DIRECIONAL

Belo Horizonte, July 8, 2026 - Direcional Engenharia S/A, one of the largest homebuilders and real estate development companies in Brazil, focused on the development of low-income and medium-income projects and operating in several regions of the Brazilian Territory, presents its operating statements for the second quarter of 2026 (2Q26). Unless otherwise stated, the information in this document is expressed in national currency (Brazilian Reais – R$ or BRL) and the Potential Sales Value ("PSV") demonstrates the consolidated amount (PSV 100%).

NOTICE TO THE MARKET

2Q26 OPERATING PREVIEW

✓ **GROSS SALES REACHED BRL 2.0 BILLION IN 2Q26 (BRL 1.6 BILLION % COMPANY), THE HIGHEST LEVEL IN THE COMPANY'S HISTORY**

✓ **NET SALES OF BRL 1.7 BILLION IN THE QUARTER (BRL 1.4 BILLION % COMPANY), UP 5% FROM 1Q26**

✓ **CASH GENERATION[1] OF BRL 130 MILLION IN THE QUARTER, WITH OPERATING CASH GENERATION[2] OF BRL 80 MILLION**

OTHER HIGHLIGHTS

- **PSV launched** totaled **BRL 2.1 billion** in the quarter, up **105%** from 1Q26 and **8%** compared to 2Q25.
- In the first half of 2026 (1H26), **Launches** totaled **BRL 3.1 billion**, up **9%** from 1H25.
- **Net Sales** reached **BRL 3.2 billion** in 1H26, representing an **8%** increase compared to the year-ago period.
- **Net Sales Speed** (VSO index) of **23%** in 2Q26, with **24%** for the Direcional branch and **21%** for the Riva branch.

1 - Cash Generation: variation in net debt adjusted by payment of dividends, share buyback and the variation in the balance of interest rate swap contracts. Prior information is unaudited.

2 - Accounting cash generation excluding the effects of asset monetizations and the change in the policy adopted by Caixa Econômica Federal regarding the deposit of funds related to transfer payments.

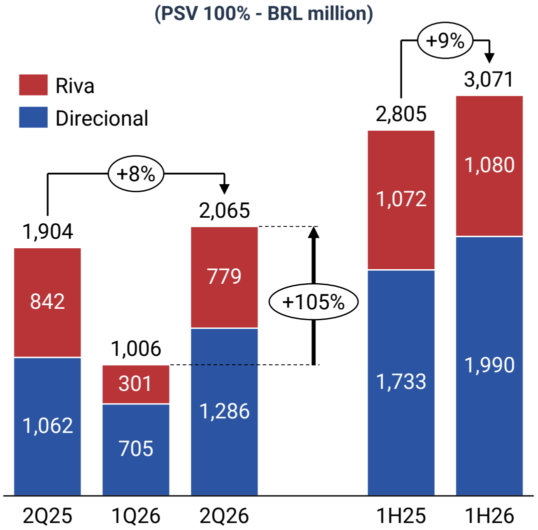
LAUNCHES

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%.

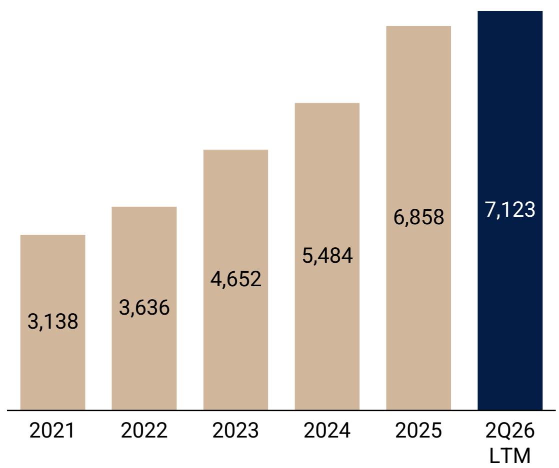
It is worth highlighting that the quarter's launches included two developments under Direcional's partnership with Moura Dubeux – one in Fortaleza (State of Ceará) and the other in Natal (State of Rio Grande do Norte). Together, these two projects comprise 712 units and a PSV of BRL 234 million (BRL 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
(PSV 100% - BRL million)



Launches Track Record[1]
(PSV 100% - BRL million)



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 projects sold under the Pode Entrar Program.

CONTRACTED SALES

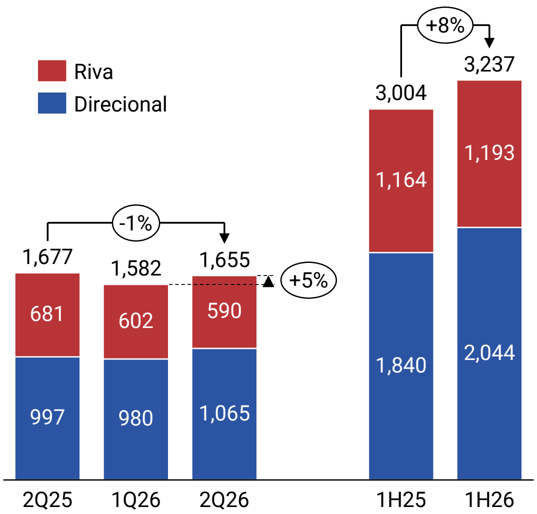
Corroborating the strong demand observed throughout the year, Gross Sales reached BRL 2.0 billion in 2Q26 (BRL 1.6 billion % Company), **setting the highest quarterly level for this metric in the Company's history.** Net Sales totaled BRL 1.7 billion during the quarter (BRL 1.4 billion % Company), representing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

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.

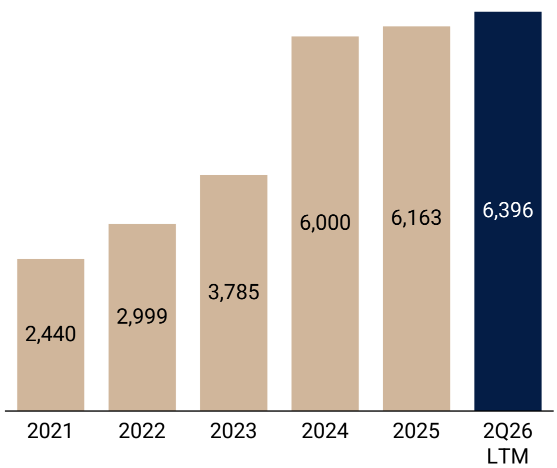
In 1H26, Net Sales totaled BRL 3.2 billion (BRL 2.7 billion % Company), up 8% from 1H25. Accordingly, over the last 12 months, Net Sales reached BRL 6.4 billion (BRL 5.5 billion % Company).

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.

Net Sales
(PSV 100% - BRL million)



Net Sales Track Record[1]
(PSV 100% - BRL million)



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.

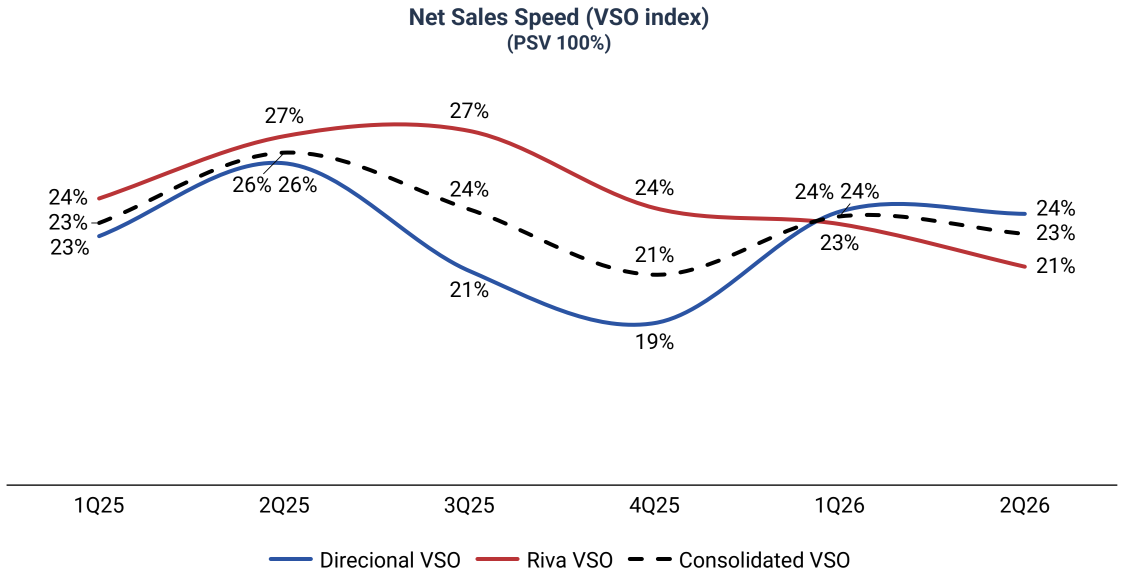
1 - Disregarding the projects sold under the Pode Entrar Program.

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, the number of sales conversions declined significantly.

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



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	4,358
% 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	5,611	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%*

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 - Cash Generation: variation in net debt adjusted by payment of dividends, share buyback and the variation in the balance of interest rate swap contracts. Prior information is unaudited.

2 - Operating Cash Generation/Consumption: Accounting cash generation excluding the effects of asset monetizations and the change in the policy adopted by Caixa Econômica Federal regarding the deposit of funds related to transfer payments.

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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.