MRV&CO

OPERATIONAL PREVIEW 2Q26

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Belo Horizonte, July 9th, 2026.

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, Lauches, Pre-Sales, Transfers, Production, and Cash Generation for the second quarter of 2026.

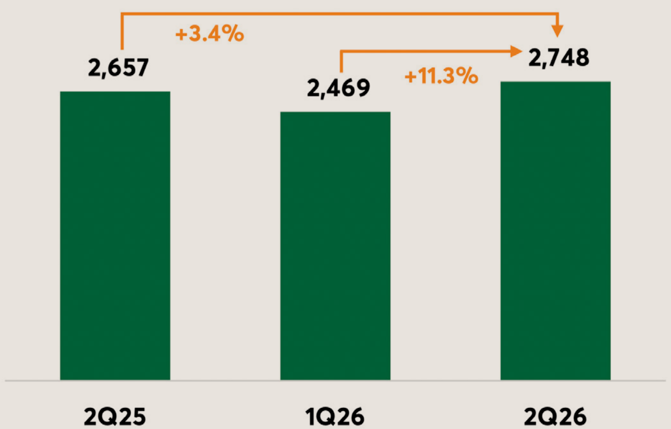
HIGHLIGHTS

CASH GENERATION
MRV&CO • 1H26

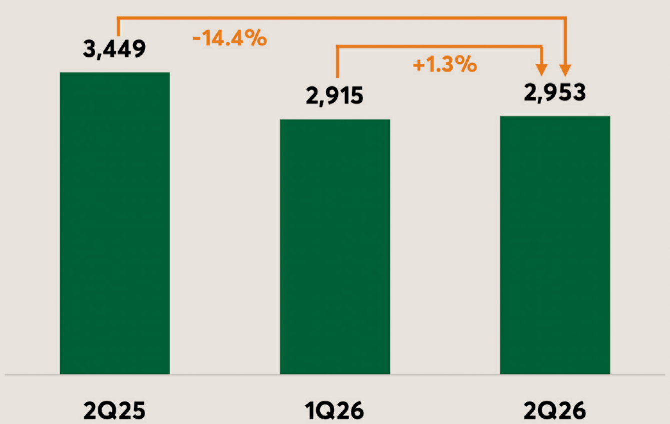
R$ 469 million

MRV&CO recorded strong cash generation in the semester, driven by the sale of Resia assets as part of its deleveraging plan, as well as by the performance of its Brazilian homebuilding operation.

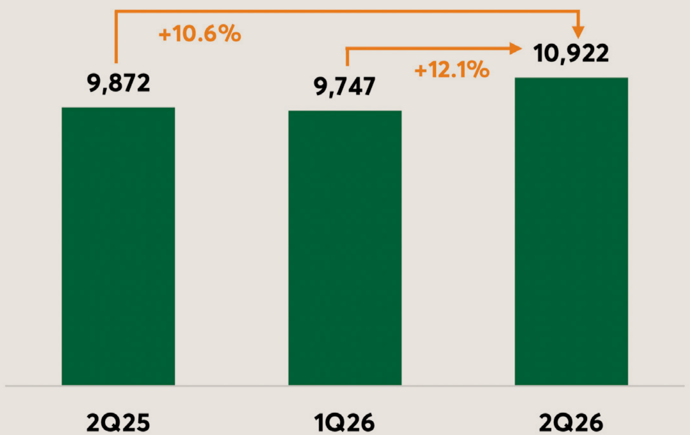
NET PRE SALES
MRV REAL ESTATE DEVELOPMENT
[R$ million] %MRV



LAUNCHES
MRV REAL ESTATE DEVELOPMENT
[R$ million] %MRV



BUILT UNITS
MRV REAL ESTATE DEVELOPMENT
%MRV



ASSET SALES

RESIA

In 2Q26, the Purchase and Sale Agreement for the legacy developments Ten Oaks and Rayzor Ranch, both located in Texas, USA, was executed for a total value of US$139 million. With the completion of this transaction, total asset sales in the first half of 2026 will reach US$231 million, equivalent to approximately R$1.2 billion.

This transaction represents a 7.5% reduction in MRV&CO's consolidated net debt, equivalent to US$87 million (R$448 million*), as well as a reduction of US$46 million (R$237 million*) in minority interest. **Since the announcement of the deleveraging plan in December 2024, we have achieved a total of US$380 million (R$2 billion*) in asset sales.**

Of the developments already marked for sale, the only remaining are Memorial , with a book value of US$109 million, which we intend to dispose of during 2026, and Golden Glades, with a book value of US$133 million, for which we expect to recognize an accounting profit upon sale.

** Exchange rate used for conversion : US$ 1 = R$ 5,15*

OPERATIONAL

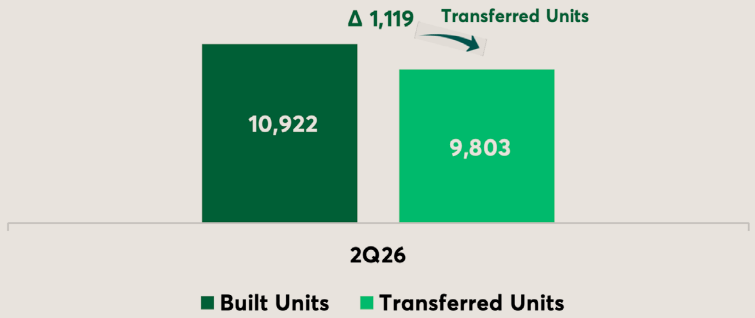
OPERATIONAL DATA

MRV REAL ESTATE DEVELOPMENT
[MRV + Sensia]

In 2Q26 selling prices, for the same product mix, increased in line with inflation.

PRODUCTION VS. TRANSFERS

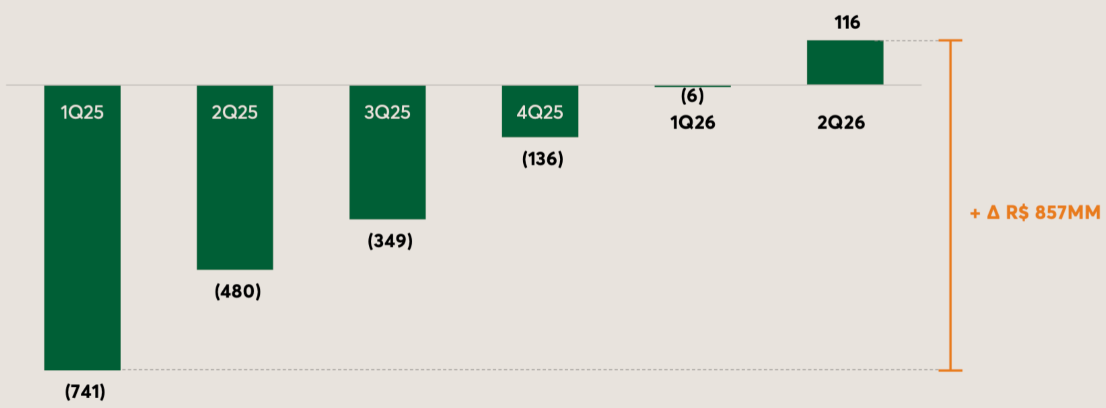
Closing the gap between production and transfers will be the trigger to unlock even stronger cash generation.



OPERATIONAL INDICATORS (%MRV)	2Q26	1Q26	2Q25	Chg. 2Q26 x 1Q26	Chg. 2Q26 x 2Q25	1H26	1H25	Chg. 1H26 x 1H25
LAND BANK								
PSV (R$ billion)	**40.9**	41.4	43.9	1.1% ↓	6.8% ↓	**40.9**	43.9	6.8% ↓
LAUNCHES								
PSV (R$ million)	**2,953**	2,915	3,449	1.3% ↑	14.4% ↓	**5,867**	6,337	7.4% ↓
Units	**10,679**	10,386	12,252	2.8% ↑	12.8% ↓	**21,064**	23,089	8.8% ↓
Average Price (R$ thousand)	**277**	281	281	1.5% ↓	1.8% ↓	**279**	274	1.5% ↑
NET PRE-SALES								
PSV (R$ million)	**2,748**	2,469	2,657	11.3% ↑	3.4% ↑	**5,218**	4,824	8.2% ↑
Units	**10,148**	9,141	9,922	11.0% ↑	2.3% ↑	**19,290**	18,300	5.4% ↑
Average Price (R$ thousand)	**271**	270	268	0.3% ↑	1.1% ↑	**270**	264	2.6% ↑
NET SOS								
Launches (Module)	**23.3%**	21.5%	24.4%	1.7 p.p. ↑	1.1 p.p. ↓	**36.2%**	36.5%	0.3 p.p. ↓
TRANSFERRED UNITS								
Units	**9,803**	8,229	9,023	19.1% ↑	8.6% ↑	**18,032**	16,202	11.3% ↑
SALES WITH DIRECT FINANCING								
Units	**618**	675	909	8.5% ↓	32.0% ↓	**1,294**	1,563	17.2% ↓
PRODUCTION								
Units	**10,922**	9,747	9,872	12.1% ↑	10.6% ↑	**20,669**	19,326	6.9% ↑

CASH GENERATION

CASH GENERATION - LTM (Ex-Portfolio Sale)
MRV REAL ESTATE DEVELOPMENT
[R$ million]



MRV Real Estate Development continues to improve its operational cash generation each quarter (excluding the effects of receivables assignment).

The receivables sales during the quarter generated a net positive cash impact of R$ 101.5 million on cash generation.

CASH GENERATION (R$ million)	2Q26	1Q26	2Q25	Var. 2Q26 x 1Q26	Var. 2Q26 x 2Q25	1H26	1H25	Var. 1H26 x 1H25
MRV&CO	**77.2**	391.6	141.8	80.3% ↓	45.5% ↓	**468.8**	(235.1)	-
MRV Real Estate Development	**121.1**	87.0	(55.1)	39.1% ↑	-	**208.1**	(123.7)	-
Urba	**(47.0)**	(28.6)	17.4	64.3% ↓	-	**(75.7)**	48.8	-
Luggo	**(11.6)**	(14.8)	(30.3)	21.7% ↑	61.7% ↑	**(26.4)**	(25.2)	4.7% ↓
Resia*	**26.7**	359.7	217.2	92.6% ↓	87.7% ↓	**386.3**	(119.0)	-
MRV US*	**(11.9)**	(11.6)	(7.4)	2.3% ↓	60.0% ↓	**(23.5)**	(16.1)	31.5% ↓

*PTAX closing rate for the quarter used in conversions.

URBA
[Land Development]

Urba recorded the highest sales volume in its history during the second quarter, representing 50.5% expansion compared to 2Q25 sales.

Urba's growth strategy will be financed through the assignment of receivables and does not depend on corporate debt to be executed.

OPERATIONAL INDICATORS (100%)	2Q26	1Q26	2Q25	Chg. 2Q26 x 1Q26	Chg. 2Q26 x 2Q25	1H26	1H25	Chg. 1H26 x 1H25
LAND BANK								
PSV (R$ billion)	**5.4**	5.0	4.9	7.9% ↑	9.3% ↑	**5.4**	4.9	9.3% ↑
Units	**32,303**	30,721	31,869	5.1% ↑	1.4% ↑	**32,303**	31,869	1.4% ↑
Average Price (R$ thousand)	**167**	162	155	2.6% ↑	7.8% ↑	**167**	155	7.8% ↑
NET PRE-SALES								
PSV (R$ million)	**127**	29	84	339.0% ↑	50.5% ↑	**155**	146	6.6% ↑
Units	**935**	162	504	477.2% ↑	85.5% ↑	**1,097**	961	14.2% ↑
Average Price (R$ thousand)	**135**	178	167	23.9% ↓	18.8% ↓	**142**	152	6.6% ↓

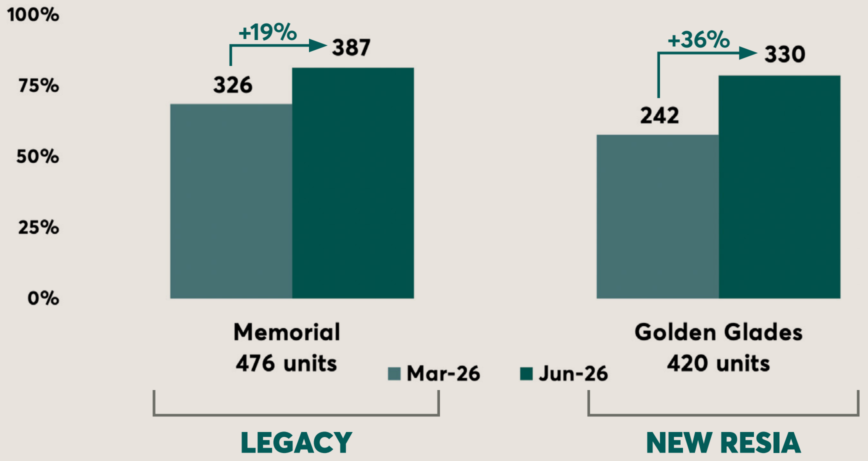
The properties Memorial in Atlanta and Golden Glades in Miami, recorded a significant improvement in leasing progress throughout 2Q26.

RESIA LEASE-UP PIPELINE

[JUN/26]

Project	%Leased
Memorial	81%
Golden Glades	79%

LEASE-UP EVOLUTION



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 3 macro-regions. MRV is listed on the Novo Mercado - B3 under the ticker MRVE3 and is included, among others, in the theoretical portfolio IBOV.