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Belo Horizonte, October 14, 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 third quarter of 2026 (3Q26). Unless otherwise stated, the information in this document is expressed in Brazilian Reais (R$ or BRL) and the Potential Sales Value ("PSV") demonstrates the consolidated amount (PSV 100%). Preliminary, unaudited information.

NOTICE TO THE MARKET

3Q26 OPERATING PREVIEW

OPERATING CASH GENERATION[1] OF BRL 228 MILLION AND CASH GENERATION[2] OF BRL 10 MILLION

NET SALES OF BRL 1.3 BILLION IN 3Q26, TOTALING BRL 4.5 BILLION IN 9M26

LAUNCHES OF BRL 1.4 BILLION IN THE QUARTER, TOTALING BRL 4.4 BILLION IN THE 9-MONTH PERIOD OF 2026

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IBRX50 B3 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

1 - Operating Cash Generation/(Consumption): accounting cash generation excluding the effects of asset monetizations and the change in the retained balance for transferred contracts pending property registration.

2 - Cash Generation/Consumption: change in adjusted net debt, excluding dividend payments, share repurchases, and changes in the balance of interest rate swap contracts. Preliminary, unaudited information.

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LAUNCHES

The PSV of projects launched in 3Q26 totaled BRL 1.4 billion (BRL 1.1 billion % Company). Regarding the quarter's product mix, 51% of the PSV launched was related to Direcional brand, while 49% corresponded to projects under the Riva brand. In the nine-month period ended September 2026 (9M26), launches totaled BRL 4.4 billion (BRL 3.5 billion % Company).

As discussed in the previous quarter's earnings reports, lower sales conversion resulting from the combined effects of regional events, the FIFA World Cup, the holiday season, and changes in customer analysis and approval processes observed across the sector led us to adopt a strategy of postponing launches until the second half of the quarter, particularly September. Accordingly, of the 10 projects launched during the quarter, 8 were launched after September 15, including 4 in the final week of the month.

Finally, it is worth noting that the launch schedule for October already includes 7 projects.

Launches (BRL million, except units and %)	3Q26 (a)	2Q26 (b)	3Q25 (c)	Δ % (a/b)	Δ % (a/c)	9M26 (d)	9M25 (e)	Δ % (d/e)
PSV Launched (100% PSV)	**1,352.5**	**2,065.2**	**2,151.6**	**-34.5%**	**-37.1%**	**4,423.4**	**4,956.6**	**-10.8%**
Direcional	686.6	1,285.8	962.7	-46.6%	-28.7%	2,677.0	2,696.1	-0.7%
Riva	665.9	779.4	1,188.9	-14.6%	-44.0%	1,746.4	2,260.5	-22.7%
PSV Launched (% Company)	**1,095.1**	**1,565.8**	**2,017.6**	**-30.1%**	**-45.7%**	**3,523.4**	**4,213.0**	**-16.4%**
Direcional	548.1	1,004.2	888.8	-45.4%	-38.3%	2,218.3	2,409.9	-8.0%
Riva	547.0	561.6	1,128.8	-2.6%	-51.5%	1,305.2	1,803.1	-27.6%
Launched Units	**3,534**	**5,511**	**6,449**	**-35.9%**	**-45.2%**	**12,154**	**14,969**	**-18.8%**
Direcional	2,326	3,896	3,811	-40.3%	-39.0%	8,669	10,369	-16.4%
Riva	1,208	1,615	2,638	-25.2%	-54.2%	3,485	4,600	-24.2%
Average % Company	*81%*	*76%*	*94%*	5 p.p.	-13 p.p.	*80%*	*85%*	-5 p.p.

CONTRACTED SALES

In 3Q26, Gross Sales reached BRL 1.6 billion (BRL 1.3 billion % Company), while Net Sales totaled BRL 1.3 billion (BRL 1.0 billion % Company).

It is worth noting that, following a slower start in terms of sales conversion, as mentioned above, sales momentum increased throughout the quarter. However, performance remained impacted by the concentration of launches toward the end of the quarter, which left less time for sales to be completed.

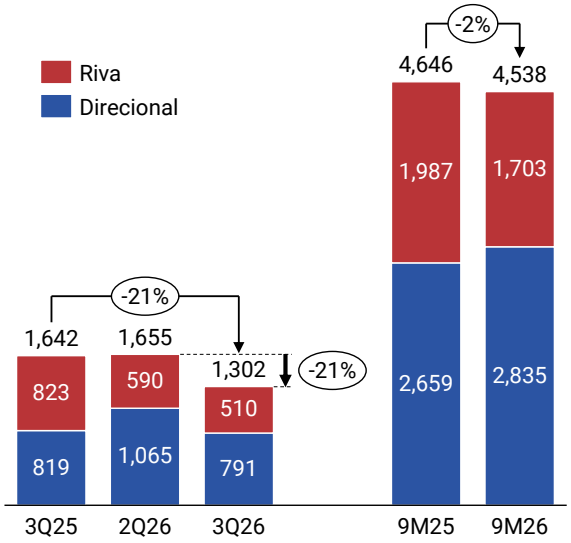
Additionally, Net Sales continued to be affected by cancellations above normal levels, driven by non-recurring factors that had already been discussed in previous quarters, such as the backlog of units held up following the discontinuation of regional subsidy payments in certain states. Despite this, the resale pace of these canceled units remained high throughout the quarter.

In the first nine months of 2026, Net Sales totaled BRL 4.5 billion (BRL 3.8 billion % Company), virtually in line with the figure recorded in 9M25.

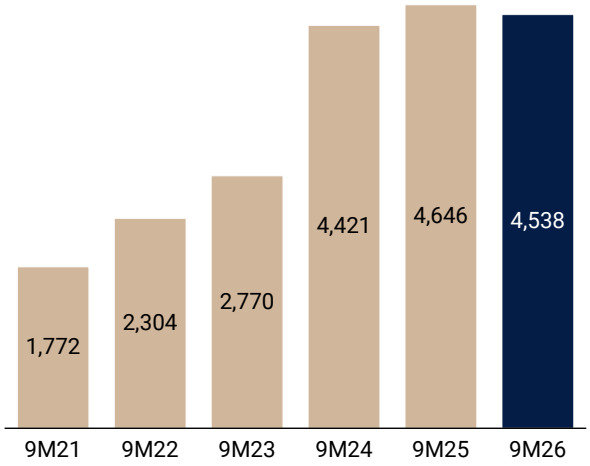
Part of the contracted PSV comes from projects developed through non-controlled or jointly controlled Special Purpose Vehicles (SPVs) with partners. In these cases, the revenue from these sales is not directly consolidated into the Company's accounting revenue. Of the quarter's Net Sales, approximately 81% relates to projects that contribute to Net Revenue, while 19% impacts the Company's results through the Equity Income line, based on the Company's ownership interest in each unconsolidated SPV.

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Net Sales
(PSV 100% - BRL million)



Net Sales - First Nine Months[1]
(PSV 100% - BRL million)



Contracted Net Sales (BRL million, except units and %)	3Q26 (a)	2Q26 (b)	3Q25 (c)	Δ % (a/b)	Δ % (a/c)	9M26 (d)	9M25 (e)	Δ % (d/e)
Net Sales (100% PSV)	**1,301.5**	**1,654.9**	**1,641.8**	**-21.4%**	**-20.7%**	**4,538.4**	**4,645.6**	**-2.3%**
Direcional	791.1	1,064.5	818.5	-25.7%	-3.4%	2,835.4	2,658.8	6.6%
Riva	510.4	590.4	823.3	-13.5%	-38.0%	1,702.9	1,986.8	-14.3%
Net Sales (% Company)	**1,049.3**	**1,371.6**	**1,435.3**	**-23.5%**	**-26.9%**	**3,772.8**	**3,831.4**	**-1.5%**
Direcional	648.0	923.7	716.2	-29.8%	-9.5%	2,442.8	2,256.2	8.3%
Riva	401.2	447.9	719.0	-10.4%	-44.2%	1,330.1	1,575.3	-15.6%
Contracted Units	**3,642**	**4,955**	**4,857**	**-26.5%**	**-25.0%**	**13,445**	**14,363**	**-6.4%**
Direcional	2,652	3,717	3,048	-28.7%	-13.0%	9,954	10,089	-1.3%
Riva	990	1,238	1,809	-20.0%	-45.3%	3,491	4,274	-18.3%
Net Sales Speed (VSO index) in PSV	***19%***	***23%***	***24%***	**-4.2 p.p.**	**-5.2 p.p.**	***45%***	***48%***	**-2.8 p.p.**
Direcional	*19%*	*24%*	*21%*	-4.6 p.p.	-2.2 p.p.	*47%*	*46%*	0.2 p.p.
Riva	*18%*	*21%*	*27%*	-3.3 p.p.	-9.2 p.p.	*42%*	*50%*	-7.3 p.p.

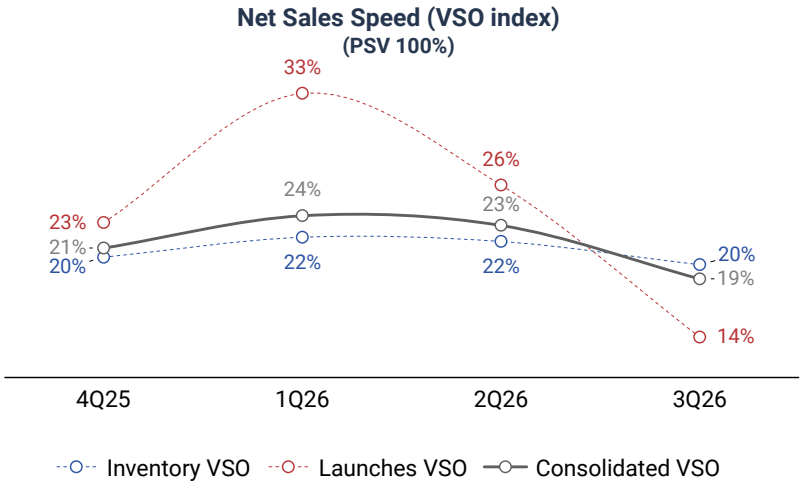
1 - Excluding the projects sold under the Pode Entrar Program.

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NET SALES SPEED (VSO INDEX)

The Gross Sales Speed index (Gross VSO) reached 24% in the quarter, while Net VSO was 19% on a consolidated basis.

The quarter's VSO was impacted by the high concentration of launches toward the end of the period, particularly in September, as previously discussed. Accordingly, the breakdown of net sales speed for launches and inventory shows a VSO index of 14% for sales from newly launched projects and 20% for sales from inventory, with the latter remaining in line with the levels recorded in previous quarters.



INVENTORY

At the end of 3Q26, PSV of inventory totaled BRL 5.7 billion (BRL 4.5 billion % Company), corresponding to a total of 14.6 thousand units. Approximately 3% of inventory PSV relates to completed 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)	3,313	2,238	5,551	2,652	1,732	4,384
% Total	*58%*	*39%*	*97%*	*59%*	*39%*	*98%*
Completed (BRL million)	85	68	153	52	30	82
% Total	*1%*	*1%*	*3%*	*1%*	*1%*	*2%*
Total (BRL million)	**3,398**	**2,306**	**5,704**	**2,704**	**1,762**	**4,466**
% Total	*60%*	*40%*	*100%*	*61%*	*39%*	*100%*
Total Units	**10,373**	**4,254**	**14,627**	**10,373**	**4,254**	**14,627**
% Total Units	*71%*	*29%*	*100%*	*71%*	*29%*	*100%*

LANDBANK

The Company's landbank reached a PSV of BRL 61.6 billion (BRL 56.8 billion % Company) at the end of 3Q26, representing a development potential of approximately 243,000 units.

The average acquisition cost of the landbank is equivalent to 11% of PSV, with 88% paid through land swaps, resulting in a limited cash impact before the start of project development.

Landbank Evolution (BRL million, except units)	2025 Landbank	9M26 Acquisitions	9M26 Launches	Adjustments[1]	9M26 Landbank	9M26 (PSV % Co)	Units
Direcional	39,852	4,438	(2,677)	(1,279)	40,334	37,009	188,506
Riva	18,601	4,754	(1,746)	(306)	21,303	19,795	54,531
Total PSV	**58,452**	**9,192**	**(4,423)**	**(1,585)**	**61,636**	**56,803**	**243,037**

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

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Land Acquisition

During the quarter, 10 land plots were acquired, with PSV totaling BRL 2.6 billion (BRL 2.5 billion % Company), corresponding to approximately 7.8 thousand units. The average acquisition cost in 3Q26 was equivalent to 13% of estimated PSV, with 84% of the payment to be made through land swaps.

CASH GENERATION[1]

Operating cash generation[2] totaled BRL 228 million in 3Q26, excluding the effects of net amortizations of receivables assignments (approximately BRL 80 million), changes in the retained balance for transferred contracts pending property registration (approximately BRL 60 million), disbursement with corporate transactions (approximately BRL 20 million), while also including approximately BRL 56 million in unit transfers already processed but not received by the end of the quarter.

In this context, it is important to highlight that the funds not received during the quarter had already been fully credited within the first few days of October.

From an accounting cash generation[1] perspective, it totaled BRL 10 million in the quarter. Therefore, taking into account the aforementioned funds not yet received, this metric would have reached BRL 66 million in 3Q26.

1 - Cash Generation/Consumption: change in adjusted net debt, excluding dividend payments, share repurchases, and changes in the balance of interest rate swap contracts. Preliminary, unaudited information.

2 - Operating Cash Generation/(Consumption): accounting cash generation excluding the effects of asset monetizations and the change in the retained balance for transferred contracts pending property registration.

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.

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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.