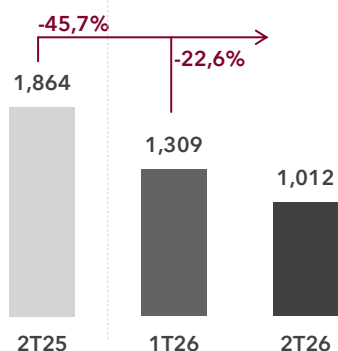


Recife, 06 de julho de 2026 - A Moura Dubeux Engenharia S.A. ("MD" ou "Companhia") (B3: MDNE3; Bloomberg: MDNE3:BZ), incorporadora líder em *market share* no Nordeste, atuando há mais de 40 anos na Região, apresenta a prévia dos seus resultados operacionais para o segundo trimestre de 2026 (2T26). Estes resultados operacionais são preliminares, ainda sujeitos à revisão da Auditoria.

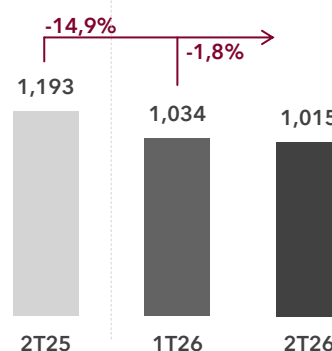
R\$ 1,0 bi LANÇADO E R\$ 1,0 bi VENDIDO NO 2T26

EVENTO SUBSEQUENTE:
PAGAMENTO DA 3ª E 4ª PARCELA DOS DIVIDENDOS ANUNCIADOS EM DEZEMBRO DE 2025
R\$ 100 MM (~R\$ 1,18 POR AÇÃO) QUE SERÁ REALIZADO EM 14 JULHO DE 2026

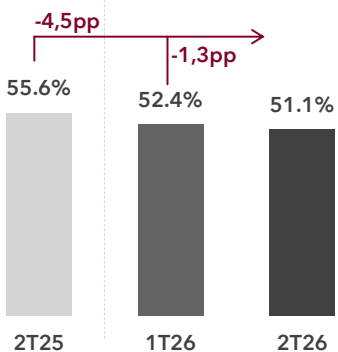
Lançamentos Líquidos %MD (R\$ MM)



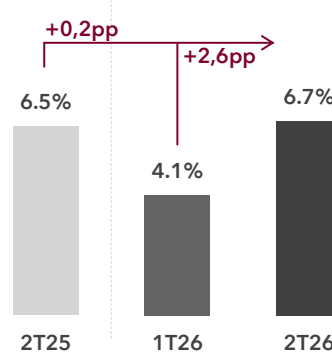
Vendas Líquidas %MD (R\$ MM)



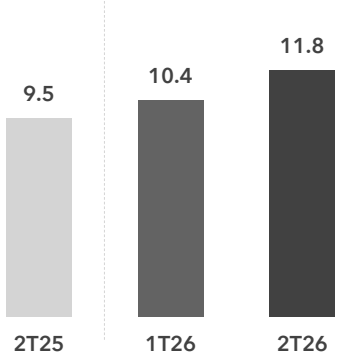
VSO Líquido UDM %MD



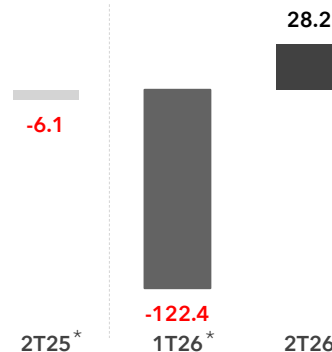
Distratos %MD / Vendas Brutas %MD



Landbank VGV Bruto (R\$ bi)



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





LANÇAMENTOS

No 2T26 a Companhia lançou 6 projetos totalizando um VGV Bruto de R\$ 1.039 milhões e um VGV Líquido de R\$ 1.012 milhões.

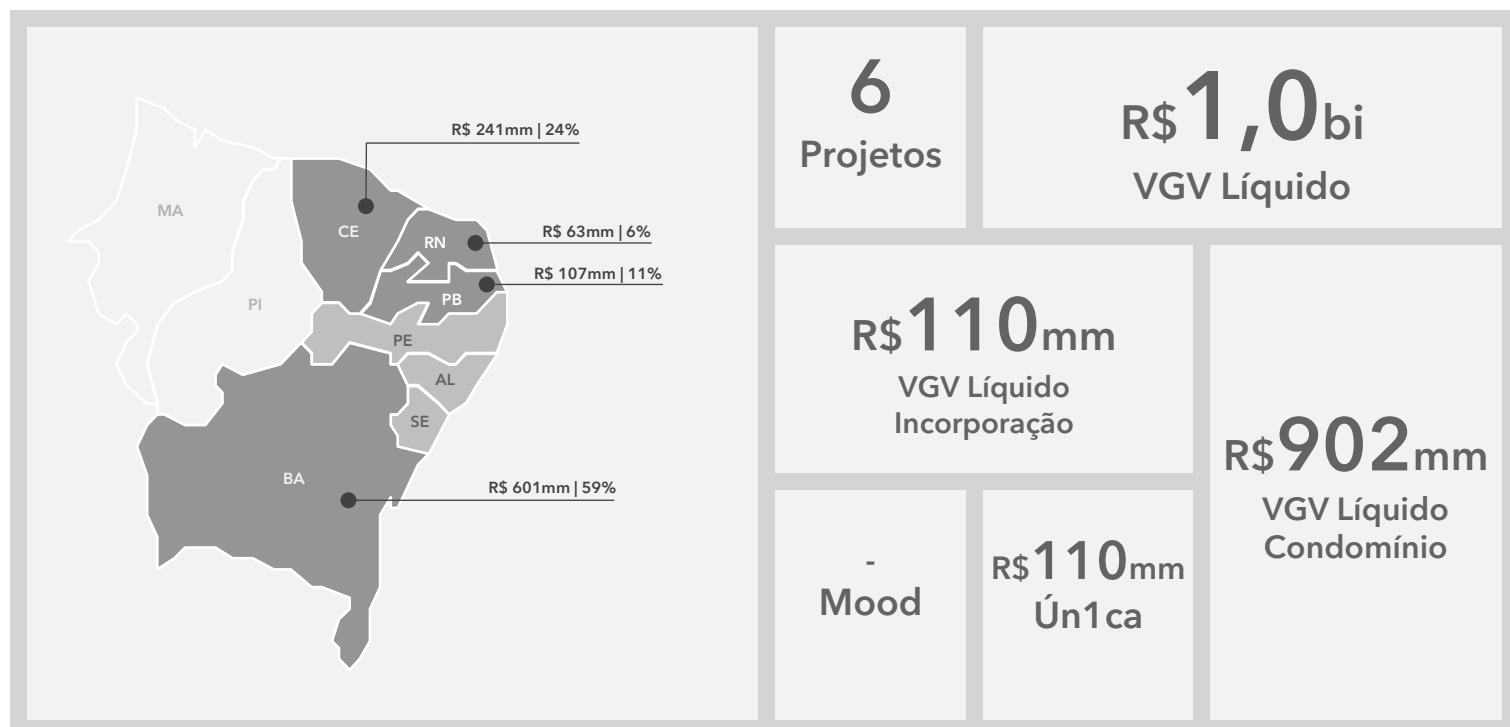
No 1S26, os lançamentos totalizaram R\$ 2.489 milhões em VGV Bruto e R\$ 2.321 milhões em VGV Líquido.

Lançamentos (R\$ em milhares)	2T26	2T25	Var. %	1T26	Var. %	1S26	1S25	Var. %
Lançamentos - VGV Bruto (%MD)	1.039.086	2.478.729	-58,1%	1.450.163	-28,3%	2.489.249	2.944.743	-15,5%
Lançamentos - VGV Líquido (%MD)	1.012.484	1.863.675	-45,7%	1.308.906	-22,6%	2.321.390	2.265.670	2,5%
Empreendimentos Lançados	6	6	0,0%	8	-25,0%	14	9	55,6%
Nº Unidades Lançadas	1.944	1.099	76,9%	2.177	-10,7%	4.121	1.873	120,0%

Empreendimentos (R\$ em milhares)	Região	Segmento	Regime	Unid. Totais	VGV Bruto	VGV Líquido	VGV Líquido (%MD)	Lançamento	% Venda ¹
1º Trimestre (8)				2.177	1.553	1.412	1.309		
2º Trimestre (6)				1.944	1.155	1.122	1.012		
Salvador 220	Salvador/BA	Beach Class	Condomínio	438	415	415	415	mai/26	63%
Cyano	Salvador/BA	Alto Padrão	Condomínio	68	186	186	186	mai/26	90%
Beach Class Macedos	Fortaleza/CE	Beach Class	Condomínio	306	194	194	194	jun/26	59%
Beach Class João Pessoa	João Pessoa/PB	Beach Class	Condomínio	420	126	107	107	jun/26	14%
Ún1ca Benfica	Fortaleza/CE	Ún1ca	Incorporação	304	107	93	47	jun/26	10%
Ún1ca Veredas	Natal/RN	Ún1ca	Incorporação	408	127	127	63	jun/26	11%
Total (14)				4.121	2.708	2.534	2.321		

1. Em 30.06.2026

Distribuição do VGV Líquido (%MD) de Lançamento por Praça - 2T26



VENDAS E ADESÕES

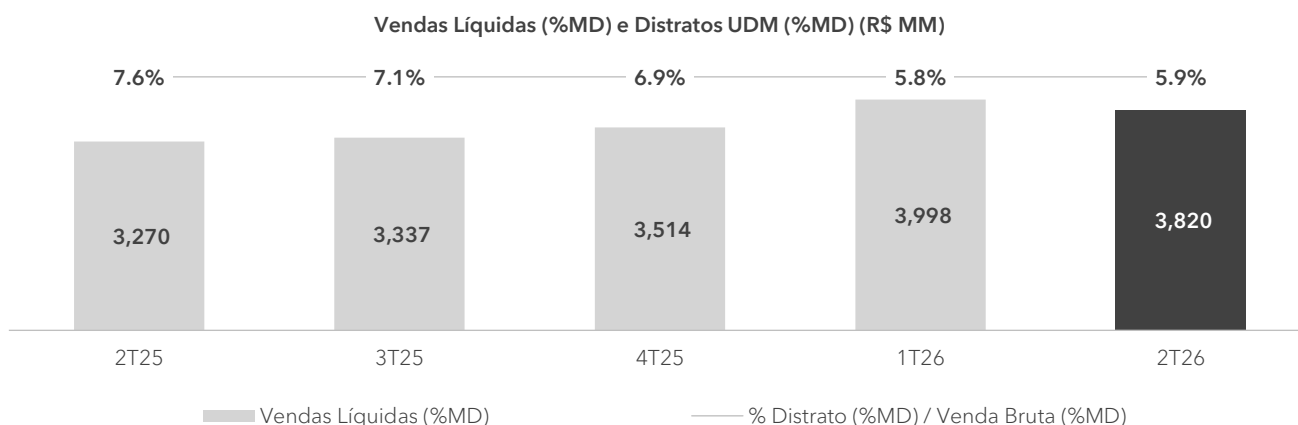
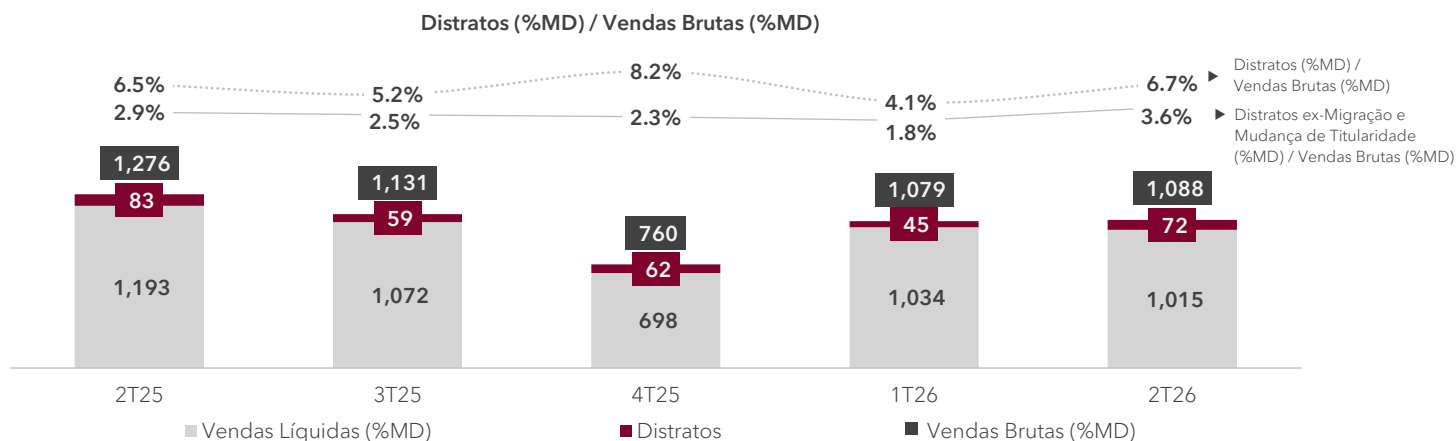
O volume das Vendas e Adesões Líquidas (%MD) no 2T26 foi de R\$ 1.015 milhões, redução de 14,9% em relação ao 2T25 e de 1,8% em relação ao 1T26.

No 1S26, as Vendas e Adesões Líquidas (%MD) somaram R\$ 2.050 milhões, aumento de 17,5% quando comparado aos R\$ 1.744 milhões no 1S25.

Vendas e Adesões (R\$ em milhares)	2T26	2T25	Var. %	1T26	Var. %	1S26	1S25	Var. %
Vendas e Adesões Brutas ¹	1.103.157	1.275.574	-13,5%	1.118.213	-1,3%	2.221.370	1.884.635	17,9%
Vendas e Adesões Brutas¹ (%MD) (a)	1.087.865	1.275.574	-14,7%	1.078.822	0,8%	2.166.686	1.884.180	15,0%
Vendas de Incorporação	304.882	389.440	-21,7%	398.693	-23,5%	703.575	782.507	-10,1%
Vendas Fechadas ²	16.823	46.982	-64,2%	28.471	-40,9%	45.294	89.089	-49,2%
Adesões de Condomínio ³	766.159	839.152	-8,7%	651.658	17,6%	1.417.817	1.012.584	40,0%
Distratos (%MD) (b)	72.439	82.637	-12,3%	44.538	62,6%	116.977	140.119	-16,5%
Vendas e Adesões Líquidas (%MD) (c=a-b)	1.015.425	1.192.937	-14,9%	1.034.284	-1,8%	2.049.709	1.744.061	17,5%
Distratos / Vendas Brutas (%MD)	6,7%	6,5%	0,2pp	4,1%	2,6pp	5,4%	7,4%	-2,0pp
Nº Unidades Vendidas	1.674	945	77,1%	1.442	16,1%	3.116	1.808	72,3%

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\$ 72 milhões. Isso representa 6,7% das Vendas e Adesões Brutas (%MD) no 2T26. Assim, nos últimos doze meses (UDM) o total de distratos representou 5,9% das Vendas e Adesões Brutas UDM (%MD).



ABERTURA DAS VENDAS E ADESÕES

Segmento - 2T26
(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)
Beach Class	926	437.299	437.299	40,2%	836	387.097	82	41.477	8	8.725
Alto Padrão	195	381.201	381.201	35,0%	98	218.172	79	139.112	18	23.918
Mood	402	222.464	222.464	20,4%	195	110.020	191	104.528	16	7.916
Médio Padrão	41	23.314	23.314	2,1%	-	-	8	6.467	33	16.847
Única	106	30.585	15.293	1,4%	102	14.321	4	972	-	-
Comercial	4	8.295	8.295	0,9%	-	-	4	8.295	-	-
Total	1.674	1.103.157	1.087.865	100,0%	1.231	729.609	368	300.850	75	57.406

1. Considerados projetos lançados até 6 (seis) meses

Região - 2T26
(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)
Bahia	619	499.511	499.511	45,9%	533	432.916	78	56.785	8	9.810
Ceará	489	245.454	240.793	22,1%	372	123.669	91	104.592	26	12.532
Pernambuco	146	163.813	156.877	14,4%	42	59.127	70	68.787	34	28.963
Alagoas	217	116.215	116.215	10,7%	171	86.666	46	29.549	-	-
Rio Grande do Norte	99	35.057	31.361	2,9%	63	12.194	29	13.066	7	6.101
Paraíba	72	27.889	27.889	2,6%	50	15.037	22	12.852	-	-
Sergipe	32	15.220	15.220	1,4%	-	-	32	15.220	-	-
Total	1.674	1.103.157	1.087.865	100,0%	1.231	729.609	368	300.850	75	57.406

1. Considerados projetos lançados até 6 (seis) meses

Tipo - 2T26
(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	595	320.175	304.882	28,0%	297	124.341	239	148.153	59	32.389
Condomínios ²	1.038	731.177	731.177	67,2%	930	602.443	108	128.734	-	-
Vendas Fechadas ³	41	51.806	51.806	4,8%	4	2.825	21	23.964	16	25.017
Total	1.674	1.103.157	1.087.865	100,0%	1.231	729.609	368	300.850	75	57.406

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 - 1S26 (R\$ em milhares)

Segmento	Total				Lançamentos ¹		Em Construção		Pronto	
	Unid.	VG Bruto	VG Bruto (%MD)	% VG (%MD)	Unid.	VG Bruto (%MD)	Unid.	VG Bruto (%MD)	Unid.	VG Bruto (%MD)
Beach Class	1.542	777.916	777.916	35,9%	1.307	623.727	221	142.794	14	11.395
Alto Padrão	310	772.258	772.258	35,6%	121	415.012	158	316.065	31	41.181
Mood	887	498.876	498.876	23,0%	335	201.688	511	278.221	41	18.967
Ún1ca	291	109.367	54.684	2,5%	144	21.946	147	32.737	-	-
Médio Padrão	75	45.625	45.625	2,1%	-	-	21	17.300	54	28.325
Comercial	11	17.327	17.327	0,9%	-	-	11	17.327	-	-
Total	3.116	2.221.370	2.166.686	100,0%	1.907	1.262.374	1.069	804.445	140	99.868

1. Considerados projetos lançados até 6 (seis) meses

Região - 1S26 (R\$ em milhares)

Região	Total				Lançamentos ¹		Em Construção		Pronto	
	Unid.	VG Bruto	VG Bruto (%MD)	% VG (%MD)	Unid.	VG Bruto (%MD)	Unid.	VG Bruto (%MD)	Unid.	VG Bruto (%MD)
Bahia	1.230	821.483	821.483	37,9%	929	616.036	286	190.154	15	15.293
Pernambuco	456	573.334	527.007	24,3%	107	263.594	297	221.816	52	41.598
Ceará	767	479.277	474.616	21,9%	477	196.952	230	248.396	60	29.268
Alagoas	359	208.067	208.067	9,6%	265	147.805	94	60.262	-	-
Rio Grande do Norte	148	65.680	61.984	2,9%	79	22.951	56	25.325	13	13.708
Paraíba	99	43.891	43.891	2,0%	50	15.037	49	28.855	-	-
Sergipe	57	29.637	29.637	1,4%	-	-	57	29.637	-	-
Total	3.116	2.221.370	2.166.686	100,0%	1.907	1.262.374	1.069	804.445	140	99.868

1. Considerados projetos lançados até 6 (seis) meses

Tipo - 1S26 (R\$ em milhares)

Tipo	Total				Lançamentos ¹		Em Construção		Pronto	
	Unid.	VG Bruto	VG Bruto (%MD)	% VG (%MD)	Unid.	VG Bruto (%MD)	Unid.	VG Bruto (%MD)	Unid.	VG Bruto (%MD)
Incorporação	1.340	758.259	703.575	32,5%	479	223.634	746	415.840	115	64.100
Condomínios ²	1.705	1.382.835	1.382.835	63,8%	1.424	1.035.914	279	344.233	2	2.688
Vendas Fechadas ³	71	80.276	80.276	3,7%	4	2.825	44	44.372	23	33.079
Total	3.116	2.221.370	2.166.686	100,0%	1.907	1.262.374	1.069	804.445	140	99.868

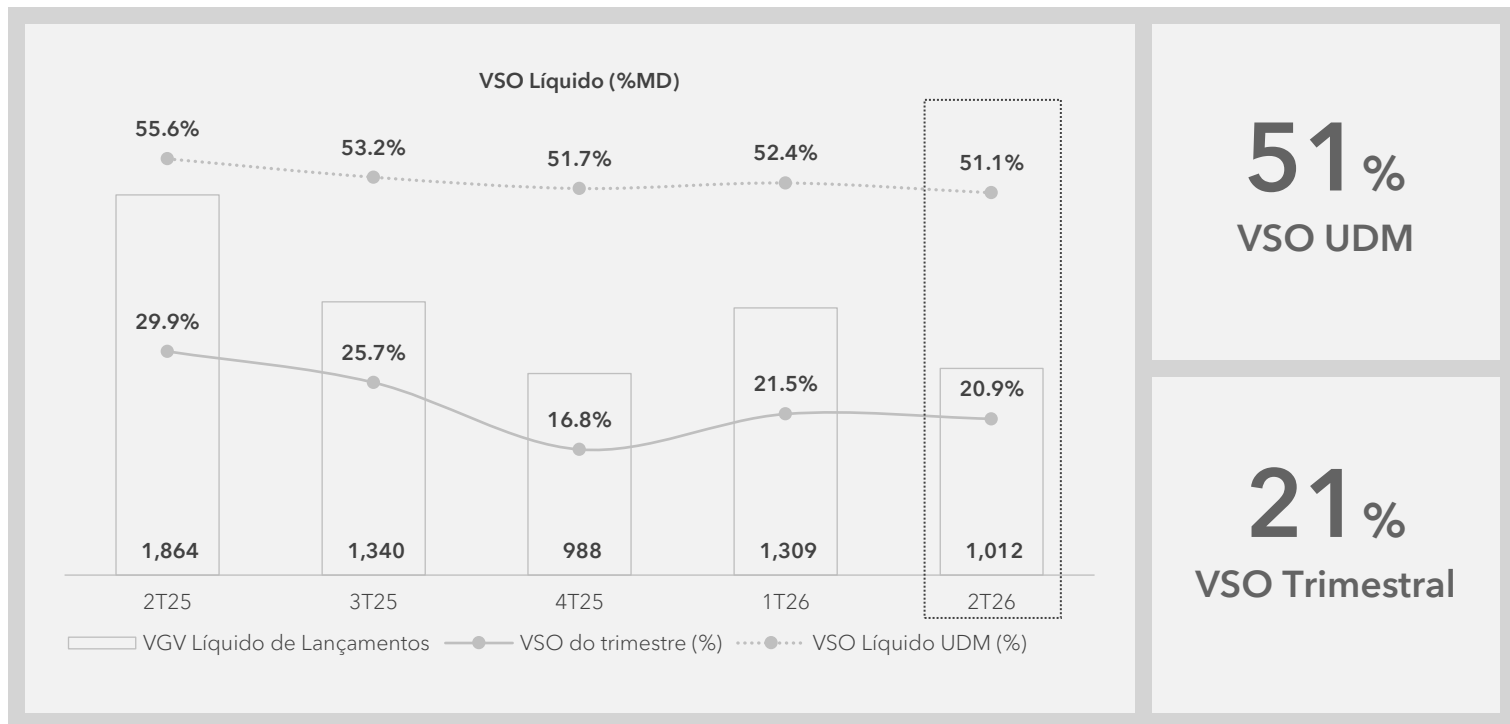
1. Considerados projetos lançados até 6 (seis) meses

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

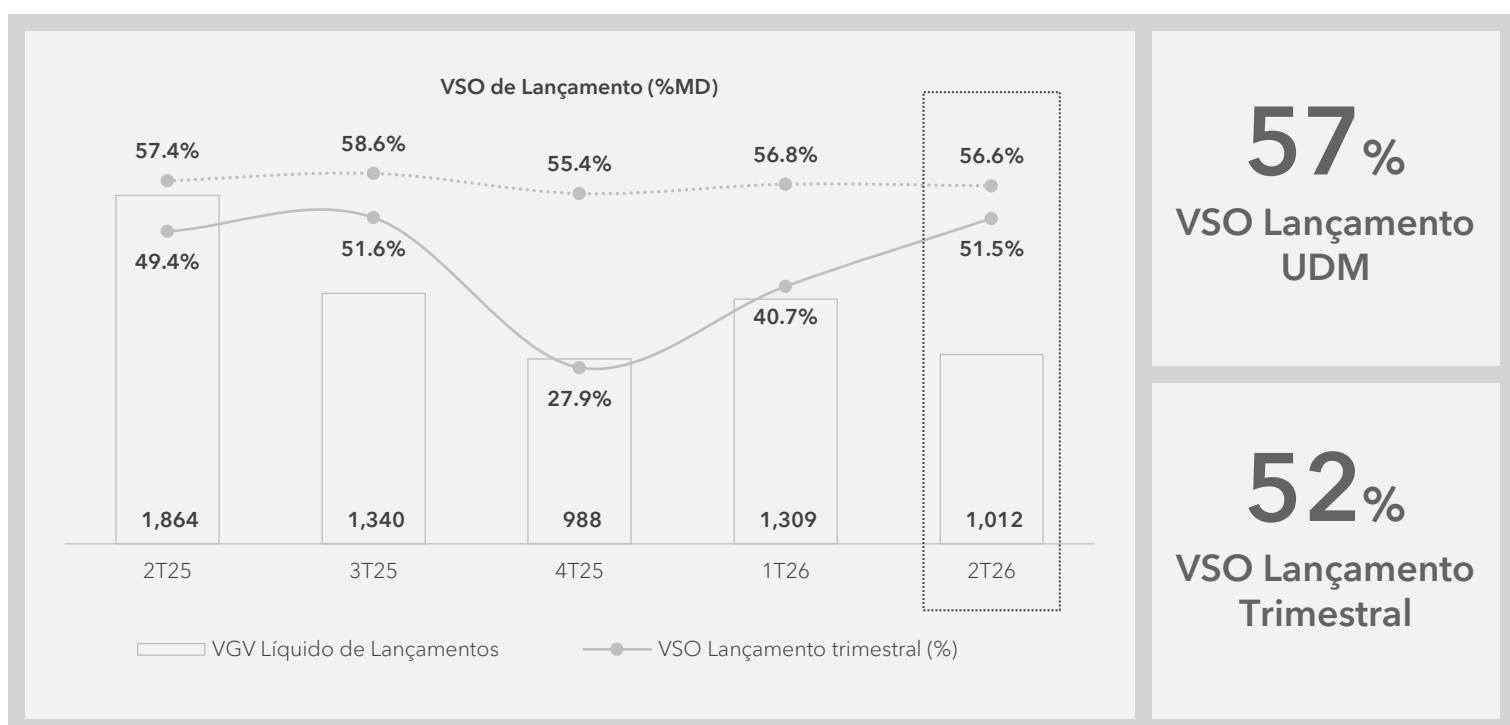
3. Cotas (unidades) de Condomínio aderidas pela Moura Dubeux e revendidas em tabela de Incorporação

VENDAS SOBRE OFERTA (VSO)

O Índice VSO Líquido (%MD) nos últimos doze meses (UDM) foi de 51,1%, redução de 4,5pp quando comparado ao 2T25 e de 1,3pp em relação ao 1T26. Já o VSO Líquido (%MD) no trimestre foi de 20,9%, redução de 9,0pp em relação ao 2T25 e de 0,6pp quando comparado ao 1T26.



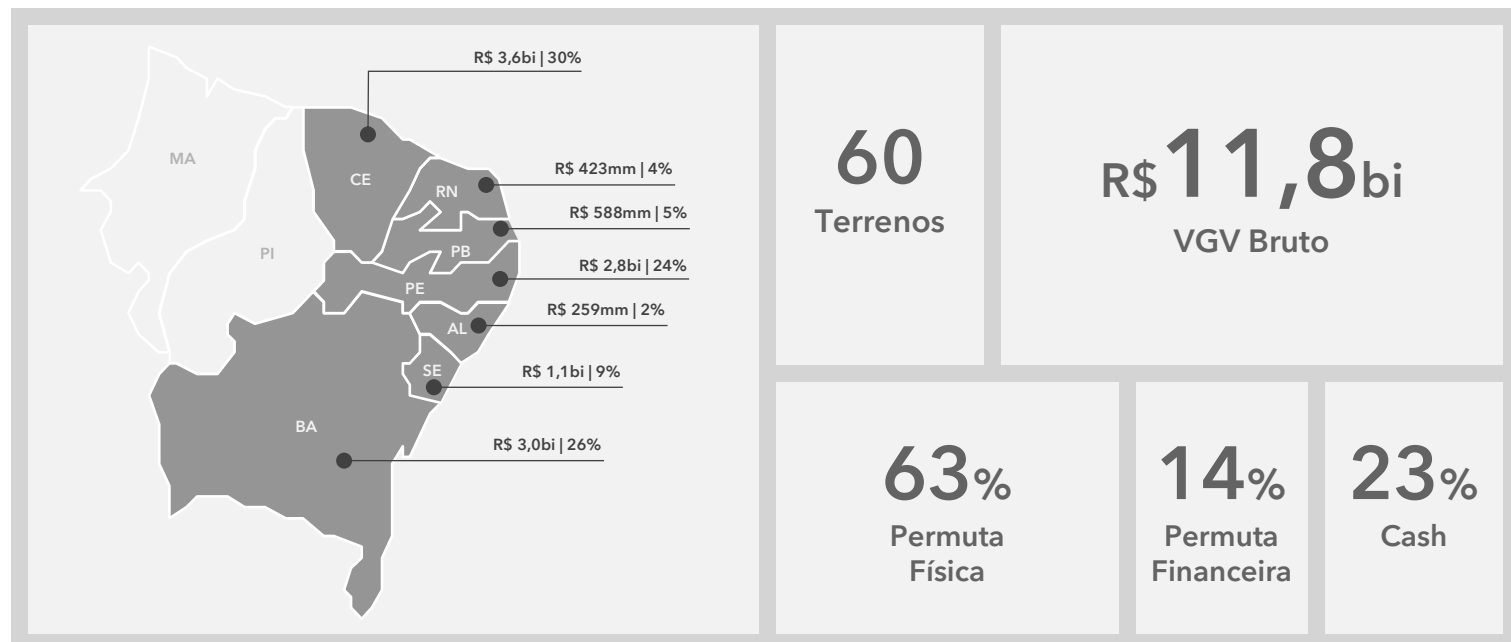
O VSO dos lançamentos (%MD) nos últimos doze meses foi de 56,6% e 51,5% no 2T26.



TERRENOS

A Companhia encerrou o trimestre com 60 terrenos totalizando um VGV Bruto potencial de aproximadamente R\$ 11,8 bilhões.

Distribuição do VGV Bruto por Praça



ENTREGAS

No 2T26, a Companhia entregou 2 projetos sendo, 1 sob o regime de Incorporação e 1 sob o regime de Condomínio, totalizando um VGV Bruto de R\$ 203 milhões e um VGV Líquido de R\$ 197 milhões.

Empreendimentos (R\$ em milhares)	Região	Segmento	Regime	Unid. Totais	VGV Bruto	VGV Líquido	% Venda ¹
1º Trimestre (4)				737	403	333	
2 Trimestre (2)				337	203	197	
Mirat Martins de Sá	Salvador/BA	Alto Padrão	Condomínio	37	78	72	85%
Miraflor	Fortaleza/CE	Mood	Incorporação	300	125	125	99%
Total (6)				1.074	606	530	

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GERAÇÃO (CONSUMO) DE CAIXA

No 2T26, a Companhia apresentou geração de caixa de R\$ 28,2 milhões. Já nos últimos doze meses (UDM), o consumo de caixa ex-Dividendos e follow-on foi de R\$ 186,0 milhões.

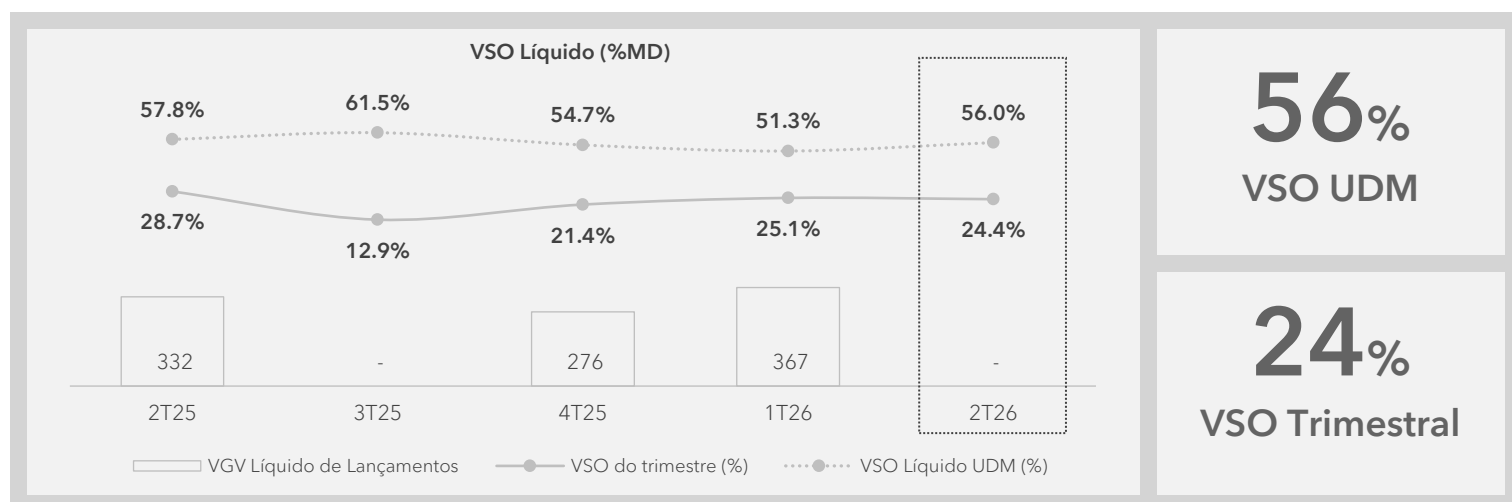
Em junho de 2026, a Companhia realizou pela primeira vez a antecipação de R\$ 153 milhões de recebíveis oriundos do Fee de Comercialização do Terreno via cessão de recebíveis. Vale mencionar que este é um recebível, que (i) não possui risco de execução, (ii) está 100% performado, (iii) apresenta baixo risco de inadimplência, e (iv) possui garantia real do ativo com a alienação fiduciária do terreno.

PROJETOS EM ANDAMENTO

Empreendimentos (R\$ em milhares)	Região	Unid. Totais	VGV Bruto	VGV Líquido	Lançamento	% Venda ¹
Mood Aurora	Recife/PE	320	146	118	abr/24	37%
Mood Parque do Cocó	Fortaleza/CE	249	135	135	jun/24	61%
Mood Candelária	Natal/RN	270	130	117	out/24	47%
Mood Kennedy	Fortaleza/CE	236	147	147	out/24	99%
Mood Costa Azul	Salvador/BA	239	200	195	dez/24	100%
Mood Praia	Fortaleza/CE	450	216	182	jan/25	94%
Mood Murilópolis	Maceió/AL	264	125	111	fev/25	68%
Mood Colina	Salvador/BA	258	141	135	abr/25	99%
Mood Farol	Aracaju/SE	228	107	107	mai/25	43%
Mood Epitácio	João Pessoa/PB	173	91	91	jun/25	34%
Mood Club	Salvador/BA	522	300	276	dez/25	92%
Mood Shopping	Fortaleza/CE	318	228	228	jan/26	43%
Mood Jacarecica	Maceió/AL	316	152	138	mar/26	66%
Total (13)		3.843	2.118	1.980		

1. Em 30.06.2026

VSO

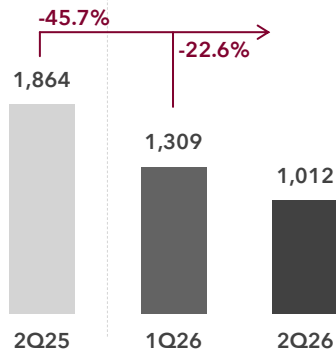


Recife, July 6, 2026 - Moura Dubeux Engenharia S.A. ("MD" or "Company") (B3: MDNE3; Bloomberg: MDNE3:BZ), market share leader homebuilder in Brazil Northeast, operating for more than 40 years in the region, presents its operational preview results for the second quarter of 2026 (2Q26). These results are preliminary, still subject to audit review.

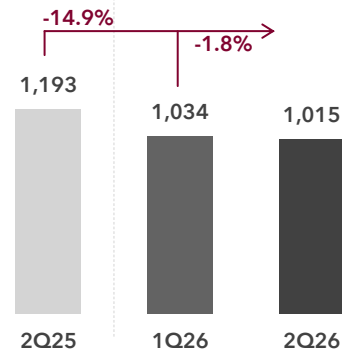
LAUNCHES OF R\$ 1.0 bn AND SALES OF R\$ 1.0 bn IN 2Q26

SUBSEQUENT EVENT:
PAYMENT OF THE 3rd AND 4th INSTALLMENTS OF DIVIDENDS ANNOUNCED IN DECEMBER 2025
R\$ 100 MN (~R\$ 1.18 PER SHARE) TO BE PAID ON JULY 14, 2026

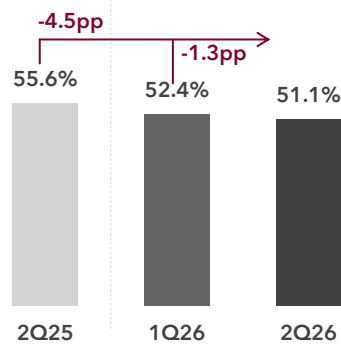
Net Launches %MD (R\$ MN)



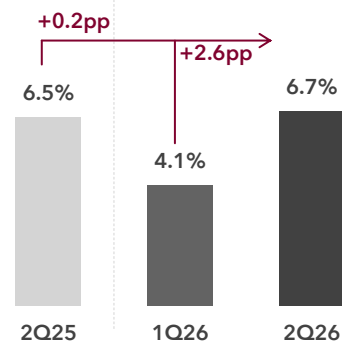
Net Sales %MD (R\$ MN)



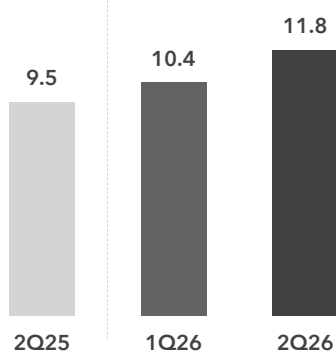
Net SoS LTM %MD



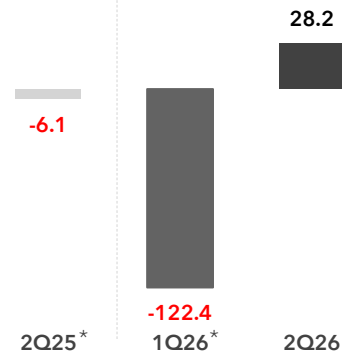
Cancellations %MD / Gross Sales %MD



Landbank Gross PSV (R\$ bn)



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



IMOB B3 SMLL B3 IGPTWB3

IBRA B3 ICON B3 IGCT B3

IGC B3 IGC-NM B3 ITAG B3

IGC-NM B3 ITAG B3

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LAUNCHES

The Company launched 6 projects in 2Q26, totaling Gross PSV of R\$ 1,039 million and Net PSV (%MD) of R\$ 1,012 million.

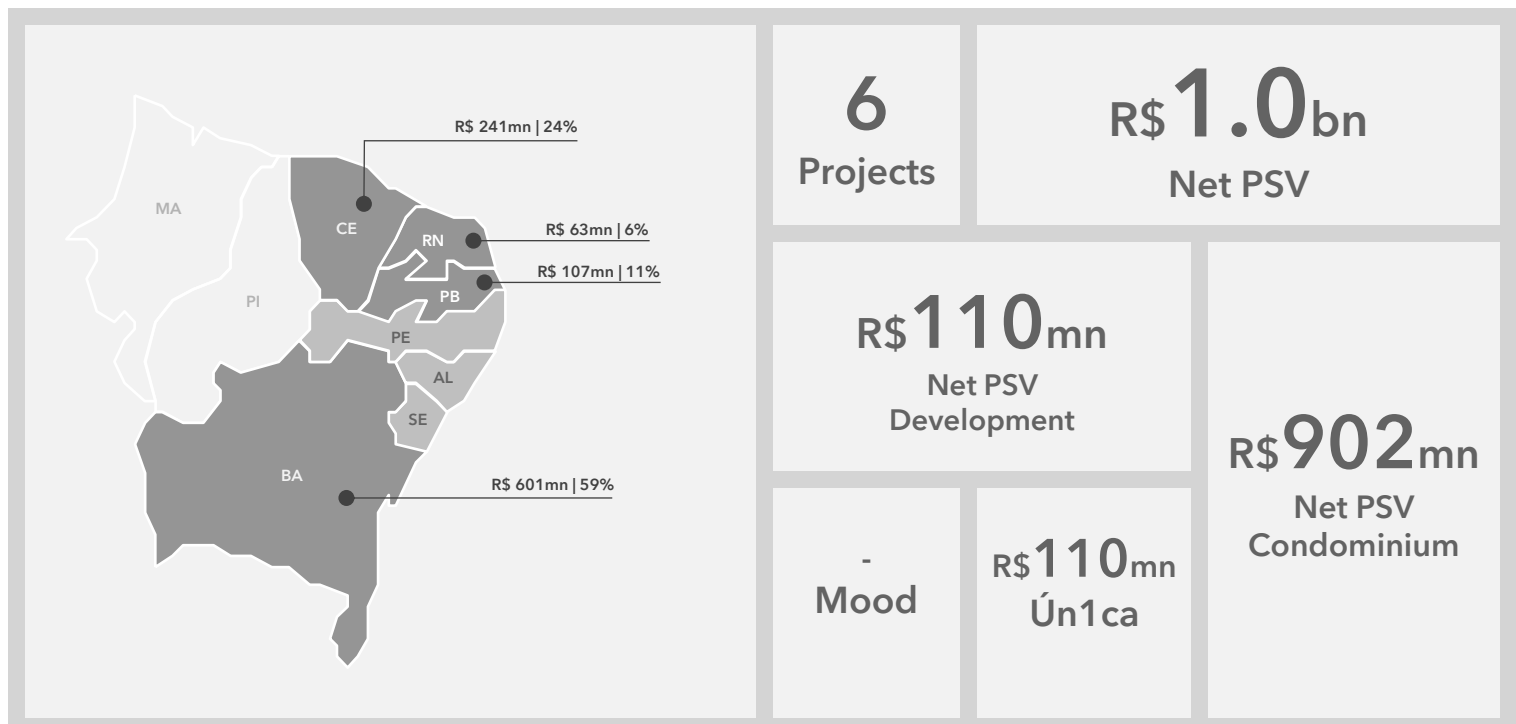
In 1H26, launches totaled Gross PSV of R\$ 2,489 million and a Net PSV (%MD) of R\$ 2,321 million.

Launches (R\$ '000)	2Q26	2Q25	Chg. %	1Q26	Chg. %	1S26	1S25	Chg. %
Launches PSV (100%)	1,039,086	2,478,729	-58.1%	1,450,163	-28.3%	2,489,249	2,944,743	-15.5%
Launches PSV (%MD)	1,012,484	1,863,675	-45.7%	1,308,906	-22.6%	2,321,390	2,265,670	2.5%
# Projects Launched	6	6	0.0%	8	-25.0%	14	9	55.6%
# Units Launched	1,944	1,099	76.9%	2,177	-10.7%	4,121	1,873	120.0%

Project (R\$ '000)	Region	Segment	Operation Format	Units	Gross PSV	Net PSV	Net PSV (%MD)	Launch	% Sold ¹
1° Quarter (8)				2,177	1,553	1,412	1,309		
2° Quarter (6)				1,944	1,155	1,122	1,012		
Salvador 220	Salvador/BA	Beach Class	Condominium	438	415	415	415	May-26	63%
Cyano	Salvador/BA	High-End	Condominium	68	186	186	186	May-26	90%
Beach Class Macedos	Fortaleza/CE	Beach Class	Condominium	306	194	194	194	Jun-26	59%
Beach Class João Pessoa	João Pessoa/PB	Beach Class	Condominium	420	126	107	107	Jun-26	14%
Ún1ca Benfica	Fortaleza/CE	Ún1ca	Development	304	107	93	47	Jun-26	10%
Ún1ca Veredas	Natal/RN	Ún1ca	Development	408	127	127	63	Jun-26	11%
Total (14)				4,121	2,708	2,534	2,321		

1. In 06.30.2026

Net PSV Breakdown Launched by Region - 2Q26



SALES

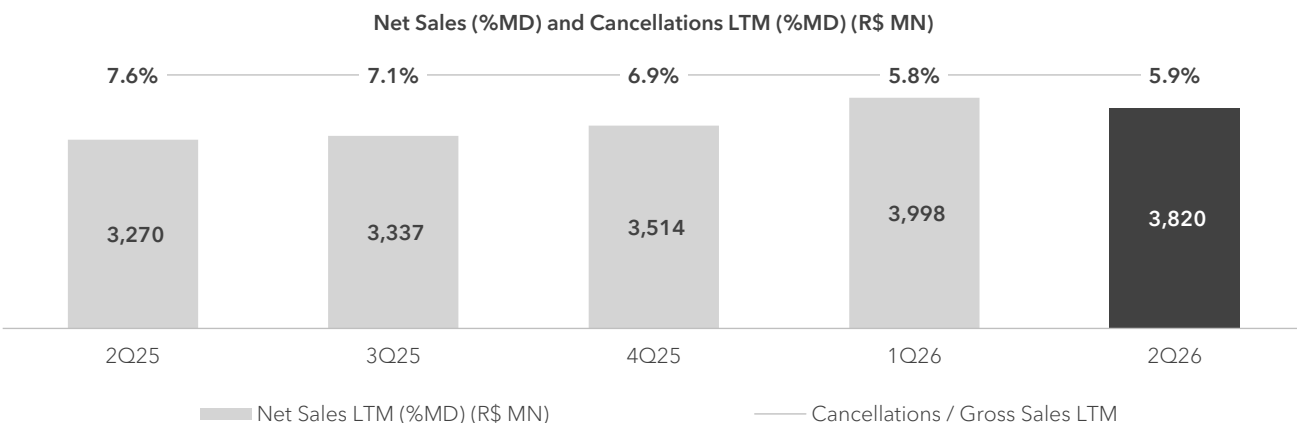
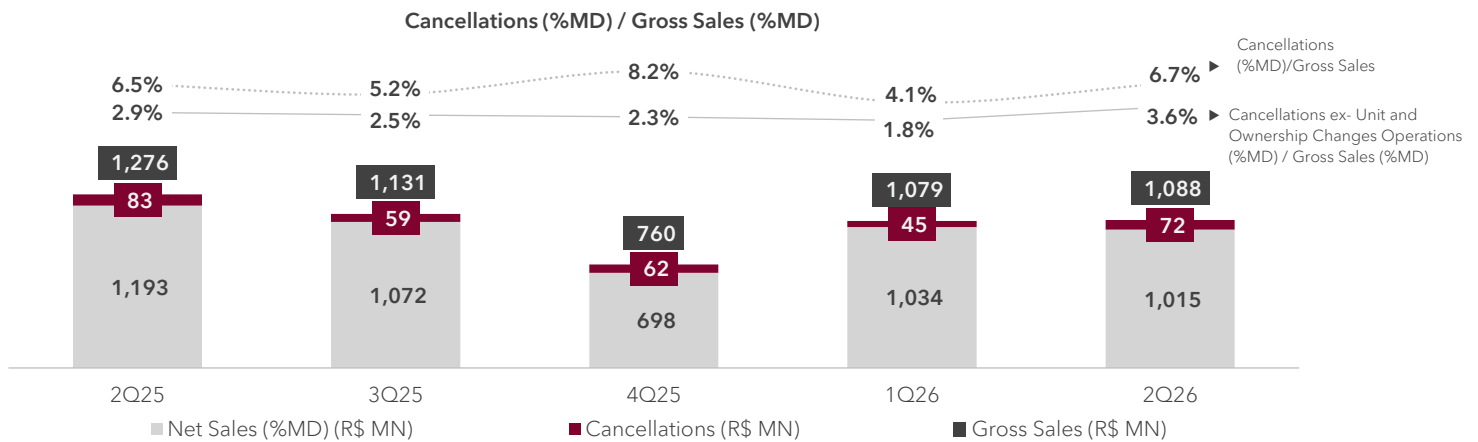
The volume of Net Sales and Adhesions (%MD) totaled R\$ 1,015 million in 2Q26, reduction of 14.9% compared to 2Q25 and 1.8% compared to 1Q26.

In 1H26, the volume of Net Sales and Adhesions (%MD) totaled R\$ 2,050 million, increase of 17.5% when compared to 1H25.

Sales and Adhesions (R\$ '000)	2Q26	2Q25	Chg. %	1Q26	Chg. %	1H26	1H25	Chg. %
Gross Sales and Adhesions ¹	1,103,157	1,275,574	-13.5%	1,118,213	-1.3%	2,221,370	1,884,635	17.9%
Gross Sales and Adhesions¹ (%MD) (a)	1,087,865	1,275,574	-14.7%	1,078,822	0.8%	2,166,686	1,884,180	15.0%
Development Sales	304,882	389,440	-21.7%	398,693	-23.5%	703,575	782,507	-10.1%
Closed Sales ²	16,823	46,982	-64.2%	28,471	-40.9%	45,294	89,089	-49.2%
Adhesions to Condominium ³	766,159	839,152	-8.7%	651,658	17.6%	1,417,817	1,012,584	40.0%
Cancellations (%MD) (b)	72,439	82,637	-12.3%	44,538	62.6%	116,977	140,119	-16.5%
Net Sales and Adhesions (%MD) (c=a-b)	1,015,425	1,192,937	-14.9%	1,034,284	-1.8%	2,049,709	1,744,061	17.5%
Cancellations (%MD) / Gross Sales (%MD)	6.7%	6.5%	0.2pp	4.1%	2.6pp	5.4%	7.4%	-2.0pp
# Units Sold	1,674	945	77.1%	1,442	16.1%	3,116	1,808	72.3%

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\$ 72 million, representing 6.7% of the Gross Sales (%MD) in 2Q26. Considering the last twelve months (LTM), the total volume of cancellations represented 5.9% of LTM Gross Sales (%MD).



SALES BREAKDOWN

Segment - 2Q26 (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)
Beach Class	926	437,299	437,299	40.2%	836	387,097	82	41,477	8	8,725
High-End	195	381,201	381,201	35.0%	98	218,172	79	139,112	18	23,918
Mood	402	222,464	222,464	20.4%	195	110,020	191	104,528	16	7,916
Standard	41	23,314	23,314	2.1%	-	-	8	6,467	33	16,847
Única	106	30,585	15,293	1.4%	102	14,321	4	972	-	-
Commercial	4	8,295	8,295	0.9%	-	-	4	8,295	-	-
Total	1,674	1,103,157	1,087,865	100.0%	1,231	729,609	368	300,850	75	57,406

1. Projects launched up to 6 (six) months

Region - 2Q26 (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)
Bahia	619	499,511	499,511	45.9%	533	432,916	78	56,785	8	9,810
Ceará	489	245,454	240,793	22.1%	372	123,669	91	104,592	26	12,532
Pernambuco	146	163,813	156,877	14.4%	42	59,127	70	68,787	34	28,963
Alagoas	217	116,215	116,215	10.7%	171	86,666	46	29,549	-	-
Rio Grande do Norte	99	35,057	31,361	2.9%	63	12,194	29	13,066	7	6,101
Paraíba	72	27,889	27,889	2.6%	50	15,037	22	12,852	-	-
Sergipe	32	15,220	15,220	1.4%	-	-	32	15,220	-	-
Total	1,674	1,103,157	1,087,865	100.0%	1,231	729,609	368	300,850	75	57,406

1. Projects launched up to 6 (six) months

Operation Format - 2Q26 (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	595	320,175	304,882	28.0%	297	124,341	239	148,153	59	32,389
Condominium ²	1,038	731,177	731,177	67.2%	930	602,443	108	128,734	-	-
Closed Sales ³	41	51,806	51,806	4.8%	4	2,825	21	23,964	16	25,017
Total	1,674	1,103,157	1,087,865	100.0%	1,231	729,609	368	300,850	75	57,406

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 - 1H26 (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)
Beach Class	1,542	777,916	777,916	35.9%	1,307	623,727	221	142,794	14	11,395
High-End	310	772,258	772,258	35.6%	121	415,012	158	316,065	31	41,181
Mood	887	498,876	498,876	23.0%	335	201,688	511	278,221	41	18,967
Única	291	109,367	54,684	2.5%	144	21,946	147	32,737	-	-
Standard	75	45,625	45,625	2.1%	-	-	21	17,300	54	28,325
Commercial	11	17,327	17,327	0.9%	-	-	11	17,327	-	-
Total	3,116	2,221,370	2,166,686	100.0%	1,907	1,262,374	1,069	804,445	140	99,868

1. Projects launched up to 6 (six) months

Region - 1H26 (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)
Bahia	1,230	821,483	821,483	37.9%	929	616,036	286	190,154	15	15,293
Pernambuco	456	573,334	527,007	24.3%	107	263,594	297	221,816	52	41,598
Ceará	767	479,277	474,616	21.9%	477	196,952	230	248,396	60	29,268
Alagoas	359	208,067	208,067	9.6%	265	147,805	94	60,262	-	-
Rio Grande do Norte	148	65,680	61,984	2.9%	79	22,951	56	25,325	13	13,708
Paraíba	99	43,891	43,891	2.0%	50	15,037	49	28,855	-	-
Sergipe	57	29,637	29,637	1.4%	-	-	57	29,637	-	-
Total	3,116	2,221,370	2,166,686	100.0%	1,907	1,262,374	1,069	804,445	140	99,868

1. Projects launched up to 6 (six) months

Operation Format - 1H26 (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	1,340	758,259	703,575	32.5%	479	223,634	746	415,840	115	64,100
Condominium ²	1,705	1,382,835	1,382,835	63.8%	1,424	1,035,914	279	344,233	2	2,688
Closed Sales ³	71	80,276	80,276	3.7%	4	2,825	44	44,372	23	33,079
Total	3,116	2,221,370	2,166,686	100.0%	1,907	1,262,374	1,069	804,445	140	99,868

1. Projects launched up to 6 (six) months

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

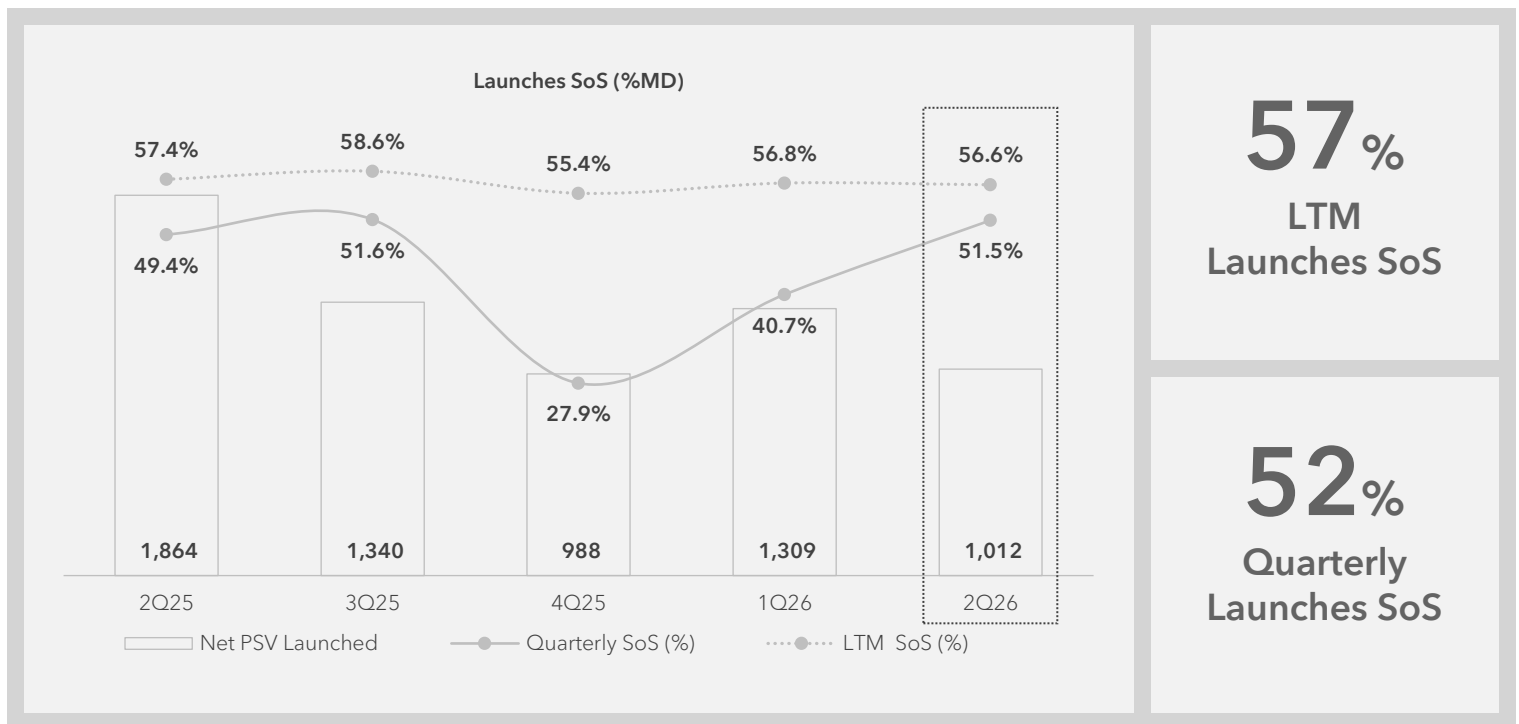
3. Condominium quotas (units) adhered by Moura Dubeux and resold as Development units

SPEED OF SALES (SoS)

Net SoS (%MD) in the last twelve months (LTM) was 51.1%, reduction of 4.5pp YoY and 1.3pp QoQ. As for the quarter, Net SoS (%MD) was 20.9%, reduction of 9.0pp YoY and 0.6pp QoQ.



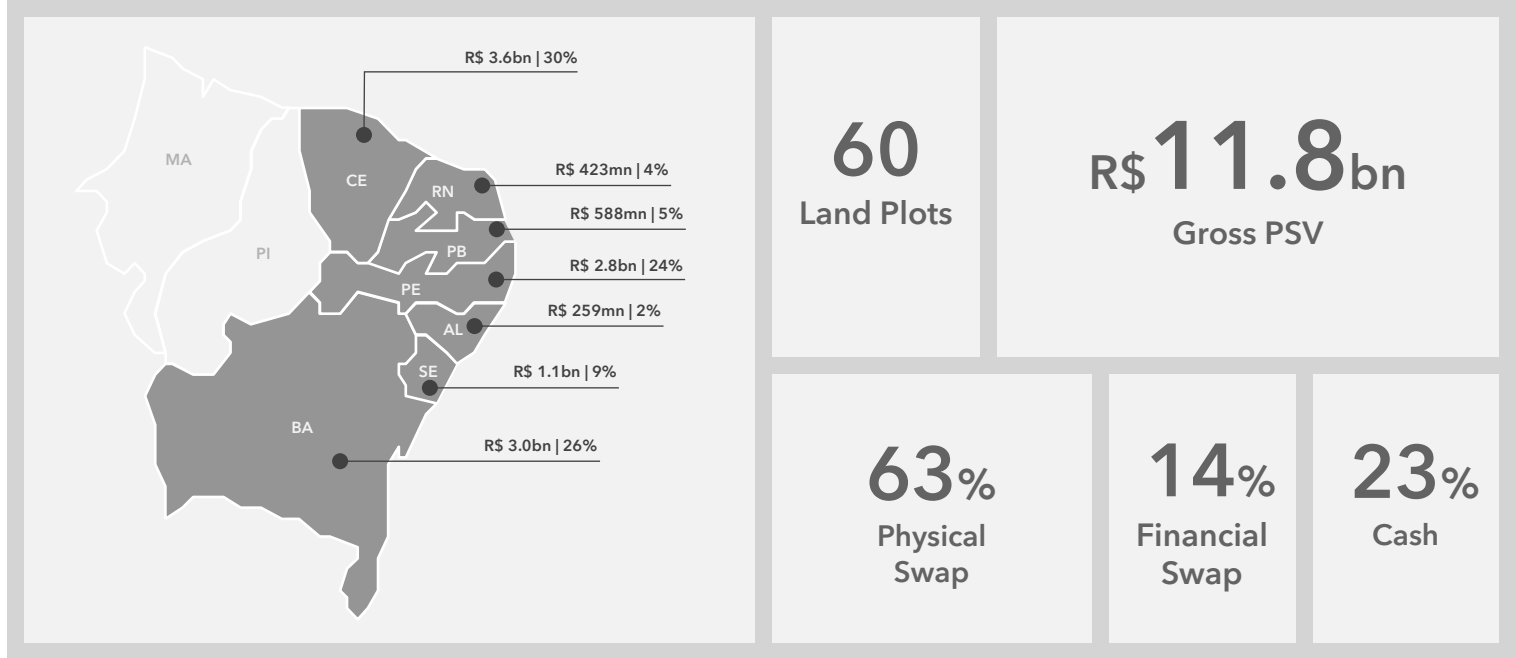
Launches SoS (%MD) recorded 56.6% in LTM and 51.5% in the quarter.



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The Company ended the quarter with a total of 60 plots, equivalent to Gross PSV of approximately R\$ 11.8 billion.

Gross PSV Breakdown Distribution - Region



PROJECTS DELIVERED

In 2Q26, the Company delivered 2 projects, 1 under the Development operation format and 1 under the Condominium model, totaling Gross PSV of R\$ 203 million and Net PSV of R\$ 197 million.

Project (R\$ '000)	Region	Segment	Operation Format	Units	Gross PSV	Net PSV	% Sales ¹
1° Quarter (4)				737	403	333	
1° Quarter (2)				337	203	197	
Mirat Martins de Sá	Salvador/BA	High-End	Condominium	37	78	72	85%
Miraflor	Fortaleza/CE	Mood	Development	300	125	125	99%
Total (6)				1,074	606	530	

1. In 06.30.2026

FREE CASH FLOW

In 2Q26, the Company recorded free cash flow of R\$ 28.2 million. Considering the last twelve months (LTM), the Company accumulated negative free cash flow ex-Dividends and the follow-on of R\$ 186.0 million.

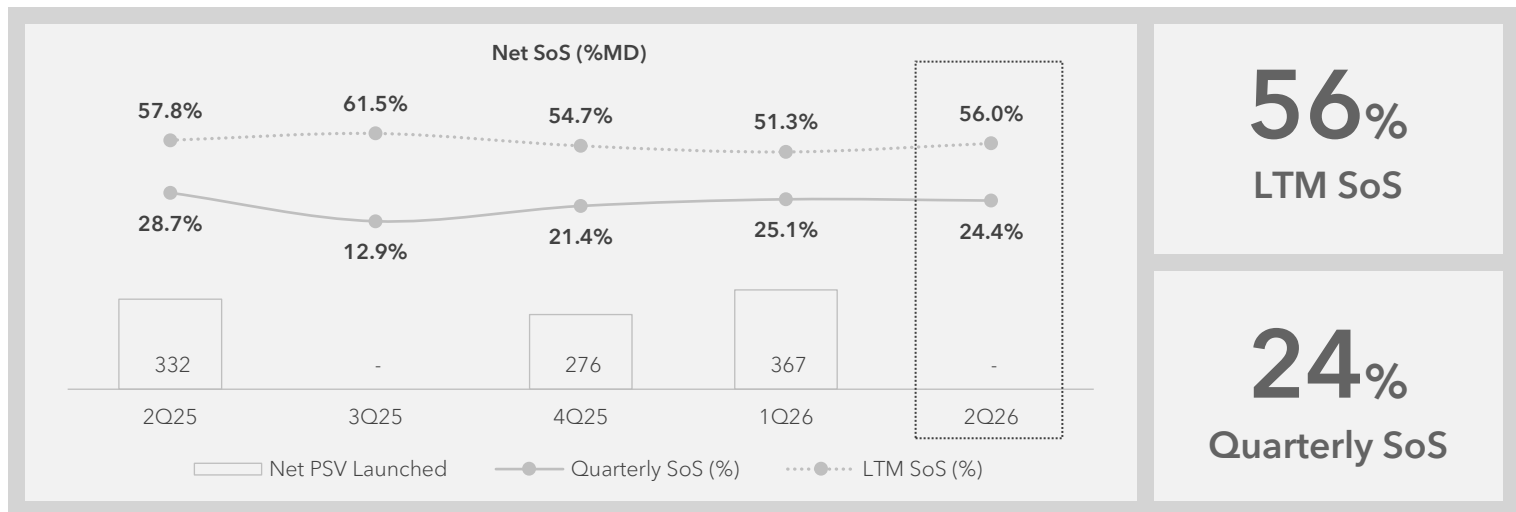
In March 2026, the Company anticipated R\$ 153 million from the Land Development Fee receivables, through assignment of receivables. It is worth mentioning that this receivable, (i) carries no execution risk, (ii) is 100% performed, (iii) has low default risk, and (iv) is secured by the land plot as collateral.

CURRENT PROJECTS

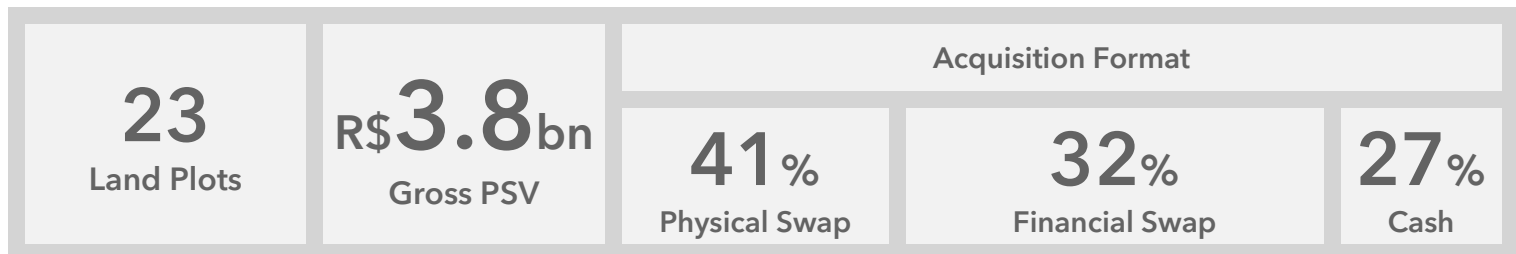
Project (R\$ '000)	Region	Units	Gross PSV	Net PSV	Launch	% Sold ¹
Mood Aurora	Recife/PE	320	146	118	Apr-24	37%
Mood Parque do Cocó	Fortaleza/CE	249	135	135	Jun-24	61%
Mood Candelária	Natal/RN	270	130	117	Oct-24	47%
Mood Kennedy	Fortaleza/CE	236	147	147	Oct-24	99%
Mood Costa Azul	Salvador/BA	239	200	195	Dec-24	100%
Mood Praia	Fortaleza/CE	450	216	182	Jan-25	94%
Mood Murilópolis	Maceió/AL	264	125	111	Feb-25	68%
Mood Colina	Salvador/BA	258	141	135	Apr-25	99%
Mood Farol	Aracaju/SE	228	107	107	May-25	43%
Mood Epitácio	João Pessoa/PB	173	91	91	Jun-25	34%
Mood Club	Salvador/BA	522	300	276	Dec-25	92%
Mood Shopping	Fortaleza/CE	318	228	228	Jan-26	43%
Mood Jacarecica	Maceió/AL	316	152	138	Mar-26	66%
Total (13)		3,843	2,118	1,980		

1. In 06.30.2026

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	98%
Miraflor	Fortaleza/CE	300	125	125	Jun-23	Jun-26	99%
Total (3)		758	458	458			

1. In 06.30.2026