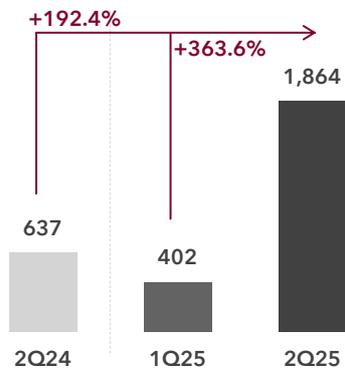


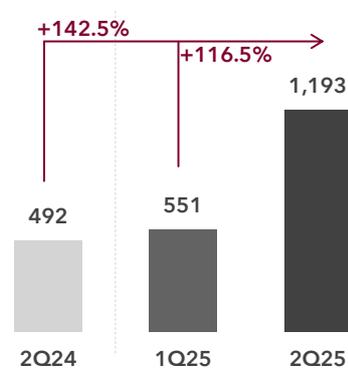
Recife, July 9th, 2025 - Moura Dubeux Engenharia S.A. ("MD" or "Company") (B3: MDNE3; Bloomberg: MDNE3:BZ), market share leader homebuilder in Brazil Northeast, operating for more than 40 years in the region, presents its operational preview results for the second quarter of 2025 (2Q25). These results are preliminary, still subject to audit review.

LAUNCHES OF R\$ 1.8 bn AND SALES OF R\$ 1.2 bn (RECORD-HIGH) IN 2Q25

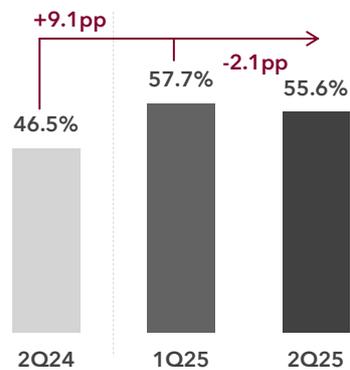
Net Launches %MD (R\$ MN)



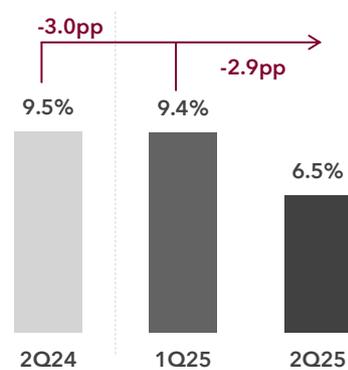
Net Sales %MD (R\$ MN)



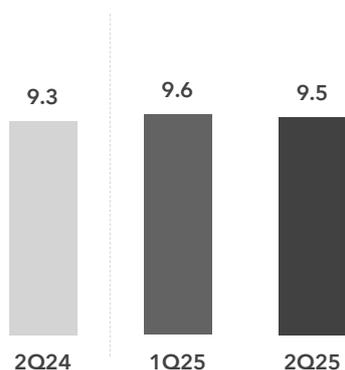
Net SoS LTM %MD



Cancellations %MD / Gross Sales %MD

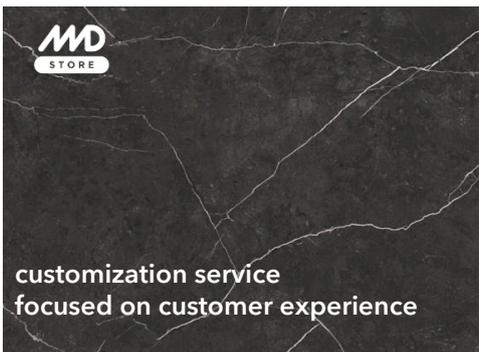
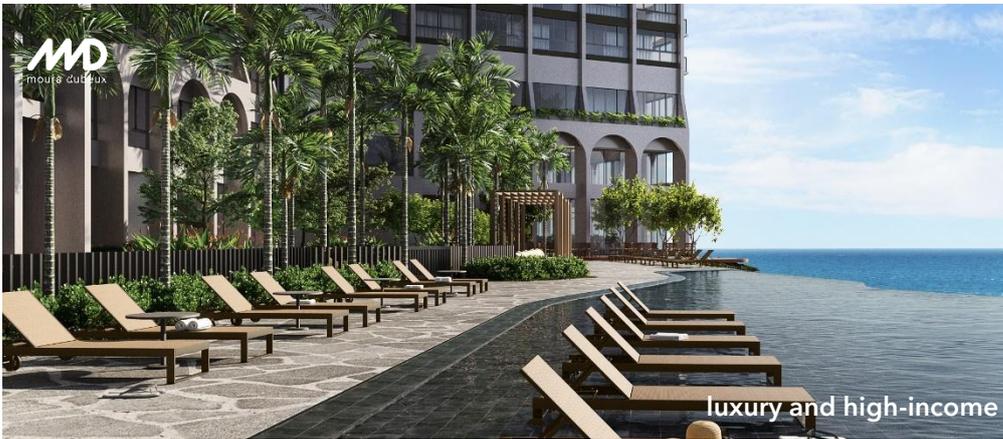


Landbank Gross PSV (R\$ bn)



Free Cash Flow (R\$ MN)





LAUNCHES

In 2Q25, the Company launched 6 projects, totaling Gross PSV of R\$ 2,479 million and Net PSV of R\$ 1,864 million.

In 1H25, launches totaled Gross PSV of R\$ 2,945 million and a Net PSV of R\$ 2,266 million.

Launches (R\$ '000)	2Q25	2Q24	Chg. %	1Q25	Chg. %	1S25	1S24	Chg. %
Launches PSV (%MD)	1,863,675	637,354	192.4%	401,995	363.6%	2,265,670	984,076	130.2%
# Projects Launched	6	4	50.0%	3	100.0%	9	7	28.6%
# Units Launched	1,099	871	26.2%	774	42.0%	1,873	1,522	23.1%

Project (R\$ '000)	Region	Segment	Operation Format	Units	Gross PSV	Net PSV	Launch	% Sold ¹
1° Quarter (3)				774	466	402		
2° Quarter (6)				1,099	2,479	1,864		
Mood Colina	Salvador/BA	Mood	Development	258	141	135	Apr-25	81%
Lucena Plaza	Recife/PE	High-End	Condominium	117	794	486	May-25	98%
Mansão Seara	Fortaleza/CE	High-End	Condominium	74	649	348	May-25	13%
Cais Avenida	Recife/PE	High-End	Condominium	249	697	697	May-25	40%
Mood Farol	Aracaju/SE	Mood	Development	228	107	107	May-25	13%
Mood Epitácio	João Pessoa/PB	Mood	Development	173	91	91	Jun-25	7%
Total (9)				1,873	2,945	2,266		

1. In 06.30.2025

Net PSV Breakdown Launched by Region - 2Q25



SALES

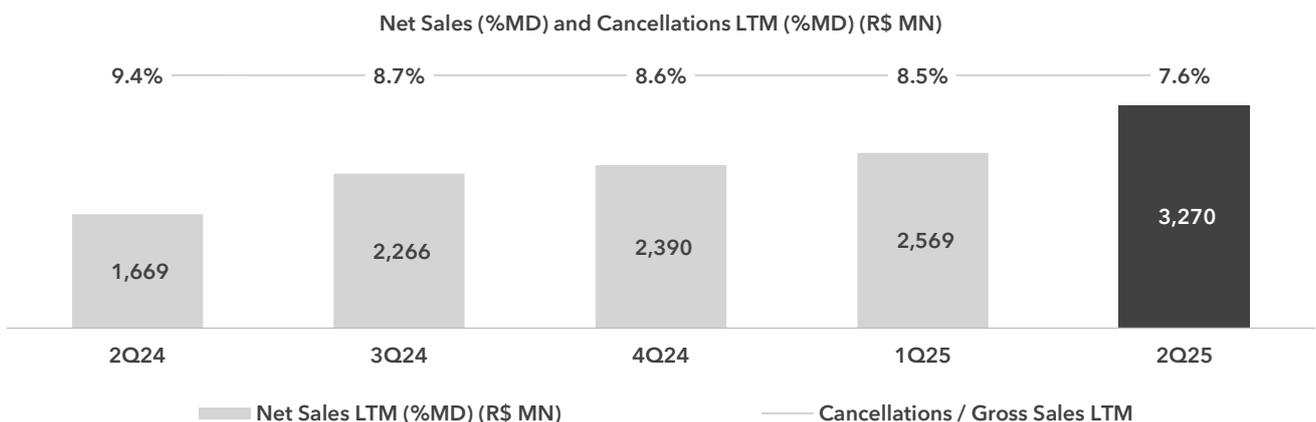
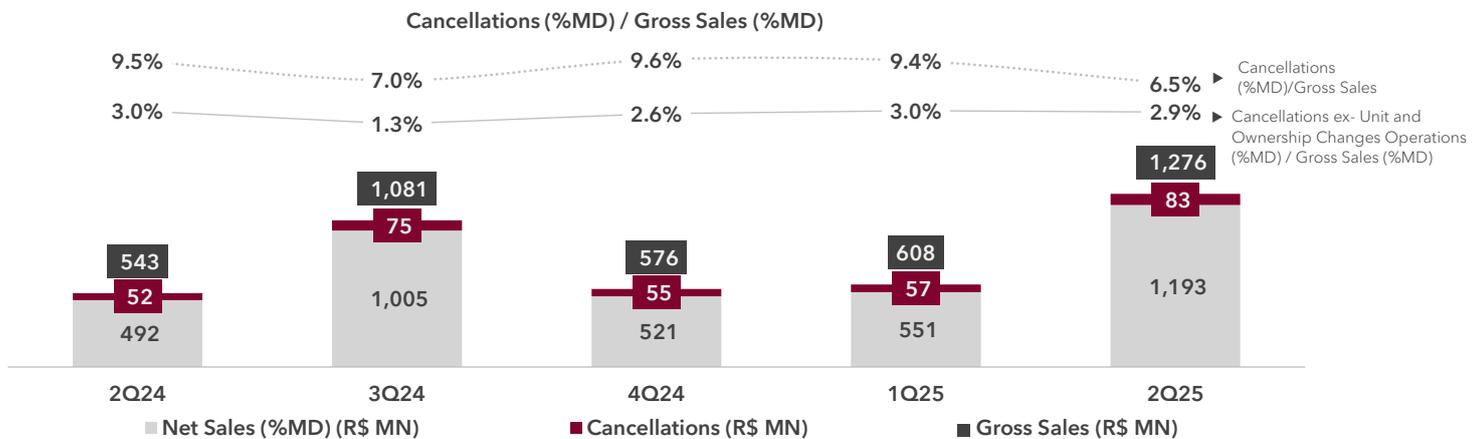
The volume of Net Sales and Adhesions (%MD) totaled a record-high figure of R\$ 1,193 million in 2Q25, representing a significant increase of 142.5% compared to 2Q24 and 116.5% compared to 1Q25.

In 1H25, the volume of Net Sales and Adhesions (%MD) totaled R\$ 1,744 million, increase of 101.9% when compared to 1H24.

Sales and Adhesions (R\$ '000)	2Q25	2Q24	Chg. %	1Q25	Chg. %	1H25	1H24	Chg. %
Gross Sales and Adhesions ¹	1,275,574	544,080	134.4%	609,061	109.4%	1,884,635	960,464	96.2%
Gross Sales and Adhesions ¹ (%MD) (a)	1,275,574	543,366	134.8%	608,606	109.6%	1,884,180	958,845	96.5%
Development Sales	389,440	240,566	61.9%	393,067	-0.9%	782,507	419,753	86.4%
Closed Sales ²	46,982	160,775	-70.8%	42,107	11.6%	89,089	217,024	-58.9%
Adhesions to Condominium ³	839,152	142,024	490.9%	173,432	383.8%	1,012,584	322,068	214.4%
Cancellations (%MD) (b)	82,637	51,500	60.5%	57,482	43.8%	140,119	94,900	47.6%
Net Sales and Adhesions (%MD) (c=a-b)	1,192,937	491,866	142.5%	551,124	116.5%	1,744,061	863,945	101.9%
Cancellations (%MD) / Gross Sales (%MD)	6.5%	9.5%	-3.0pp	9.4%	-2.9pp	7.4%	9.9%	-2.5pp
# Units Sold	945	819	15.4%	863	9.5%	1,808	1,587	13.9%

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\$ 83 million, representing 6.5% of the Gross Sales (%MD) in 2Q25. Considering the last twelve months (LTM), the total volume of cancellations represented 7.6% of LTM Gross Sales (%MD).



SALES BREAKDOWN

Segment - 2Q25 (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	218	871,987	871,987	68.4%	165	797,312	42	59,024	11	15,651
Mood	518	285,914	285,914	22.4%	355	189,014	135	83,446	28	13,455
Beach Class	154	79,170	79,170	6.2%	-	-	131	68,757	23	10,413
Standard	55	38,502	38,502	3.0%	-	-	10	6,983	45	31,520
Commercial	-	-	-	0.0%	-	-	-	-	-	-
Total	945	1,275,574	1,275,574	100.0%	520	986,325	318	218,210	107	71,039

1. Projects launched up to 6 (six) months

Region - 2Q25 (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	223	795,602	795,602	62.4%	157	750,620	38	21,059	28	23,923
Ceará	297	215,954	215,954	16.9%	90	85,080	142	90,744	65	40,130
Bahia	268	172,222	172,222	13.5%	201	115,365	56	51,411	11	5,447
Alagoas	60	34,175	34,175	2.7%	32	15,605	28	18,570	-	-
Paraíba	38	26,090	26,090	2.0%	11	6,178	27	19,912	-	-
Sergipe	42	22,509	22,509	1.8%	29	13,478	13	9,032	-	-
Rio Grande do Norte	17	9,021	9,021	0.7%	-	-	14	7,482	3	1,539
Total	945	1,275,574	1,275,574	100.0%	520	986,325	318	218,210	107	71,039

1. Projects launched up to 6 (six) months

Operation Format - 2Q25 (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	650	389,440	389,440	30.5%	355	189,014	201	145,388	94	55,039
Condominium ²	236	839,152	839,152	65.8%	165	797,312	71	41,840	-	-
Closed Sales ³	59	46,982	46,982	3.7%	-	-	46	30,982	13	16,000
Total	945	1,275,574	1,275,574	100.0%	520	986,325	318	218,210	107	71,039

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 - 1H25
 (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	311	1,025,812	1,025,812	54.4%	172	812,390	112	178,583	27	34,840
Mood	951	540,887	540,887	28.7%	556	284,671	350	234,942	45	21,274
Beach Class	403	218,881	218,881	11.6%	-	-	360	200,297	43	18,584
Standard	143	99,055	98,600	5.3%	-	-	20	14,475	123	84,125
Commercial	-	-	-	0.0%	-	-	-	-	-	-
Total	1,808	1,884,635	1,884,180	100.0%	728	1,097,061	842	628,297	238	158,822

1. Projects launched up to 6 (six) months

Region - 1H25
 (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	401	916,236	915,781	48.6%	157	750,620	165	108,775	79	56,386
Ceará	682	475,487	475,487	25.2%	243	158,108	308	232,361	131	85,018
Bahia	403	297,994	297,994	15.8%	208	130,443	179	158,677	16	8,874
Alagoas	144	80,596	80,596	4.3%	80	38,235	64	42,360	-	-
Paraíba	74	50,949	50,949	2.7%	11	6,178	63	44,771	-	-
Rio Grande do Norte	52	34,742	34,742	1.8%	-	-	40	26,198	12	8,544
Sergipe	52	28,632	28,632	1.6%	29	13,478	23	15,155	-	-
Total	1,808	1,884,635	1,884,180	100.0%	728	1,097,061	842	628,297	238	158,822

1. Projects launched up to 6 (six) months

Operation Format - 1H25
 (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	1,262	782,962	782,507	41.5%	556	284,671	489	365,765	217	132,071
Condominium ²	428	1,012,584	1,012,584	53.7%	172	812,390	256	200,194	-	-
Closed Sales ³	118	89,089	89,089	4.8%	-	-	97	62,338	21	26,751
Total	1,808	1,884,635	1,884,180	100.0%	728	1,097,061	842	628,297	238	158,822

1. Projects launched up to 6 (six) months

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

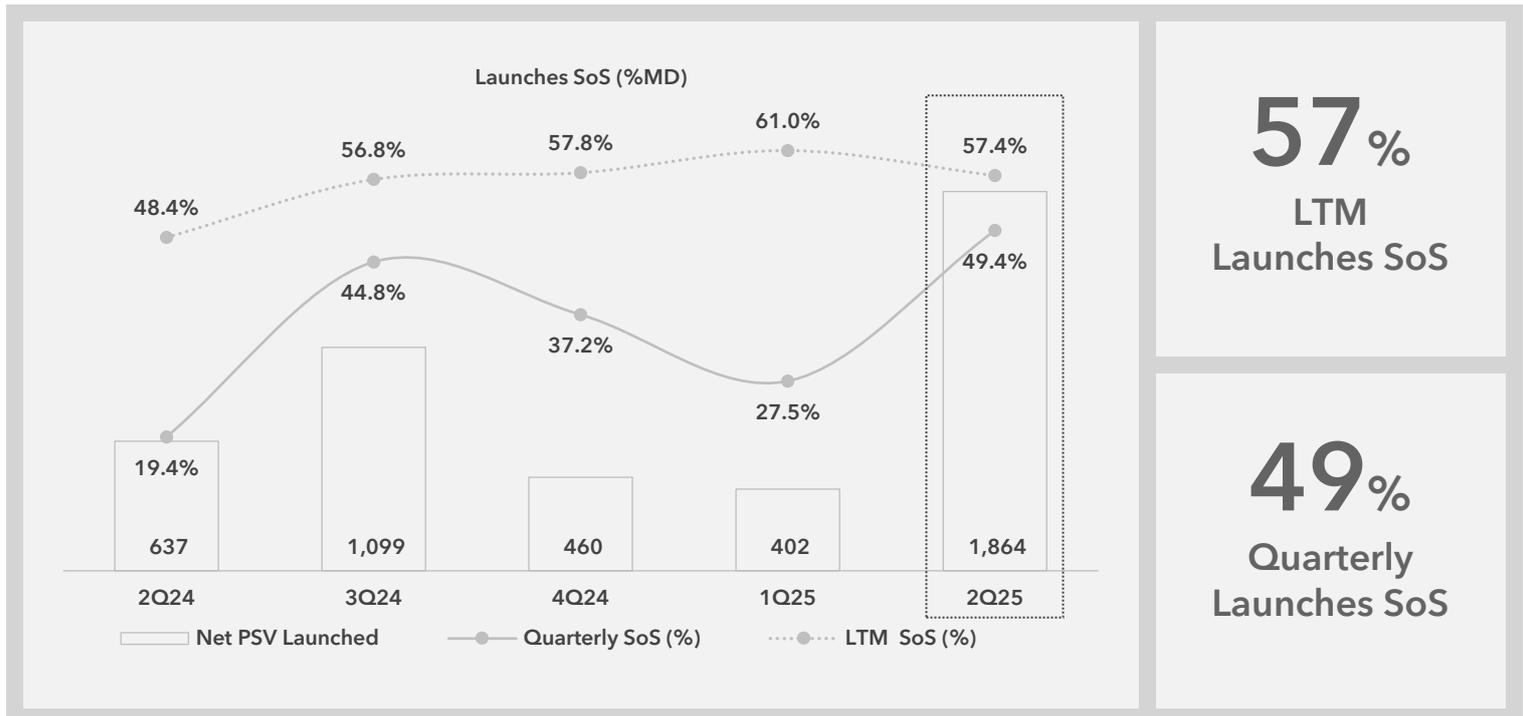
3. Condominium quotas (units) adhered by Moura Dubeux and resold as Development units

SPEED OF SALES (SoS)

Net SoS (%MD) in the last twelve months (LTM) was 55.6%, representing an increase of 9.1pp YoY and reduction of 2.1pp QoQ. As for the quarter, Net SoS (%MD) was 29.9%, representing an increase of 10.2pp YoY and 8.8pp QoQ.



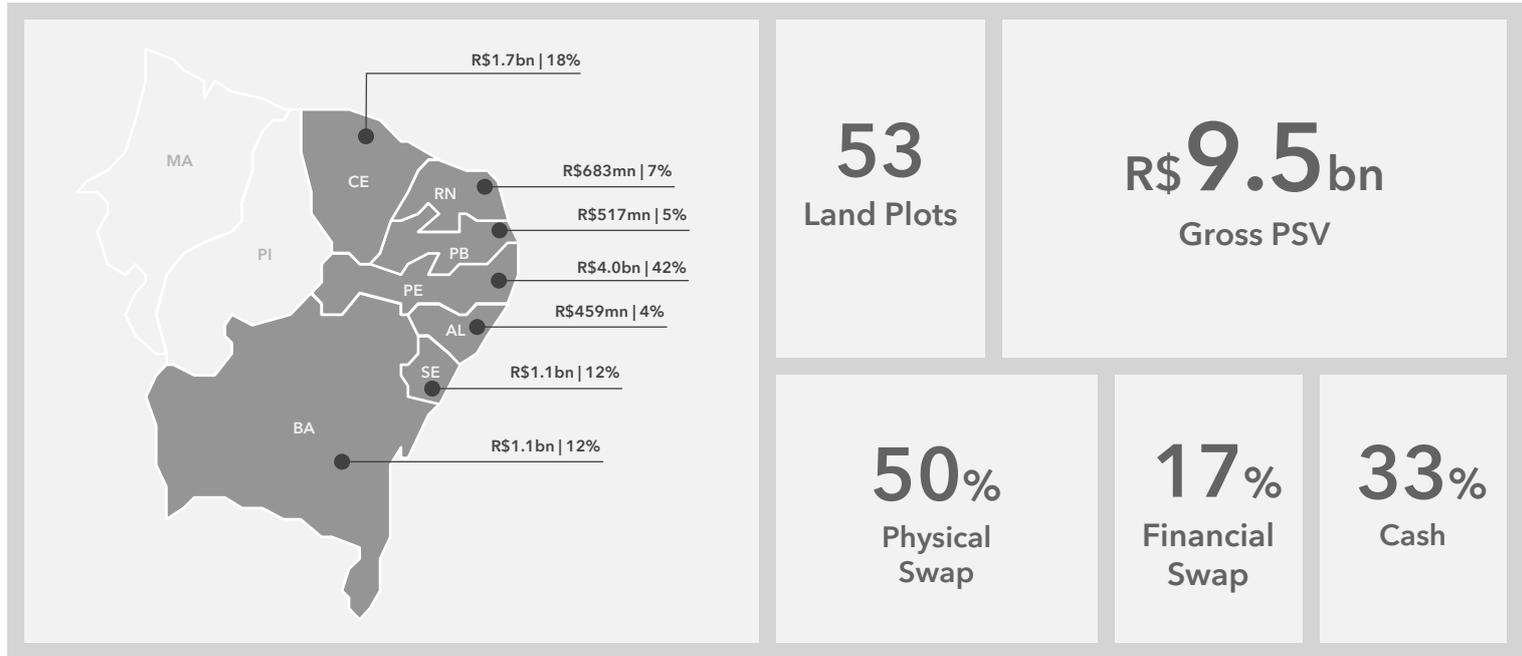
Launches SoS (%MD) recorded 57.4% in LTM and 49.4% in the quarter.



LANDBANK

In 2Q25, the Company acquired 6 land plots and ended the quarter with a total of 53 plots, equivalent to Gross PSV of approximately R\$ 9.5 billion.

Gross PSV Breakdown Distribution - Region



PROJECTS DELIVERED

In 2Q25, the Company delivered 1 project under the development operation format, totaling Gross PSV of R\$ 100 million and a Net PSV of R\$ 90 million.

Project (R\$ '000)	Region	Segment	Operation Format	Units	Gross PSV	Net PSV	% Sales ¹
1° Quarter (5)				1,345	558	499	
2° Quarter (1)				92	100	90	
Florata	Natal/RN	High-End	Development	92	100	90	47%
Total (6)				1,437	658	588	

1. In 06.60.2025

FREE CASH FLOW

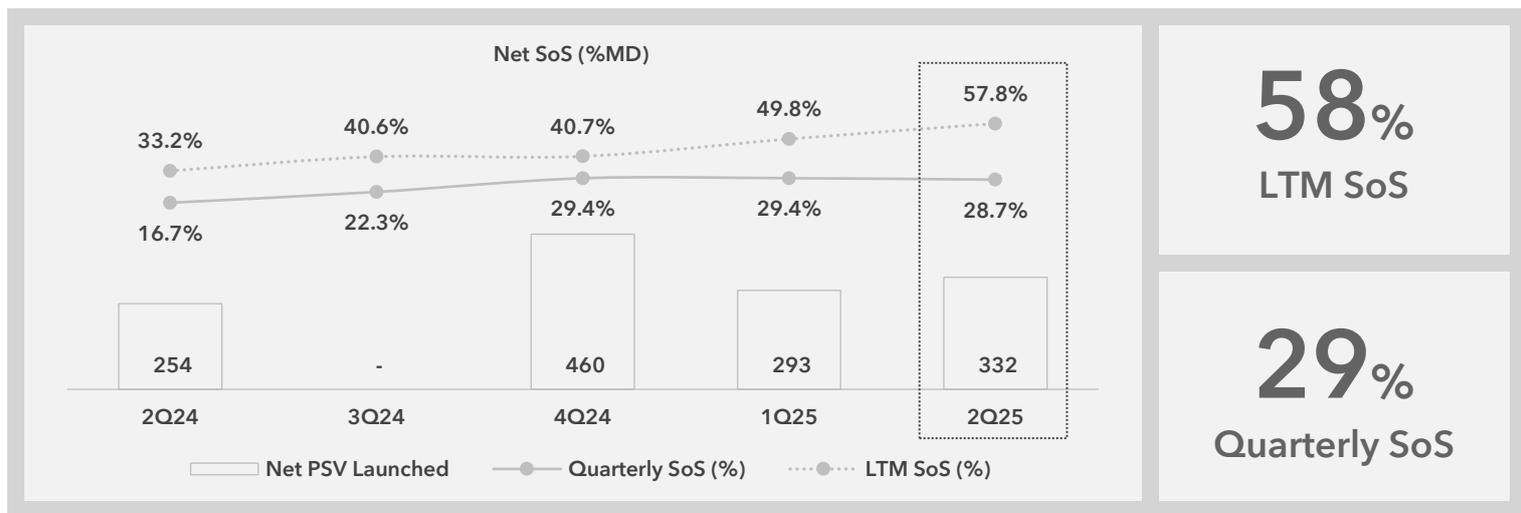
In the quarter, the Company recorded negative free cash flow ex-Dividends of R\$ 5.0 million. Considering the last twelve months, the Company accumulated positive free cash flow ex-Dividends of R\$ 11.8 million.

CURRENT PROJECTS

Project (R\$ '000)	Region	Units	Gross PSV	Net PSV	Launch	% Sold ¹
Miraflor	Fortaleza/CE	300	125	125	Jun-23	89%
Mood Parque das Dunas	Natal/RN	158	70	64	Sep-23	96%
Mood Aurora	Recife/PE	320	146	118	Apr-24	27%
Mood Parque do Cocó	Fortaleza/CE	249	135	135	Jun-24	46%
Mood Candelária	Natal/RN	270	130	117	Oct-24	30%
Mood Kennedy	Fortaleza/CE	236	147	147	Oct-24	91%
Mood Costa Azul	Salvador/BA	239	200	195	Dec-24	88%
Mood Praia	Fortaleza/CE	450	216	182	Jan-25	64%
Mood Murilópolis	Maceió/AL	264	125	111	Feb-25	37%
Mood Colina	Salvador/BA	258	141	135	Apr-25	81%
Mood Farol	Aracaju/SE	228	107	107	May-25	13%
Mood Epitácio	João Pessoa/PB	173	91	91	Jun-25	7%
Total (12)		3,145	1,633	1,527		

1. In 06.30.2025

SPEED OF SALES (SoS)



LANDBANK

