MRV&CO

Earnings release **2Q26**

Belo Horizonte, August 12th, 2026. MRV Engenharia e Participações S.A. (B3: MRVE3), the largest homebuilder in Latin America, announces its results for the second quarter of 2026.

B3 · MRVE3

RELEASE · AUG 12, 2026

31.2%

GROSS MARGIN · MRV REAL ESTATE DEV.

highest level in the last 7 years

R$ 467 mn

CASH GENERATION · MRV&CO · 1H26

driven by asset sales

R$ 10.3 bn

NET PRE-SALES · MRV REAL ESTATE DEV. · LTM

all-time record

US$ 401 mn

ANNOUNCED ASSET SALES · RESIA · 2026

equivalent to R$ 2.05 billion

01

MESSAGE FROM MANAGEMENT

Simplify, generate cash, **unlock value**

We continue to make consistent progress in our strategy to simplify MRV&CO. We remain fully focused on the real estate development operation in Brazil, which has been posting a consistent improvement in its results, while we successfully advance our deleveraging plan through the recycling of the subsidiaries' assets, thereby strengthening our capital structure.

At **MRV Real Estate Development**, reported gross margin reached 31.2% in the quarter, the highest level in the last 7 years. The gap to the gross margin of new sales, currently close to 35%, will be closed over time.

The same is seen in operating cash generation (excluding the effects of credit assignments), which has shown consistent improvement. Cash generation will accelerate over the coming quarters, driven by gross margin expansion and by the increase in units sold and transferred.

GROSS MARGIN · MRV REAL ESTATE DEVELOPMENT · 2Q26

31.2%

Highest level in the last 7 years. New sales already carry a margin close to 35%, and reported margin will converge to that level over time.

Our subsidiary **Urba** posted the best second-quarter sales volume in its history, up 50.5% versus the same period last year. This commercial success will allow Urba to accelerate its credit assignment plan and report positive cash generation in the second half.

ASSET SALES AND DELEVERAGING

Luggo and Resia

Luggo announced the signing of an MoU for the sale of its three completed developments — fully built and at an advanced stage of lease-up — for R$ 166 million, above book value. We expect this sale to settle in the coming months and, once concluded, it will represent an important step in the simplification and deleveraging of MRV&CO.

Resia remains committed to its deleveraging plan. In June, we announced the sale of the legacy developments Ten Oaks and Rayzor Ranch for a combined US$ 139 million (R$ 709 million*), already settled in July. Subsequently, on August 6th, Resia announced Purchase and Sale Agreements for the disposal of its last legacy project, Memorial, plus five additional land plots, for a total of US$ 170 million (R$ 867 million*), with settlement expected in the coming months.

* FX rate: US$ 1 = R$ 5.10 in all conversions.

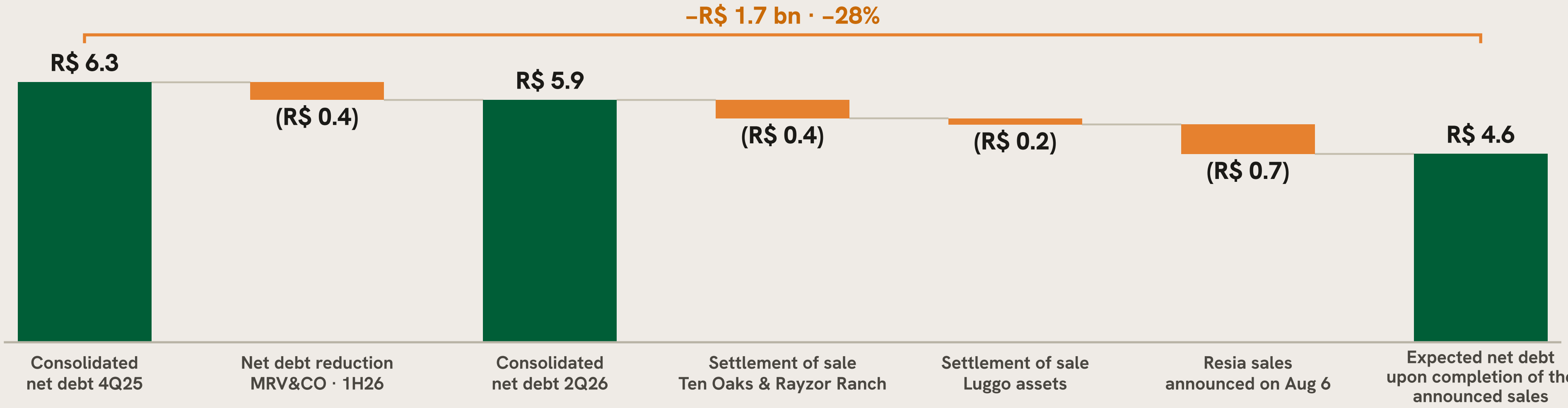
ASSET SALES · RESIA · 2026

R$ 2 bn

In asset sales announced in the year, which will represent R$ 1.5 billion of net debt reduction for MRV&CO.

NET DEBT REDUCTION

Impact of announced sales · MRV&CO · R$ billion



FX rate: US$ 1 = R$ 5.10 in all conversions · consolidated net debt as per the ITR. Effect of the announced sales on the 2Q26 position; not a projection of future debt.

ADJUSTED CASH GENERATION (R$ million)	2Q26	1Q26	2Q25	Chg. 2Q26 x 1Q26	Chg. 2Q26 x 2Q25	1H26	1H25	Chg. 1H26 x 1H25
MRV&CO	**70.0**	**397.0**	**138.0**	**82.4% ↓**	**49.3% ↓**	**467.0**	**(243.4)**	—
MRV Real Estate Development*	**148.7**	117.3	(35.9)	**26.8% ↑**	—	266.0	(86.7)	—
Urba	**(47.0)**	(28.6)	17.4	**64.0% ↓**	—	(75.6)	48.8	—
Luggo	**(11.6)**	(14.8)	(30.3)	**21.7% ↑**	**61.7% ↑**	(26.4)	(25.2)	**4.7% ↓**
Resia	**15.6**	359.7	217.2	**95.7% ↓**	**92.8% ↓**	375.3	(119.0)	—
MRV US*	**(35.8)**	(36.5)	(30.4)	**2.0% ↑**	**17.6% ↓**	(72.3)	(61.4)	**15.1% ↓**

* The interest adjustment excludes MRV US CRI interest and the SWAP effect at MRV Real Estate Development and includes the CRI interest for MRV US.
Credit assignments in the quarter had a positive net impact of R$ 101.1 million on MRV Real Estate Development's cash generation.

CASH GENERATION · MRV&CO · 1H26

R$ 467 mn

Strong cash generation in the half, driven by Resia’s asset sales under the deleveraging plan and by the improving results of the Brazilian real estate development operation.

02

CHAPTER

MRV Real Estate Development

[MRV + Sensia]

R$ 10.8 bn	R$ 2.1 bn	31.2%	R$ 266 mn*
LTM NET REVENUE	EBITDA LTM	2Q26 GROSS MARGIN	1H26 CASH GENERATION

We remain confident that MRV's strategy, expressed in the two equations presented at MRV Day, is the right one:

MARGIN EXPANSION

the margin equation · MRV Day 2026

1 Lower land cost

\+

2 Optimized product

\+

3 More efficient execution

\+

4 Price increases above inflation

OPTIMIZATION OF CAPITAL EMPLOYED

the capital turnover equation · MRV Day 2026

1 Lower paid land inventory

\+

2 Lower fixed assets

\+

3 Lower inventory under construction

\+

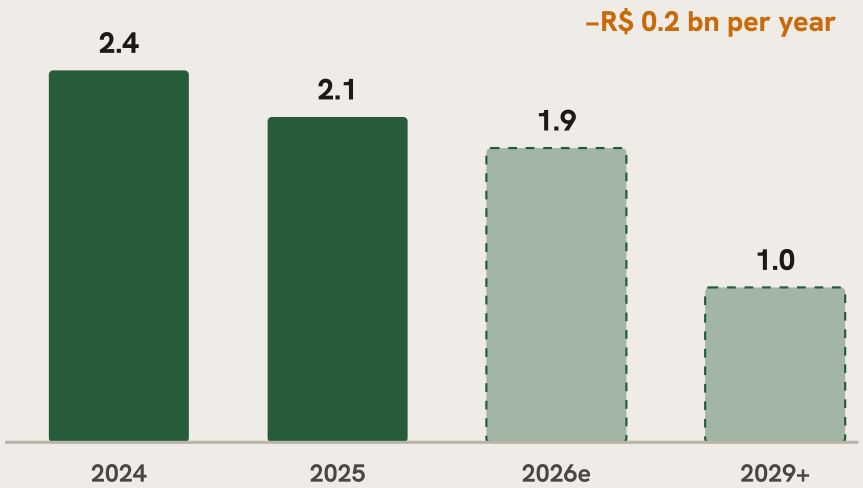
4 Receivables growing less than sales

Every area of the business works to move these variables:

In **Real Estate Development**, we continue to originate new land with discipline, favoring land swaps. We estimate a R$ 200 million reduction in paid land inventory in 2026. This discipline in land acquisition and land bank management will deliver higher gross margin, more efficient capital allocation and further simplification of MRV's operation.

PAID LAND INVENTORY

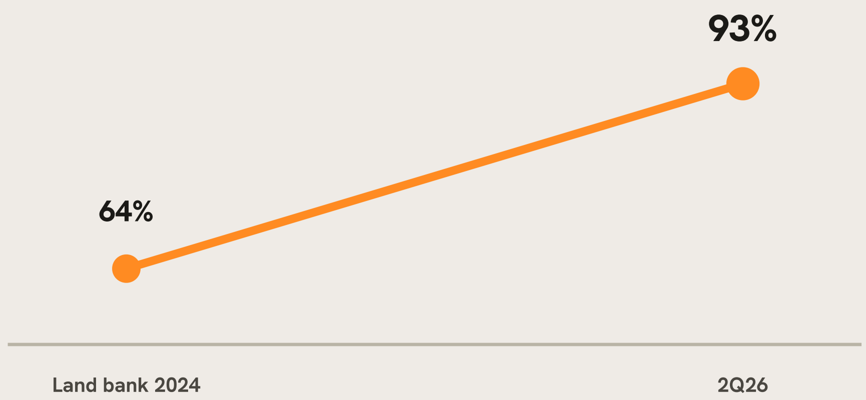
R$ billion · year-end position · MRV Day 2026



Dashed bars: outlook presented at MRV Day 2026.

LAND PURCHASES VIA SWAP

% of land bank acquired in the period



First variable of the capital turnover equation: almost all new land is added with no immediate cash outlay.

In **Production**, we turn the complexity of construction into an industrial, predictable and profitable operation. Our 28 regional hubs operate as a single platform, with standardization, linearization and operational excellence; technology, logistics, processes and global sourcing — our procurement unit in China — form a competitive edge that cannot be replicated. We build 170 apartments per business day, with internal costs running below inflation and the lowest execution risk in the industry.

OUR PRODUCTION IN NUMBERS

MRV Real Estate Development

170

apartments built per business day

40k

units built in 2025

185k

units built in the last 5 years

THE PRODUCTION EQUATION

MRV Real Estate Development

1 **SKU reduction**

+

2 **Efficiency gains in execution** (improvement in the Productivity Index – PI)

+

3 **Costs below inflation**

+

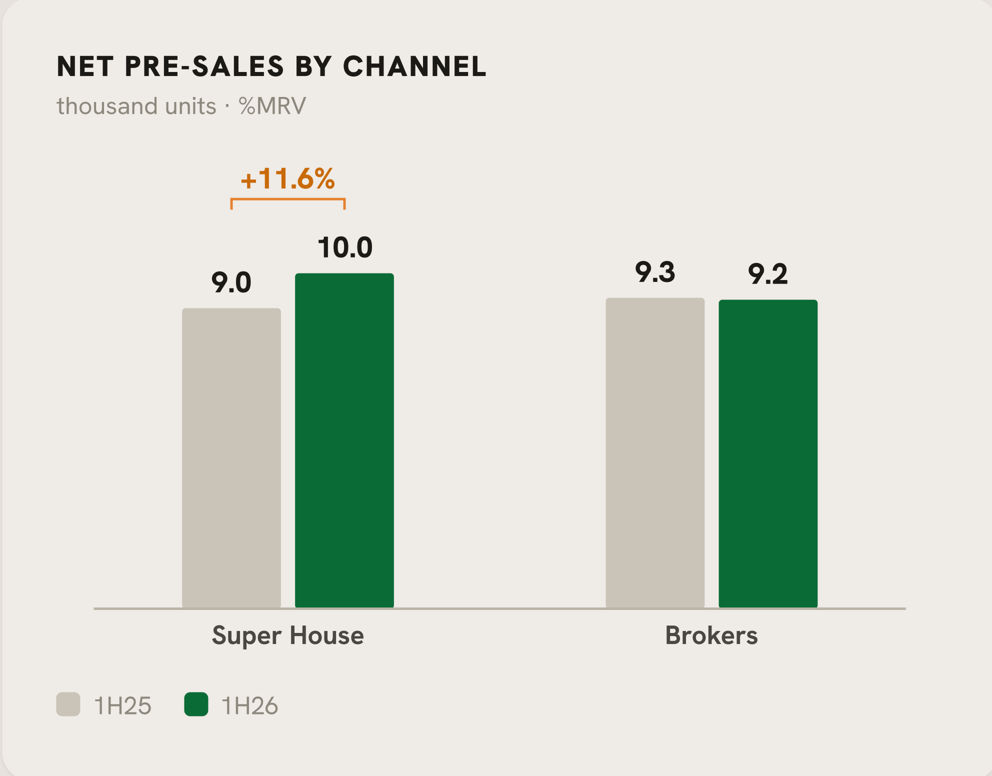
4 **Technology and processes unique in the industry**

=

Construction Powerhouse

Construction operating as an industry: higher productivity, shorter construction cycles and unit costs below inflation.

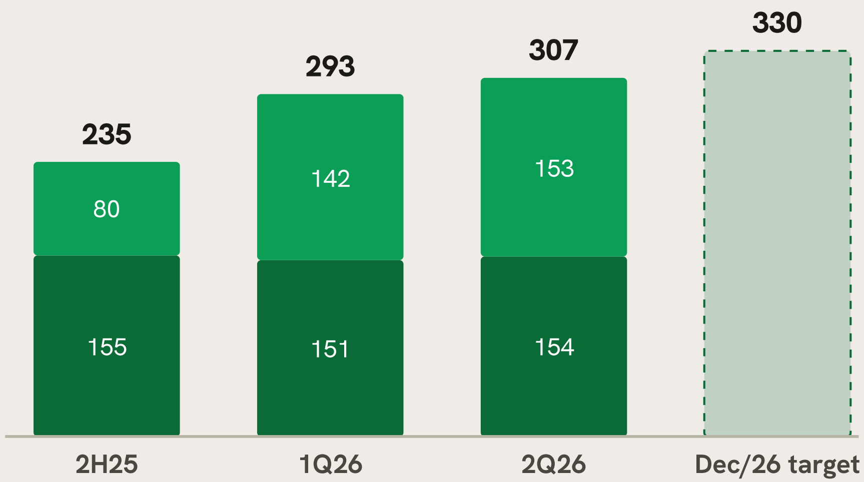
In **Sales**, selling prices continue to be adjusted at least in line with inflation, protecting gross margin. Transfers grew 19.1% versus 1Q26, but still run below the pace of production. Increasing sales and transfer volumes will be the trigger for stronger cash generation. To that end, we continue to develop **Super House**, our in-house sales channel, on three fronts: team, physical infrastructure and technology. Practically all volume growth will keep coming from Super House, while sales through real estate brokers remain stable. Pro soluto has come down over recent years. Looking ahead, we see opportunities to further reduce post-delivery pro soluto.



We expanded the **Super House manager** team from 235, on average in the second half of 2025, to 307 in June, on track to the target of 330 by December. Almost half of the team today are rookies: measured by **IPG** (sales per manager per month), a rookie sells 5 versus 11 for a mature manager. Closing this maturity gap, combined with investments in technology, processes and infrastructure, will drive growth in Sales.

MANAGER TEAM

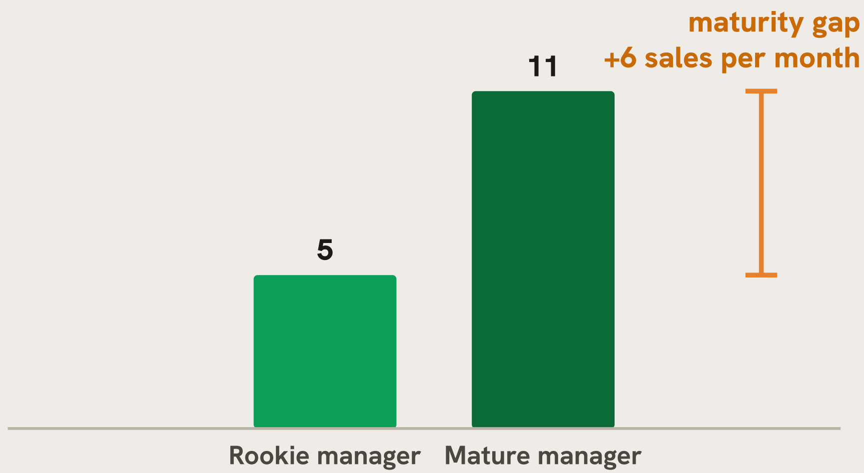
Super House · number of managers



Dark green: veterans · light green: rookies · dashed: target. 2H25 = monthly average for the half; 1Q26 and 2Q26 = final month of the quarter.

MANAGER PRODUCTIVITY · IPG

IPG = sales per manager per month · 2Q26

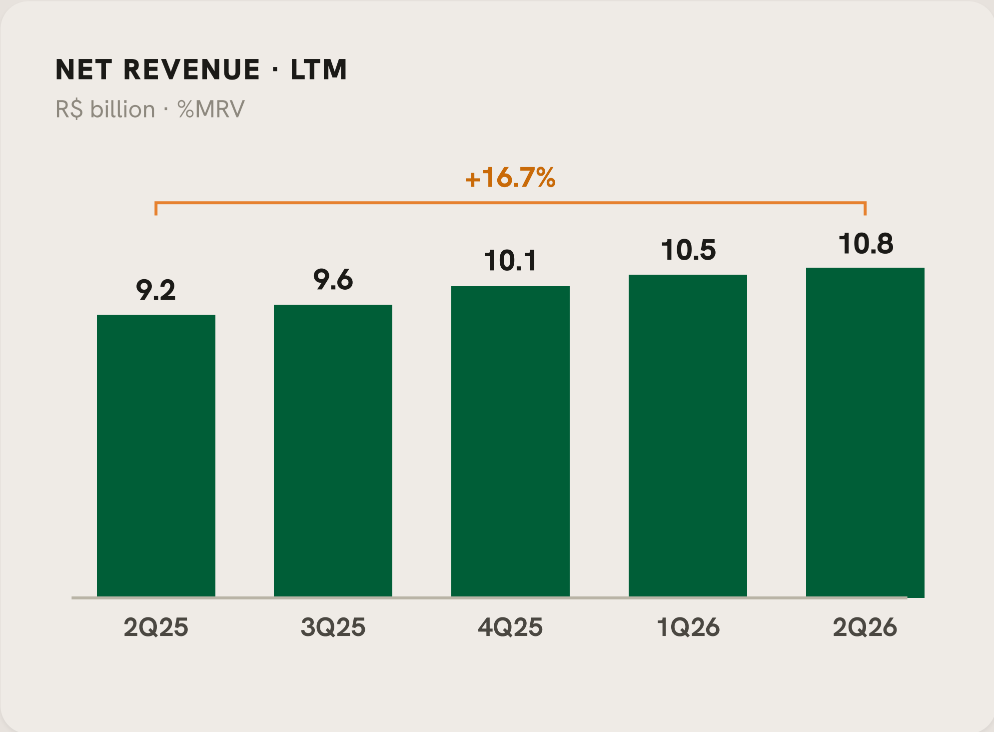


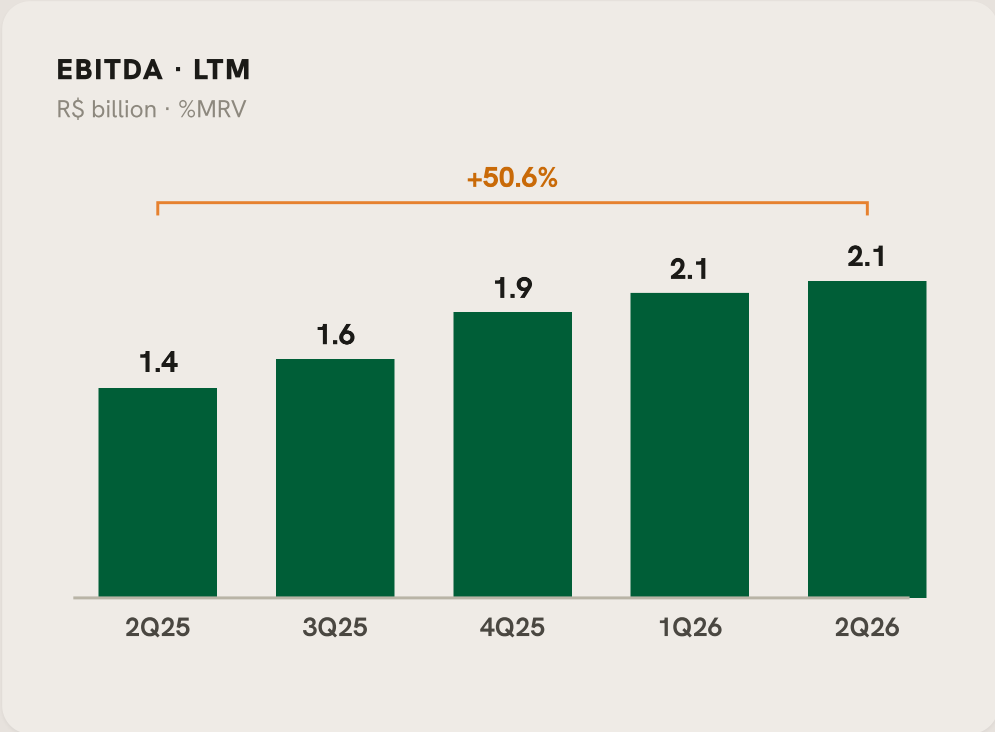
Average IPG in 2Q26. Almost half of the manager team are still rookies.

We remain convinced that this combination of financial discipline, operational excellence and continuous innovation will set MRV&CO apart in the industry and sustain a consistent trajectory of cash generation, profitability and value creation for our shareholders.

Results in **continuous expansion**

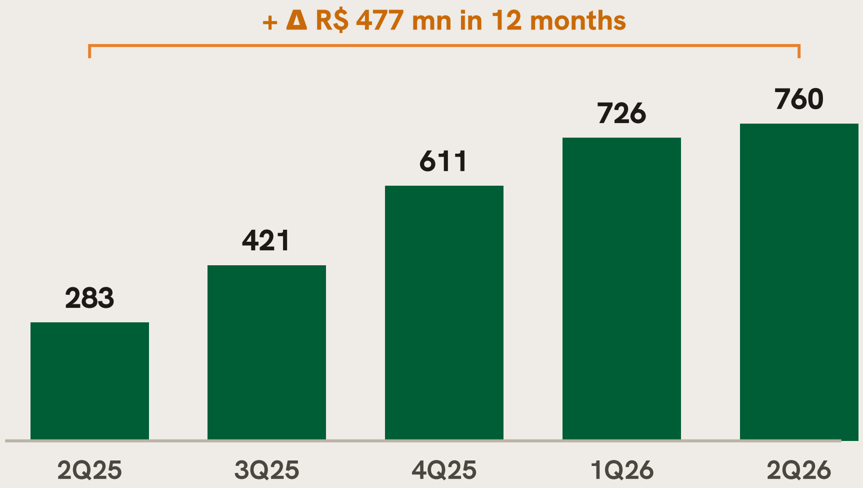
LTM revenue, EBITDA and net income grow for the fifth consecutive quarter.





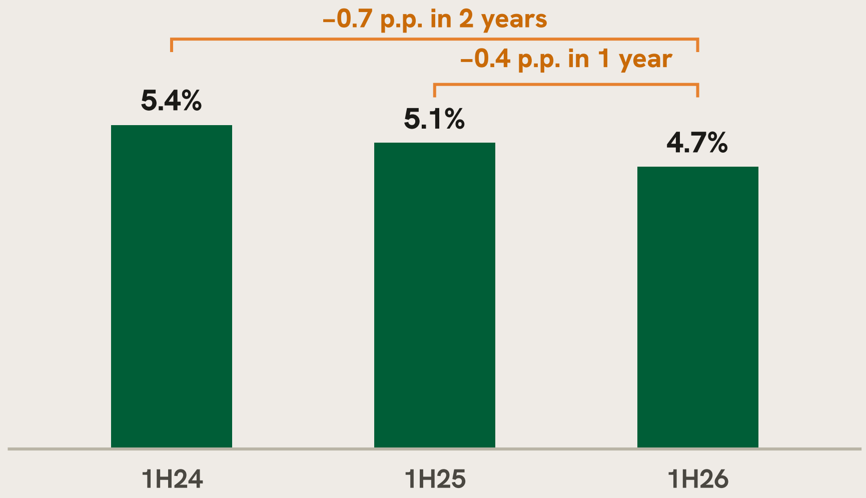
ADJUSTED NET INCOME · LTM

R$ million · %MRV



G&A / NET REVENUE

MRV Real Estate Development · %



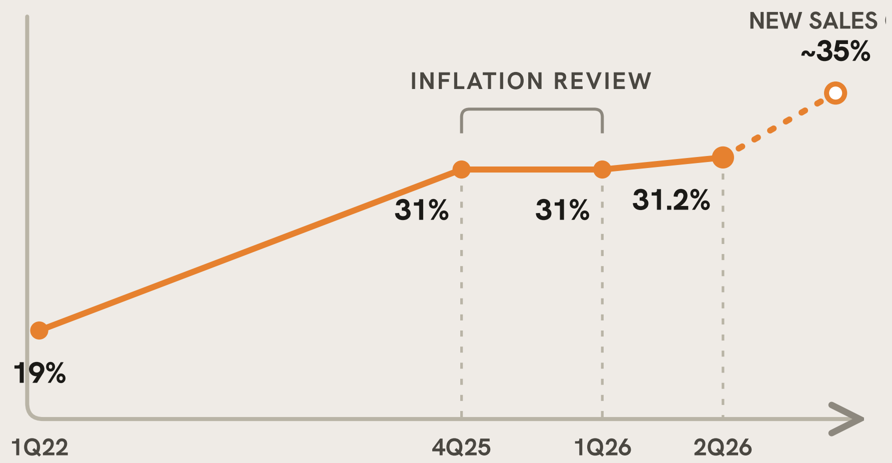
FINANCIAL INDICATORS (R$ million)	2Q26	1Q26	2Q25	Chg. 2Q26 x 1Q26	Chg. 2Q26 x 2Q25	1H26	1H25	Chg. 1H26 x 1H25
Net Revenue	**2,751**	2,562	2,525	**7.4% ↑**	**8.9% ↑**	**5,313**	4,704	**12.9% ↑**
Gross Profit	**858**	793	762	**8.1% ↑**	**12.5% ↑**	**1,651**	1,406	**17.4% ↑**
Gross Margin	**31.2%**	31.0%	30.2%	**0.2 p.p. ↑**	**1.0 p.p. ↑**	**31.1%**	29.9%	**1.2 p.p. ↑**
Gross Margin (ex-interest)	**34.7%**	34.3%	33.7%	**0.5 p.p. ↑**	**1.0 p.p. ↑**	**34.5%**	33.3%	**1.2 p.p. ↑**
Selling Expenses	**(258)**	(245)	(235)	**5.4% ↑**	**9.9% ↑**	**(504)**	(471)	**6.9% ↑**
General and Administrative Expenses	**(130)**	(121)	(124)	**8.1% ↑**	**5.3% ↑**	**(251)**	(242)	**3.8% ↑**
Adjusted Financial Result*	**(130)**	(120)	(125)	**8.5% ↓**	**4.7% ↓**	**(251)**	(262)	**4.5% ↑**
Adjusted Net Income attributable to Shareholders*	**155**	133	121	**16.5% ↑**	**28.2% ↑**	**288**	139	**107.4% ↑**
Adjusted Net Margin	**5.6%**	5.2%	4.8%	**0.4 p.p. ↑**	**0.8 p.p. ↑**	**5.4%**	2.9%	**2.5 p.p. ↑**

* The adjustment excludes the effects of equity swap, mark-to-market of debt, gain (loss) on cash flow swap and derecognition of the assigned portfolio; it also excludes interest on the corporate debt raised to amortize MRV US's Loan Agreement.

In 2Q26, we chose to accelerate cancellations for Flex (direct financing) and FB (traditional bank financing) customers with weaker financial profiles and higher delinquency, which had a slightly negative impact on gross margin progression in the quarter.

GROSS MARGIN · TRAJECTORY

MRV Real Estate Development



New sales GM = gross margin of new sales. Reported margin will converge to the new sales level over 2026-2027.

OTHER INDICATORS	2Q26	1Q26	2Q25	Chg. 2Q26 x 1Q26	Chg. 2Q26 x 2Q25	1H26	1H25	Chg. 1H26 x 1H25
Cash Generation*	**148.7**	117.3	(35.9)	**26.8% ↑**	—	266.0	(86.7)	—
Adjusted ROE (LTM)	**16.0%**	15.5%	5.8%	**0.5 p.p. ↑**	**10.2 p.p. ↑**	16.0%	5.8%	**10.2 p.p. ↑**
Revenue to be Recognized	**4,323**	4,289	4,458	**0.8% ↑**	**3.0% ↓**	4,323	4,458	**3.0% ↓**
REF	**1,902**	1,885	1,944	**0.9% ↑**	**2.1% ↓**	1,902	1,944	**2.1% ↓**
REF Margin	**44.0%**	44.0%	43.6%	**0.0 p.p. ↑**	**0.4 p.p. ↑**	44.0%	43.6%	**0.4 p.p. ↑**
Net Debt / Equity**	**39.2%**	39.9%	42.2%	**0.7 p.p. ↓**	**3.1 p.p. ↓**	39.2%	42.2%	**3.1 p.p. ↓**

* The adjustment excludes the corporate debt raised to amortize MRV US's Loan Agreement, matured and paid in 1Q25.

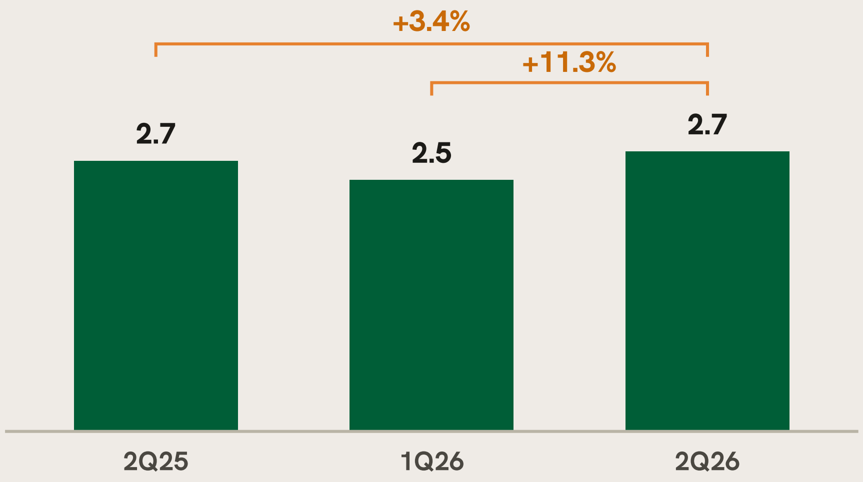
** The equity adjustment includes the capital contribution made to MRV US to pay interest on this Loan Agreement.

OPERATIONAL INDICATORS

MRV Real Estate Development

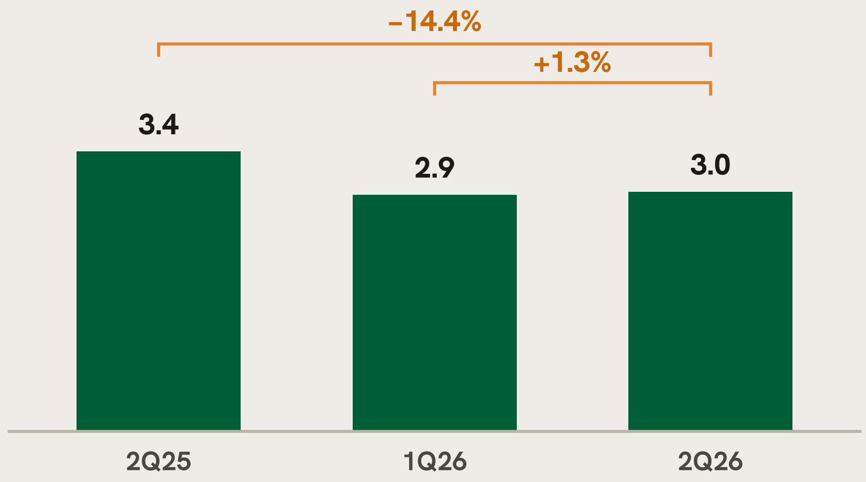
NET PRE-SALES

MRV Real Estate Development · R$ billion · %MRV



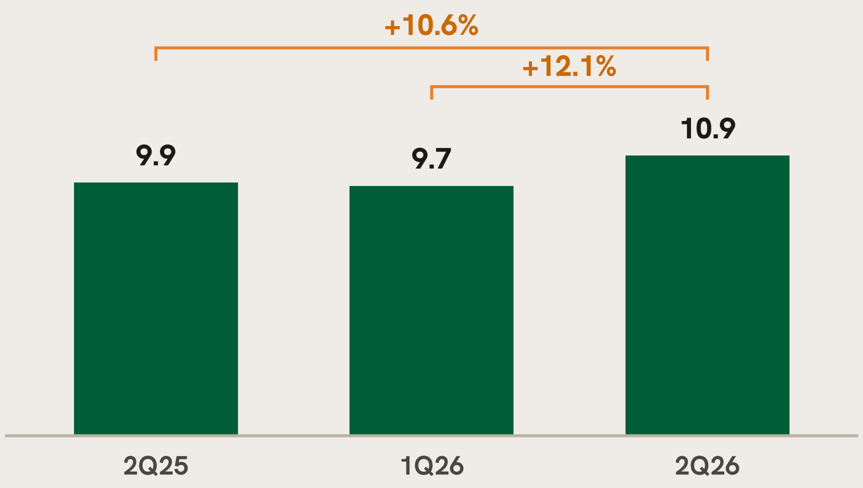
LAUNCHES

MRV Real Estate Development · R$ billion · %MRV



BUILT UNITS

MRV Real Estate Development · thousand units · %MRV



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. ↓
TRANSFERS								
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% ↑

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

Sales volume in the segments above the MCMV program declined in the quarter, which pushed the consolidated indicator up 0.3%.

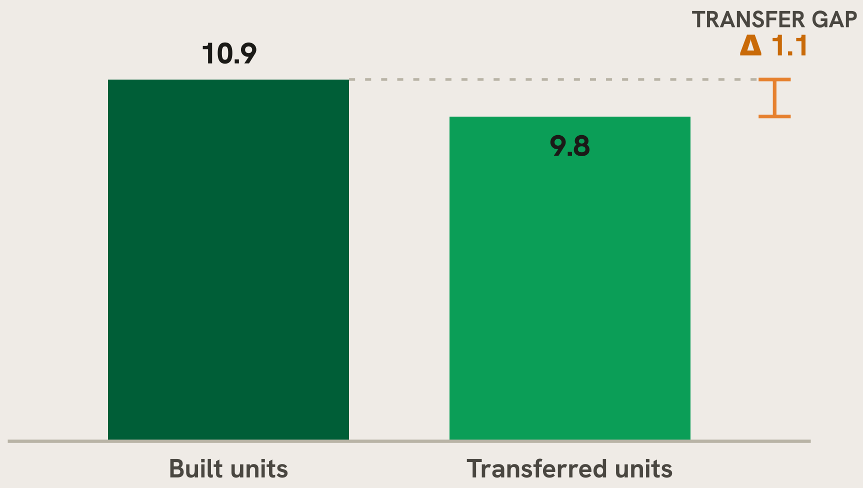
AVERAGE PRICE AND MIX BY GROUP (%MRV)	2Q26 Average price (R$ thousand)	2Q26 % of volume	1Q26 Average price (R$ thousand)	1Q26 % of volume	4Q25 Average price (R$ thousand)	4Q25 % of volume	Chg. price 2Q26 x 1Q26	Chg. price 2Q26 x 4Q25
MCMV · Minha Casa Minha Vida	**257**	**89%**	251	86%	246	84%	**2.3% ↑**	**4.5% ↑**
SBPE and Flex (segments above the program)	**392**	**11%**	384	14%	358	16%	**2.1% ↑**	**9.4% ↑**
Total	**271**	**100%**	**270**	**100%**	**263**	**100%**	**0.3% ↑**	**2.8% ↑**

Closing the gap between transfers and production will be the trigger for strong cash generation.

Cash generation will be boosted by sales with a higher PoC.

PRODUCTION × TRANSFER GAP

MRV Real Estate Development · thousand units · 2Q26



Gap of 1,119 units between production and transfers in 2Q26.

PRO SOLUTO PORTFOLIO BREAKDOWN (R$ million)	Jun/26	Mar/26	Jun/25	Chg. Jun/26 x Mar/26	Chg. Jun/26 x Jun/25
Pro Soluto Portfolio	**3,631**	**3,605**	**3,829**	0.7% ↑	5.2% ↓
After delivery of keys	**1,959**	1,979	1,969	1.0% ↓	0.5% ↓
Before delivery of keys	**1,672**	1,626	1,860	2.8% ↑	10.1% ↓
(-) **Pro Soluto assigned under Credit Assignment Liability**	**1,265**	**1,252**	**1,665**	1.0% ↑	24.0% ↓
Net Pro Soluto Portfolio	**2,366**	**2,353**	**2,163**	0.5% ↑	9.3% ↑

DIRECT FINANCING PORTFOLIO BREAKDOWN (R$ million)	Jun/26	Mar/26	Jun/25	Chg. Jun/26 x Mar/26	Chg. Jun/26 x Jun/25
Direct Financing Portfolio	**2,710**	**2,678**	**2,260**	1.2% ↑	19.9% ↑
After delivery of keys	**2,302**	2,198	1,742	4.7% ↑	32.1% ↑
Before delivery of keys	**408**	480	518	15.0% ↓	21.2% ↓
(-) **Direct Financing Portfolio under Credit Assignment Liability**	**2,644**	**2,483**	**1,869**	6.5% ↑	41.5% ↑
Net Direct Financing Portfolio	**66**	**195**	**391**	66.3% ↓	83.2% ↓

Net portfolio = gross portfolio less the assigned share recorded under credit assignment liability.

03

CHAPTER

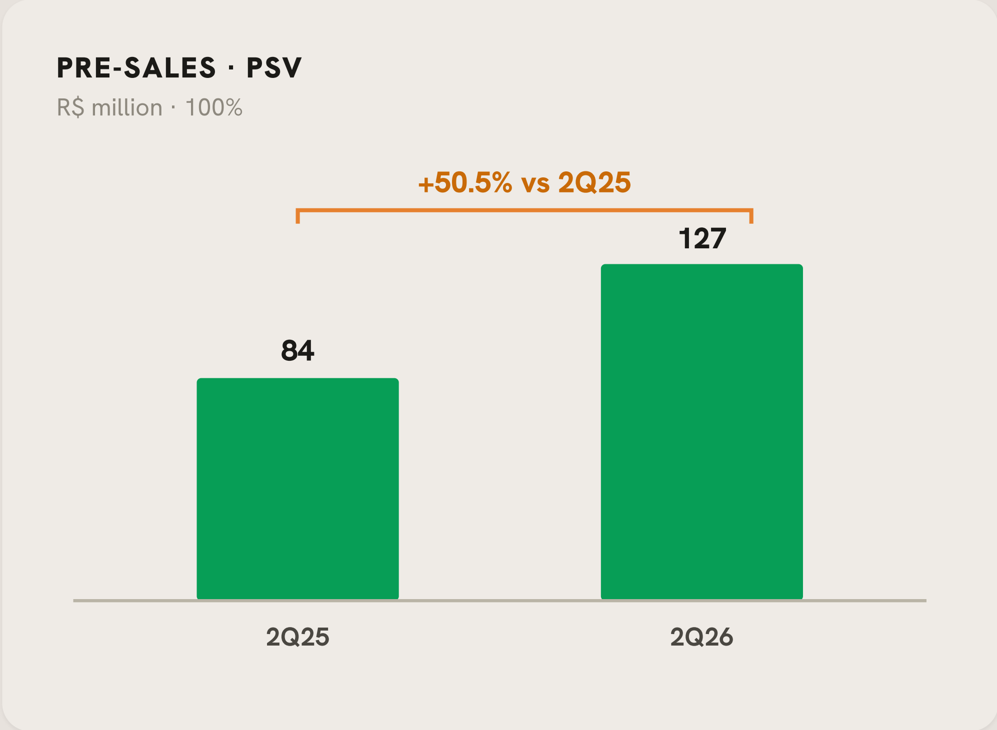
Urba

[Land Development]

R$ 127 mn	+50.5%	R$ 118 mn	47.3%
2Q26 PRE-SALES	VOLUME SOLD · 2Q26 VS 2Q25	2Q26 NET REVENUE · +110% VS 1Q26	2Q26 GROSS MARGIN

Urba posted the **highest second-quarter sales volume in its history**: R$ 127 million, up 50.5% versus 2Q25, with 935 units sold.

Urba's operation will be funded by credit assignments and **does not depend on corporate debt** to be executed, which will allow it to report positive cash generation as early as the second half.



FINANCIAL INDICATORS (R$ million)	2Q26	1Q26	2Q25	Chg. 2Q26 x 1Q26	Chg. 2Q26 x 2Q25	1H26	1H25	Chg. 1H26 x 1H25
Net Revenue	**118**	56	83	110.1% ↑	43.6% ↑	**175**	139	26.1% ↑
Gross Profit	**56**	27	41	110.4% ↑	36.2% ↑	**83**	66	25.6% ↑
Gross Margin	**47.3%**	47.3%	49.9%	0.0 p.p. ↑	2.6 p.p. ↓	**47.3%**	47.5%	0.2 p.p. ↓
Gross Margin (ex-interest)	**49.1%**	51.1%	52.8%	2.1 p.p. ↓	3.7 p.p. ↓	**49.7%**	51.5%	1.7 p.p. ↓
Selling Expenses	**(11.5)**	(8.8)	(9.5)	30.2% ↑	20.6% ↑	**(20.3)**	(16.8)	21.4% ↑
General and Administrative Expenses	**(8.8)**	(7.6)	(6.5)	16.0% ↑	34.5% ↑	**(16.4)**	(12.7)	29.7% ↑
Financial Result	**(27.8)**	(19.4)	(12.6)	42.9% ↓	121.0% ↓	**(47.2)**	(21.1)	123.5% ↓
Net Income attributable to Shareholders	**0.8**	(13.4)	5.6	—	85.8% ↓	**(12.6)**	0.0	—
Net Margin	**0.7%**	-23.8%	6.8%	24.5 p.p. ↑	6.2 p.p. ↓	**-7.2%**	0.0%	7.2 p.p. ↓
OPERATIONAL INDICATORS (100%)								
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% ↓
OTHER INDICATORS								
Cash Generation	**(47.0)**	(28.6)	17.4	64.3% ↓	—	**(75.7)**	48.8	—
REF	**96**	79	90	22.4% ↑	7.7% ↑	**96**	90	7.7% ↑
REF Margin	**44.7%**	46.1%	45.4%	1.4 p.p. ↓	0.7 p.p. ↓	**44.7%**	45.4%	0.7 p.p. ↓
Net Debt / Equity	**218.0%**	172.5%	143.9%	45.5 p.p. ↑	74.1 p.p. ↑	**218.0%**	143.9%	74.1 p.p. ↑

04

CHAPTER

Luggo

[Multi Family Brazil Operation]

R$ 166 mn	3	437
VALUE OF THE SIGNED MOU	RESIDENTIAL ASSETS SOLD	UNITS IN THE PORTFOLIO

In line with MRV&CO's overall deleveraging strategy, on July 15th Luggo announced the signing of a Memorandum of Understanding with Mauá Capital Real Estate for the sale of a portfolio of three residential assets, fully built and at an advanced stage of lease-up.

The transaction totals **R$ 166 million** and will result in significant cash generation. Following the transaction, Luggo will carry on with its asset management operation, with no other completed or under-construction developments at this time, given the current interest rate environment.

118	119	200
units	units	units
Luggo Pampulha	**Luggo Mauá**	**Luggo Samambaia**

FINANCIAL INDICATORS (R$ million)	2Q26	1Q26	2Q25	Chg. 2Q26 x 1Q26	Chg. 2Q26 x 2Q25	1H26	1H25	Chg. 1H26 x 1H25
Net Revenue	**9.6**	10.1	9.5	5.4% ↓	1.4% ↑	**19.7**	26.6	25.8% ↓
Gross Profit	**1.4**	(0.5)	3.9	—	63.1% ↓	**0.9**	10.9	91.4% ↓
SG&A	**(6.3)**	(6.6)	(5.9)	3.7% ↓	6.4% ↑	**(12.9)**	(12.5)	3.4% ↑
Other Operating (Expenses) Income	**(2.4)**	(4.9)	(8.0)	50.6% ↑	69.8% ↑	**(7.3)**	(8.1)	10.4% ↑
Financial Result	**(2.0)**	(1.8)	(8.9)	12.8% ↓	77.8% ↑	**(3.7)**	(12.6)	70.4% ↑
Net Income attributable to Shareholders	**(9.9)**	(14.0)	(19.0)	29.4% ↑	47.8% ↑	**(23.9)**	(22.4)	7.0% ↓
OTHER INDICATORS								
Cash Generation	**(11.6)**	(14.8)	(30.3)	21.7% ↑	61.7% ↑	**(26.4)**	(25.2)	4.7% ↓

05

CHAPTER

Resia

[US Operation]

US$ 401 mn

ASSET SALES ANNOUNCED IN THE YEAR

US$ 290 mn

EQUIVALENT DELEVERAGING

We are maintaining the strategy of **accelerated sales of Resia's developments**, even ahead of stabilization, to deliver strong cash generation for MRV&CO.

Once Resia's assets are settled and the corresponding deleveraging is completed, MRV&CO will no longer have any operation in the United States.

In recent days, Resia entered into individual Purchase and Sale Agreements for the sale of its last legacy project, **Memorial**, in Atlanta, and of five land plots, for a total of **US$ 170 million**. We decided to sell Memorial ahead of its stabilization and the land plots below book cost, without recovering capitalized interest and project expenses.

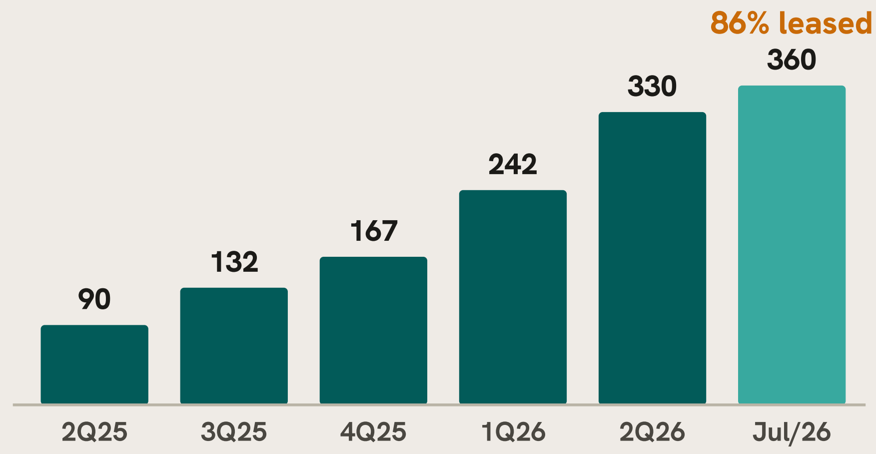
These transactions will represent: (i) a **US$ 141 million** reduction in debt (R$ 719 million); (ii) a US$ 27 million reduction in non-controlling interests (R$ 138 million); and (iii) a **US$ 61 million** impairment in 2Q26.

Together with the sales already announced in the year, the total net debt reduction will be **US$ 290 million (R$ 1.5 billion)**: US$ 62 million received in 1Q26, US$ 87 million received in 3Q26 and US$ 141 million to be received over the coming months.

Although some signs of improvement are already visible in the US multifamily market, we remain committed to the strategy of prioritizing deleveraging and reducing financial risk. We believe a

LEASE-UP PROGRESS · GOLDEN GLADES

Miami · new Resia · 420 units · units leased at period end



Lease-up started in April 2025; July update: 360 of the 420 units leased (86%).

RESIA DELEVERAGING · ANNOUNCED IN THE YEAR

US$ 290 mn

≈ R$ 1.5 billion reduction in total net debt, between amounts already received and receivable.

stronger capital structure is the foundation for more consistent and sustainable long-term value creation.

Transactions subject to confirmatory due diligence and to the buyers obtaining financing, with completion expected over the coming months. FX rate: US$ 1 = R$ 5.10.

FINANCIAL INDICATORS (US$ million)	2Q26	1Q26	2Q25	Δ q/q	Δ y/y	1H26	1H25	Δ h/h
Gross Profit	**(1.8)**	(0.6)	(1.8)	**211.3% ↓**	**1.0% ↓**	(2.4)	(5.5)	**56.2% ↓**
SG&A	**(3.3)**	(2.9)	(4.0)	**11.0% ↑**	**18.1% ↓**	(6.2)	(8.0)	**22.7% ↓**
Other Operating (Expenses) Income	**(112.7)**	(6.3)	(153.6)	**1689.3% ↑**	**26.6% ↓**	(119.1)	(190.4)	**37.5% ↓**
Resia Financial Result	**(6.4)**	(6.8)	(7.2)	**5.3% ↑**	**11.1% ↓**	(13.2)	(13.4)	**1.5% ↑**
Resia Net Income attributable to Shareholders	**(117.4)**	**(15.8)**	**(141.1)**	**642.0% ↓**	**16.8% ↑**	**(133.2)**	**(186.7)**	**28.7% ↑**
MRV US Financial Result*	**(6.8)**	(7.0)	(4.2)	**2.4% ↑**	**62.1% ↓**	(13.8)	(8.1)	**71.2% ↓**
MRV US Net Income attributable to Shareholders*	**(124.2)**	**(22.8)**	**(145.3)**	**444.3% ↓**	**14.6% ↑**	**(147.0)**	**(194.8)**	**24.5% ↑**

* The adjustment includes interest on the corporate debt raised to amortize MRV US's Loan Agreement.

Resia's result was negatively impacted by US$ 110 million of impairments on assets in the process of being sold, in the quarter as a whole.

06

CHAPTER

Indebtedness

MRV Brazil & MRV&CO

41.3%

NET DEBT / EQUITY · BRAZIL

1.08x

NET DEBT / ANNUALIZED EBITDA · BRAZIL OPERATION

13.59%

WEIGHTED AVERAGE COST OF DEBT · 95.17% OF CDI

R$ 467 mn

CASH GENERATION · MRV&CO · 1H26

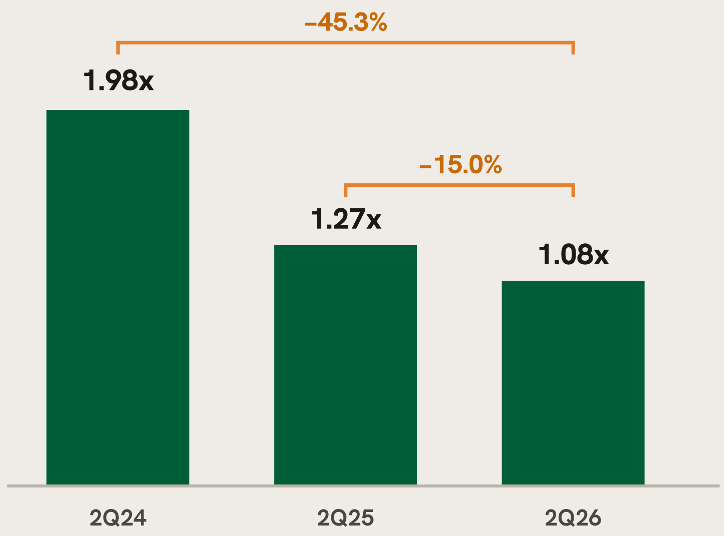
NET DEBT (R$ million)	Jun/26	mar/26	jun/25	Chg. Jun/26 x Mar/26	Chg. Jun/26 x Jun/25
BRAZIL OPERATION					
Total Debt*	**6,133**	5,736	5,369	**6.9% ↑**	**14.2% ↑**
(–) Cash and Cash Equivalents and Securities	**(3,678)**	(3,263)	(2,976)	**12.7% ↑**	**23.6% ↑**
(+/–) Derivative Financial Instruments	**17**	19	60	**12.0% ↓**	**72.1% ↓**
Net Debt*	**2,472**	**2,492**	**2,454**	**0.8% ↓**	**0.7% ↑**
Total Shareholders' Equity**	**5,990**	6,045	5,764	**0.9% ↓**	**3.9% ↑**
Net Debt / Total Equity	**41.3%**	41.2%	42.6%	**0.0 p.p. ↑**	**1.3 p.p. ↓**
Annualized EBITDA	**2,288**	1,910	1,931	**19.8% ↑**	**18.5% ↑**

* The adjustment disregards the corporate debt (28th debenture issue — 358th CRI) raised to amortize MRV US's Loan Agreement, matured and paid in 1Q25. Does not consider funding costs.

** The equity adjustment considers the capital contribution made to MRV US, funded by the corporate debt (28th debenture issue — 358th CRI), used to pay the Loan Agreement.

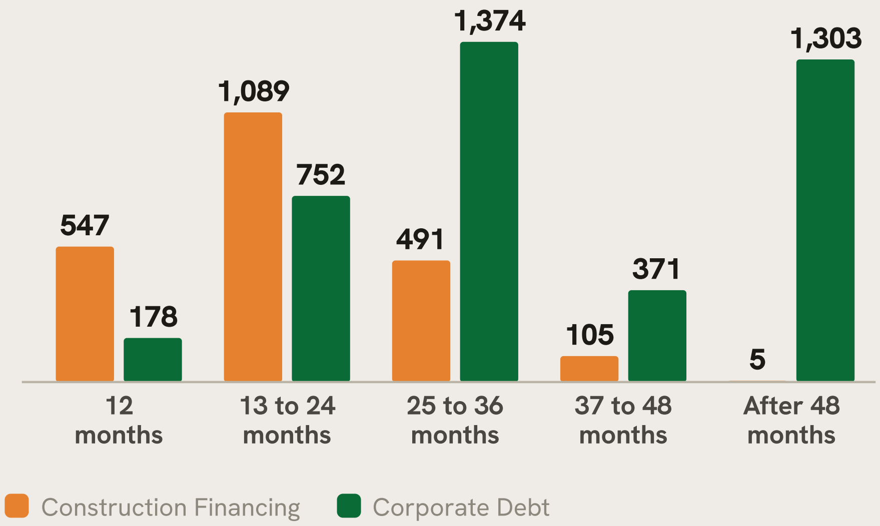
NET DEBT / ANNUALIZED EBITDA

MRV Brazil · axis anchored at zero



DEBT MATURITY SCHEDULE · BRAZIL OPERATION

R$ million



* Does not consider funding costs.

BRAZIL OPERATION DEBT (R$ million)	Outstanding Balance Jun/26	Outstanding Balance / Total (%)	Average Cost
Corporate Debt*	**3,978**	**64.0%**	**CDI – 0.26%**
Corporate Debt (CDI)	1,370	22.0%	CDI + 1.22%
Corporate Debt (IPCA)	2,364	38.0%	IPCA + 6.46%
Corporate Debt (Fixed rate)	244	3.9%	12.62%
Construction Financing (FGTS)	**997**	**16.0%**	**TR + 8.30%**
Construction Financing (SBPE)	**553**	**8.9%**	**CDI + 0.48%**
Construction Financing (Finame)	**687**	**11.1%**	**TJLP + 1.93%**
Total	**6,215**	**100%**	**13.59% (95.17% CDI)**

* The adjustment excludes the corporate debt raised to amortize MRV US's Loan Agreement, matured and paid in 1Q25.

DEBT COVENANT

0.57 limit < 0.65

(Net debt + land payables) / total equity, as defined in the indentures.

RECEIVABLES COVENANT

3.99 limit > 1.60

Record headroom in receivables coverage over debt, as defined in the indentures.

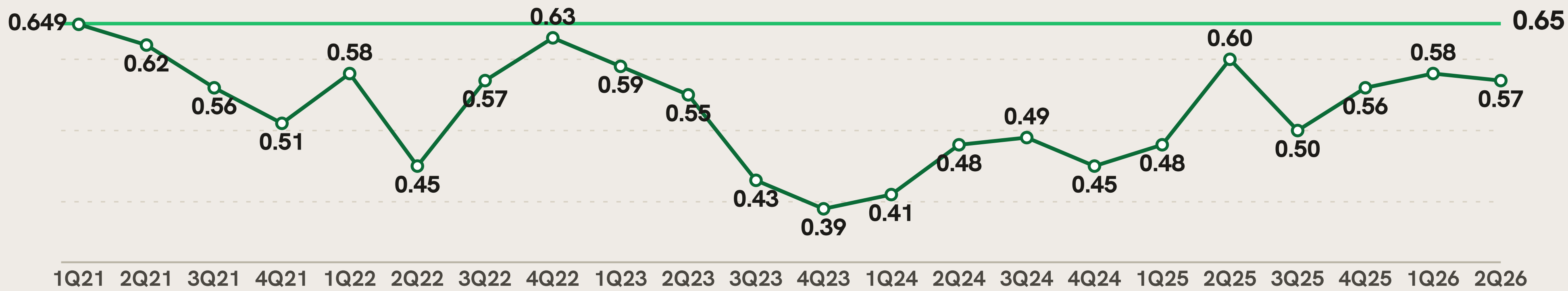
AVERAGE COST OF DEBT · BRAZIL

13.59%

equivalent to 95.17% of CDI, with an extended maturity schedule.

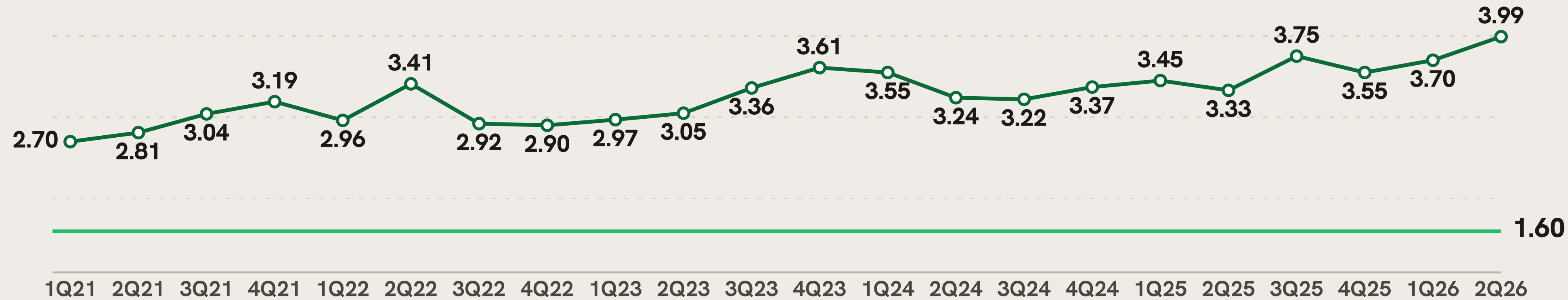
DEBT COVENANT · HISTORICAL SERIES

(Net Debt + Land Payables) / Total Shareholders' Equity · limit < 0.65 · national scale rating brA+ (S&P Global Ratings)



RECEIVABLES COVENANT · HISTORICAL SERIES

(Receivables + Gross Sales Revenue to be recognized + Inventories) / (Net Debt + Land payables + Cost of Units Sold to be recognized) · limit > 1.6



US Operation

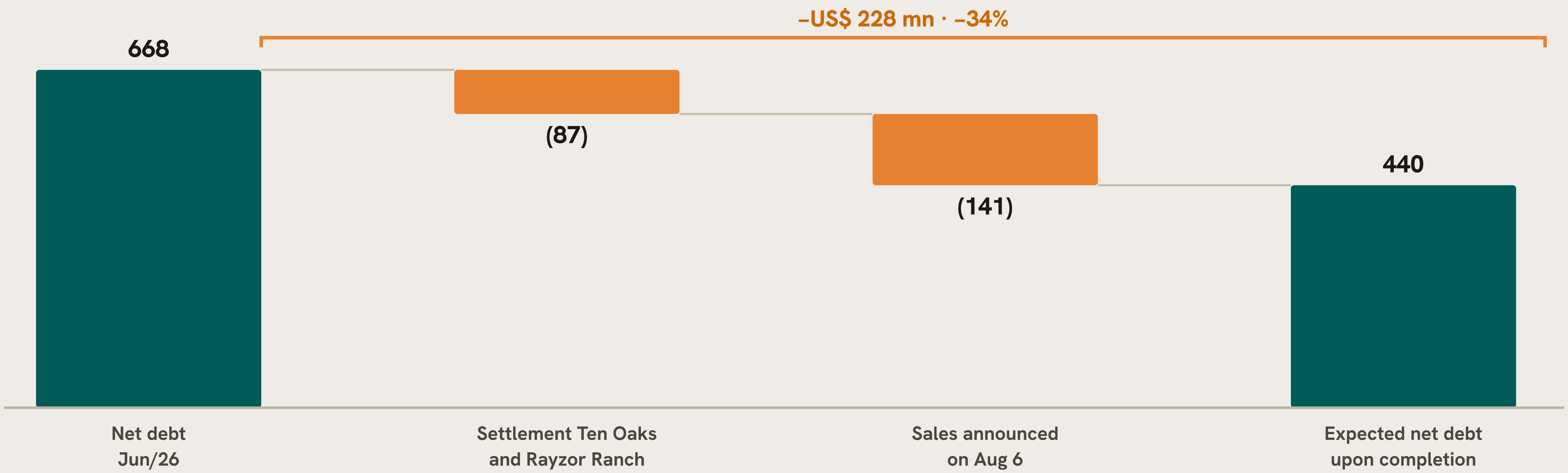
NET DEBT (US$ million)	Jun/26	mar/26	jun/25	Chg. Jun/26 x Mar/26	Chg. Jun/26 x Jun/25
US OPERATION (US$)					
Total Debt*	**713**	707	717	**0.9% ↑**	**0.5% ↓**
(–) Cash and Cash Equivalents and Securities	**(45)**	(31)	(28)	**47.6% ↑**	**59.3% ↑**
Net Debt*	**668**	**676**	**688**	**1.2% ↓**	**3.0% ↓**
Total Shareholders’ Equity**	**(153)**	(32)	61	**384.5% ↑**	**352.2% ↓**

* The adjustment includes the corporate debt raised to amortize MRV US’s Loan Agreement, matured and paid in 1Q25.

** The equity adjustment excludes the capital contribution made to MRV US to pay interest on the Loan Agreement.

NET DEBT REDUCTION · MRV US

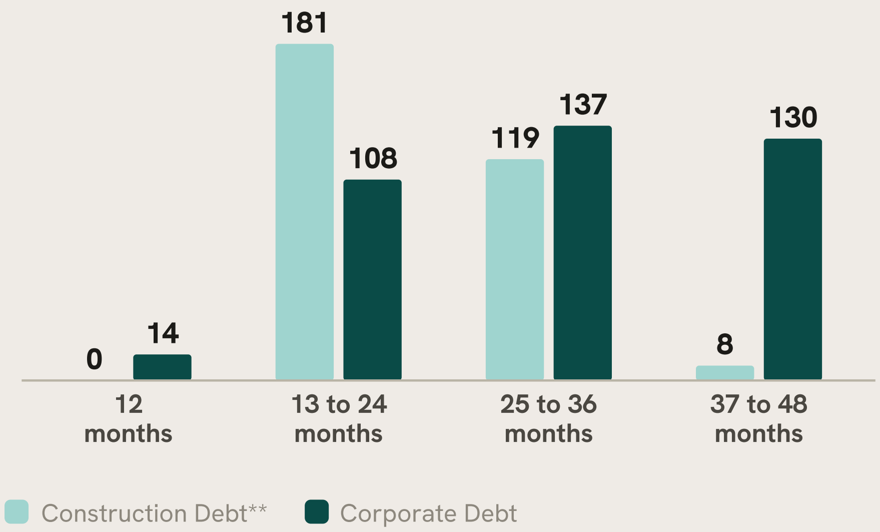
US Operation · US$ million · impact of the announced sales



US Operation net debt as of Jun 30, 2026. Effect of the announced sales on the 2Q26 position; not a projection of future debt.

DEBT MATURITY SCHEDULE · US OPERATION

US$ million



* Does not consider funding costs.

** Construction financing will be amortized with the sales of the respective projects. These debts may have their maturities extended.

US OPERATION DEBT	Outstanding Balance Jun/26 · US$ million	Average cost (p.a.)
Construction Financing	309	6.91%
Corporate Debt*	411	9.02%
Total	**719**	**8.11%**

* The adjustment includes the corporate debt raised to amortize MRV US's Loan Agreement.

AVERAGE COST OF DEBT · US

8.11% p.a.

Construction financing at 6.91% and corporate debt at 9.02% per year, on US$ 719 million of outstanding balance.

Financial **attachments**

Tables from the official release recreated as native content. Each block keeps the original image for cross-checking. Click any table to enlarge.

ATTACHMENT I · MRV REAL ESTATE DEVELOPMENT ADJUSTMENT BREAKDOWN

R$ thousand

CASH GENERATION ADJUSTMENT (R$ thousand)	2Q26	1Q26	4Q25	3Q25	2Q25	1Q25
MRV Real Estate Development	**122,565**	**87,025**	**79,958**	**(19,641)**	**(55,069)**	**(68,611)**
(-) SWAP Effect	(2,319)	(5,357)	(5,466)	(8,325)	3,830	4,426
(-) CRI interest for Loan Agreement payment (MRV US)	(23,866)	(24,900)	(24,337)	(25,484)	(22,997)	(22,252)
(=) Adjusted Cash Generation (ex SWAP and CRI MRV US)	**148,750**	**117,282**	**109,760**	**14,168**	**(35,902)**	**(50,785)**
(-) Net Effect of Credit Assignment	(101,109)	(102,638)	71,897	(12,244)	(47,012)	(76,886)
Adjusted Cash Generation	**47,641**	**14,644**	**181,657**	**1,924**	**(82,914)**	**(127,671)**

NET INCOME ADJUSTMENT (R$ thousand)	2Q26	1Q26	4Q25	3Q25	2Q25	1Q25
Net Income Attributable to Shareholders (adjusted)	**154,734**	**132,812**	**268,396**	**204,033**	**120,689**	**17,963**
SWAP Effect[1]	86,845	9,002	21,420	(6,722)	(21,873)	30,980
Net Effect of Off-Balance Assignment	44,594	54,264	53,720	30,823	31,223	34,833
CRI interest for Loan Agreement payment (MRV US)	23,866	24,900	24,337	25,484	22,997	22,252
Net Income Attributable to Shareholders	**(571)**	**44,646**	**168,919**	**154,448**	**88,342**	**(70,102)**

[1] Buyback of the Company's shares (MRVE3) through a derivative financial instrument (total return swap), carried out in 2Q25 and 4Q25.

ATTACHMENT II · CONSOLIDATED INCOME STATEMENT

R$ thousand · quarters and halves

MRV&CO RESULTS · Amounts in R$ thousand	2Q26					1Q26				
	MRV (Real Estate Dev.)	Urba (Land Development)	Luggo (Rental)	Resia (MRV US) (US Rental)	Consolidated MRV&Co	MRV (Real Estate Dev.)	Urba (Land Development)	Luggo (Rental)	Resia (MRV US) (US Rental)	Consolidated MRV&Co
Net revenue	**2,750,743**	**118,486**	**9,600**	**120,689**	**2,999,518**	**2,561,926**	**56,386**	**10,145**	**147,740**	**2,776,197**
Cost of properties sold and services rendered	(1,893,193)	(62,399)	(8,160)	(129,906)	**(2,093,658)**	(1,768,466)	(29,723)	(10,645)	(150,862)	**(1,959,696)**
Gross profit	**857,549**	**56,088**	**1,440**	**(9,217)**	**905,860**	**793,459**	**26,664**	**(500)**	**(3,122)**	**816,501**
Gross Margin	*31.2%*	*47.3%*	*15.0%*	*-7.6%*	***30.2%***	*31.0%*	*47.3%*	*-4.9%*	*-2.1%*	***29.4%***
Gross Margin ex-interest	*34.7%*	*49.1%*	*15.0%*	*-7.6%*	***33.5%***	*34.3%*	*51.1%*	*-4.9%*	*-2.1%*	***32.5%***
Operating income (expenses)	**(462,177)**	**(22,742)**	**(8,730)**	**(594,446)**	**(1,088,095)**	**(444,535)**	**(18,380)**	**(11,438)**	**(48,460)**	**(522,813)**
Selling Expenses	(258,480)	(11,509)	(3,157)	-	**(273,146)**	(245,322)	(8,837)	(3,714)	(15)	**(257,888)**
Selling Expenses / Net Revenue	*9.4%*	*9.7%*	*32.9%*	*0.0%*	***9.1%***	*9.6%*	*15.7%*	*36.6%*	*0.0%*	***9.3%***
General and Administrative Expenses	(130,409)	(8,809)	(3,168)	(16,496)	**(158,882)**	(120,582)	(7,596)	(2,856)	(15,443)	**(146,477)**
G&A / Net Revenue	4.7%	7.4%	33.0%	13.7%	**5.3%**	4.7%	13.5%	28.2%	10.5%	**5.3%**
Other operating income (expenses)	(34,142)	(1,203)	(2,405)	(577,950)	**(615,700)**	(41,113)	(1,276)	(4,868)	(33,002)	**(80,259)**
Equity in income of investees	(39,146)	(1,221)	-	-	**(40,367)**	(37,519)	(670)	-	-	**(38,189)**
Operating income before financial result	**395,372**	**33,346**	**(7,290)**	**(603,663)**	**(182,235)**	**348,924**	**8,284**	**(11,938)**	**(51,582)**	**293,688**
Financial result	**(319,789)**	**(27,751)**	**(1,982)**	**(43,676)**	**(393,198)**	**(238,053)**	**(19,418)**	**(1,757)**	**(47,458)**	**(306,686)**
Financial Expenses	(476,817)	(42,031)	(2,222)	(44,234)	**(565,304)**	(359,507)	(28,700)	(2,081)	(48,172)	**(438,460)**
Financial Income	92,767	5,964	240	558	**99,529**	77,237	5,170	324	714	**83,445**
Financial Income from customers[1]	64,261	8,316	-	-	**72,577**	44,216	4,113	-	-	**48,329**
Income before income taxes	**75,583**	**5,595**	**(9,272)**	**(647,339)**	**(575,433)**	**110,871**	**(11,134)**	**(13,695)**	**(99,040)**	**(12,998)**
Income tax and social contribution	(65,176)	(4,511)	(637)	-	**(70,324)**	(60,449)	(2,474)	(343)	-	**(63,266)**
Net Income for the Period	**10,407**	**1,084**	**(9,909)**	**(647,339)**	**(645,757)**	**50,422**	**(13,608)**	**(14,038)**	**(99,040)**	**(76,264)**
Income attributable to non-controlling interests	10,985	281	-	(30,394)	**(19,128)**	5,775	(180)	-	(4,202)	**1,393**
Net Income attributable to the Company's Shareholders	**(578)**	**803**	**(9,909)**	**(616,945)**	**(626,629)**	**44,646**	**(13,427)**	**(14,038)**	**(94,838)**	**(77,657)**
Net Margin	*0.0%*	*0.7%*	*-103.2%*	*-511.2%*	***-20.9%***	*1.7%*	*-23.8%*	*-138.4%*	*-64.2%*	***-2.8%***
Adjusted Net Income attributable to Shareholders*	**154,727**	**803**	**(9,909)**	**(71,825)**[2]	**73,796**	**132,812**	**(13,427)**	**(14,038)**	**(119,738)**[2]	**(14,391)**
Adjusted Net Margin	*5.6%*	*0.7%*	*-103.2%*	*-59.5%*	***2.5%***	*5.2%*	*-23.8%*	*-138.4%*	*-81.0%*	***-0.5%***

MRV&CO RESULTS · Amounts in R$ thousand	1H26					1H25				
	MRV (Real Estate Dev.)	Urba (Land Development)	Luggo (Rental)	Resia (MRV US) (US Rental)	Consolidated MRV&Co	MRV (Real Estate Dev.)	Urba (Land Development)	Luggo (Rental)	Resia (MRV US) (US Rental)	Consolidated MRV&Co
Net revenue	**5,312,669**	**174,872**	**19,745**	**268,429**	**5,775,715**	**4,704,185**	**138,728**	**26,622**	**122,495**	**4,992,030**
Cost of properties sold and services rendered	(3,661,660)	(92,121)	(18,805)	(280,768)	**(4,053,354)**	(3,297,770)	(72,834)	(15,703)	(154,741)	**(3,541,048)**
Gross profit	**1,651,009**	**82,751**	**940**	**(12,339)**	**1,722,361**	**1,406,414**	**65,895**	**10,919**	**(32,246)**	**1,450,982**
Gross Margin	*31.1%*	*47.3%*	*4.8%*	*-4.6%*	***29.8%***	*29.9%*	*47.5%*	*41.0%*	*-26.3%*	***29.1%***
Gross Margin ex-interest	*34.5%*	*49.7%*	*4.8%*	*-4.6%*	***33.0%***	*33.3%*	*51.5%*	*41.0%*	*-25.8%*	***32.4%***
Operating income (expenses)	**(906,715)**	**(41,121)**	**(20,168)**	**(642,906)**	**(1,610,910)**	**(851,753)**	**(31,878)**	**(20,583)**	**(1,110,345)**	**(2,014,559)**
Selling Expenses	(503,803)	(20,346)	(6,871)	(15)	**(531,035)**	(471,391)	(16,759)	(5,549)	(365)	**(494,064)**
Selling Expenses / Net Revenue	*9.5%*	*11.6%*	*34.8%*	*0.0%*	***9.2%***	*10.0%*	*12.1%*	*20.8%*	*0.3%*	***9.9%***
General and Administrative Expenses	(250,991)	(16,405)	(6,024)	(31,939)	**(305,359)**	(241,861)	(12,651)	(6,916)	(46,057)	**(307,485)**
G&A / Net Revenue	4.7%	9.4%	30.5%	11.9%	**5.3%**	5.1%	9.1%	26.0%	37.6%	**6.2%**
Other operating income (expenses)	(75,256)	(2,479)	(7,273)	(610,952)	**(695,960)**	(79,237)	(1,273)	(8,118)	(1,063,923)	**(1,152,551)**
Equity in income of investees	(76,664)	(1,892)	-	-	**(78,556)**	(59,265)	(1,194)	-	-	**(60,459)**
Operating income before financial result	**744,294**	**41,630**	**(19,228)**	**(655,245)**	**111,451**	**554,661**	**34,017**	**(9,664)**	**(1,142,591)**	**(563,577)**
Financial result	**(557,844)**	**(47,168)**	**(3,739)**	**(91,134)**	**(699,885)**	**(441,543)**	**(21,106)**	**(12,630)**	**(77,019)**	**(552,298)**
Financial Expenses	(836,326)	(70,730)	(4,303)	(92,406)	**(1,003,765)**	(689,636)	(48,241)	(13,113)	(78,754)	**(829,744)**
Financial Income	170,005	11,133	564	1,272	**182,974**	165,064	12,449	483	1,735	**179,731**
Financial Income from customers[1]	108,477	12,429	-	-	**120,906**	83,030	14,685	-	-	**97,715**
Income before income taxes	**186,451**	**(5,539)**	**(22,967)**	**(746,379)**	**(588,434)**	**113,118**	**12,911**	**(22,294)**	**(1,219,610)**	**(1,115,875)**
Income tax and social contribution	(125,625)	(6,985)	(980)	-	**(133,590)**	(78,814)	(6,267)	(83)	-	**(85,164)**
Net Income for the Period	**60,826**	**(12,524)**	**(23,947)**	**(746,379)**	**(722,024)**	**34,304**	**6,644**	**(22,377)**	**(1,219,610)**	**(1,201,039)**
Income attributable to non-controlling interests	16,761	101	-	(34,596)	**(17,734)**	16,067	6,615	-	(53,050)	**(30,368)**
Net Income attributable to the Company's Shareholders	**44,065**	**(12,625)**	**(23,947)**	**(711,783)**	**(704,290)**	**18,237**	**29**	**(22,377)**	**(1,166,560)**	**(1,170,671)**
Net Margin	*0.8%*	*-7.2%*	*-121.3%*	*-265.2%*	***-12.2%***	*0.4%*	*0.0%*	*-84.1%*	*-952.3%*	***-23.5%***
Adjusted Net Income attributable to Shareholders*	**287,535**	**(12,625)**	**(23,947)**	**(191,563)[2]**	**59,401**	**138,649**	**29**	**(22,377)**	**(208,689)[2]**	**(92,388)**
Adjusted Net Margin	*5.4%*	*-7.2%*	*-121.3%*	*-71.4%*	***1.0%***	*2.9%*	*0.0%*	*-84.1%*	*-170.4%*	***-1.9%***

[1] Financial income from customers of real estate development.

* Under the MRV Real Estate Development view, the adjustment excludes the effects of equity swap, mark-to-market of debt, gain (loss) on cash flow swap and derecognition of the assigned portfolio, and interest on the corporate debt raised to amortize the Loan Agreement, allocated to MRV US's results.

[2] Under the MRV US view, the adjustment includes interest on the corporate debt raised to amortize the Loan Agreement and excludes the impairment of the assets.

Note: Group results are presented by corporate entity, not by operating segment as shown in Explanatory Note 21 – Segment Information. All figures were rounded to the nearest thousand. When compared with the financial statements they may show differences due to decimal places.

ATTACHMENT III · CONSOLIDATED CASH FLOW STATEMENT

R$ million

CONSOLIDATED · R$ million	2Q26	1Q26	2Q25	Chg. 2Q26 x 1Q26	Chg. 2Q26 x 2Q25	1H26	1H25	Chg. 1H26 x 1H25
CASH FLOW FROM OPERATING ACTIVITIES								
Net Income for the Period	**(646)**	**(76)**	**(838)**	746.7% ↓	23.0% ↑	**(722)**	**(1,201)**	39.9% ↑
Adjustments to reconcile net income to cash used in operating activities	1,209	586	1,395	106.2% ↑	13.3% ↓	1,795	2,140	16.1% ↓
(Increase) decrease in operating assets	(143)	(465)	(442)	69.3% ↑	67.7% ↑	(608)	(965)	36.9% ↑
Increase (decrease) in operating liabilities	66	113	242	41.6% ↓	72.6% ↓	180	403	55.5% ↓
Interest paid during the period	(22)	(21)	(17)	4.9% ↓	31.9% ↓	(43)	(39)	10.5% ↓
Income tax and social contribution paid during the period	(59)	(58)	(41)	2.2% ↓	44.9% ↓	(117)	(79)	47.9% ↓
Property maintenance carried out	(26)	(24)	(25)	8.5% ↓	4.1% ↓	(50)	(47)	6.7% ↓
Amounts paid for civil, labor and tax risks	(33)	(32)	(34)	3.0% ↓	3.2% ↑	(64)	(63)	2.3% ↓
Net cash (used in) provided by operating activities	**347**	**24**	**240**	1365.5% ↑	44.2% ↑	**370**	**150**	146.6% ↑
CASH FLOW FROM INVESTING ACTIVITIES								
Decrease (increase) in securities	(439)	362	165	-	-	(76)	953	-
Advances to related parties	(28)	(12)	(5)	142.1% ↓	470.2% ↓	(40)	(16)	147.8% ↓
Receipts from related parties	10	7	3	41.1% ↑	222.8% ↑	18	13	42.5% ↑
Decrease (acquisition/contribution) in investments	6	12	(15)	53.0% ↓	-	18	(18)	-
Payment for acquisition of subsidiary / equity interest	(4)	(5)	(13)	10.5% ↑	67.7% ↑	(9)	(14)	36.8% ↑
Proceeds from sale of subsidiaries	1	483	334	99.8% ↓	99.7% ↓	484	334	44.9% ↑
Acquisitions / additions of investment properties	(11)	(6)	(46)	85.0% ↓	76.9% ↑	(16)	(193)	91.5% ↑
Acquisition of property, plant and equipment and intangible assets	(85)	(66)	(78)	29.6% ↓	9.8% ↓	(151)	(156)	3.2% ↑
Net cash (used in) provided by investing activities	**(550)**	**777**	**344**	-	-	**227**	**902**	74.9% ↓

CONSOLIDATED · R$ million	2Q26	1Q26	2Q25	Chg. 2Q26 x 1Q26	Chg. 2Q26 x 2Q25	1H26	1H25	Chg. 1H26 x 1H25
CASH FLOW FROM FINANCING ACTIVITIES								
Proceeds from share issuance	-	0	-	-	-	0	-	-
Amounts received (paid) from related-party financing	84	187	1	55.1% ↓	12516.4% ↑	271	186	45.8% ↑
Proceeds from loans, financing and debentures	1,092	1,001	767	9.0% ↑	42.3% ↑	2,093	1,694	23.6% ↑
Repayment of loans, financing and debentures	(747)	(1,272)	(1,155)	41.3% ↑	35.3% ↑	(2,018)	(2,272)	11.2% ↑
Interest paid on loans, financing and debentures	(211)	(257)	(224)	18.1% ↑	5.8% ↑	(468)	(452)	3.5% ↓
Addition of other financial liabilities	1	(39)	(82)	-	-	(38)	(141)	73.0% ↑
Sale of receivables	517	415	357	24.7% ↑	44.9% ↑	932	710	31.3% ↑
Payments of credit assignment liability	(465)	(386)	(383)	20.4% ↓	21.4% ↓	(851)	(709)	20.1% ↓
Receipts (payments) from derivative financial instruments	(5)	(25)	(47)	81.9% ↑	90.2% ↑	(30)	(61)	51.1% ↑
Capital transactions	(6)	(153)	2	95.8% ↑	-	(159)	(17)	831.9% ↓
Contributions from (distributions to) non-controlling shareholders, net	(60)	(38)	(35)	55.9% ↓	71.9% ↓	(98)	(46)	111.7% ↓
Advances from Related Parties	-	-	-	-	-	-	-	-
Net cash (used in) provided by financing activities	**201**	**(567)**	**(798)**	-	-	**(367)**	**(1,110)**	66.9% ↑
Effects of exchange rate changes on cash and cash equivalents	**(9)**	**(38)**	**2**	75.8% ↑	-	**(48)**	**(34)**	39.1% ↓
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	**(12)**	**194**	**(212)**	-	94.3% ↑	**182**	**(92)**	-
Cash and cash equivalents								
At the beginning of the period	450	256	534	76.0% ↑	15.7% ↓	256	415	38.3% ↓
At the end of the period	438	450	323	2.7% ↓	35.9% ↑	438	323	35.9% ↑

ATTACHMENT IV · MRV&CO CONSOLIDATED BALANCE SHEET

R$ million

ASSETS · R$ million	30/06/2026	31/03/2026	30/06/2025	Chg. Jun/26 x Mar/26	Chg. Jun/26 x Jun/25
CURRENT					
Cash and cash equivalents	438	450	323	2.7% ↓	35.9% ↑
Financial investments (Securities)	2,913	2,454	2,228	18.7% ↑	30.7% ↑
Receivables from real estate development	4,074	3,896	3,514	4.6% ↑	15.9% ↑
Receivables from services rendered	423	508	361	16.6% ↓	17.4% ↑
Inventories (Properties for sale)	5,982	5,719	5,450	4.6% ↑	9.8% ↑
Current Taxes Recoverable	261	276	245	5.4% ↓	6.5% ↑
Prepaid expenses	172	186	199	7.7% ↓	13.9% ↓
Derivative financial instruments	-	6.7	-	-	-
Other assets	272	232	101	17.3% ↑	170.4% ↑
Total current assets	**14,536**	**13,728**	**12,422**	5.9% ↑	17.0% ↑
IPs - Non-current assets held for sale	**1,628**	**1,680**	**2,475**	3.1% ↓	34.2% ↓
NON-CURRENT					
Financial investments (Securities)	564	519	580	8.5% ↑	2.8% ↓
Receivables from real estate development	3,699	3,679	3,298	0.5% ↑	12.1% ↑
Inventories (Properties for sale)	3,233	3,447	3,442	6.2% ↓	6.1% ↓
Deferred tax assets	188	188	188	0.0% ↑	0.0% ↑
Receivables from related parties	113	105	101	7.8% ↑	12.5% ↑
Prepaid expenses	255	240	236	6.0% ↑	7.9% ↑
Other non-current assets	894	900	853	0.6% ↓	4.9% ↑
Investments in investees	365	347	422	5.3% ↑	13.5% ↓
Investment properties	1,353	1,913	1,954	29.3% ↓	30.8% ↓
Property, plant and equipment	1,247	1,255	1,242	0.6% ↓	0.4% ↑
Intangible assets	276	247	201	11.5% ↑	36.9% ↑
Total non-current assets	**12,185**	**12,839**	**12,515**	5.1% ↓	2.6% ↓
TOTAL ASSETS	**28,350**	**28,248**	**27,412**	**0.4% ↑**	**3.4% ↑**

LIABILITIES AND SHAREHOLDERS' EQUITY · R$ million	30/06/2026	31/03/2026	30/06/2025	Chg. Jun/26 x Mar/26	Chg. Jun/26 x Jun/25
CURRENT LIABILITIES					
Suppliers	938	973	800	3.6% ↓	17.3% ↑
Payables for investment acquisition	16	17	9	3.4% ↓	87.7% ↑
Derivative financial instruments	103	-	89	-	16.1% ↑
Loans, financing and debentures	1,652	1,144	2,339	44.4% ↑	29.3% ↓
Payables for land acquisition	1,041	908	942	14.7% ↑	10.5% ↑
Advances from customers	637	522	550	22.2% ↑	15.8% ↑
Social and labor obligations	331	310	257	7.0% ↑	28.8% ↑
Tax obligations	193	179	148	7.7% ↑	30.5% ↑
Provision for property maintenance	96	110	93	12.7% ↓	3.0% ↑
Deferred tax liabilities	133	122	103	9.2% ↑	29.8% ↑
Negative equity - Investments	665	638	621	4.2% ↑	7.1% ↑
Credit assignment liability	810	778	810	4.1% ↑	0.0% ↓
Other payables	752	668	701	12.5% ↑	7.2% ↑
Total current liabilities	**7,368**	**6,369**	**7,461**	15.7% ↑	1.2% ↓
Loans and financing - Non-current assets held for sale	**1,179**	**1,043**	**1,429**	13.0% ↑	17.5% ↓
NON-CURRENT LIABILITIES					
Payables for investment acquisition	10	13	9	25.0% ↓	8.2% ↑
Derivative financial instruments	17	42	17	60.2% ↓	0.7% ↑
Loans, financing and debentures	6,994	7,237	5,513	3.4% ↓	26.9% ↑
Payables for land acquisition	2,367	2,583	2,380	8.4% ↓	0.6% ↓
Advances from customers	258	266	157	3.1% ↓	63.9% ↑
Provision for property maintenance	245	215	231	13.5% ↑	5.8% ↑
Provisions for civil, labor and tax risks	97	104	116	6.9% ↓	16.6% ↓
Deferred tax liabilities	140	137	101	2.3% ↑	38.7% ↑
Credit assignment liability	3,896	3,683	3,234	5.8% ↑	20.4% ↑
Other payables	579	674	734	14.2% ↓	21.2% ↓
Total non-current liabilities	**14,601**	**14,955**	**12,493**	2.4% ↓	16.9% ↑
SHAREHOLDERS' EQUITY					
Equity attributable to the Company's shareholders	4,578	5,215	5,158	12.2% ↓	11.2% ↓
Non-controlling interests	624	666	871	6.3% ↓	28.4% ↓
Total Shareholders' Equity	**5,202**	**5,880**	**6,029**	11.5% ↓	13.7% ↓
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY	**28,350**	**28,248**	**27,412**	0.4% ↑	3.4% ↑

ATTACHMENT V · MRV US FINANCIAL STATEMENTS

US$ thousand

ASSETS · US$ thousand	30/06/2026	31/03/2026	30/06/2025	Chg. Jun/26 x Mar/26	Chg. Jun/26 x Jun/25
CURRENT					
Cash and cash equivalents	25,104	22,402	18,654	12.1% ↑	34.6% ↑
Financial investments (Securities)	20,214	8,295	9,791	143.7% ↑	106.5% ↑
Receivables from services rendered	8,814	14,259	1,149	38.2% ↓	667.1% ↑
Inventories (Properties for sale)	1,581	1,991	6,442	20.6% ↓	75.5% ↓
Current Taxes Recoverable	-	-	1,112	-	100.0% ↓
Prepaid expenses	363	740	620	50.9% ↓	41.5% ↓
Other assets	5,815	4,973	661	16.9% ↑	779.7% ↑
Total current assets	**61,891**	**52,660**	**38,429**	**17.5% ↑**	**61.1% ↑**
IPs - Non-current assets held for sale	**314,583**	**321,966**	**453,493**	**2.3% ↓**	**30.6% ↓**
NON-CURRENT					
Other non-current assets	1,680	1,436	1,116	17.0% ↑	50.5% ↑
Investments in investees	22,851	23,782	17,526	3.9% ↓	30.4% ↑
Investment properties	222,943	321,419	310,876	30.6% ↓	28.3% ↓
Property, plant and equipment	54,202	55,836	59,576	2.9% ↓	9.0% ↓
Intangible assets	1,031	1,078	2,290	4.4% ↓	55.0% ↓
Total non-current assets	**302,707**	**403,551**	**391,384**	**25.0% ↓**	**22.7% ↓**
TOTAL ASSETS	**679,181**	**778,177**	**883,306**	**12.7% ↓**	**23.1% ↓**

LIABILITIES AND SHAREHOLDERS' EQUITY · US$ thousand	30/06/2026	31/03/2026	30/06/2025	Chg. Jun/26 x Mar/26	Chg. Jun/26 x Jun/25
CURRENT LIABILITIES					
Suppliers	11,108	11,041	12,264	0.6% ↑	9.4% ↓
Loans, financing and debentures	179,629	116,470	256,736	54.2% ↑	30.0% ↓
Advances from customers	12,000	-	-	-	-
Social and labor obligations	667	543	651	22.8% ↑	2.5% ↑
Other payables	15,996	12,178	19,347	31.4% ↑	17.3% ↓
Total current liabilities	**219,400**	**140,232**	**288,998**	**56.5% ↑**	**24.1% ↓**
Loans and financing - Non-current assets held for sale	**227,728**	**199,829**	**261,918**	**14.0% ↑**	**13.1% ↓**
NON-CURRENT LIABILITIES					
Loans, financing and debentures	176,571	257,872	76,511	31.5% ↓	130.8% ↑
Other payables	78,958	79,248	84,310	0.4% ↓	6.3% ↓
Total non-current liabilities	**255,529**	**337,120**	**160,821**	**24.2% ↓**	**58.9% ↑**
SHAREHOLDERS' EQUITY					
Equity attributable to the Company's shareholders	(113,241)	5,188	46,685	2282.7% ↓	342.6% ↓
Non-controlling interests	89,765	95,808	124,884	6.3% ↓	28.1% ↓
Total Shareholders' Equity	**(23,476)**	**100,996**	**171,569**	**123.2% ↓**	**113.7% ↓**
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY	**679,181**	**778,177**	**883,306**	**12.7% ↓**	**23.1% ↓**

MRV US INCOME STATEMENT · US$ thousand	2Q26	1Q26	2Q25	Chg. 2Q26 x 1Q26	Chg. 2Q26 x 2Q25	1H26	1H25	Chg. 1H26 x 1H25
NET REVENUE	**23,918**	**28,098**	**16,253**	14.9% ↓	47.2% ↑	**52,017**	**21,506**	141.9% ↑
COST OF PROPERTIES SOLD AND SERVICES RENDERED	(25,746)	(28,685)	(18,063)	10.2% ↓	42.5% ↑	(54,431)	(27,024)	101.4% ↑
GROSS PROFIT	**(1,828)**	**(587)**	**(1,809)**	211.3% ↓	1.0% ↓	**(2,415)**	**(5,518)**	56.2% ↑
Gross Margin	*-7.6%*	*-2.1%*	*-11.1%*	*5.6 p.p.* ↓	*3.5 p.p.* ↑	*-4.6%*	*-25.7%*	*21.0 p.p.* ↑
OPERATING INCOME (EXPENSES)								
Selling expenses	-	(3)	(30)	-	-	(3)	(64)	95.4% ↑
General and administrative expenses	(3,269)	(2,941)	(3,963)	11.1% ↑	17.5% ↓	(6,210)	(7,979)	22.2% ↓
Other operating income (expenses), net	(112,750)	(6,301)	(153,613)	1689.3% ↓	26.6% ↑	(119,051)	(190,374)	37.5% ↑
OPERATING INCOME BEFORE FINANCIAL RESULT	**(117,846)**	**(9,833)**	**(159,415)**	1098.5% ↓	26.1% ↑	**(127,679)**	**(203,934)**	37.4% ↑
FINANCIAL RESULT								
Financial expenses	(8,762)	(9,157)	(7,351)	4.3% ↓	19.2% ↑	(17,919)	(13,713)	30.7% ↑
Financial income	110	136	119	18.6% ↓	7.1% ↓	246	299	17.8% ↓
INCOME FOR THE PERIOD	**(126,498)**	**(18,854)**	**(166,647)**	570.9% ↓	24.1% ↑	**(145,352)**	**(217,348)**	33.1% ↑
INCOME ATTRIBUTABLE TO NON-CONTROLLING INTERESTS	(5,938)	(800)	(7,141)	642.0% ↓	16.8% ↑	(6,738)	(9,448)	28.7% ↑
NET INCOME ATTRIBUTABLE TO CONTROLLING SHAREHOLDERS	**(120,560)**	**(18,054)**	**(159,506)**	567.8% ↓	24.4% ↑	**(138,613)**	**(207,900)**	33.3% ↑
Net margin	*-504.0%*	*-64.3%*	*-981.4%*	*439.8 p.p.* ↓	*477.3 p.p.* ↑	*-266.5%*	*-966.7%*	*700.2 p.p.* ↑

GLOSSARY

Terms used in this report

Land Bank — land held in inventory with an estimate of future PSV (Potential Sales Value). It is the Company's land bank and comprises all land already acquired and not yet launched.

Cash — comprises the balance of cash and cash equivalents and financial investments (marketable securities).

CPC 47 and the PoC method (Percentage of Completion) — for revenue recognition the group adopted, as of January 1, 2018, CPC 47 – "Revenue from Contracts with Customers" (equivalent to IFRS 15). Sales revenue is recognized in the income statement as construction progresses, since the transfer of control occurs on a continuous basis. The method applied is therefore the so-called "PoC", the percentage of completion of each development.

Cash Burn — cash consumption measured by the change in net debt, excluding capital increases, buybacks of shares held in treasury and dividends paid, when applicable.

Net Debt — (Gross Debt + Derivative Financial Instruments – Liabilities) – (Total Cash + Derivative Financial Instruments – Assets)

Duration — weighted average maturity of the debt. It considers not only the final maturity date but also the entire payment flow, of both principal and interest.

EBITDA — Earnings Before Interest, Taxes, Depreciation and Amortization (known in Portuguese as LAJIDA). It is a widely used metric for assessing listed companies, as it represents the Company's operating cash generation — that is, how much the company generates from its operating activities alone, without considering financial effects, taxes and depreciation.

Contracted Developments — total units for which construction financing (corporate borrower) was contracted with a financial institution in the period.

Finance Charges Recognized in the Income Statement — interest that in prior periods was capitalized into Inventory (land and properties under construction) and that, upon the sale of the units/developments, is recognized in the income statement, increasing the amount of "Cost of Properties Sold and Services Rendered".

Inventory at Market Value — equivalent to the Potential Sales Value of the Company's current inventory, considering only developments already launched. It does not include the Land Bank.

FGTS — Fundo de Garantia do Tempo de Serviço, a compulsory severance reserve fund into which employers deposit 8% of employees' salaries each month. FGTS funds are managed by Caixa Econômica Federal and are used as a funding source for affordable housing programs, such as the Minha Casa Minha Vida program (MCMV).

Launch — occurs when the development is made available for sale.

Earnings per share — basic earnings per share is calculated by dividing the net income for the quarter attributable to holders of the parent company's common shares by the weighted average number of common shares outstanding during the period, excluding treasury shares, if any.

LUGGO — an MRV&CO group startup focused on renting properties built exclusively for that purpose, packed with living services and technology, designed to improve the customer experience (https://alugue.luggo.com.br/).

Marketplace — a platform connecting the supply of and demand for products or services; in short, a marketplace works as a virtual shopping mall.

Minha Casa Minha Vida (MCMV) — the Minha Casa Minha Vida program, known as MCMV, is the Federal Government's national housing program, which replaced Casa Verde e Amarela (CVA) on February 14, 2023, and was originally created in March 2009. The program targets low- and middle-income families and aims to reduce the housing deficit.

MRV US — a holding company controlled by MRV and headquartered in the United States, which holds a direct interest in AHS Development and an indirect interest in AHS Residential (Resia).

NAV — Net Asset Value.

Novo Mercado — a special listing segment of B3 with enhanced corporate governance rules, which the Company has been part of since July 23, 2007.

Land swap — a land acquisition arrangement under which the landowner receives a given number of units of the development to be built on that land.

SFH funds — funds from the Housing Finance System (SFH) originate from the severance reserve fund (FGTS) and from savings account deposits (Brazilian Savings and Loan System – SBPE).

Resia — a United States–based developer controlled by MRV (https://www.liveresia.com/).

Backlog of Results from Property Sales — refers to the result of the balance of contracted property sales relating to properties not yet completed and their respective budgeted costs still to be incurred.

ROE — Return On Equity. ROE is defined as the ratio between net income attributable to controlling shareholders and the average equity attributable to controlling shareholders.

SBPE — Brazilian Savings and Loan System – bank financing funded by savings deposits.

URBA — a residential land development company controlled by MRV (https://vivaurba.com.br/).

Completed Units — units finished by the engineering department. Recorded after construction is completed.

Units Produced — units produced as measured by construction progress, on an equivalent-construction basis.

Units Transferred — number of customers (individuals) who signed their mortgage financing with a financial institution in the period.

Net Contracted Sales — gross contracted sales less cancellations in the period.

SoS (Sales over Supply) — sales over supply is an indicator used in the analysis of real estate supply. Its main purpose is to show the percentage of units sold relative to the total units available in the period.

Net SoS — Net Contracted Sales / (Inventory at Market Value at the beginning of the period + Launches in the Period)

Launched PSV — equivalent to total launched units multiplied by the estimated average sales price of the units.

08

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Download the official release (PDF) ↓

The official document filed with the CVM is the PDF. This page is an interactive summary of the same content.

About MRV&CO: a housing solutions platform operating in Brazil and the United States through the MRV, Sensia, Urba, Luggo and Resia brands.

Relationship with the independent auditors: in accordance with CVM Resolution 162/22, we inform that our independent auditors – Ernst & Young Auditores Independentes ("EY") – did not provide, during the first half of 2026, any material services other than those related to the external audit. The Company's policy on engaging independent audit services ensures that there is no conflict of interest, loss of independence or loss of objectivity.

The statements contained in this document regarding business outlook, projections of operating and financial results and those related to MRV's growth prospects are merely forecasts and, as such, are based solely on management's expectations for the future of the business.

These expectations depend substantially on the approvals and permits required for project authorization, on market conditions and on the performance of the Brazilian economy, of the industry and of international markets, and are therefore subject to change without prior notice.

This performance report includes non-accounting data such as operating and financial information and projections based on the expectations of the Company's management. Non-accounting data, such as volumes and amounts of Launches, Contracted Sales, inventory at market value, Land Bank, Backlog of Results, cash consumption and projections, have not been reviewed by the Company's independent auditors.

The EBITDA presented in this report represents net income before financial result, finance charges included in the cost of properties sold, income tax and social contribution, depreciation and amortization expenses and non-controlling interests. MRV understands that the reversal of the present value adjustment on receivables from units sold and not yet delivered, recorded as gross operating revenue, is part of its operating activities and therefore this revenue was not excluded from the EBITDA calculation. EBITDA is not a measure of financial performance under Brazilian accounting practices or IFRS, nor should it be considered in isolation, or as an alternative to net income, as a measure of operating performance, or as an alternative to operating cash flows, or as a measure of liquidity. Because its calculation does not consider financial result, finance charges included in the cost of properties sold, income tax and social contribution, depreciation and amortization expenses and non-controlling interests, EBITDA serves as an indicator of MRV's general economic performance, which is not affected by changes in the income tax and social contribution burden or by depreciation and amortization levels. EBITDA, however, has limitations that impair its use as a measure of MRV's profitability, as it does not consider certain costs arising from MRV's business that could materially affect MRV's profits, such as financial result, taxes, depreciation and amortization, capital expenditure and other related charges.