



Earnings Presentation

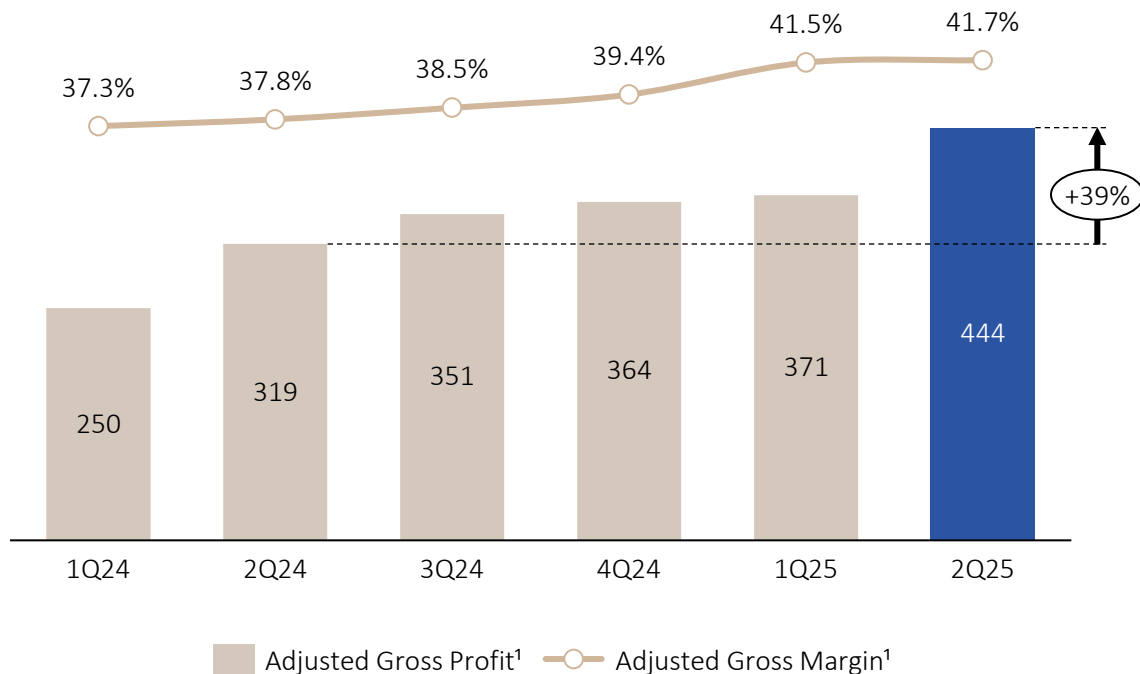
August 12, 2025



2Q25 Highlights

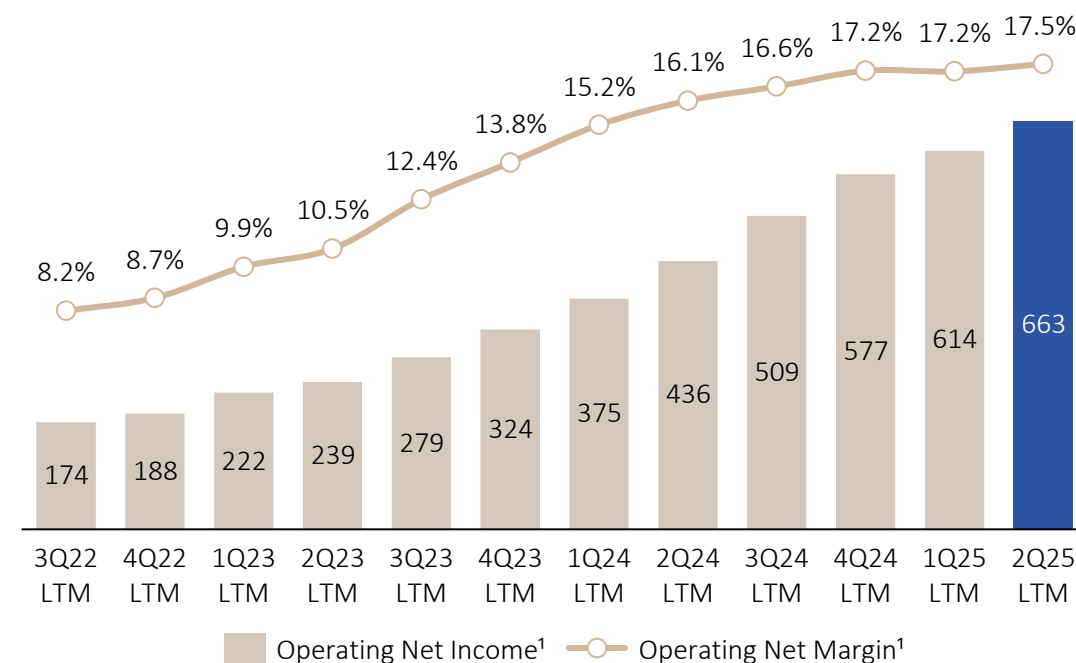
Adjusted Gross Margin¹ Track Record

BRL million and %



Operating Net Income² Track Record - LTM

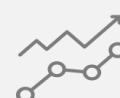
BRL million and %



2Q25 Net Revenue
BRL 1.1 bn
 (+26% vs. 2Q24)



Backlog Margin
44.9%
 (+1.5 p.p. vs. 2Q24)



Annualized ROE²
34%
 (+8.7 p.p. vs. 2Q24)



Dividends
BRL 347 mn
 (BRL 2.1 bn since the IPO)

1 - Adjusted Gross Profit and Gross Margin: adjustment excluding capitalized interest.

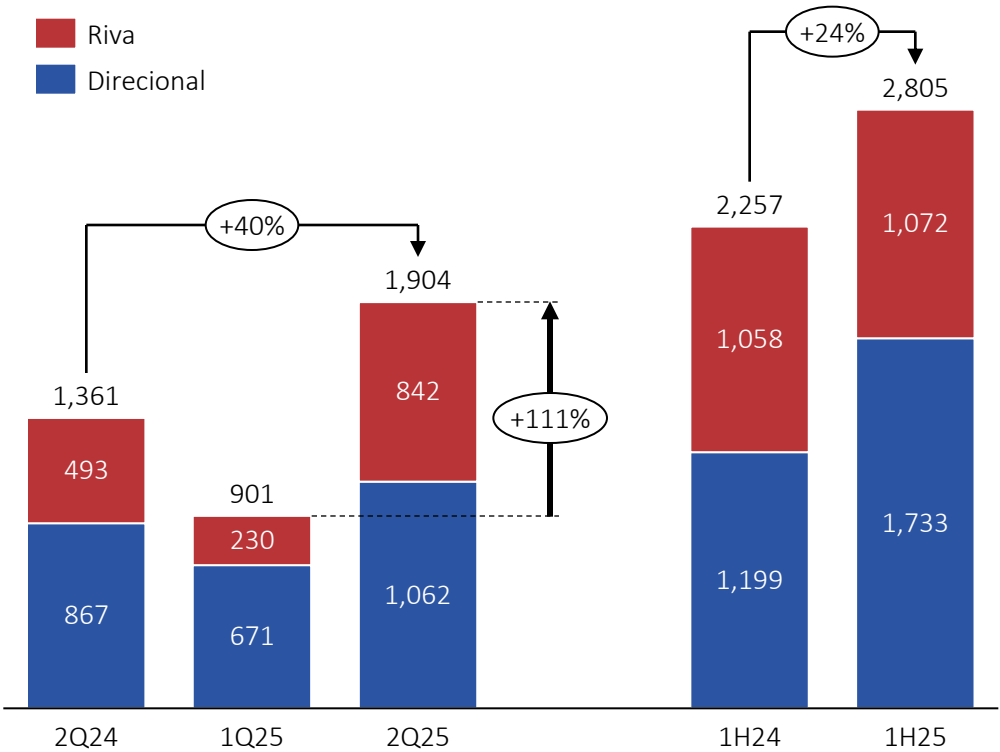
2 - Adjustment excluding non-recurring result allocated to "Other Operating Income and Expenses", expenses with sales of receivables and equity swap result, as applicable.



Operating Highlights

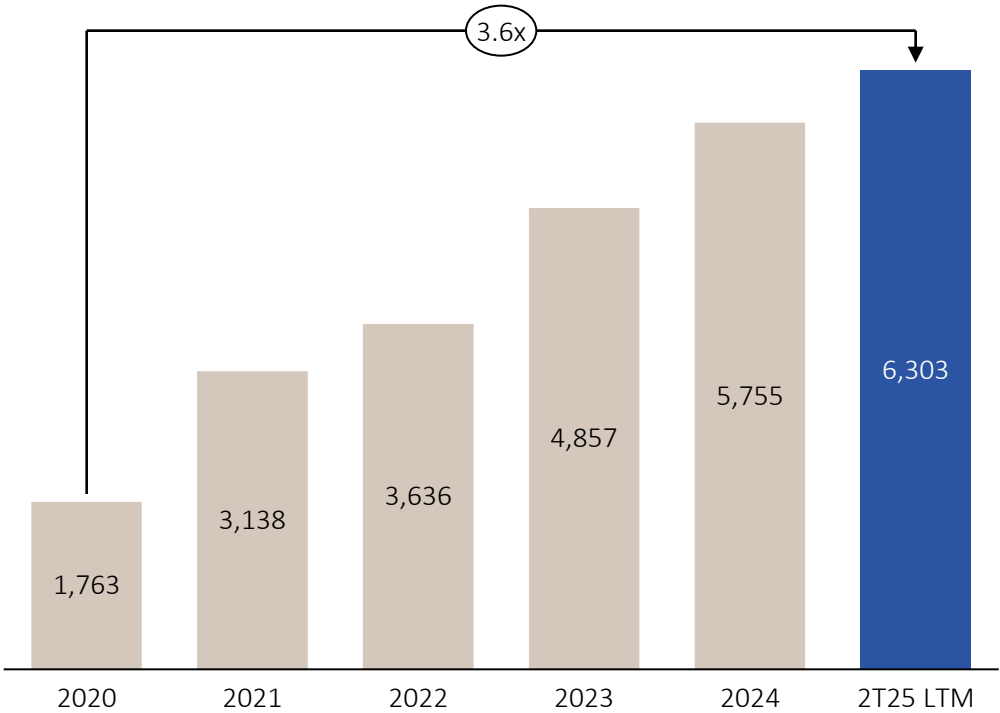
Launches

PSV 100% - BRL million



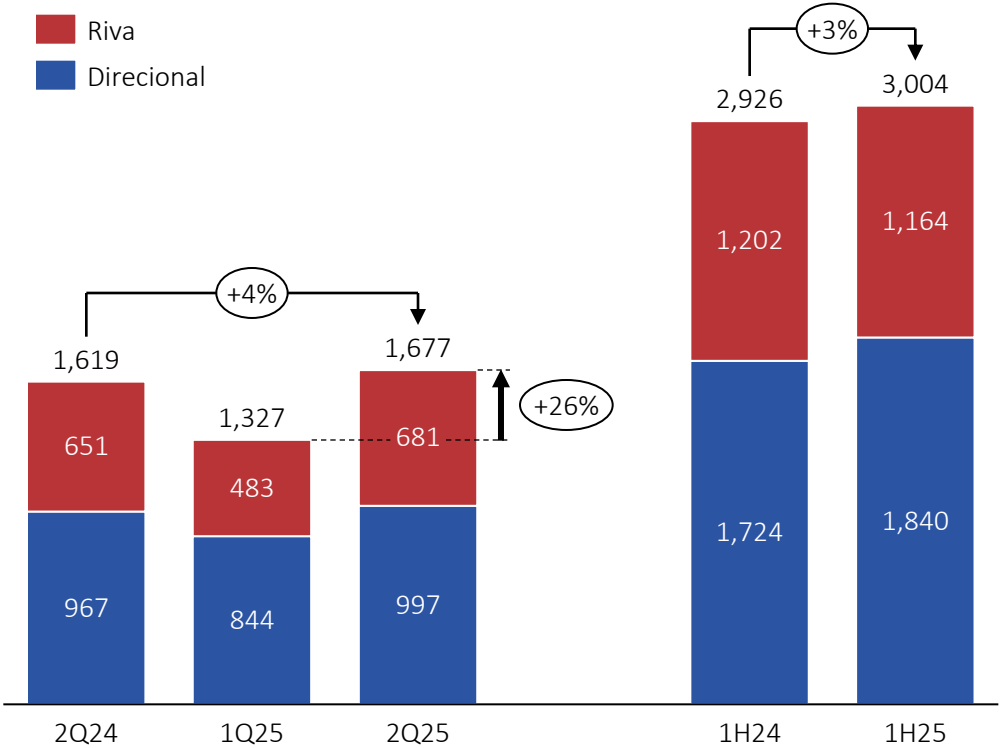
Launches Track Record

PSV 100% - BRL million



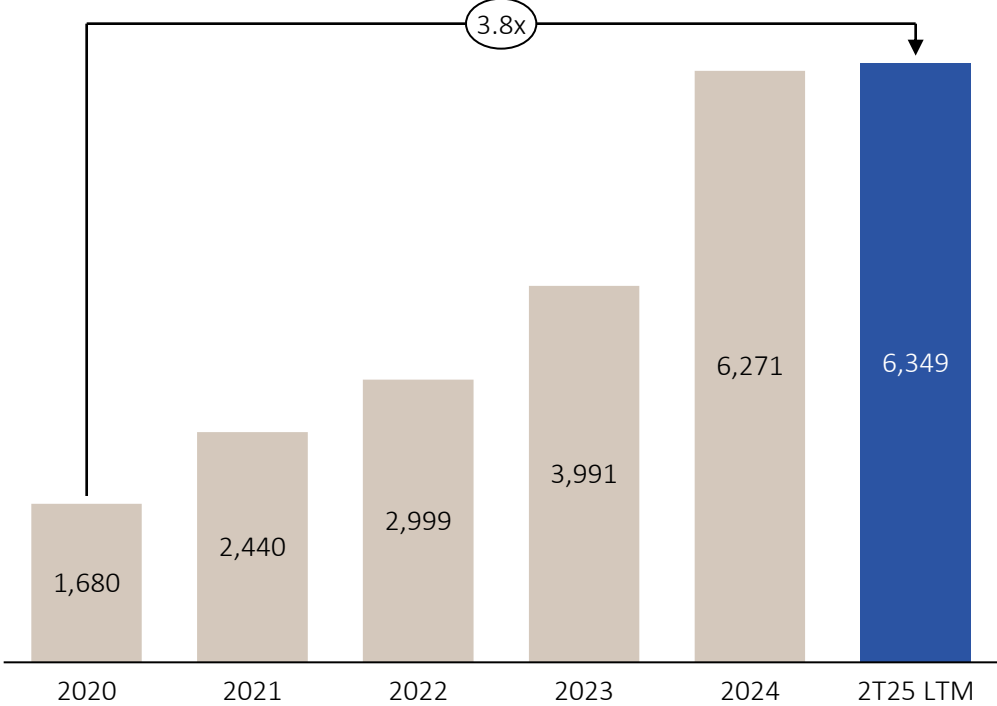
Net Sales

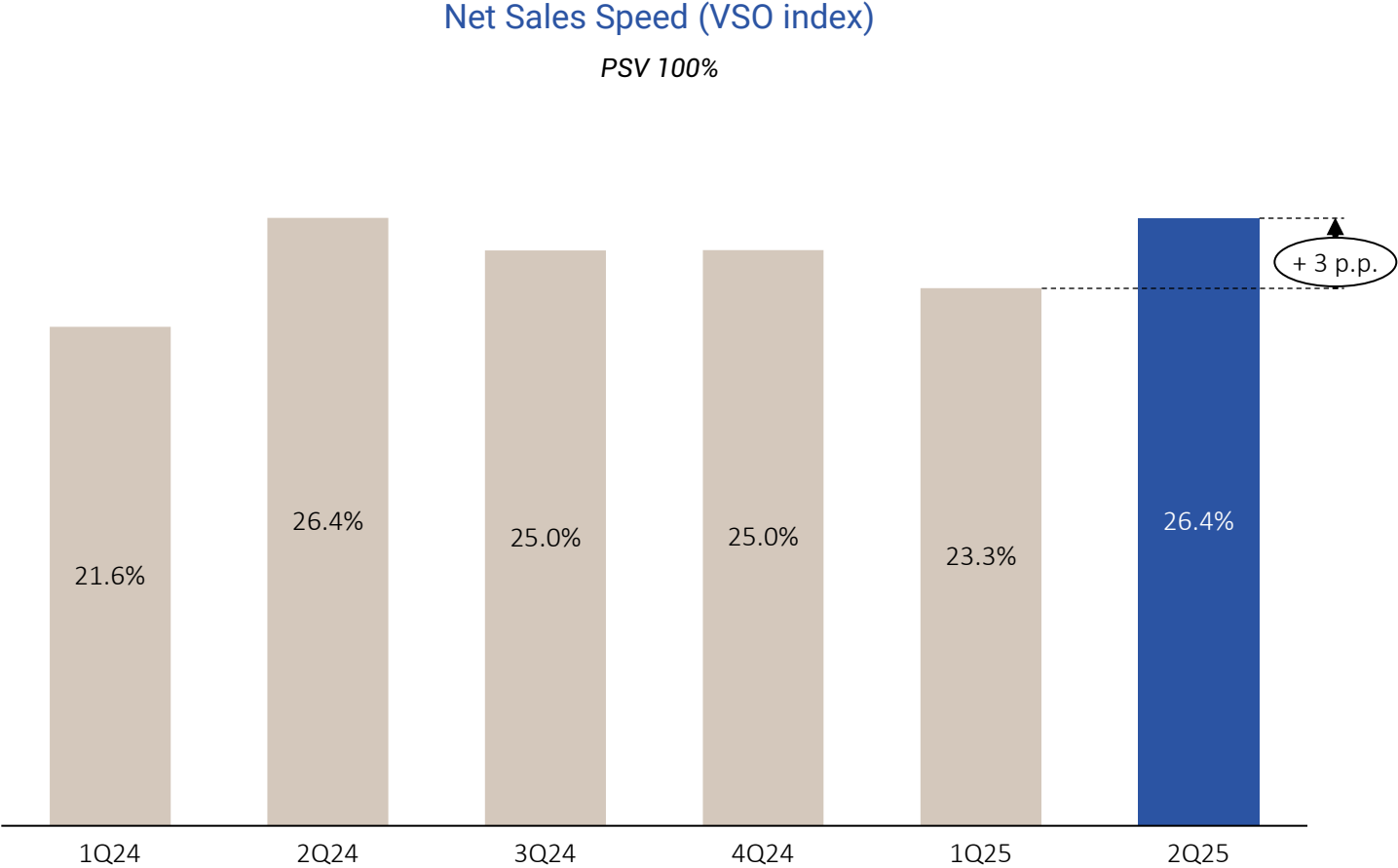
PSV 100% - BRL million



Net Sales Track Record

PSV 100% - BRL million



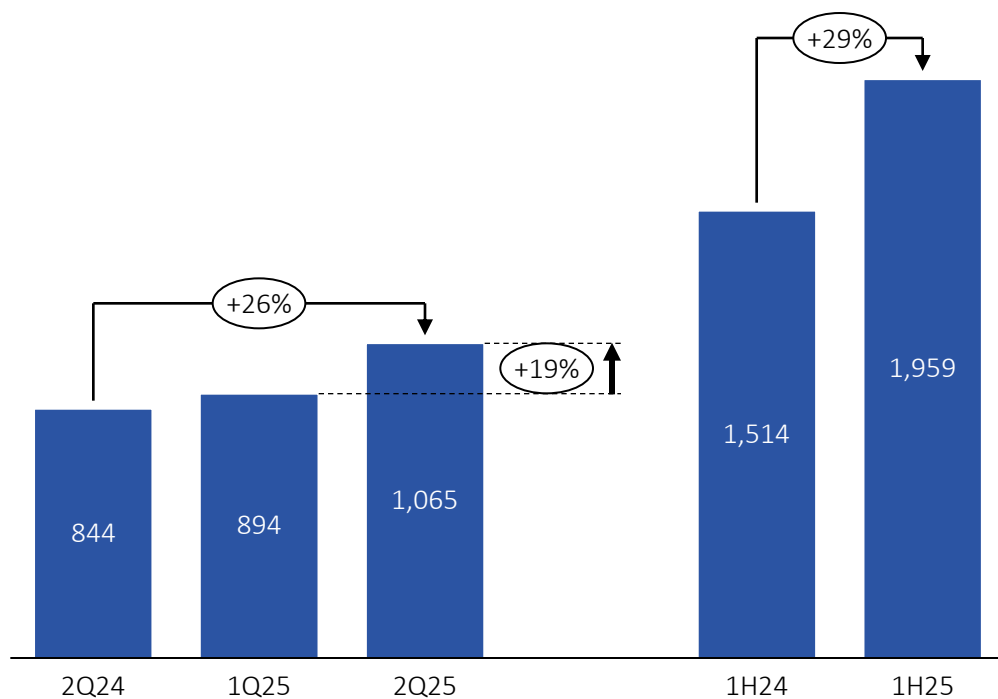




Financial Highlights

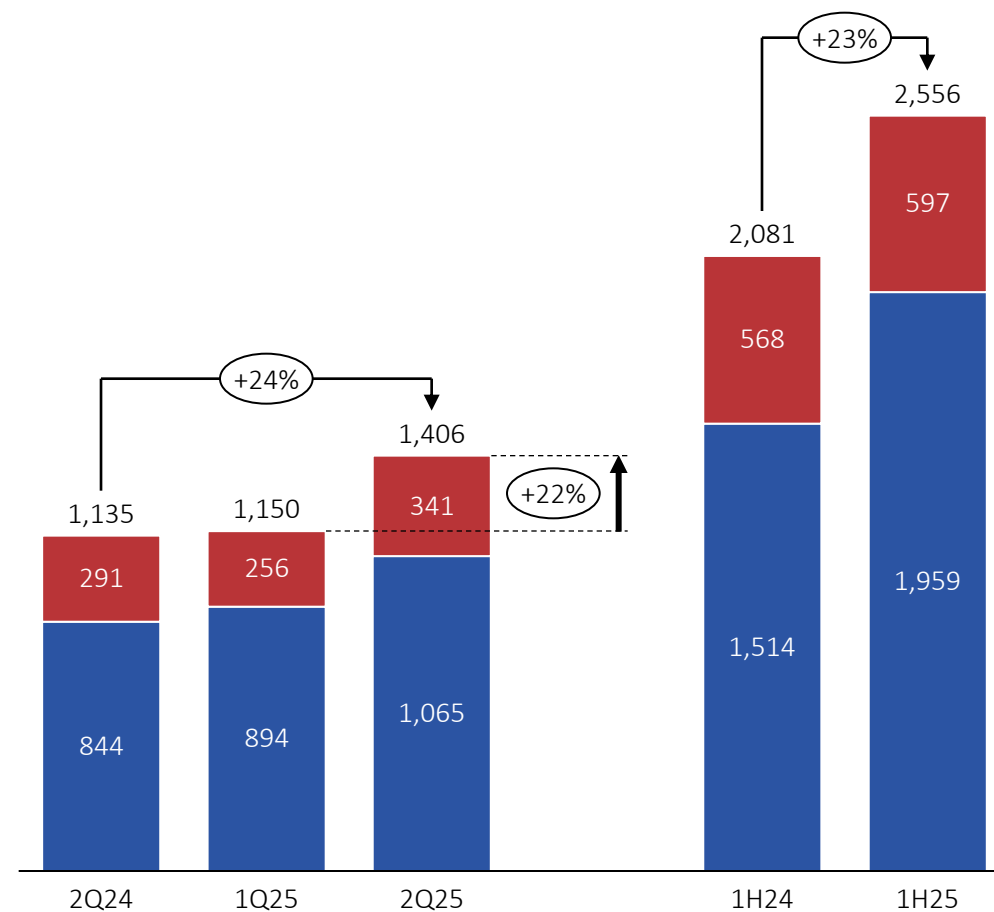
Net Revenue

BRL million



Total Net Revenue¹

BRL million

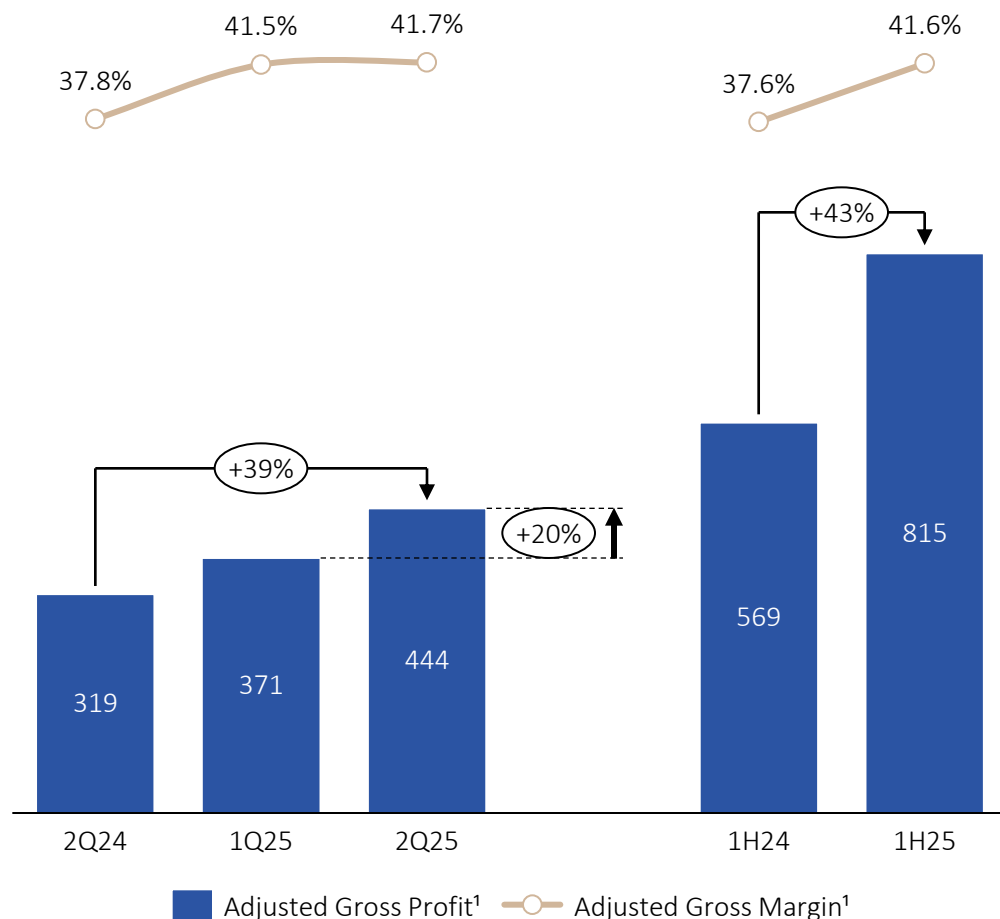


■ Non-consolidated Net Revenue (non-consolidated SPVs)
■ Consolidated Net Revenue

1 - Total Net Revenue: adjustment including Net Revenue from non-consolidated SPVs.

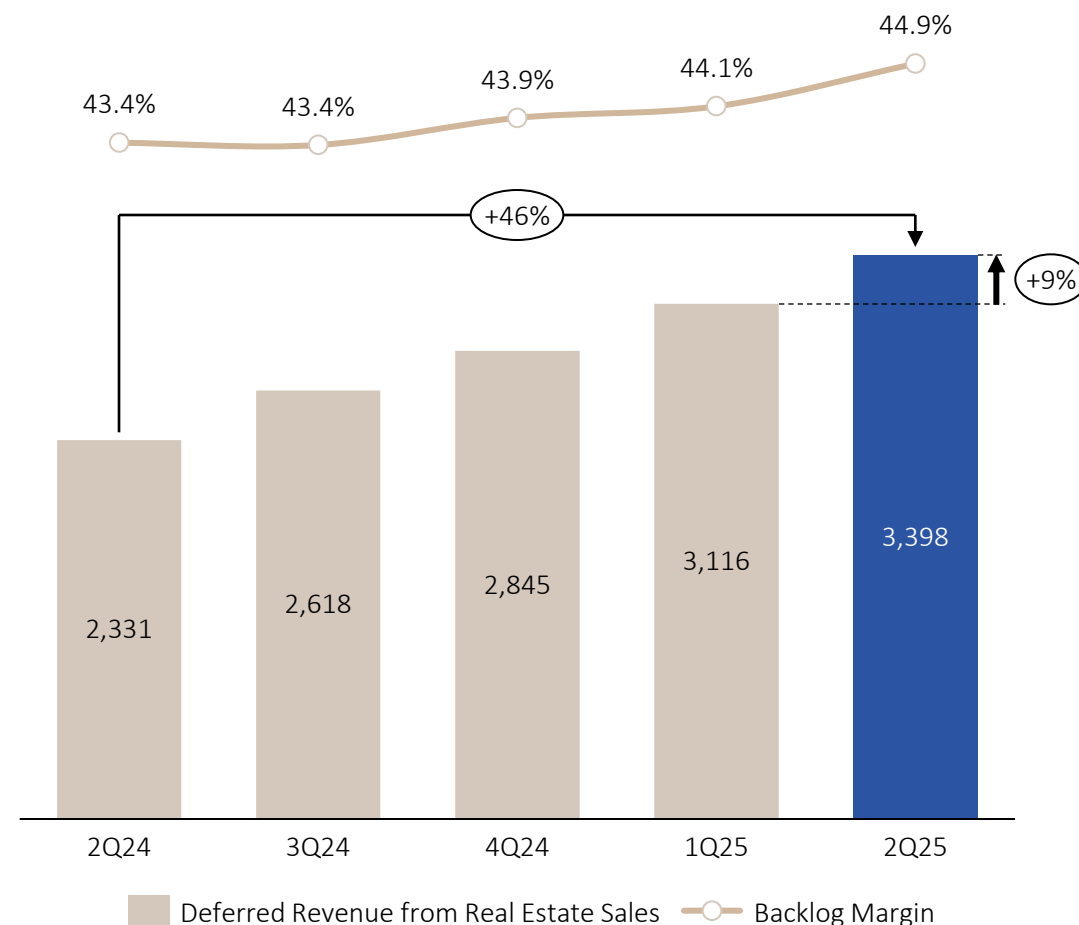
Adjusted Gross Profit¹

BRL million and %



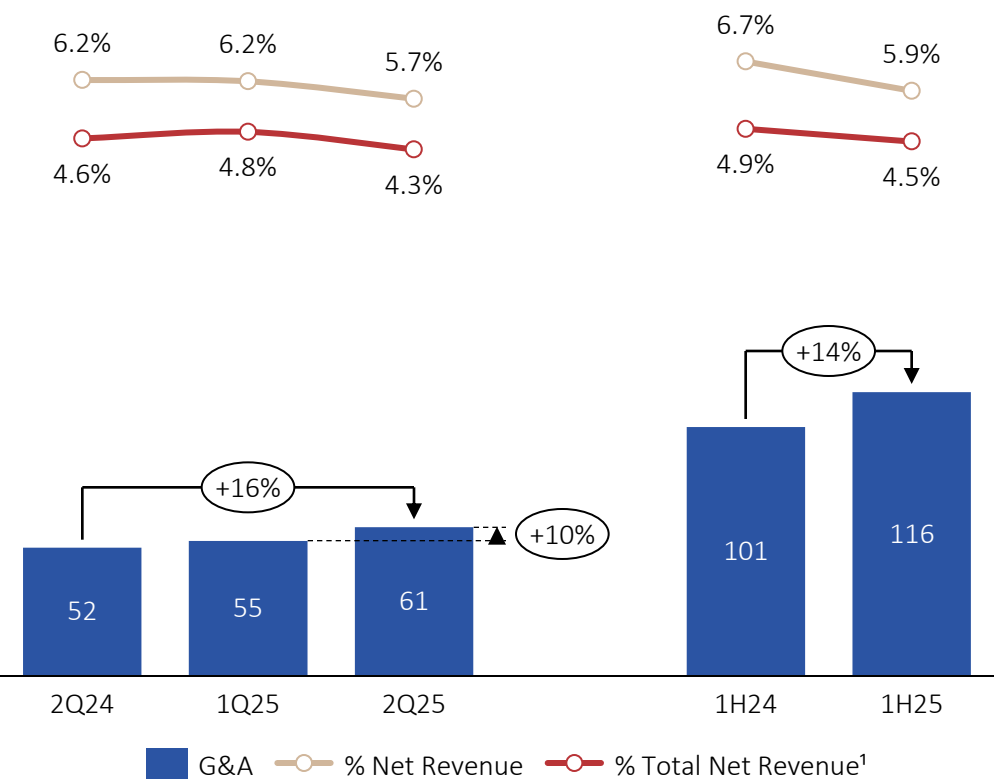
Deferred Revenue from Real Estate Sales

BRL million and %



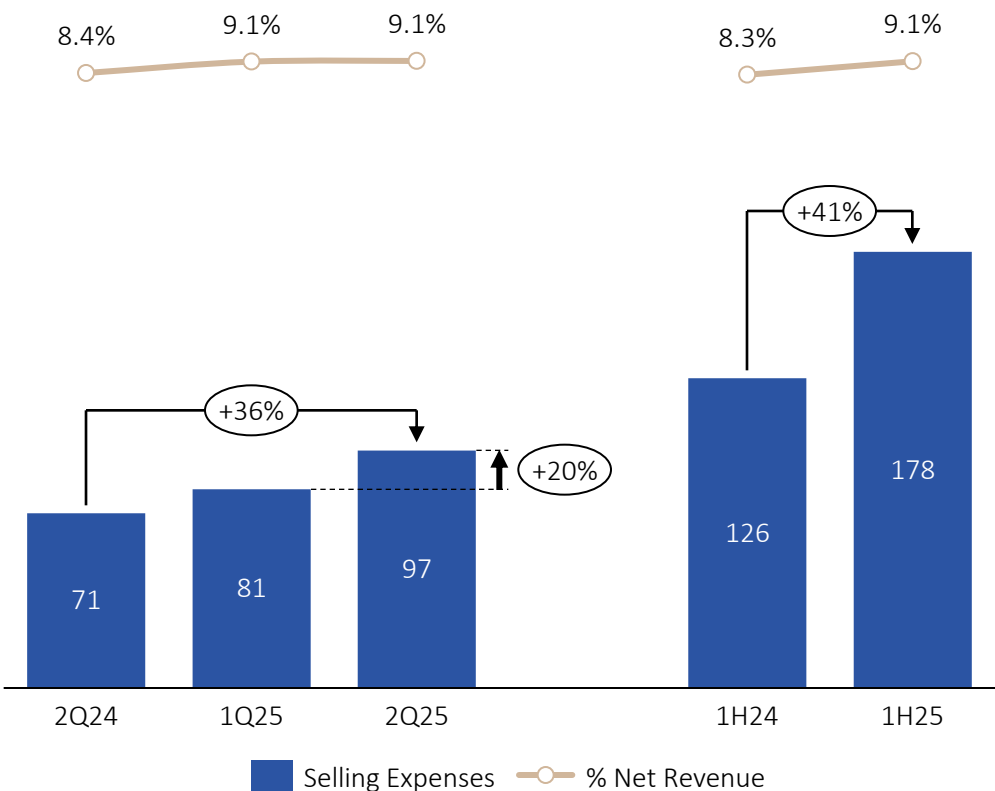
G&A Expenses

BRL million and %



Selling Expenses

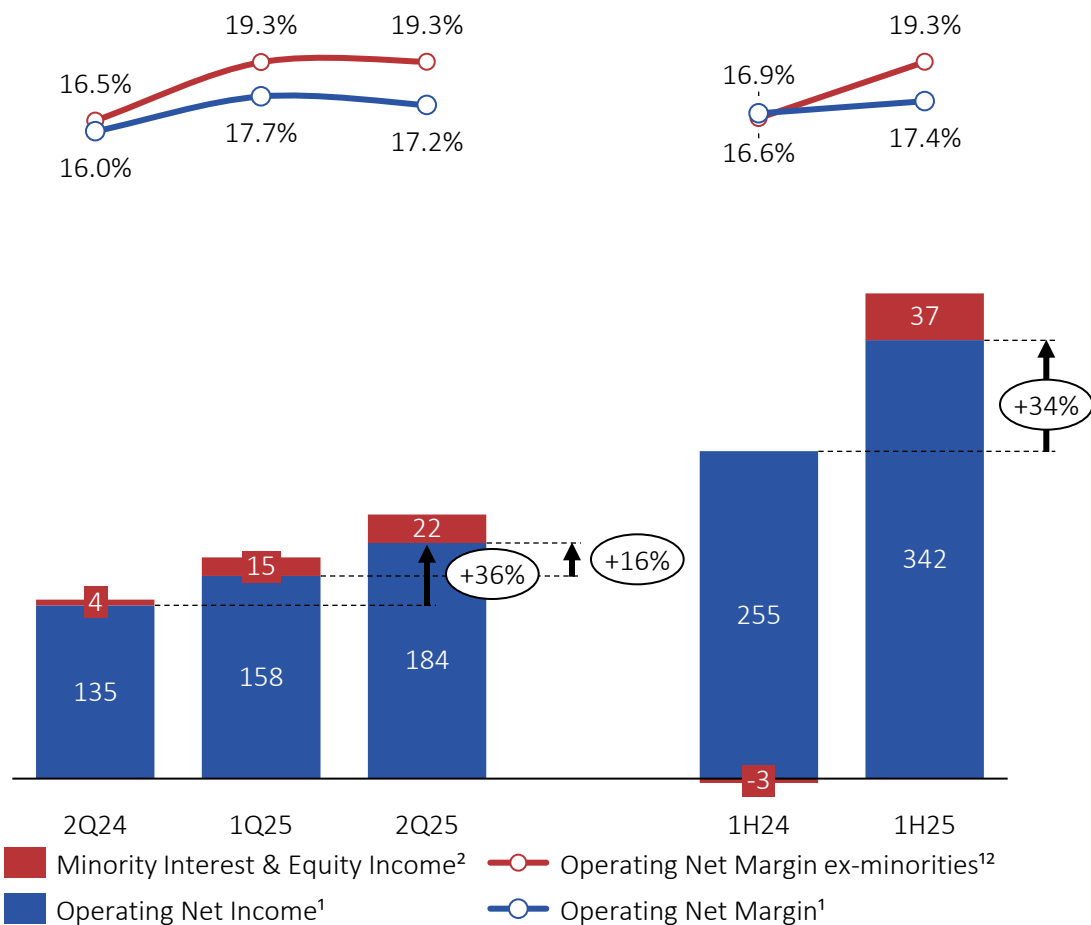
BRL million and %



1 - Total Net Revenue: adjustment including Net Revenue from non-consolidated SPVs.

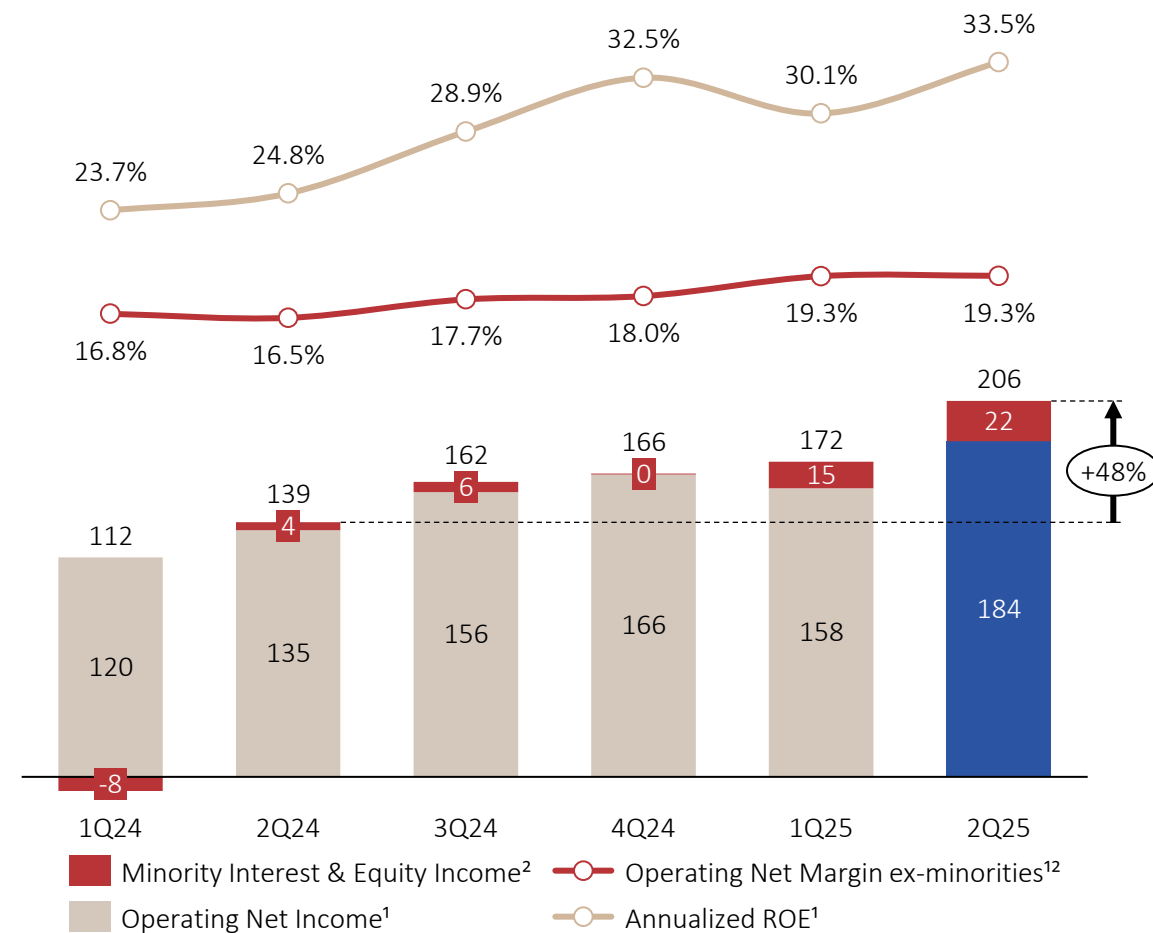
Operating Net Income¹

BRL million and %



Operating Net Income¹ Track Record

BRL million and %

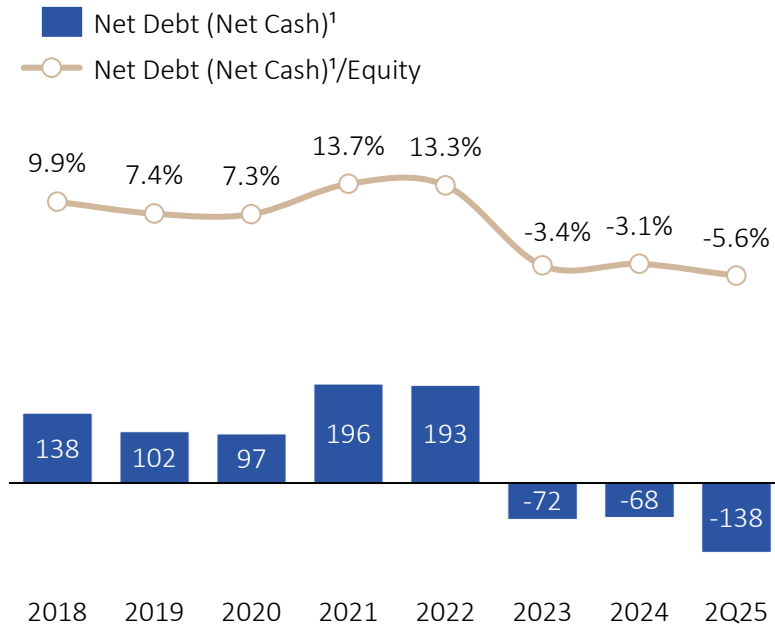


1 - Adjustment excluding non-recurring result allocated to "Other Operating Income and Expenses", expenses with sales of receivables and equity swap result, as applicable.

2 - Total amount reported under Minority Interest and Equity income in the Company's Financial Statements.

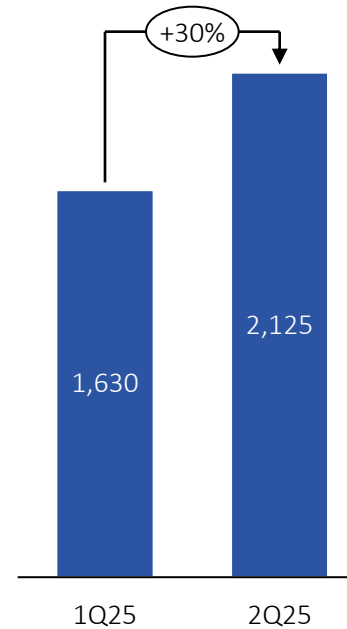
Net Debt¹ and Leverage Ratio

BRL million and %



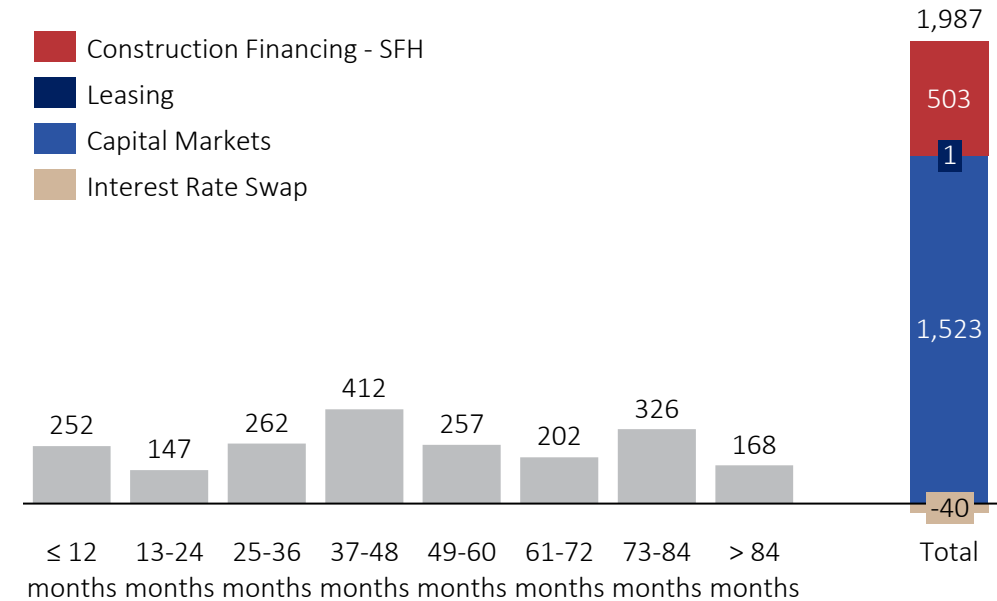
Cash Position

BRL million



Debt Amortization Schedule

BRL million



- Leverage ratio: Net Debt (Net Cash)-to-Equity of -5.6% (net cash position: BRL 138 million).
- At the end of 2Q25, weighted average maturity of debt of 55 months: the longest in the sector.
- Subsequent event: BRL 600 million in new CRI issuance (average maturity of debt extended to 71 months).

brAAA
S&P Global
 Ratings

1 - Net Debt (Net Cash): Loans and Financing Operations reduced by Cash and Cash Equivalents and Short-term Investments plus the balance of interest rate swap contracts.

This presentation contains certain forward-looking statements concerning the business prospects, projections of operating and financial results and growth potential of the Company, which are based on management's current expectations and estimates of the future performance of the Company. Although the Company believes such forward-looking statements are based on reasonable assumptions, it can give no assurance that its expectations will be achieved. Expectations and estimates that are based on the future prospects of the Company are highly dependent upon market behavior, Brazil's political and economic situation, existing and future regulations of the industry and international markets and, therefore, are subject to changes outside the Company's and management's control. The Company undertakes no obligation to update any information contained herein or to revise any forward-looking statement as a result of new information, future events or other information.

IR Team

ri.direcional.com.br/en
ri@direcional.com.br

(+55 31) 3431-5509 | (+55 31) 3431-5512

DIRR
B3 LISTED NM

IBOVESPA B3 IBRX100 B3 IMOB B3 SMLL B3 ITAG B3 IDIV B3 IBSD B3 IBRA B3
IGC-NM B3 IGC B3 IGCT B3 INDX B3 IGPTWB3 IDIVERSA B3 ICON B3