

An aerial architectural rendering of a park and road intersection. The park features a winding path, several basketball courts, a playground, and numerous trees. A road with a roundabout and crosswalks is visible in the foreground. The overall scene is presented in a dark, monochromatic style with selective color for the text and logo.

MRV & CO

PRÉVIA
OPERACIONAL
3T25



PRÉVIA OPERACIONAL 3T25

Belo Horizonte, 7 de outubro de 2025.

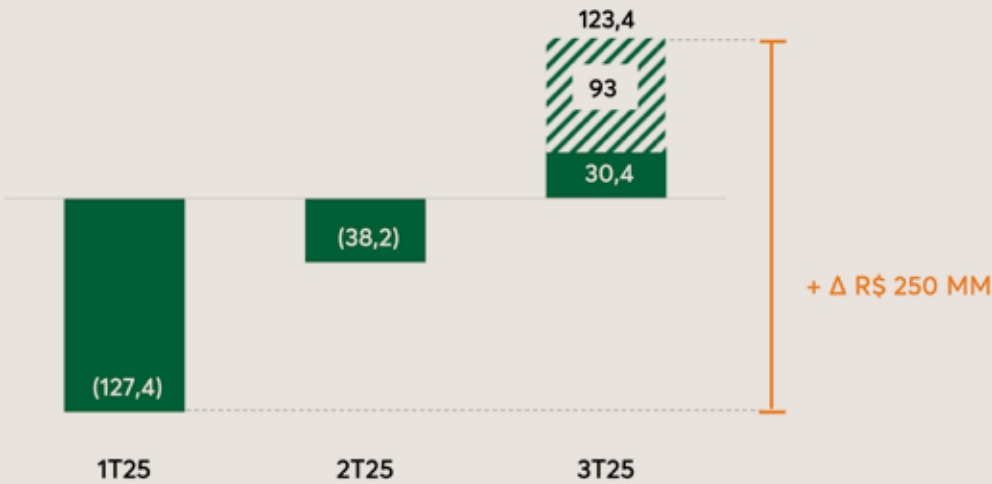
MRV Engenharia e Participações S.A. (B3: MRVE3), maior construtora residencial da América Latina, anuncia dados preliminares e não auditados de banco de terrenos, lançamentos, vendas contratadas, unidades repassadas, produzidas e geração de caixa do 3º trimestre de 2025.

DESTAQUES

GERAÇÃO DE CAIXA AJUSTADA

MRV INCORPORAÇÃO

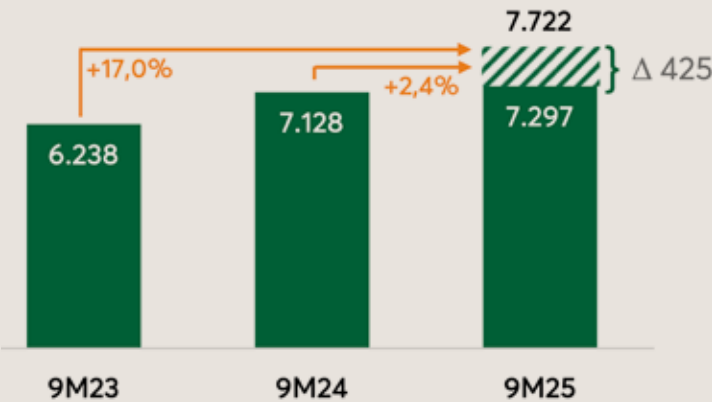
[R\$ milhões]



VENDAS LÍQUIDAS

MRV INCORPORAÇÃO

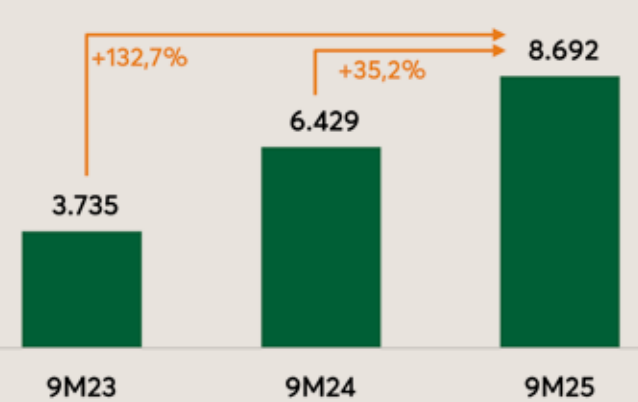
[R\$ milhões] %MRV



LANÇAMENTOS

MRV INCORPORAÇÃO

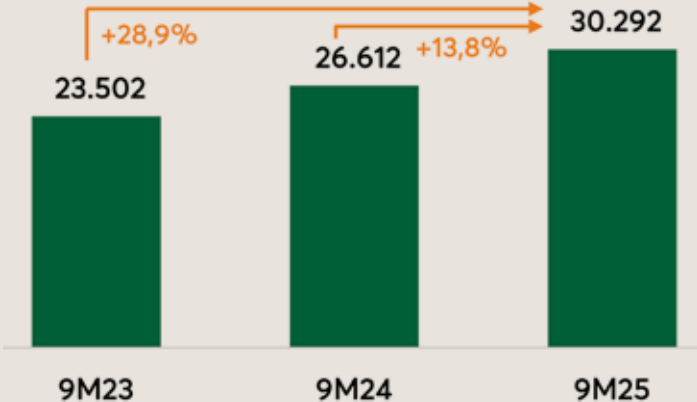
[R\$ milhões] %MRV



UNIDADES PRODUZIDAS

MRV INCORPORAÇÃO

%MRV



DADOS OPERACIONAIS

DADOS
OPERACIONAIS

Terminamos o trimestre com 1.400 unidades não repassadas a mais que o 2T, impactando a geração de caixa e também a venda líquida reportada.

Se isso não tivesse ocorrido, as vendas do 3T25 seriam similares às do 2T25.

MRV INCORPORAÇÃO
[MRV + Sensia]

INDICADORES OPERACIONAIS (%MRV)	3T25	2T25	3T24	Var. 3T25 x 2T25	Var. 3T25 x 3T24	9M25	9M24	Var. 9M25 x 9M24
LAND BANK								
VGV (R\$ bilhões)	43,6	43,9	44,6	0,5% ↓	2,1% ↓	43,6	44,6	2,1% ↓
LANÇAMENTOS								
TOTAL INCORPORAÇÃO*								
VGV (R\$ milhões)	2.355	3.449	2.599	31,7% ↓	9,4% ↓	8.692	6.429	35,2% ↑
Unidades	8.354	12.252	10.355	31,8% ↓	19,3% ↓	31.443	26.121	20,4% ↑
MRV								
VGV (R\$ milhões)	2.115	3.247	2.522	34,9% ↓	16,1% ↓	8.108	6.293	28,8% ↑
Unidades	7.874	11.973	10.266	34,2% ↓	23,3% ↓	30.393	25.896	17,4% ↑
SENSIA								
VGV (R\$ milhões)	240	202	77	19,0% ↑	211,1% ↑	584	136	329,5% ↑
Unidades	480	279	88	71,7% ↑	444,1% ↑	1.050	224	368,5% ↑
VENDAS								
TOTAL INCORPORAÇÃO*								
VGV (R\$ milhões)	2.445	2.685	2.458	8,9% ↓	0,5% ↓	7.297	7.128	2,4% ↑
Unidades	8.779	9.927	9.715	11,6% ↓	9,6% ↓	27.084	28.408	4,7% ↓
Ticket Médio (R\$ mil)	278	270	253	3,0% ↑	10,0% ↑	269	251	7,4% ↑
MRV								
VGV (R\$ milhões)	2.276	2.559	2.327	11,1% ↓	2,2% ↓	6.835	6.762	1,1% ↑
Unidades	8.480	9.721	9.499	12,8% ↓	10,7% ↓	26.270	27.794	5,5% ↓
Ticket Médio (R\$ mil)	268	263	245	1,9% ↑	9,5% ↑	260	243	6,9% ↑
SENSIA								
VGV (R\$ milhões)	169	126	131	34,9% ↑	28,9% ↑	462	367	26,1% ↑
Unidades	299	206	215	45,1% ↑	39,2% ↑	814	614	32,5% ↑
Ticket Médio (R\$ mil)	565	608	611	7,0% ↓	7,4% ↓	568	597	4,8% ↓
VSO LÍQUIDA								
Lançamento por módulos	22,6%	24,4%	32,3%	1,9 p.p. ↓	9,8 p.p. ↓	46,6%	63,2%	16,6 p.p. ↓
REPASSES								
Unidades	8.885	9.023	8.791	1,5% ↓	1,1% ↑	25.088	25.053	0,1% ↑
VENDAS COM FINANCIAMENTO DIRETO								
Unidades	962	914	916	5,3% ↑	5,0% ↑	2.530	3.114	18,8% ↓
PRODUÇÃO								
Unidades	10.966	9.872	9.668	11,1% ↑	13,4% ↑	30.292	26.612	13,8% ↑

* Desconsidera os números do Pode Entrar.

GERAÇÃO DE CAIXA

[MRV INCORPORAÇÃO]

MRV INCORPORAÇÃO
[MRV + Sensia]

AJUSTE DE GERAÇÃO DE CAIXA - MRV INCORPORAÇÃO	3T25	2T25	1T25
MRV Incorporação	(23.320)	(55.069)	(68.611)
(-) Efeito SWAP	(8.338)	3.830	4.426
(-) Juros CRI para pagamento do Loan Agreement (MRV US)	(25.651)	(22.997)	(22.252)
(=) Geração de Caixa MRV (ex SWAP e CRI MRV US)	10.669	(35.902)	(50.785)
(-) Venda de Carteira	536.427	430.182	471.429
(+) Repasses CRI	525.445	383.170	394.543
(=) Geração de Caixa MRV Ajustada (ex Cessão de Carteira)	(313)	(82.914)	(127.671)
(-) Mudança de critério CEF (Conta Transitória)	(30.706)	(44.667)	(272)
(+) Cheques regionais represados	93.000	-	-
Geração de Caixa MRV Incorporação Ajustada	123.393	(38.247)	(127.399)

No 3T25, a MRV Incorporação reportou uma geração de caixa ajustada de R\$ 30 milhões. O atraso gerado nos repasses de programas regionais ocasionou um descasamento temporal de R\$ 93 milhões na geração de caixa do trimestre.

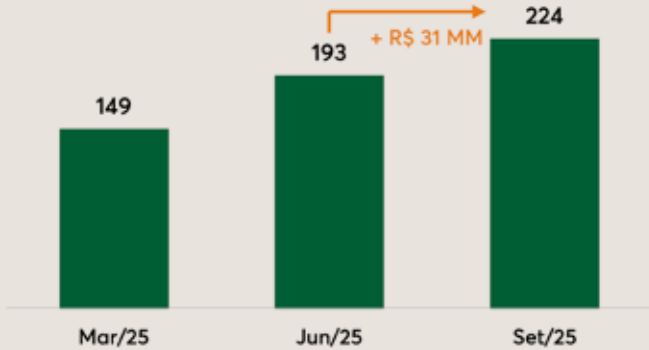
Caso esse atraso não tivesse acontecido, **a geração de caixa do período teria sido de R\$ 123 milhões**. A seguir, os principais efeitos observados no 3T25.

GERAÇÃO DE CAIXA

[MRV INCORPORAÇÃO]

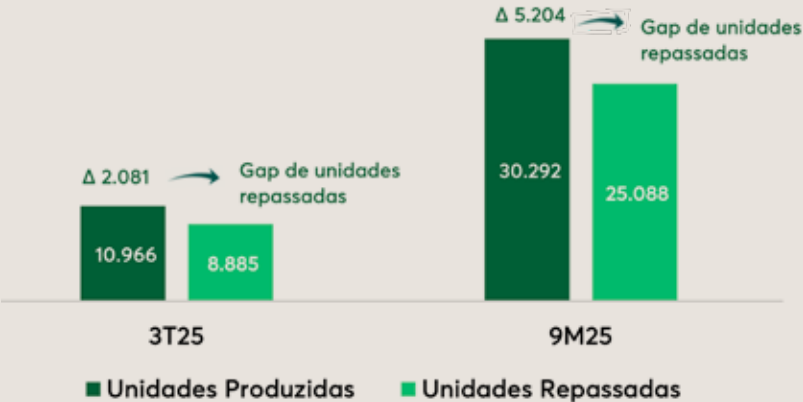
VALOR NÃO RECEBIDO DE UNIDADES REPASSADAS: MUDANÇA DE CRITÉRIO CEF

O montante represado na Conta Transitória da CEF, em função da mudança de critério de pagamento, aumentou R\$ 31 milhões em relação ao trimestre anterior.

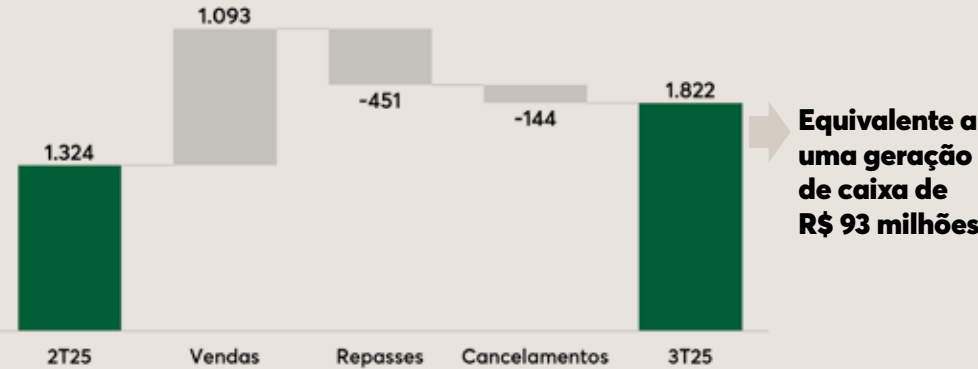


DESCASAMENTO PRODUÇÃO X REPASSE

A margem bruta atual da companhia já garante que a operação gere caixa. Geração de caixa fortemente impactada pelo delta entre o volume de unidades produzidas e repasses.



REPASSES NÃO EFETIVADOS: CHEQUES REGIONAIS



No 3T25, a Luggo deu sequência aos investimentos em três projetos. O Luggo Pampulha apresenta boa velocidade de locação de suas unidades. Luggo Samambaia e Luggo Mauá encontram-se em estágio de finalização de obra, com início de locação previsto para novembro de 2025.

LUGGO
PAMPULHA



100% concluído
118 unidades
R\$ 51 MM VGV
Pampulha
Belo Horizonte • MG

LUGGO
SAMAMBAIA



100% concluído
200 unidades
R\$ 65 MM VGV
Samambaia do Sul
Brasília • DF

LUGGO
MAUÁ



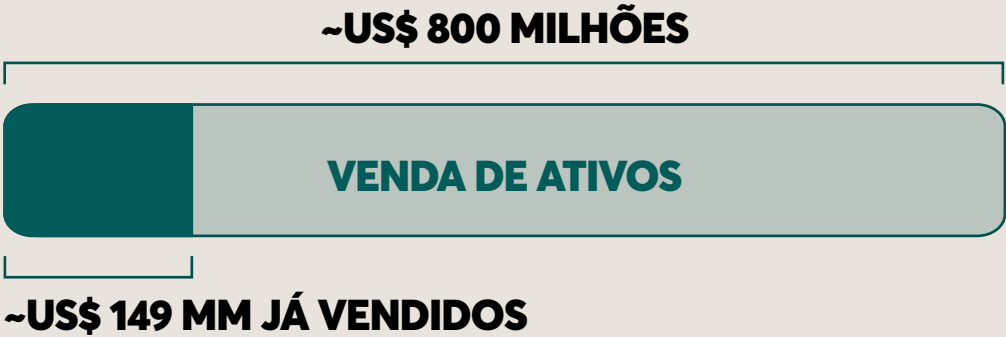
98,9% concluído
119 unidades
R\$ 69 MM VGV
Centro
Rio de Janeiro • RJ

INDICADORES OPERACIONAIS (%MRV)	3T25	2T25	3T24	Var. 3T25 x 2T25	Var. 3T25 x 3T24	9M25	9M24	Var. 9M25 x 9M24
GERAÇÃO DE CAIXA (R\$ milhões)	(20,4)	(30,3)	11,3	32,5% ↑	-	(45,6)	7,9	-

INDICADORES OPERACIONAIS (%MRV)	3T25	2T25	3T24	Var. 3T25 x 2T25	Var. 3T25 x 3T24	9M25	9M24	Var. 9M25 x 9M24
LAND BANK								
VGV (R\$ bilhões)	2,5	2,1	2,1	21,3% ↑	21,5% ↑	2,5	2,1	21,5% ↑
Unidades	15.247	13.941	14.656	9,4% ↑	4,0% ↑	15.247	14.656	4,0% ↑
Ticket Médio (R\$ mil)	164	148	141	10,9% ↑	16,8% ↑	164	141	16,8% ↑
LANÇAMENTOS								
VGV (R\$ milhões)	74,0	102,2	168,6	27,6% ↓	56,1% ↓	176,2	168,6	4,5% ↑
Unidades	398	598	1.295	33,4% ↓	69,3% ↓	996	1.295	23,1% ↓
Ticket Médio (R\$ mil)	186	171	130	8,7% ↑	42,8% ↑	177	130	36,0% ↑
VENDAS								
VGV (R\$ milhões)	88	39	38	128,9% ↑	133,1% ↑	154	64	139,3% ↑
Unidades	595	240	317	148,3% ↑	87,7% ↑	1.040	498	109,1% ↑
Ticket Médio (R\$ mil)	149	161	120	7,8% ↓	24,2% ↑	148	129	14,4% ↑
GERAÇÃO DE CAIXA (R\$ milhões)	(8,6)	17,4	(13,6)	-	36,3% ↑	40,2	(15,7)	-

INDICADORES OPERACIONAIS (%MRV)	3T25	2T25	3T24	Var. 3T25 x 2T25	Var. 3T25 x 3T24	9M25	9M24	Var. 9M25 x 9M24
VENDAS								
VGV (US\$ milhões)	30	68	111	55,3% ↓	72,8% ↓	98	111	11,8% ↓
PRODUÇÃO								
Unidades	68	68	143	0,0% ↑	52,7% ↓	217	445	51,3% ↓
Geração de Caixa Holding								
Venda de ativos	28,1	54,9	70,4	48,8% ↓	60,1% ↓	77,3	45,4	70,3% ↑
G&A	32,4	59,6	81,9	45,7% ↓	60,5% ↓	91,9	81,9	12,2% ↑
Investimento em Projetos	(4,2)	(4,6)	(11,5)	8,3% ↑	63,2% ↑	(14,6)	(36,5)	60,0% ↑
Investimentos em construção	(24,6)	(15,2)	(48,2)	62,2% ↓	49,0% ↑	(92,5)	(138,0)	33,0% ↑
Novos Projetos	(9,1)	(16,4)	(30,9)	44,7% ↑	70,6% ↑	(42,5)	(84,3)	49,7% ↑
Resultado líquido com gestão de propriedades	(4,4)	8,4	(9,0)	-	51,2% ↑	(17,4)	(31,8)	45,1% ↑
Despesa Financeira	(1,9)	2,2	-	-	-	(5,4)	2,4	-
Despesa Financeira	(9,3)	(9,3)	(8,3)	0,7% ↑	11,2% ↓	(27,2)	(24,3)	12,0% ↓
GERAÇÃO DE CAIXA RESIA (US\$ milhões)								
Despesa Financeira (MRV US)	3,5	39,8	22,3	91,1% ↓	84,1% ↓	(15,2)	(92,6)	83,6% ↑
Despesa Financeira (MRV US)	(5,0)	(5,6)	(2,6)	9,8% ↑	97,1% ↓	(16,4)	(7,4)	122,0% ↓
GERAÇÃO DE CAIXA MRV (US\$ milhões)								
Despesa Financeira (MRV US)	(1,5)	34,2	19,7	-	-	(31,6)	(100,0)	68,4% ↑

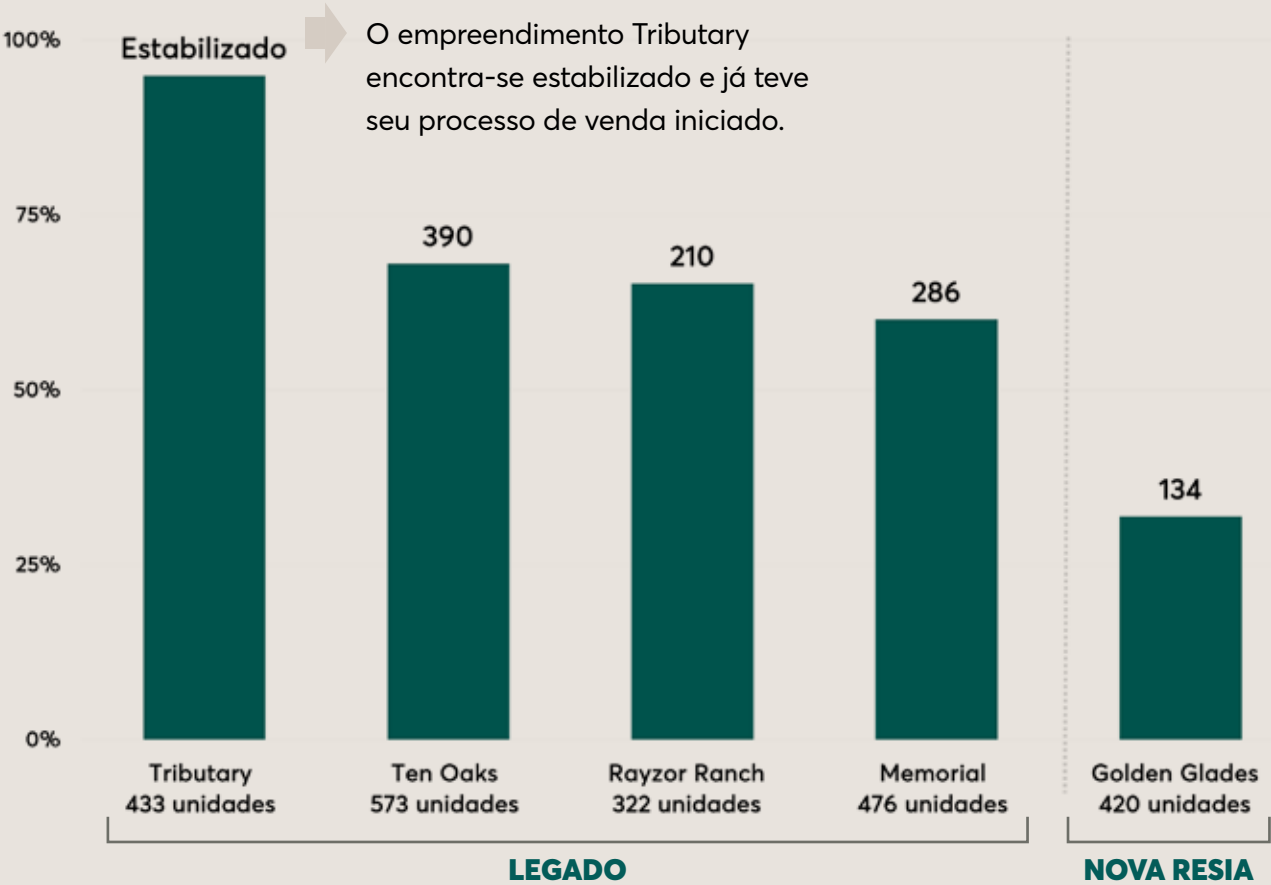
PLANO DE DESINVESTIMENTO RESIA [ATÉ 2026]



PIPELINE RESIA PROJETOS EM LOCAÇÃO

A Resia continua apresentando boa velocidade de locação, indicando que os projetos estarão aptos para venda dentro do planejamento de 2025 e 2026.

Projeto	% Locação
Tributary	Estabilizado
Ten Oaks	68%
Rayzor Ranch	65%
Memorial	60%
Golden Glades	32%



RELAÇÕES COM INVESTIDORES

Ricardo Paixão Pinto Rodrigues

Diretor Executivo de Finanças e Relações com Investidores

Augusto Pinto de Moura Andrade

Diretor de Relações com Investidores

E-mail: ri@mrvc.com.br

Website: ri.mrv.com.br

SOBRE A MRV&CO

A MRV Engenharia e Participações é a maior incorporadora e construtora da América Latina no segmento de Empreendimentos Residenciais Populares, com 46 anos de atuação, presente em 22 estados brasileiros, incluindo o Distrito Federal. Desde o início de 2020 a Companhia atua também nos Estados Unidos por meio da Resia, com presença em 4 macrorregiões. A MRV integra o Novo Mercado da B3 e é negociada com o código MRVE3 e compõe dentre outras a carteira teórica IBOV.

An aerial architectural rendering of a park development. The scene features a central roundabout with a landscaped island in the middle. Surrounding the roundabout are various recreational facilities, including two basketball courts, a playground with slides and climbing equipment, and several open grassy areas. The park is densely planted with a variety of trees, including palm trees. A network of paved walking paths and jogging trails winds through the park. In the background, a road with a few cars is visible, along with some commercial buildings. The overall design emphasizes a green, accessible community space.

MRV & CO

OPERATIONAL
PREVIEW
3Q25



OPERATIONAL PREVIEW

3Q25

Belo Horizonte, October 7th, 2025.

MRV Engenharia e Participações S.A. (B3: MRVE3), the largest homebuilder in Latin America, informs its preliminary and non-audited operational results of Land Bank, Launches, Pre-Sales, Transfers, Production, and Cash Generation for the third quarter of 2025.

HIGHLIGHTS

ADJUSTED CASH GENERATION

MRV REAL ESTATE DEVELOPMENT

[R\$ million]

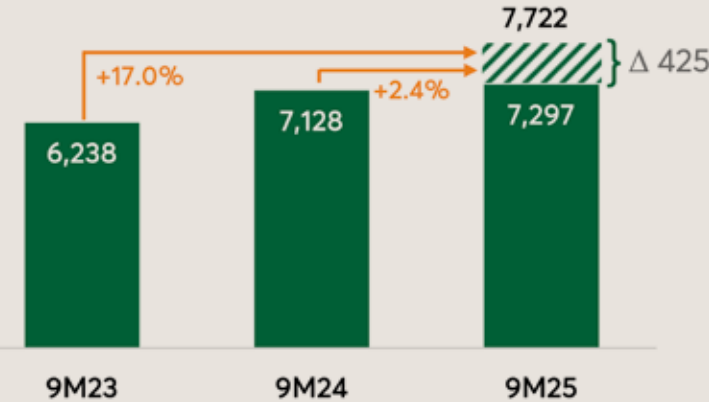


Total impact of regional checks on cash generation

NET PRE SALES

MRV REAL ESTATE DEVELOPMENT

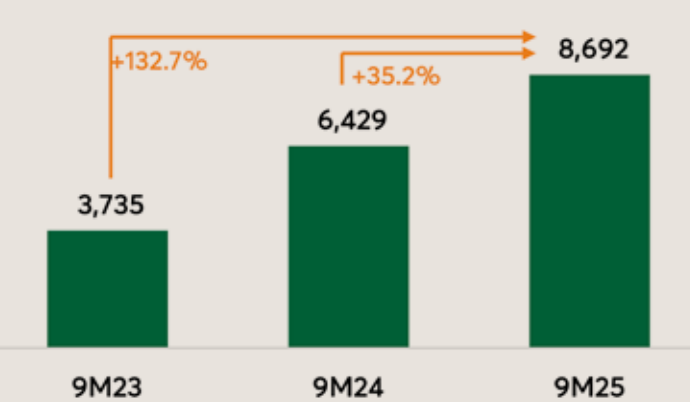
[R\$ million] %MRV



LAUNCHES

MRV REAL ESTATE DEVELOPMENT

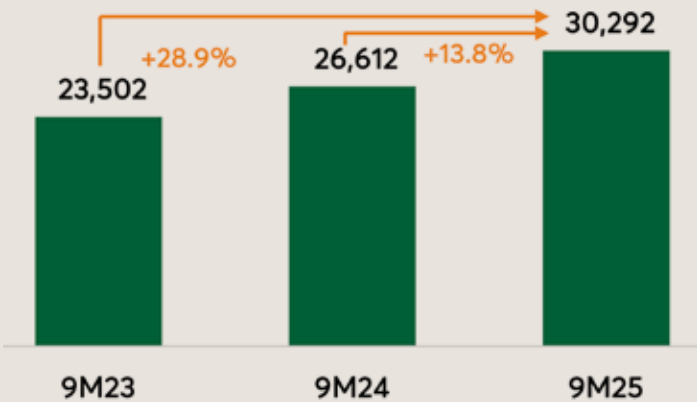
[R\$ million] %MRV



BUILT UNITS

MRV REAL ESTATE DEVELOPMENT

%MRV



OPERATIONAL DATA

OPERATIONAL
DATA

MRV REAL ESTATE DEVELOPMENT
[MRV + Sensia]

We ended the quarter with 1,400 more untransferred units than in 2Q25, impacting both cash generation and reported net sales.

Had this not occurred, 3Q25 sales would have been similar to those in 2Q25.

OPERATIONAL INDICATORS (%MRV)	3Q25	2Q25	3Q24	Chg. 3Q25 x 2Q25	Chg. 3Q25 x 3Q24	9M25	9M24	Chg. 9M25 x 9M24
LAND BANK								
PSV (R\$ billion)	43.6	43.9	44.6	0.5% ↓	2.1% ↓	43.6	44.6	2.1% ↓
LAUNCHES								
TOTAL REAL ESTATE DEVEL.								
PSV (R\$ million)	2,355	3,449	2,599	31.7% ↓	9.4% ↓	8,692	6,429	35.2% ↑
Units	8,354	12,252	10,355	31.8% ↓	19.3% ↓	31,443	26,121	20.4% ↑
MRV								
PSV (R\$ million)	2,115	3,247	2,522	34.9% ↓	16.1% ↓	8,108	6,293	28.8% ↑
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Units	480	279	88	71.7% ↑	444.1% ↑	1,050	224	368.5% ↑
PRE-SALES								
TOTAL REAL ESTATE DEVEL.								
PSV (R\$ million)	2,445	2,685	2,458	8.9% ↓	0.5% ↓	7,297	7,128	2.4% ↑
Units	8,779	9,927	9,715	11.6% ↓	9.6% ↓	27,084	28,408	4.7% ↓
Average Price (R\$ thousand)	278	270	253	3.0% ↑	10.0% ↑	269	251	7.4% ↑
MRV								
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Units	299	206	215	45.1% ↑	39.2% ↑	814	614	32.5% ↑
Average Price (R\$ thousand)	565	608	611	7.0% ↓	7.4% ↓	568	597	4.8% ↓
NET SOS								
Launches (Module)	22.6%	24.4%	32.3%	1.9 p.p. ↓	9.8 p.p. ↓	46.6%	63.2%	16.6 p.p. ↓
TRANSFERRED UNITS								
Units	8,885	9,023	8,791	1.5% ↓	1.1% ↑	25,088	25,053	0.1% ↑
SALES WITH DIRECT FINANCING								
Units	962	914	916	5.3% ↑	5.0% ↑	2,530	3,114	18.8% ↓
PRODUCTION								
Units	10,966	9,872	9,668	11.1% ↑	13.4% ↑	30,292	26,612	13.8% ↑

* Exclude figures from the Póde Entrar program.

CASH GENERATION

[MRV REAL ESTATE
DEVELOPMENT]

CASH GENERATION ADJUSTMENT - MRV REAL ESTATE DEVELOPMENT	3Q25	2Q25	1Q25
MRV Real Estate Development	(23,320)	(55,069)	(68,611)
(-) SWAP Effect	(8,338)	3,830	4,426
(-) CRI interest for Loan Agreement payment (MRV US)	(25,651)	(22,997)	(22,252)
(=) MRV Cash Generation (ex SWAP and CRI MRV US)	10,669	(35,902)	(50,785)
(-) Portfolio Sale	536,427	430,182	471,429
(+) CRI Transfers	525,445	383,170	394,543
(=) Adjusted MRV Cash Generation (ex Portfolio Sale)	(313)	(82,914)	(127,671)
(-) Caixa Econômica Federal - CEF Criteria Change (Transitory Account)	(30,706)	(44,667)	(272)
(+) Withheld Regional Checks	93,000	-	-
Adjusted MRV Development Cash Generation	123,393	(38,247)	(127,399)

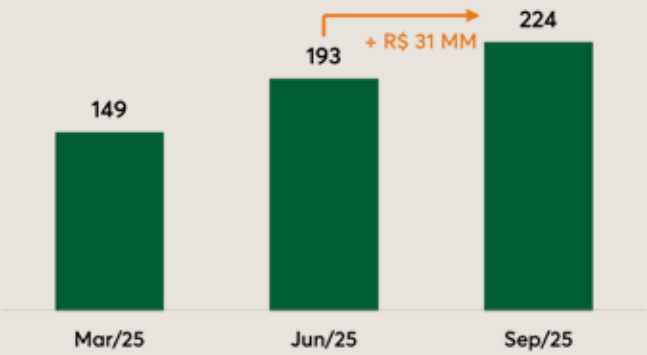
In 3Q25, MRV Real Estate Development reported adjusted cash generation of R\$ 30 million. The delay in transfers from regional programs caused a temporary mismatch of R\$ 93 million in the quarter's cash generation.

Had this this temporary effect not happened, **cash generation in the quarter would have totaled R\$ 123 million**. The main drivers of the 3Q25 performance are detailed on next page.

CASH GENERATION [MRV REAL ESTATE DEVELOPMENT]

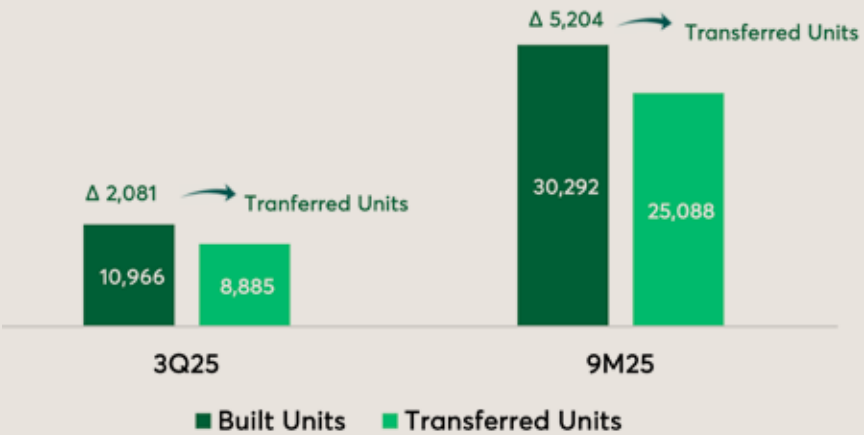
UNRECEIVED AMOUNT FROM TRANSFERRED UNITS: CEF CRITERIA CHANGE

The amount retained in CEF's Transitory Account, due to the change in payment criteria, increased by R\$31 million compared to the previous quarter.

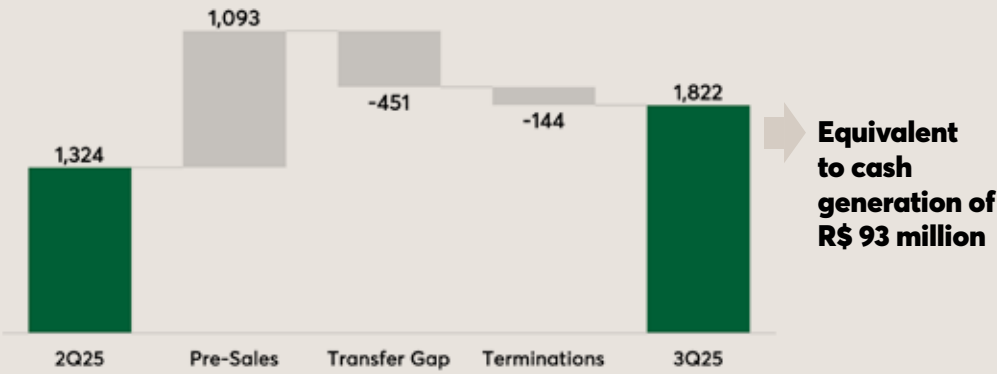


PRODUCTION X TRANSFER GAP

The company's current gross margin already ensures that the operation generates cash. Cash generation was strongly impacted by the delta between the volume of units produced and transferred.



NON-PROCESSED TRANSFERS: REGIONAL CHECKS



In 3Q25, Luggo continued to invest in three projects. Luggo Pampulha has shown good leasing performance for its units. Luggo Samambaia and Luggo Mauá are in the final stages of construction, with leasing expected to begin in November 2025.

LUGGO
PAMPULHA



100% completed
118 units
R\$ 51 million PSV
Pampulha
Belo Horizonte • MG

LUGGO
SAMAMBAIA



100% completed
200 units
R\$ 65 million PSV
Samambaia do Sul
Brasília • DF

LUGGO
MAUÁ



98,9% completed
119 units
R\$ 69 million PSV
Downtown area
Rio de Janeiro • RJ

OPERATIONAL INDICATORS (%MRV)	3Q25	2Q25	3Q24	Chg. 3Q25 x 2Q25	Chg. 3Q25 x 3Q24	9M25	9M24	Chg. 9M25 x 9M24
CASH GENERATION (R\$ million)	(20.4)	(30.3)	11.3	32.5% ↑	-	(45.6)	7.9	-

OPERATIONAL INDICATORS (%MRV)	3Q25	2Q25	3Q24	Chg. 3Q25 x 2Q25	Chg. 3Q25 x 3Q24	9M25	9M24	Chg. 9M25 x 9M24
LAND BANK								
PSV (R\$ billion)	2.5	2.1	2.1	21.3% ↑	21.5% ↑	2.5	2.1	21.5% ↑
Units	15,247	13,941	14,656	9.4% ↑	4.0% ↑	15,247	14,656	4.0% ↑
Average Price (R\$ thousand)	164	148	141	10.9% ↑	16.8% ↑	164	141	16.8% ↑
LAUNCHES								
PSV (R\$ million)	74.0	102.2	168.6	27.6% ↓	56.1% ↓	176.2	168.6	4.5% ↑
Units	398	598	1,295	33.4% ↓	69.3% ↓	996	1,295	23.1% ↓
Average Price (R\$ thousand)	186	171	130	8.7% ↑	42.8% ↑	177	130	36.0% ↑
PRE-SALES								
PSV (R\$ million)	88	39	38	128.9% ↑	133.1% ↑	154	64	139.3% ↑
Units	595	240	317	148.3% ↑	87.7% ↑	1,040	498	109.1% ↑
Average Price (R\$ thousand)	149	161	120	7.8% ↓	24.2% ↑	148	129	14.4% ↑
CASH GENERATION (R\$ million)	(8.6)	17.4	(13.6)	-	36.3% ↑	40.2	(15.7)	-

OPERATIONAL INDICATORS (%MRV)	3Q25	2Q25	3Q24	Chg. 3Q25 x 2Q25	Chg. 3Q25 x 3Q24	9M25	9M24	Chg. 9M25 x 9M24
PRE-SALES								
PSV (US\$ million)	30	68	111	55.3% ↓	72.8% ↓	98	111	11.8% ↓
PRODUCTION								
Units	68	68	143	0.0% ↑	52.7% ↓	217	445	51.3% ↓
Holding Cash Generation	28.1	54.9	70.4	48.8% ↓	60.1% ↓	77.3	45.4	70.3% ↑
Asset Sales	32.4	59.6	81.9	45.7% ↓	60.5% ↓	91.9	81.9	12.2% ↑
G&A	(4.2)	(4.6)	(11.5)	8.3% ↑	63.2% ↑	(14.6)	(36.5)	60.0% ↑
Investment in Projects	(24.6)	(15.2)	(48.2)	62.2% ↓	49.0% ↑	(92.5)	(138.0)	33.0% ↑
Construction Investment	(9.1)	(16.4)	(30.9)	44.7% ↑	70.6% ↑	(42.5)	(84.3)	49.7% ↑
New Projects	(4.4)	8.4	(9.0)	-	51.2% ↑	(17.4)	(31.8)	45.1% ↑
Net Result from Property Management	(1.9)	2.2	-	-	-	(5.4)	2.4	-
Financial Expense	(9.3)	(9.3)	(8.3)	0.7% ↑	11.2% ↓	(27.2)	(24.3)	12.0% ↓
RESIA CASH GENERATION (US\$ million)	3.5	39.8	22.3	91.1% ↓	84.1% ↓	(15.2)	(92.6)	83.6% ↑
Financial Expense (MRV US)	(5.0)	(5.6)	(2.6)	9.8% ↑	97.1% ↓	(16.4)	(7.4)	122.0% ↓
TOTAL CASH GENERATION (US\$ million)*	(1.5)	34.2	19.7	-	-	(31.6)	(100.0)	68.4% ↑

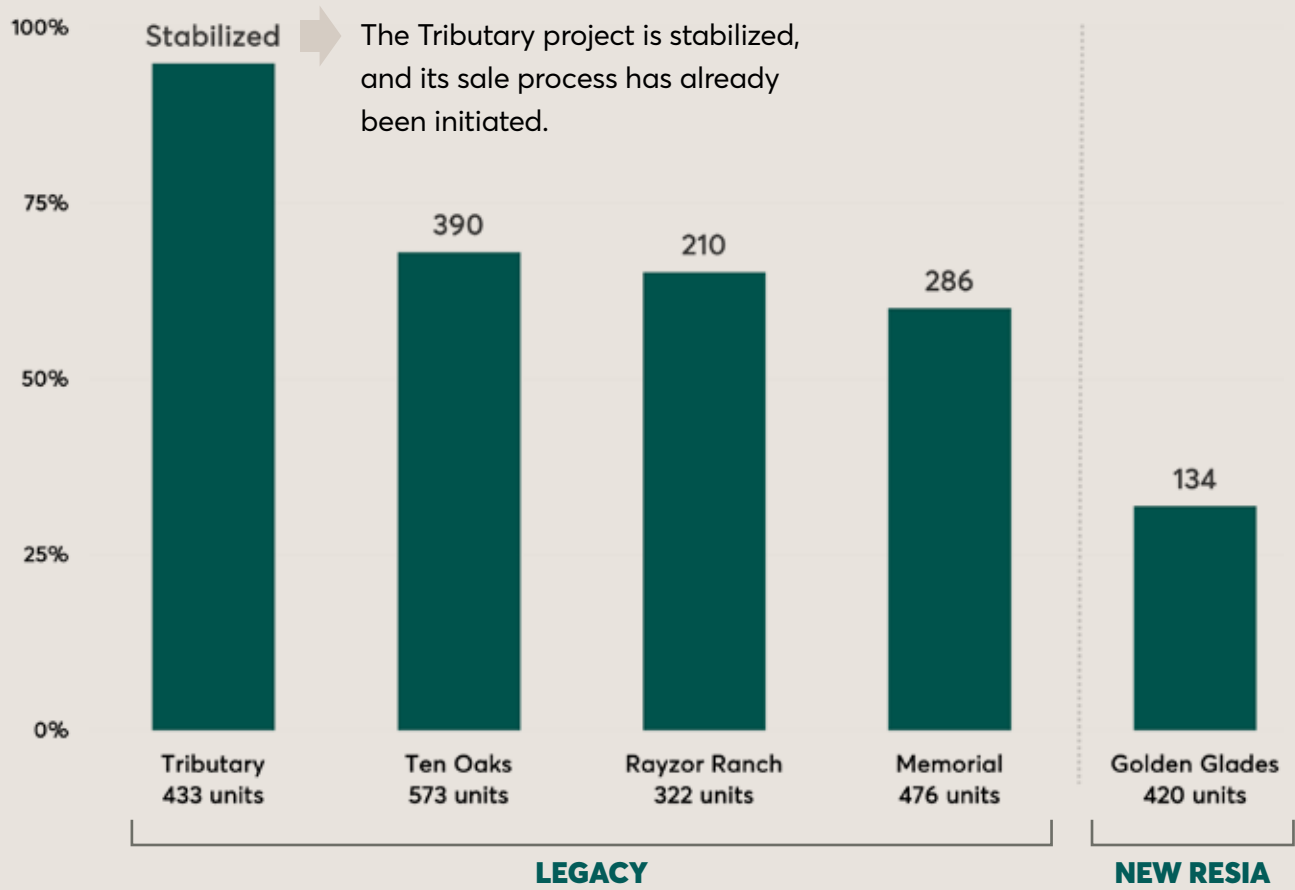
RESIA DIVESTMENT PLAN [BY 2026]

PIPELINE RESIA PROJECTS IN THE LEASING PROCESS

Resia continues to demonstrate strong leasing performance, indicating that the projects will be ready for sale as planned in 2025 and 2026.

Project	%Leased
Tributary	Stabilized
Ten Oaks	68%
Rayzor Ranch	65%
Memorial	60%
Golden Glades	32%

RESIA
[US Operation]



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ABOUT MRV&CO

MRV Engenharia e Participações S.A. is the largest Brazilian real estate developer and homebuilder in the lower-income segment, with 46 years of experience, active in 22 Brazilian states including the Federal District. Since the beginning of 2020, the company also operates in the United States through Resia, with presence in 4 macro-regions. MRV is listed on the Novo Mercado - B3 under the ticker MRVE3 and is included, among others, in the theoretical portfolio IBOV.