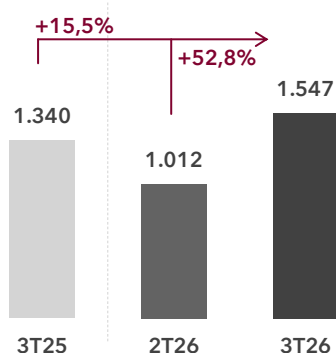


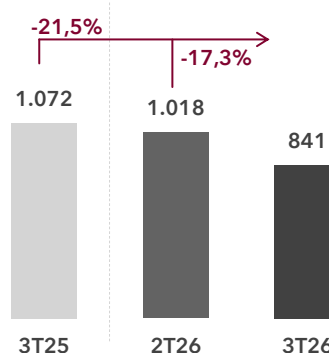
Recife, 08 de outubro de 2026 - A Moura Dubeux Engenharia S.A. ("MD" ou "Companhia") (B3: MDNE3; Bloomberg: MDNE3:BZ), incorporadora líder em *market share* no Nordeste, atuando há mais de 40 anos na Região, apresenta a prévia dos seus resultados operacionais para o terceiro trimestre de 2026 (3T26). Estes resultados operacionais são preliminares, ainda sujeitos à revisão da Auditoria.

R\$ 1,5 bi LANÇADOS E R\$ 841mm VENDIDOS NO 3T26

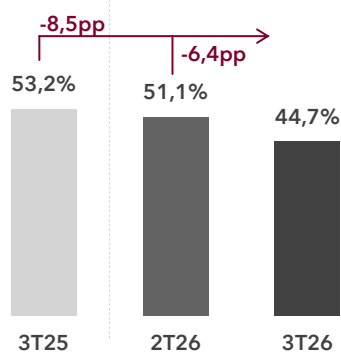
Lançamentos Líquidos %MD (R\$ MM)



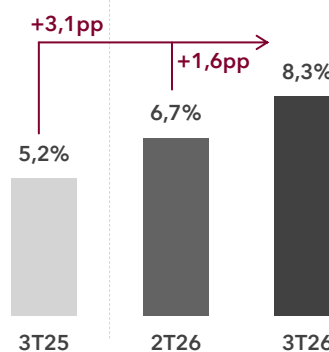
Vendas Líquidas %MD (R\$ MM)



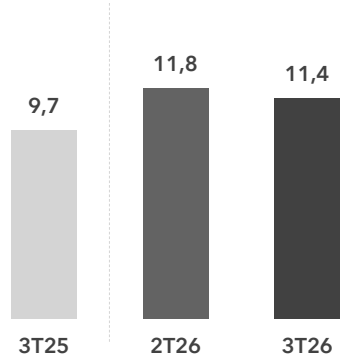
VSO Líquido UDM %MD



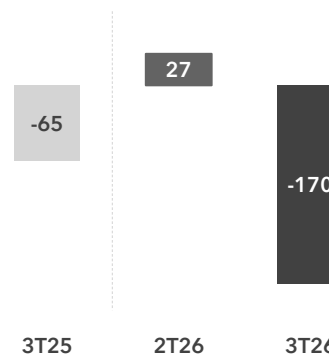
Distratos %MD / Vendas Brutas %MD



Landbank VGV Bruto (R\$ bi)



Geração (Consumo) de Caixa ex-Dividendos e recompra (R\$ MM)





LANÇAMENTOS

No 3T26, a Companhia lançou 8 projetos totalizando um VGV Bruto de R\$ 1.629 milhões e um VGV Líquido (%MD) de R\$ 1.547 milhões, dos quais 40% foram lançados nas duas últimas semanas do trimestre.

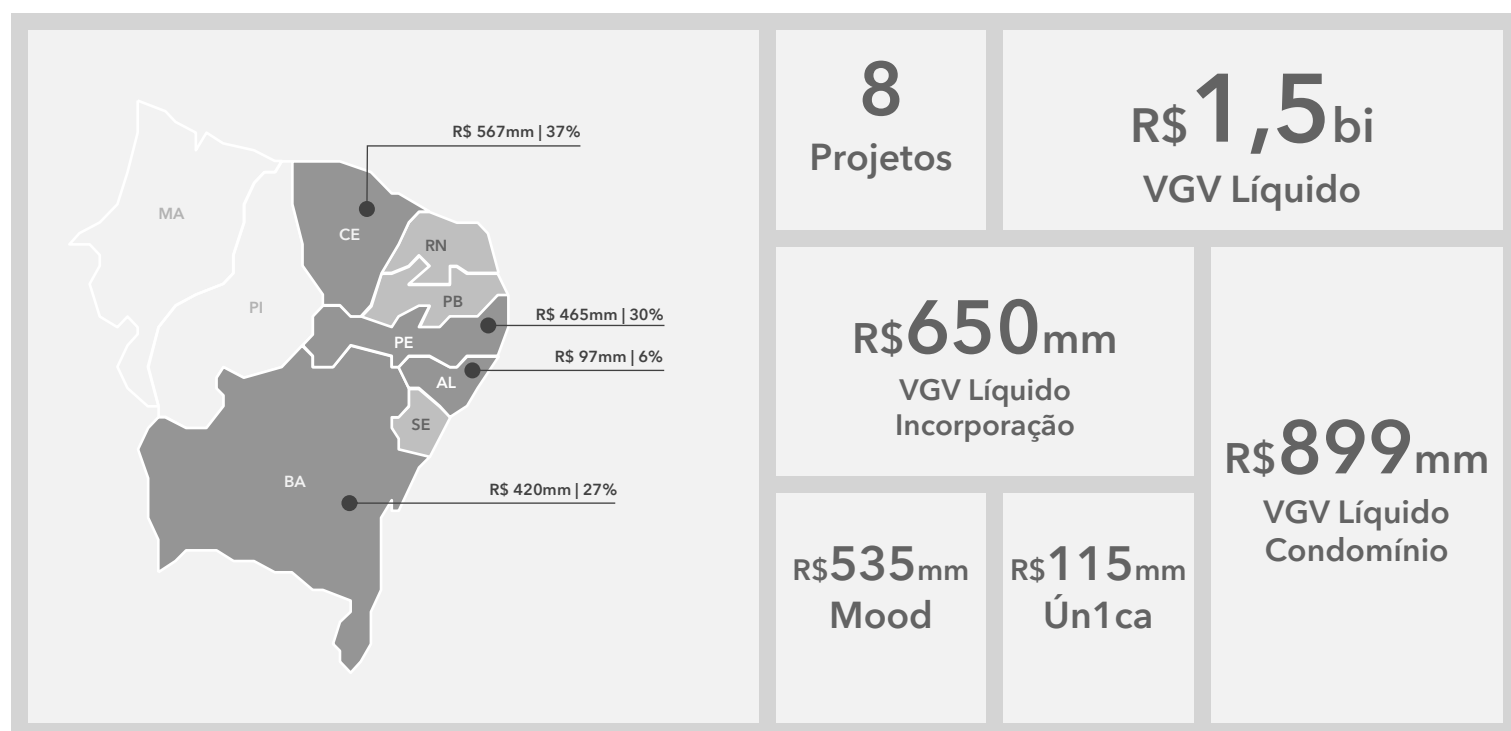
Nos 9M26, os lançamentos totalizaram R\$ 4.337 milhões em VGV Bruto e R\$ 3.868 milhões em VGV Líquido (%MD).

Lançamentos (R\$ em milhares)	3T26	3T25	Var. %	2T26	Var. %	9M26	9M25	Var. %
Lançamentos - VGV Bruto (%MD)	1.627.592	1.502.703	8,3%	1.039.086	56,6%	4.116.841	4.447.446	-7,4%
Lançamentos - VGV Líquido (%MD)	1.547.415	1.339.711	15,5%	1.012.484	52,8%	3.868.805	3.605.381	7,3%
Empreendimentos Lançados	8	5	60,0%	6	33,3%	22	14	57,1%
Nº Unidades Lançadas	2.398	1.394	72,0%	1.944	23,4%	6.519	3.267	99,5%

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		
3º Trimestre (8)				2.398	1.629	1.547	1.547		
Beach Class Maceió	Maceió/AL	Beach Class	Condomínio	226	119	97	97	jul/26	36%
Infinity Novo Cais	Recife/PE	Beach Class	Condomínio	432	276	276	276	jul/26	54%
Stay Novo Cais	Recife/PE	Beach Class	Condomínio	332	189	189	189	jul/26	29%
Vert Macêdo	Fortaleza/CE	Alto Padrão	Condomínio	192	337	337	337	jul/26	10%
Mood Sol Bahia	Salvador/BA	Mood	Incorporação	522	325	305	305	set/26	34%
Mood Boulevard I	Fortaleza/CE	Mood	Incorporação	150	85	85	85	set/26	18%
Mood Guararapes I	Fortaleza/CE	Mood	Incorporação	208	172	145	145	set/26	12%
Ún1ca Cardeal I	Salvador/BA	Ún1ca	Incorporação	336	126	115	115	set/26	17%
Total (22)				6.519	4.337	4.081	3.868		

1. Em 30.09.2026

Distribuição do VGV Líquido (%MD) de Lançamento por Praça - 3T26



VENDAS E ADESÕES

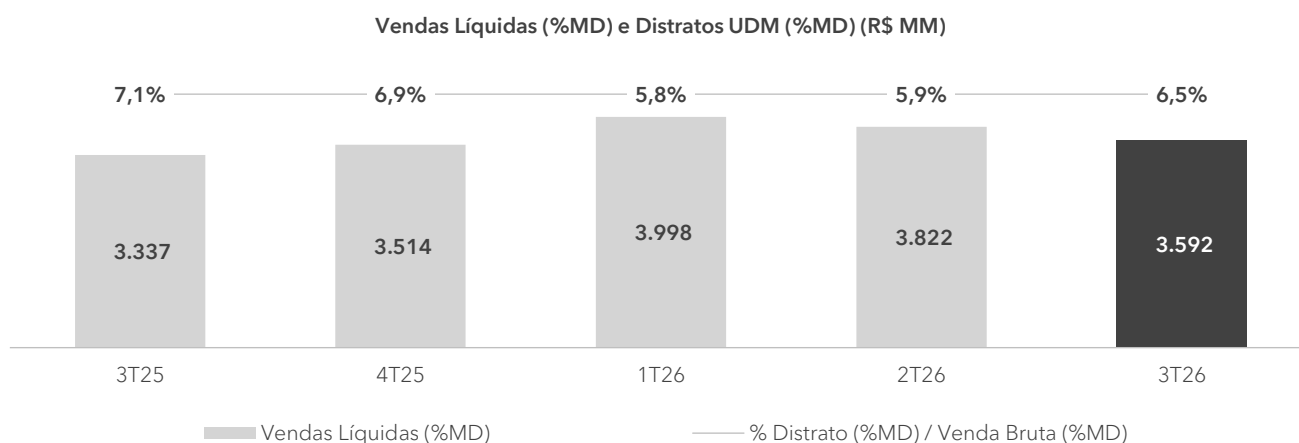
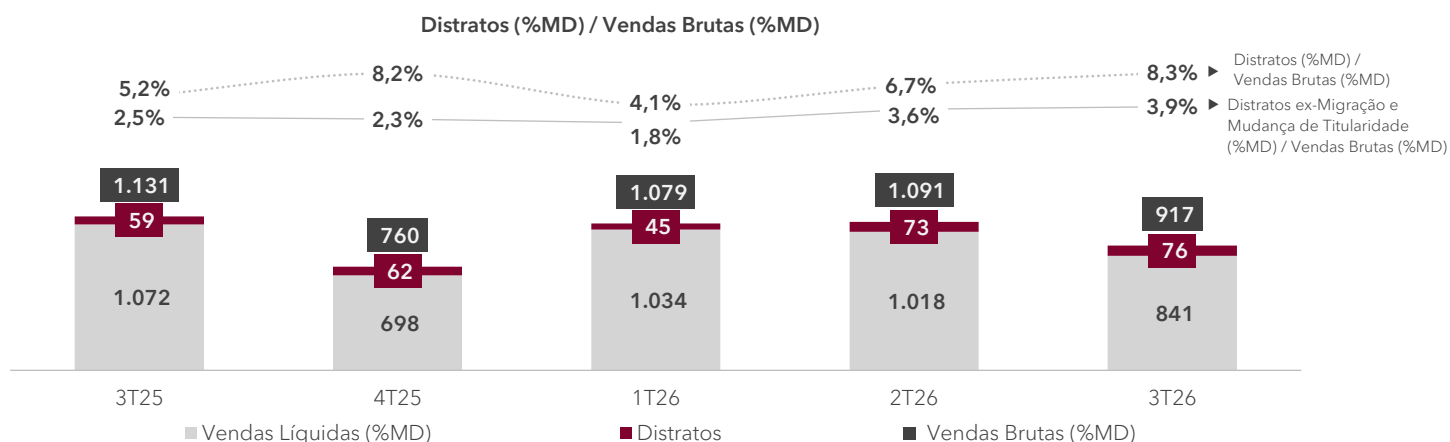
O volume das Vendas e Adesões Líquidas (%MD) no 3T26 foi de R\$ 841 milhões, redução de 21,5% em relação ao 3T25 e de 17,3% em relação ao 2T26.

Nos 9M26, as Vendas e Adesões Líquidas (%MD) somaram R\$ 2.893 milhões, aumento de 2,7% quando comparado aos R\$ 2.816 milhões dos 9M25.

Vendas e Adesões (R\$ em milhares)	3T26	3T25	Var. %	2T26	Var. %	9M26	9M25	Var. %
Vendas e Adesões Brutas ¹	926.022	1.130.639	-18,1%	1.112.109	-16,7%	3.156.344	3.015.275	4,7%
Vendas e Adesões Brutas ¹ (%MD) (a)	917.420	1.130.639	-18,9%	1.090.717	-15,9%	3.086.958	3.014.819	2,4%
Vendas de Incorporação	354.938	226.382	56,8%	308.149	15,2%	1.061.780	1.008.889	5,2%
Vendas Fechadas ²	77.316	45.495	69,9%	83.347	-7,2%	189.134	134.584	40,5%
Adesões de Condomínio ³	485.165	858.763	-43,5%	699.221	-30,6%	1.836.044	1.871.347	-1,9%
Distratos (%MD) (b)	75.953	58.668	29,5%	73.160	3,8%	193.651	198.788	-2,6%
Vendas e Adesões Líquidas (%MD) (c=a-b)	841.466	1.071.971	-21,5%	1.017.557	-17,3%	2.893.307	2.816.032	2,7%
Distratos / Vendas Brutas (%MD)	8,3%	5,2%	3,1pp	6,7%	1,6pp	6,3%	6,6%	-0,3pp
Nº Unidades Vendidas	1.253	1.288	-2,7%	1.680	-25,4%	4.375	3.096	41,3%

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\$ 76 milhões. Isso representa 8,3% das Vendas e Adesões Brutas (%MD) no 3T26. Assim, nos últimos doze meses (UDM) o total de distratos representou 6,5% das Vendas e Adesões Brutas UDM (%MD).



ABERTURA DAS VENDAS E ADEÇÕES

Segmento – 3T26
(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)
Beach Class	597	357.971	357.971	39,0%	524	310.072	73	47.899	-	-
Mood	429	255.952	255.952	27,9%	227	137.468	189	111.849	13	6.635
Alto Padrão	105	238.748	238.748	26,0%	20	39.191	71	184.432	14	15.125
Única	94	36.133	27.530	3,0%	81	24.705	13	2.825	-	-
Comercial	7	22.042	22.042	2,4%	-	-	7	22.042	-	-
Médio Padrão	21	15.176	15.176	1,7%	-	-	12	10.778	9	4.398
Total	1.253	926.022	917.420	100,0%	852	511.436	365	379.825	36	26.158

1. Considerados projetos lançados até 6 (seis) meses

Região – 3T26
(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	384	325.319	322.494	35,2%	314	204.905	60	109.458	10	8.131
Bahia	331	242.653	242.653	26,4%	265	169.974	66	72.679	-	-
Ceará	214	192.870	190.005	20,7%	111	82.234	87	99.753	16	8.018
Alagoas	185	98.257	98.257	10,7%	89	34.861	96	63.396	-	-
Paraíba	69	27.368	27.368	3,0%	56	16.548	13	10.820	-	-
Rio Grande do Norte	50	26.889	23.976	2,6%	17	2.913	28	16.862	5	4.201
Sergipe	20	12.666	12.666	1,4%	-	-	15	6.858	5	5.809
Total	1.253	926.022	917.420	100,0%	852	511.436	365	379.825	36	26.158

1. Considerados projetos lançados até 6 (seis) meses

Tipo – 3T26
(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	585	363.541	354.938	38,7%	308	162.173	246	170.603	31	22.162
Condomínios ²	595	485.165	485.165	52,9%	507	323.196	88	161.970	-	-
Vendas Fechadas ³	73	77.316	77.316	8,4%	37	26.067	31	47.253	5	3.996
Total	1.253	926.022	917.420	100,0%	852	511.436	365	379.825	36	26.158

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 - 9M26

(R\$ em milhares)

Total					Lançamentos		Em Construção		Pronto	
Segmento	Unid.	VG Bruto	VG Bruto (%MD)	% VG (%MD)	Unid.	VG Bruto (%MD)	Unid.	VG Bruto (%MD)	Unid.	VG Bruto (%MD)
Beach Class	2.144	1.135.955	1.135.955	36,8%	1.859	950.396	271	174.173	14	11.386
Alto Padrão	412	1.007.823	1.007.823	32,6%	144	478.042	209	462.132	59	67.648
Mood	1.316	754.918	754.918	24,5%	631	381.839	631	347.477	54	25.602
Única	391	157.699	88.313	2,9%	239	54.297	152	34.017	-	-
Médio Padrão	96	60.801	60.801	2,0%	-	-	33	28.078	63	32.723
Comercial	16	39.148	39.148	1,2%	-	-	16	39.148	-	-
Total	4.375	3.156.344	3.086.958	100,0%	2.873	1.864.574	1.312	1.085.025	190	137.359

Região - 9M26

(R\$ em milhares)

Total					Lançamentos		Em Construção		Pronto	
Região	Unid.	VG Bruto	VG Bruto (%MD)	% VG (%MD)	Unid.	VG Bruto (%MD)	Unid.	VG Bruto (%MD)	Unid.	VG Bruto (%MD)
Bahia	1.563	1.064.037	1.064.037	34,5%	1.205	791.499	343	257.254	15	15.284
Pernambuco	845	900.110	850.110	27,5%	436	494.816	337	299.524	72	55.770
Ceará	980	672.315	664.680	21,5%	609	296.142	295	331.252	76	37.286
Alagoas	544	306.372	306.372	9,9%	406	211.316	138	95.056	-	-
Rio Grande do Norte	198	99.939	88.188	2,9%	111	39.208	72	33.984	15	14.995
Paraíba	168	71.268	71.268	2,3%	106	31.593	62	39.675	-	-
Sergipe	77	42.304	42.304	1,4%	-	-	65	28.280	12	14.024
Total	4.375	3.156.344	3.086.958	100,0%	2.873	1.864.574	1.312	1.085.025	190	137.359

Tipo - 9M26

(R\$ em milhares)

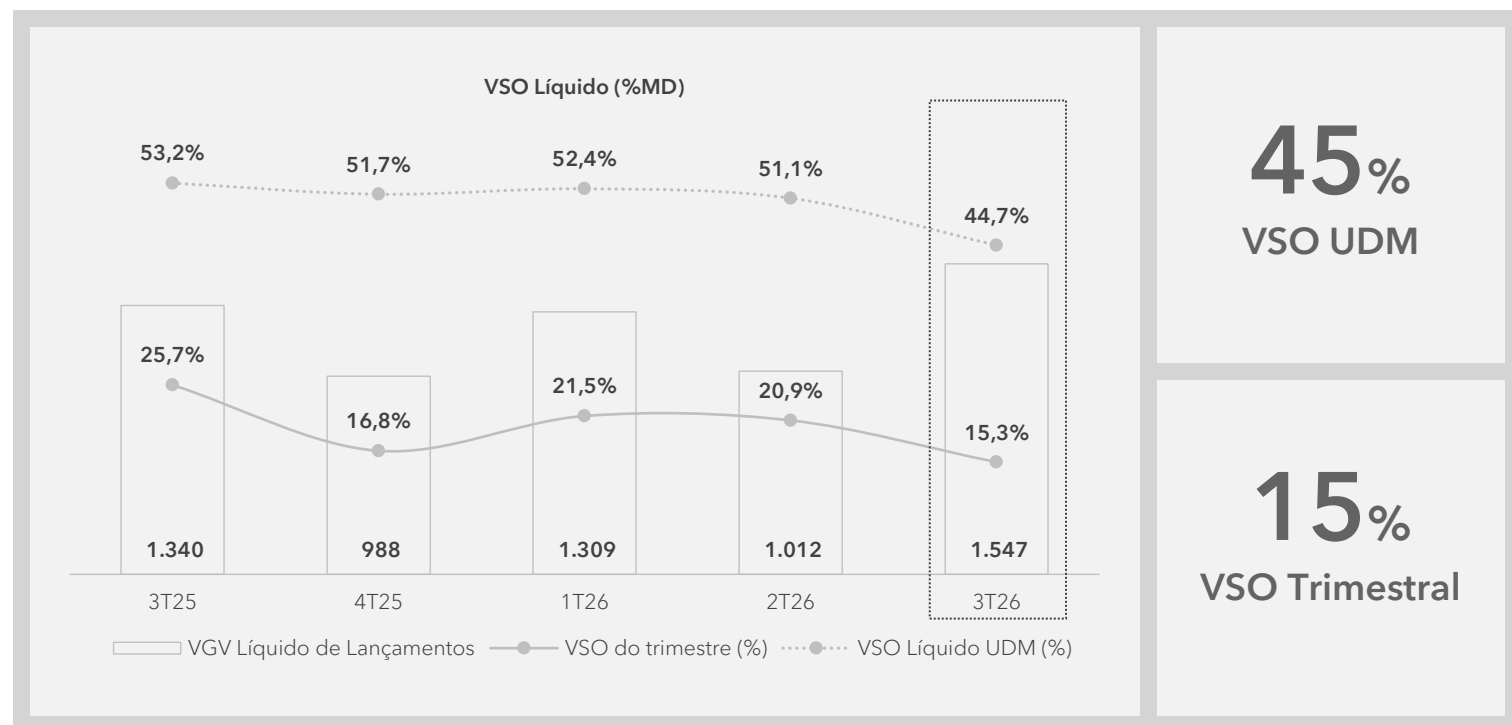
Total					Lançamentos		Em Construção		Pronto	
Tipo	Unid.	VG Bruto	VG Bruto (%MD)	% VG (%MD)	Unid.	VG Bruto (%MD)	Unid.	VG Bruto (%MD)	Unid.	VG Bruto (%MD)
Incorporação	1.895	1.104.540	1.035.154	33,5%	870	436.136	888	514.297	137	84.721
Condomínios ¹	2.255	1.835.712	1.835.712	59,5%	1.913	1.366.928	336	463.434	6	5.350
Vendas Fechadas ²	225	216.092	216.092	7,0%	90	61.511	88	107.294	47	47.288
Total	4.375	3.156.344	3.086.958	100,0%	2.873	1.864.574	1.312	1.085.025	190	137.359

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

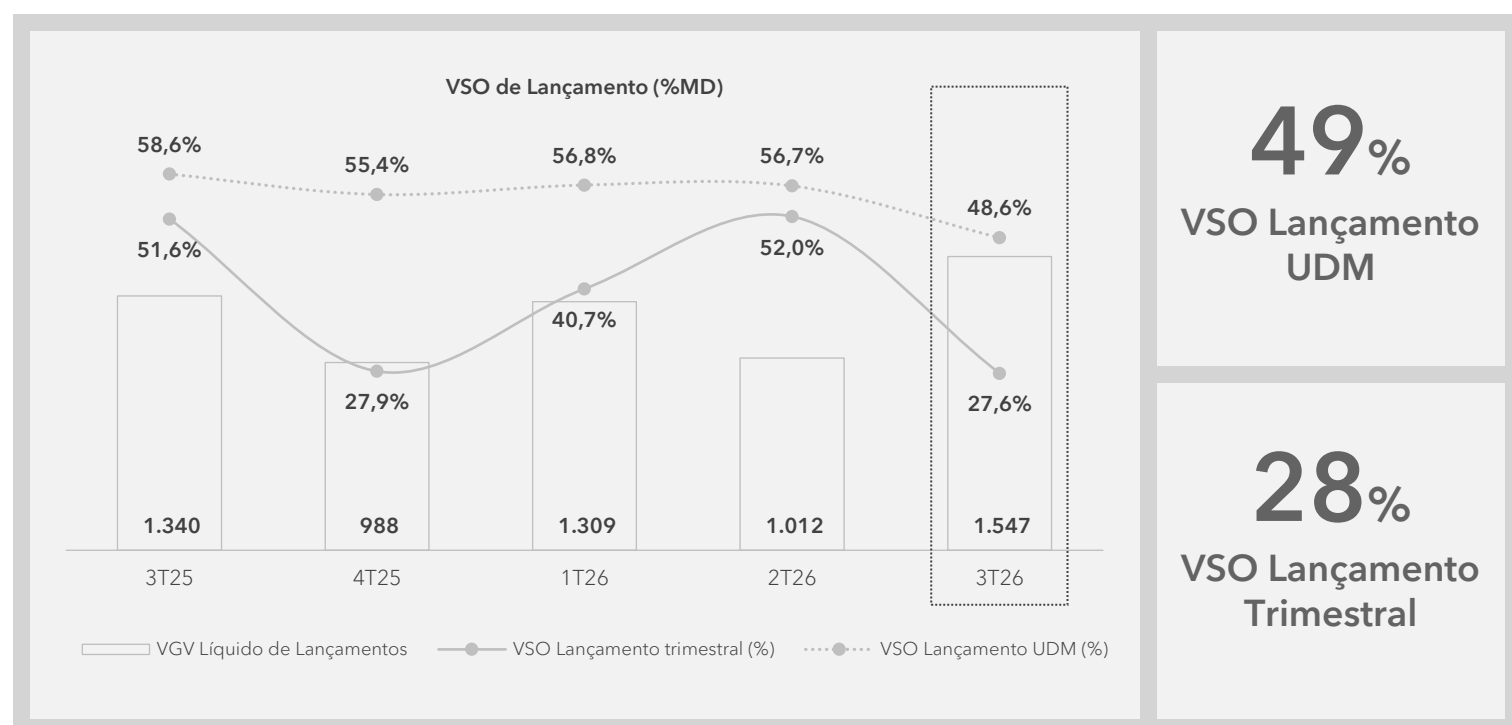
2. Cotas (unidades) de Condomínio aderidas pela Moura Dubeux e revendidas em tabela de Incorporação

VENDAS SOBRE OFERTA (VSO)

O Índice VSO Líquido (%MD) nos últimos doze meses (UDM) foi de 44,7%, redução de 8,5pp quando comparado ao 3T25 e de 6,4pp em relação ao 2T26. Já o VSO Líquido (%MD) no trimestre foi de 15,3%, redução de 10,4pp em relação ao 3T25 e de 5,6pp quando comparado ao 2T26.



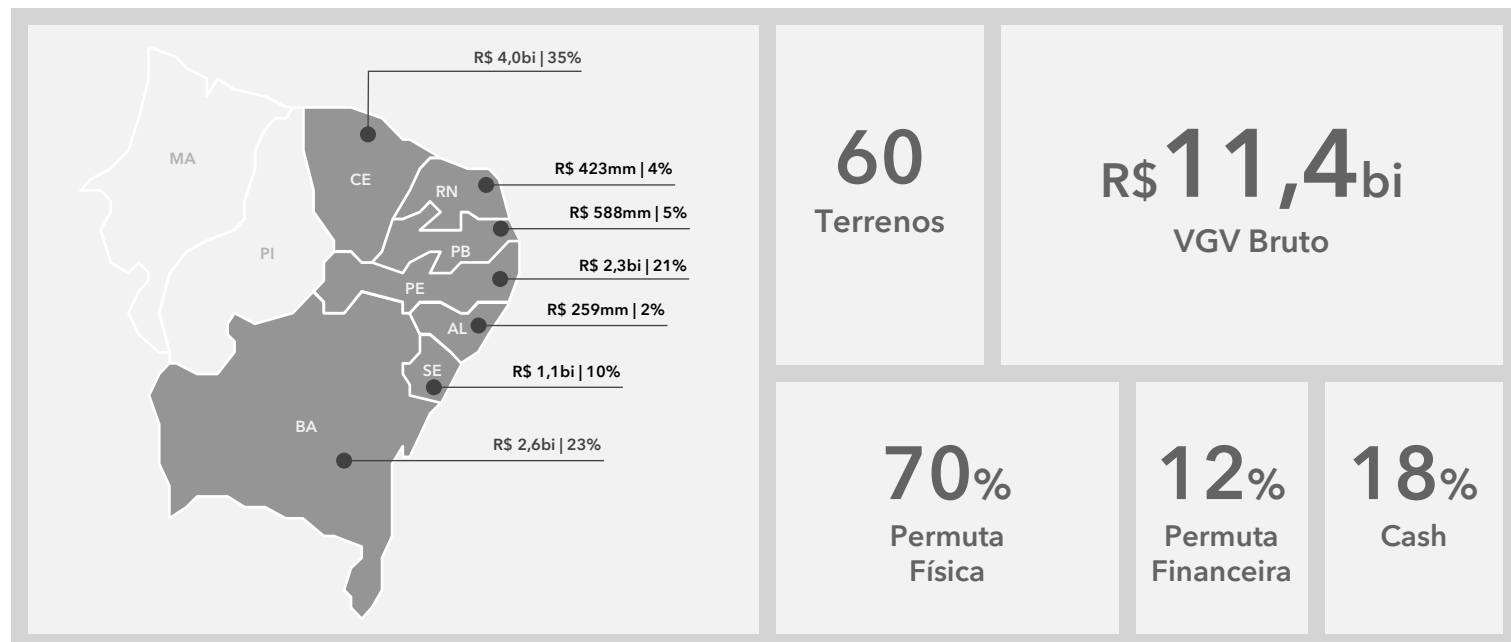
O VSO dos lançamentos (%MD) nos últimos doze meses foi de 48,6% e 27,6% no 3T26.



TERRENOS

A Companhia encerrou o trimestre com 60 terrenos totalizando um VGV Bruto potencial de aproximadamente R\$ 11,4 bilhões.

Distribuição do VGV Bruto por Praça



ENTREGAS

No 3T26, 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\$ 465 milhões e um VGV Líquido de R\$ 305 milhões.

Empreendimentos (R\$ em milhares)	Região	Segmento	Regime	Unid. Totais	VGV Bruto	VGV Líquido	% Venda ¹
1º Trimestre (4)				737	403	333	
2º Trimestre (2)				337	203	197	
3º Trimestre (4)				708	465	305	
Edifício Líbano	Recife/PE	Beach Class	Condomínio	297	143	96	98%
Casa Jardins	Aracaju/SE	Alto Padrão	Incorporação	108	109	93	84%
Casa Moser	Recife/PE	Alto Padrão	Condomínio	132	75	53	63%
Novo Lucsim	Recife/PE	Beach Class	Condomínio	171	138	63	99%
Total (10)				1.782	1.072	835	

1. Em 30.09.2026

GERAÇÃO (CONSUMO) DE CAIXA

No 3T26, o consumo de caixa, excluindo dividendos e recompra de ações, foi de R\$ 170 milhões.

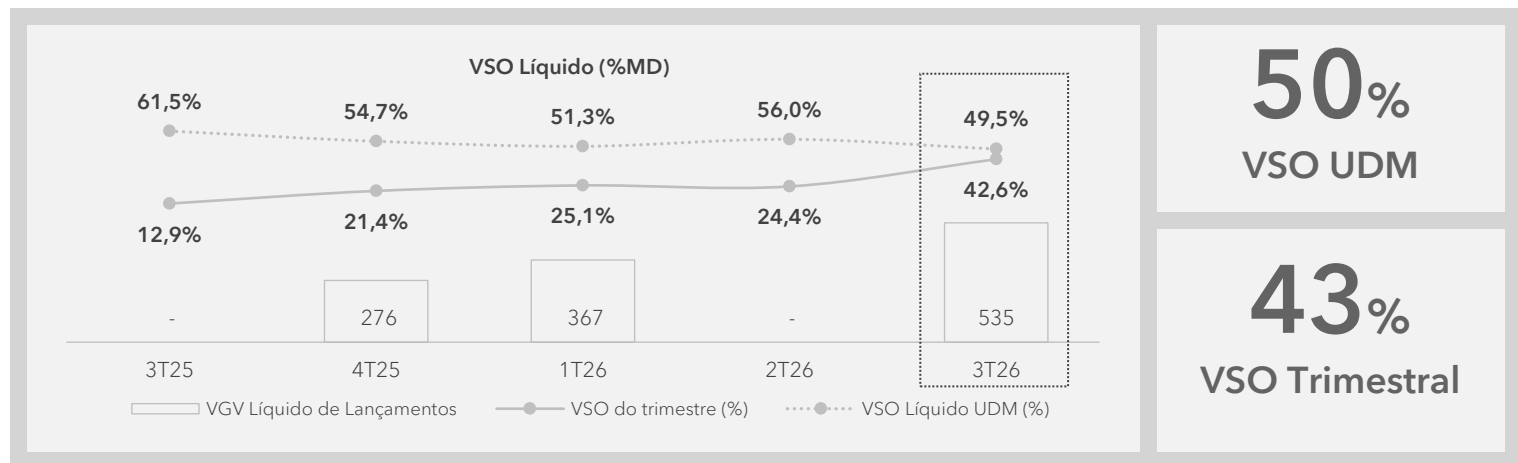
Adicionalmente, no trimestre a Companhia desembolsou R\$ 97 milhões na aquisição de terreno localizado em Salvador/BA, conforme Comunicado ao Mercado divulgado em 25 de junho de 2026. Desconsiderando esse montante, o consumo de caixa do trimestre foi de R\$ 73 milhões.

PROJETOS EM ANDAMENTO

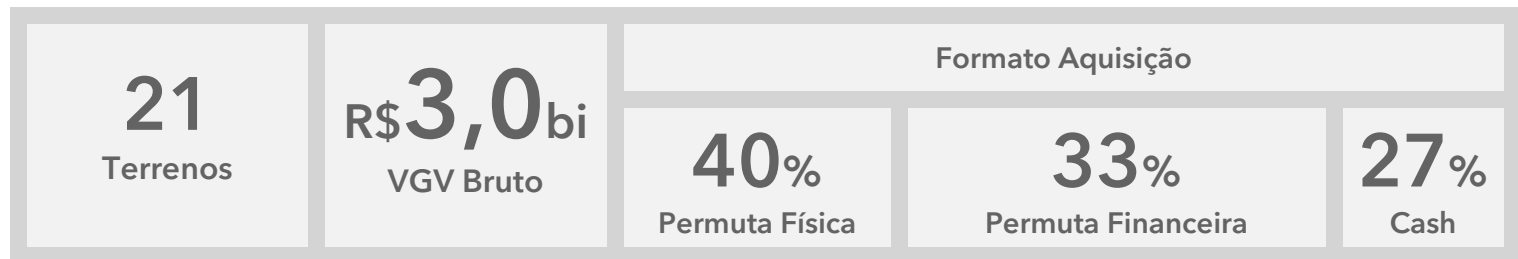
Empreendimentos (R\$ em milhares)	Região	Unid. Totais	VG Bruto	VG Líquido	Lançamento	% Venda ¹
Mood Aurora	Recife/PE	320	146	118	abr/24	42%
Mood Parque do Cocó	Fortaleza/CE	249	135	135	jun/24	64%
Mood Candelária	Natal/RN	270	130	117	out/24	51%
Mood Kennedy	Fortaleza/CE	236	147	147	out/24	99%
Mood Costa 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	73%
Mood Colina	Salvador/BA	258	141	135	abr/25	100%
Mood Farol	Aracaju/SE	228	107	107	mai/25	46%
Mood Eritório	João Pessoa/PB	173	91	91	jun/25	37%
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	81%
Mood Sol Bahia	Salvador/BA	522	325	305	set/26	34%
Mood Boulevard I	Fortaleza/CE	150	85	85	set/26	18%
Mood Guararapes I	Fortaleza/CE	208	172	145	set/26	12%
Total (16)		4.723	2.699	2.515		

1. Em 30.09.2026

VSO



TERRENOS



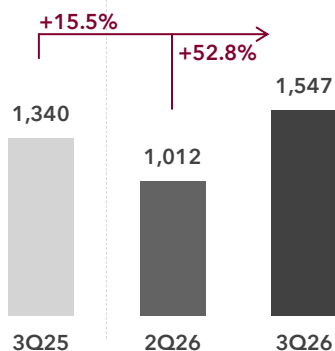
ENTREGAS

Empreendimentos (R\$ em milhares)	Região	Unid. Totais	VG Bruto	VG Líquido	Lançamento	Entrega	% Venda ¹
Arborê	Fortaleza/CE	300	120	120	nov/22	fev/25	100%
Mood Parque das Dunas	Natal/RN	158	70	64	set/23	set/25	99%
Miraflor	Fortaleza/CE	300	125	125	jun/23	jun/26	99%
Total (3)		758	315	309			

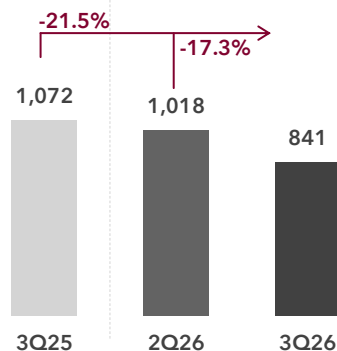
Recife, October 8, 2026 - Moura Dubeux Engenharia S.A. ("MD" or "Company") (B3: MDNE3; Bloomberg: MDNE3:BZ), market share leader homebuilder in Brazil Northeast, operating for more than 40 years in the region, presents its operational preview results for the third quarter of 2026 (3Q26). These results are preliminary, still subject to audit review.

LAUNCHES OF R\$ 1.5 bn AND SALES OF R\$ 841 mn IN 3Q26

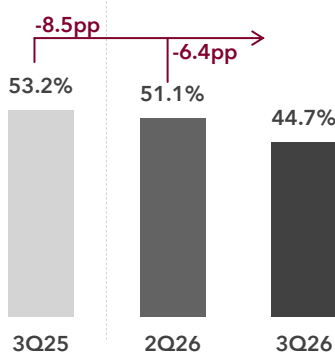
Net Launches %MD (R\$ MN)



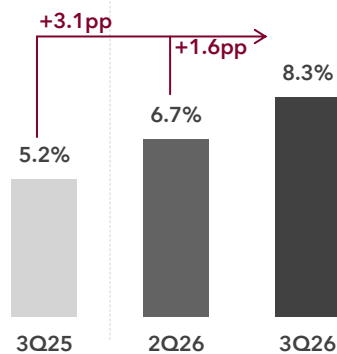
Net Sales %MD (R\$ MN)



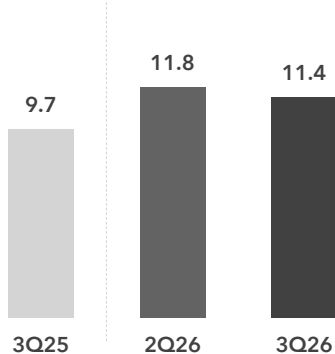
Net SoS LTM %MD



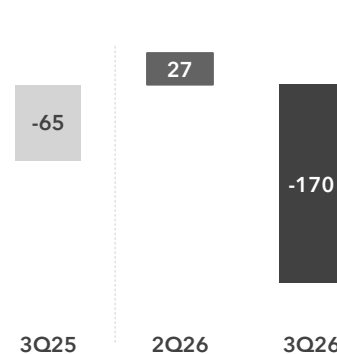
Cancellations %MD / Gross Sales %MD

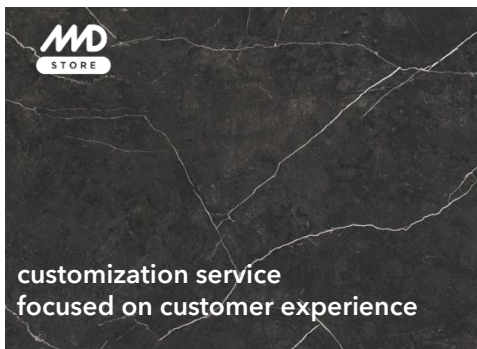


Landbank Gross PSV (R\$ bn)



Free Cash Flow ex-Dividends and share buybacks (R\$ MN)





LAUNCHES

The Company launched 8 projects in 3Q26, totaling Gross PSV of R\$ 1,629 million and Net PSV (%MD) of R\$ 1,547 million, with 40%, of which 40% was launched in the last two weeks of the quarter.

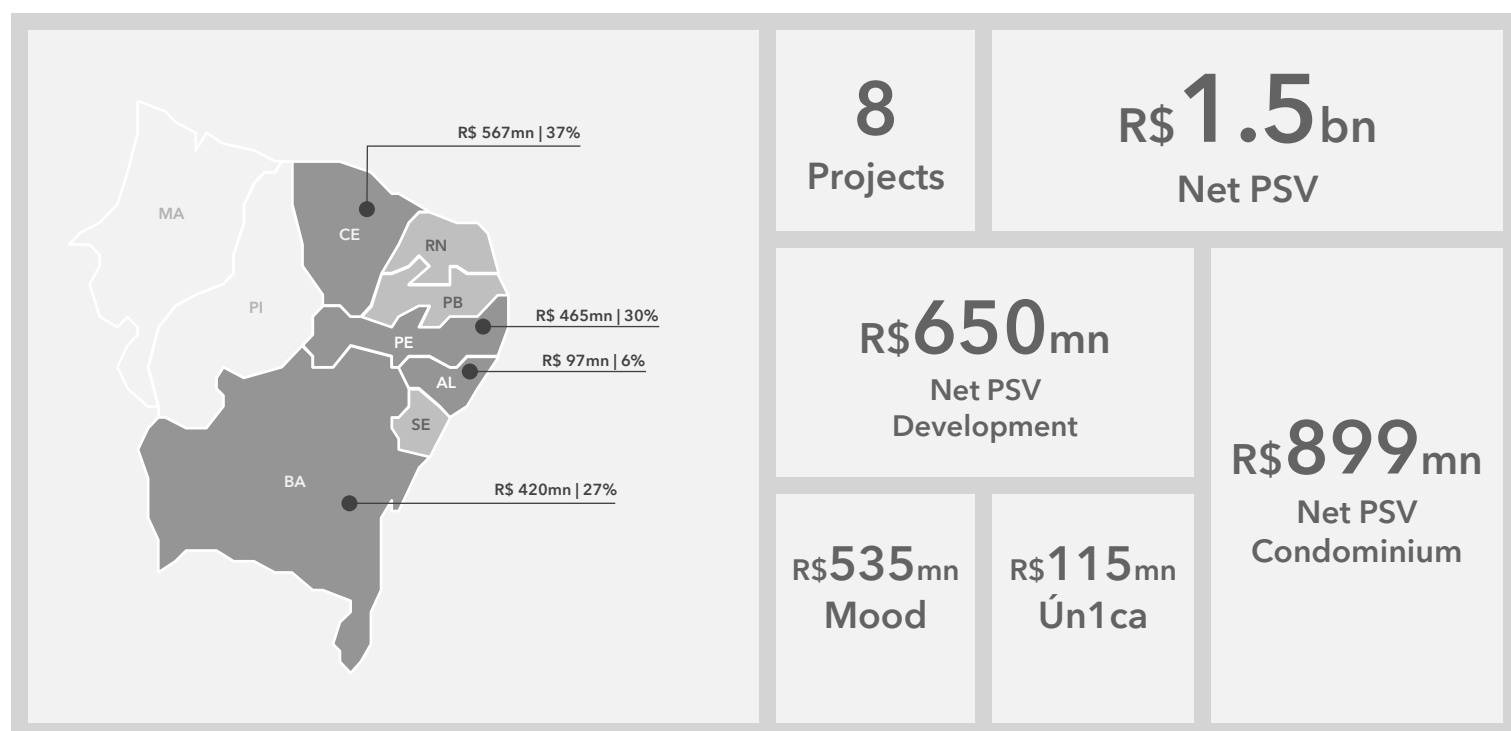
In 9M26, launches totaled Gross PSV of R\$ 4,337 million and a Net PSV (%MD) of R\$ 3,868 million.

Launches (R\$ '000)	3Q26	3Q25	Chg. %	2Q26	Chg. %	9M26	9M25	Chg. %
Launches Gross PSV (%MD)	1,627,592	1,502,703	8.3%	1,039,086	56.6%	4,116,841	4,447,446	-7.4%
Launches Net PSV (%MD)	1,547,415	1,339,711	15.5%	1,012,484	52.8%	3,868,805	3,605,381	7.3%
# Projects Launched	8	5	60.0%	6	33.3%	22	14	57.1%
# Units Launched	2,398	1,394	72.0%	1,944	23.4%	6,519	3,267	99.5%

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		
3° Quarter (8)				2,398	1,629	1,547	1,547		
Beach Class Maceió	Maceió/AL	Beach Class	Condominium	226	119	97	97	Jul-26	36%
Infinity Novo Cais	Recife/PE	Beach Class	Condominium	432	276	276	276	Jul-26	54%
Stay Novo Cais	Recife/PE	Beach Class	Condominium	332	189	189	189	Jul-26	29%
Vert Macêdo	Fortaleza/CE	High-End	Condominium	192	337	337	337	Jul-26	10%
Mood Sol Bahia	Salvador/BA	Mood	Development	522	325	305	305	Sep-26	34%
Mood Boulevard I	Fortaleza/CE	Mood	Development	150	85	85	85	Sep-26	18%
Mood Guararapes I	Fortaleza/CE	Mood	Development	208	172	145	145	Sep-26	12%
Ún1ca Cardeal I	Salvador/BA	Ún1ca	Development	336	126	115	115	Sep-26	17%
Total (22)				6,519	4,337	4,081	3,868		

1. In 09.30.2026

Net PSV Breakdown Launched by Region – 3Q26



SALES

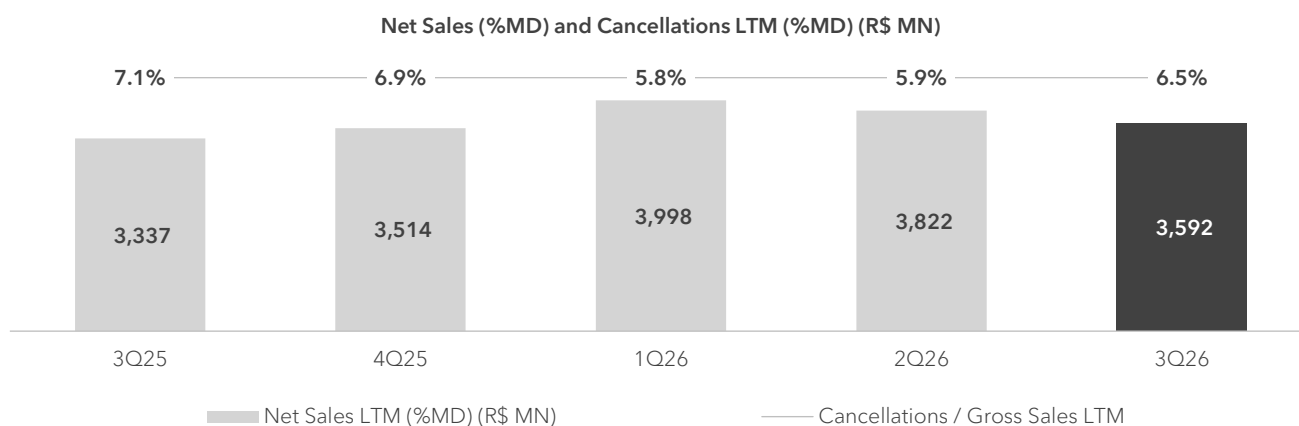
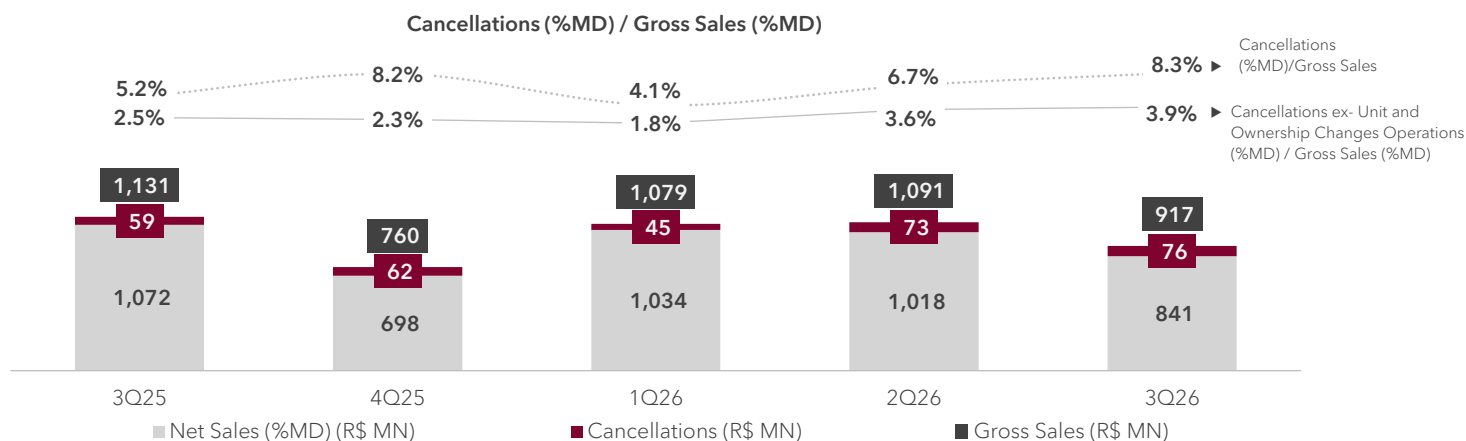
The volume of Net Sales and Adhesions (%MD) totaled R\$ 841 million in 3Q26, reduction of 21.5% compared to 3Q25 and 17.3% compared to 2Q26.

In 9M26, the volume of Net Sales and Adhesions (%MD) totaled R\$ 2,893 million, increase of 2.7% when compared to 9M25.

Sales and Adhesions (R\$ '000)	3Q26	3Q25	Chg. %	2Q26	Chg. %	9M26	9M25	Chg. %
Gross Sales and Adhesions ¹	926,022	1,130,639	-18.1%	1,112,109	-16.7%	3,156,344	3,015,275	4.7%
Gross Sales and Adhesions ¹ (%MD) (a)	917,420	1,130,639	-18.9%	1,090,717	-15.9%	3,086,958	3,014,819	2.4%
Development Sales	354,938	226,382	56.8%	308,149	15.2%	1,061,780	1,008,889	5.2%
Closed Sales ²	77,316	45,495	69.9%	83,347	-7.2%	189,134	134,584	40.5%
Adhesions to Condominium ³	485,165	858,763	-43.5%	699,221	-30.6%	1,836,044	1,871,347	-1.9%
Cancellations (%MD) (b)	75,953	58,668	29.5%	73,160	3.8%	193,651	198,788	-2.6%
Net Sales and Adhesions (%MD) (c=a-b)	841,466	1,071,971	-21.5%	1,017,557	-17.3%	2,893,307	2,816,032	2.7%
Cancellations (%MD) / Gross Sales (%MD)	8.3%	5.2%	3.1pp	6.7%	1.6pp	6.3%	6.6%	-0.3pp
# Units Sold	1,253	1,288	-2.7%	1,680	-25.4%	4,375	3,096	41.3%

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\$ 76 million, representing 8.3% of the Gross Sales (%MD) in 3Q26. Considering the last twelve months (LTM), the total volume of cancellations represented 6.5% of LTM Gross Sales (%MD).



SALES BREAKDOWN

Segment – 3Q26 (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 PSV (%MD)
Beach Class	597	357,971	357,971	39.0%	524	310,072	73	47,899	-	-
Mood	429	255,952	255,952	27.9%	227	137,468	189	111,849	13	6,635
High-End	105	238,748	238,748	26.0%	20	39,191	71	184,432	14	15,125
Única	94	36,133	27,530	3.0%	81	24,705	13	2,825	-	-
Commercial	7	22,042	22,042	2.4%	-	-	7	22,042	-	-
Standard	21	15,176	15,176	1.7%	-	-	12	10,778	9	4,398
Total	1,253	926,022	917,420	100.0%	852	511,436	365	379,825	36	26,158

1. Projects launched up to 6 (six) months

Region – 3Q26 (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 PSV (%MD)
Pernambuco	384	325,319	322,494	35.2%	314	204,905	60	109,458	10	8,131
Bahia	331	242,653	242,653	26.4%	265	169,974	66	72,679	-	-
Ceará	214	192,870	190,005	20.7%	111	82,234	87	99,753	16	8,018
Alagoas	185	98,257	98,257	10.7%	89	34,861	96	63,396	-	-
Paraíba	69	27,368	27,368	3.0%	56	16,548	13	10,820	-	-
Rio Grande do Norte	50	26,889	23,976	2.6%	17	2,913	28	16,862	5	4,201
Sergipe	20	12,666	12,666	1.4%	-	-	15	6,858	5	5,809
Total	1,253	926,022	917,420	100.0%	852	511,436	365	379,825	36	26,158

1. Projects launched up to 6 (six) months

Operation Format – 3Q26 (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 PSV (%MD)
Development	585	363,541	354,938	38.7%	308	162,173	246	170,603	31	22,162
Condominium ²	595	485,165	485,165	52.9%	507	323,196	88	161,970	-	-
Closed Sales ³	73	77,316	77,316	8.4%	37	26,067	31	47,253	5	3,996
Total	1,253	926,022	917,420	100.0%	852	511,436	365	379,825	36	26,158

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 - 9M26 (R\$ '000)

Total					Launch		Under Construction		Completed Units	
Segment	Units	Gross PSV	Gross PSV (%MD)	% PSV (%MD)	Units	Gross PSV (%MD)	Units	Gross PSV (%MD)	Units	Gross PSV (%MD)
Beach Class	2,144	1,135,955	1,135,955	36.8%	1,859	950,396	271	174,173	14	11,386
High-End	412	1,007,823	1,007,823	32.6%	144	478,042	209	462,132	59	67,648
Mood	1,316	754,918	754,918	24.5%	631	381,839	631	347,477	54	25,602
Ún1ca	391	157,699	88,313	2.9%	239	54,297	152	34,017	-	-
Standard	96	60,801	60,801	2.0%	-	-	33	28,078	63	32,723
Commercial	16	39,148	39,148	1.2%	-	-	16	39,148	-	-
Total	4,375	3,156,344	3,086,958	100.0%	2,873	1,864,574	1,312	1,085,025	190	137,359

Region - 9M26 (R\$ '000)

Total					Launch		Under Construction		Completed Units	
Region	Units	Gross PSV	Gross PSV (%MD)	% PSV (%MD)	Units	Gross PSV (%MD)	Units	Gross PSV (%MD)	Units	Gross PSV (%MD)
Bahia	1,563	1,064,037	1,064,037	34.5%	1,205	791,499	343	257,254	15	15,284
Pernambuco	845	900,110	850,110	27.5%	436	494,816	337	299,524	72	55,770
Ceará	980	672,315	664,680	21.5%	609	296,142	295	331,252	76	37,286
Alagoas	544	306,372	306,372	9.9%	406	211,316	138	95,056	-	-
Rio Grande do Norte	198	99,939	88,188	2.9%	111	39,208	72	33,984	15	14,995
Paraíba	168	71,268	71,268	2.3%	106	31,593	62	39,675	-	-
Sergipe	77	42,304	42,304	1.4%	-	-	65	28,280	12	14,024
Total	4,375	3,156,344	3,086,958	100.0%	2,873	1,864,574	1,312	1,085,025	190	137,359

Operation Format - 9M26 (R\$ '000)

Total					Launch		Under Construction		Completed Units	
Operation Format	Units	Gross PSV	Gross PSV (%MD)	% PSV (%MD)	Units	Gross PSV (%MD)	Units	Gross PSV (%MD)	Units	Gross PSV (%MD)
Development	1,895	1,104,540	1,035,154	33.5%	870	436,136	888	514,297	137	84,721
Condominium ¹	2,255	1,835,712	1,835,712	59.5%	1,913	1,366,928	336	463,434	6	5,350
Closed Sales ²	225	216,092	216,092	7.0%	90	61,511	88	107,294	47	47,288
Total	4,375	3,156,344	3,086,958	100.0%	2,873	1,864,574	1,312	1,085,025	190	137,359

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

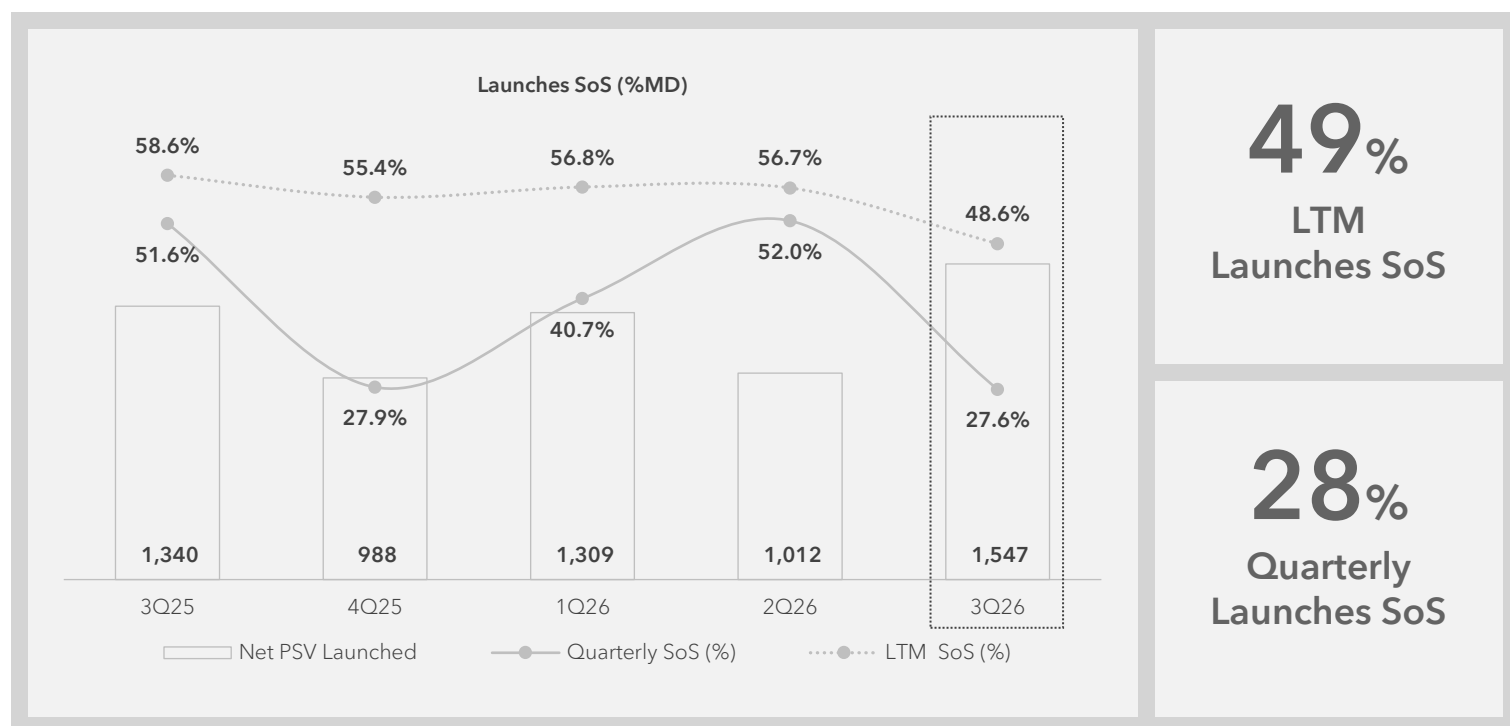
2. Condominium quotas (units) adhered by Moura Dubeux and resold as Development units

SPEED OF SALES (SoS)

Net SoS (%MD) in the last twelve months (LTM) was 44.7%, reduction of 8.5pp YoY and 6.4pp QoQ. As for the quarter, Net SoS (%MD) was 15.3%, reduction of 10.4pp YoY and 5.6pp QoQ.



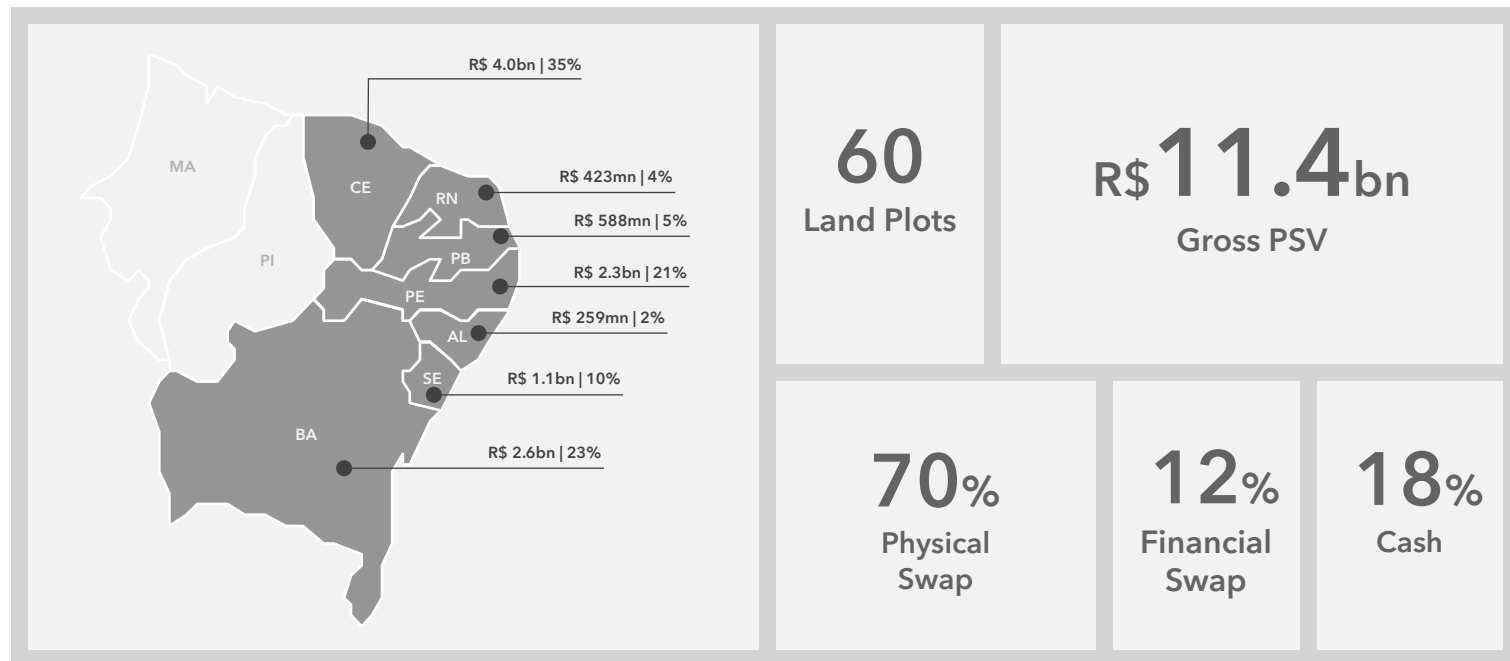
Launches SoS (%MD) recorded 48.6% in LTM and 27.6% in the quarter.



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The Company ended the quarter with a total of 60 plots, equivalent to Gross PSV of approximately R\$ 11.4 billion.

Gross PSV Breakdown Distribution - Region



PROJECTS DELIVERED

In 3Q26, the Company delivered 4 projects, 1 under the Development operation format and 3 under the Condominium model, totaling Gross PSV of R\$ 465 million and Net PSV of R\$ 305 million.

Project (R\$ '000)	Region	Segment	Operation Format	Units	Gross PSV	Net PSV	% Sold ¹
1° Quarter (4)				737	403	333	
2° Quarter (2)				337	203	197	
3° Quarter (4)				708	465	305	
Edifício Líbano	Recife/PE	Beach Class	Condominium	297	143	96	98%
Casa Jardins	Aracaju/SE	High-End	Development	108	109	93	84%
Casa Moser	Recife/PE	High-End	Condominium	132	75	53	63%
Novo Lucsim	Recife/PE	Beach Class	Condominium	171	138	63	99%
Total (10)				1,782	1,072	835	

1. In 09.30.2026

FREE CASH FLOW

In 3Q26, the Company recorded negative free cash flow, excluding dividends and share buybacks of R\$ 170 million.

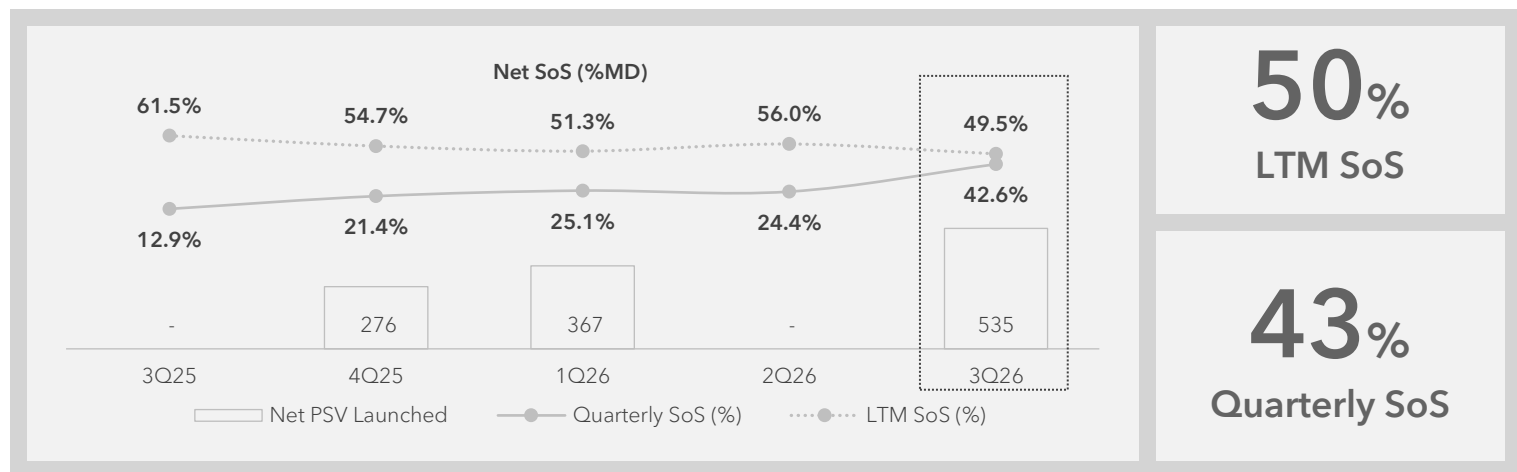
During the quarter, the Company disbursed R\$ 97 million for the acquisition of a land plot located in Salvador/BA, as announced in the Notice to the Market published on June 25, 2026. Excluding this amount, negative free cash flow for the quarter was R\$ 73 million.

CURRENT PROJECTS

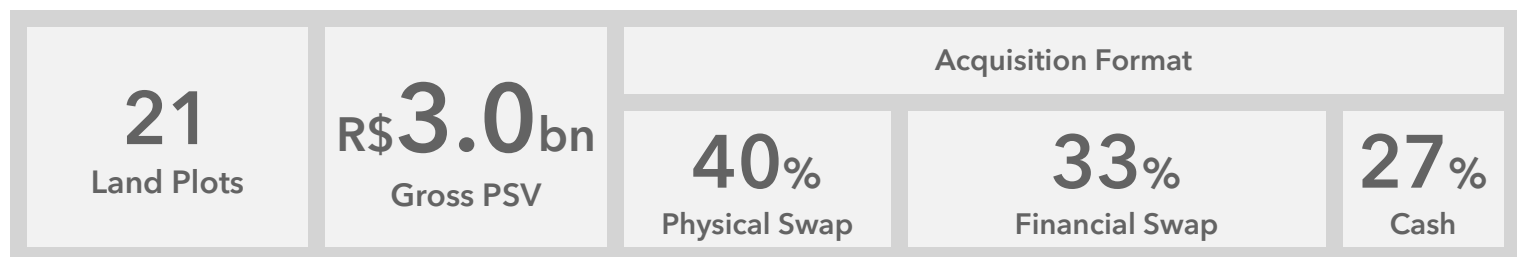
Project (R\$ '000)	Region	Units	Gross PSV	Net PSV	Launch	% Sold ¹
Mood Aurora	Recife/PE	320	146	118	Apr-24	42%
Mood Parque do Cocó	Fortaleza/CE	249	135	135	Jun-24	64%
Mood Candelária	Natal/RN	270	130	117	Oct-24	51%
Mood Kennedy	Fortaleza/CE	236	147	147	Oct-24	99%
Mood Costa Azul	Salvador/BA	239	200	195	Dec-24	100%
Mood Praia	Fortaleza/CE	450	216	182	Jan-25	94%
Mood Murilópolis	Maceió/AL	264	125	111	Feb-25	73%
Mood Colina	Salvador/BA	258	141	135	Apr-25	100%
Mood Farol	Aracaju/SE	228	107	107	May-25	46%
Mood Epitácio	João Pessoa/PB	173	91	91	Jun-25	37%
Mood Club	Salvador/BA	522	300	276	Dec-25	92%
Mood Shopping	Fortaleza/CE	318	228	228	Jan-26	43%
Mood Jacareica	Maceió/AL	316	152	138	Mar-26	81%
Mood Sol Bahia	Salvador/BA	522	325	305	Sep-26	34%
Mood Boulevard I	Fortaleza/CE	150	85	85	Sep-26	18%
Mood Guararapes I	Fortaleza/CE	208	172	145	Sep-26	12%
Total (16)		4,723	2,699	2,515		

1. In 09.30.2026

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-22	feb-25	100%
Mood Parque das Dunas	Natal/RN	158	70	64	sep-23	sep-25	99%
Miraflor	Fortaleza/CE	300	125	125	jun-23	jun-26	99%
Total (3)		758	315	309			

1. In 09.30.2026