



CORPORATE PRESENTATION

3Q25



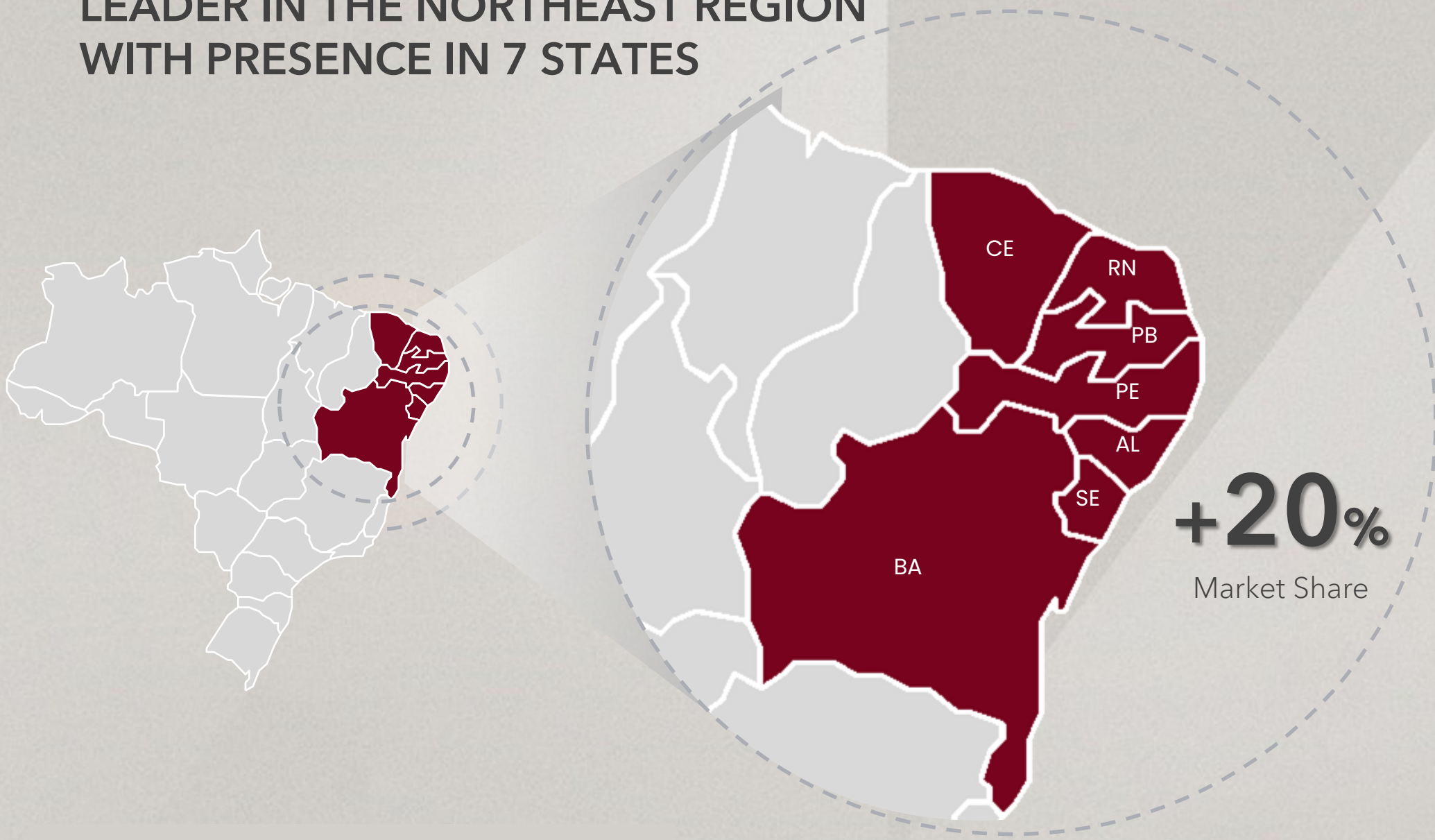
MD
moura dubeux

MD
moura dubeux

1

MOURA DUBEUX AT A GLANCE

MOURA DUBEUX IS A MARKET LEADER IN THE NORTHEAST REGION WITH PRESENCE IN 7 STATES



MOURA DUBEUX'S BRANDS

MD
moura dubeux
RESIDENTIAL LUXURY AND HIGH¹-INCOME

mood
RESIDENTIAL MID-INCOME²

Unica
MCMV (GROUP 3)³

BEACH CLASS
SHORT OR LONG-STAY/
SECOND RESIDENCE⁴

ITC
COMMERCIAL⁴

MOURA DUBEUX'S PARTNERSHIP

MD + DIRECIONAL

NORTHEAST LEADERSHIP + LOW INCOME EXPERTISE

+260 PROJECTS DELIVERED	+4.0mn M ² BUILT
R\$4.1 bn NET LAUNCHES 3Q25 LTM	R\$3.3 bn NET SALES 3Q25 LTM
R\$2.0 bn NET REVENUES 3Q25 LTM	37% ADJUSTED GROSS MARGIN 3Q25 LTM
17% NET MARGIN 3Q25 LTM	21% ROAE 3Q25 LTM

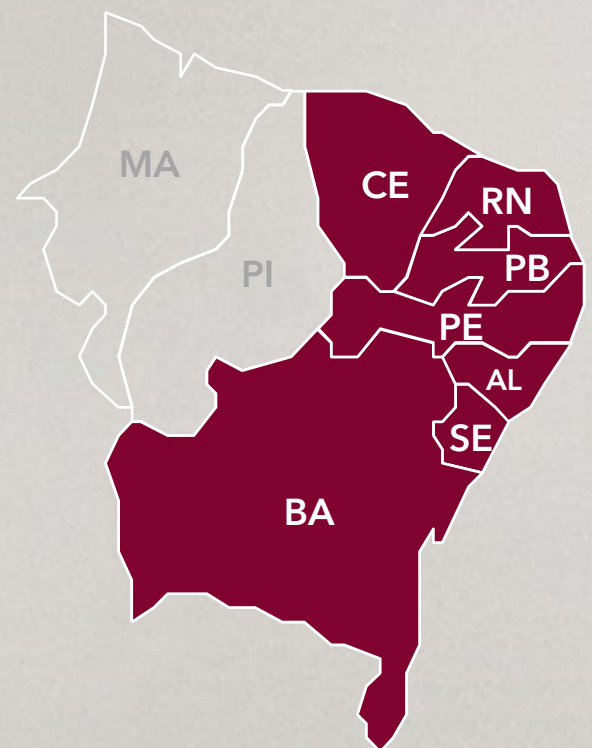
Notes: Average of: (1) R\$18k/sqm; (2) R\$7k/sqm; (3) R\$6k/sqm; (4) R\$15k/sqm



1

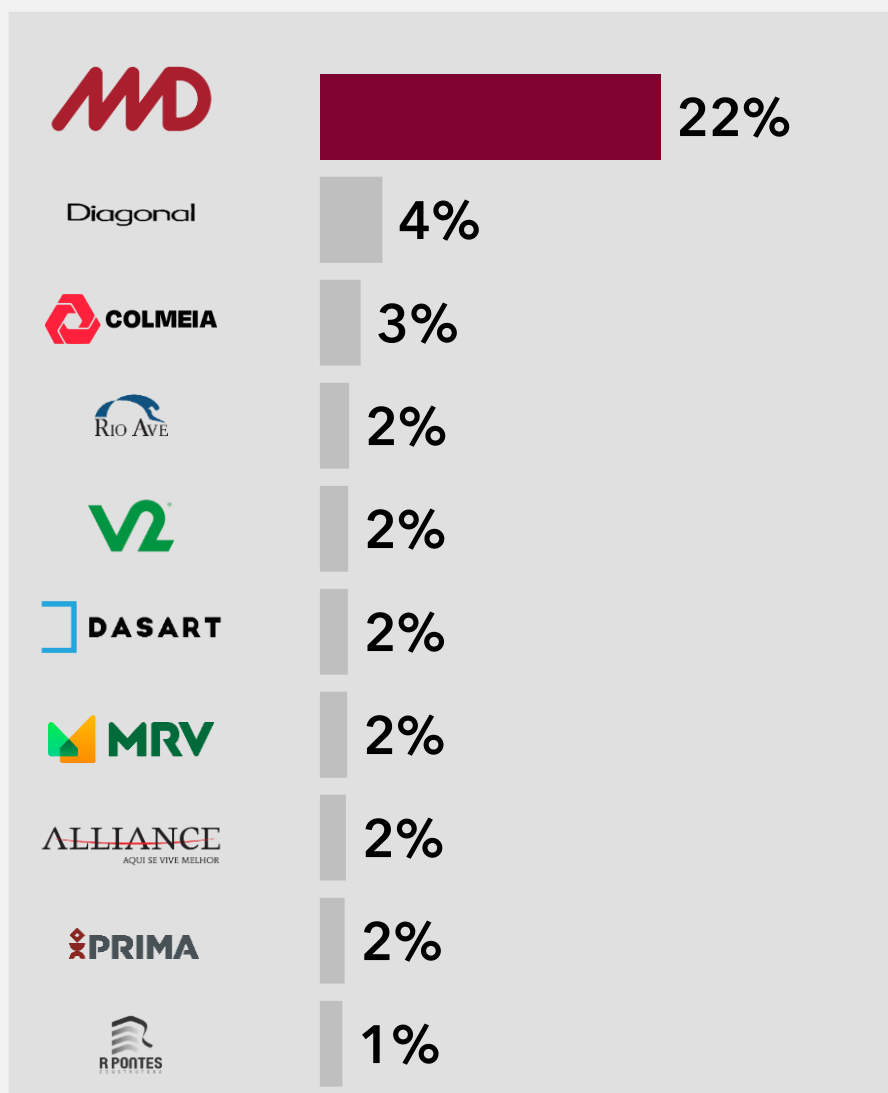
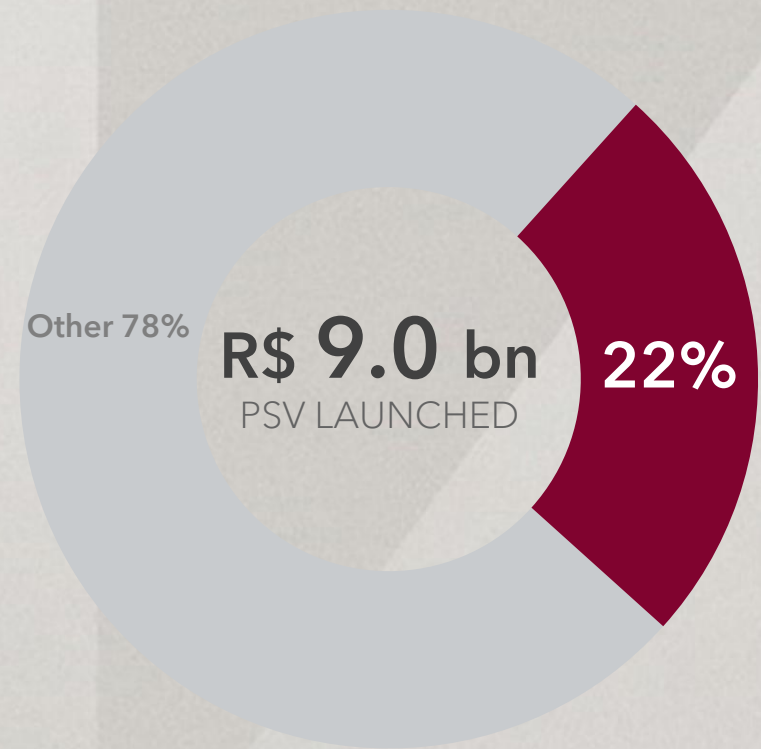
DOMINANT PLAYER IN BRAZIL'S NORTHEAST REGION, WITH 5X MORE MARKET SHARE THAN 2ND PLAYER

NORTHEAST REGION



TOTAL DEFICIT IN THE NORTHEAST REGION IS ~3.6X THE DEFICIT IN SÃO PAULO

MARKET SIZE¹



THE NORTHEAST REGION ENDED 2024 WITH THE LOWEST VOLUME OF UNITS IN INVENTORY OF THE LAST 10 YEARS

10 MONTHS OF SALES



HOUSING DEFICIT IN THE NORTHEAST IS 1,634,642 HOUSEHOLDS -EQUIVALENT TO 8% OF THE TOTAL IN BRAZIL



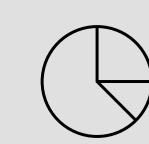
CONSISTENT DEMAND IN THE MID, HIGH-INCOME AND SECOND HOME SEGMENTS



BETTER POSITIONING FOR LAND ACQUISITION



ONLY PLAYER CAPABLE OF LAUNCHING SIMULTANEOUSLY IN THE SEVERAL MARKETS IT OPERATES



LACK OF COMPETITORS IN SCALE

Source: Company, Prática Inteligência Imobiliária; Note: (1) Annual average PSV launched (ex low-income) between 2020 and 2024



DIVERSIFIED BUSINESS MODELS ENSURING A HEALTHY PERFORMANCE

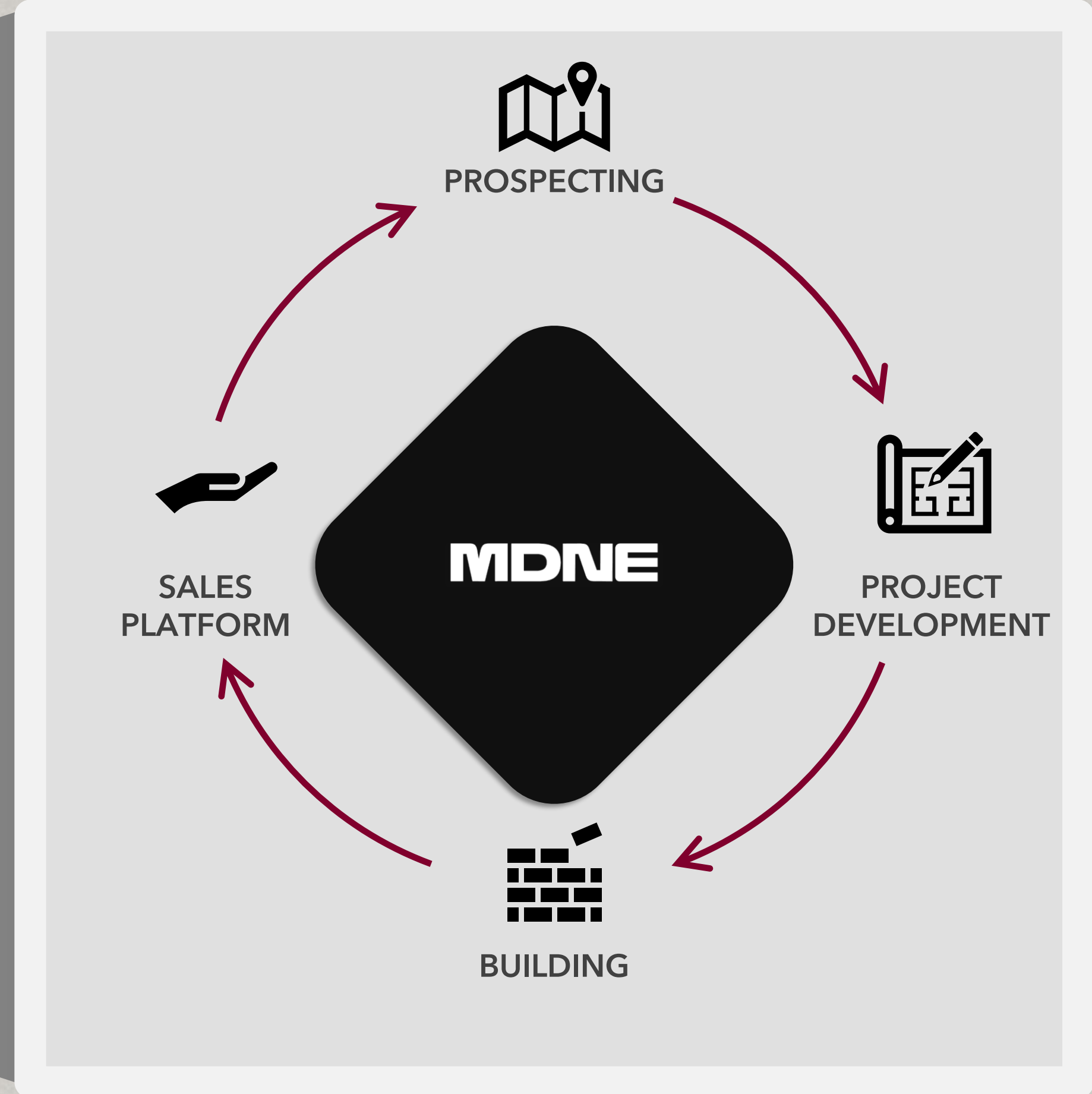
INTEGRATED BUSINESS MODEL

REAL ESTATE DEVELOPMENT

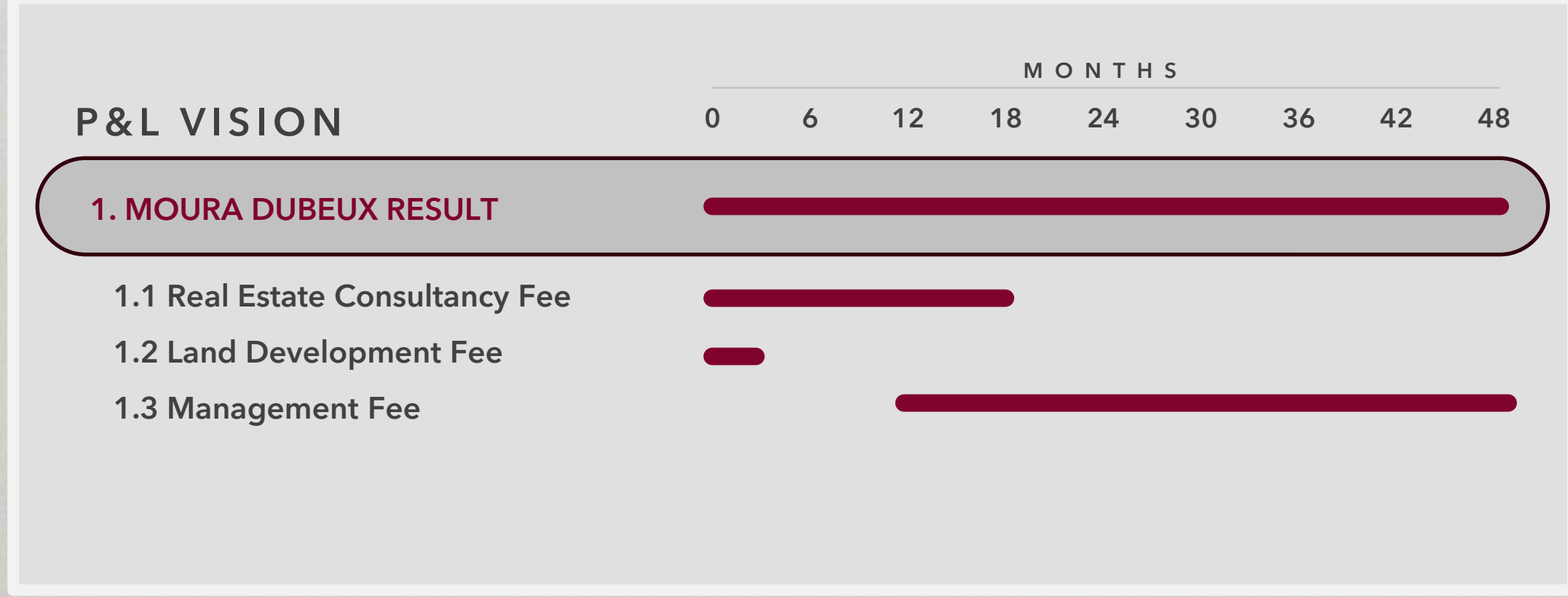
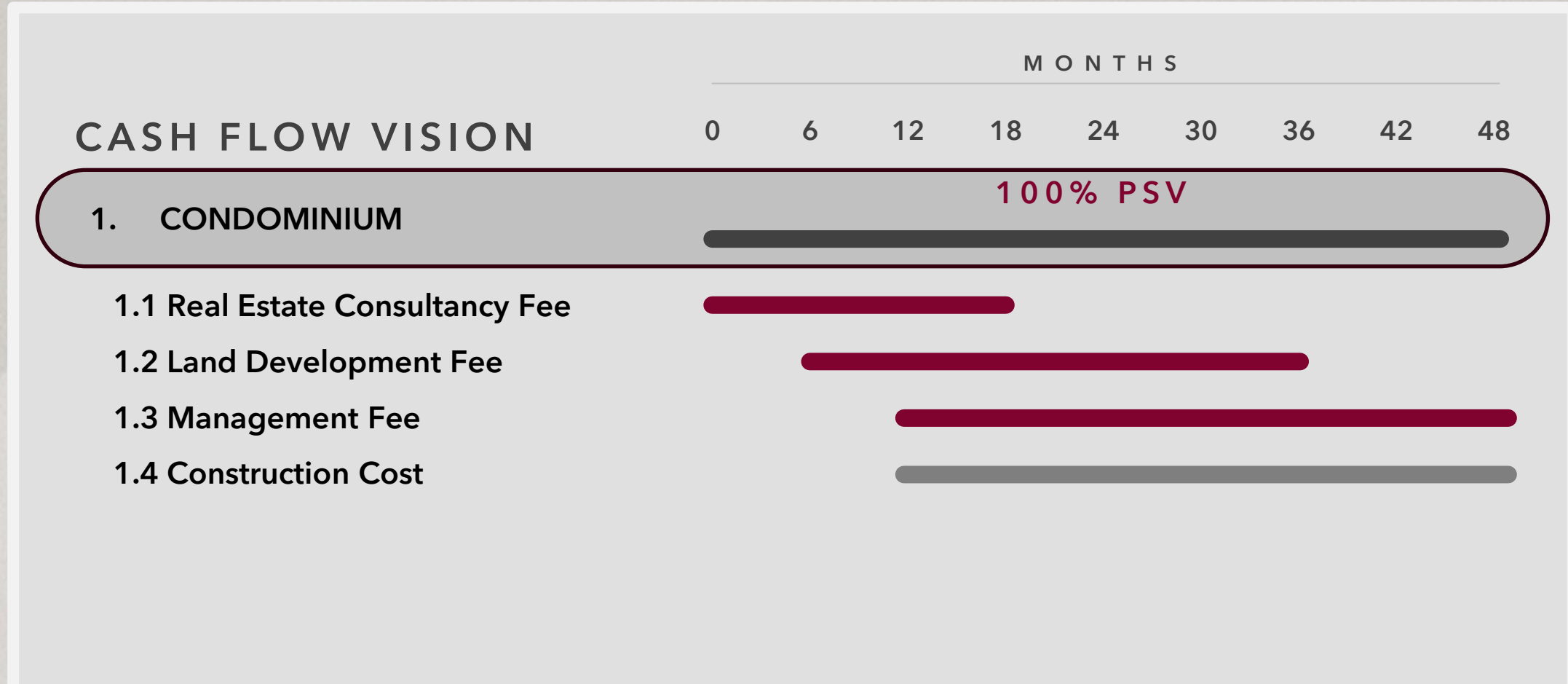
- CONSTRUCTION SUPPORTED BY FINANCIAL INSTITUTIONS
- FINANCIAL FLOW USUALLY 30/70% BETWEEN CONSTRUCTION AND KEYS
- CASH EXPOSURE DURING CONSTRUCTION
- POSSIBILITY OF CANCELLATIONS

PROJECTS BY ADMINISTRATION DIVISION (CONDOMINIUM)

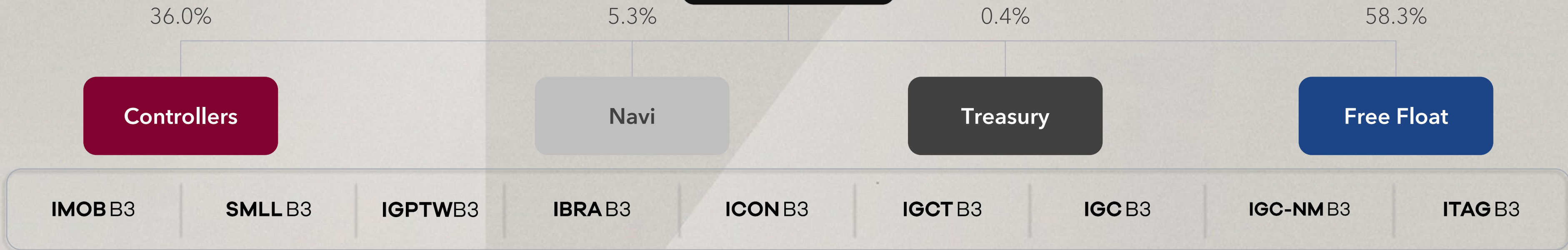
- DEVELOPMENT AND CONSTRUCTION OF THE PROJECT AS A SERVICE
- PROJECT COST 100% FINANCED BY CUSTOMERS
- REVENUES FROM FEES INSTEAD OF SALES
- LOW CASH EXPOSURE
- LOW RISK OF CANCELLATIONS



UNDERSTANDING THE CONDOMINIUM MODEL

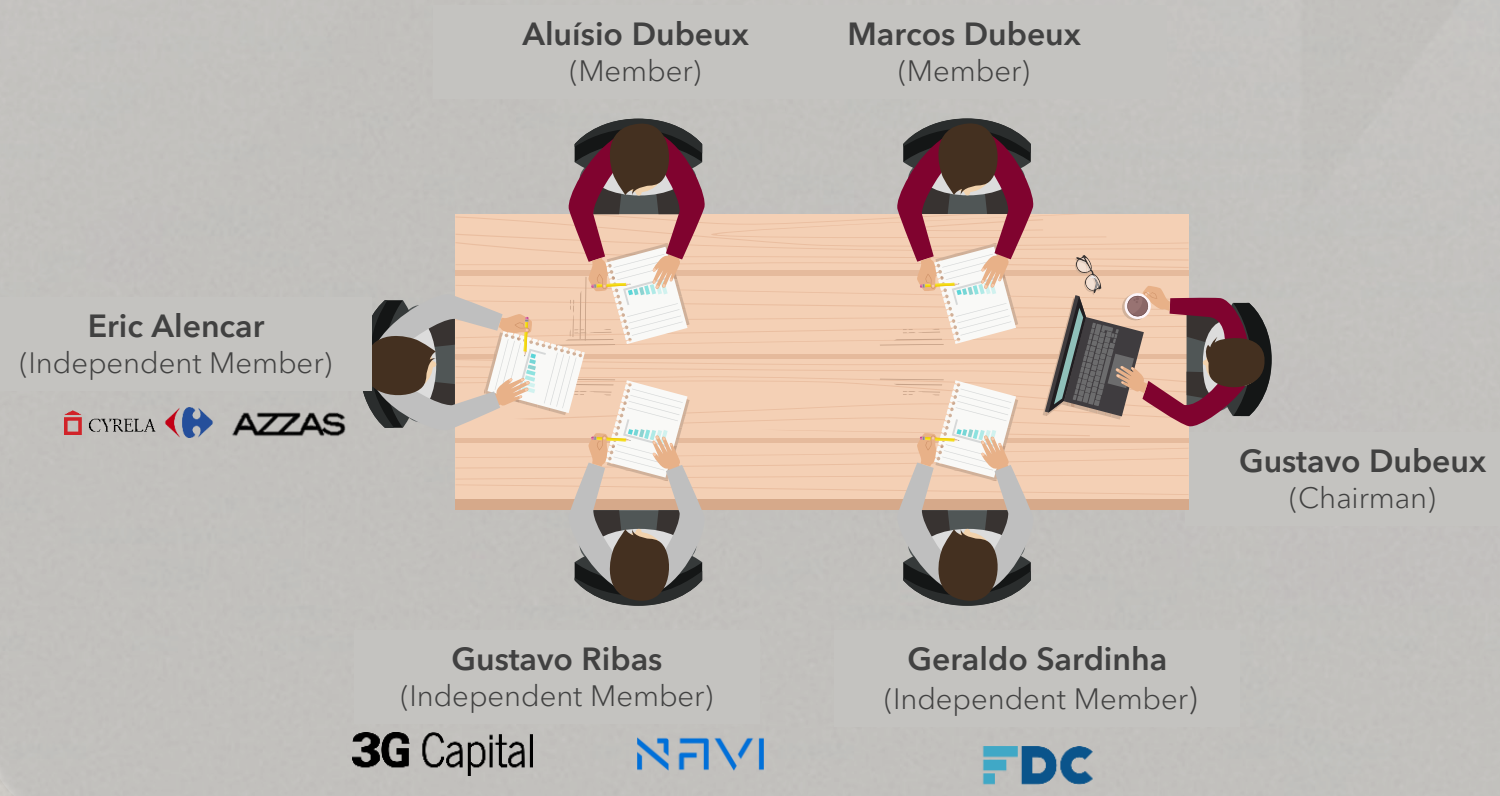


STRONG GOVERNANCE SUPPORTING THE COMPANY'S STRATEGY



HIGH LEVEL OF GOVERNANCE

BOARD OF DIRECTORS



FISCAL COUNCIL



ADVISORY COMMITTEES



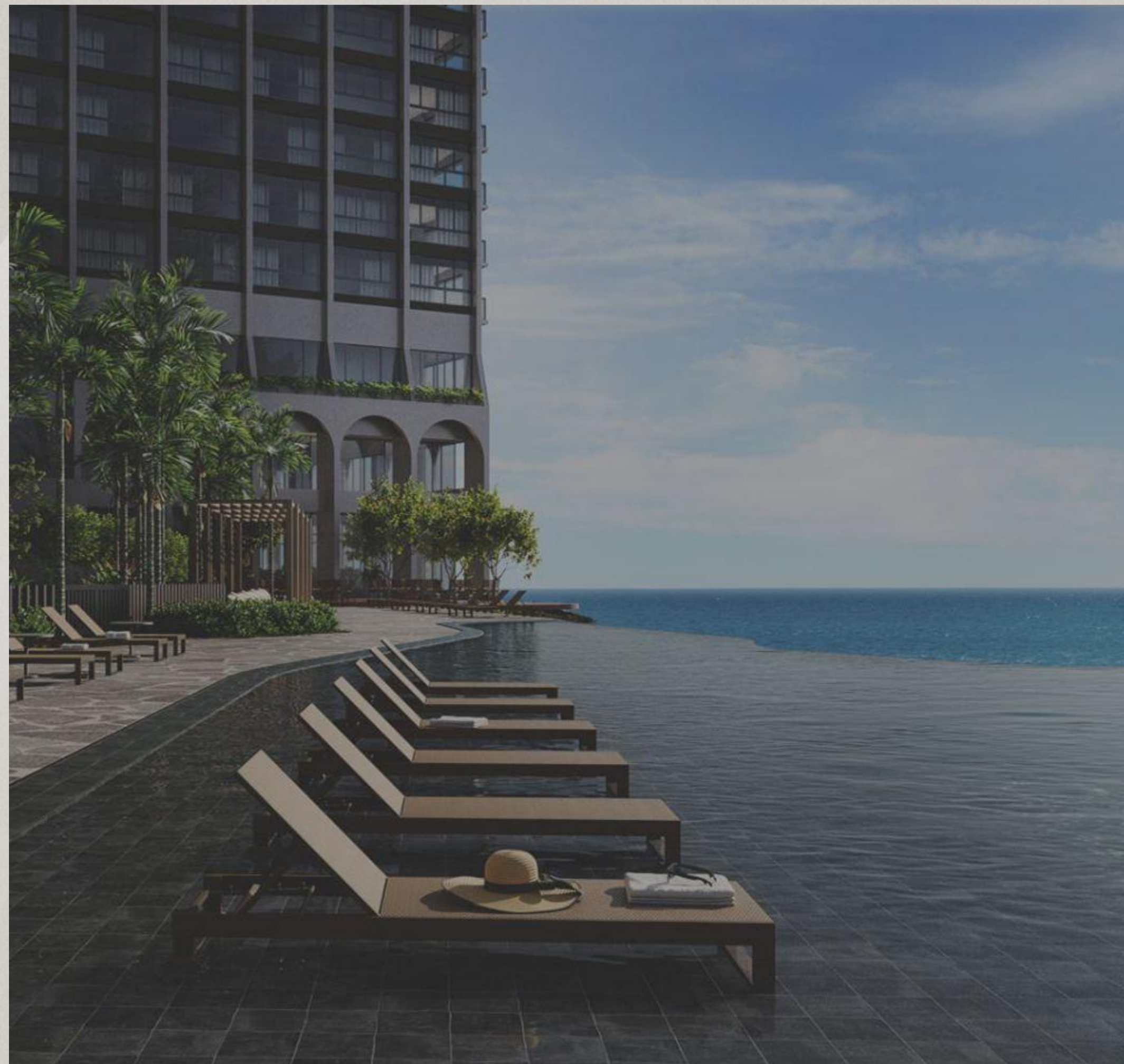
INSTRUMENTS AND TOOLS



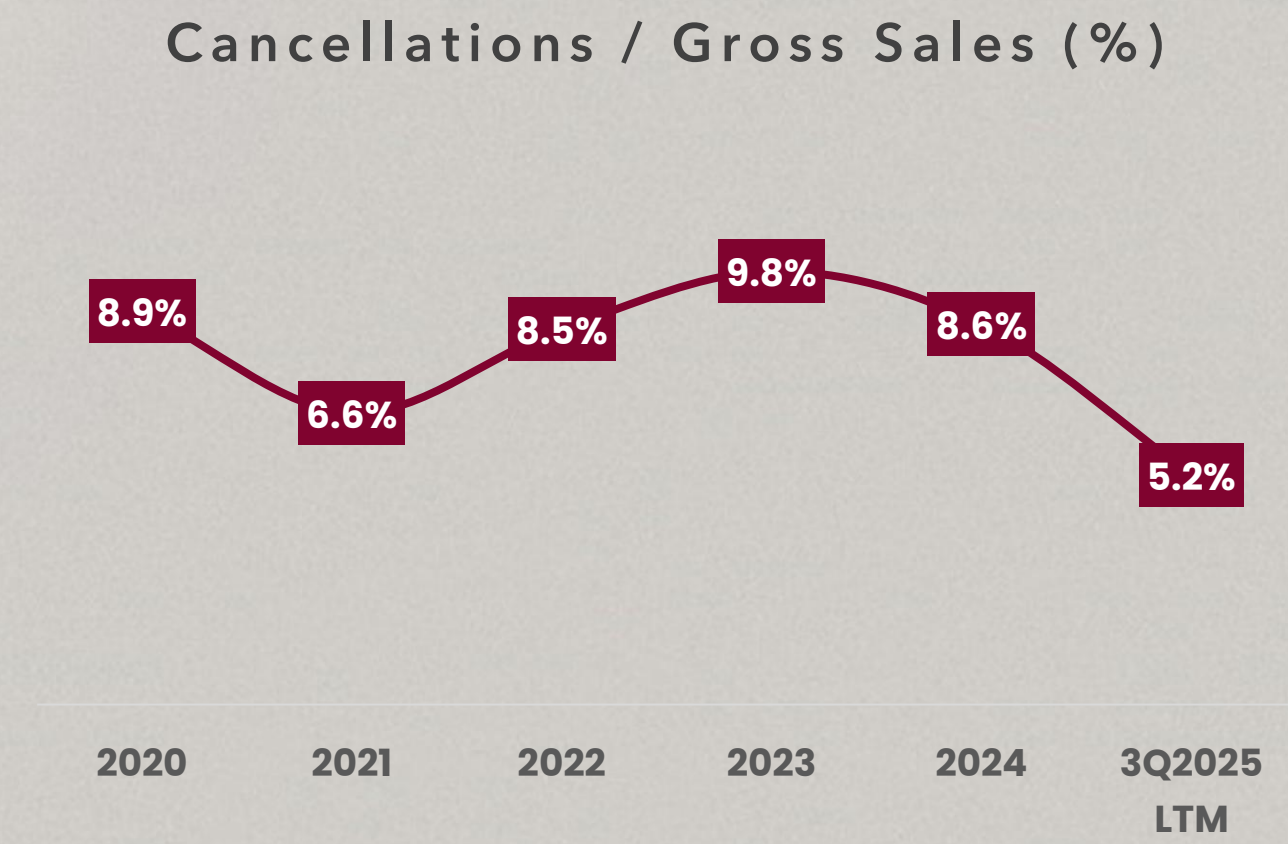
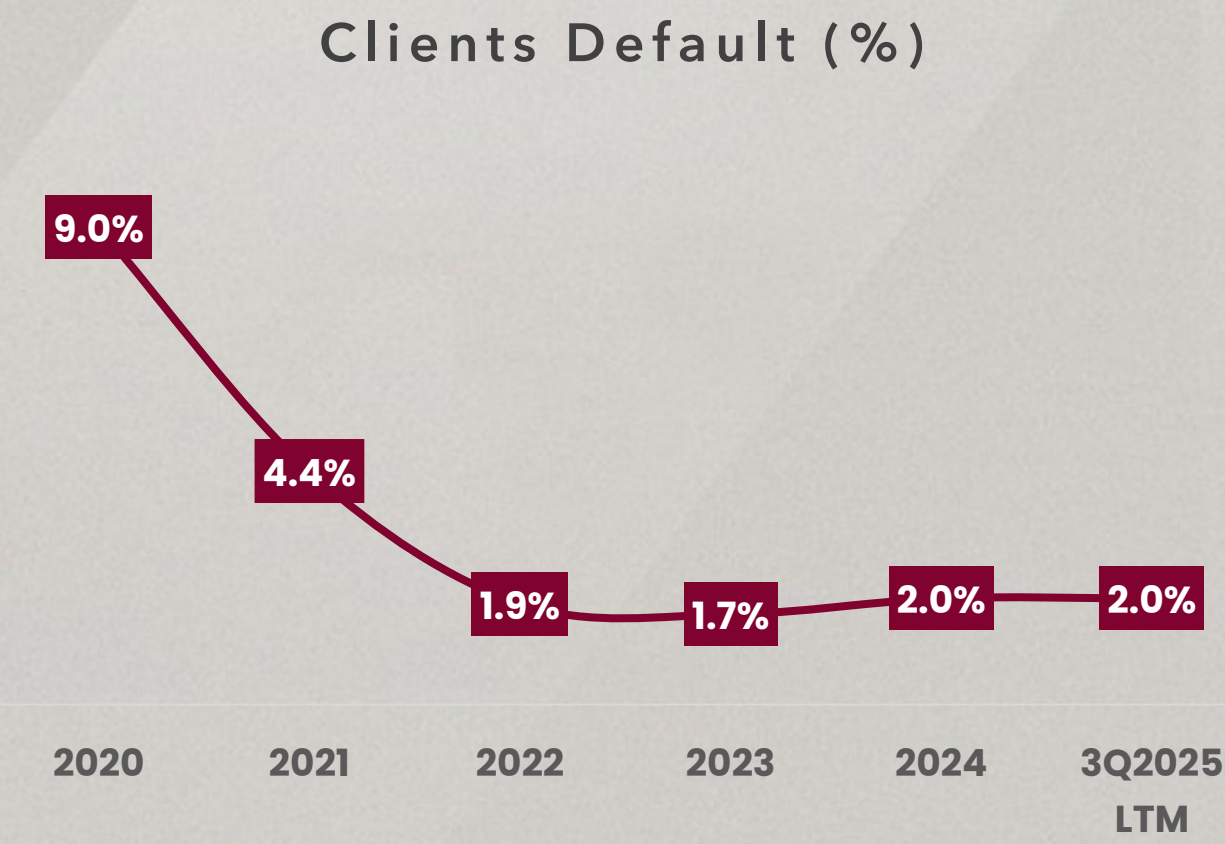
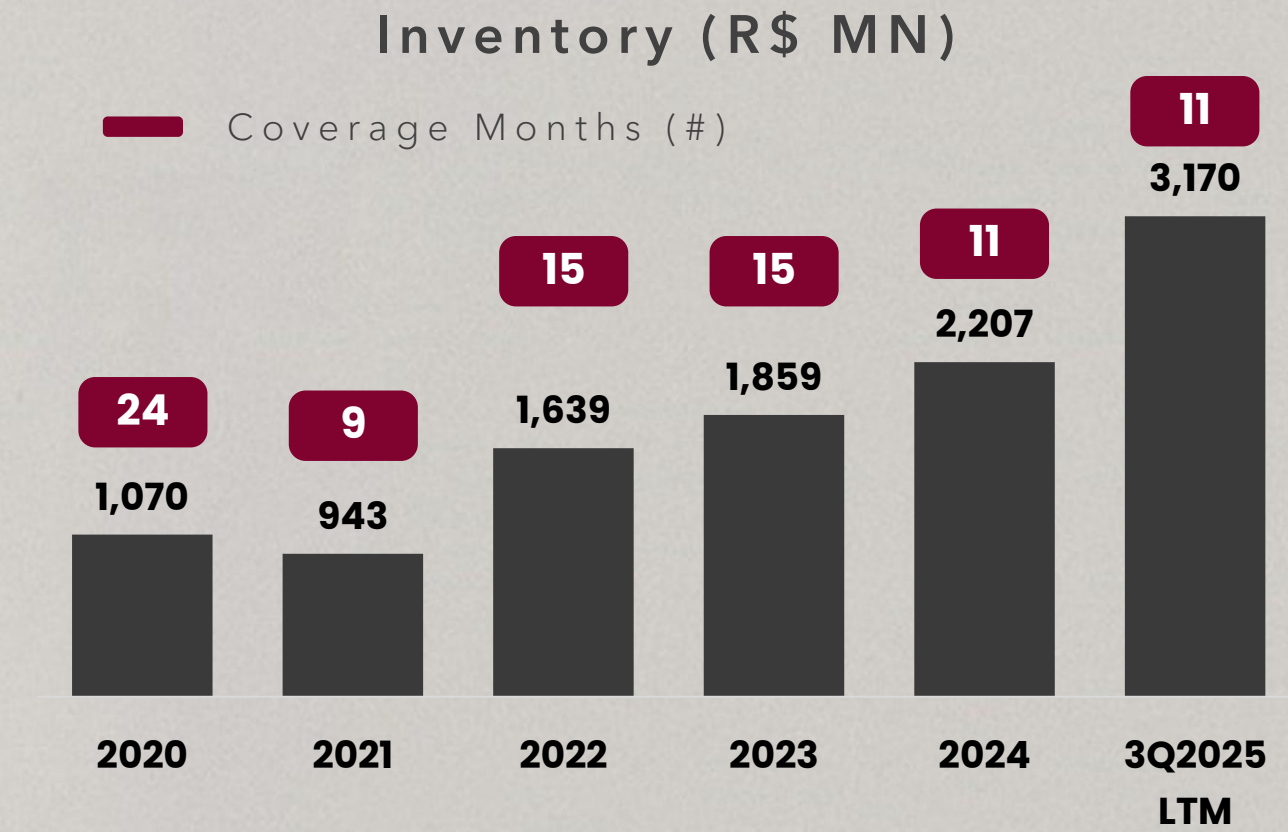
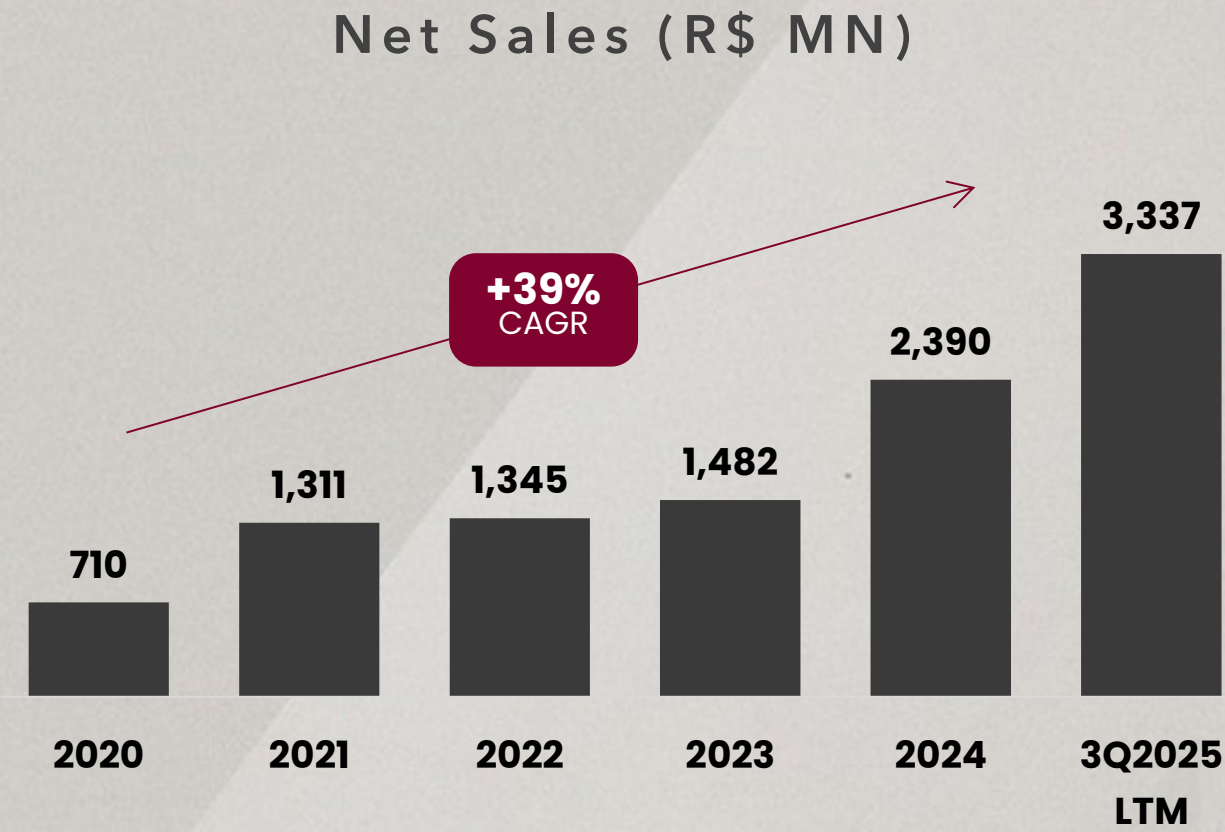
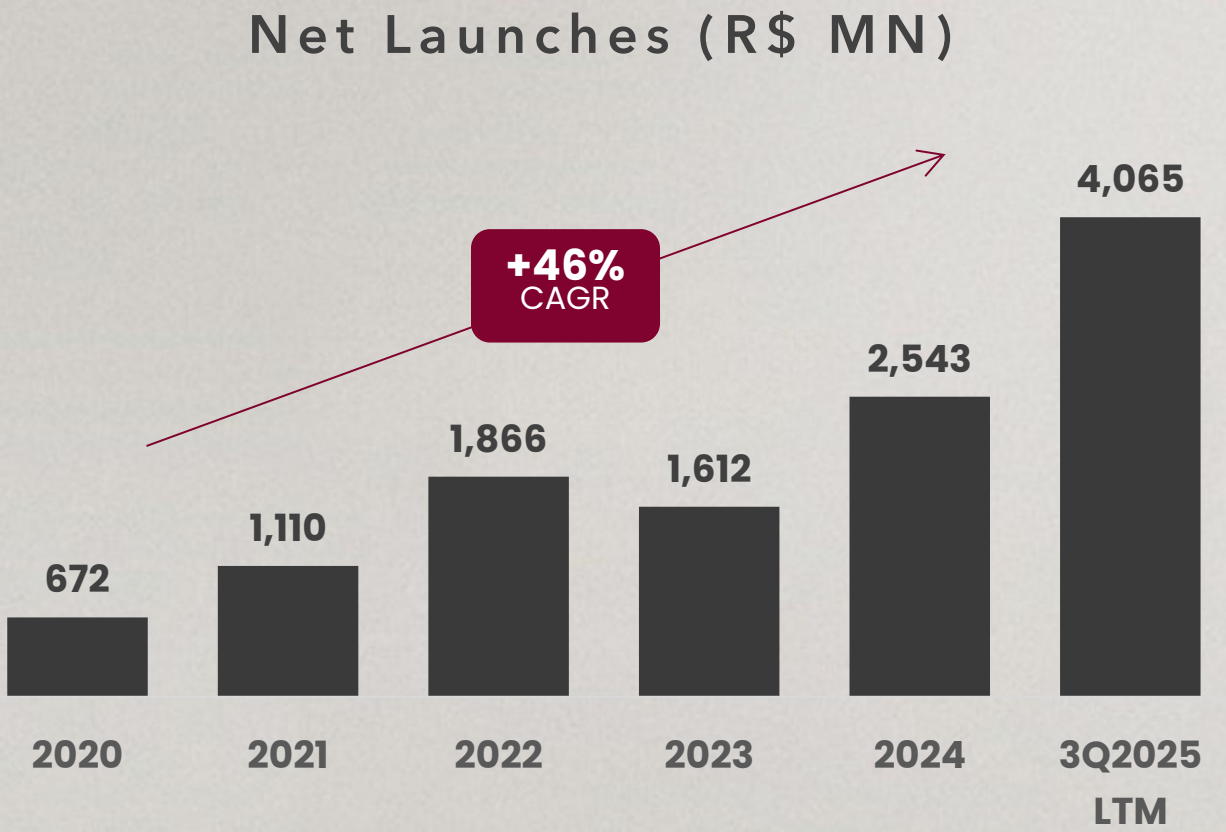


REMARKABLE TRACK RECORD OVER THE LAST 5 YEARS

MDNE
B3 LISTED NM

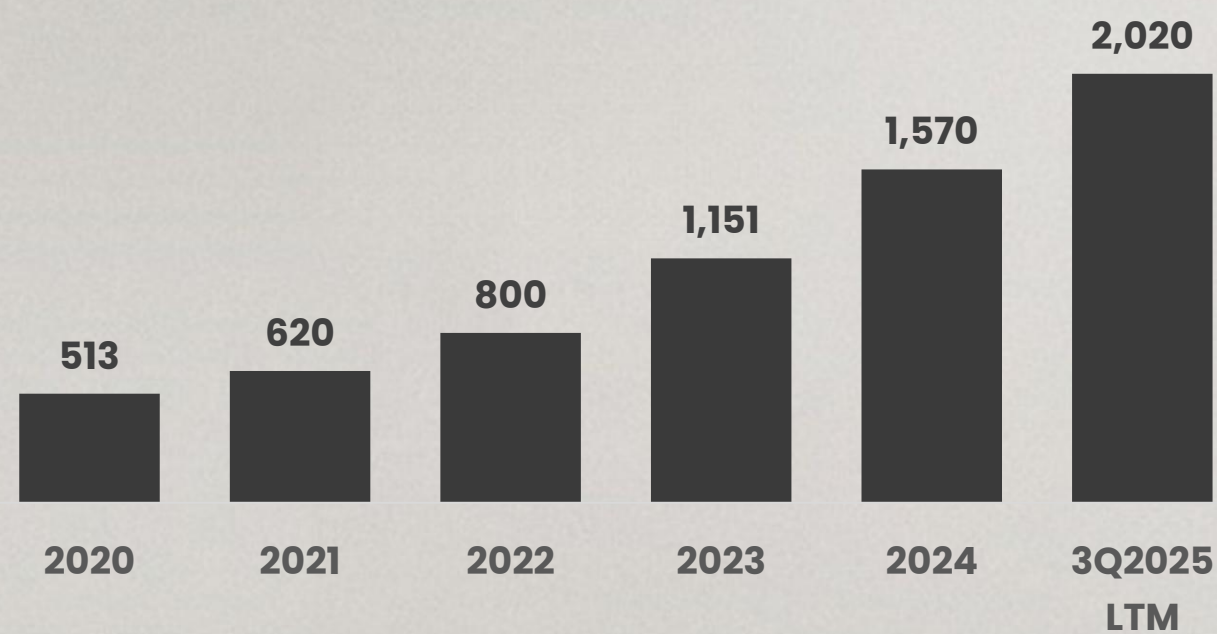


REMARKABLE TRACK RECORD OVER THE LAST 5 YEARS

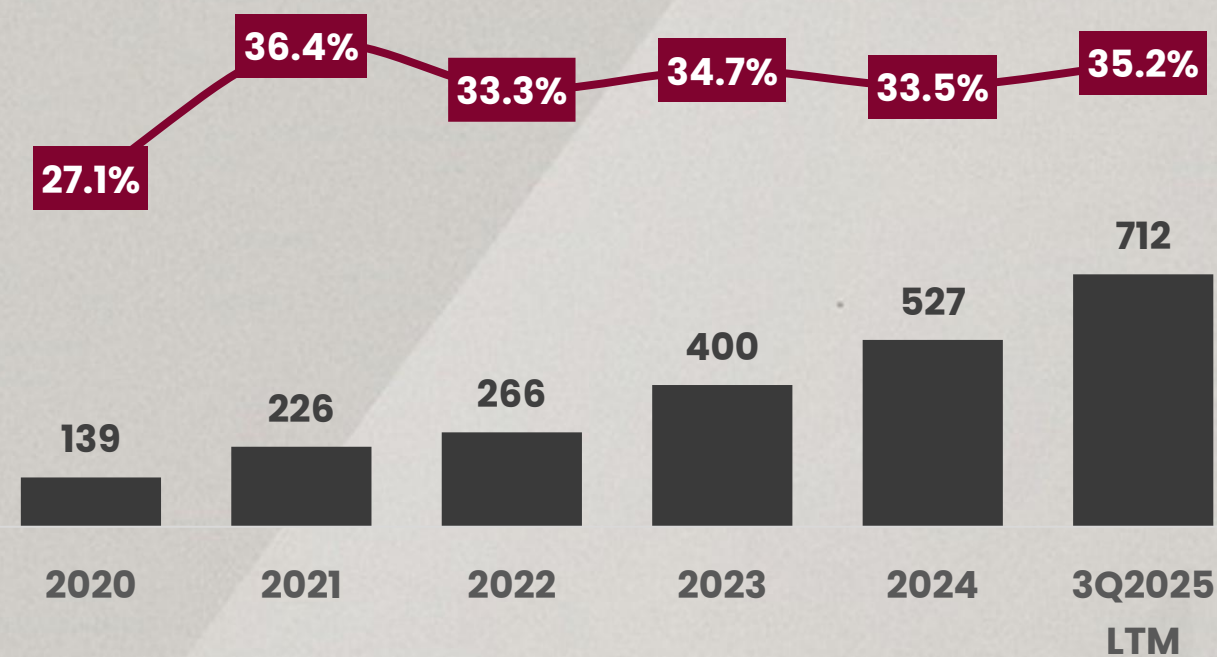


REMARKABLE TRACK RECORD OVER THE LAST 5 YEARS (CONT.)

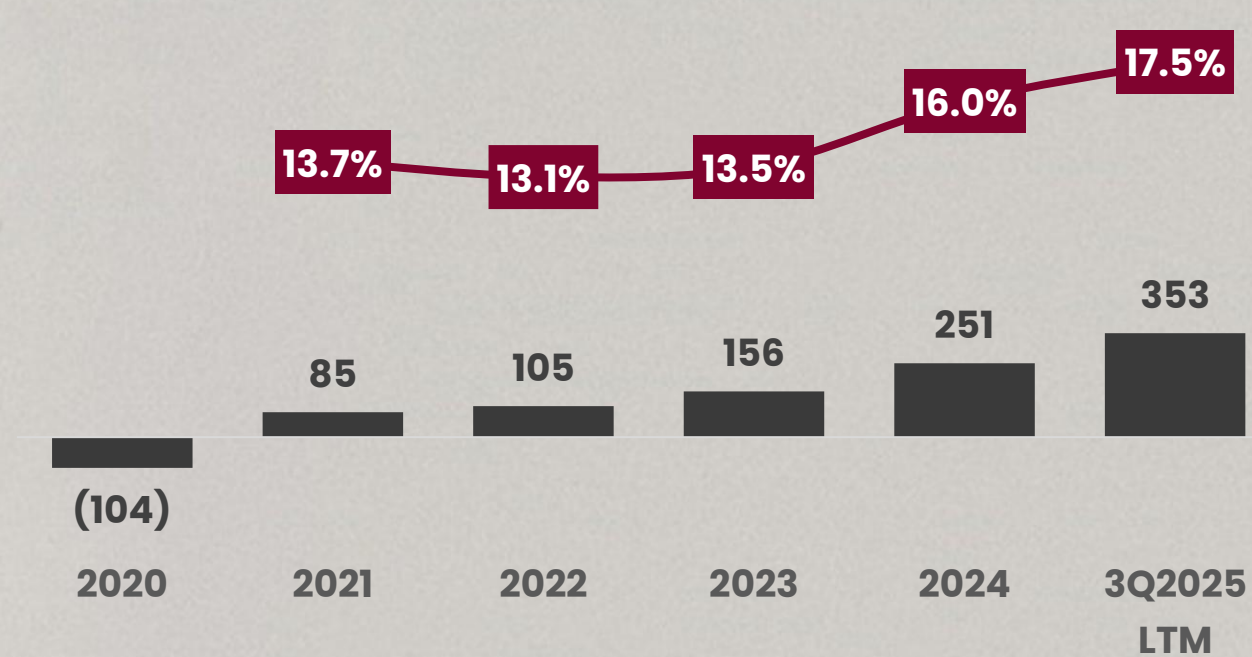
Net Revenue (R\$ MN)



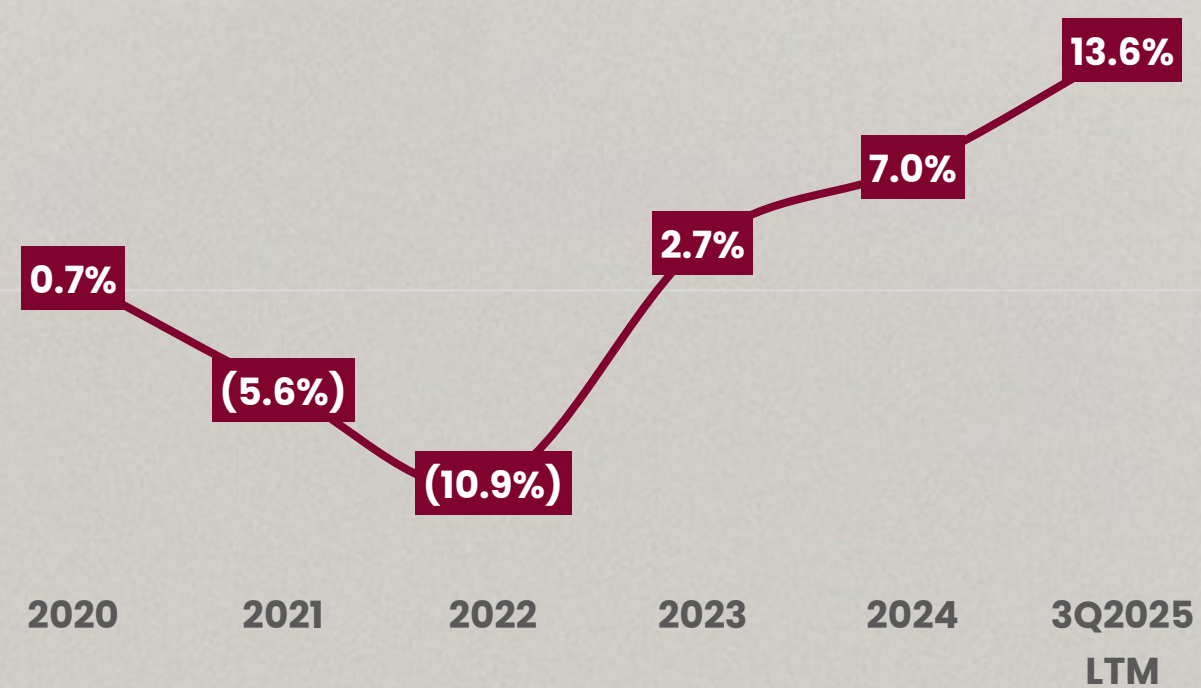
Gross Profit and Margin (R\$ MN; %)



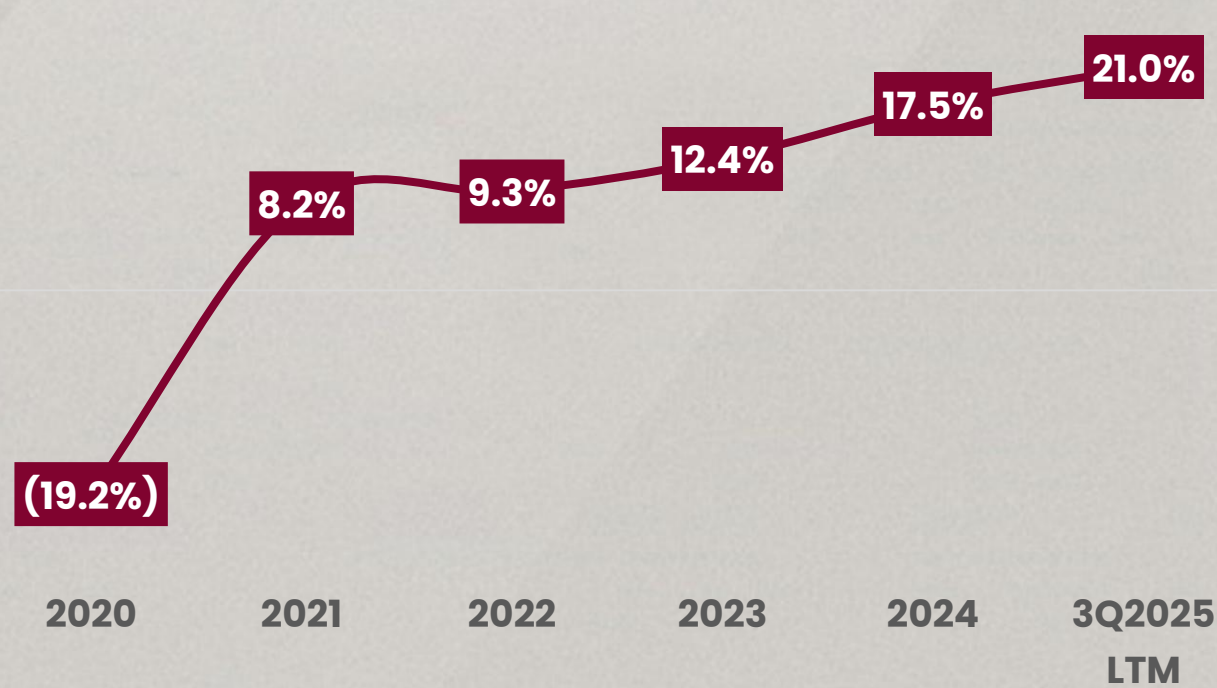
Net Income and Margin (R\$ MN; %)



Net Debt / Equity (%)



ROAE (%)



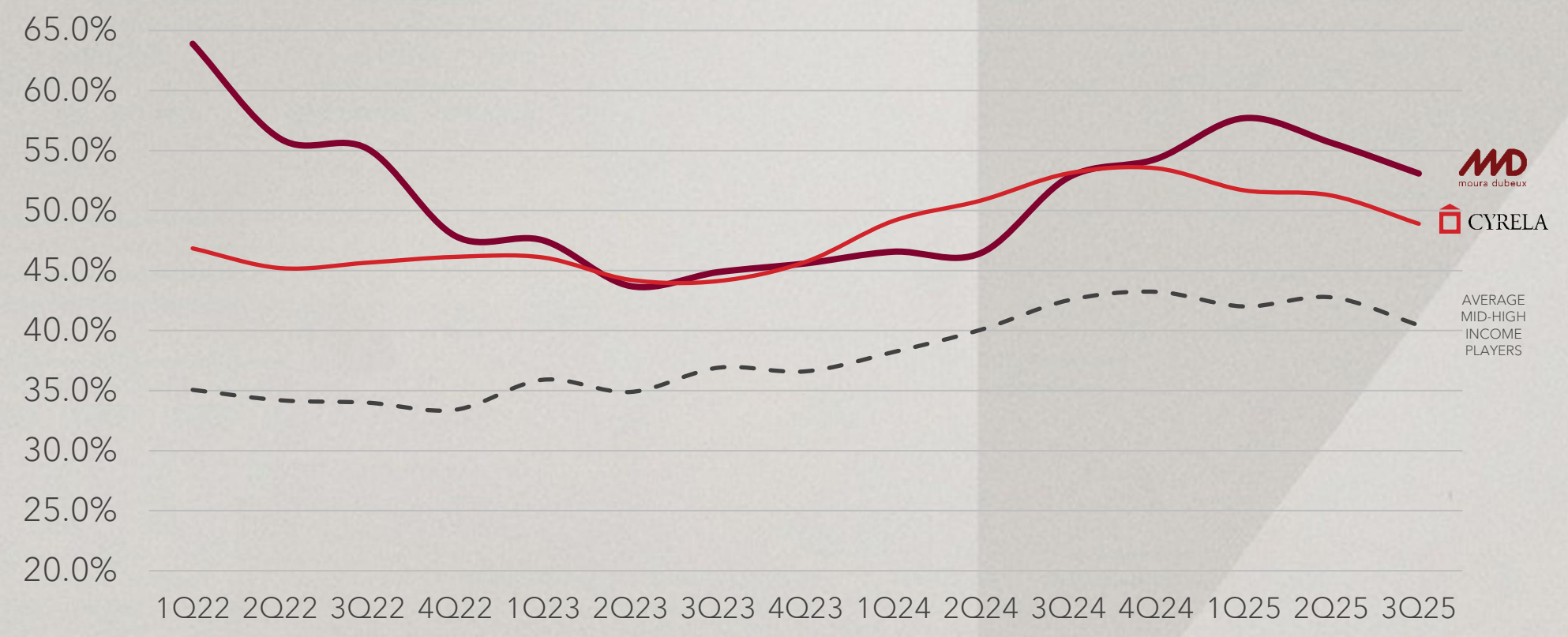
DIVIDENDS

R\$ 100MN

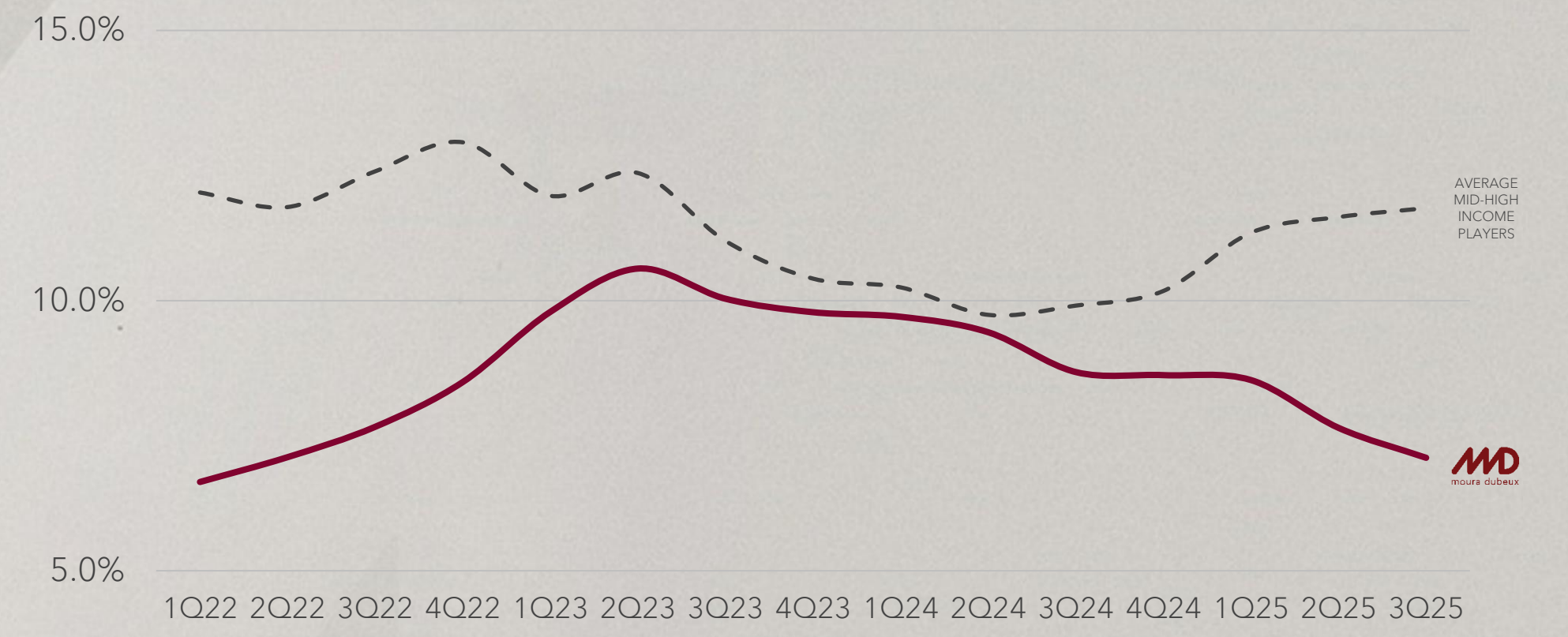
4Q25E LTM
4.3% YIELD

MDNE vs. MID-HIGH INCOME PLAYERS INDICATORS

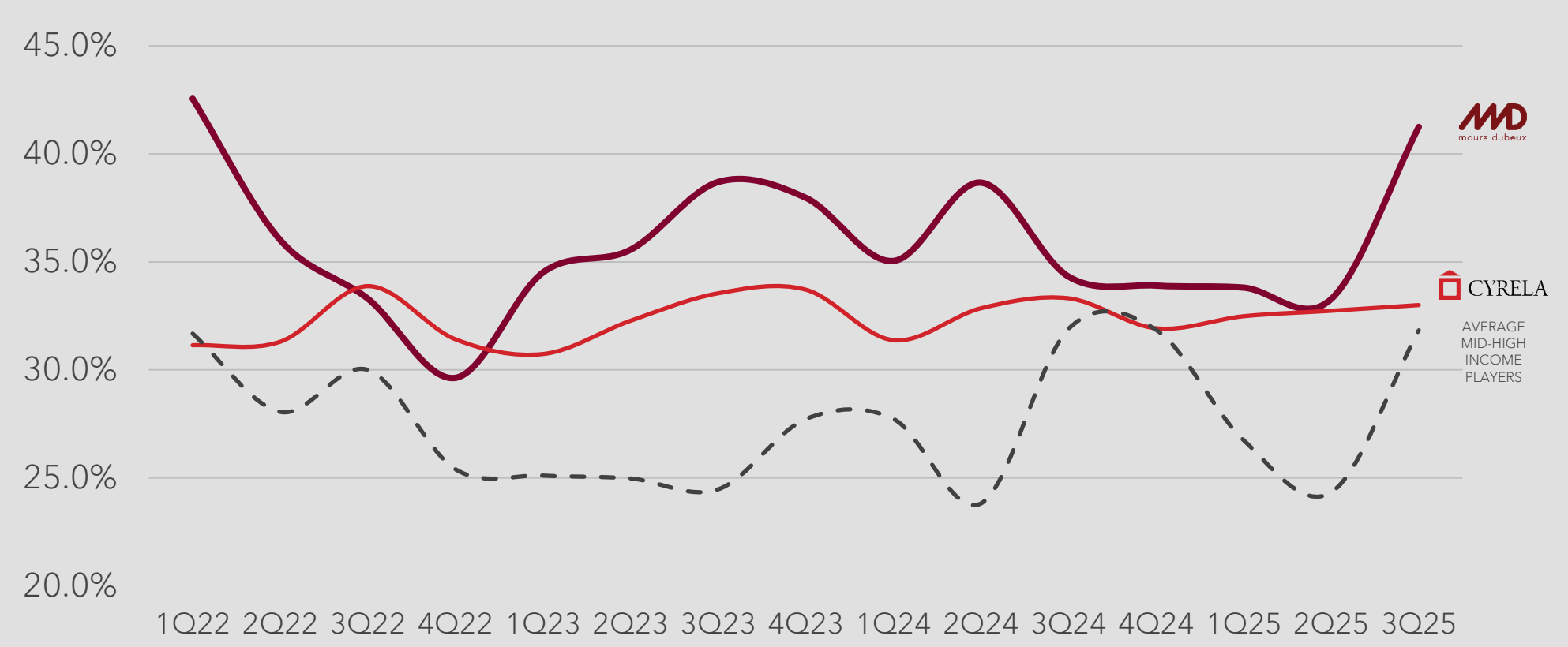
LTM SoS¹



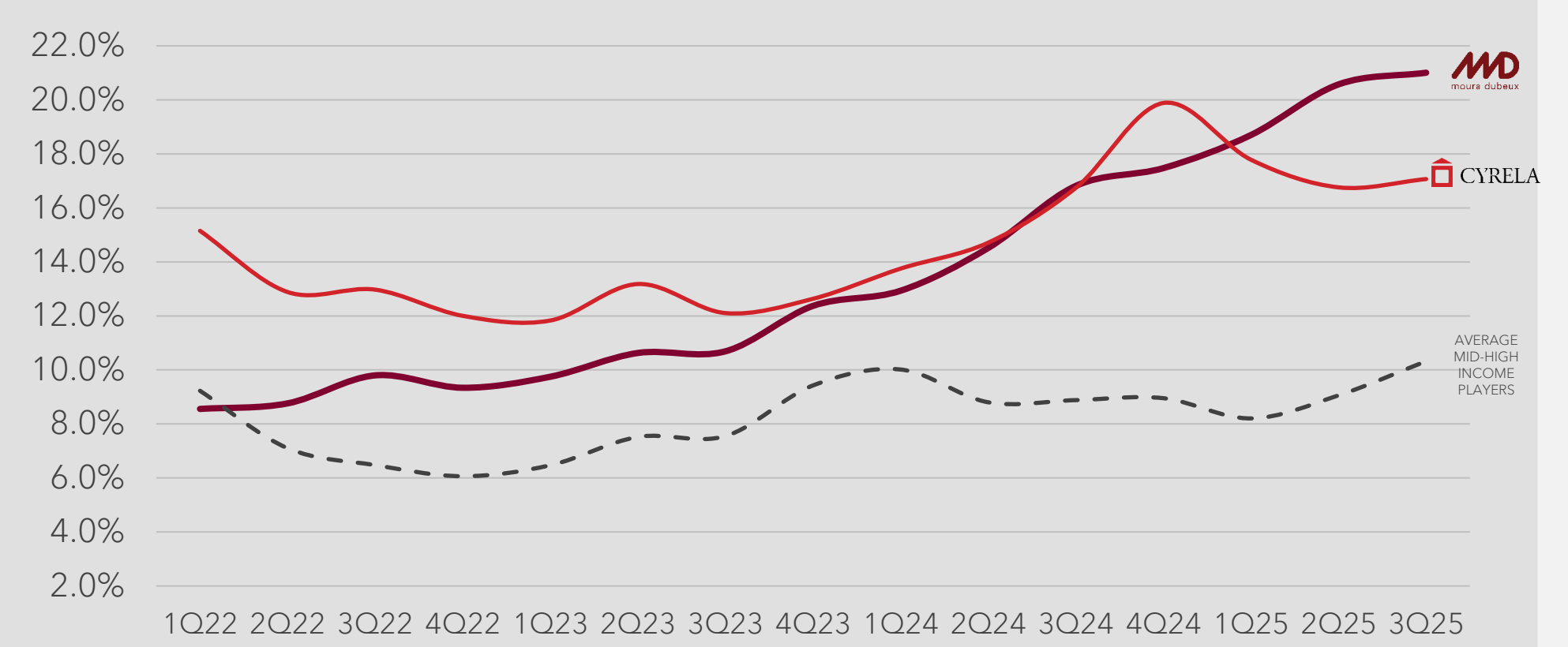
Cancellations / Gross Sales (%md)¹



Gross Margin¹



ROAE¹

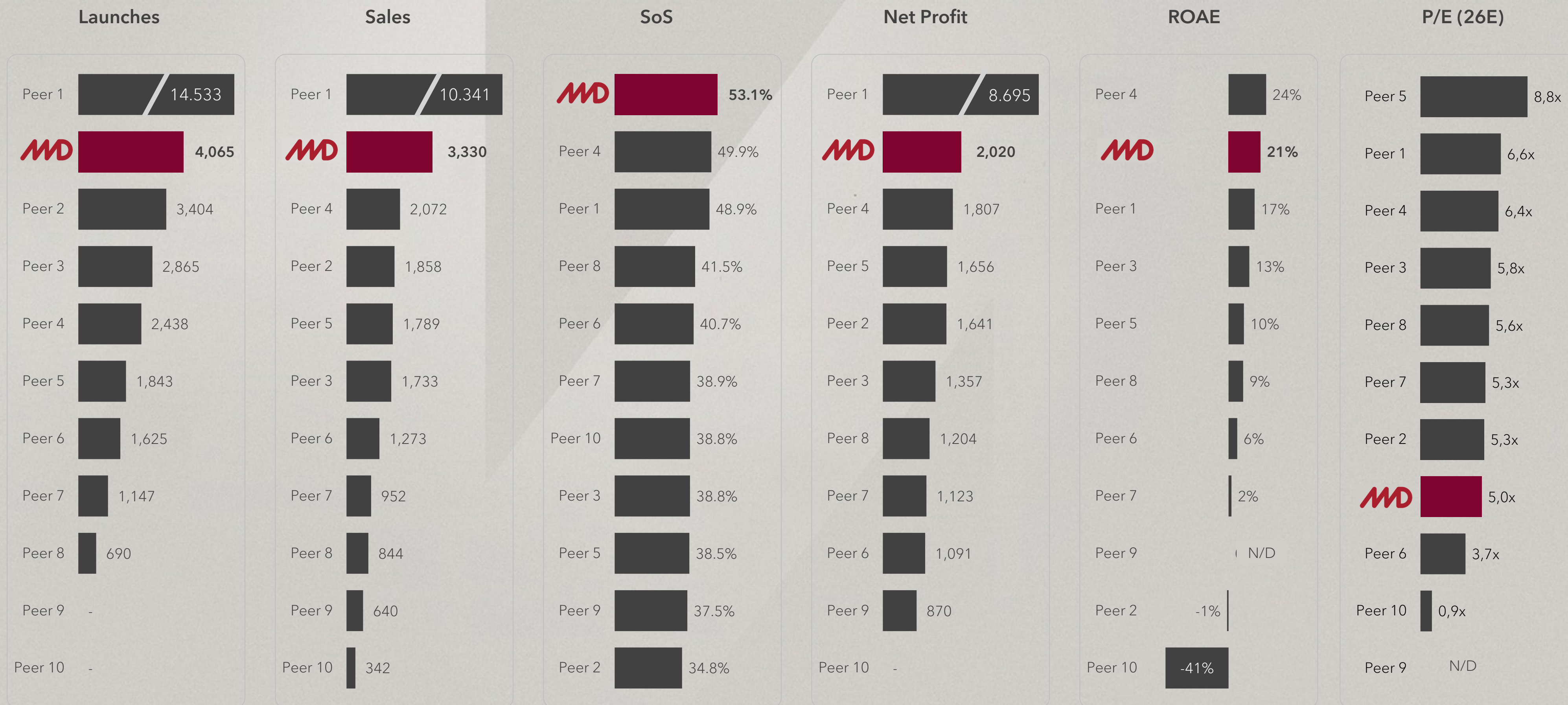


Source: Companies Release | Note: (1) Ex-Gafisa and Tecnisa

OUTSTANDING PERFORMANCE COMPARED TO MAIN PLAYERS

%; R\$m

3Q25 LTM



MARGINS PROTECTION MECHANISMS

MATERIAL KIT CENTER



WORK SITES INDUSTRIALIZATION



MD SOCIAL



~20%
SAVINGS UNDER
INSTALLATIONS BUDGET

~1%
SAVINGS UNDER
GLOBAL BUDGET

~40%
PACKAGES
REDUCTION

~25%
AVERAGE TIME
ECONOMY

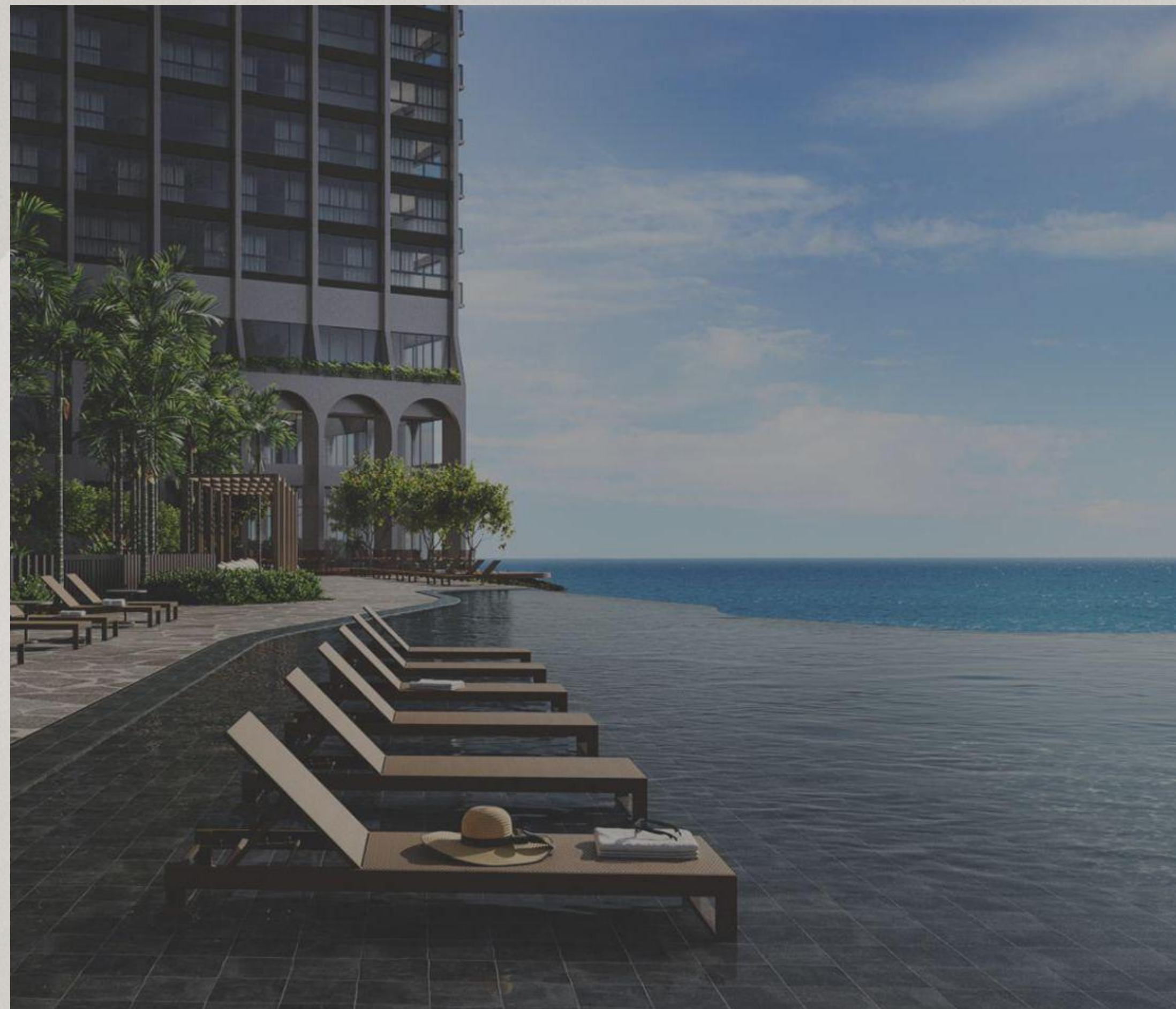
+700
TRAINED
PROFESSIONALS

~30%
RETENTION



APPENDIX I

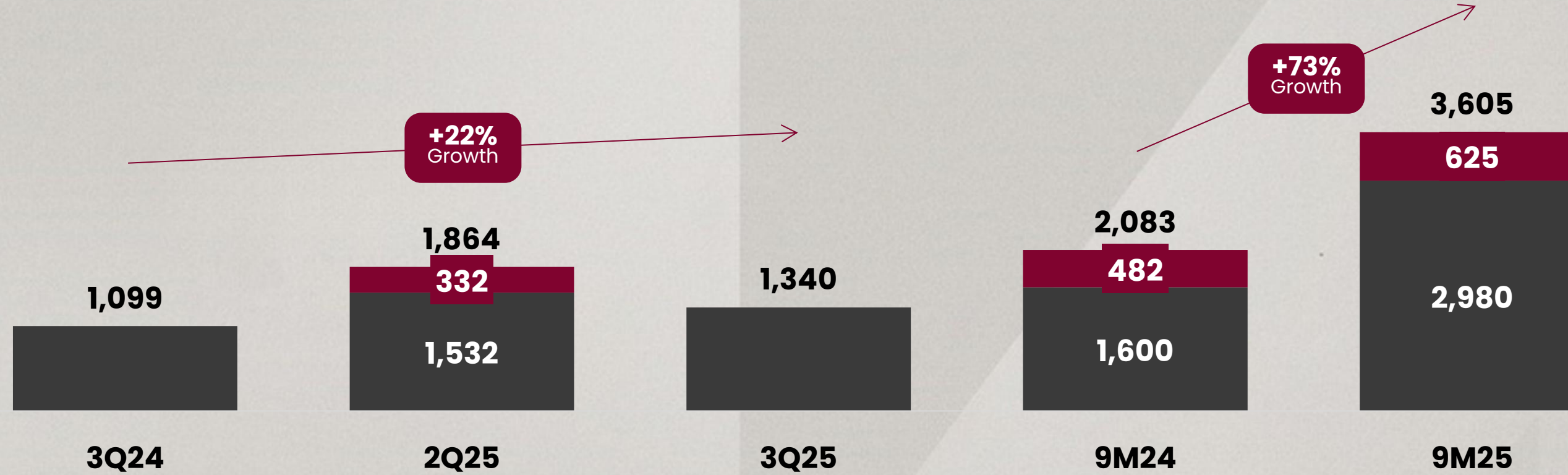
OPERATIONAL AND FINANCIAL HIGHLIGHTS



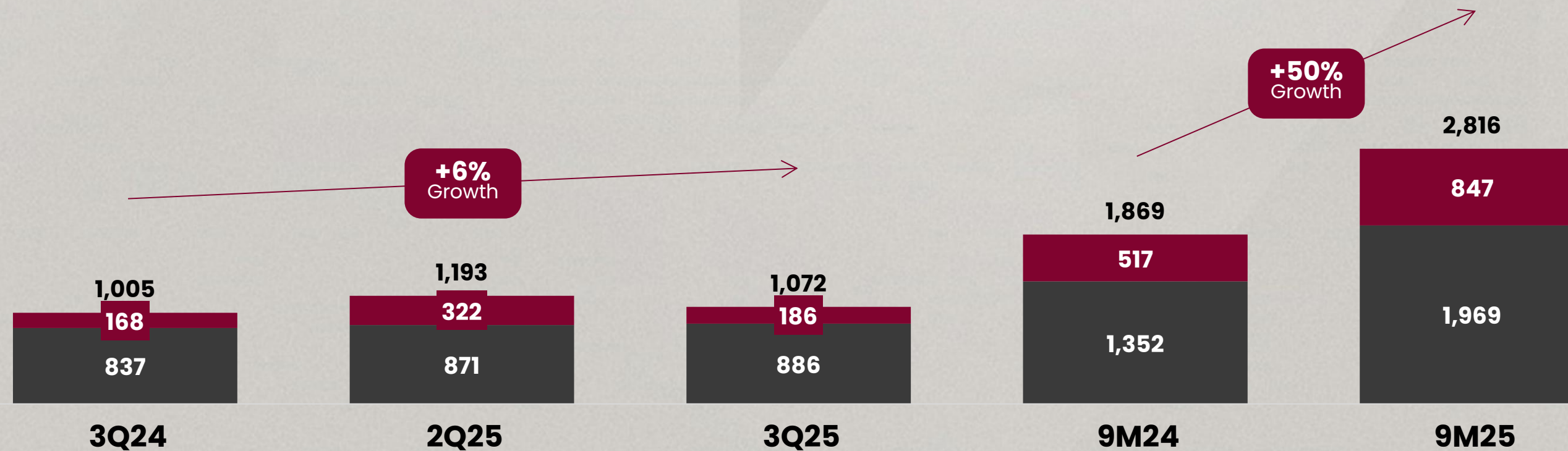
OPERATIONAL HIGHLIGHTS 3Q25

CONDOMINIUM (%MD) DEVELOPMENT (%MD)

NET LAUNCHES (R\$ MN)



NET SALES %MD (R\$ MN)



53%
NET SoS LTM
+0.4pp COMPARED TO 3Q24

5.2%
CANCELLATIONS / GROSS SALES LTM,
BEING 2.5% CANCELLATIONS EX UNIT
AND OWNERSHIP CHANGES
OPERATIONS

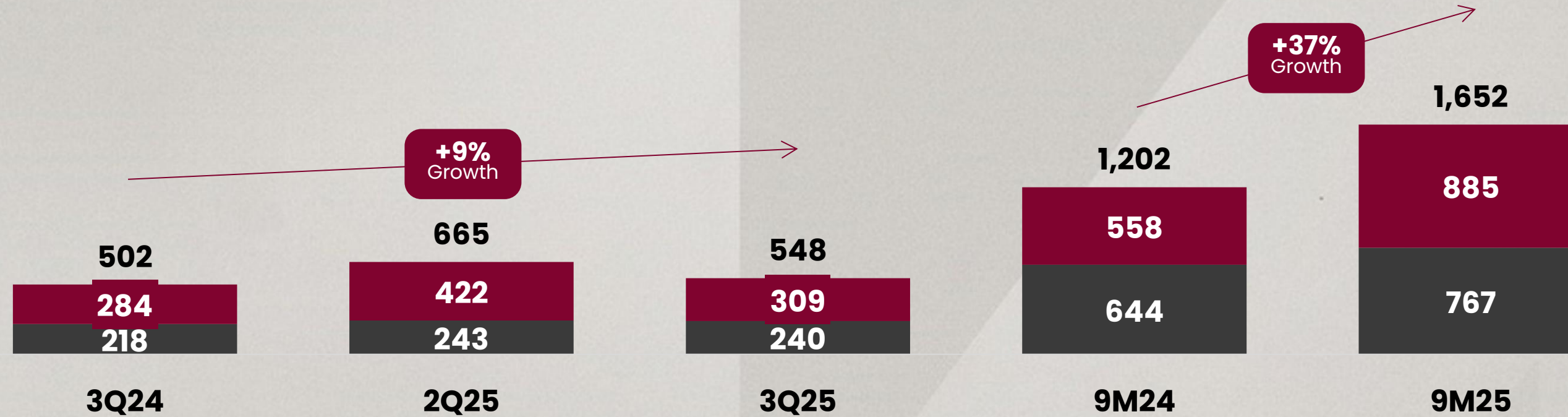
R\$ 9.7 BN
GROSS PSV
51% PHYSICAL SWAP
18% FINANCIAL SWAP
AND 31% IN CASH

11
MONTHS OF SALES

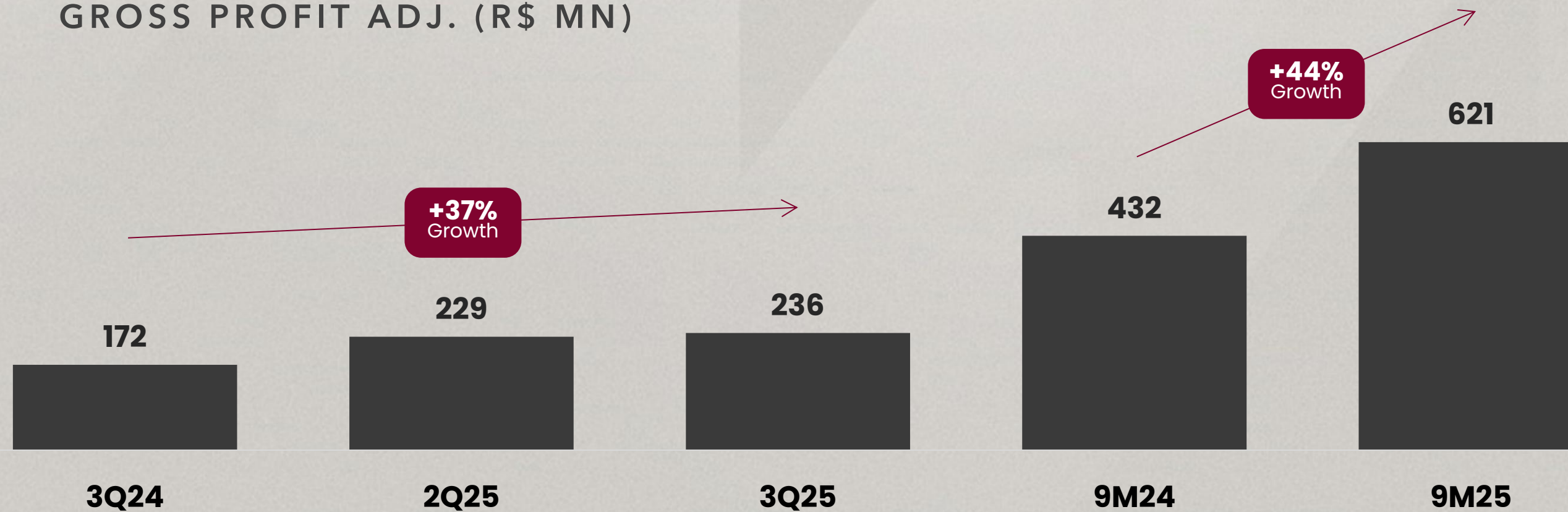
FINANCIAL HIGHLIGHTS 3Q25

CONDOMINIUM REVENUE DEVELOPMENT REVENUE

NET REVENUES (R\$ MN)



GROSS PROFIT ADJ. (R\$ MN)



R\$ 2.0 BN

NET REVENUE
3Q25 LTM

R\$ 1.1 BN
(50%)
CONDOMINIUM

R\$ 1.0 BN
(50%)
DEVELOPMENT

R\$ 746 MN

ADJUSTED GROSS PROFIT
3Q25 LTM

R\$ 409 MN
(55%)
CONDOMINIUM

R\$ 337 MN
(45%)
DEVELOPMENT



APPENDIX III

ICONIC PROJECTS



* NOVO CAIS



Mirante e Parque do Cais
(DELIVERED)

Lucena Plaza
(LAUNCHED 2Q25)

Cais Avenida
(LAUNCHED 2Q25)

PHASE 3B¹

PHASE 4¹

MD Corporate e
Beach Class Novo Cais
(LAUNCHED 3Q25)

R\$4.0bn

PSV

1st PHASE

DELIVERED

+3 PHASES

LAUNCHED

R\$1.0bn

TO BE
LAUNCHED¹

MANSÃO OTHON | BA



R\$290MN
NET PSV

INFINITY SALVADOR | BA



R\$429MN
NET PSV

R\$519MN
NET PSV

MANSÃO
SERA

INFINITY
FORTALEZA



R\$348MN
NET PSV



MOINHO | PE (RETROFIT)



SILO
215



SILO
240

R\$58MN
NET PSV

DELEGACIA FISCAL

MOINHO | PE



MOINHO | PE





APPENDIX IV

MOURA DUBEUX'S BRANDS



RESIDENTIAL
LUXURY AND
HIGH-INCOME¹



RESIDENTIAL
MID-INCOME²



RESIDENTIAL
LOW-INCOME³
(GROUP 3)



BEACH CLASS

SECOND RESIDENCE/
SHORT OR LONG-STAY⁴

ITC

COMMERCIAL⁴

MDNE

B3 LISTED NM



Notes: Average of: (1) R\$18k/sqm; (2) R\$7k/sqm; (3) R\$6k/sqm; (4) R\$15k/sqm



MOURA DUBEUX

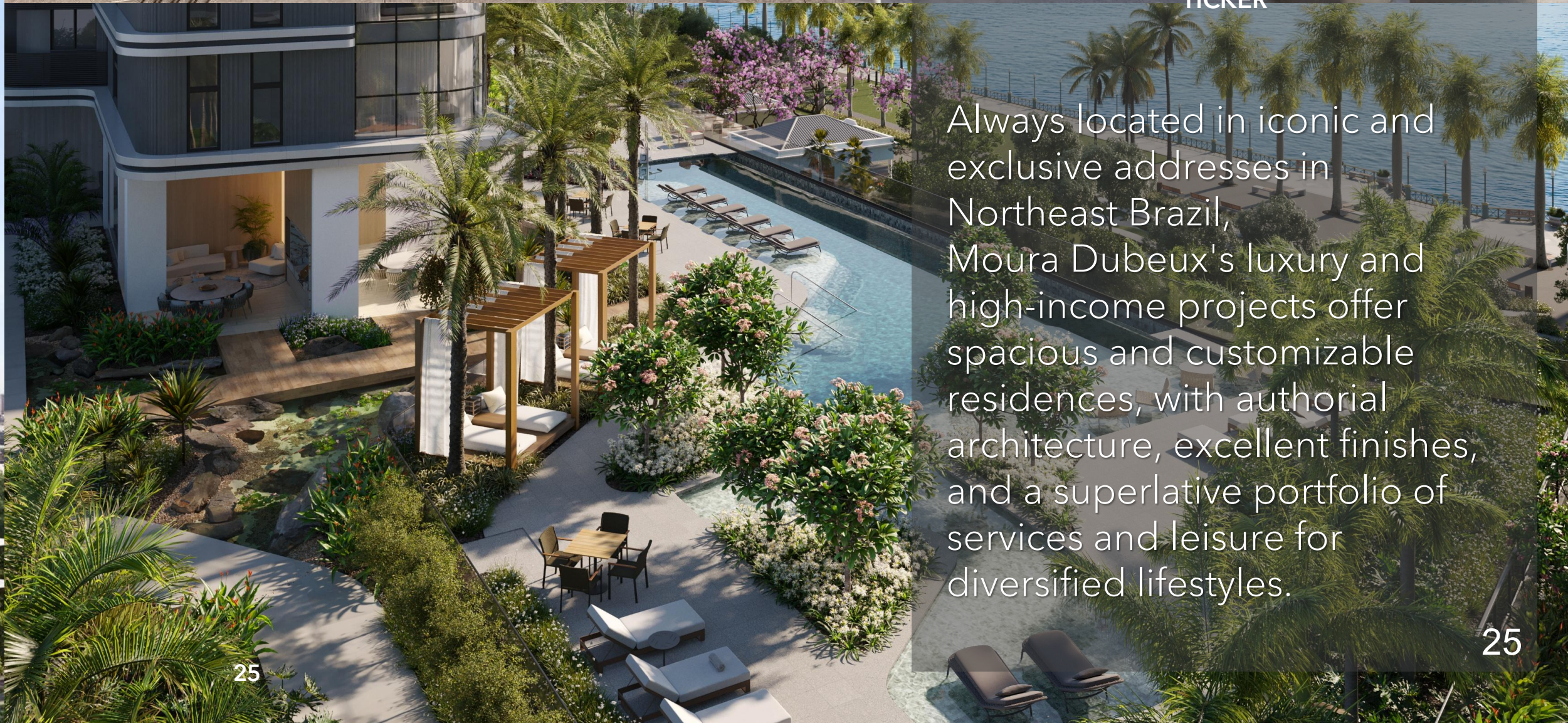


MD
moura dubeux
RESIDENTIAL
LUXURY AND
HIGH-INCOME

~200sqm
AREA

~R\$18k/sqm

~R\$2.5mn
TICKER



Always located in iconic and exclusive addresses in Northeast Brazil, Moura Dubeux's luxury and high-income projects offer spacious and customizable residences, with authorial architecture, excellent finishes, and a superlative portfolio of services and leisure for diversified lifestyles.

MOOD



mood

RESIDENTIAL
MID-INCOME

~70sqm

~R\$7k/sqm

~R\$500k



Located in special areas of Brazil Northeast region and focused on the middle-income public, Mood projects redefines the concept of living. With modern 2 and 3-bedroom apartments and distinctive design, delivering complete leisure and environments promoting the family's well-being.

ÚN1CA



Unica

RESIDENTIAL
LOW-INCOME
(GROUP 3)

~50 sqm

~R\$6k/sqm

~R\$350k

With excellent locations in the metropolitan region of Northeast Brazil and focused on the low-income public (Group 3 of MCMV), Ún1ca projects makes the dream of homeownership a reality, with functional apartments and facilitated acquisition conditions, delivering complete leisure and the security of a home for families.

BEACH CLASS | RESORT



BEACH CLASS

SECOND RESIDENCE/
SHORT OR LONG-STAY

~50-90sqm

~R\$15k/sqm

~R\$1.0mn

Located on the best beaches of Brazil's Northeast coast. The Beach Class brand offers a mix of compact apartments and houses with integrated leisure areas and services.

BEACH CLASS | URBAN



BEACH CLASS UNIQUE | CE



BEACH CLASS

SECOND RESIDENCE/
SHORT OR LONG-STAY

~40-60sqm

~R\$ 15k/sqm

~R\$ 750k

Strategically located in prime areas of Brazil's Northeast capitals overlooking the beach, the Beach Class urban projects offers compact apartments with integrated leisure areas and services.

ITC



ITC

COMMERCIAL

~50-400_{sqm}

~R\$15k/sqm

~R\$600k

Strategic located in Northeast Brazil business centers, 3A ITC projects offers high-standard corporate spaces, with advanced technological infrastructure and customized services, it optimizes productivity and strengthens the image of companies seeking excellence.



MDNE

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IMOB B3

SMLL B3

IGPTWB3

IBRA B3

ICON B3

IGCT B3

IGC B3

IGC-NM B3

ITAG B3