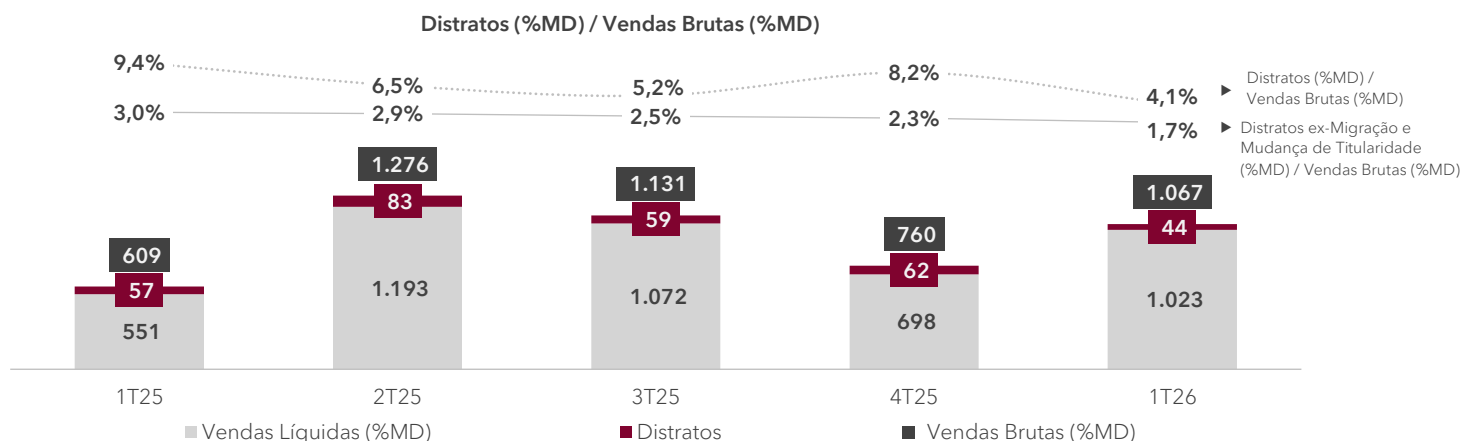
VENDAS E ADESÕES

O volume das Vendas e Adesões Líquidas (%MD) no 1T26 foi de R\$ 1.023 milhões, aumento de 85,7% em relação ao 1T25 e de 46,6% em relação ao 4T25.

Vendas e Adesões (R\$ em milhares)	1T26	1T25	Var. %	4T25	Var. %
Vendas e Adesões Brutas ¹	1.118.213	609.061	83,6%	760.453	47,0%
Vendas e Adesões Brutas¹ (%MD) (a)	1.067.004	608.606	75,3%	760.453	40,3%
Vendas de Incorporação	386.876	393.067	-1,6%	301.097	28,5%
Vendas Fechadas ²	28.471	42.107	-32,4%	51.487	-44,7%
Adesões de Condomínio ³	651.658	173.432	275,7%	407.869	59,8%
Distratos (%MD) (b)	43.540	57.482	-24,3%	62.102	-29,9%
Vendas e Adesões Líquidas (%MD) (c=a-b)	1.023.465	551.124	85,7%	698.351	46,6%
Distratos / Vendas Brutas (%MD)	4,1%	9,4%	-5,3pp	8,2%	-4,1pp
Nº Unidades Vendidas	1.442	863	67,1%	853	69,1%

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\$ 44 milhões. Isso representa 4,1% das Vendas e Adesões Brutas (%MD) no 1T26. Assim, nos últimos doze meses (UDM) o total de distratos representou 5,8% das Vendas e Adesões Brutas UDM (%MD).



ABERTURA DAS VENDAS E ADESÕES

Segmento - 1T26
 (R\$ em milhares)

Segmento	Total				Lançamentos ¹		Em Construção		Pronto	
	Unid.	VGV Bruto	VGV Bruto (%MD)	% VGV (%MD)	Unid.	VGV Bruto (%MD)	Unid.	VGV Bruto (%MD)	Unid.	VGV Bruto (%MD)
Alto Padrão	115	391.057	391.057	36,7%	45	234.354	57	139.440	13	17.263
Beach Class	616	340.617	340.617	31,9%	471	236.630	139	101.317	6	2.670
Mood	485	276.412	276.412	25,9%	319	190.555	155	81.236	11	4.621
Única	185	78.782	27.574	2,6%	42	5.338	143	22.236	-	-
Médio Padrão	34	22.311	22.311	2,1%	-	-	13	10.833	21	11.478
Comercial	7	9.033	9.033	0,8%	-	-	7	9.033	-	-
Total	1.442	1.118.213	1.067.004	100,0%	877	666.878	514	364.094	51	36.033

1. Considerados projetos lançados até 6 (seis) meses

Região - 1T26
 (R\$ em milhares)

Região	Total				Lançamentos ¹		Em Construção		Pronto	
	Unid.	VGV Bruto	VGV Bruto (%MD)	% VGV (%MD)	Unid.	VGV Bruto (%MD)	Unid.	VGV Bruto (%MD)	Unid.	VGV Bruto (%MD)
Pernambuco	310	409.521	358.313	33,6%	83	229.782	209	115.896	18	12.635
Bahia	611	321.972	321.972	30,2%	575	282.007	29	34.482	7	5.484
Ceará	278	233.823	233.823	21,9%	109	83.193	149	140.324	20	10.307
Alagoas	142	91.852	91.852	8,6%	94	61.139	48	30.713	-	-
Rio Grande do Norte	49	30.624	30.624	2,9%	16	10.757	27	12.259	6	7.608
Paraíba	27	16.003	16.003	1,5%	-	-	27	16.003	-	-
Sergipe	25	14.418	14.418	1,3%	-	-	25	14.418	-	-
Total	1.442	1.118.213	1.067.004	100,0%	877	666.878	514	364.094	51	36.033

1. Considerados projetos lançados até 6 (seis) meses

Tipo - 1T26
 (R\$ em milhares)

Tipo	Total				Lançamentos ¹		Em Construção		Pronto	
	Unid.	VGV Bruto	VGV Bruto (%MD)	% VGV (%MD)	Unid.	VGV Bruto (%MD)	Unid.	VGV Bruto (%MD)	Unid.	VGV Bruto (%MD)
Incorporação	745	438.084	386.876	36,3%	361	195.893	342	165.700	42	25.282
Condomínios ²	667	651.658	651.658	61,1%	515	468.224	150	180.746	2	2.688
Vendas Fechadas ³	30	28.471	28.471	2,6%	1	2.761	22	17.647	7	8.063
Total	1.442	1.118.213	1.067.004	100,0%	877	666.878	514	364.094	51	36.033

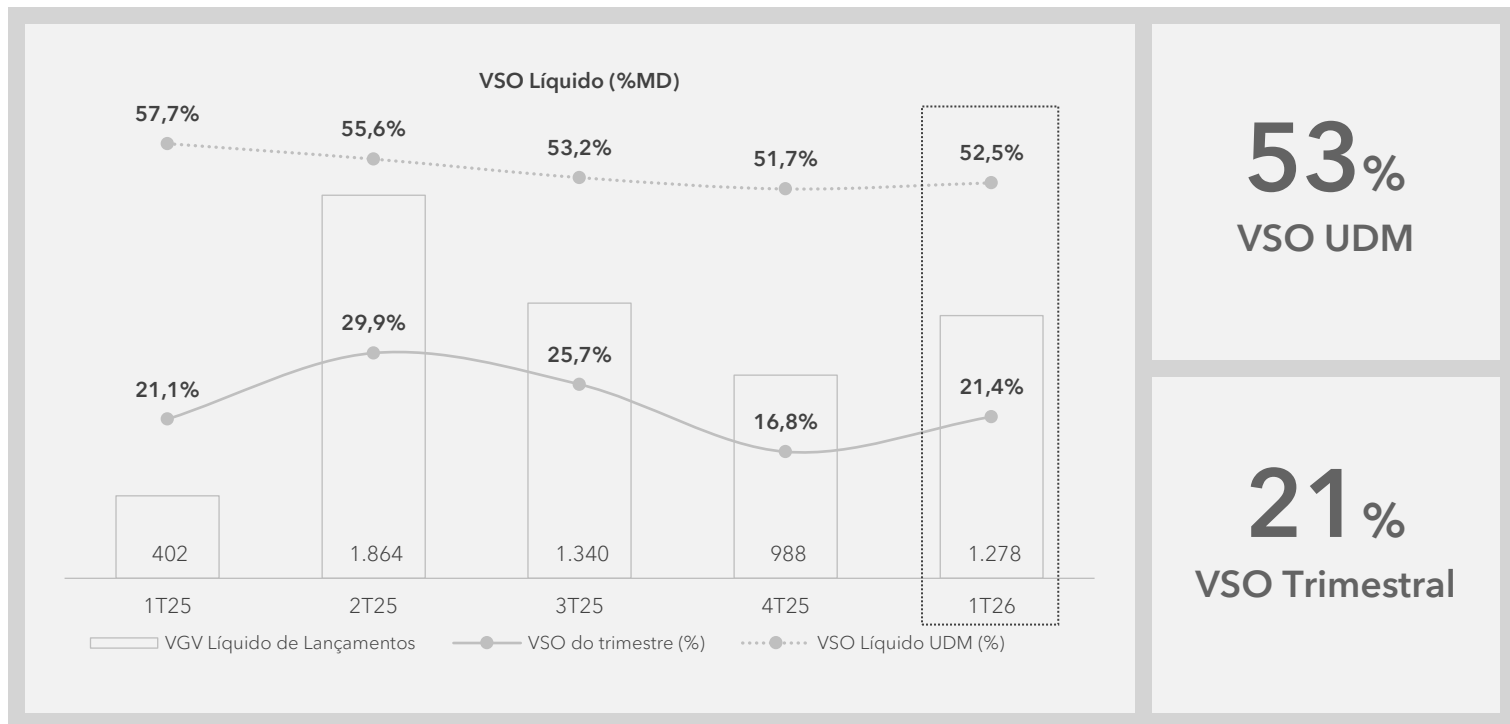
1. Considerados projetos lançados até 6 (seis) meses

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

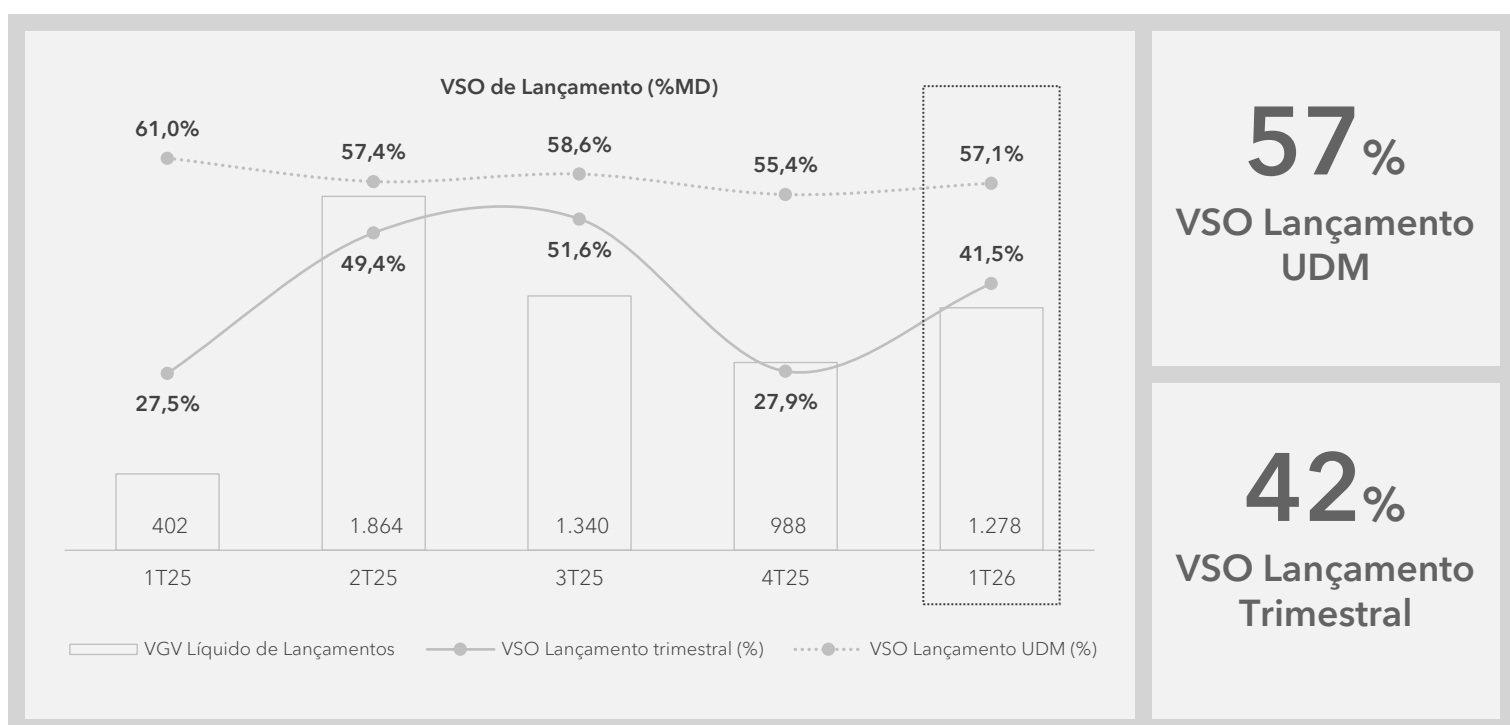
3. Cotas (unidades) de Condomínio aderidas pela Moura Dubeux e revendidas em tabela de Incorporação

VENDAS SOBRE OFERTA (VSO)

O Índice VSO Líquido (%MD) nos últimos doze meses (UDM) foi de 52,5%, redução de 5,2pp quando comparado ao 1T25 e aumento de 0,8pp em relação ao 4T25. Já o VSO Líquido (%MD) no trimestre foi de 21,4%, aumento de 0,3pp e 4,6pp quando comparado ao 1T25 e 4T25 respectivamente.



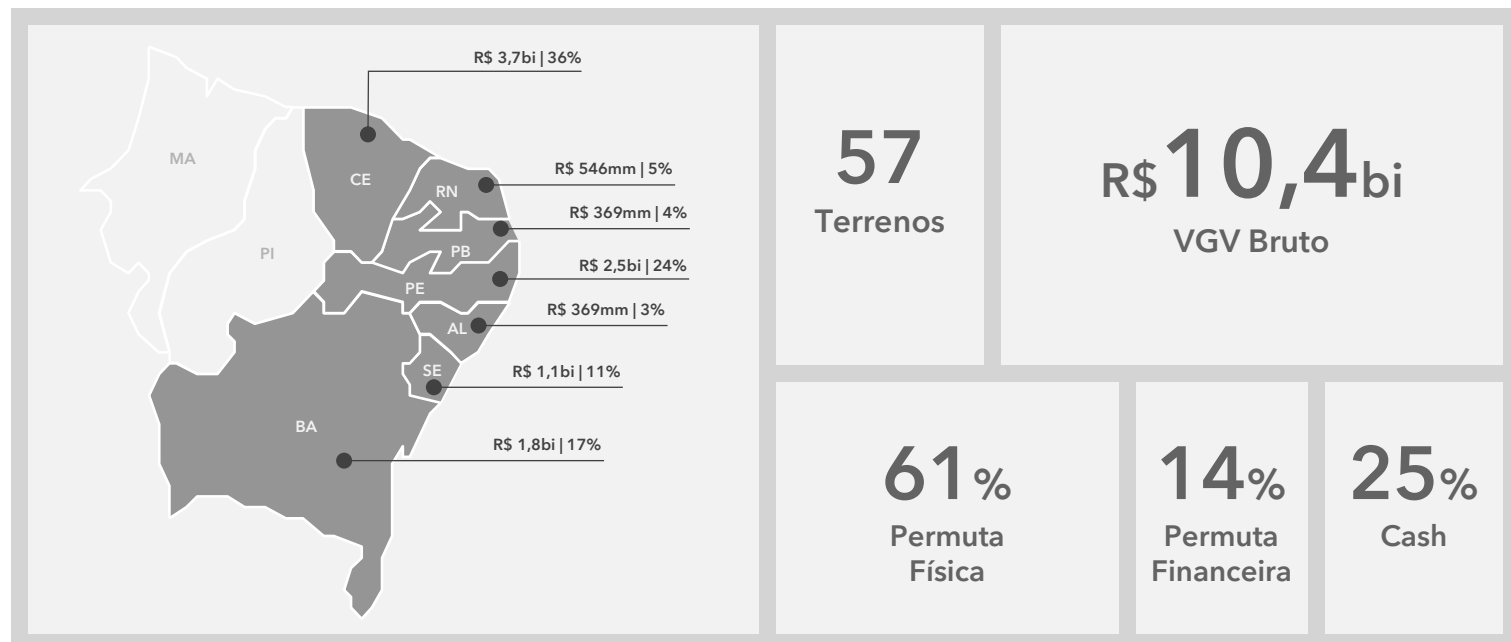
O VSO dos lançamentos (%MD) nos últimos doze meses foi de 57,1% e 41,5% no 1T26.



TERRENOS

A Companhia encerrou o trimestre com 57 terrenos totalizando um VGV Bruto potencial de aproximadamente R\$ 10,4 bilhões.

Distribuição do VGV Bruto por Praça



ENTREGAS

No 1T26, a Companhia entregou 4 projetos sendo, 1 sob o regime de Incorporação e 3 sob o regime de Condomínio, totalizando um VGV Bruto de R\$ 403 milhões e um VGV Líquido de R\$ 333 milhões.

Empreendimentos (R\$ em milhares)	Região	Segmento	Regime	Unid. Totais	VGV Bruto	VGV Líquido	% Venda ¹
1° Trimestre (4)				737	403	333	
Mimi e Léo Monte	Recife/PE	Alto Padrão	Condomínio	93	125	92	100%
Moinho	Recife/PE	Médio Padrão	Condomínio	253	76	58	100%
Beach Class Rio Vermelho	Salvador/BA	Beach Class	Incorporação	315	127	108	97%
Olhar Caminho das Árvores	Salvador/BA	Alto Padrão	Condomínio	76	75	75	100%
Total (4)				737	403	333	

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GERAÇÃO (CONSUMO) DE CAIXA

No 1T26, a Companhia apresentou consumo de caixa ex-Dividendos e *follow-on* de R\$ 120,1 milhões. Já nos últimos doze meses (UDM), o consumo de caixa ex-Dividendos e *follow-on* foi de R\$ 217,9 milhões.

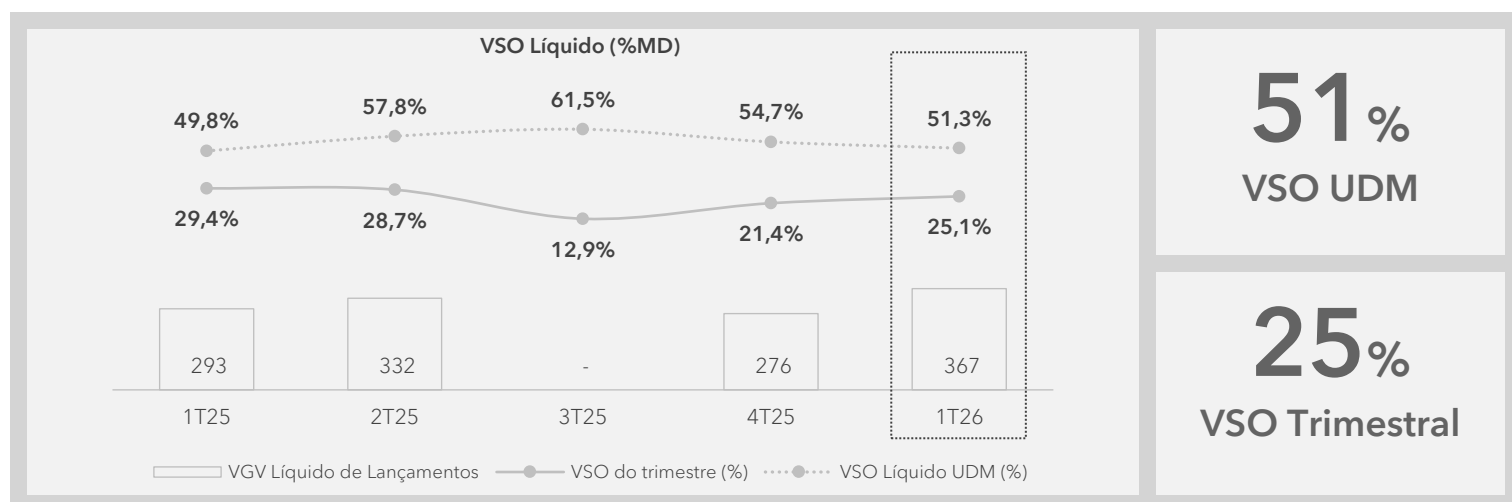
Vale mencionar que em janeiro de 2026, a Companhia precificou com sucesso a sua oferta pública primária de ações ordinárias, com preço de R\$ 25,00 por ação e captação total de R\$ 482,6 milhões.

PROJETOS EM ANDAMENTO

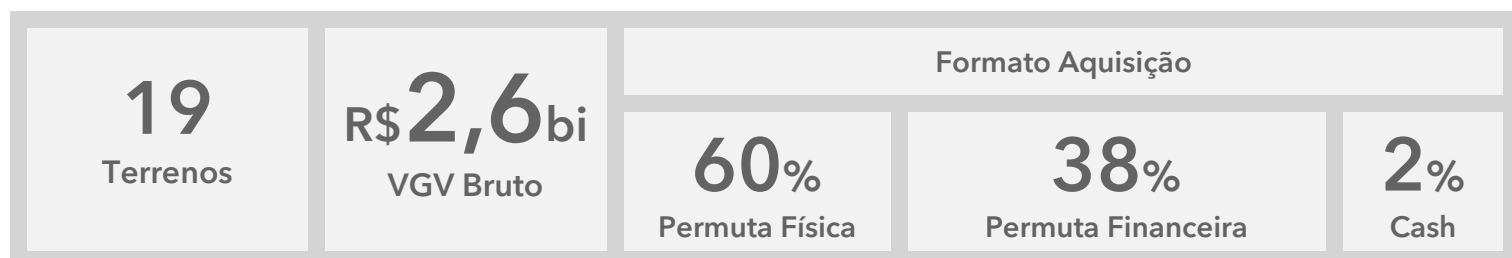
Empreendimentos (R\$ em milhares)	Região	Unid. Totais	VGV Bruto	VGV Líquido	Lançamento	% Venda ¹
Miraflor	Fortaleza/CE	300	125	125	jun/23	97%
Mood Aurora	Recife/PE	320	146	118	abr/24	37%
Mood Parque do Cocó	Fortaleza/CE	249	135	135	jun/24	56%
Mood Candelária	Natal/RN	270	130	117	out/24	39%
Mood Kennedy	Fortaleza/CE	236	147	147	out/24	100%
Mood Costa Azul	Salvador/BA	239	200	195	dez/24	99%
Mood Praia	Fortaleza/CE	450	216	182	jan/25	89%
Mood Murilópolis	Maceió/AL	264	125	111	fev/25	59%
Mood Colina	Salvador/BA	258	141	135	abr/25	99%
Mood Farol	Aracaju/SE	228	107	107	mai/25	39%
Mood Epitácio	João Pessoa/PB	173	91	91	jun/25	25%
Mood Club	Salvador/BA	522	300	276	dez/25	80%
Mood Shopping	Fortaleza/CE	318	228	228	jan/26	32%
Mood Jacarecica	Maceió/AL	316	152	138	mar/26	12%
Total (14)		4.143	2.243	2.105		

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VSO



TERRENOS



ENTREGAS

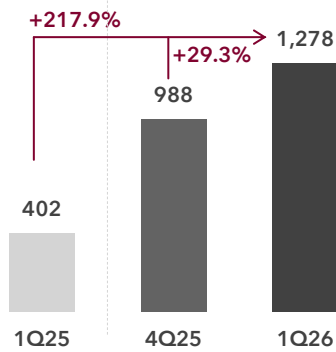
Empreendimentos (R\$ em milhares)	Região	Unid. Totais	VGV Bruto	VGV Líquido	Lançamento	Entrega	% Venda ¹
Arborê	Fortaleza/CE	300	120	120	nov/22	fev/25	99%
Mood Parque das Dunas	Natal/RN	158	70	64	set/23	set/25	97%
Total (2)		458	190	184			

1. Em 31.03.2026

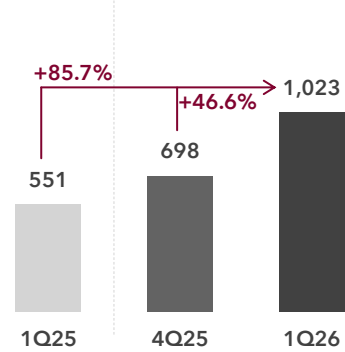
Recife, April 6, 2026 - Moura Dubeux Engenharia S.A. ("MD" or "Company") (B3: MDNE3; Bloomberg: MDNE3:BZ), market share leader homebuilder in Brazil Northeast, operating for more than 40 years in the region, presents its operational preview results for the first quarter of 2026 (1Q26). These results are preliminary, still subject to audit review.

LAUNCHES OF R\$ 1.3 bn AND SALES OF R\$ 1.0 bn IN 1Q26

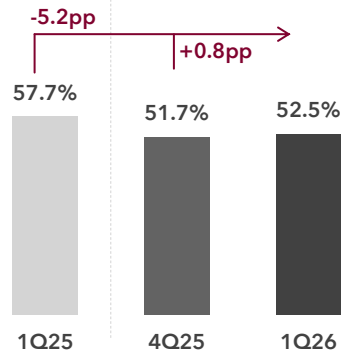
Net Launches %MD (R\$ MN)



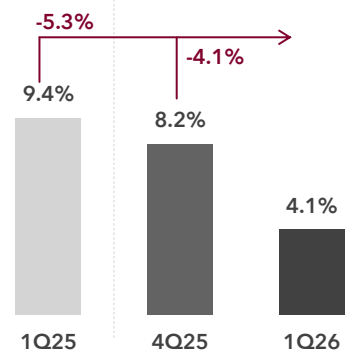
Net Sales %MD (R\$ MN)



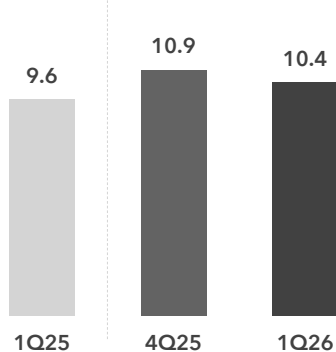
Net SoS LTM %MD



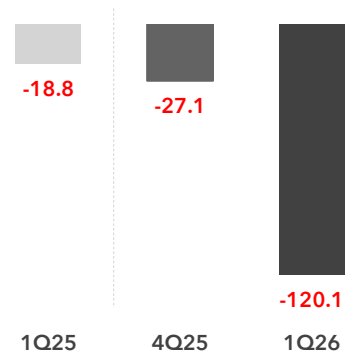
Cancellations %MD / Gross Sales %MD



Landbank Gross PSV (R\$ bn)



Free Cash Flow ex-Dividends and Follow-on (R\$ MN)





LAUNCHES

The Company launched 8 projects in 1Q26, totaling Gross PSV of R\$ 1,553 million and Net PSV of R\$ 1,278 million.

In the quarter, the Company became partner in 2 projects that belongs to the Joint Venture composed by Ún1ca S/A (MD's subsidiary focused on the low-income segment) and Direcional Engenharia S/A (DIRR3).

Launches (R\$ '000)	1Q26	1Q25	Chg. %	4Q25	Chg. %
Launches PSV (100%)	1,419,263	466,013	204.6%	1,012,278	40.2%
Launches PSV (%MD)	1,278,006	401,995	217.9%	988,397	29.3%
# Projects Launched	8	3	166.7%	3	166.7%
# Units Launched	2,255	774	191.3%	980	130.1%

Project (R\$ '000)	Region	Segment	Operation Format	Units	Gross PSV	Net PSV	Net PSV (%MD)	Launch	% Sold ¹
Beach Class Milagres	Maceió/AL	Beach Class	Condominium	226	133	106	106	Jan-26	33%
Mood Shopping	Fortaleza/CE	Mood	Development	318	228	228	228	Feb-26	32%
Beach Class Bahia	Salvador/BA	Beach Class	Condominium	612	331	298	298	Feb-26	70%
Moura Dubeux Plaza	Recife/PE	High-End	Condominium	57	417	363	363	Mar-26	45%
Mood Jacarecica	Maceió/AL	Mood	Development	316	152	138	138	Mar-26	12%
Beach Class Ponta Negra	Natal/RN	Beach Class	Condominium	140	86	73	73	Mar-26	14%
Estilo Boa Viagem	Recife/PE	Ún1ca	Development	240	105	105	37	Jan-25	53%
Wave Boa Viagem	Recife/PE	Ún1ca	Development	268	101	101	35	Jan-26	16%
Total (8)				2,177	1,553	1,412	1,278		

1. In 03.31.2026

2. Estilo Boa Viagem launched in 1Q25

Net PSV Breakdown Launched by Region - 1Q26



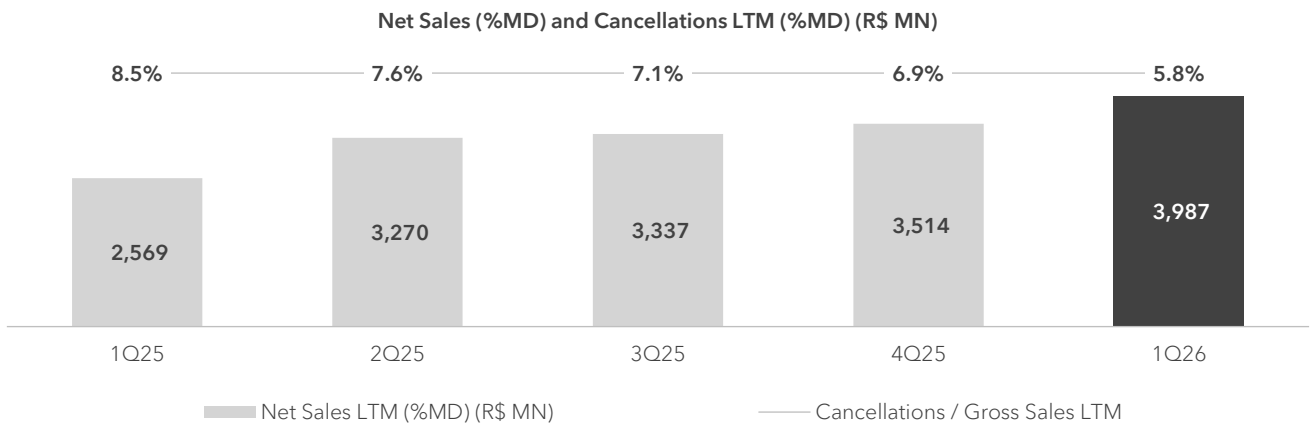
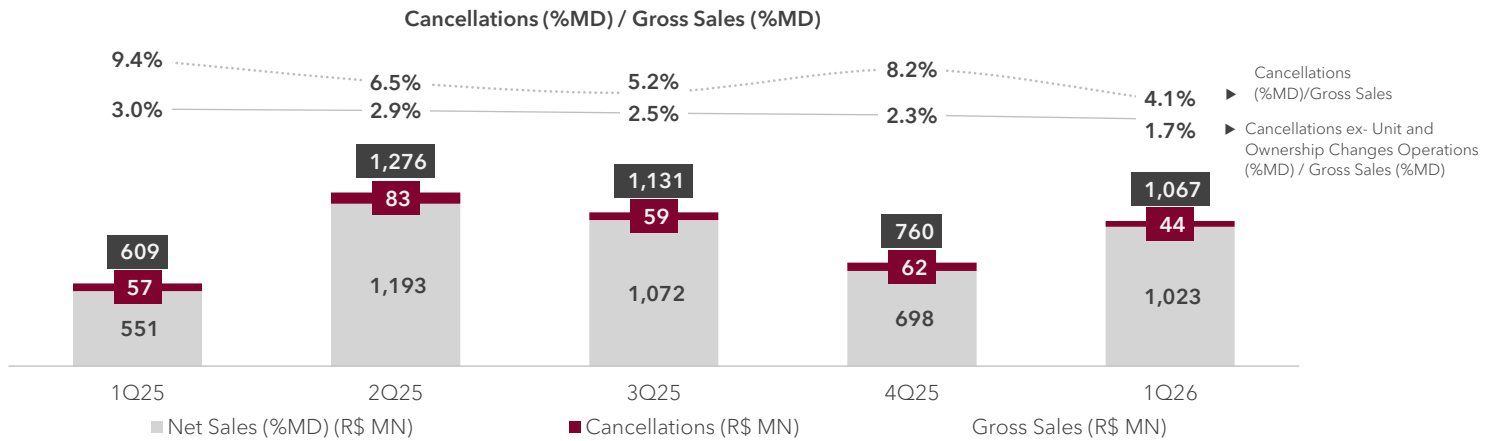
SALES

The volume of Net Sales and Adhesions (%MD) totaled R\$ 1,023 million in 1Q26, representing an increase of 85.7% compared to 1Q25 and 46.6% compared to 4Q25.

Sales and Adhesions (R\$ '000)	1Q26	1Q25	Chg. %	4Q25	Chg. %
Gross Sales and Adhesions ¹	1,118,213	609,061	83.6%	760,453	47.0%
Gross Sales and Adhesions¹ (%MD) (a)	1,067,004	608,606	75.3%	760,453	40.3%
Development Sales	386,876	393,067	-1.6%	301,097	28.5%
Closed Sales ²	28,471	42,107	-32.4%	51,487	-44.7%
Adhesions to Condominium ³	651,658	173,432	275.7%	407,869	59.8%
Cancellations (%MD) (b)	43,540	57,482	-24.3%	62,102	-29.9%
Net Sales and Adhesions (%MD) (c=a-b)	1,023,465	551,124	85.7%	698,351	46.6%
Cancellations (%MD) / Gross Sales (%MD)	4.1%	9.4%	-5.3pp	8.2%	-4.1pp
# Units Sold	1,442	863	67.1%	853	69.1%

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\$ 44 million, representing 4.1% of the Gross Sales (%MD) in 1Q26. Considering the last twelve months (LTM), the total volume of cancellations represented 5.8% of LTM Gross Sales (%MD).



SALES BREAKDOWN

Segment - 1Q26 (R\$ '000)

Segment	Total				Launch ¹		Under Construction		Completed Units	
	Units	Gross PSV	Gross PSV (%MD)	% PSV (%MD)	Units	Gross PSV (%MD)	Units	Gross PSV (%MD)	Units	Gross SPV (%MD)
High-End	115	391,057	391,057	36.7%	45	234,354	57	139,440	13	17,263
Beach Class	616	340,617	340,617	31.9%	471	236,630	139	101,317	6	2,670
Mood	485	276,412	276,412	25.9%	319	190,555	155	81,236	11	4,621
Única	185	78,782	27,574	2.6%	42	5,338	143	22,236	-	-
Standard	34	22,311	22,311	2.1%	-	-	13	10,833	21	11,478
Commercial	7	9,033	9,033	0.8%	-	-	7	9,033	-	-
Total	1,442	1,118,213	1,067,004	100.0%	877	666,878	514	364,094	51	36,033

1. Projects launched up to 6 (six) months

Region - 1Q26 (R\$ '000)

Region	Total				Launch ¹		Under Construction		Completed Units	
	Units	Gross PSV	Gross PSV (%MD)	% PSV (%MD)	Units	Gross PSV (%MD)	Units	Gross PSV (%MD)	Units	Gross SPV (%MD)
Pernambuco	310	409,521	358,313	33.6%	83	229,782	209	115,896	18	12,635
Bahia	611	321,972	321,972	30.2%	575	282,007	29	34,482	7	5,484
Ceará	278	233,823	233,823	21.9%	109	83,193	149	140,324	20	10,307
Alagoas	142	91,852	91,852	8.6%	94	61,139	48	30,713	-	-
Rio Grande do Norte	49	30,624	30,624	2.9%	16	10,757	27	12,259	6	7,608
Paraíba	27	16,003	16,003	1.5%	-	-	27	16,003	-	-
Sergipe	25	14,418	14,418	1.3%	-	-	25	14,418	-	-
Total	1,442	1,118,213	1,067,004	100.0%	877	666,878	514	364,094	51	36,033

1. Projects launched up to 6 (six) months

Operation Format - 1Q26 (R\$ '000)

Operation Format	Total				Launch ¹		Under Construction		Completed Units	
	Units	Gross PSV	Gross PSV (%MD)	% PSV (%MD)	Units	Gross PSV (%MD)	Units	Gross PSV (%MD)	Units	Gross SPV (%MD)
Development	745	438,084	386,876	36.3%	361	195,893	342	165,700	42	25,282
Condominium ²	667	651,658	651,658	61.1%	515	468,224	150	180,746	2	2,688
Closed Sales ³	30	28,471	28,471	2.6%	1	2,761	22	17,647	7	8,063
Total	1,442	1,118,213	1,067,004	100.0%	877	666,878	514	364,094	51	36,033

1. Projects launched up to 6 (six) months

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

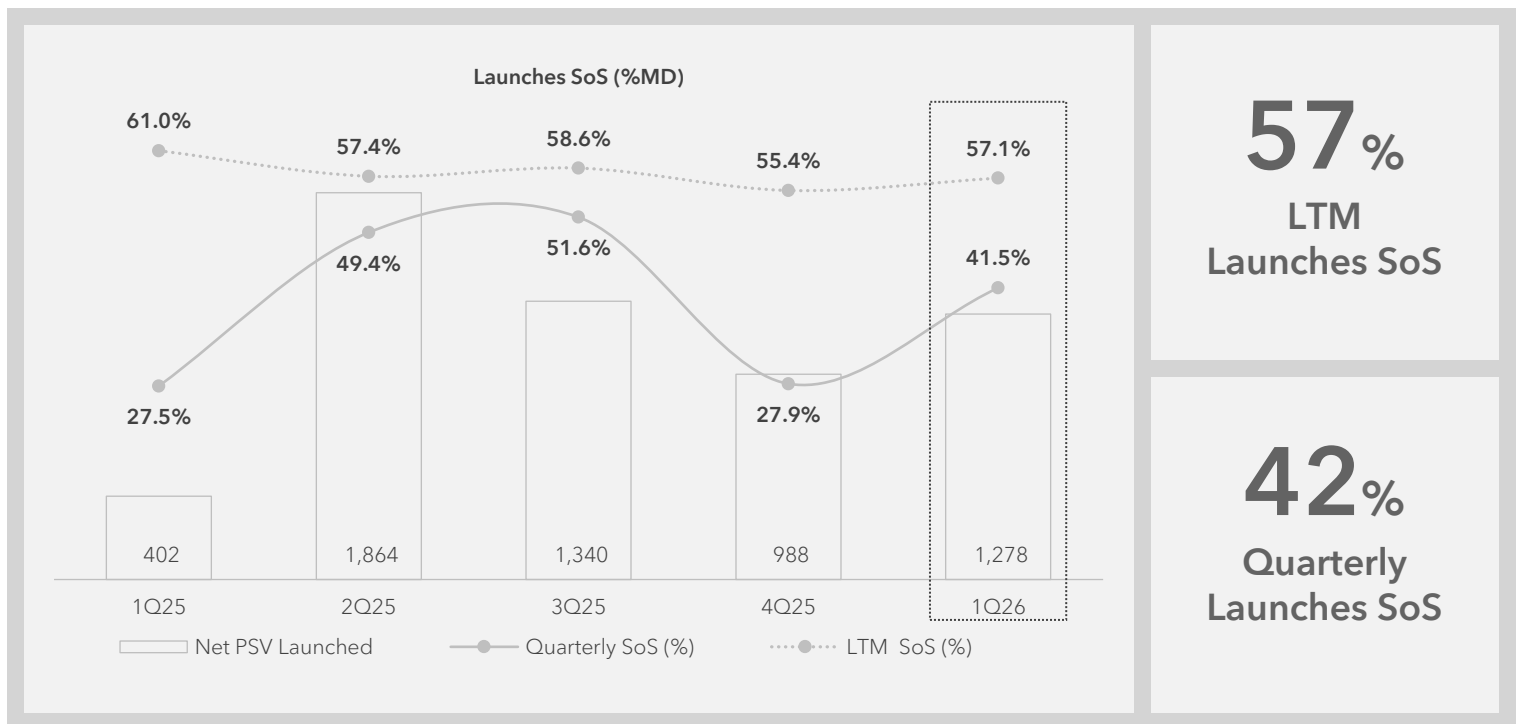
3. Condominium quotas (units) adhered by Moura Dubeux and resold as Development units

SPEED OF SALES (SoS)

Net SoS (%MD) in the last twelve months (LTM) was 52.5%, reduction of 5.2pp YoY and an increase of 0.8pp QoQ. As for the quarter, Net SoS (%MD) was 21.4%, representing an increase of 0.3pp YoY and 4.6pp QoQ.



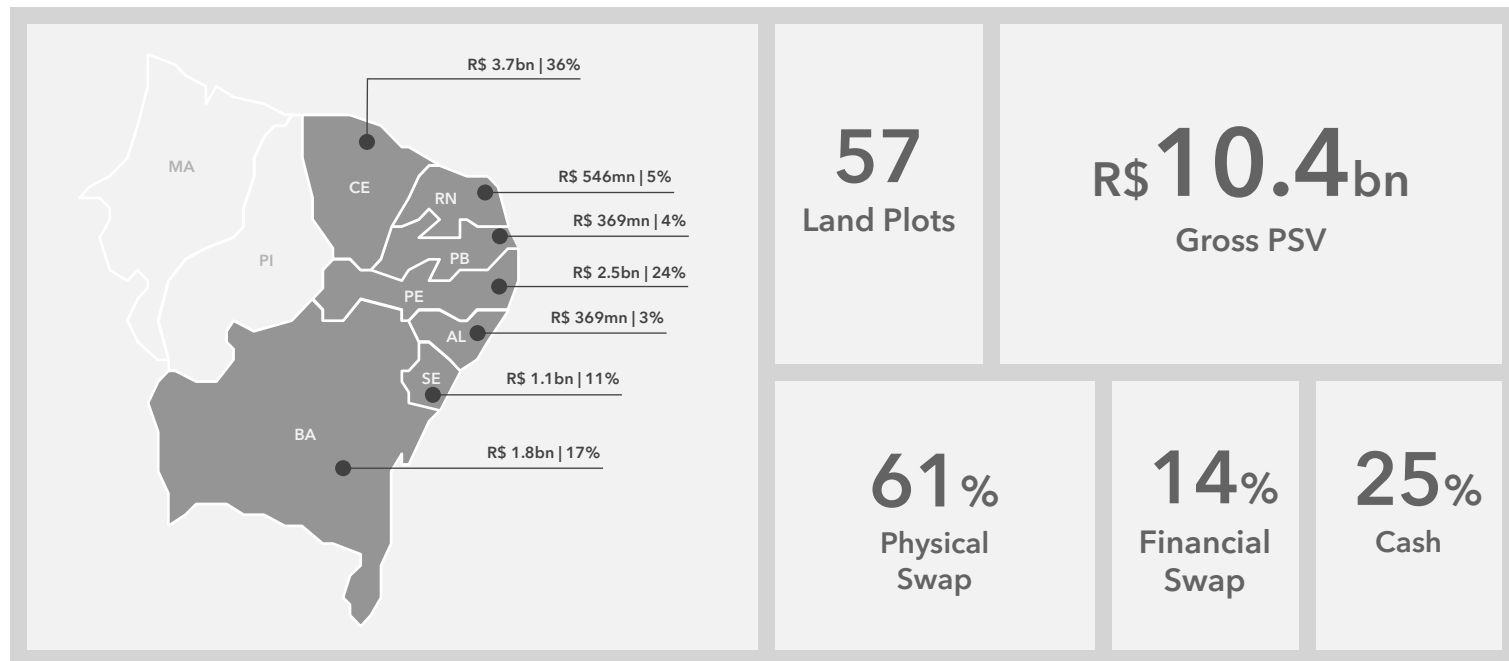
Launches SoS (%MD) recorded 57.1% in LTM and 41.5% in the quarter.



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The Company ended the quarter with a total of 57 plots, equivalent to Gross PSV of approximately R\$ 10.4 billion.

Gross PSV Breakdown Distribution - Region



PROJECTS DELIVERED

In 1Q26, the Company delivered 4 projects, 1 under the Development operation format and 3 under the Condominium model, totaling Gross PSV of R\$ 403 million and a Net PSV of R\$ 333 million.

Project (R\$ '000)	Region	Segment	Operation Format	Units	Gross PSV	Net PSV	% Sales ¹
1° Quarter (4)				737	403	333	
Mimi e Léo Monte	Recife/PE	High-End	Condominium	93	125	92	100%
Moinho	Recife/PE	Standard	Condominium	253	76	58	100%
Beach Class Rio Vermelho	Salvador/BA	Beach Class	Development	315	127	108	97%
Olhar Caminho das Árvores	Salvador/BA	High-End	Condominium	76	75	75	100%
Total (4)				737	403	333	

1. In 03.31.2026

FREE CASH FLOW

In the quarter, the Company recorded negative free cash flow ex-Dividends and follow-on of R\$ 120.1 million. Considering the last twelve months (LTM), the Company accumulated negative free cash flow ex-Dividends and follow-on of R\$ 217.9 million.

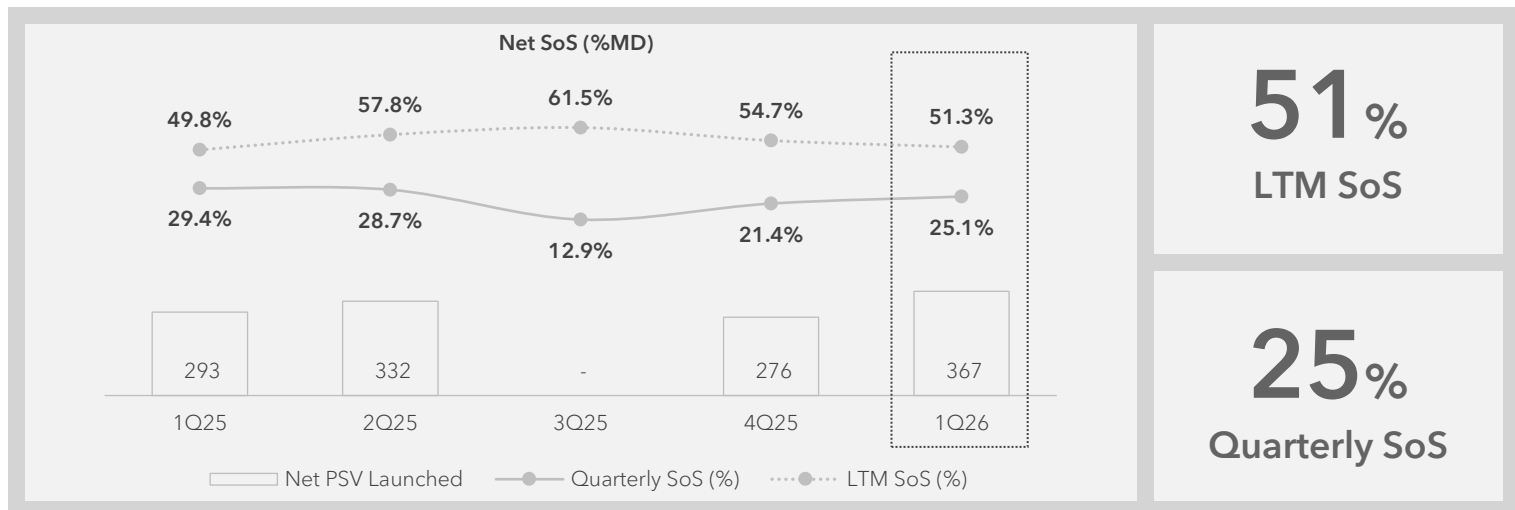
It is worth mentioning that in January 2026, the Company successfully priced its primary public offering of common shares at R\$ 25.00 per share, raising a total of R\$ 482.6 million.

CURRENT PROJECTS

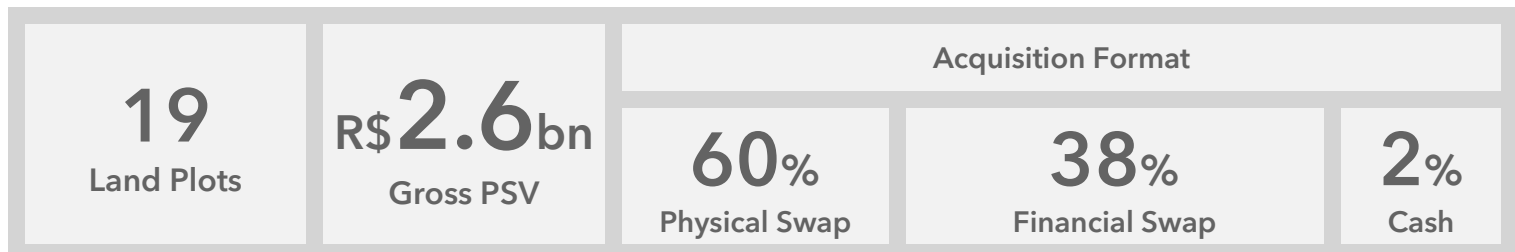
Project (R\$ '000)	Region	Units	Gross PSV	Net PSV	Launch	% Sold ¹
Miraflor	Fortaleza/CE	300	125	125	Jun-23	97%
Mood Aurora	Recife/PE	320	146	118	Apr-24	37%
Mood Parque do Cocó	Fortaleza/CE	249	135	135	Jun-24	56%
Mood Candelária	Natal/RN	270	130	117	Oct-24	39%
Mood Kennedy	Fortaleza/CE	236	147	147	Oct-24	100%
Mood Costa Azul	Salvador/BA	239	200	195	Dec-24	99%
Mood Praia	Fortaleza/CE	450	216	182	Jan-25	89%
Mood Murilópolis	Maceió/AL	264	125	111	Feb-25	59%
Mood Colina	Salvador/BA	258	141	135	Apr-25	99%
Mood Farol	Aracaju/SE	228	107	107	May-25	39%
Mood Epitácio	João Pessoa/PB	173	91	91	Jun-25	25%
Mood Club	Salvador/BA	522	300	276	Dec-25	80%
Mood Shopping	Fortaleza/CE	318	228	228	Jan-26	32%
Mood Jacarecica	Maceió/AL	316	152	138	Mar-26	12%
Total (14)		4,143	2,243	2,105		

1. In 03.31.2026

SPEED OF SALES (SoS)



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PROJECTS DELIVERED

Project (R\$ '000)	Region	Units	Gross PSV	Net PSV	Launch	Delivery	% Sold ¹
Arborê	Fortaleza/CE	300	120	120	Nov-23	Feb-25	99%
Mood Parque das Dunas	Natal/RN	158	70	64	Sep-23	Sep-25	97%
Total (2)		458	190	184			

1. In 03.31.2026