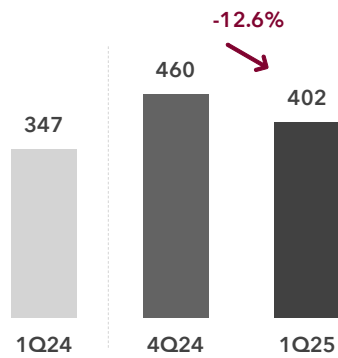


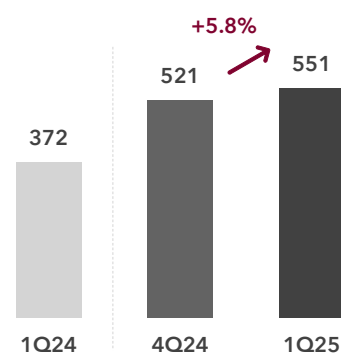
Recife, April 7<sup>th</sup>, 2025 - Moura Dubeux Engenharia S.A. ("MD" or "Company") (B3: MDNE3; Bloomberg: MDNE3:BZ), market share leader homebuilder in Brazil Northeast, operating for more than 40 years in the region, presents its operational preview results for the first quarter of 2025 (1Q25). These results are preliminary, still subject to audit review.

## LAUNCHES OF R\$ 402 MN AND SALES OF R\$ 551 MN IN 1Q25

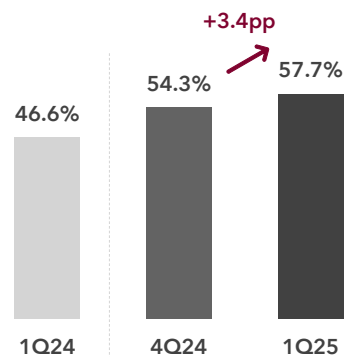
Net Launches %MD (R\$ MN)



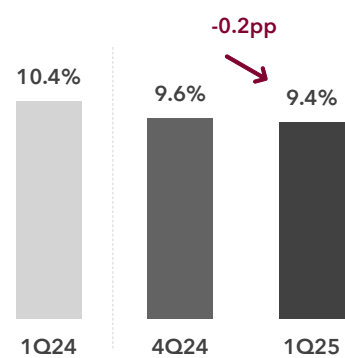
Net Sales %MD (R\$ MN)



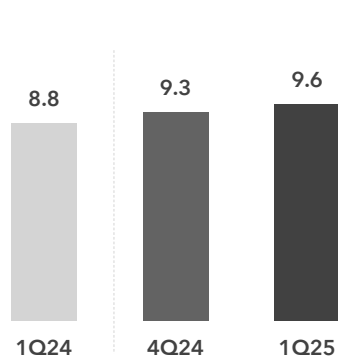
Net SoS LTM %MD



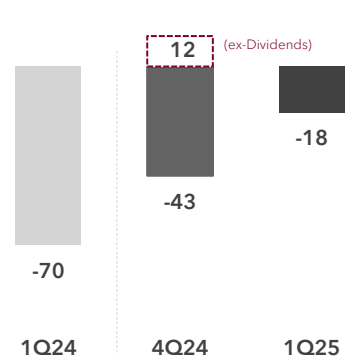
Cancellations %MD / Gross Sales %MD

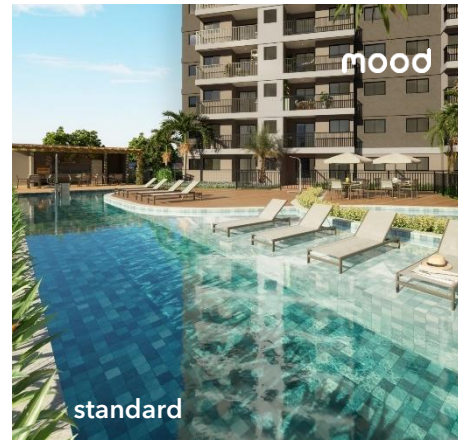
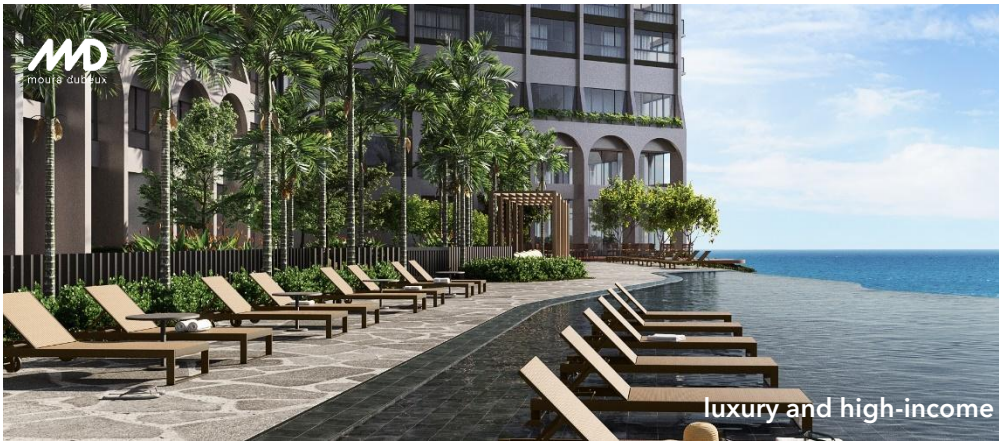


Landbank Gross PSV (R\$ bn)



Free Cash Flow (R\$ MN)





## LAUNCHES

The Company launched 3 projects in 1Q25, totaling Gross PSV of R\$ 466 million and Net PSV of R\$ 402 million.

Launches (R\$ '000)	1 Q 2 5	1 Q 2 4	Chg. %	4 Q 2 4	Chg. %
Launches PSV (%MD)	401,995	346,722	15.9%	459,972	-12.6%
# Projects Launched	3	3	0.0%	3	0.0%
# Units Launched	774	651	18.9%	745	3.9%

Project (R\$ '000)	Region	Segment	Operation Format	Units	Gross PSV	Net PSV	Launch	% Sold <sup>1</sup>
Mood Praia	Fortaleza/CE	Mood	Development	450	216	182	Jan-25	40%
Mood Murilópolis	Maceió/AL	Mood	Development	264	125	111	Feb-25	20%
Casa Sombrios	Salvador/BA	High-End	Condominium	60	125	109	Mar-25	13%
<b>Total (3)</b>				<b>774</b>	<b>466</b>	<b>402</b>		

1. In 03.31.2025

### Net PSV Breakdown Launched by Region - 1Q25



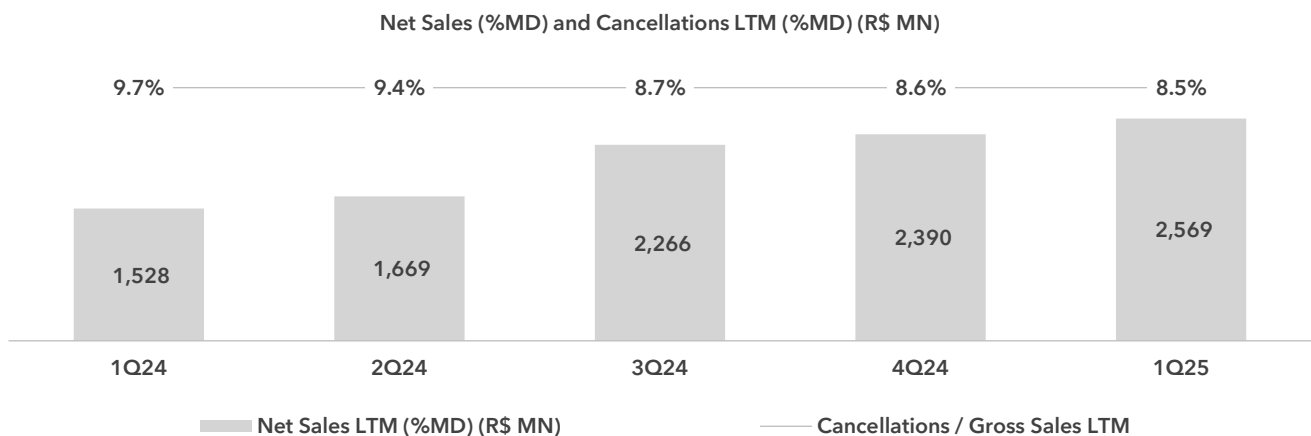
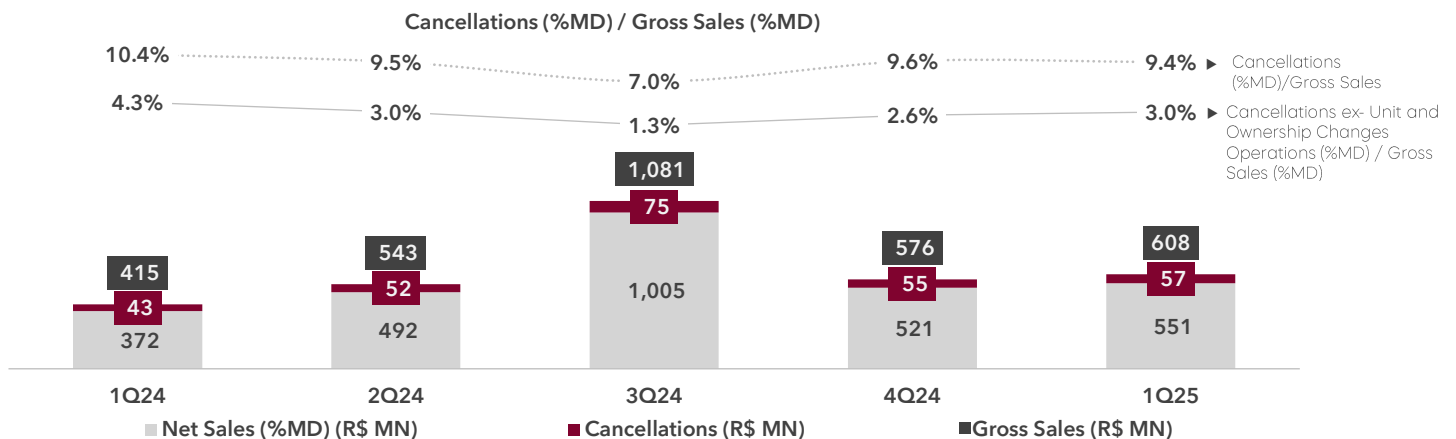
## SALES

The volume of Net Sales and Adhesions (%MD) totaled R\$ 551 million in 1Q25, increase of 48.1% compared to 1Q24 and 5.8% when compared to 4Q24.

Sales and Adhesions (R\$ '000)	1Q25	1Q24	Chg. %	4Q24	Chg. %
Gross Sales and Adhesions <sup>1</sup>	609,061	416,384	46.3%	576,037	5.7%
<b>Gross Sales and Adhesions<sup>1</sup> (%MD) (a)</b>	<b>608,606</b>	<b>415,479</b>	<b>46.5%</b>	<b>576,037</b>	<b>5.7%</b>
Development Sales	393,067	179,187	119.4%	332,764	18.1%
Closed Sales <sup>2</sup>	42,107	56,249	-25.1%	54,596	-22.9%
Adhesions to Condominium <sup>3</sup>	173,432	180,044	-3.7%	188,677	-8.1%
<b>Cancellations (%MD) (b)</b>	<b>57,482</b>	<b>43,400</b>	<b>32.4%</b>	<b>55,357</b>	<b>3.8%</b>
<b>Net Sales and Adhesions (%MD) (c=a-b)</b>	<b>551,124</b>	<b>372,079</b>	<b>48.1%</b>	<b>520,680</b>	<b>5.8%</b>
<b>Cancellations (%MD) / Gross Sales (%MD)</b>	<b>9.4%</b>	<b>10.4%</b>	<b>-1.0pp</b>	<b>9.6%</b>	<b>-0.2pp</b>
<b># Units Sold</b>	<b>863</b>	<b>768</b>	<b>12.4%</b>	<b>749</b>	<b>15.2%</b>

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\$ 57 million, representing 9.4% of the Gross Sales (%MD) in 1Q25. Considering the last twelve months (LTM), the total volume of cancellations represented 8.5% of LTM Gross Sales (%MD).



## SALES BREAKDOWN

### Segment - 1Q25 (R\$ '000)

Segment	Total				Launch <sup>1</sup>		Under Construction		Completed Units	
	Units	Gross PSV	Gross PSV (%MD)	% PSV (%MD)	Units	Gross PSV (%MD)	Units	Gross PSV (%MD)	Units	Gross SPV (%MD)
Mood	433	254,973	254,973	41.9%	359	218,225	57	28,929	17	7,819
High-End	93	153,825	153,825	25.3%	7	15,078	74	124,137	12	14,610
Beach Class	249	139,711	139,711	23.0%	-	-	229	131,540	20	8,171
Standard	88	60,552	60,097	9.8%	-	-	10	7,492	78	52,605
Commercial	-	-	-	0.0%	-	-	-	-	-	-
<b>Total</b>	<b>863</b>	<b>609,061</b>	<b>608,606</b>	<b>100.0%</b>	<b>366</b>	<b>233,303</b>	<b>370</b>	<b>292,098</b>	<b>127</b>	<b>83,205</b>

1. Projects launched up to 6 (six) months

### Region - 1Q25 (R\$ '000)

Region	Total				Launch <sup>1</sup>		Under Construction		Completed Units	
	Units	Gross PSV	Gross PSV (%MD)	% PSV (%MD)	Units	Gross PSV (%MD)	Units	Gross PSV (%MD)	Units	Gross SPV (%MD)
Ceará	385	259,533	259,533	42.7%	202	104,892	117	109,753	66	44,888
Bahia	135	125,771	125,771	20.7%	100	97,246	30	25,098	5	3,427
Pernambuco	178	120,634	120,179	19.8%	-	-	127	87,716	51	32,463
Alagoas	84	46,420	46,420	7.3%	48	22,630	36	23,791	-	-
Rio Grande do Norte	35	25,720	25,720	4.3%	16	8,535	14	14,758	5	2,427
Paraíba	36	24,859	24,859	4.1%	-	-	36	24,859	-	-
Sergipe	10	6,123	6,123	1.1%	-	-	10	6,123	-	-
<b>Total</b>	<b>863</b>	<b>609,061</b>	<b>608,606</b>	<b>100.0%</b>	<b>366</b>	<b>233,303</b>	<b>370</b>	<b>292,098</b>	<b>127</b>	<b>83,205</b>

1. Projects launched up to 6 (six) months

### Operation Format - 1Q25 (R\$ '000)

Operation Format	Total				Launch <sup>1</sup>		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	612	393,522	393,067	64.6%	359	218,225	134	102,388	119	72,454
Condominium <sup>2</sup>	192	173,432	173,432	28.4%	7	15,078	185	158,354	-	-
Closed Sales <sup>3</sup>	59	42,107	42,107	7.0%	-	-	51	31,356	8	10,751
<b>Total</b>	<b>863</b>	<b>609,061</b>	<b>608,606</b>	<b>100.0%</b>	<b>366</b>	<b>233,303</b>	<b>370</b>	<b>292,098</b>	<b>127</b>	<b>83,205</b>

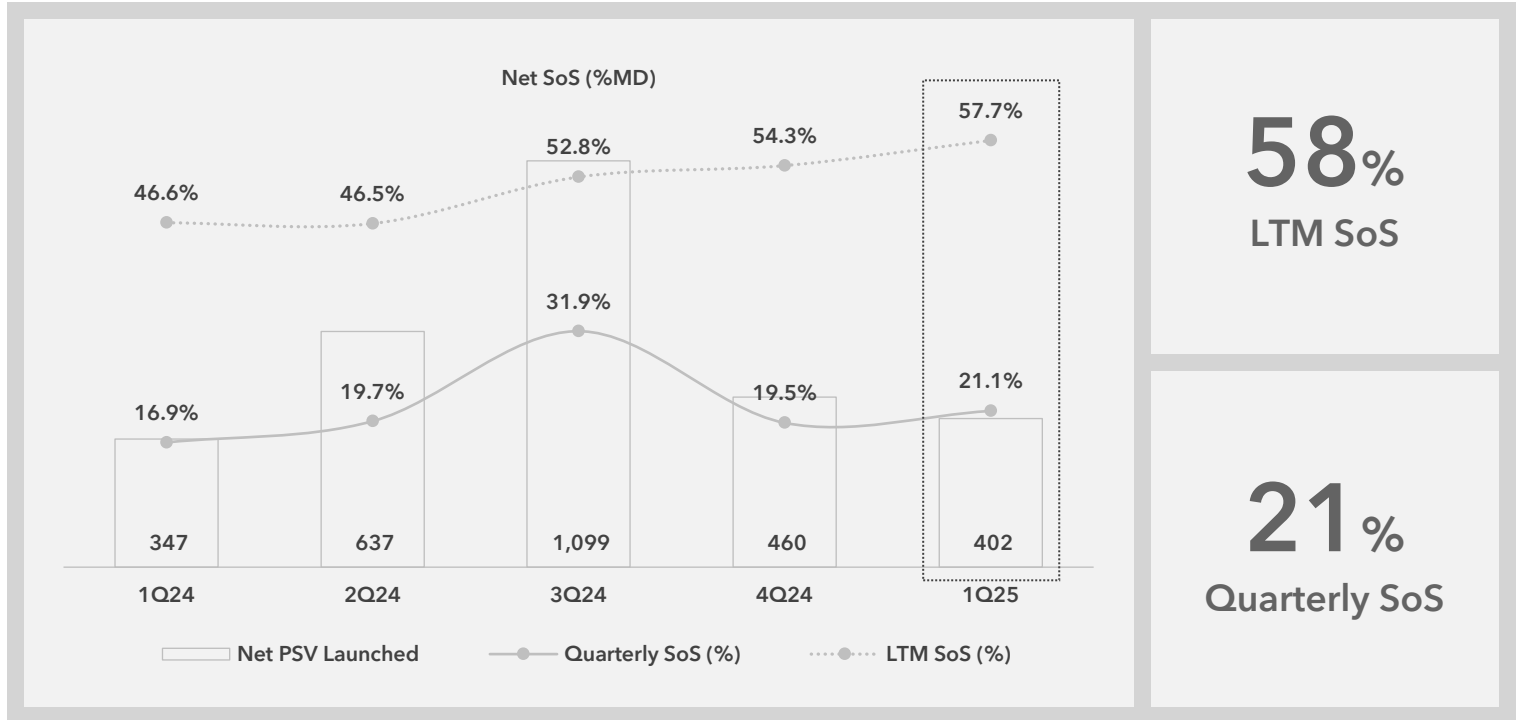
1. Projects launched up to 6 (six) months

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

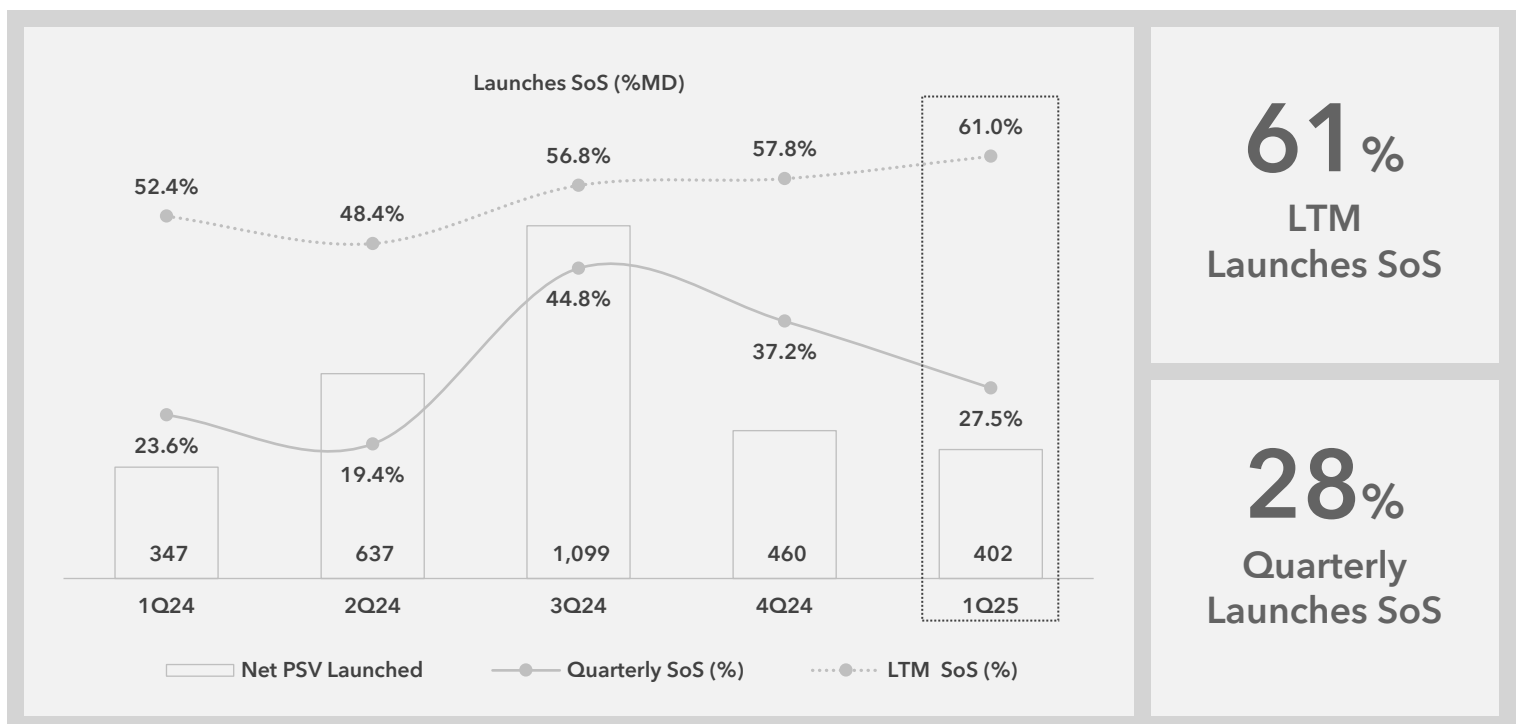
3. Condominium quotas (units) adhered by Moura Dubeux and resold as Development units

## SPEED OF SALES (SoS)

Net SoS (%MD) in the last twelve months (LTM) was 57.7%, representing an increase of 11.1pp YoY and 3.4pp QoQ. As for the quarter, Net SoS (%MD) was 21.1%, representing an increase of 4.2pp YoY and 1.6pp QoQ.



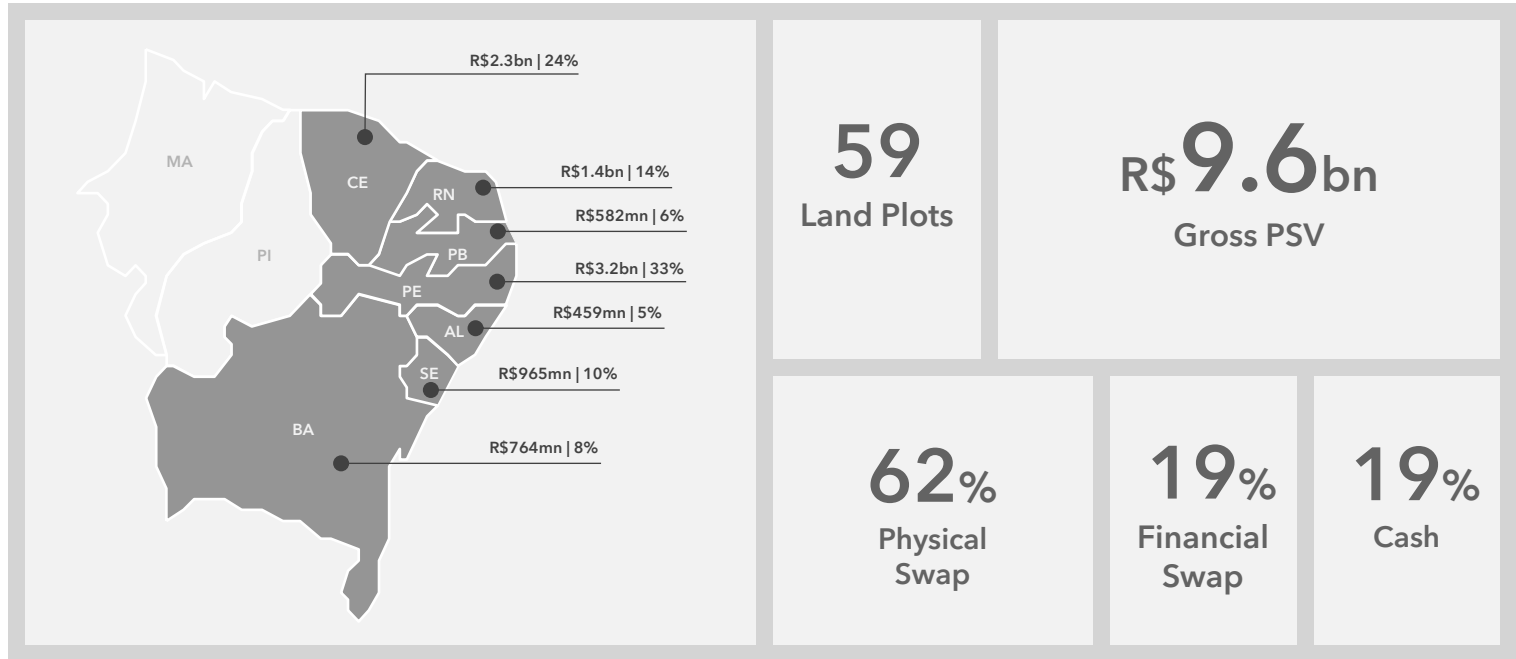
Launches SoS (%MD) recorded 61.0% in LTM and 27.5% in the quarter.



## LANDBANK

In 1Q25, the Company acquired 6 land plots and ended the quarter with a total of 59 plots, equivalent to Gross PSV of approximately R\$ 9.6 billion.

### Gross PSV Breakdown Distribution - Region



## PROJECTS DELIVERED

In 1Q25, the Company delivered 5 projects, 1 of them being the first from the Mood segment, totaling Gross PSV of R\$ 558 million and Net PSV of R\$ 499 million.

Project (R\$ '000)	Region	Segment	Operation Format	Units	Gross PSV	Net PSV	% Sales <sup>1</sup>
Platz	Fortaleza/CE	Standard	Development	147	136	136	87%
Beach Class Meireles	Fortaleza/CE	Beach Class	Development	324	123	123	100%
Flow Boa Viagem	Recife/PE	Standard	Development	172	73	32	78%
Beach Class Summer	Praia do Cupe/PE	Beach Class	Condominium	402	107	88	100%
Arborê	Fortaleza/CE	Mood	Development	300	120	120	89%
<b>Total (5)</b>				<b>1,345</b>	<b>558</b>	<b>499</b>	

1. In 03.31.2025

## FREE CASH FLOW

In the quarter, the Company recorded negative free cash flow of R\$ 18.2 million. Considering the last twelve months, the Company accumulated negative free cash flow of R\$ 18.1 million.

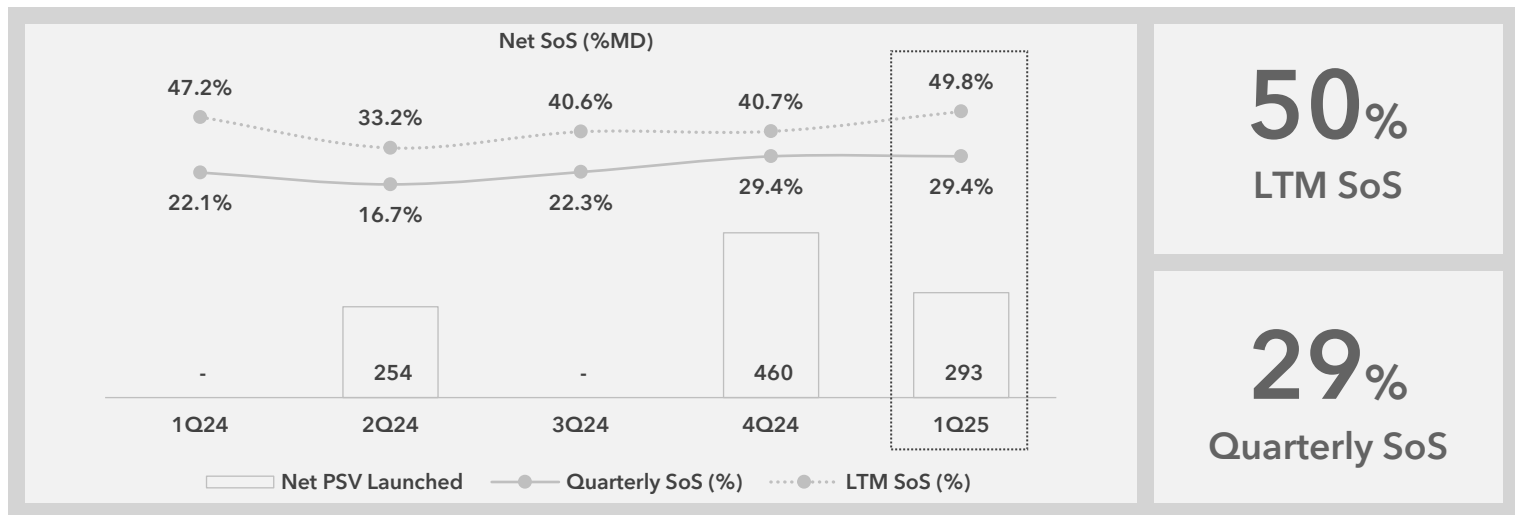
Considering the dividends distribution in November 2024, the Company recorded positive free cash flow of 36.6 million in the last twelve months.

## CURRENT PROJECTS

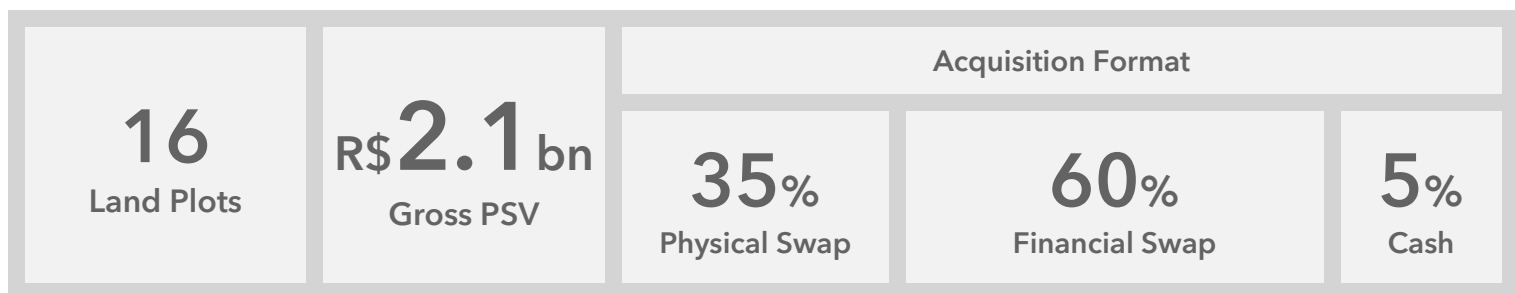
Project (R\$ '000)	Region	Units	Gross PSV	Net PSV	Launch	% Sold <sup>1</sup>
Miraflor	Fortaleza/CE	300	125	125	Jun-23	84%
Mood Parque das Dunas	Natal/RN	158	70	64	Sep-23	90%
Mood Aurora	Recife/PE	320	146	118	Apr-24	20%
Mood Parque do Cocó	Fortaleza/CE	249	135	135	Jun-24	38%
Mood Candelária	Natal/RN	270	130	117	Oct-24	23%
Mood Kennedy	Fortaleza/CE	236	147	147	Oct-24	72%
Mood Costa Azul	Salvador/BA	239	200	195	Dec-24	57%
Mood Praia	Fortaleza/CE	450	216	182	Jan-25	40%
Mood Murilópolis	Maceió/AL	264	125	111	Feb-25	20%
<b>Total (9)</b>		<b>2,486</b>	<b>1,294</b>	<b>1,194</b>		

1. In 03.31.2025

## SPEED OF SALES (SoS)



## LANDBANK



## PROJECTS DELIVERED

Project (R\$ '000)	Region	Units	Gross PSV	Net PSV	Launch	% Sold <sup>1</sup>
Arborê	Fortaleza/CE	300	102	120	Nov-22	89%
<b>Total (1)</b>		<b>300</b>	<b>120</b>	<b>120</b>		

1. In 03.31.2025