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Belo Horizonte, August 11, 2026 - A **Direcional Engenharia S/A**, one of the largest homebuilders and real estate development companies in Brazil, focused on the development of low-income and mid-income projects, and operating in several regions of the Brazilian territory, discloses here its operating and financial statements for the second quarter of 2026 (2Q26). Unless otherwise expressed, the information in this document is expressed in the national currency (Brazilian Reais – R$ or BRL) and the Potential Sales Value (PSV) demonstrates the consolidated value (100%). The Company's consolidated financial statements are prepared in accordance with accounting practices adopted in Brazil, which are based on Brazilian Corporate Law and on the regulations issued by the Brazilian Securities Commission (CVM).

2Q26 EARNINGS RELEASE

✓ **ADJUSTED GROSS MARGIN[1] OF 42.8% IN 2Q26, UP 110 BPS FROM 2Q25**

✓ **NET REVENUE OF BRL 1.3 BILLION IN THE QUARTER, UP 20% FROM 2Q25**

✓ **ANNUALIZED ROE OF 35% IN THE QUARTER**

✓ **CASH GENERATION[2] OF BRL 130 MILLION IN THE QUARTER, WITH OPERATING CASH GENERATION[3] OF BRL 80 MILLION**

OTHER HIGHLIGHTS

- **Gross Sales** of BRL 2.0 billion in 2Q26, the highest level in the Company's history
- **Net Revenue** totaled BRL 2.4 billion in the first half of the year (1H26), up **25%** compared to 1H25
- **Total Net Revenue[4]** of BRL 1.6 billion in the quarter and BRL 6.0 billion over the last twelve months (2Q26 LTM)
- **Deferred (Backlog) Revenue** of BRL 4.1 billion at the end of 2Q26, with a **Backlog Margin** of 43.9%
- **EBITDA** reached BRL 311 million in the quarter, 27% above 2Q25, with an **EBITDA Margin** of 24.3% (+140 bps in the period)
- **Net Income** of BRL 202 million in 2Q26 and BRL 415 million in 1H26
- **Leverage Ratio (Net Debt-to-Equity)** declined by 6 p.p. in the quarter, reaching 18.0%

1 - Adjustment excluding capitalized interest in cost.
2 - Cash Generation/Consumption: change in adjusted net debt, excluding dividend payments, share repurchases, and changes in the balance of interest rate swap contracts.
3 - Operating Cash Generation/(Consumption): accounting cash generation excluding the effects of asset monetizations and the change in the policy adopted by *Caixa Econômica Federal* for the deposit of funds from transfer agreements.
4 - Including revenue from non-consolidated SPVs (non-controlled and jointly controlled).

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MESSAGE FROM THE BOARD

We are pleased to present our results for the second quarter of 2026, along with our perspective on the current business environment. We achieved our strongest quarterly performance across many of our key operating metrics, delivering significant growth compared to the previous year despite the impact of seasonal factors during the period.

We significantly accelerated our launch activity in 2Q26, more than doubling the PSV launched in 1Q26 to reach a total of BRL 2.1 billion. In total, more than 5.5 thousand new units were launched during the quarter. In the first half of the year, launches totaled BRL 3.1 billion, while over the last twelve months ended June (2Q26 LTM), launched PSV reached BRL 7.1 billion.

Gross Sales reached BRL 2.0 billion in 2Q26, marking the strongest quarterly performance in the Company's history. The result reinforces the robust momentum experienced by the segment during the first half of the year. It is worth noting, however, that sales conversion slowed temporarily during the final weeks of the quarter, particularly in the last two weeks of June, a period that coincided with the FIFA World Cup and major regional events in some of the markets where we operate. Although this temporarily affected the expected sales volume, we maintained quarterly VSO at 23%, with Net Contracted PSV totaling BRL 1.7 billion.

In the first half of the year, Net Sales totaled BRL 3.2 billion, while in 2Q26 LTM, the metric reached BRL 6.4 billion.

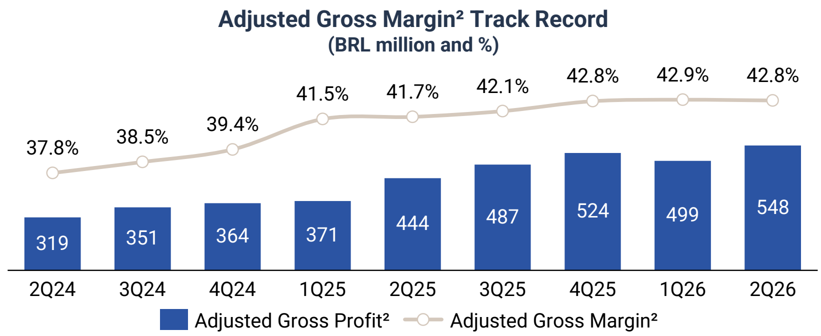
When discussing sales, it is also important to consider that, despite the strong demand we have been seeing for Direcional and Riva products, cancellations remained above their historical average. In this context, the main driver continued to be cancellations in markets where regional housing subsidies were either discontinued or faced operational constraints. As we had already anticipated in our latest Operational Preview, more than 600 units were canceled in Manaus alone, of which 98% have already been resold outside the state housing program.

Accordingly, we remain committed to reducing the backlog of units under these conditions. Our expectation is to gradually bring cancellations back to levels closer to their historical average over the coming quarters.

Driven by strong sales performance and the significant progress of construction works throughout the quarter, we achieved a new record in Net Revenue, recognizing BRL 1.3 billion in 2Q26, up 10% compared to 1Q26 and 20% compared to 2Q25. In the first half of the year, Net Revenue totaled BRL 2.4 billion, representing growth of 25% over the same period of 2025.

Considering Total Net Revenue[1], which also includes revenue generated by non-controlled and jointly controlled SPVs, the total amount reached BRL 1.6 billion in 2Q26. As a result, over the last twelve months, this metric surpassed BRL 6.0 billion. It is worth noting that, despite the temporary slowdown in sales conversion observed during the second half of June, we still achieved a new record for this indicator. Had sales conversion remained at the pace observed during the rest of the quarter, we estimate that this result would have been even stronger. We remain committed to further expanding this metric while maintaining our focus on sales quality and operational efficiency across our construction sites.

It is precisely this combination of disciplined product pricing and rigorous cost control that resulted in Adjusted Gross Profit² of BRL 548 million in the quarter, representing growth of 10% compared to the previous quarter and 23% compared to the same period last year. Adjusted Gross Margin² reached 42.8%, remaining in line with recent quarters and expanding by 110 bps compared to the previous year, further reinforcing the consistency of the Company's operational efficiency.



It is worth noting the increase in capitalized interest allocated to COGS, which totaled approximately BRL 36 million in 2Q26. This was mainly driven by: (i) the higher volume of debt contracted to finance project development, benefiting from the more attractive financing costs associated with these facilities; and (ii) stronger sales in certain projects that still had a significant balance of capitalized interest to be recognized. As a result, Gross Profit for the quarter (which is already net of such interest allocated to cost) totaled BRL 512 million, with a Gross Margin of 40.0%. Accordingly, the slight decline in Gross Margin compared to 1Q26 reflects only the specific project mix observed during the period.

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The high volume of launches in 2Q26, combined with our strong commercial efforts to deliver another robust sales quarter, led to an increase in Selling Expenses. While certain expenses within this line – such as marketing – are recognized immediately, the related revenue is recognized over time. In addition, the higher volume of cancellations and the slowdown in sales activity at the end of June also contributed to the temporary increase in Selling Expenses as a percentage of Net Revenue during the quarter.

On the other hand, General and Administrative Expenses (G&A) declined nominally compared to 1Q26 and, consequently, showed a meaningful dilution of 70 bps during the period, reaching 5.6% of Net Revenue and 4.5% of Total Net Revenue[1].

As a result, Adjusted EBITDA[3] reached BRL 348 million in the quarter, representing year-over-year growth of 27%. Adjusted EBITDA Margin[3] stood at 27.2%, an increase of 140 bps compared to 2Q25. In 1H26, Adjusted EBITDA[3] totaled BRL 675 million, up 33% compared to 1H25. Consequently, Adjusted EBITDA Margin[3] reached 27.6% in the first half of the year, representing an expansion of 170 bps over the comparative period.

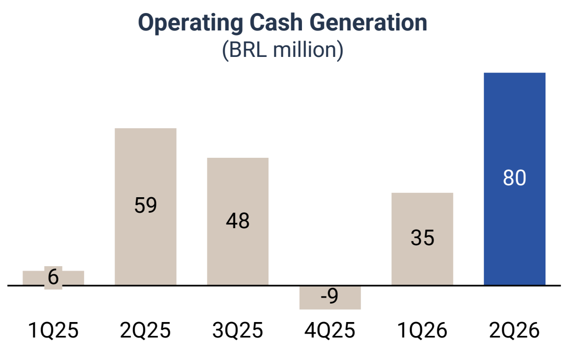
In the Financial Results we reported a net loss of BRL 6 million in 2Q26, reflecting leverage levels at the beginning of the quarter that were closer to those observed in 1Q26, followed by strong cash generation and the resulting deleveraging, which helped keep this line at a moderate level.

As a result, Operating Net Income[4] totaled BRL 202 million in 2Q26, in line with the previous quarter and 10% higher than in the same period of the previous year, resulting in an Annualized ROE[4] of 35%. In the first half of the year, Operating Net Income[4] reached BRL 402 million, up 18% compared to the same period of 2025. On a reported basis, Net Income totaled BRL 415 million in the first half of the year, representing growth of 19% over 1H25, with a Net Margin of 17.0%.

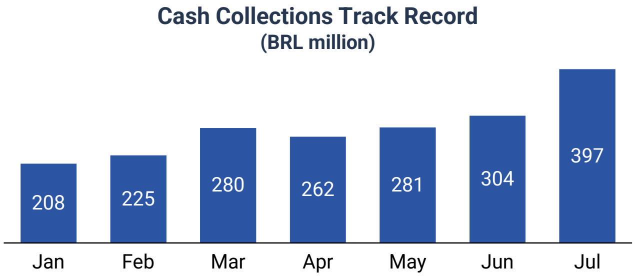
As mentioned above, the second quarter also marked another excellent cash generation performance for Direcional Group. We reported Cash Generation[5] of BRL 130 million during the period, making a significant contribution toward one of our key objectives for the year: bringing financial leverage back within the range we consider optimal for our capital structure. As a result, Net Debt declined to BRL 492 million and the financial leverage ratio decreased by 6 percentage points, reaching 18.0% at the end of June. We remain committed to managing the business with the same conservative approach that has always guided us, staying true to the principles we consider essential for the Company's long-term sustainability while remaining well positioned to capture attractive growth opportunities.

From a purely operational cash generation perspective – that is, excluding the effects of receivables assignment originations and amortizations, corporate transactions, and the rule change implemented by *Caixa Econômica Federal* regarding the deposit of funds related to customer financing transfers – we recorded Operating Cash Generation[6] of BRL 80 million in the quarter, as shown in the table below:

"Operating" Cash Generation Breakdown (BRL million)		2Q26
(a)	Origination and Amortization of Sales of Receivables (net)[7]	93.7
(b)	Asset Monetization - SPVs (net)	7.1
(c)	Riva Dividends	-12.4
(d)	Change in CEF-restricted funds	-39.0
(e) = (a)+(b)+(c)+(d)	Subtotal	49.3
(f)	Total Cash Generation in the period	129.6
(g) = (f)-(e)	"Operating" Cash Generation	80.2



Still on this topic, it is worth highlighting that June marked **the strongest month in the Company's history in terms of cash collections from customer transfers and construction progress**. This was achieved even though part of the amounts related to June was not recognized within the month itself, carrying over into the following month. As a result, our strong cash collection momentum continued even after the end of the quarter, **reaching a new record in July**, as illustrated in the chart alongside.



We would also like to take this opportunity to highlight that, in addition to the continued strengthening of our brand in the markets where we have operated for many years, we also entered the state of Rio Grande do Norte for the first time through our joint venture with Moura Dubeux. Although this does not represent a new city for Direcional Group's operations, we are highly confident in the opportunities that this partnership will create.

We concluded the second quarter of 2026 convinced that environments with varying degrees of complexity across different fronts are, and have always been, part of the day-to-day reality of companies that, like ours, strive to operate at the highest standards of excellence, delivering what our customers, employees, investors and other stakeholders expect when they think of the Direcional name. There have never been periods without challenges, and in every circumstance our greatest conviction has been that we will continue dedicating our full efforts to achieving even stronger results, knowing that such achievements are built on discipline, dedication and hard work every single day.

We thank each and every one of you for your continued trust in Direcional Group and for joining us on our journey toward even higher standards and the continued strengthening of our Company.

Thank you,

The Management - Direcional Engenharia S/A

1 - Adjustment including revenue from non-consolidated SPVs (non-controlled and jointly controlled).
2 – Adjustment excluding capitalized interest in cost.
3 – Adjustment excluding capitalized interest in cost and non-recurring results recorded under "Other operating income and expenses."
4 – Adjustment excluding receivables assignment expenses, and non-recurring results recorded under "Other operating income and expenses," as applicable.
5 - Operating cash generation/consumption: accounting cash generation excluding non-operating effects in the period.
6 - Accounting cash generation/consumption: change in net debt adjusted for dividend payments, share repurchases, and changes in interest rate swap positions.
7 - Also includes transfers carried out through true sale transactions, totaling BRL 11.0 million in the quarter.

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KEY FIGURES

	2Q26 (a)	1Q26 (b)	2Q25 (c)	Δ % (a/b)	Δ % (a/c)	1H26 (d)	1H25 (e)	Δ % (d/e)
Main Financial Figures (BRL million, except %)								
Net Revenue	1,279.3	1,164.5	1,065.2	9.9%	20.1%	2,443.8	1,959.3	24.7%
Gross Profit	511.6	473.4	414.2	8.1%	23.5%	985.0	759.5	29.7%
Gross Margin	*40.0%*	*40.7%*	*38.9%*	-0.7 p.p.	1.1 p.p.	*40.3%*	*38.8%*	1.5 p.p.
Adjusted Gross Profit[1]	547.6	499.1	443.9	9.7%	23.4%	1,046.8	815.1	28.4%
Adjusted Gross Margin[1]	*42.8%*	*42.9%*	*41.7%*	-0.1 p.p.	1.1 p.p.	*42.8%*	*41.6%*	1.2 p.p.
Net Income (% Direcional)	201.6	213.2	183.7	-5.4%	9.7%	414.8	348.3	19.1%
Net Margin (% Direcional)	*15.8%*	*18.3%*	*17.2%*	-2.5 p.p.	-1.5 p.p.	*17.0%*	*17.8%*	-0.8 p.p.
Operating Net Income[2]	201.6	200.2	183.7	0.7%	9.7%	401.8	341.7	17.6%
Operating Net Margin[2]	*15.8%*	*17.2%*	*17.2%*	-1.4 p.p.	-1.5 p.p.	*16.4%*	*17.4%*	-1.0 p.p.
Launches (BRL million, except units and %)								
PSV Launched - 100%	2,065.2	1,005.8	1,903.9	105.3%	8.5%	3,070.9	2,805.1	9.5%
Direcional	1,285.8	704.7	1,062.0	82.5%	21.1%	1,990.5	1,733.5	14.8%
Riva	779.4	301.1	841.9	158.8%	-7.4%	1,080.5	1,071.6	0.8%
PSV Launched - % Company	1,565.8	862.4	1,393.0	81.6%	12.4%	2,428.3	2,195.4	10.6%
Direcional	1,004.2	665.9	880.2	50.8%	14.1%	1,670.1	1,521.1	9.8%
Riva	561.6	196.5	512.8	185.7%	9.5%	758.1	674.3	12.4%
Launched Units	5,511	3,109	5,096	77.3%	8.1%	8,620	8,520	1.2%
Direcional	3,896	2,447	3,661	59.2%	6.4%	6,343	6,558	-3.3%
Riva	1,615	662	1,435	144.0%	12.5%	2,277	1,962	16.1%
Net Sales (BRL million, except units and %)								
Net Sales - PSV 100%	1,654.9	1,582.0	1,677.3	4.6%	-1.3%	3,236.9	3,003.8	7.8%
Direcional	1,064.5	979.9	996.5	8.6%	6.8%	2,044.4	1,840.3	11.1%
Riva	590.4	602.1	680.8	-1.9%	-13.3%	1,192.5	1,163.5	2.5%
Net Sales - PSV % Company	1,371.6	1,352.0	1,296.4	1.5%	5.8%	2,723.6	2,396.2	13.7%
Direcional	923.7	871.0	852.8	6.1%	8.3%	1,794.7	1,539.9	16.5%
Riva	447.9	481.0	443.6	-6.9%	1.0%	928.8	856.2	8.5%
Contracted Units	4,955	4,848	5,176	2.2%	-4.3%	9,803	9,506	3.1%
Direcional	3,717	3,585	3,781	3.7%	-1.7%	7,302	7,041	3.7%
Riva	1,238	1,263	1,395	-2.0%	-11.3%	2,501	2,465	1.5%
Net Sales Speed (VSO index) in PSV 100%	*23%*	*24%*	*26%*	-0.8 p.p.	-3.5 p.p.	*37%*	*40%*	-2.6 p.p.
Direcional	*24%*	*24%*	*26%*	-0.1 p.p.	-2.2 p.p.	*38%*	*39%*	-0.7 p.p.
Riva	*21%*	*23%*	*27%*	-1.8 p.p.	-5.6 p.p.	*35%*	*41%*	-5.8 p.p.
Other Indicators (BRL million, except %)	2Q26	1Q26	4Q25	3Q25	2Q25	1Q25	4Q24	3Q24
Adjusted Annualized ROE[2]	35%	38%	44%	33%	33%	29%	33%	30%
Net Debt (Net Cash)[3]	492.3	612.8	532.6	104.1	(137.5)	257.4	-68.2	91.3
Equity	2,737.1	2,550.1	2,320.2	2,720.2	2,470.7	2,366.7	2,223.8	2,245.5
Net Debt-to-Equity	18.0%	24.0%	23.0%	3.8%	(5.6%)	10.9%	(3.1%)	4.1%
Cash Generation[4]	129.6	(76.5)	390.4	112.8	394.9	(14.9)	159.5	32.9
Inventory (PSV 100%)	5,611.5	5,177.8	5,696.1	5,296.3	4,716.0	4,457.9	4,787.1	4,491.8
Landbank (PSV 100%)	63,148.6	59,955.7	58,452.3	51,251.9	49,901.3	46,253.3	46,239.9	43,238.9

1 - Adjustment excluding capitalized interest.
2 - Adjustment excluding equity swap result, non-recurring result allocated to "Other Operating Income and Expenses" and receivables assignment expenses, as applicable.
3 - Loans and Financing Operations reduced by Cash and Cash Equivalents and Short-term Investments plus the balance of interest rate swap contracts.
4 - Change in net debt adjusted by payment of dividends, share buybacks and the change in the balance of interest rate swap contracts.

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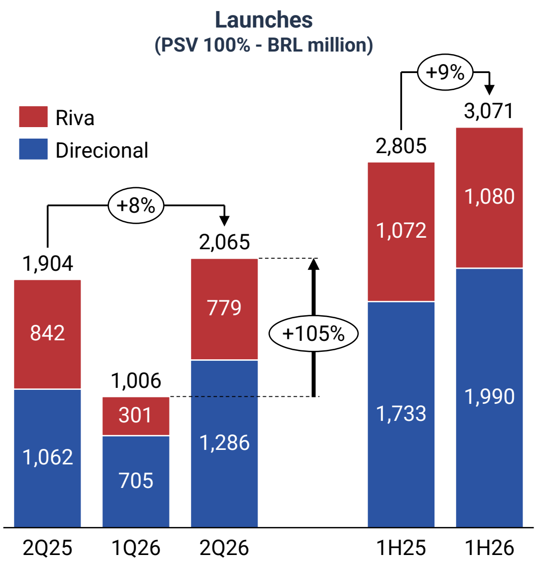
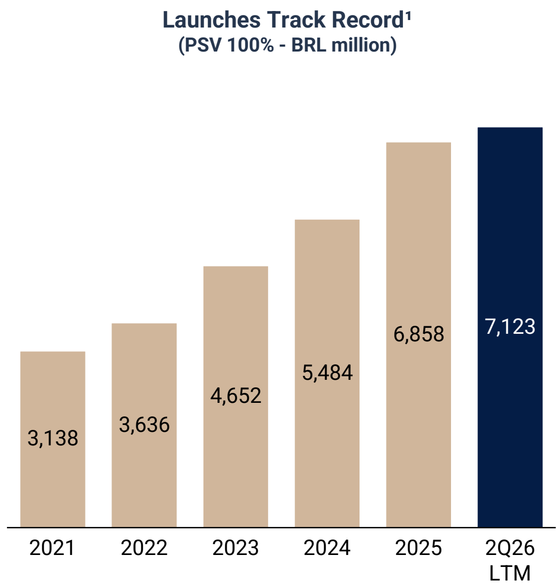
LAUNCHES

In 2Q26, launched PSV totaled BRL 2.1 billion (BRL 1.6 billion % Company), representing an increase of 105% compared to 1Q26 and 8% compared to 2Q25. Direcional-branded developments accounted for 62% of total launches, while Riva products represented the remaining 38%.

It is worth highlighting that the quarter's launches included two developments under Direcional's partnership with Moura Dubeux – one in Fortaleza (State of Ceará) and the other in Natal (State of Rio Grande do Norte). Together, these two projects comprise 712 units and a PSV of BRL 234 million (BRL 117 million % Company).

As a result, in the first half of 2026 (1H26), launches totaled BRL 3.1 billion (BRL 2.4 billion % Company), up 9% compared to the same period last year. Over the last twelve months ended in June (2Q26 LTM), launched PSV totaled BRL 7.1 billion (BRL 6.1 billion % Company).





Launches (BRL million, except units and %)	2Q26 (a)	1Q26 (b)	2Q25 (c)	Δ % (a/b)	Δ % (a/c)	1H26 (d)	1H25 (e)	Δ % (d/e)
PSV Launched (100% PSV)	**2,065.2**	**1,005.8**	**1,903.9**	**105.3%**	**8.5%**	**3,070.9**	**2,805.1**	**9.5%**
Direcional	1,285.8	704.7	1,062.0	82.5%	21.1%	1,990.5	1,733.5	14.8%
Riva	779.4	301.1	841.9	158.8%	-7.4%	1,080.5	1,071.6	0.8%
PSV Launched (% Company)	**1,565.8**	**862.4**	**1,393.0**	**81.6%**	**12.4%**	**2,428.3**	**2,195.4**	**10.6%**
Direcional	1,004.2	665.9	880.2	50.8%	14.1%	1,670.1	1,521.1	9.8%
Riva	561.6	196.5	512.8	185.7%	9.5%	758.1	674.3	12.4%
Launched Units	**5,511**	**3,109**	**5,096**	**77.3%**	**8.1%**	**8,620**	**8,520**	**1.2%**
Direcional	3,896	2,447	3,661	59.2%	6.4%	6,343	6,558	-3.3%
Riva	1,615	662	1,435	144.0%	12.5%	2,277	1,962	16.1%
Average % Company	*76%*	*86%*	*73%*	-10 p.p.	3 p.p.	*79%*	*78%*	1 p.p.

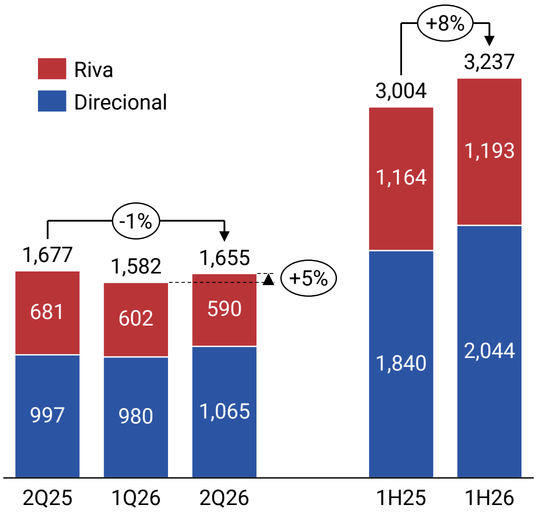
1 - Disregarding the project sold under the Pode Entrar Program.

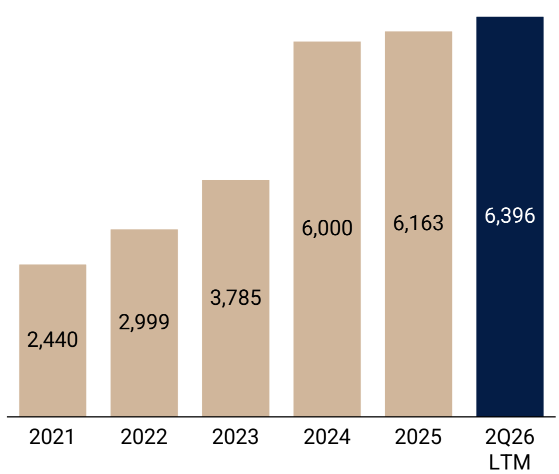
CONTRACTED SALES

Corroborating the strong demand observed throughout the year, Gross Sales reached BRL 2.0 billion in 2Q26 (BRL 1.6 billion % Company), **setting the highest quarterly level for this metric in the Company's history.** Net Sales totaled BRL 1.7 billion during the quarter (BRL 1.4 billion % Company), representing an increase of 5% compared to 1Q26 and remaining in line with 2Q25.

In 1H26, Net Sales totaled BRL 3.2 billion (BRL 2.7 billion % Company), up 8% from 1H25. Accordingly, over the last 12 months, Net Sales reached BRL 6.4 billion (BRL 5.5 billion % Company).

It is important to highlight that a portion of sales comes from projects developed through unconsolidated or jointly controlled SPVs. In these cases, revenue from such sales is not directly consolidated into the Company's reported net revenue. Of the Net Sales recorded in 2Q26, 87% relate to projects that contribute to the Net Revenue line, while 13% affect earnings through the Equity Income, based on Direcional Group's ownership interest in each of these unconsolidated SPVs.





Contracted Net Sales (BRL million, except units and %)	2Q26 (a)	1Q26 (b)	2Q25 (c)	Δ % (a/b)	Δ % (a/c)	1H26 (d)	1H25 (e)	Δ % (d/e)
Net Sales (100% PSV)	1,654.9	1,582.0	1,677.3	4.6%	-1.3%	3,236.9	3,003.8	7.8%
Direcional	1,064.5	979.9	996.5	8.6%	6.8%	2,044.4	1,840.3	11.1%
Riva	590.4	602.1	680.8	-1.9%	-13.3%	1,192.5	1,163.5	2.5%
Net Sales (% Company)	1,371.6	1,352.0	1,296.4	1.5%	5.8%	2,723.6	2,396.2	13.7%
Direcional	923.7	871.0	852.8	6.1%	8.3%	1,794.7	1,539.9	16.5%
Riva	447.9	481.0	443.6	-6.9%	1.0%	928.8	856.2	8.5%
Contracted Units	4,955	4,848	5,176	2.2%	-4.3%	9,803	9,506	3.1%
Direcional	3,717	3,585	3,781	3.7%	-1.7%	7,302	7,041	3.7%
Riva	1,238	1,263	1,395	-2.0%	-11.3%	2,501	2,465	1.5%
Net Sales Speed (VSO index) in PSV	*23%*	*24%*	*26%*	-0.8 p.p.	-3.5 p.p.	*37%*	*40%*	-2.6 p.p.
Direcional	*24%*	*24%*	*26%*	-0.1 p.p.	-2.2 p.p.	*38%*	*39%*	-0.7 p.p.
Riva	*21%*	*23%*	*27%*	-1.8 p.p.	-5.6 p.p.	*35%*	*41%*	-5.8 p.p.

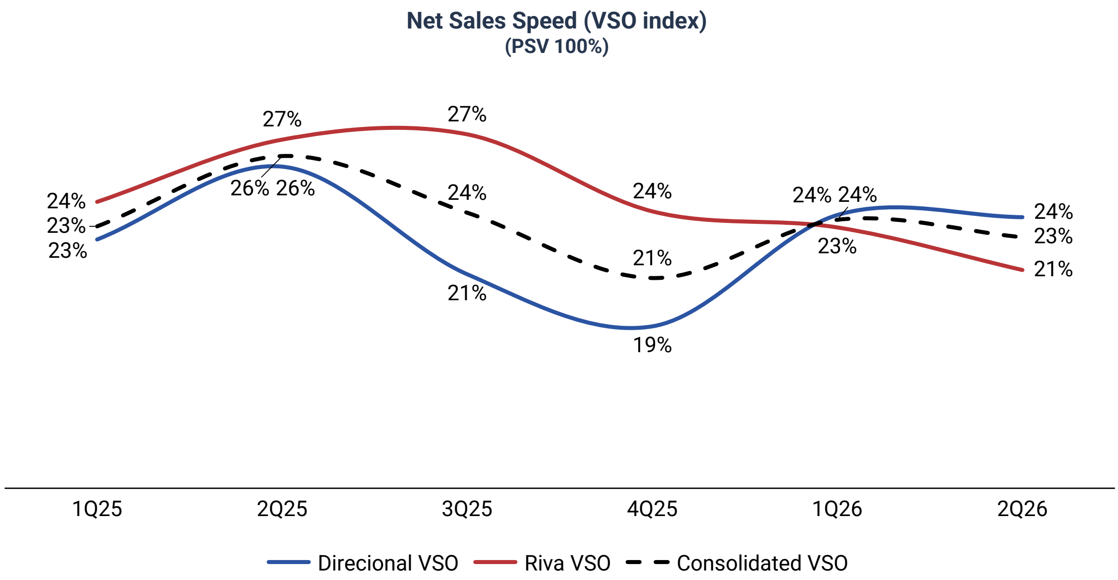
1 - Disregarding the project sold under the Pode Entrar Program.

NET SALES SPEED (VSO INDEX)

The Net Sales Speed ratio (VSO index) stood at 23% in 2Q26. The VSO index for the Direcional segment was 24% during the quarter – in line with 1Q26 – while the Riva segment recorded a Net Sales Speed ratio of 21%.

It is worth noting that the quarter's sales momentum remained strong and continued to build throughout the period. However, during the last two weeks of the quarter, which coincided with the World Cup and some regional events, the number of sales conversions declined significantly.

The chart below presents the track record of the VSO index over the last few quarters:



Canceled Sales

In 2Q26, Cancellations totaled BRL 330 million in PSV (BRL 242 million % Company), corresponding to 16.6% of Gross Sales in the quarter.

It is worth noting that the quarter's canceled sales continued to be affected by contract cancellations in certain regions where regional subsidy programs faced operational constraints or were discontinued. For example, in Manaus alone, more than 600 sales were canceled, of which 98% have already been resold outside the state housing program. Nevertheless, the backlog of units subject to these conditions has continued to decline month after month. As a result, the Company expects cancellation levels to gradually normalize over the coming periods, converging toward their historical levels.

In the first half of 2026, cancellations totaled BRL 636 million (BRL 469 million % Company), equivalent to 16.4% of Gross PSV contracted during the period. The table below provides further details on Cancellations during the period.

Canceled Sales[1] (BRL million, except %)	2Q26 (a)	1Q26 (b)	2Q25 (c)	Δ % (a/b)	Δ % (a/c)	1H26 (d)	1H25 (e)	Δ % (d/e)
Canceled Sales (PSV 100%)	-330.4	-305.4	-233.0	8.2%	41.8%	-635.8	-375.1	69.5%
Gross Sales	1,985.3	1,887.3	1,910.3	5.2%	3.9%	3,872.6	3,378.9	14.6%
% Canceled Sales / Gross Sales	16.6%	16.2%	12.2%	0.5 p.p.	4.4 p.p.	16.4%	11.1%	5.3 p.p.
Canceled Sales (% Company)	-242.1	-227.2	-176.7	6.6%	37.0%	-469.3	-287.9	63.0%
Gross Sales	1,613.7	1,579.1	1,473.1	2.2%	9.5%	3,192.9	2,684.1	19.0%
% Canceled Sales / Gross Sales	15.0%	14.4%	12.0%	0.6 p.p.	3.0 p.p.	14.7%	10.7%	4.0 p.p.

1 - In canceled PSV, transfers of credit from customers of the unit originally acquired to another unit of our inventory are disregarded.

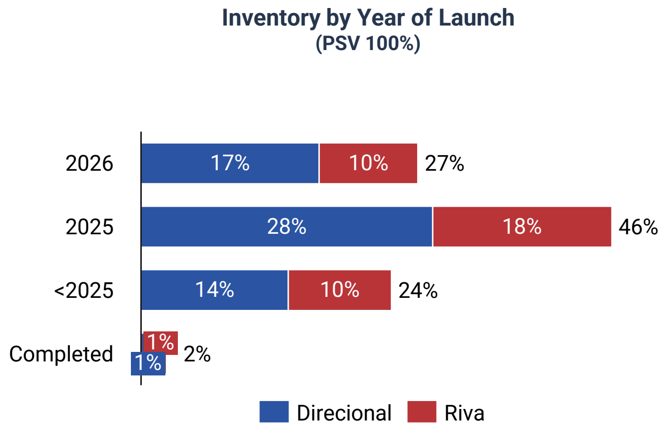
INVENTORY

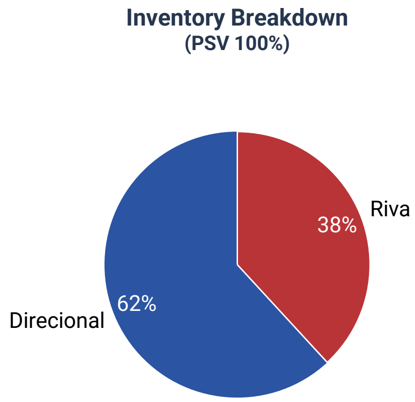
At the end of 2Q26, Inventory totaled BRL 5.6 billion in PSV (BRL 4.4 billion % Company), corresponding to approximately 14.7 thousand units. Approximately 2% of the PSV relates to finished units.

The table below presents inventory at market value, broken down by construction stage and product type.

	Total PSV			% Company PSV		
Breakdown of Inventory at Market Value	**Direcional**	**Riva**	**Total**	**Direcional**	**Riva**	**Total**
In progress (BRL million)	3,382	2,090	5,473	2,724	1,635	4,359
% Total	*60%*	*37%*	*98%*	*61%*	*37%*	*98%*
Completed (BRL million)	75	64	139	43	43	86
% Total	*1%*	*1%*	*2%*	*1%*	*1%*	*2%*
Total (BRL million)	3,457	2,154	5,612	2,767	1,677	4,444
% Total	*62%*	*38%*	*100%*	*62%*	*38%*	*100%*
Total Units	10,706	4,010	14,716	10,706	4,010	14,716
% Total Units	*73%*	*27%*	*100%*	*73%*	*27%*	*100%*

The charts below provide further details on Inventory and its breakdown. It is worth noting that approximately 73% of the PSV in Inventory relates to projects launched from 2025 onward, while only 2% corresponds to completed units.



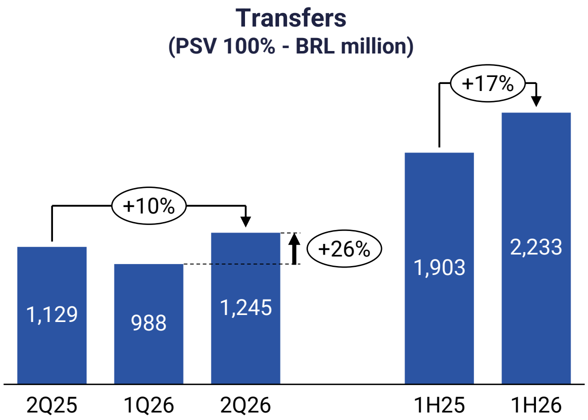


DIRECIONAL

TRANSFERS

The amount related to Transfers surpassed BRL 1.2 billion in 2Q26, representing a 26% growth compared to the previous quarter and 10% compared to the year-ago period. **This marked the highest volume of Transfers ever recorded by the Company in a single quarter**, reflecting the consistent evolution of operations.

In the first half of the year, the transferred PSV reached BRL 2.2 billion, up 17% from the BRL 1.9 billion recorded in the same period of 2025. This performance reinforces the acceleration in the pace of customer transfers throughout the semester, in line with the Company's operational growth and business expansion.



PROJECTS DELIVERED

Direcional Group delivered 6 projects/phases in 2Q26, totaling 1,211 units. Of this total, 40% corresponded to developments launched under the Direcional brand, while 60% were related to projects under the Riva brand.

In 1H26, the Company delivered 11 projects/phases, totaling 3,097 units. Of this volume, 52% was attributable to the Direcional segment, while 48% came from Riva, reflecting the Company's strong positioning across both segments.

LANDBANK

Direcional Group's land bank closed the quarter with a PSV of BRL 63.1 billion (BRL 58.2 billion % Company), representing a development potential of 254,458 units.

The average acquisition cost of the landbank is 11% of PSV, with 87% of the payment to be settled through swaps, reflecting a limited cash impact prior to the commencement of project development.

Landbank Evolution (BRL million, except units)	2025 Landbank	1H26 Acquisitions	1H26 Launches	Adjustment[1]	1H26 Landbank	1H26 (PSV % Co.)	Units
Direcional	39,852	3,509	(1,990)	816	42,187	38,953	202,726
Riva	18,601	2,929	(1,080)	512	20,961	19,216	51,732
Total PSV	58,452	6,439	(3,071)	1,329	63,149	58,170	254,458

1 – Adjustments: update of sales price, canceled sales and swaps.

Land Acquisition

During the quarter, 13 land plots were acquired, representing a PSV of BRL 4.2 billion (BRL 4.2 billion % Company), equivalent to approximately 12.6 thousand units. The average acquisition cost of these land plots was 12% of the estimated PSV, with 90% of the payment to be held via swaps.

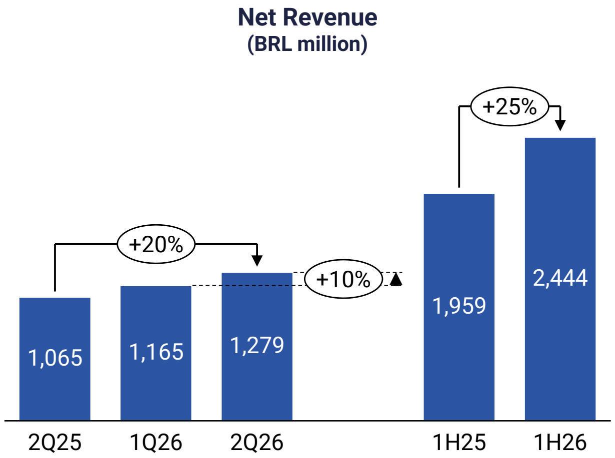
ECONOMIC AND FINANCIAL PERFORMANCE

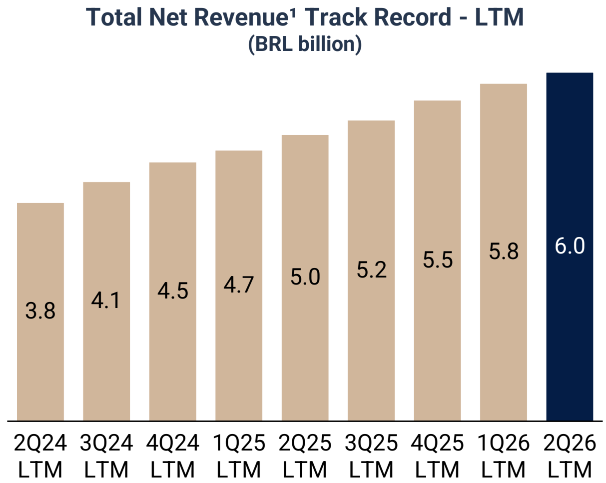
Net Revenue

In 2Q26, Direcional Group reported Net Revenue of BRL 1.3 billion, once again reaching a new record high for this metric. Net Revenue increased by 10% compared to the previous quarter and by 20% compared to the same period of 2025. In the first half of the year, Net Revenue totaled BRL 2.4 billion, up 25% from the same period of the previous year.

Considering Total Net Revenue[1] – that is, adding the Net Revenue recognized by non-controlled and jointly controlled SPVs to the Company's reported Net Revenue – the total reached BRL 1.6 billion in the quarter, reflecting growth of 11% compared to 1Q26 and 14% compared to 2Q25.

Over the last twelve months (2Q26 LTM), Total Net Revenue[1] reached BRL 6.0 billion, exceeding 2Q25 LTM by 22%.





The table below presents the composition of Total Net Revenue[1], broken down between the Company's reported Net Revenue and the Net Revenue generated by non-consolidated SPVs in the period.

Total Net Revenue (BRL million, except %)	2Q26 **(a)**	1Q26 **(b)**	2Q25 **(c)**	Δ % **(a/b)**	Δ % **(a/c)**	1H26 **(d)**	1H25 **(e)**	Δ % **(d/e)**
Total Net Revenue[1]	1,597.4	1,440.4	1,406.1	10.9%	13.6%	3,037.8	2,556.5	18.8%
Net Revenue	1,279.3	1,164.5	1,065.2	9.9%	20.1%	2,443.8	1,959.3	24.7%
Net Revenue from non-consolidated SPVs	318.1	275.9	340.9	15.3%	-6.7%	594.0	597.2	-0.5%

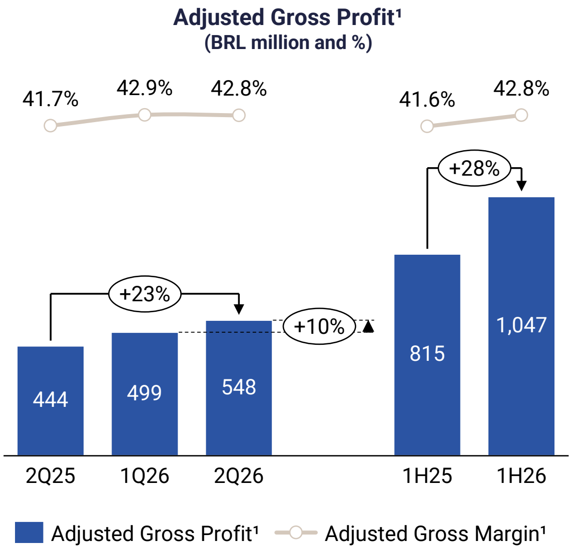
1 - Total Net Revenue: including Net Revenue from non-consolidated SPVs (jointly controlled or non-controlled entities).

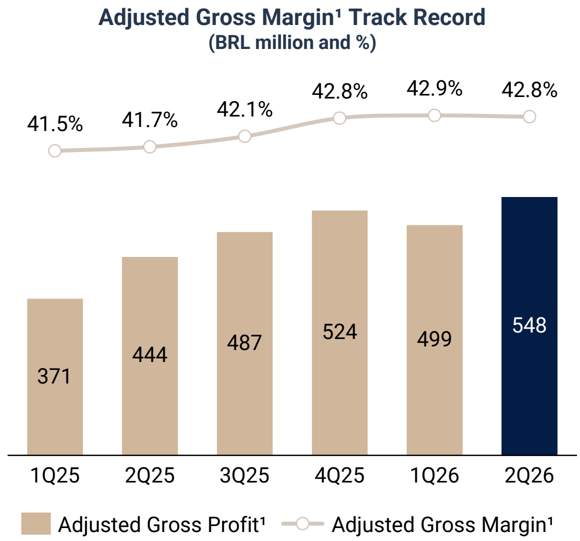
Gross Profit

Adjusted Gross Profit[1] reached BRL 548 million in 2Q26, up 10% compared to 1Q26 and 23% compared to 2Q25. Adjusted Gross Margin[1] remained in line with the previous quarter at 42.8%. Compared to 2Q25, the margin expanded by 110 bps.

In the first half of 2026, Adjusted Gross Profit[1] achieved BRL 1.0 billion, up 28% compared to the same period of the previous year. As a result, Adjusted Gross Margin[1] reached 42.8% in 1H26, a 120-bps increase compared to 1H25.

Given the current macroeconomic environment and the developments of the war, the Company continues to closely monitor the evolution of construction costs while maintaining its conservative pricing approach, reinforcing its ongoing commitment to operational discipline and profitability preservation.





The table below presents the reconciliation of Adjusted Gross Profit[1] for the period. It is worth noting the increase in capitalized interest allocated to the COGS in 2Q26, which reached BRL 36 million. This increase was mainly driven by stronger sales of projects with a significant balance of capitalized interest yet to be recognized. As a result, reported Gross Profit totaled BRL 512 million in the quarter, with a Gross Margin of 40.0%, remaining at a very strong level despite a decline of 70 bps compared to 1Q26, reflecting the aforementioned project mix.

Adjusted Gross Profit¹ (BRL million, except %)	2Q26 (a)	1Q26 (b)	2Q25 (c)	Δ % (a/b)	Δ % (a/c)	1H26 (d)	1H25 (e)	Δ % (d/e)
Gross Profit	511.6	473.4	414.2	8.1%	23.5%	985.0	759.5	29.7%
(+) Capitalized Interest	36.1	25.7	29.6	40.3%	21.8%	61.8	55.6	11.2%
Adjusted Gross Profit¹	547.6	499.1	443.9	9.7%	23.4%	1,046.8	815.1	28.4%
Adjusted Gross Margin¹	42.8%	42.9%	41.7%	-0.1 p.p.	1.1 p.p.	42.8%	41.6%	1.2 p.p.

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

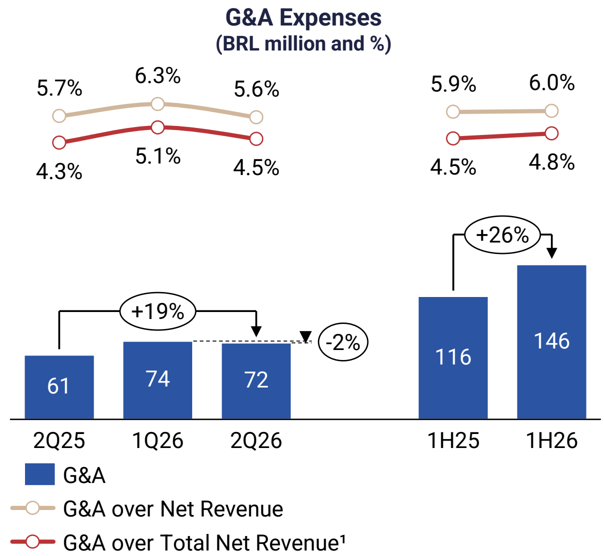
General and Administrative Expenses (G&A)

In 2Q26, General and Administrative Expenses (G&A) totaled BRL 72 million, nominally below the amount reported in 1Q26. The G&A-over-Net Revenue ratio also declined on a sequential basis, reaching 5.6% in the quarter, a 70-bps dilution compared to 1Q26.

As a percentage of Total Net Revenue[1] – which also includes projects not consolidated in the Company's reported Net Revenue – G&A represented 4.5% in the quarter, a dilution of 60 bps compared to the previous quarter.

In 1H26, G&A totaled BRL 146 million, representing 6.0% of Net Revenue and 4.8% of Total Net Revenue[1].

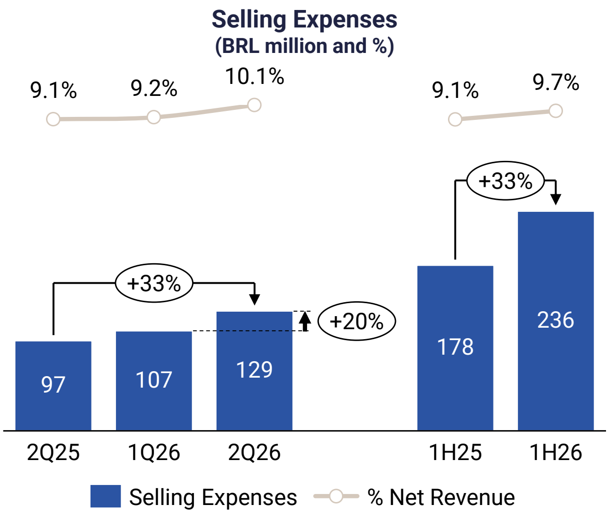
1 - Total Net Revenue: including net revenue from non-consolidated SPVs (jointly controlled or non-controlled entities).



Selling Expenses

Selling Expenses, which comprise commissions, marketing expenses and the maintenance of sales points, totaled BRL 129 million in 2Q26, up 20% compared to 1Q26 and 33% compared to 2Q25.

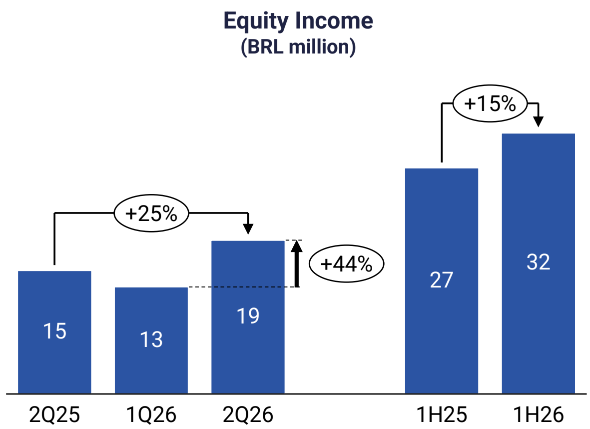
This increase in Selling Expenses was mainly driven by the higher volume of launches during the quarter, resulting in greater marketing investments. In addition, the higher volume of cancellations in recent quarters, as discussed above, also impacted Selling Expenses, as a portion of these expenses is associated with gross sales. Lastly, the lower sales conversion recorded at the end of the quarter, as previously mentioned, also affected revenue recognition and, consequently, temporarily increased Selling Expenses as a percentage of Net Revenue, which reached 10.1% in the quarter and 9.7% in the first half of the year.



Equity Income

Equity Income totaled BRL 19 million in 2Q26, up 44% compared to 1Q26 and 25% compared to 2Q25. In the first half of the year, the line totaled BRL 32 million, an increase of 15% compared to the first half of 2025.

As a reminder, Equity Income reflects the Company's ownership interest in SPVs that are either non-controlled or jointly controlled with partners. These projects do not contribute to the Company's recognized revenue; instead, their results are recognized through Equity Income, based on the project's net income and the Company's ownership interest in each one of them.



Other Operating Income and Expenses

In the quarter, Other Operating Income and Expenses reported a net loss of BRL 41 million, equivalent to 3.2% of Net Revenue. The main impacts on the line were: (i) provisions and reversals of provisions, resulting in a net negative impact of BRL 26 million; and (ii) recurring legal expenses and related items, totaling BRL 13 million.

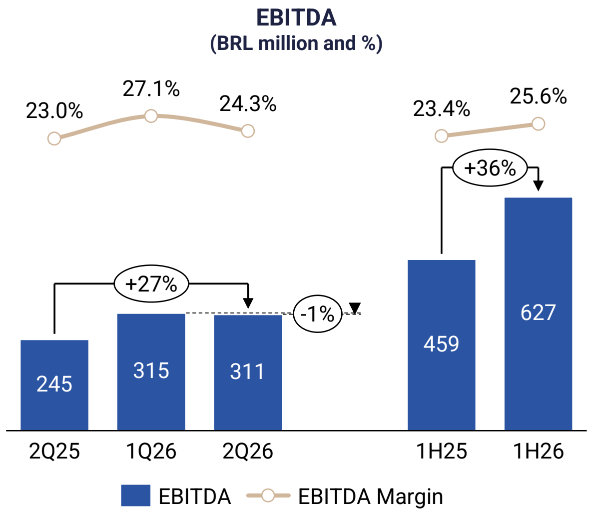
As a result, in the first six months of 2026, Other Operating Income and Expenses reported a net loss of BRL 53 million (versus BRL 72 million in the same period of 2025).

EBITDA

EBITDA reached BRL 311 million in 2Q26, up 27% compared to the year-ago period and in line with the previous quarter. EBITDA Margin was 24.3%, representing an increase of 140 bps compared to 2Q25.

In 1H26, EBITDA totaled BRL 627 million, 36% above the level reported in 1H25. As a result, EBITDA Margin reached 25.6%, representing an expansion of 220 bps over the comparative period.

Adjusting EBITDA for capitalized interest allocated to COGS (given its financial nature) and, where applicable, non-recurring items recorded under Other Operating Income and Expenses, Adjusted EBITDA[1] reached BRL 348 million in the quarter, up 6% compared to 1Q26 and 27% compared to 2Q25. Accordingly, Adjusted EBITDA Margin[1] stood at 27.2% in the period.



In the first half of the year, Adjusted EBITDA[1] totaled BRL 675 million, a 33% increase compared to 1H25. Adjusted EBITDA Margin[1] reached 27.6% in 1H26, 170 bps higher than in 1H25.

The table below presents the reconciliation of EBITDA and EBITDA Margin for the period.

EBITDA and Adjusted EBITDA (BRL million, except %)	2Q26 (a)	1Q26 (b)	2Q25 (c)	Δ % (a/b)	Δ % (a/c)	1H26 (d)	1H25 (e)	Δ % (d/e)
Net Income	201.6	213.2	183.7	-5.4%	9.7%	414.8	348.3	19.1%
(+) Depreciation and amortization	22.5	22.5	19.7	0.0%	14.3%	45.1	37.7	19.5%
(+) Income Tax and Social Contribution	27.1	24.5	22.5	10.9%	20.4%	51.6	43.6	18.2%
(+) Minority interest	53.9	54.4	36.9	-0.8%	46.1%	108.3	63.8	69.6%
(+/-) Financial results	6.2	0.6	(18.2)	887.2%	-134.1%	6.8	(34.3)	-119.9%
EBITDA	311.5	315.2	244.7	-1.2%	27.3%	626.6	459.2	36.5%
EBITDA Margin	24.3%	27.1%	23.0%	-2.7 p.p.	1.4 p.p.	25.6%	23.4%	2.2 p.p.

1 - Adjusted EBITDA and EBITDA Margin: excluding capitalized interest in COGS and non-recurring items recorded in Other Operating Income and Expenses, as applicable.

Financial Results

In 2Q26, Financial Result reported a net loss of BRL 6 million. The main impacts were: (i) a net loss of BRL 12 million, arising from interest income on financial investments, interest expenses, bank fees and the monetary adjustment of the balance of Assignment of Receivables; (ii) a recurring positive result of BRL 12 million related to monetary adjustments and contractual interest, mainly related to customer receivables; (iii) expenses related to receivables portfolio sales carried out in previous periods, totaling BRL 5 million; and (iv) net income of BRL 2 million from derivative financial instruments maintained by the Company to hedge interest rate fluctuations.

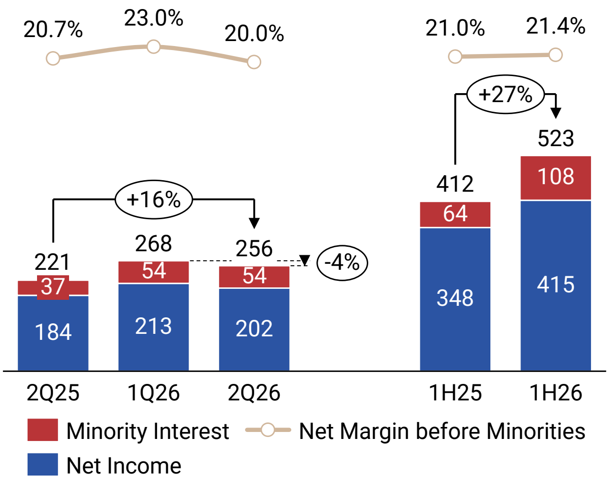
Net Income before Minority Interest

Net Income before Non-Controlling Interests in SPVs and SCPs (Minority Interests) totaled BRL 256 million in 2Q26 (+16% year-over-year), resulting in a Net Margin before Minority Interests of 20.0%.

In 1H26, Net Income before Minority Interests totaled BRL 523 million, up 27% compared to 1H25, with Net Margin before Minority Interests expanding by 40 bps to 21.4%.

It is also worth highlighting that expenses related to minority interests remained broadly in line with the level reported in 1Q26. Accordingly, in the first half of the year, the amount attributable to non-controlling interests totaled BRL 108 million.

Net Income before Minority Interest
(BRL million and %)



Net Income

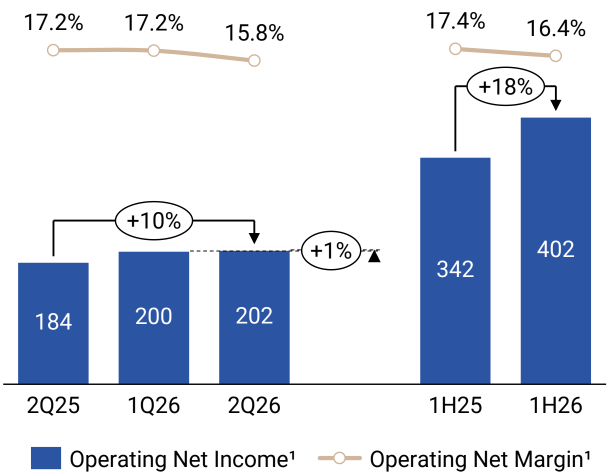
In 2Q26, Direcional Group's Operating Net Income[1] reached BRL 202 million, up 10% compared to the same quarter of 2025 and virtually in line with the previous quarter. Operating Net Margin[1] was 15.8% in the quarter, with an Annualized ROE[1] of 35%.

In 1H26, Operating Net Income[1] totaled BRL 402 million, an increase of 18% compared to the first half of 2025. Operating Net Margin[1] reached 16.4% in the period.

On a reported basis, Net Income totaled BRL 415 million in 1H26 (+19% compared to 1H25), with a Net Margin of 17.0%.

The table below presents the reconciliation of Operating Net Income[1] and Operating Net Margin[1].

Operating Net Income¹
(BRL million and %)



Operating Net Income[1] (BRL million, except %)	2Q26 (a)	1Q26 (b)	2Q25 (c)	Δ % (a/b)	Δ % (a/c)	1H26 (d)	1H25 (e)	Δ % (d/e)
Net Income	202	213	184	-5.4%	9.7%	415	348	19.1%
(+/-) Other non-recurring expenses (revenue)	-	-13	-	-100%	-	-13	-7	97%
Operating Net Income[1]	202	200	184	0.7%	9.7%	402	342	17.6%
Operating Net Margin[1]	15.8%	17.2%	17.2%	-1.4 p.p.	-1.5 p.p.	16.4%	17.4%	-1.0 p.p.

1 - Operating Net Income and Operating Net Margin: adjustment excluding non-recurring result allocated to "Other Operating Income and Expenses", as applicable.

DIRECIONAL

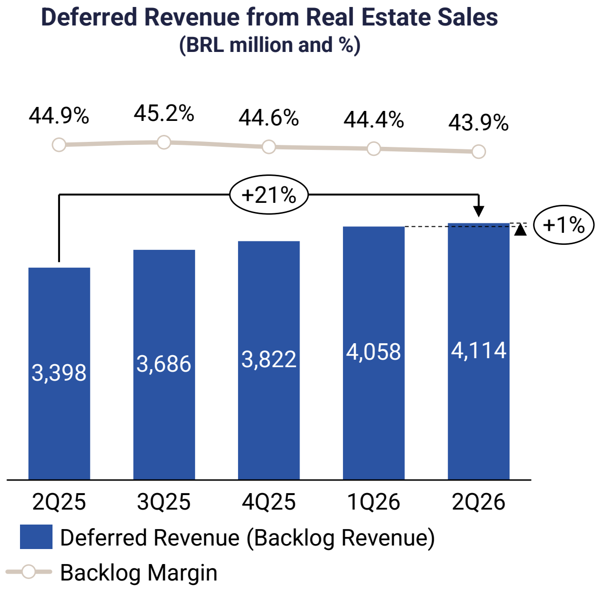
Deferred Results from Real Estate Sales

Direcional Group ended 2Q26 with BRL 4.1 billion in Deferred Revenue (Backlog Revenue) from real estate sales, up 21% compared to the same period of 2025.

Backlog Margin remained at a solid level at the end of the quarter, standing at 43.9%, reflecting the Company's current product mix.

At Riva, Deferred Revenue reached BRL 1.8 billion in 2Q26, up 28% compared to 2Q25. The subsidiary ended the quarter with a Backlog Margin of 45.0%, further reinforcing the consistency of the commercial strategy implemented across Direcional Group and its well-established discipline in project execution and cost control.

The table below presents the Deferred Results from Real Estate Sales and the Backlog Margin.



Deferred Results from Real Estate Sales (BRL million, except %)	2Q26 (a)	1Q26 (b)	2Q25 (c)	Δ % (a/b)	Δ % (a/c)
Deferred Revenue from Real Estate Sales	4,113.9	4,057.9	3,398.1	1.4%	21.1%
Deferred Costs from Real Estate Sales	-2,306.2	-2,258.1	-1,873.5	2.1%	23.1%
Deferred Results from Real Estate Sales	1,807.7	1,799.8	1,524.6	0.4%	18.6%
Backlog Margin	43.9%	44.4%	44.9%	-0.4 p.p.	-0.9 p.p.

BALANCE SHEET HIGHLIGHTS

Cash and Cash Equivalents and Short-Term Investments

Cash and Cash Equivalents and Financial Investments totaled BRL 2.4 billion at the end of 2Q26, representing an increase of 16% compared to the balance recorded in 2Q25. Maintaining a healthy liquidity position reinforces the Company's commitment to a balanced capital structure while preserving its ongoing focus on growth opportunities.

Cash and Cash Equivalents and Short-term Investments (BRL million, except %)	2Q26 (a)	1Q26 (b)	2Q25 (c)	Δ % (a/b)	Δ % (a/c)
Cash and Cash Equivalents	1,529.6	1,662.2	1,251.7	-8.0%	22.2%
Short-term Investments	924.7	758.6	872.9	21.9%	5.9%
Total	2,454.2	2,420.8	2,124.6	1.4%	15.5%

Accounts Receivable

The reported balance of Trade Receivables[1] totaled BRL 3.1 billion at the end of 2Q26, including both current and non-current portions. It is worth noting that the Company strategically carries out structured receivables assignment transactions exclusively to enhance its working capital efficiency. Despite the assignment of these receivables, they remain recorded under Accounts Receivable. Accordingly, the cash proceeds from these portfolio sales are offset by the recognition of a specific liability item referred to as Assignment of Receivables.

Considering net Accounts Receivable from real estate sales – that is, after deducting the Assignment of Receivables balance – the amount totaled BRL 1.8 billion. Based on this amount and the Net Revenue generated from real estate sales, Days Sales Outstanding[2] reduced to 134 days.

Accounts Receivable[1] (BRL million, except %)	2Q26 (a)	1Q26 (b)	2Q25 (c)	Δ % (a/b)	Δ % (a/c)
Real Estate Sales	3,108.9	2,985.4	2,362.2	4.1%	31.6%
Services	34.1	35.0	17.3	-2.7%	97.7%
Land Sales	5.9	5.5	5.2	6.6%	14.1%
Total	3,148.9	3,026.0	2,384.7	4.1%	32.0%
Current	1,722.0	1,607.7	1,280.5	7.1%	34.5%
Non-current	1,426.9	1,418.3	1,104.1	0.6%	29.2%
Accounts Receivable – Real Estate Sales	3,108.9	2,985.4	2,362.2	4.1%	31.6%
Assignment of Receivables	1,264.3	1,124.8	877.1	12.4%	44.1%
Accounts Receivable Net of Assignment of Receivables	1,844.6	1,860.6	1,485.2	-0.9%	24.2%
Net Revenue – Real Estate Sales	1,239.0	1,124.0	1,046.0	10.2%	18.5%
Days Sales Outstanding[2]	134	149	128	-10.0%	4.8%

1 - Short-term accounts receivable is composed of the debit balance of customers corrected and recognized in the income proportionally to the PoC (Percentage of Completion), considering the date of permission for occupancy for payment of the financing installment by part of customers to Direcional, plus the recognized revenue of contract works.
2 - Days Sales Outstanding: calculated as Accounts Receivable from Real Estate Sales, net of Assignment of Receivables, divided by Net Revenue from Real Estate Sales in the quarter, multiplied by 90 (number of days in one quarter).

Under current accounting standards, Accounts Receivable is recognized in proportion to construction progress (Percentage of Completion, or PoC). As a result, receivables related to units sold but not yet completed are not fully reflected in the financial statements. Total Accounts Receivable stood at BRL 7.3 billion at the end of 2Q26.

Of this total, receivables relating to direct financing installments with customers – either through Direct Method (*Tabela Direta*, in Portuguese), i.e. when the Company fully finances the value of the property for the client; or through *Pro-Soluto* credit, i.e. considering only the portion that is not financed by financial institutions – totaled BRL 3.2 billion at the end of the quarter. The table below details this receivables portfolio, considering only amounts related to SPVs consolidated in the Company's financial statements:

Management Portfolio Breakdown (BRL million, except %)	2Q26 (a)	1Q26 (b)	2Q25 (c)	Δ % (a/b)	Δ % (a/c)
Direct Method (*Tabela Direta*)	2,150	2,189	1,534	-2%	40%
Projects in progress	683	687	471	-1%	45%
Completed Projects	1,468	1,503	1,063	-2%	38%
Pro-Soluto	1,010	902	763	12%	32%
Projects in progress	314	286	237	10%	33%
Completed Projects	696	616	526	13%	32%
Total Portfolio	3,160	3,092	2,298	2%	38%

Finally, the balance of Assignment of Receivables recorded in the Company's balance sheet totaled BRL 1.3 billion at the end of 2Q26, of which only BRL 296 million relates to subordinated quotas held by the Company. The breakdown of these amounts by transaction type is presented below:

(i) Direct Method (*Tabela Direta*, in Portuguese): BRL 919 million, referring to receivables originated from the financing of the full unit price, with the unit serving as collateral through fiduciary transfer, which is formalized upon completion of construction. From that point onward, the Company has no repurchase obligation related to these credits, with its exposure limited to the value of subordinated quotas held on the balance sheet and recorded under Non-Current Assets – which, therefore, are not included in the calculation of the Company's cash position. For this type of transaction, the subordinated quota balance totaled BRL 247 million at the end of the quarter.

(ii) *Pro-soluto*: BRL 345 million, referring to transactions for which the Company's exposure through subordinated quotas totaled BRL 49 million at the end of 2Q26.

Indebtedness

At the end of 2Q26, Direciona's gross debt totaled BRL 3.0 billion, of which 90% consisted of long-term obligations (non-current liabilities). The weighted average debt maturity was 65 months, the longest in the sector.

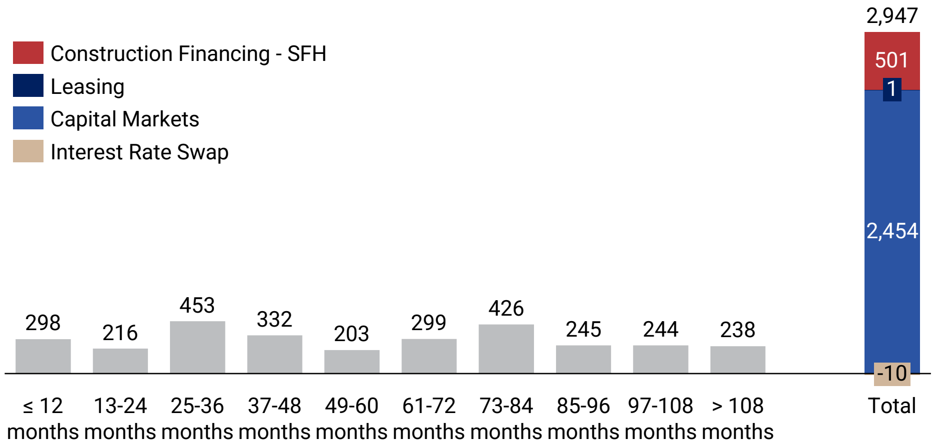
Considering the balances of (i) Loans and Financing; (ii) Cash and Cash Equivalents and Financial Investments; and (iii) interest rate swap contracts receivable or payable, the Company ended the quarter with Net Debt of BRL 492 million. As a result, the financial leverage ratio (measured as the Net Debt divided by the Shareholders' Equity) declined by 6 percentage points, reaching 18.0% at the end of the period.

The table below presents a breakdown of debt by type and index, as well as its amortization schedule:

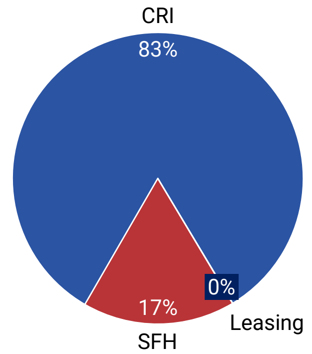
Indebtedness (BRL million, except %)	2Q26 (a)	1Q26 (b)	2Q25 (c)	Δ % (a/b)	Δ % (a/c)
Loans and Financing Operations	2,956.1	3,076.3	2,026.9	-3.9%	45.8%
Real Estate Receivables Certificates (CRI)	2,454.3	2,512.8	1,523.0	-2.3%	61.1%
Construction Financing	501.1	562.7	502.8	-10.9%	-0.3%
Leasing	0.7	0.8	1.1	-11.9%	-37.8%
Cash and Cash Equivalents and Short-Term Investments	2,454.2	2,420.8	2,124.6	1.4%	15.5%
Net Debt (Net Cash) before swap	501.9	655.5	-97.7	-23.4%	-613.8%
Interest rate swap contracts	9.6	42.7	39.8	-77.5%	-75.9%
Net Debt[1] (Net Cash)	492.3	612.8	-137.5	-19.7%	-458.0%
Net Debt[1]-to-Equity	18.0%	24.0%	-5.6%	-6.0 p.p.	23.6 p.p.
Corporate Net Debt[2]	-8.7	50.2	-640.3	-117.4%	-98.6%
Corporate Net Debt[2]-to-Equity	-0.3%	2.0%	-25.9%	-2.3 p.p.	25.6 p.p.
Loans and Financing Operations by index	2,956.1	3,076.3	2,026.9	-3.9%	45.8%
TR	475.1	548.0	502.8	-13.3%	-5.5%
IPCA[3]	1,032.1	1,095.7	808.9	-5.8%	27.6%
CDI	766.9	769.4	531.3	-0.3%	44.3%
Fixed interest rate[3]	682.0	663.2	183.9	2.8%	270.9%

1 - Loans and Financing Operations reduced by Cash and Cash Equivalents and Short-term Investments plus the balance of interest rate swap contracts.
2 - Corporate Net Debt: Net Debt reduced by the outstanding balance of financings contracted under the Housing Finance System (SFH) or financings obtained from the Real Estate Investment Fund of the Severance Pay Guarantee Fund (FI-FGTS). This is the metric used to calculate the Company's financial covenant.
3 - For all bonds indexed to the IPCA (Brazil's Consumer Price Index) and with fixed interest rate, the Company has interest rate swap contracts, in order to exchange the interest rate into CDI.

Debt Amortization Schedule
(BRL million)



Loans and Financing Breakdown
(% of Total Debt)



Cash Generation[1]

In 2Q26, Direcional Group reported accounting cash generation[1] of BRL 130 million. Accordingly, excluding the amounts related to the origination and amortization of receivables assignment transactions, corporate transactions, and the change in the policy adopted by Caixa Econômica Federal regarding the deposit of funds related to transfer payments, the Company recorded operating cash generation[2] of BRL 80 million.

1 - Accounting Cash Generation/Consumption: variation in net debt adjusted by payment of dividends, share buyback and the variation in the balance of interest rate swap contracts.
2 - Operating Cash Generation/Consumption: Accounting cash generation, excluding non-operating effects recognized during the period.

DIRECIONAL

Statements contained in this notice regarding business perspectives, operational and financial projection results, and references to the Company's potential of growth constitute mere estimates and were based on the Board's expectations and estimates regarding the Company's future performance. Although the Company believes that such estimates are based on reasonable assumptions, Company does not ensure they are achievable. The expectations and estimates underlying the Company's future perspectives are highly dependent on the market behavior, the Brazil's economic and political situation, the current and future state regulations, the industry and international markets, and are therefore subject to changes which are beyond control by part of the Company and its Board. The Company shall not commit to publish updates neither to revise the expectations, estimates, and provisions contained herein arising from future information or events.

STOCK TICKER: DIRR3	CONFERENCE CALL	CONTACTS
Stock price on 06/30/2026: BRL 13.92	Date: 08/12/2026 - Wednesday 8:00 a.m. (EDT) 9:00 a.m. (BRT) 1:00 p.m. (BST)	IR Team (+55 31) 3431-5509 | (+55 31) 3431-5512 ri@direcional.com.br ri.direcional.com.br/en
Number of Shares (Ex-Treasury Shares): 520 million	Access Info:	Institutional Website www.direcional.com.br
Market Cap: BRL 7.2 billion / US$ 1.4 billion	Zoom	Address 177 Rua dos Otoni - 14th floor Belo Horizonte - MG Zip Code: 30.150-270
Free Float: 63%	YouTube	
2Q26 ADTV: 7.5 million shares BRL 100.3 million 15,223 transactions		

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 IGPTW B3 IDIVERSA B3 ICON B3

CONSOLIDATED BALANCE SHEET

IFRS

Consolidated Balance Sheet (BRL '000)	06/30/2026	12/31/2025	Δ %
Current Assets	7,032,181	6,128,834	15%
Cash and cash equivalents and short-term investments	2,454,207	2,182,799	12%
Accounts receivable	1,721,977	1,438,700	20%
Inventory	2,409,708	2,086,835	15%
Receivables from related parties	128,263	92,922	38%
Taxes recoverable	53,389	43,855	22%
Accounts receivable from divestiture	3	1,718	-100%
Other credits	264,634	282,005	-6%
Non-Current Assets	7,596,137	7,090,801	7%
Short-term investments	295,890	230,360	28%
Accounts receivable	1,426,941	1,389,073	3%
Inventory	5,213,553	4,864,673	7%
Judicial deposits	26,289	24,277	8%
Taxes recoverable	11,365	11,059	3%
Accounts receivable from divestiture	5,795	5,798	-0%
Other receivables	186,501	148,204	26%
Investments	125,111	124,135	1%
Fixed assets	273,325	260,159	5%
Intangible assets	31,367	33,063	-5%
Total Assets	14,628,318	13,219,635	11%

Consolidated Balance Sheet (BRL '000)	06/30/2026	12/31/2025	Δ %
Current Liabilities	1,684,451	1,621,183	4%
Loans and financing	297,868	274,805	8%
Assignment liability	307,136	296,402	4%
Suppliers	175,561	181,281	-3%
Suppliers - Forfait	19,116	12,949	48%
Labor obligations	109,279	87,815	24%
Tax obligations	63,979	67,093	-5%
Lease financing	11,089	12,686	-13%
Real estate commitments payable	67,844	131,775	-49%
Advances from customers	64,903	83,947	-23%
Other accounts payable	319,401	222,844	43%
Dividends to be paid	16,410	11,519	42%
Provision for guarantee	18,550	23,533	-21%
Payables to related parties	213,315	214,534	-1%
Non-Current Liabilities	10,206,725	9,278,301	10%
Loans and financing	2,658,251	2,483,542	7%
Assignment liability	957,157	900,748	6%
Suppliers	15,721	14,082	12%
Provision for guarantee	34,614	24,866	39%
Tax obligations	70,791	60,531	17%
Lease financing	74,202	76,290	-3%
Real estate commitments payable	5,770,262	5,088,473	13%
Advances from customers	526,375	521,793	1%
Provision for labor, tax and civil contingencies	42,628	39,280	9%
Other accounts payable	56,724	68,696	-17%
Shareholder's Equity	2,737,142	2,320,151	18%
Capital	1,181,857	1,181,857	-
Share issue expenses	-21,994	-21,994	-
Treasury shares	-6,583	-22,571	-71%
Capital reserves	188,872	192,734	-2%
Equity valuation adjustment	235,951	238,956	-1%
Income reserves	333,953	347,639	-4%
Current Results	414,809	0	-
	2,326,865	1,916,621	21%
Non-controlling interest	410,277	403,530	2%
Total Liabilities and Shareholder's Equity	14,628,318	13,219,635	11%

CONSOLIDATED INCOME STATEMENT

Consolidated Income Statement (BRL '000)	2Q26 (a)	1Q26 (b)	2Q25 (c)	Δ % (a/b)	Δ % (a/c)	1H26 (d)	1H25 (e)	Δ % (d/e)
Net Revenue	1,279,265	1,164,527	1,065,210	9.9%	20.1%	2,443,792	1,959,342	24.7%
Cost of real estate sales and services	-767,704	-691,115	-650,981	11.1%	17.9%	-1,458,819	-1,199,833	21.6%
Gross Profit	511,561	473,412	414,229	8.1%	23.5%	984,973	759,510	29.7%
General and administrative expenses	-72,032	-73,565	-60,634	-2.1%	18.8%	-145,597	-115,767	25.8%
Selling expenses	-128,636	-107,345	-96,860	19.8%	32.8%	-235,981	-177,845	32.7%
Equity income	18,568	12,932	14,911	43.6%	24.5%	31,500	27,279	14.9%
Other operating income and expenses	-40,693	-12,800	-46,633	217.9%	-12.7%	-53,493	-71,714	-25.4%
Operating Income (Expenses)	-222,793	-180,778	-189,216	23.2%	17.7%	-403,571	-338,048	19.4%
Financial Expenses	-140,037	-119,807	-79,992	16.9%	75.1%	-259,844	-141,282	83.9%
Financial Revenues	133,834	119,179	98,161	12.3%	36.3%	253,013	175,562	44.1%
Financial Results	-6,203	-628	18,169	887.4%	-134.1%	-6,832	34,281	-119.9%
Income before Income and Social Contribution Taxes	282,565	292,006	243,182	-3.2%	16.2%	574,571	455,742	26.1%
Income and social contribution taxes - current and def.	-27,138	-24,472	-22,538	10.9%	20.4%	-51,610	-43,647	18.2%
Net Income before Interests in SCPs and SPVs	255,427	267,534	220,644	-4.5%	15.8%	522,961	412,095	26.9%
Interest in SCPs and SPVs (Minority Interest)	-53,778	-54,374	-36,901	-1.1%	45.7%	-108,152	-63,836	69.4%
Net Income	201,649	213,160	183,743	-5.4%	9.7%	414,809	348,259	19.1%
Gross Margin	40.0%	40.7%	38.9%	-0.7 p.p.	1.1 p.p.	40.3%	38.8%	1.5 p.p.
Adjusted Gross Margin[1]	42.8%	42.9%	41.7%	-0.1 p.p.	1.1 p.p.	42.8%	41.6%	1.2 p.p.
Net Margin	15.8%	18.3%	17.2%	-2.5 p.p.	-1.5 p.p.	17.0%	17.8%	-0.8 p.p.

1 - Adjusted Margin: excluding capitalized interest in COGS.

CONSOLIDATED CASH FLOW STATEMENT

Consolidated Cash Flow Statement (BRL '000)	06/30/2026	06/30/2025
Cash Flow from Operating Activities		
Profit before income and social contribution taxes	574,571	455,742
Adjustments to reconcile profit to cash generated from operating activities		
Depreciation and Amortization	45,988	37,748
Equity income	-31,500	-27,279
Income from financial investments	-56,084	-48,617
Provision for guarantee	15,169	15,906
Interest on charges and financing and assignment liability	189,589	124,339
Hedge accounting – fair value	-40,594	20,043
Gains (losses) from derivatives	41,578	-20,022
Provision for labor, tax, and civil contingencies	16,643	12,832
Gains (losses) on barter transactions	-29,182	-24,582
Gains on disposal of investments	-27,399	-13,596
Amortization of acquisition-related fair value adjustments	-	5,376
Remeasurement of accounts receivable from the acquisition of equity interests	-79	-38
Present value adjustment of accounts receivable	5,071	14,965
Present value adjustment on lease liabilities	3,143	2,733
Receivables assignment expenses	10,714	6,518
Expenses on the settlement of assigned receivables	8,908	-
Adjustment to net realizable value of finished inventory	145	147
Adjustment of assignment of receivables	62,178	31,979
Allowance for expected credit losses	44,348	40,875
Provision for losses on accounts receivable and other credits	20,197	-
Provision for stock option plan	11,744	7,144
Provision for profit sharing	5,418	3,834
Increase (decrease) in assets		
Accounts receivable	-390,754	-586,330
Inventory	150,409	135,919
Other credits	-24,645	-31,843
Related parties	5,302	-20,546
Escrow deposits	-2,012	-2,404
Taxes recoverable	-9,840	1,646
(Decrease) increase in liabilities		
Suppliers	4,312	-4,192
Labor obligations	16,046	9,601
Tax liabilities	-5,046	19,941
Real estate commitments payable	-191,085	-100,149
Advances from clients	15,323	12,629
Accounts payable	-16,136	7,140
Provision for labor, tax, and civil contingencies	-13,295	-8,835
Related parties	-1,219	68,413
Construction collateral	-10,639	-12,396
Other Liabilities	-116,345	21,410
Income and social contribution taxes paid	-39,539	-37,999
Net Cash generated (applied) in Operating Activities	**241,403**	**118,052**
Cash Flow from Investment Activities		
Increase (Decrease) in investments (SCPs and SPVs)	-41,563	-5,527
Dividends received	30,053	44,792
Proceeds from the sale of investments	90,847	74,232
Capital contributions and shareholder loans	-39,547	8,643
Acquisition of fixed assets	-55,796	-36,485
Acquisition of intangibles	-9,139	-12,945
Net changes in financial investments	49,357	-51,236
Net Cash generated (applied) in Investment Activities	**24,212**	**21,474**
Cash Flow from Financing Activities		
Disposal of treasury shares	0	1
Dividends paid	4,513	-299,399
Entry of assignment of receivables	346,415	240,965
Payment of assignment of receivables	-252,722	-106,362
Share repurchase	-13,270	-11,274
Amortization of lease financing	-6,465	-4,730
Interest paid on lease	-363	-413
Proceeds from borrowings	714,361	709,604
Payment of debt issuance costs	-20,467	-15,545
Repayment of borrowings	-439,951	-297,590
Interest paid on borrowings	-163,045	-73,477
Dividends paid to non-controlling shareholders	-81,178	-47,118
Capital contributions from (distributions to) non-controlling interests	-23,232	225,467
Net cash generated (applied) in financing activities	**64,596**	**320,129**
Increase in Cash and Cash Equivalents	**330,211**	**459,655**
Cash and Cash Equivalents		
At the beginning of the period	1,199,343	792,054
At the end of the period	1,529,554	1,251,709

CONSOLIDATED BALANCE SHEET - RIVA

Consolidated Balance Sheet (BRL '000)	06/30/2026	12/31/2025	Δ %
Current Assets	2,153,474	2,127,160	1%
Cash and cash equivalents and short-term investments	470,451	780,028	-40%
Accounts receivable	552,913	538,848	3%
Inventories	795,445	673,395	18%
Receivables from related parties	72,938	61,677	18%
Accounts receivable from divestiture	1	0	-
Taxes recoverable	11,389	8,928	28%
Other receivables	250,337	64,284	289%
Non-Current Assets	3,063,891	2,688,520	14%
Short-term investments	106,625	65,435	63%
Accounts receivable	762,155	753,541	1%
Inventories	2,051,302	1,761,137	16%
Judicial deposits	2,315	2,219	4%
Taxes recoverable	1,821	1,738	5%
Accounts receivable from divestitures	5,298	5,297	0%
Other receivables	41,397	28,460	45%
Investments	57,683	39,361	47%
Property and equipment	35,253	31,264	13%
Intangible assets	42	68	-38%
Total Assets	5,217,365	4,815,680	8%

Consolidated Balance Sheet (BRL '000)	06/30/2026	12/31/2025	Δ %
Current Liabilities	571,247	555,456	3%
Debts and debentures	24,128	33,335	-28%
Assignment of receivables	163,162	151,213	8%
Trade payables	54,138	52,961	2%
Trade payables - forfait	5,956	5,376	11%
Labor obligations	23,077	17,593	31%
Tax obligations	23,882	27,381	-13%
Lease financing	105	102	3%
Real estate commitments payable	21,394	41,872	-49%
Advances from customers	44,761	52,553	-15%
Other accounts payable	51,023	50,105	2%
Provision for warranties	5,197	6,812	-24%
Dividends payable	83,164	58,852	41%
Payables to related parties	71,260	57,301	24%
Non-Current Liabilities	3,817,522	3,459,767	10%
Debts and debentures	415,695	546,854	-24%
Assignment of receivables	690,979	645,627	7%
Trade payables	4,695	4,572	3%
Current taxes with deferred payment	37,744	33,255	13%
Real estate commitments payable	2,309,890	1,874,551	23%
Advances from customers	292,799	281,319	4%
Provision for warranties	9,976	8,189	22%
Provisions for tax, labor and civil contingencies	1,432	1,748	-18%
Other accounts payable	54,312	63,652	-15%
Equity	828,596	800,457	4%
Equity attributable to shareholders	790,749	767,918	3%
Non-controlling interest	37,847	32,539	16%
Total Liabilities and Shareholder's Equity	5,217,365	4,815,680	8%

CONSOLIDATED INCOME STATEMENT - RIVA

Consolidated Income Statement (BRL '000)	2Q26 (a)	1Q26 (b)	2Q25 (c)	Δ % (a/b)	Δ % (a/c)	1H26 (d)	1H25 (e)	Δ % (d/e)
Net Revenue	430,256	405,447	365,306	6.1%	17.8%	835,703	691,040	20.9%
Cost of units sold and services rendered	-245,566	-230,026	-222,903	6.8%	10.2%	-475,592	-417,721	13.9%
Gross Profit	184,690	175,421	142,403	5.3%	29.7%	360,111	273,319	31.8%
Selling, general and administrative expenses	-47,604	-36,901	-30,934	29.0%	53.9%	-84,505	-63,207	33.7%
Equity income	12,193	8,643	5,157	41.1%	136.4%	20,836	13,254	57.2%
Other operating income and expenses	-4,925	-5,603	-3,600	-12.1%	36.8%	-10,528	-5,030	109.3%
Operating Income (Expenses)	-40,336	-33,861	-29,377	19.1%	37.3%	-74,197	-54,983	34.9%
Financial Result, net	-12,986	286	-5,849	-4,640.6%	122.0%	-12,700	-10,495	21.0%
Income before Income and Social Contribution Taxes	131,368	141,846	107,177	-7.4%	22.6%	273,214	207,841	31.5%
Income and Social Contribution taxes	-11,849	-12,398	-7,609	-4.4%	55.7%	-24,247	-14,818	63.6%
Net Income before Interest in SPVs and SCPs	119,519	129,448	99,568	-7.7%	20.0%	248,967	193,023	29.0%
Interest in SPVs and SCPs (Minority Interest)	-9,703	-9,932	-8,943	-2.3%	8.5%	-19,635	-18,250	7.6%
Net Income	109,816	119,516	90,625	-8.1%	21.2%	229,332	174,773	31.2%
Gross Margin	42.9%	43.3%	39.0%	-0.3 p.p.	3.9 p.p.	43.1%	39.6%	3.5 p.p.
Adjusted Gross Margin[1]	45.0%	44.6%	41.0%	0.5 p.p.	4.1 p.p.	44.8%	41.7%	3.1 p.p.
Net Margin	25.5%	29.5%	24.8%	-4.0 p.p.	0.7 p.p.	27.4%	25.3%	2.2 p.p.

1 - Adjusted Margin: excluding capitalized interest in COGS.

DIRECIONAL

GLOSSARY

Classification of the projects by Direcional Group, according to the target economic segment:

Direcional	Residential projects usually under the "*Minha Casa, Minha Vida*" housing program – tier 1, 2 and 3.
Riva	Residential projects destined to middle-income customers, developed at the SPVs of the wholly owned subsidiary of Direcional called Riva Incorporadora S.A. Projects are typically classified under the "*Minha Casa, Minha Vida*" program – tier 4 (price cap of BRL 600k), or sold outside the program (unit price above BRL 600k).
Old Harvest	Projects of the MUC segment (Middle-income, Upper-middle income, and Commercial), developed under the previous development and building model.
New Model	A business model consolidated in 2015 for the development of the Company's residential projects. One of its main characteristics is the possibility of off-plan transfer and the adoption of an industrialized construction model.

Adjusted EBITDA - Adjusted EBITDA is equal to EBITDA (earnings before financial result, Income Tax and Social Contribution, depreciation and amortization expenses) less the participation of non-controlling stockholders and less the financial charges included in cost of units sold. We understand that the adjustment to present value of accounts receivable of units sold and not delivered recorded as gross operating revenue (expense) is part of our operating activities and, therefore, we do not exclude this revenue (expense) in the calculation of Adjusted EBITDA. Adjusted EBITDA is not a measure of financial performance under Brazilian Accounting Practices, nor should it be considered in isolation or as an alternative to net income as an operational performance measure or alternative to operating Cash Burns or as a liquidity measure. Adjusted EBITDA is an indicator of our overall economic performance, which is not affected by fluctuations in interest rates, changes in the tax burden of Income Tax and Social Contribution or depreciation and amortization levels.

Contracted Net Sales - PSV arising from all contracts for the sale of properties entered into in a given period, including the sale of units launched in the period and the sale of units in stock, net from rescissions.

Deferred Results - The result of the balance of real estate sales transactions already contracted (arising from units whose construction has not yet been completed) and their respective budgeted costs to be appropriated.

Financial Swap – Land purchase system whereby the owner of the land receives the payment, in cash, calculated as a percentage of the PSV of the project, to be paid according to the determination of the revenue from the sales of units of the project.

Landbank - lands maintained in inventory with an estimate of a future PSV for such.

Launched PSV – Total Potential Sales Value of the units launched in a determined period.

LTM – Last twelve months.

Novo Mercado - B3's special listing segment, where companies adopt differentiated practices of corporate governance, which exceed the requirements of the traditional segment. Direcional joined Novo Mercado in November 19th, 2009.

Physical Swap - Land purchase system whereby the owner of the land receives in payment a certain number of units of the project to be built in it.

PoC Method - Under IFRS, revenues, costs and expenses related to real estate projects are appropriated based on the accounting method of the cost incurred ("PoC"), by measuring the progress of the work by the actual costs incurred versus the total budgeted expenses for each stage of the project.

Minha Casa, Minha Vida Program (MCMV) - Current name given to the government's social housing program (previously known as *Programa Casa Verde e Amarela*).

PSV - Potential Sales Value. Total amount to be potentially obtained from the sale of all units of a given real estate development at the launch price. There is a possibility that the PSV launched shall not be realized or differ significantly from the value of Contracted Sales, since the quantity of Units actually sold may differ from the number of units launched and/or the actual selling price of each unit may differ from the launch price.

SFH Resources - Housing Financial System (SFH) resources originated from the FGTS and savings account deposits.

Tier 1 (FAR) - Low-income projects made as contract works within the "*Minha Casa, Minha Vida*" (MCMV) housing program, contracted directly with the Financing Agent, destined to families with a monthly income up to BRL 1,800. Properties of this segment has their final price determined by the Financing Agent, pursuant to the ordinance No. 435/2012 of the Ministry of Cities, and their acquisition may be subsidized by the government.