MRV&CO

EARNINGS RELEASE 1Q26

EARNINGS RELEASE
1Q26

Belo Horizonte, May 11th, 2026.
MRV Engenharia e Participações S.A. (B3: MRVE3),
the largest real estate developer in Latin America
presents its results for the first quarter of 2026.

MESSAGE FROM MANAGEMENT

In 1Q26, MRV continued to show progress in its operations. The Company recorded a significant operational improvement compared to the same period of the previous year, reflected in an **18% growth in Net Operating Revenue** compared to 1Q25. Likewise, **gross margin increased by 1.4 p.p.** year over year, while **net profit reached R$ 133 million in the same period**.

Typical first-quarter seasonality negatively impacted the volume of transfers. As we recognize net pre sales only after transfers are completed, cash generation, sales, and consequently net revenue for the period were also affected.

The strong concentration of sales in March did not allow sufficient time for the completion of all transfers within the quarter itself. **This high volume of sales not yet transferred created a significant backlog of units to be transferred, ensuring a strong start to the second quarter:**

SUBSEQUENT EVENT: PRODUCTION AND TRANSFERS • APRIL 2026

OPERATIONAL INDICATORS MRV REAL ESTATE DEVELOPMENT (%MRV)	Montly Average 1Q26	Apr/26	Δ Apr/26 x Montly Average 1Q26
Production			
Units	3,249	**3,563**	9.7% ↑
Transfers			
Units	2,743	**3,529**	28.7% ↑

SUBSEQUENT EVENT • APRIL 2026

BUILT UNITS
MRV REAL ESTATE DEVELOPMENT

3.2K montly average 1Q26 → +9.7% → 3.6K april 2026

TRANSFERS
MRV REAL ESTATE DEVELOPMENT

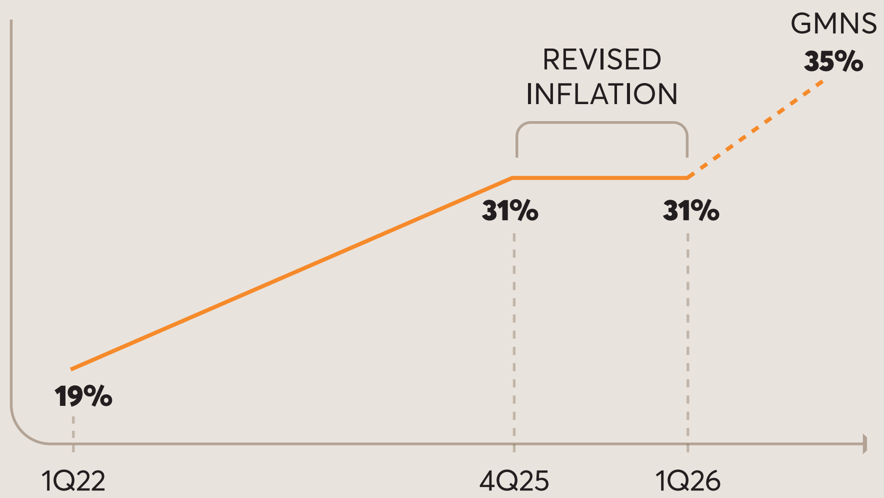
2.7K montly average 1Q26 → +28.7% → 3.5K april 2026

PRODUCTION AND TRANSFERS ALIGNED = CASH GENERATION

SALES AND PRODUCTION INCREASING = NET REVENUE GROWTH

NET REVENUE GROWTH AND GROSS MARGIN EXPANSION = HIGHER PROFIT

GROSS MARGIN
MRV REAL ESTATE DEVELOPMENT



FACTORS THAT WILL FURTHER DRIVE GROSS MARGIN OF NEW SALES

- Land bank being acquired at a lower Unit Cost / Net Revenue
- Portfolio review and optimization
- Efficiency gains in production through operational simplification and streamlining
- Price increases above inflation

The evolution of MRV's results is driven by our continued focus on optimizing the **MARGIN EQUATION**:

LOWER LAND COST
+
OPTIMIZED PRODUCT
+
MORE EFFICIENT EXECUTION
+
PRICES ABOVE INFLATION

This progress is taking place in a healthy environment, with the Minha Casa Minha Vida program at the best moment in its history. **The year 2026 signals a favorable outlook, with significant improvements to the program's rules, already effective for the quarter, that expand families' purchasing power.**

On the other hand, the current geopolitical situation has created an inflationary environment with potential impacts on the sector, although **our costs remain under control**. Oil prices and uncertainties regarding the duration of the conflict and the extent of its effects led us, on a precautionary basis, to revise the inflation assumptions in construction budgets, which prevented gross margin expansion in 1Q26.

From 2Q26 onward, with this budget revision already incorporated, **reported gross margin will resume its quarter-by-quarter expansion trajectory**.

In 2025, we produced 5,000 more units than we sold. This higher inventory level, built at lower costs, will act as an inflation hedge, reinforced by the policy of raising prices consistently above inflation.

We are confident that our strategy of nationwide footprint and the simplification and streamlining of operations will be a major differentiator in this environment. **We already have an optimized structure to operate across our footprint and do not face the operational risk associated with rapid growth or geographic expansion.**

WE CONTINUE BUILDING THE BEST MRV IN HISTORY.

MRV&CO CASH GENERATION 1Q26

MRV&CO

R$ 392 million

MRV REAL ESTATE DEVELOPMENT

R$ 117 million

RESIA

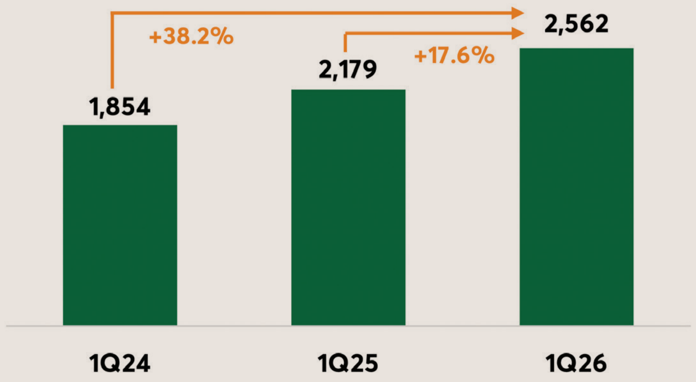
US$ 69 million

R$ 360 million

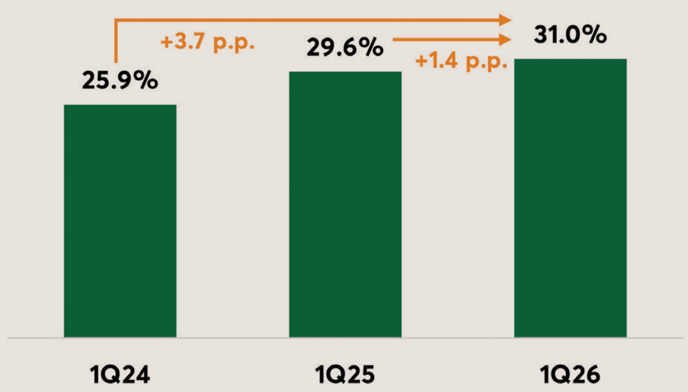
MRV&CO recorded strong cash generation in the quarter, driven by Resia's asset sales as part of its deleveraging plan, and by the performance of the Brazilian Real Estate Development operation.

FINANCIAL HIGHLIGHTS MRV REAL ESTATE DEVELOPMENT

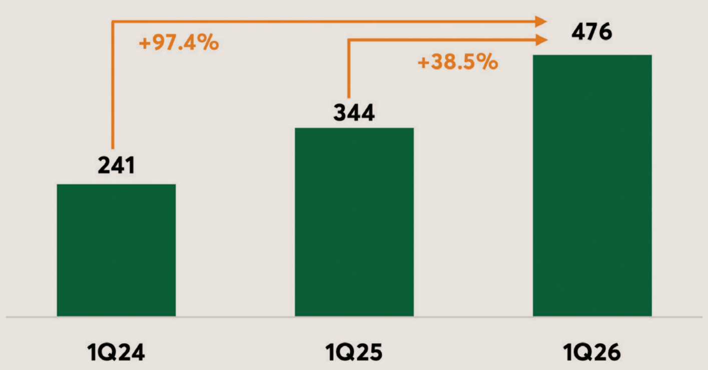
NET REVENUE
MRV REAL ESTATE DEVELOPMENT
[R$ million] %MRV



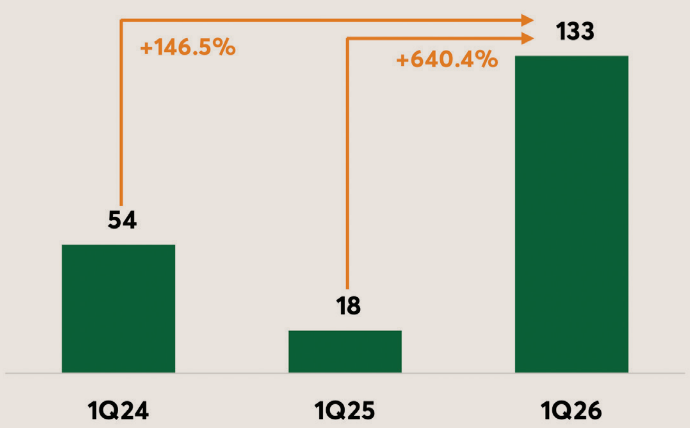
GROSS MARGIN
MRV REAL ESTATE DEVELOPMENT
%



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



ADJUSTED NET PROFIT
MRV REAL ESTATE DEVELOPMENT
[R$ million] %MRV

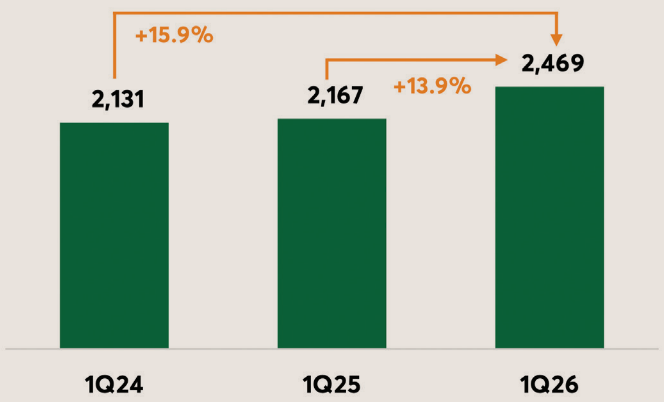


OPERATIONAL

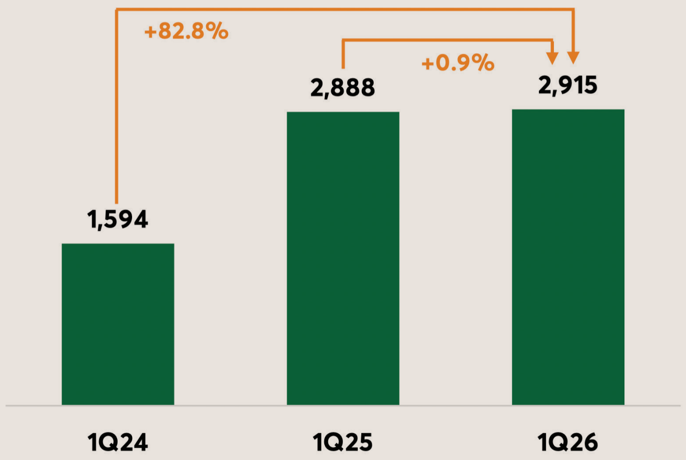
HIGHLIGHTS

MRV REAL ESTATE DEVELOPMENT

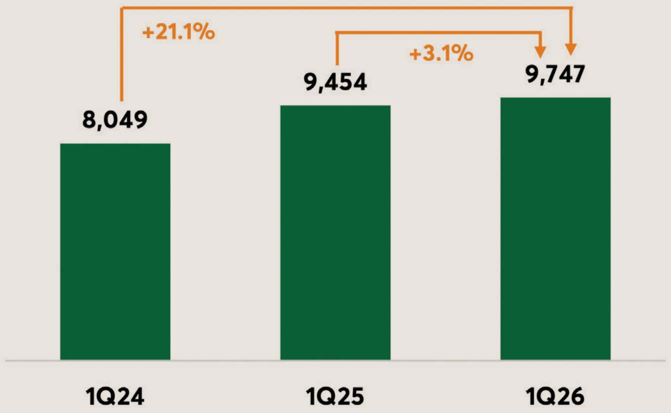
NET PRE SALES
MRV REAL ESTATE DEVELOPMENT
[R$ million] %MRV



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



BUILT UNITS
MRV REAL ESTATE DEVELOPMENT
%MRV

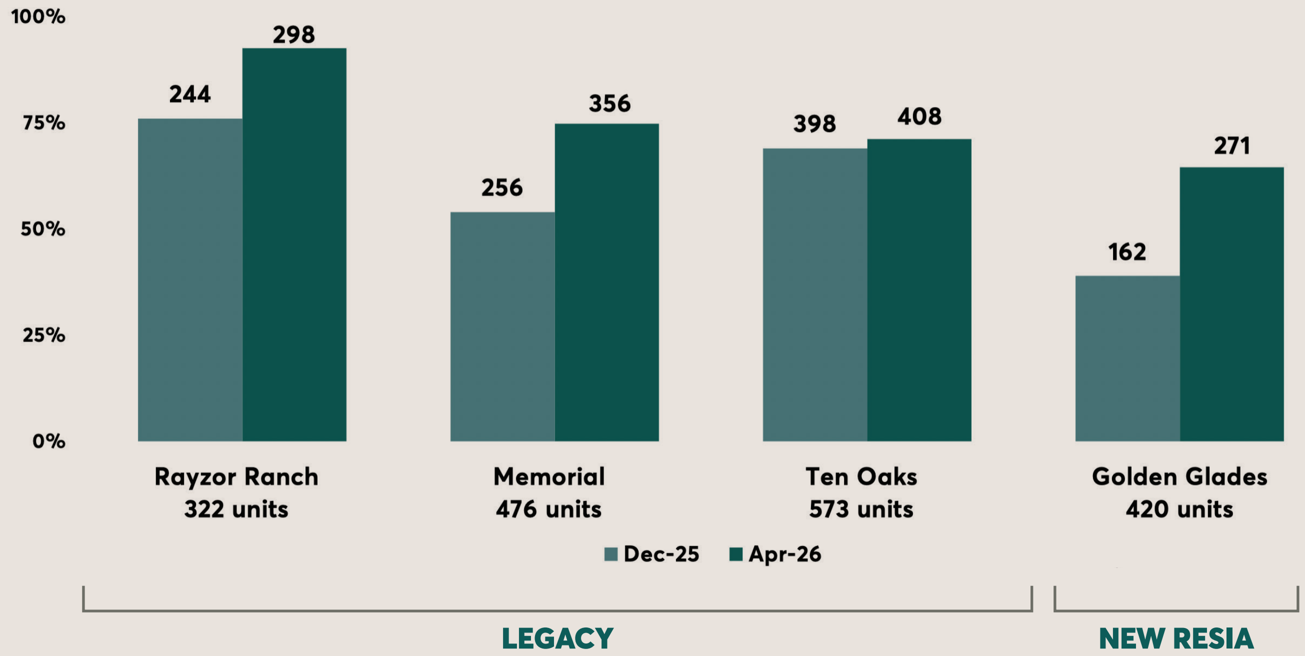


HIGHLIGHTS
RESIA

In 1Q26, the Tributary development (Georgia, USA) was sold for US$73.3 million, and the Marine Creek and Tucker land plots were sold for US$18.3 million. **Total assets sold in 1Q26 amounted to US$91.5 million, equivalent to R$480 million.**

PIPELINE RESIA PROJECTS IN THE LEASING PROCESS
[APR/26]

Project	%Leased
Rayzor Ranch	93%
Memorial	75%
Ten Oaks	71%
Golden Glades	65%



FI
NAN
CIAL

FINANCIAL DATA

MRV REAL ESTATE DEVELOPMENT
[MRV + Sensia]

FINANCIAL HIGHLIGHTS (R$ million)	1Q26	4Q25	1Q25	Chg. 1Q26 x 4Q25	Chg. 1Q26 x 1Q25
Net Revenue	**2,562**	2,791	2,179	8.2% ↓	17.6% ↑
Gross Profit	**793**	865	644	8.3% ↓	23.1% ↑
Gross Margin	**31.0%**	31.0%	29.6%	0.0 p.p. ↓	1.4 p.p. ↑
Gross Margin ex. financial cost (%)	**34.3%**	34.6%	32.8%	0.3 p.p. ↓	1.4 p.p. ↑
Selling expenses	**(245)**	(205)	(236)	19.9% ↑	3.8% ↑
General & Administrative Expenses	**(121)**	(126)	(118)	4.1% ↓	2.2% ↑
Adjusted Financial Result*	**(120)**	(89)	(138)	34.9% ↓	12.8% ↑
Adjusted Profit attributable to Shareholders*	**133**	268	18	50.5% ↓	639.4% ↑
Adjusted Net Margin	**5.2%**	9.6%	0.8%	4.4 p.p. ↓	4.4 p.p. ↑

** Adjustment excludes the effects of equity swap, mark-to-market of the debts, gain (loss) on cash flow swap, and derecognition of the credit assigned; it also excludes the interest on the corporate debt raised for the amortization of the MRV US Loan Agreement.*

Given the inflationary scenario in the context of the war between the U.S. and Iran, we chose to take a conservative approach and increase the projected inflation in the budgets for projects under construction.

This adjustment resulted in no improvement in gross margin this quarter; however, starting in 2Q26, we will resume the gross margin expansion trajectory, as newer sales vintages with higher margins gain greater relevance in the results.

Commercial expenses were impacted by a significant marketing initiative in 1Q26; starting next quarter, these expenses are expected to decline. On the other hand, G&A increased less than inflation.

MRV REAL ESTATE DEVELOPMENT
[MRV + Sensia]

OTHER INDICATORS	1Q26	4Q25	1Q25	Chg. 1Q26 x 4Q25	Chg. 1Q26 x 1Q25
Adjusted Cash Generation*	**117.3**	109.8	(50.8)	6.9% ↑	-
Cash Generation Ex Portfolio Assignment Effetcts*	**14.6**	181.7	(127.7)	91.9% ↓	-
Adjusted ROE (LTM)	**15.5%**	12.9%	4.8%	2.6 p.p. ↑	10.8 p.p. ↑
Unearned Revenues	**4,289**	4,261	4,252	0.7% ↑	0.9% ↑
Unearned Results	**1,885**	1,874	1,857	0.6% ↑	1.5% ↑
% Unearned Margin	**44.0%**	44.0%	43.7%	0.0 p.p. ↓	0.3 p.p. ↑
Net Debt / Shareholder's Equity**	**39.9%**	41.2%	40.7%	1.3 p.p. ↓	0.8 p.p. ↓

** The cash generation adjustment excludes the accounting effects of the Company's debt swaps to CDI and the interest on the corporate debt raised for the amortization of the MRV US Loan Agreement.*
*** The adjustment also excludes the corporate debt raised for the amortization of the MRV US Loan Agreement, which matured and was settled in 1Q25. The Equity adjustment includes the capital contribution made to MRV US for the payment of interest on this Loan Agreement.*

MRV REAL ESTATE DEVELOPMENT
[MRV + Sensia]

OPERATIONAL INDICATORS (%MRV)	1Q26	4Q25	1Q25	Chg. 1Q26 x 4Q25	Chg. 1Q26 x 1Q25
LAND BANK					
PSV (R$ billion)	**41.4**	43.0	45.2	3.9% ↓	8.5% ↓
LAUNCHES					
REAL ESTATE DEVEL. (MRV + SENSIA)					
PSV (R$ million)	**2,915**	2,846	2,888	2.4% ↑	0.9% ↑
Units	**9,841**	10,360	10,546	5.0% ↓	6.7% ↓
MRV					
PSV (R$ million)	**2,633**	2,846	2,746	7.5% ↓	4.1% ↓
Units	**9,841**	10,360	10,546	5.0% ↓	6.7% ↓
SENSIA					
PSV (R$ million)	**281**	-	142	-	98.0% ↑
Units	**545**	-	291	-	87.3% ↑
NET PRE-SALES					
REAL ESTATE DEVEL. (MRV + SENSIA)					
PSV (R$ million)	**2,469**	2,760	2,167	10.5% ↓	13.9% ↑
Units	**9,141**	10,477	8,377	12.8% ↓	9.1% ↑
Average Price (R$ thousand)	**270**	263	259	2.5% ↑	4.4% ↑
MRV					
PSV (R$ million)	**2,298**	2,622	2,000	12.3% ↓	14.9% ↑
Units	**8,841**	10,228	8,069	13.6% ↓	9.6% ↑
Average Price (R$ thousand)	**260**	256	248	1.4% ↑	4.9% ↑
SENSIA					
PSV (R$ million)	**171**	139	167	23.6% ↑	2.4% ↑
Units	**300**	250	308	20.3% ↑	2.5% ↓
Average Price (R$ thousand)	**571**	555	544	2.8% ↑	5.0% ↑
Net SOS					
Launches (Module)	**21.5%**	24.2%	25.0%	2.6 p.p. ↓	3.4 p.p. ↓
TRANSFERRED UNITS					
Units	**8,229**	9,865	7,180	16.6% ↓	14.6% ↑
SALES WITH DIRECT FINANCING					
Units	**675**	1,049	654	35.6% ↓	3.4% ↑
PRODUCTION					
Units	**9,747**	9,836	9,454	0.9% ↓	3.1% ↑

MRV REAL ESTATE DEVELOPMENT
[MRV + Sensia]

The company remains committed to its strategy of reducing the Credit Assignment Liability, driven by the ongoing amortization of past transactions and new Pro Soluto credit assignment being carried out through true sale transactions.

In granting Pro Soluto credit on new sales, our focus is on reducing After keys Pro Soluto exposure.

MRV CREDIT PORTFOLIO BREAKDOWN

PRO SOLUTO PORTFOLIO BREAKDOWN	Mar/26	Dec/25	Mar/25	Chg. Mar/26 x Dec/25	Chg. Mar/26 x Mar/25
Pro Soluto Portfolio	**3,605**	**3,707**	**3,863**	2.8%	6.7%
After keys	1,979	2,021	1,935	2.1%	2.3%
Before keys	1,626	1,686	1,929	3.6%	15.7%
(-) Pro Soluto in Credit Assignment Liability	**1,252**	**1,364**	**1,773**	8.2%	29.4%
Pro Soluto Net Portfolio	**2,353**	**2,343**	**2,090**	0.4%	12.6%

DIRECT FINANCING PORTFOLIO BREAKDOWN	Mar/26	Dec/25	Mar/25	Chg. Mar/26 x Dec/25	Chg. Mar/26 x Mar/25
Direct Financing Portfolio	**2,678**	**2,580**	**2,126**	3.8%	25.9%
After keys	2,198	2,076	1,634	5.9%	34.5%
Before keys	480	505	493	4.9%	2.6%
(-) Direct Financing in Credit Assignment Liability	**2,483**	**2,279**	**1,758**	8.9%	41.2%
Direct Financing Net Portfolio	**195**	**301**	**368**	35.2%	47.0%

URBA
[Land Development]

URBA [Land Development]

In 1Q26, seasonal effects and a higher volume of contract cancellations had a negative impact on the subsidiary's results, which should reverse as early as next quarter.

For 2026, we expect improvement across all operational and financial indicators compared to the previous year.

FINANCIAL HIGHLIGHTS (R$ million)	1Q26	4Q25	1Q25	Chg. 1Q26 x 4Q25	Chg. 1Q26 x 1Q25
Net Revenue	**56**	85	56	33.5% ↓	0.3% ↑
Gross Profit	**27**	35	25	24.1% ↓	7.9% ↑
Gross Margin	**47.3%**	41.4%	44.0%	5.9 p.p. ↑	3.3 p.p. ↑
Gross Margin ex. financial cost (%)	**51.1%**	44.3%	49.5%	6.9 p.p. ↑	1.6 p.p. ↑
Selling expenses	**(8.8)**	(8.4)	(7.2)	5.5% ↑	22.5% ↑
General & Administrative Expenses	**(7.6)**	(5.4)	(6.1)	41.7% ↑	24.4% ↑
Financial Results	**(19.4)**	(16.4)	(8.5)	18.6% ↓	127.2% ↓
Profit attributable to Shareholders	**(13.4)**	0.8	(5.6)	-	139.2% ↓
Net Margin	**-23.8%**	0.9%	-10.0%	24.7 p.p. ↓	13.8 p.p. ↓
OPERATIONAL INDICATORS (100%)					
LAND BANK					
PSV (R$ billion)	**5.0**	5.0	5.0	0.7% ↑	0.4% ↑
Units	**30,721**	30,582	31,899	0.5% ↑	3.7% ↓
Average Price (R$ thousand)	**162**	162	156	0.2% ↑	4.2% ↑
NET PRE-SALES					
PSV (R$ million)	**29**	63	62	54.1% ↓	53.2% ↓
Units	**162**	402	457	59.7% ↓	64.6% ↓
Average Price (R$ thousand)	**178**	156	135	14.0% ↑	31.9% ↑
OTHER INDICATORS					
Cash Generation	**(28.6)**	(11.8)	31.4	142.0% ↓	-
Unearned Results	**79**	83	81	5.5% ↓	3.1% ↓
% Unearned Margin	**46.1%**	45.7%	43.7%	0.5 p.p. ↑	2.4 p.p. ↑
Net Debt / Shareholder's Equity	**172.5%**	139.6%	120.5%	32.9 p.p. ↑	52.0 p.p. ↑

LUGGO
[Multi Family Brazil Operation]

LUGGO
[Multi Family Brazil Operation]

Luggo's business model represents an important strategic differentiator, especially in a potential interest rate cycle turnaround.

Luggo has three fully completed developments close to stabilization, with a strategic mix of Long and Short Stay, which will soon be available for sale. Reinforcing MRV&CO's operational discipline, no new construction projects will be started unless these are previously sold.

LUGGO PAMPULHA

118 units
Pampulha
Belo Horizonte • MG

LUGGO SAMAMBAIA

200 units
Samambaia do Sul
Brasília • DF

LUGGO MAUÁ

119 units
Downtown area
Rio de Janeiro • RJ

FINANCIAL HIGHLIGHTS (R$ million)	1Q26	4Q25	1Q25	Chg. 1Q26 x 4Q25	Chg. 1Q26 x 1Q25
Net Revenue	**10**	8	17	31.0% ↑	40.9% ↓
SG&A	**(6.6)**	(9.3)	(6.5)	29.6% ↓	0.8% ↑
Other operating income (expenses)	**(4.9)**	(0.6)	(0.2)	694.1% ↓	2904.9% ↓
Profit attributable to Shareholders	**(14.0)**	(18.2)	(3.4)	23.0% ↑	313.2% ↓
OPERATIONAL INDICATORS					
Cash Generation	**(14.8)**	(18.0)	5.1	17.9% ↑	-

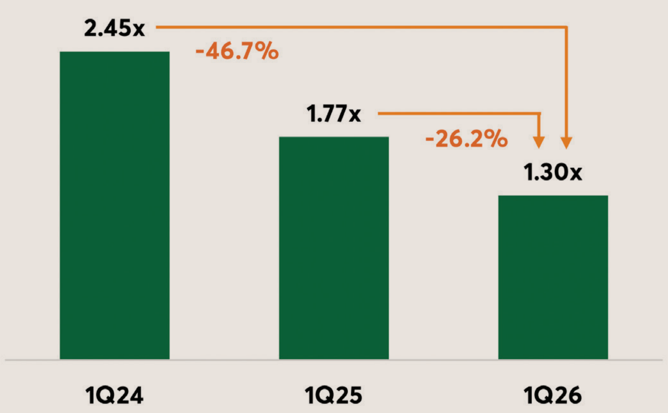
BRAZIL OPERATION AND MRV&CO

A. NET DEBT

NET DEBT (R$ million)	Mar/26	Dec/25	Mar/25	Chg. Mar/26 x Dec/25	Chg. Mar/26 x Mar/25
Brazil Operation					
Total debt*	**5,736**	5,774	5,572	0.7% ↓	2.9% ↑
(-) Cash and cash equivalents & Marketable Securities	**(3,263)**	(3,264)	(3,318)	0.0% ↓	1.7% ↓
(+/-) Derivative Financial Instruments	**19**	39	70	51.4% ↓	73.0% ↓
Net Debt*	**2,492**	**2,549**	**2,325**	**2.2% ↓**	**7.2% ↑**
Total Shareholders' Equity**	**6,045**	6,102	5,679	0.9% ↓	6.4% ↑
Net Debt / Total Shareholders' Equity	**41.2%**	41.8%	40.9%	0.5 p.p. ↓	0.3 p.p. ↑
Annualized EBITDA	**1,910**	2,451	1,442	22.0% ↓	32.5% ↑

** Adjustment disregards the corporate debt (28th Debenture issuance – 358th CRI) raised for the amortization of MRV US Loan Agreement, which matured and was paid in 1Q25. Do not consider debt issue cost.*
*** Equity adjustment considers the contribution made to MRV US, originating from the corporate debt (28th Debenture issuance – 358th CRI), intended for the payment of the Loan Agreement.*

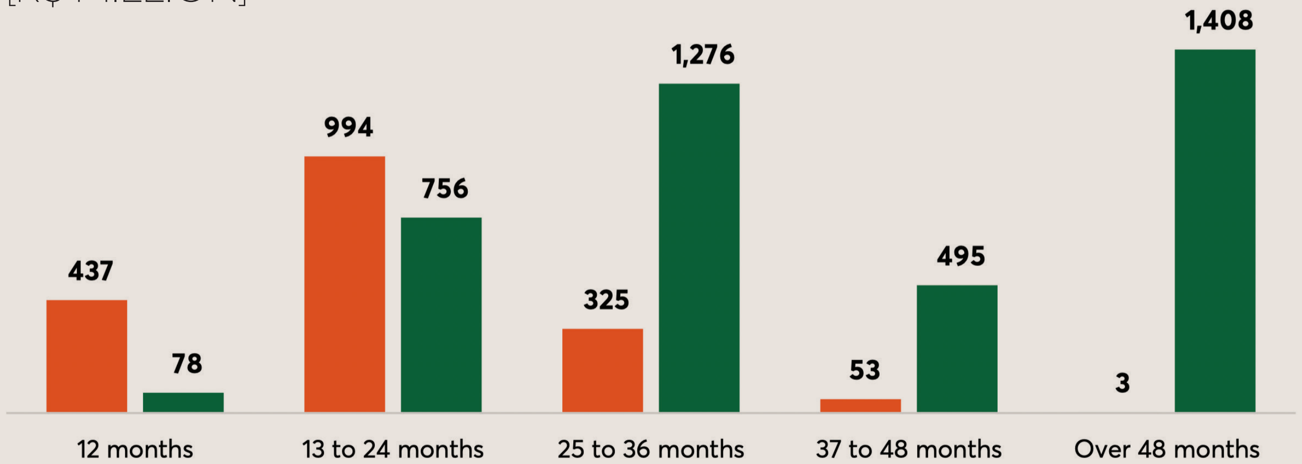
NET DEBT / ANNUALIZED EBITDA
MRV BRAZIL
[R$ million] %MRV



DEBT
MRV BRAZIL

B. DEBT BREAKDOWN

DEBT MATURITY SCHEDULE BRAZIL OPERATION*
[R$ MILLION]



** Does not include debt issuance costs*

DEBT IN LOCAL CURRENCY (R$ Million)	Debt Balance Mar/26	Balance Due / Total (%)	Average Cost
Corporate Debt*	**4,012**	**68.9%**	**CDI + 1.03%**
Corporate Debt (CDI)	1,462	25.1%	CDI + 1.27%
Corporate Debt (IPCA)	2,300	39.5%	IPCA + 6.45%
Corporate Debt (Fixed rate)	250	4.3%	12.61%
Construction Financing (FGTS)	**805**	**13.8%**	**TR + 8.31%**
Construction Financing (SBPE)	**322**	**5.5%**	**CDI - 1.39%**
Construction Financing (Finame)	**685**	**11.8%**	**TJLP + 1.88%**
Total	**5,824**	**100.0%**	**14.93% (100.62% CDI)**

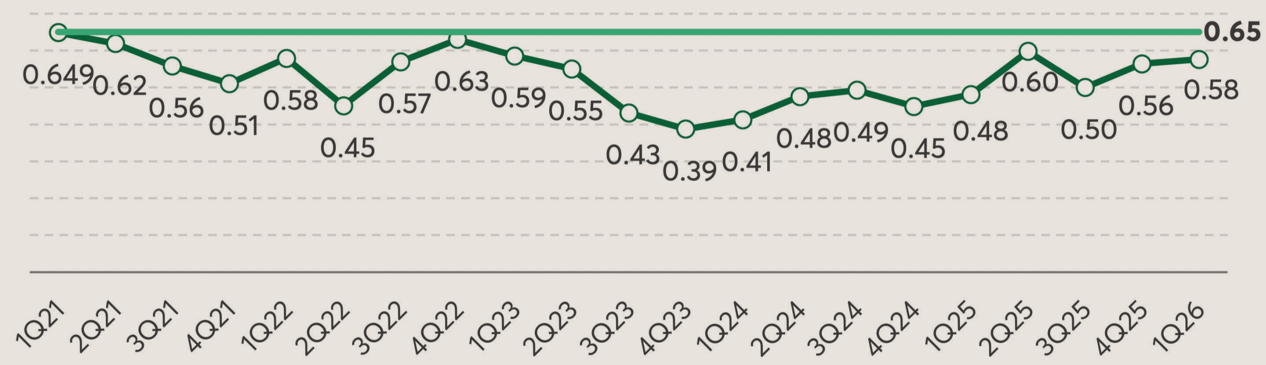
** Adjustment excludes the corporate debt raised for the amortization of the MRV US Loan Agreement, which matured and was settled in 1Q25.*

DEBT
MRV BRAZIL

C. CORPORATE RISK AND COVENANTS

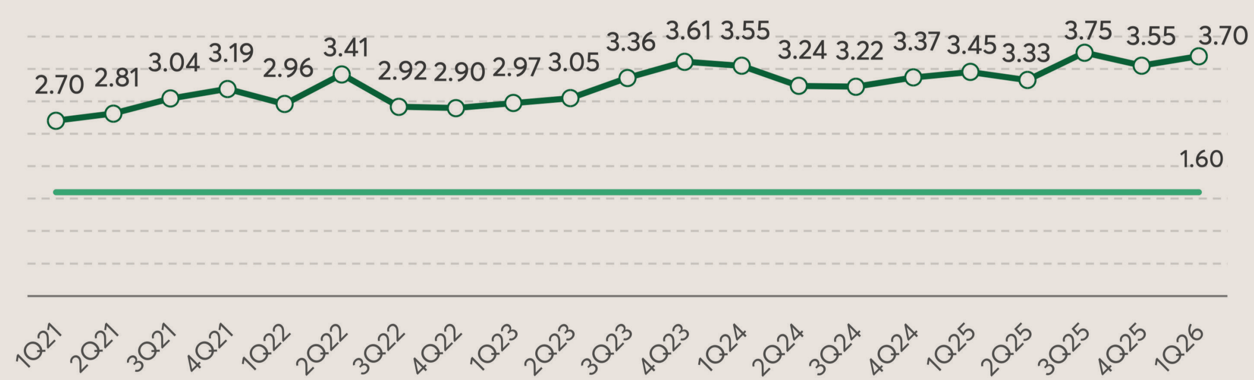
S&P Global Ratings brA+

DEBT COVENANT



$$\frac{\text{Net Debt + Lands Payable}}{\text{Total Equity}} < 0.65$$

RECEIVABLES COVENANT



$$\frac{\text{Receivables+Unearned Gross Sales Revenue+Inventories}}{\text{Net Debt+Properties Payable+Unearned Costs of Units Sold}} > 1.6$$

RESIA
[US Operation]

In 1Q26, US$6.7 million was paid related to property taxes.

This is an annual tax and will not burden Resia's results in the coming quarters.

FINANCIAL HIGHLIGHTS (US$ million)	1Q26	4Q25	1Q25	Chg. 1Q26 x 4Q25	Chg. 1Q26 x 1Q25
Gross Profit	**(0.6)**	0.3	(3.7)	297.5% ↓	84.2% ↑
SG&A	**(2.9)**	(3.7)	(4.0)	20.2% ↓	27.3% ↓
Other operating income (expenses)	**(6.3)**	(9.4)	(36.8)	32.9% ↓	82.9% ↓
Resia Financial Results	**(6.8)**	(7.0)	(6.2)	3.0% ↓	9.7% ↑
Resia Net Profit Attributable to Shareholders	**(15.8)**	(15.2)	(45.6)	4.0% ↑	65.3% ↓
MRV US Financial Results*	**(7.0)**	(9.5)	(6.7)	26.5% ↓	5.1% ↑
MRV US Net Profit Attributable to Shareholders*	**(22.8)**	(24.7)	(52.3)	7.7% ↓	56.3% ↓
CASH GENERATION					
Holding Cash Generation	**86.1**	(4.0)	(5.8)	-	-
Asset Sales	**90.7**	-	-	-	-
G&A	**(4.6)**	(4.0)	(5.8)	16.7% ↓	20.1% ↑
Investment in Projects	**(17.2)**	(19.9)	(52.8)	13.8% ↑	67.5% ↑
Construction Investment	**(2.8)**	(7.7)	(17.0)	64.2% ↑	83.8% ↑
Land Bank Expenses	**(2.0)**	(3.3)	(21.4)	40.0% ↑	90.7% ↑
Net Result from Property Management	**(3.8)**	0.6	(5.7)	726.8% ↓	33.2% ↑
Financial Expense	**(8.6)**	(9.5)	(8.6)	9.5% ↑	0.4% ↑
Corporate Debt	**(2.9)**	(3.0)	(1.6)	3.3% ↑	81.3% ↓
Construction Financing	**(5.7)**	(6.5)	(7.0)	12.3% ↑	18.6% ↑
RESIA CASH GENERATION (US$ million)	**68.9**	(23.9)	(58.5)	-	-
Financial Expense (MRV US)*	**(7.0)**	(5.7)	(5.4)	22.3% ↓	29.9% ↓
TOTAL CASH GENERATION (US$ million)	**61.9**	(29.6)	(63.9)	-	-

**Adjustment includes the corporate debt raised for the amortization of the MRV US Loan Agreement.*

RESIA [US Operation]

A. NET DEBT

NET DEBT (US$ million)	Mar/26	Dec/25	Mar/25	Chg. Mar/26 x Dec/25	Chg. Mar/26 x Mar/25
US Operation (US$)					
Total debt*	**707**	743	742	4.8% ↓	4.8% ↓
(-) Cash and cash equivalents & Marketable Securities	**(31)**	(48)	(34)	35.4% ↓	10.5% ↓
Net Debt*	**676**	**695**	**708**	**2.7% ↓**	**4.5% ↓**
Total Shareholders' Equity**	**(32)**	21	227	251.8% ↓	113.9% ↓

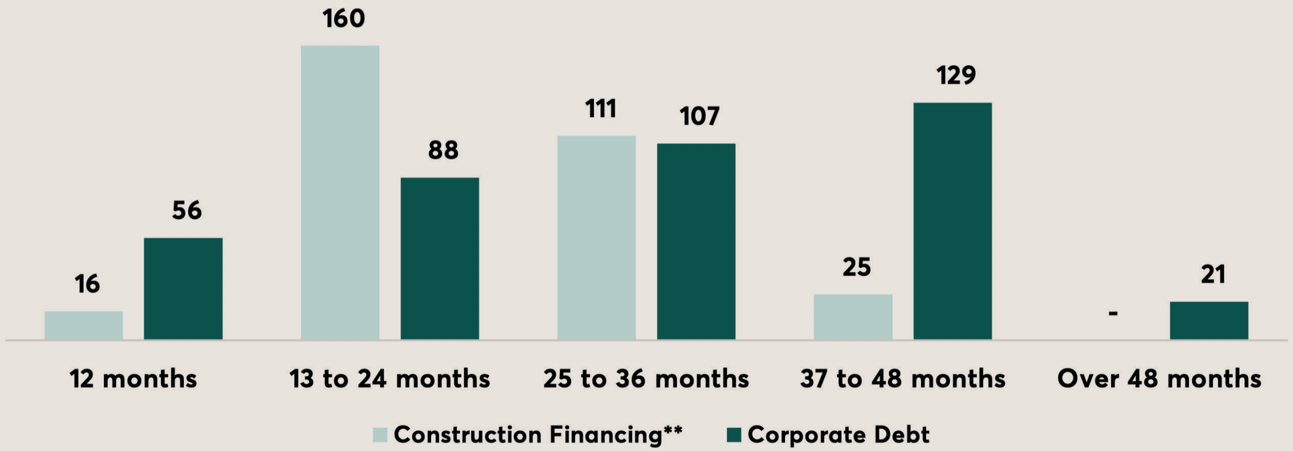
** Adjustment includes the corporate debt raised for the amortization of the MRV US Loan Agreement, which matured and was settled in 1Q25. Do not consider debt issue cost.*

*** The Equity adjustment excludes the capital contribution made to MRV US for the payment of interest on the Loan Agreement.*

DEBT
US OPERATION

B. DEBT BREAKDOWN

DEBT MATURITY SCHEDULE US OPERATION*
[US$ MILLION]



** Do not consider debt issue cost*
***The construction loans will be amortized through the sale of the respective projects. These debts are characterized by the possibility of maturity extension.*

US OPERATION DEBT	Balance Due Mar/26 US$ million	Contractual rate (a.p.r.)
Construction Financing	312	6.95%
Corporate Debt*	402	9.35%
Total	**714**	**8.30%**

** Adjustment includes the corporate debt raised for the amortization of the MRV US Loan Agreement, which matured and was settled in 1Q25.*

DEBT
US OPERATION

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INVESTOR RELATIONS

The **attachments II, III and IV** below, refer to the result, cash flow and balance sheet of the consolidated MRV&CO's operation.

Attachment V, in turn, refers only to MRV's foreign operation (MRV US). Amounts are presented in US$ thousands.

ATTACHMENTS

ATTACHM

ATTACHMENT I - MRV REAL ESTATE DEVELOPMENT: ADJUSTMENT DETAILS

CASH GENERATION

CASH GENERATION ADJUSTMENT (R$ thousand)	1Q26	4Q25	3Q25	2Q25	1Q25
MRV Real Estate Development	**87,025**	**79,958**	**(19,641)**	**(55,069)**	**(68,611)**
(-) SWAP Effect	(5,357)	(5,466)	(8,325)	3,830	4,426
(-) CRI interest for Loan Agreement payment (MRV US)	(24,900)	(24,337)	(25,484)	(22,997)	(22,252)
(=) MRV Cash Generation (ex SWAP and CRI MRV US)	**117,282**	**109,760**	**14,168**	**(35,902)**	**(50,785)**
(-) Portfolio Sale	553,983	431,933	537,658	430,182	471,429
(+) CRI Transfers	451,345	503,830	525,414	383,170	394,543
Adjusted MRV Development Cash Generation	**14,644**	**181,657**	**1,924**	**(82,914)**	**(127,671)**

NET PROFIT

NET INCOME ADJUSTMENT (R$ thousand)	1Q26	4Q25
Profit Attributable to Shareholders of the Company (adjusted)	**132,813**	**268,396**
Equity Swap[1]	5,970	1,359
Mark to Market of Swap/Debt	3,032	20,061
Prepaid financial expense from assignment with derecognition	83,942	76,914
Reversal of allowance for ECL and PVA	(29,678)	(23,194)
CRI interest for payment of the Loan Agreement (MRV US)	24,900	24,337
Profit Attributable to Shareholders of the Company	**44,647**	**168,919**

[1] Share repurchase transaction of the Company (MRVE3) through a derivative financial instrument (total return swap), carried out in 2Q25 and 4Q25.

GROSS MARGIN

GROSS MARGIN ADJUSTMENT (R$ million)	1Q26	4Q25
Net Revenue	**2,562**	**2,791**
Gross Margin	**31.0%**	**31.0%**
Net Revenue	**2,562**	**2,791**
(-) Reversal of allowance for ECL and PVA	30	23
Adjusted Net Revenue	**2,532**	**2,768**
Adjusted Gross Margin (%)	**30.2%**	**30.4%**

ATTACHMENT II • CONSOLIDATED INCOME STATEMENT [R$ THOUSAND]

	1Q26					4Q25				
INCOME STATEMENT MRV&CO R$ thousands	**MRV** (Real Estate Develop.)	**Urba** (Land Subdivisions)	**Luggo** (Multifamily)	**Resia (MRV US)** (Multifamily US)	**Consolidated MRV&Co**	**MRV (Real Estate Develop.)**	**Urba (Land Subdivisions)**	**Luggo** (Multifamily)	**Resia (MRV US)** (Multifamily US)	**Consolidated MRV&Co**
Net Revenue	**2,561,926**	**56,386**	**10,145**	**147,740**	**2,776,197**	**2,790,834**	**84,784**	**7,745**	**154,728**	**3,038,091**
Costs of Real Estate Sales and Services	(1,768,466)	(29,723)	(10,645)	(150,862)	(1,959,696)	(1,925,967)	(49,662)	(12,049)	(153,228)	(2,140,906)
Gross Profit	**793,459**	**26,664**	**(500)**	**(3,122)**	**816,501**	**864,868**	**35,121**	**(4,304)**	**1,500**	**897,185**
Gross Margin	31.0%	47.3%	-4.9%	-2.1%	29.4%	31.0%	41.4%	-55.6%	1.0%	29.5%
Gross Margin ex. financial cost (%)	34.3%	51.1%	-4.9%	-2.1%	32.5%	34.6%	44.3%	-55.6%	1.0%	32.9%
Operating Income (Expenses)	**(444,535)**	**(18,380)**	**(11,438)**	**(48,460)**	**(522,813)**	**(410,592)**	**(13,853)**	**(9,942)**	**(70,978)**	**(505,365)**
Selling Expenses	(245,322)	(8,837)	(3,714)	(15)	(257,888)	(204,659)	(8,379)	(5,453)	(376)	(218,867)
Selling Expenses / Net Revenue	9.6%	15.7%	36.6%	0.0%	9.3%	7.3%	9.9%	70.4%	0.2%	7.2%
General & Administrative Expenses	(120,582)	(7,596)	(2,856)	(15,443)	(146,477)	(125,758)	(5,361)	(3,876)	(19,525)	(154,520)
G&A / Net Revenue	4.7%	13.5%	28.2%	10.5%	5.3%	4.5%	6.3%	50.0%	12.6%	5.1%
Other operating income (expenses), net	(41,113)	(1,276)	(4,868)	(33,002)	(80,259)	(54,735)	898	(613)	(51,077)	(105,527)
Equity Income	(37,519)	(670)	-	-	(38,189)	(25,441)	(1,010)	-	-	(26,451)
Income Before Financial Income (Expenses)	**348,924**	**8,284**	**(11,938)**	**(51,582)**	**293,688**	**454,275**	**21,269**	**(14,246)**	**(69,478)**	**391,820**
Financial Results	**(238,053)**	**(19,418)**	**(1,757)**	**(47,458)**	**(306,686)**	**(211,787)**	**(16,375)**	**(2,294)**	**(44,739)**	**(275,195)**
Financial Expenses	(359,507)	(28,700)	(2,081)	(48,172)	(438,460)	(353,833)	(25,712)	(3,470)	(45,843)	(428,858)
Financial Income	77,237	5,170	324	714	83,445	101,622	5,217	1,167	1,104	109,110
Financial income from receivables[1]	44,216	4,113	-	-	48,329	40,424	4,120	9	-	44,553
Income Before Income Tax and Social Contribution	**110,871**	**(11,134)**	**(13,695)**	**(99,040)**	**(12,998)**	**242,488**	**4,894**	**(16,540)**	**(114,217)**	**116,625**
Income Tax and Social Contribution	(60,449)	(2,474)	(343)	-	(63,266)	(57,180)	(4,264)	(1,684)	-	(63,128)
Net Income	**50,422**	**(13,608)**	**(14,038)**	**(99,040)**	**(76,264)**	**185,308**	**630**	**(18,224)**	**(114,217)**	**53,497**
Profit Attributable to non-controlling interests	5,775	(180)	-	(4,202)	1,393	16,389	(142)	-	(4,162)	12,085
Profit Attributable to Shareholders of the Company	**44,646**	**(13,427)**	**(14,038)**	**(94,838)**	**(77,657)**	**168,919**	**772**	**(18,224)**	**(110,055)**	**41,412**
Net Margin	1.7%	-23.8%	-138.4%	-64.2%	-2.8%	6.1%	0.9%	-235.3%	-71.1%	1.4%
Adjusted Profit Attributable to Shareholders of the Company*	**132,812**	**(13,427)**	**(14,038)**	**(119,738)**	**(14,391)**	**268,396**	**772**	**(18,224)**	**(134,392)**	**116,552**
Adjusted Net Margin	5.2%	-23.8%	-138.4%	-81.0%	-0.5%	9.6%	0.9%	-235.3%	-86.9%	3.8%

[1] Financial income from receivables from real estate development
** The adjustment excludes the effects of the Equity swap, mark-to-market of debt, gains (losses) from cash flow swaps, and derecognition of the assigned portfolio. In the MRV Real Estate Development view, it also excludes interest on the corporate debt raised to amortize the Loan Agreement, which was allocated to MRV US's results.*
Note: The Group's results are presented by corporate type, and not by operating segment, as shown in the Financial Statement, Note 21 – Segment Information.
All figures have been rounded to the nearest thousand. When compared to financial statements, there may be divergences due to decimal places.

ATTACHMENT III • CONSOLIDATED CASH FLOW STATEMENT [R$ MILLION]

CONSOLIDATED R$ million	1Q26	4Q25	1Q25	Chg. 1Q26 x 4Q25	Chg. 1Q26 x 1Q25
CASH FLOWS FROM OPERATING ACTIVITIES					
Net Income	**(76)**	**53**	**(363)**	-	79.0% ↑
Adjustments to reconcile net income to cash used in operating activities	586	433	745	35.5% ↑	21.3% ↓
(Increase) decrease in operating assets	(465)	(135)	(522)	243.9% ↓	10.9% ↑
Increase (decrease) in operating liabilities	113	101	161	11.8% ↑	29.6% ↓
Interest paid in the year	(21)	(15)	(22)	37.1% ↓	5.6% ↑
Income tax and social contribution paid in the year	(58)	(60)	(38)	3.4% ↑	51.2% ↓
Realization of accrual for maintenance of real estate	(24)	(24)	(22)	0.0% ↑	9.8% ↓
Amounts paid for civil, labor, and tax risks	(32)	(44)	(29)	28.5% ↑	8.5% ↓
Net cash generated by (used in) operating activities	**24**	**309**	**(90)**	92.3% ↓	-
CASH FLOWS FROM INVESTING ACTIVITIES					
Decrease (increase) in marketable securities	362	105	788	245.6% ↑	54.1% ↓
Advances to related parties	(12)	(8)	(11)	53.1% ↓	4.6% ↓
Receipts from related parties	7	14	9	46.1% ↓	20.3% ↓
Decrease in (acquisition of/contribution to) investments	12	(35)	(3)	-	-
Dividends Received from Subsidiaries	-	168	-	100.0% ↓	-
Payment for acquisition of subsidiary	(5)	(6)	(1)	17.6% ↑	338.0% ↓
Receipts for sale of investees	483	-	-	-	-
Acquisition of investment properties	(6)	(31)	(147)	81.3% ↑	96.1% ↑
Acquisition of fixed and intangible assets	(66)	(70)	(79)	5.9% ↑	16.2% ↑
Net cash generated by (used in) investing activities	**777**	**138**	**557**	464.0% ↑	39.4% ↑

ATTACHMENT III • CONSOLIDATED CASH FLOW STATEMENT [R$ MILLION]

CONSOLIDATED R$ million	1Q26	4Q25	1Q25	Chg. 1Q26 x 4Q25	Chg. 1Q26 x 1Q25
CASH FLOWS FROM FINANCING ACTIVITIES					
Proceeds from shares issuance	0	-	-	-	-
Loans from related parties	187	(133)	185	-	1.0% ↑
Proceeds from loans, financing and debenture	1,001	1,225	927	18.2% ↓	8.0% ↑
Payment of loans, financing and debenture	(1,272)	(1,544)	(1,117)	17.6% ↑	13.8% ↓
Interest paid of borrowings, financing, and debentures	(257)	(215)	(229)	19.9% ↓	12.5% ↓
Addition of other financial liabilities	(39)	2	(59)	-	34.6% ↑
Sale of receivables	415	440	353	5.8% ↓	17.5% ↑
Payments of credit assignment liability	(386)	(522)	(326)	26.0% ↑	18.5% ↓
Receive (payments) of financial instruments and derivatives	(25)	(16)	(14)	59.3% ↓	77.8% ↓
Capital transaction	(153)	(29)	(19)	419.2% ↓	697.0% ↓
Net contributions (distributions) of noncontrolling interests	(38)	(112)	(12)	65.9% ↑	231.3% ↓
Net cash (used in) generated by financing activities	**(567)**	**(904)**	**(311)**	37.3% ↑	82.3% ↓
Effects of exchange rates on cash and cash equivalents	**(38)**	**(2)**	**(36)**	1721.1% ↓	6.5% ↓
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS, NET	**194**	**(460)**	**120**	-	62.7% ↑
Cash and cash equivalents					
Cash and cash equivalents at beginning of the period	256	716	415	64.3% ↓	38.3% ↓
Cash and cash equivalents at end of the period	450	256	534	76.0% ↑	15.7% ↓

ATTACHMENT IV CONSOLIDATED BALANCE SHEET MRV&CO

[R$ MILLION]

ASSETS	Mar/26	Dec/25	Mar/25	Chg. Mar/26 x Dec/25	Chg. Mar/26 x Mar/25
CURRENT ASSETS					
Cash and cash equivalents	450	256	534	76.0% ↑	15.7% ↓
Marketable Securities	2,454	2,593	2,234	5.4% ↓	9.8% ↑
Receivables from real estate development	3,896	3,744	3,317	4.1% ↑	17.5% ↑
Receivables from services provided	508	460	349	10.4% ↑	45.5% ↑
Inventories	5,719	5,436	5,057	5.2% ↑	13.1% ↑
Recoverable current taxes	276	263	235	5.0% ↑	17.5% ↑
Prepaid expenses	186	166	187	11.9% ↑	0.6% ↓
Derivative Financial Instruments	7	8	-	11.5% ↓	-
Other assets	232	231	74	0.3% ↑	212.8% ↑
Total Current Assets	**13,728**	**13,157**	**11,988**	4.3% ↑	14.5% ↑
Investment Property - Noncurrent Assets held for sale	**1,680**	**2,295**	**958**	26.8% ↓	75.4% ↑
NONCURRENT ASSETS					
Marketable Securities	519	676	747	23.2% ↓	30.4% ↓
Receivables from real estate development	3,679	3,644	3,226	1.0% ↑	14.0% ↑
Real estate for sale and development	3,447	3,455	3,792	0.2% ↓	9.1% ↓
Prepaid taxes	188	188	188	0.0% ↑	0.0% ↑
Intercompany Expenses	105	99	98	6.3% ↑	7.4% ↑
Prepaid expenses	240	234	232	2.8% ↑	3.5% ↑
Other noncurrent assets	900	961	835	6.3% ↓	7.7% ↑
Equity Interest in investees	347	334	375	3.9% ↑	7.6% ↓
Investment property	1,913	1,979	4,880	3.3% ↓	60.8% ↓
Property and equipment	1,255	1,281	1,244	2.0% ↓	0.8% ↑
Intangible Assets	247	229	195	8.0% ↑	26.9% ↑
Total Noncurrent Assets	**12,839**	**13,078**	**15,812**	1.8% ↓	18.8% ↓
TOTAL ASSETS	**28,248**	**28,529**	**28,758**	**1.0% ↓**	**1.8% ↓**

ATTACHMENT IV CONSOLIDATED BALANCE SHEET MRV&CO

[R$ MILLION]

LIABILITIES AND EQUITY	Mar/26	Dec/25	Mar/25	Chg. Mar/26 x Dec/25	Chg. Mar/26 x Mar/25
CURRENT LIABILITIES					
Suppliers	973	865	764	12.5% ↑	27.4% ↑
Payables for investment aquisition	17	21	4	20.8% ↓	304.8% ↑
Derivative Financial Instruments	-	24	158	100.0% ↓	100.0% ↓
Loans, financing and debentures	1,144	1,237	3,444	7.5% ↓	66.8% ↓
Land Payables	908	982	898	7.6% ↓	1.0% ↑
Advances from customers	522	564	457	7.5% ↓	14.3% ↑
Payroll and related liabilities	310	291	262	6.5% ↑	18.4% ↑
Tax payables	179	187	152	3.9% ↓	17.9% ↑
Provision for maintenance of real estate	110	91	103	19.9% ↑	6.7% ↑
Deferred tax liabilities	122	106	99	14.9% ↑	23.0% ↑
Net Capital deficiency liabilities - Investments	638	603	582	5.8% ↑	9.7% ↑
Credit assignment liability	778	826	749	5.8% ↓	4.0% ↑
Other payables	668	569	690	17.5% ↑	3.2% ↓
Total Current Liabilities	**6,369**	**6,367**	**8,361**	0.0% ↑	23.8% ↓
Loans and financing - Noncurrent Assets held for sale	**1,043**	**1,258**	**470**	17.1% ↓	122.1% ↑
NONCURRENT LIABILITIES					
Payables for investment aquisition	13	13	15	1.2% ↑	12.2% ↓
Derivative Financial Instruments	42	33	29	27.8% ↑	45.3% ↑
Loans, financing and debentures	7,237	7,365	5,920	1.7% ↓	22.3% ↑
Land Payables	2,583	2,409	2,437	7.2% ↑	6.0% ↑
Advances from customers	266	252	173	5.5% ↑	53.4% ↑
Provision for maintenance of real estate	215	248	209	13.1% ↓	3.3% ↑
Provision for civil, labor, and tax risks	104	97	113	6.5% ↑	8.0% ↓
Deferred tax liabilities	137	133	96	3.0% ↑	43.0% ↑
Credit assignment liability	3,683	3,486	3,197	5.7% ↑	15.2% ↑
Other liabilities	674	713	789	5.4% ↓	14.6% ↓
Total Noncurrent Liabilities	**14,955**	**14,749**	**12,978**	1.4% ↑	15.2% ↑
EQUITY					
Equity attributable to Company' Shareholders	5,215	5,328	5,996	2.1% ↓	13.0% ↓
Noncontrolling Interests	666	827	954	19.6% ↓	30.2% ↓
Total Equity	5,880	6,155	6,950	4.5% ↓	15.4% ↓
TOTAL LIABILITIES AND TOTAL EQUITY	**28,248**	**28,529**	**28,758**	**1.0% ↓**	**1.8% ↓**

ATTACHMENT V • FINANCIAL STATEMENTS • MRV US [US$ THOUSANDS]

BALANCE SHEET MRV US

ASSETS US$ Thousands	03/31/2026	12/31/2025	03/31/2025	Chg. Mar/26 x Dec/25	Chg. Mar/26 x Mar/25
CURRENT ASSETS					
Cash and cash equivalents	22,402	35,821	25,180	37.5% ↓	11.0% ↓
Marketable Securities	8,295	11,695	9,123	29.1% ↓	9.1% ↓
Receivables from services provided	14,259	6,251	344	128.1% ↑	4045.1% ↑
Inventories	1,991	4,329	5,763	54.0% ↓	65.5% ↓
Recoverable current taxes	-	-	1,112	-	100.0% ↓
Prepaid expenses	740	1,002	1,275	26.1% ↓	42.0% ↓
Other assets	4,973	6,603	1,697	24.7% ↓	193.0% ↑
Total Current Assets	**52,660**	**65,701**	**44,494**	19.8% ↓	18.4% ↑
Investment Property - Noncurrent Assets held for sale	**321,966**	**417,049**	**166,854**	22.8% ↓	93.0% ↑
NONCURRENT ASSETS					
Other noncurrent assets	1,436	1,362	1,120	5.4% ↑	28.2% ↑
Equity Interest in investees	23,782	25,023	13,637	5.0% ↓	74.4% ↑
Investment property	321,419	316,793	806,356	1.5% ↑	60.1% ↓
Property and equipment	55,836	57,565	60,364	3.0% ↓	7.5% ↓
Intangible Assets	1,078	1,125	2,278	4.2% ↓	52.7% ↓
Total Noncurrent Assets	**403,551**	**401,868**	**883,755**	0.4% ↑	54.3% ↓
TOTAL ASSETS	**778,177**	**884,618**	**1,095,103**	**12.0% ↓**	**28.9% ↓**

ATTACHMENT V • FINANCIAL STATEMENTS • MRV US [US$ THOUSANDS]

BALANCE SHEET MRV US

LIABILITIES AND EQUITY US$ Thousands	03/31/2026	12/31/2025	03/31/2025	Chg. Mar/26 x Dec/25	Chg. Mar/26 x Mar/25
CURRENT LIABILITIES					
Suppliers	11,041	6,646	15,124	66.1% ↑	27.0% ↓
Loans, financing and debentures	116,470	134,012	402,227	13.1% ↓	71.0% ↓
Payroll and related liabilities	543	3,601	480	84.9% ↓	13.1% ↑
Other payables	12,178	24,316	20,807	49.9% ↓	41.5% ↓
Total Current Liabilities	**140,232**	**168,575**	**438,638**	16.8% ↓	68.0% ↓
Loans and financing - Noncurrent Assets held for sale	**199,829**	**228,654**	**81,779**	12.6% ↓	144.4% ↑
NONCURRENT LIABILITIES					
Loans, financing and debentures	257,872	258,747	139,892	0.3% ↓	84.3% ↑
Other liabilities	79,248	81,557	96,459	2.8% ↓	17.8% ↓
Total Noncurrent Liabilities	**337,120**	**340,304**	**236,351**	0.9% ↓	42.6% ↑
EQUITY					
Equity attributable to Company' Shareholders	5,188	27,198	206,191	80.9% ↓	97.5% ↓
Noncontrolling Interests	95,808	119,887	132,144	20.1% ↓	27.5% ↓
Total Equity	**100,996**	**147,085**	**338,335**	31.3% ↓	70.1% ↓
TOTAL LIABILITIES AND TOTAL EQUITY	**778,177**	**884,618**	**1,095,103**	**12.0% ↓**	**28.9% ↓**

ATTACHMENT V • FINANCIAL STATEMENTS • MRV US [US$ THOUSANDS]

INCOME STATEMENT MRV US

US$ THOUSANDS	1Q26	4Q25	1Q25	Chg. 1Q26 x 4Q25	Chg. 1Q26 x 1Q25
NET REVENUE	**28,098**	**28,736**	**5,253**	2.2% ↓	434.9% ↑
COST OF REAL ESTATE SALES AND SERVICES	**(28,685)**	(28,439)	(8,962)	0.9% ↑	220.1% ↑
GROSS PROFIT	**(587)**	**297**	**(3,709)**	-	84.2% ↑
Gross Margin	**-2.1%**	*1.0%*	*-70.6%*	*3.1 p.p.* ↓	*68.5 p.p.* ↑
OPERATING INCOME (EXPENSES)					
Selling expenses	**(3)**	(70)	(34)	95.8% ↓	91.3% ↓
General & Administrative Expenses	**(2,941)**	(3,621)	(4,016)	18.8% ↓	26.8% ↓
Other operating income (expenses), net	**(6,301)**	(9,388)	(36,761)	32.9% ↑	82.9% ↑
INCOME BEFORE FINANCIAL INCOME (EXPENSES)	**(9,833)**	**(12,783)**	**(44,520)**	23.1% ↑	77.9% ↑
FINANCIAL RESULTS					
Financial expenses	**(9,157)**	(8,507)	(6,362)	7.6% ↑	43.9% ↑
Financial income	**136**	205	181	33.7% ↓	24.9% ↓
INCOME BEFORE INCOME TAX AND SOCIAL CONTRIBUTION	**(18,854)**	**(21,085)**	**(50,701)**	10.6% ↑	62.8% ↑
Income Tax and Social Contribution	**-**	-	-	-	-
NET INCOME (LOSS)	**(18,854)**	**(21,085)**	**(50,701)**	10.6% ↑	62.8% ↑
NET INCOME (LOSS) ATTRIBUTABLE TO NON-CONTROLLING INTERESTS	**(800)**	(769)	(2,307)	4.0% ↓	65.3% ↑
NET INCOME (LOSS) ATTRIBUTABLE TO SHAREHOLDERS OF THE COMPANY	**(18,054)**	**(20,316)**	**(48,394)**	11.1% ↑	62.7% ↑
Net Margin	**-64.3%**	**-70.7%**	**-921.3%**	*6.4 p.p.* ↑	*857.0 p.p.* ↑

GLOSSARY

- Banco de Terrenos (Land Bank) – land held in inventory with its estimated PSV (Pre-Sales Value) in the future. It is the Company's land bank and includes all land already acquired and not with projects launched.
- Cash - made up of the balance of cash and cash equivalents and financial investments (bonds and securities).
- CPC 47 and Percent of Conclusion (POC) - to better understand revenue, the Group has adopted the CPC 47, effective January 1, 2018 – 'Contract revenue from Clients'. Sales revenue is appropriated as construction progresses, as the transfer of control takes place over time. As such, the POC method has been adopted for each construction project.
- Cash Burn - measured by the change in net debt, excluding capital increases, purchased shares held in treasury and dividend payments, when occurred.
- Net Debt: (Gross Debt + Fin. Deriv. Liabil.) – (Total Cash + Fin. Deriv. Assets)
- Duration - Average period of time considered for the expiration of debt. Takes into consideration not only the final expiration of debt, but also the flow of payment, principal and interest rates.
- EBITDA - a commonly used indicator to evaluate publicly-traded companies, insofar as it represents the Company's operational cash flow, in other words, how much the Company generates from resources only from operational activities, without taking into consideration financial effects, taxes and depreciation.
- Construction Financing - total of units from projects that had the construction financing (PJ) approved by a financial institution during the period.
- Financial Cost recorded under COGS - interest which in prior period were capitalized in inventory (property and projects under construction) and, resulting from the sale of units/projects have been booked as results, increasing the value of 'Real Estate Costs and Services Provided'.
- Inventory at Market Value - equal to the PSV of current inventory, only considering developments already launched. Does not consider land bank.
- FGTS - Severance pay fund for workers is a compulsory reserve fund in which employees deposit 8% of their monthly salary. FGTS resources are administered by CEF and they are used as a source of funding for low income housing programs such as MCMV.
- Launches - Occurs when a project is available for sale.
- Profit per share - basic profit per share is calculated by dividing net profit for the quarter by the number of ordinary shares issued, by the average quantity of ordinary shared available during the period, excluding treasury notes, if available.
- LUGGO - MRV&Co start up focusing exclusively on the construction of rental real estate, offering a wide range of living services and technology, purpose-built to improve the customer experience (https://alugue.luggo.com.br/).
- Marketplace - Platform connecting the supply and demand for products and services, in other words and online shopping platform.

GLOSSARY

- Minha Casa Minha Vida (MCMV) - Minha Casa Minha Vida Program, known as MCMV, is the Federal Government's national housing program to replace the Casa Verde e Amarela (CVA), since February 14, 2023, which aims to reduce the Housing Deficit.
- MRV US: MRV-controlled holding, headquartered in the USA, holding direct interest in AHS development and indirect interest in AHS residential.
- NAV: Net Asset Value (Valor Líquido dos Ativos).
- Novo Mercado - Special listings on the BOVESPA, with a specific, stricter, set of corporate governance rules, of which the Company has been a member since July 23, 2007.
- Physical Swap - system of purchase in which the landowner is issued a determined number of units of construction to be developed.
- SFH Resources - Housing Finance System (SFH) resources are borne from the FGTS (severance pay fund) and deposits taken from savings accounts (SBPE).
- Resia - Developer based in the United States, controlled by MRV (https://www.liveresia.com/).
- Real estate sales results to be appropriated - generated from the sum of pre-sales contracts, referring to projects under construction and its respective costs to be incurred.
- ROE - Return on Equity is defined by the quotient between net income to the average shareholder´s equity.
- SBPE - Brazilian System of Savings and Loans – bank financing based on savings accounts.
- URBA - allotment development Company controlled by MRV (https://vivaurba.com.br/).
- Finished Units - finished units, registered after construction has finished.
- Produced Units - units produced over the evolution of construction, equivalent construction.
- Transferred Units - quantity of individuals who have signed a mortgage with a financial institution for the period.
- Net Contract Sales - gross contracted sales minus cancellations for the period.
- VSO - Sales on offer, is an indicator used to analyze real estate offering. Its main role is to represent the percentage of units sold in relation to the total of units available for the period.
- Net VSO - Net sales / (initial stock for period + launches for period)
- PSV Launched - equals the total number of units launched, multiplied by the average estimated sale price of units.

DISCLAIMER

This presentation contains forward-looking statements relating to the prospects of the business, estimates for operating and financial results, and those related to growth prospects of MRV. These are mere projections and, as such, are based exclusively on the Management's expectations about the future of the business.

These expectations are highly dependent upon required approvals and licenses for projects, market conditions, performance of the Brazilian economy, the sector and international markets and, therefore, are subject to changes without prior notice.

This performance report includes accounting data and non-accounting data such as operating and financial results and outlooks based on the expectations of the Board of Directors. The non-accounting data such as values and units of Launches, Pre-Sales, amounts related to the housing, Inventory at Market Value, Land bank, Unearned Results, cash disbursement and Guidance were not subject to review by the Company's independent auditors. The EBITDA, in this report, represents the net income before income tax and social contribution, net financial result, financial costs recorded under cost of goods sold, depreciation, amortization and minority interest. MRV believes that the reversion of the adjustment to present value of receivables from units sold and not yet delivered that is recorded as gross operating revenue is part of our operating activities and therefore, we do not exclude these revenues from EBITDA's calculation. EBITDA is not a Brazilian GAAP and IFRS measure and should not be considered in isolation and should not be considered an alternative to net income, as an indicator of our operating performance or cash flows or as a measure of our liquidity. Because the calculation of EBITDA does not take into consideration income tax and social contribution, net financial result, financial charges recorded under cost of goods sold, depreciation, amortization and minority interest, EBITDA is an indicator of MRV general economic performance which is not affected by changes in interest rates, income tax and social contribution rates and rates of depreciation and amortization. Because EBITDA does not consider certain costs related to our business which could materially affect our profits, such as financial result, taxes, depreciation, amortization and capital expenditures, among others, EBITDA is subject to limitations that impair its use as a measure of our profitability.

RELATIONSHIP WITH INDEPENDENT AUDITORS

In compliance with CVM Resolution No. 162/22, we hereby inform that our independent auditors, Ernst & Young Auditores Independentes ("EY"), did not provide during the first quarter of 2026 any relevant services other than those related to the external audit.

The Company's policy in engaging the services of independent auditors ensures that there is no conflict of interest, loss of independence, or objectivity.

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.