



2Q25 EARNINGS RESULTS

AUGUST 6th, 2025

Investor Relations
ri@cury.net

CEO



Fabio Elias Cury

VP Sales



Leonardo Mesquita

IRO

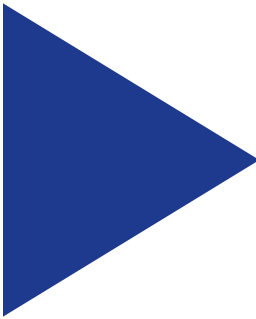


Ronaldo Cury

CFO



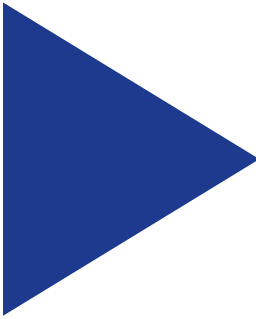
João Mazzuco, CFA

A solid blue triangle pointing to the right, positioned to the left of the name "Ronaldo Cury".

Ronaldo Cury

IRO, Institutional Relations and Real Estate Credit Officer



A solid blue triangle pointing to the right, positioned to the left of the CEO's name.

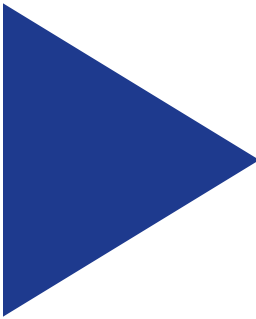
Fabio Cury

CEO



MESSAGE FROM MANAGEMENT

A decorative graphic in the bottom right corner consisting of several horizontal bars of varying lengths, stacked vertically, creating a staircase-like effect.

A solid blue triangle pointing to the right, positioned to the left of the name "Ronaldo Cury".

Ronaldo Cury

IRO, Institutional Relations and Real Estate Credit Officer



2Q25 HIGHLIGHTS

Launched PSV

R\$ 2.2 BI

↑ +28.3% vs. 2T24



Net Pre-Sales

R\$ 2.3 BI

↑ +29.3% vs. 2T24



Landbank

R\$ 21.1 BI

↑ +20.1% vs. 2T24

Cash Generation

R\$ 103.3 MI

25th consecutive quarter of positive cash generation



Net Revenues

R\$ 1.3 BI

↑ +34.9% vs. 2T24

Adjusted Gross Margin

39.8%

↑ +1.3 p.p. vs. 2T24

Net Margin

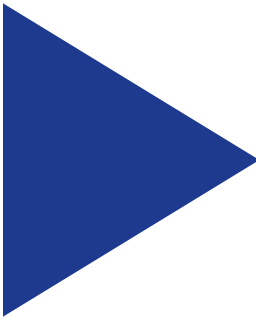
19.8%

↑ +2.2 p.p. vs. 2T24

ROE

70.1%

↑ +8.1 p.p. vs. 2T24

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Leonardo Mesquita

VP Sales



LAUNCHES HIGHLIGHTS – SALES UPDATED UNTIL 08/04/2025

São Paulo

The One Granja Julieta



Apr/2025

PSV R\$221 million

South Zone

98% sold

Cidade Villa Lobos - Maestro



May/2025

PSV R\$203 million

West Zone

97% sold

Rio de Janeiro

Residencial Pixinguinha



May/2025

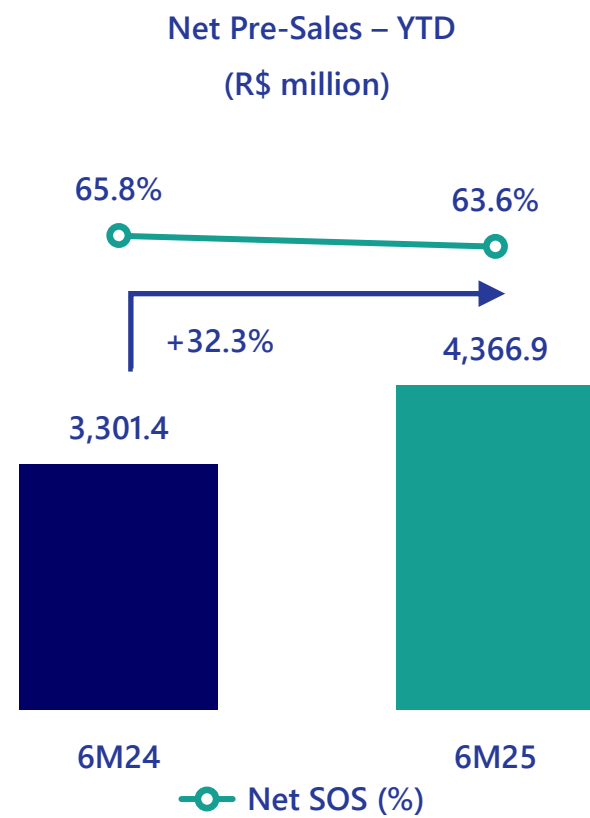
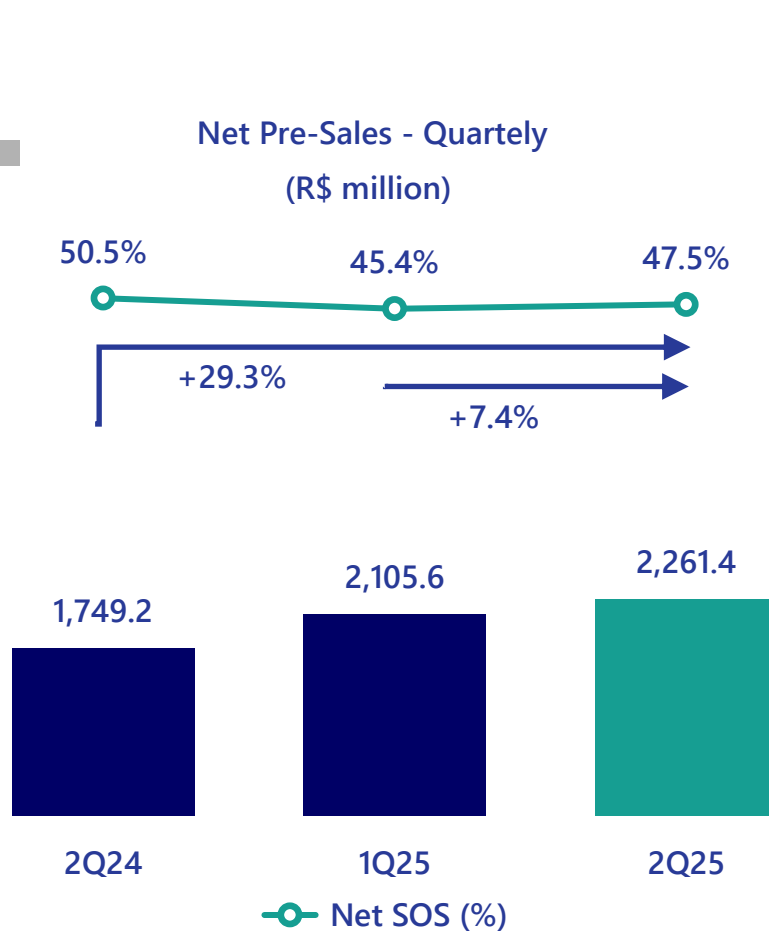
PSV R\$397 million

Porto region

77% sold

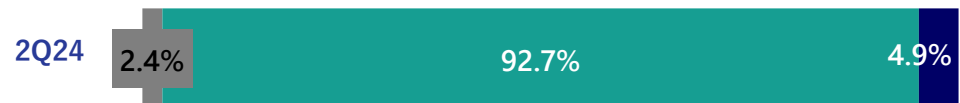
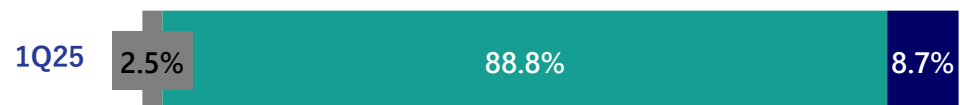
9 projects in 2Q25
PSV of R\$2,225.3 million

OPERATING INDICATORS



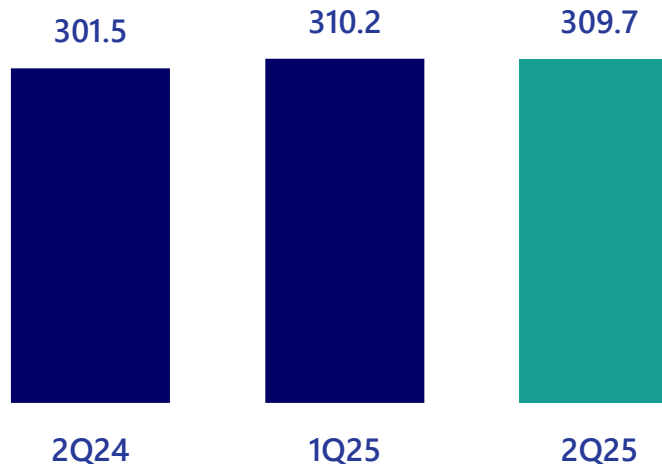
SALES STRATEGY

FOCUSED ON THE HIGH BRACKETS OF MCMV* PROGRAM AND ONE BRACKET ABOVE

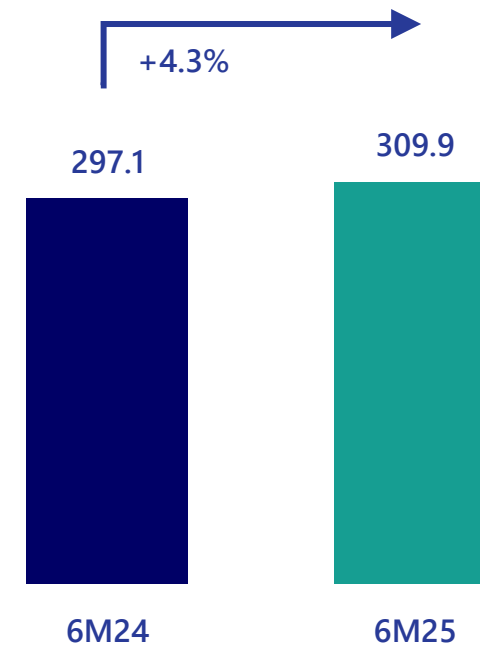


■ Up to R\$220.000 ■ From R\$220.000 to R\$500.000 ■ Above R\$500.000

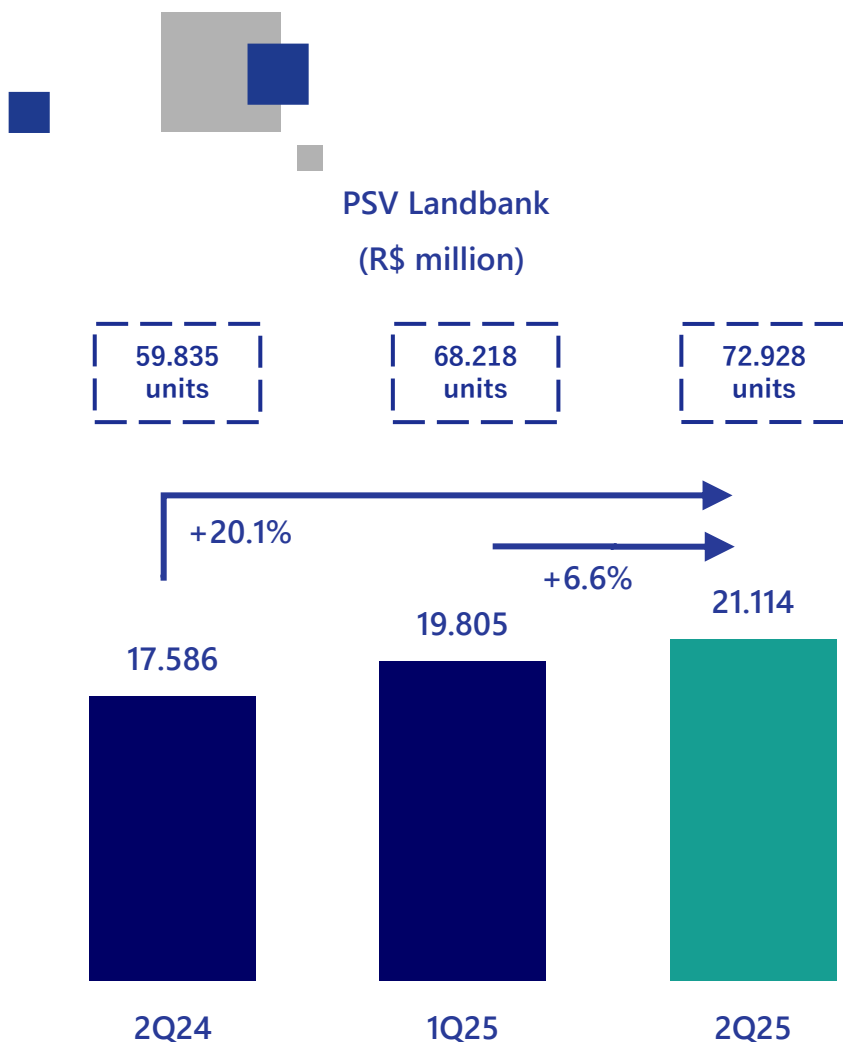
Average price by unit - Quarterly
(R\$ thousand)



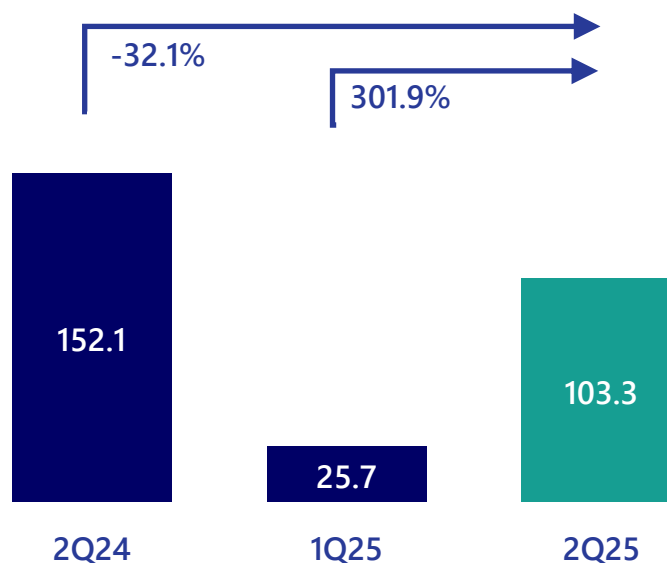
Average price by unit - YTD
(R\$ thousand)



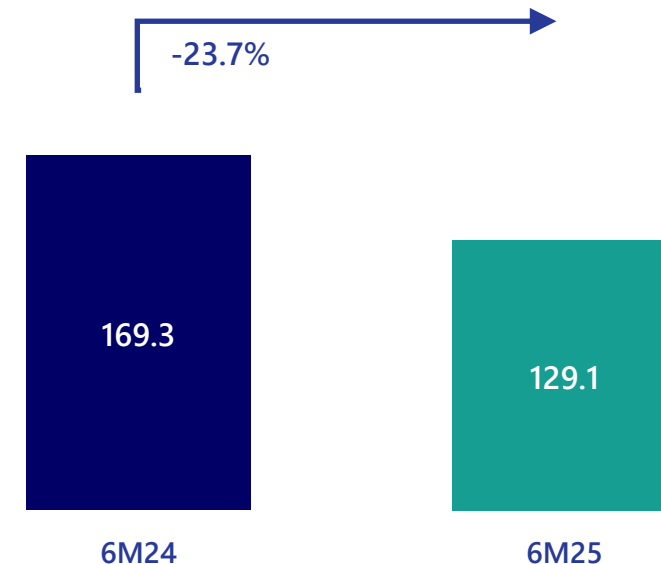
OPERATING INDICATORS

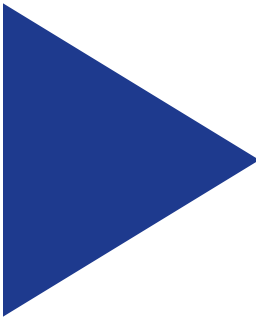


Cash Flow - Quarterly
(R\$ million)



Cash Flow - YTD
(R\$ million)

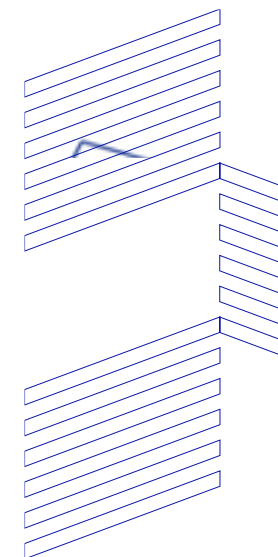
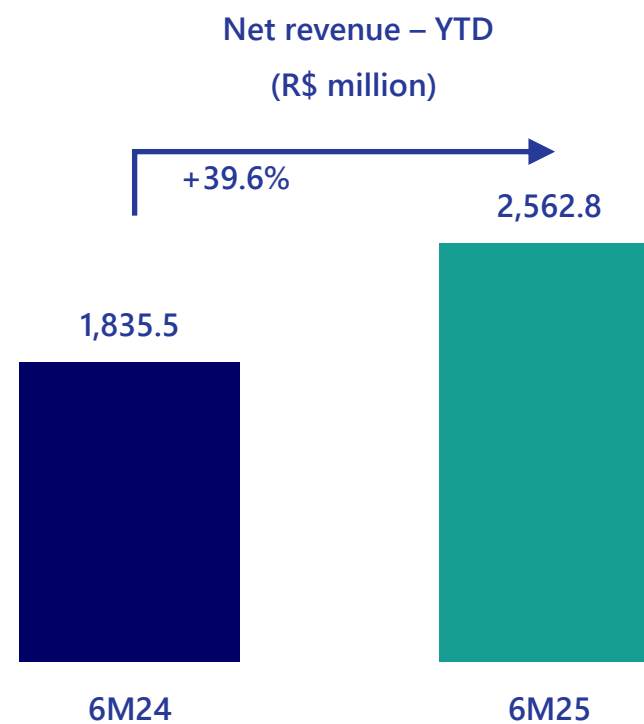
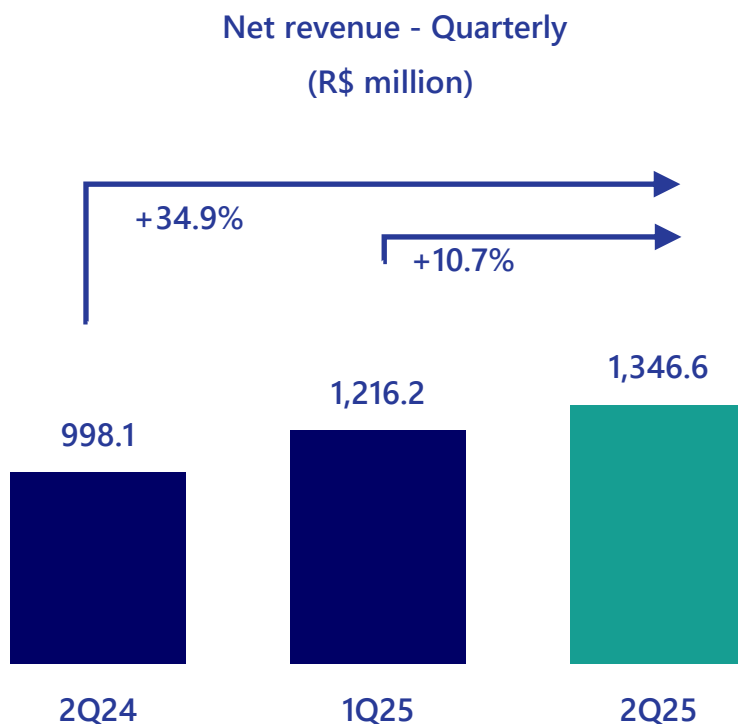


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João Mazzuco, CFA
CFO

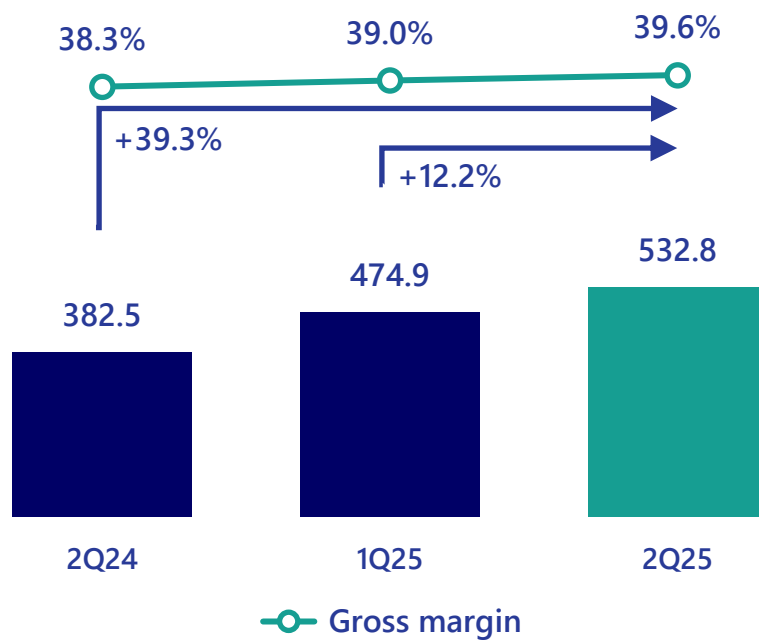


FINANCIAL INDICATORS

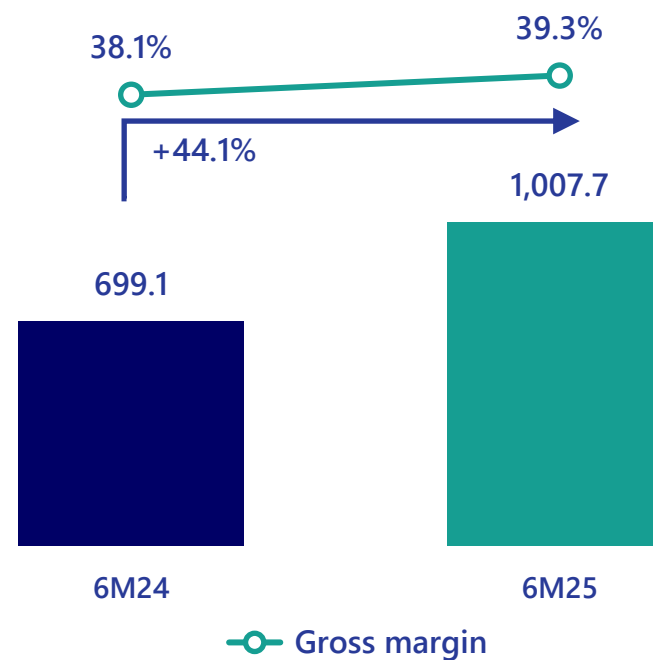


FINANCIAL INDICATORS

Gross profit and Gross margin - Quarterly
(R\$ million and %)



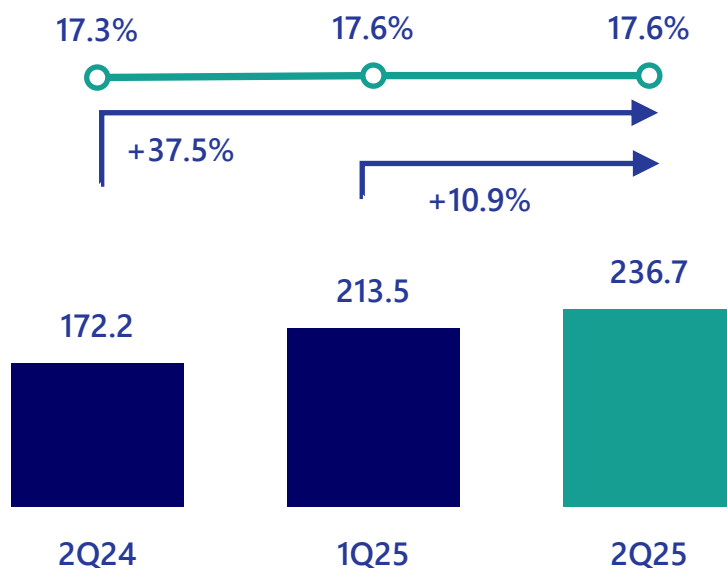
Gross profit and Gross margin - YTD
(R\$ million and %)



Adjusted Gross Margin 2Q25: 39.8% 6M25: 39.5%

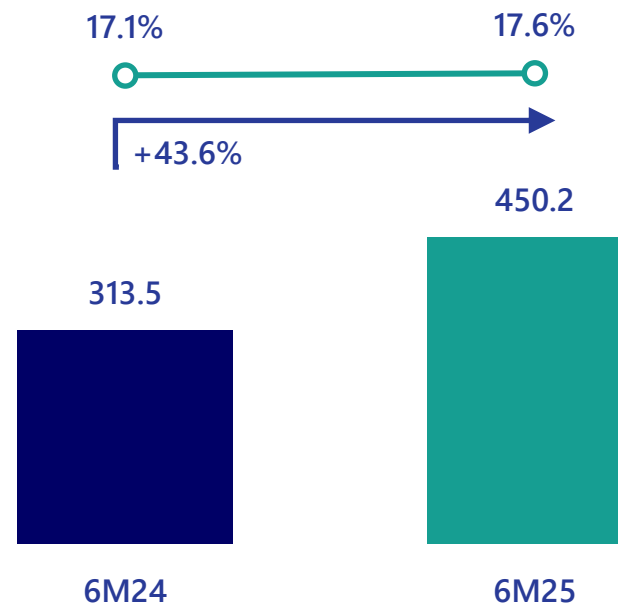
FINANCIAL INDICATORS

Net income and Net Margin %Cury - Quarterly
(R\$ million and %)



Net margin

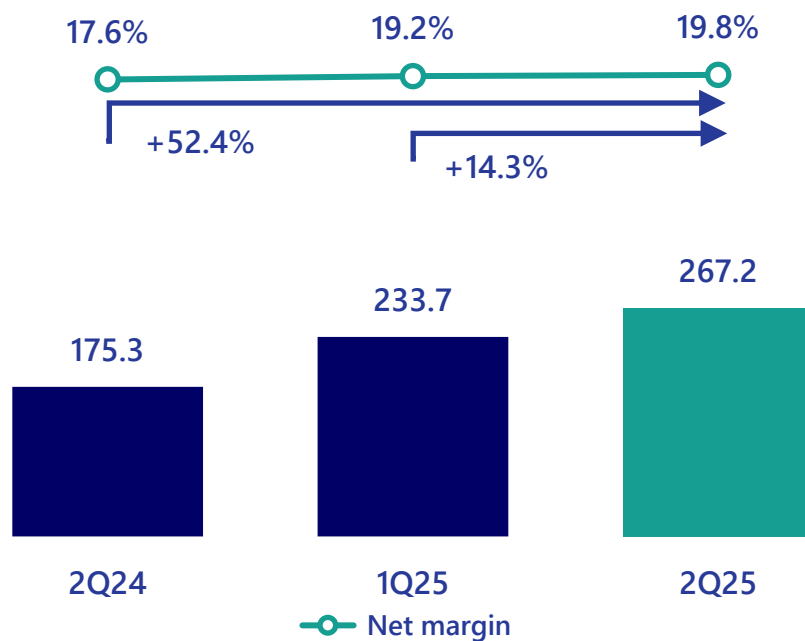
Net income and Net Margin %Cury - YTD
(R\$ million and %)



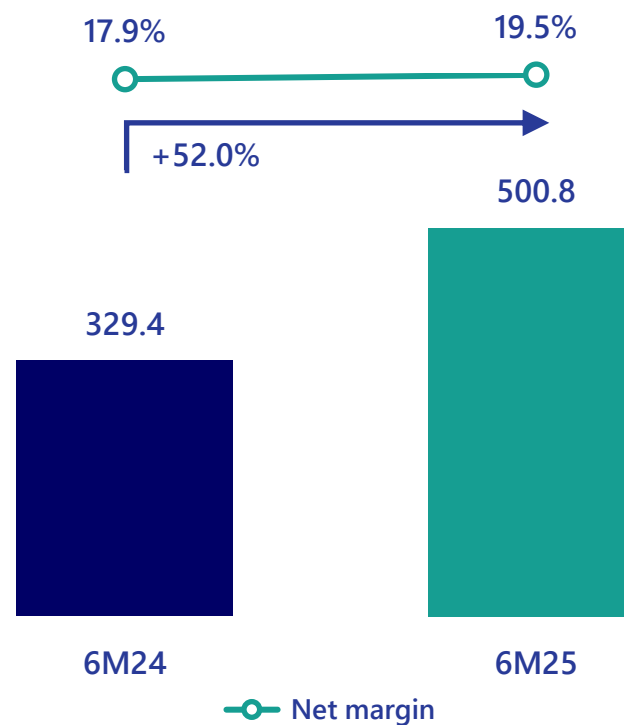
Net margin

FINANCIAL INDICATORS

Net income and Net Margin %100 - Quarterly
(R\$ million and %)



Net income and Net Margin %100 - YTD
(R\$ million and %)



FINANCIAL INDICATORS



R\$ 1,530.9 MI

in Cash and Equivalents, growth of 8.1% vs. 12/31/2024

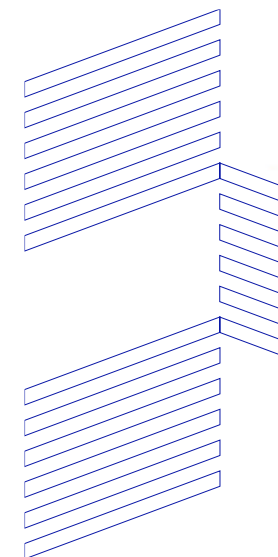
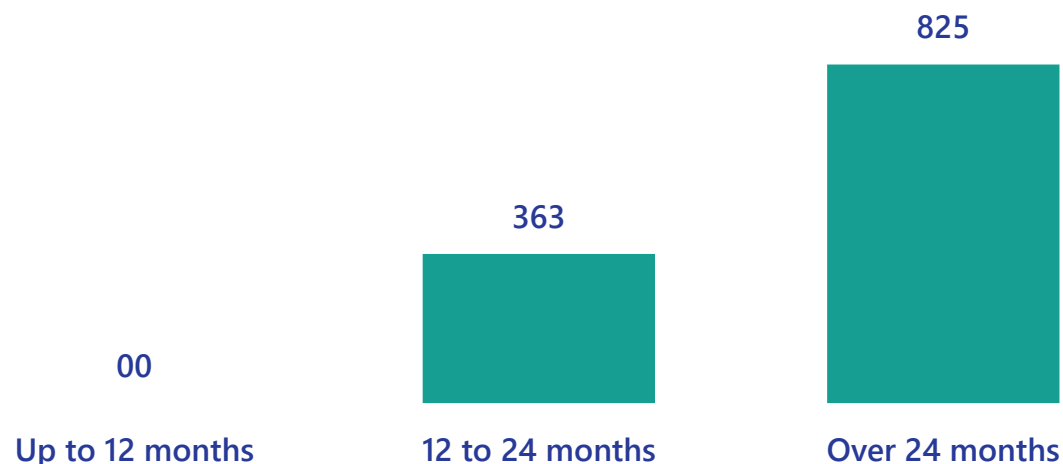
R\$ 1,303.1 MI

In Gross Debt, growth of 32.1% vs. 12/31/2024

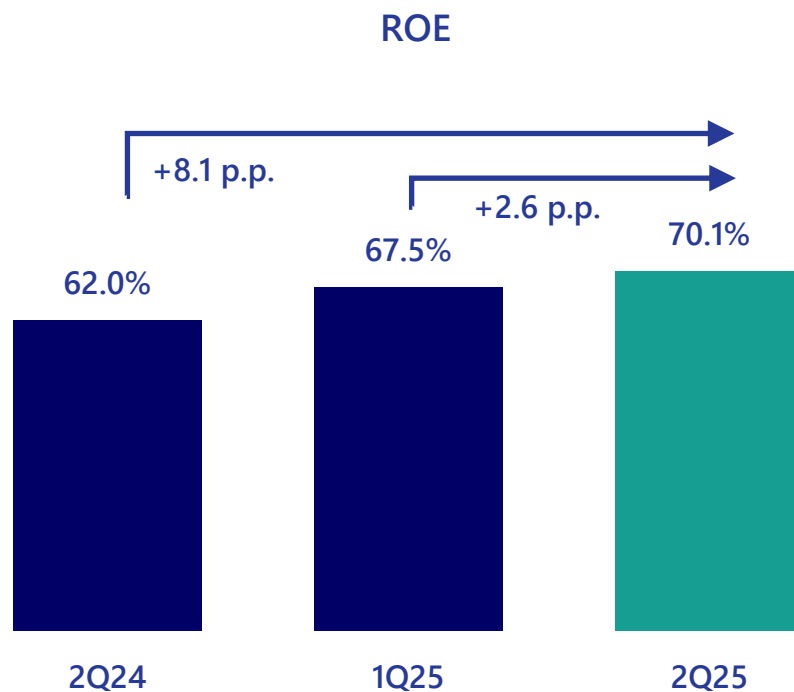
R\$ 227,8 MI

In Net Cash vs. R\$429.8 million in 12/31/2024

Amortization schedule 06/30/2025 of Corporate Debt
(R\$ million)



FINANCIAL INDICATORS



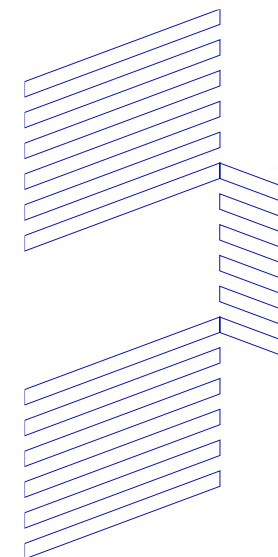
Asset Light



Cash Generation



Dividend Payout





Ronaldo Cury de Capua
IR Officer

Nádia Santos
IR Manager

João Vitor Varricchio
IR Supervisor

Thiago Leal
IR Analyst

Caio Fernandes
IR Intern

RI@CURY.NET



**Institutional
Investor**



[Click here](#) to access
historical data.

CURY B3 LISTED NM

ICON B3	IGCT B3	IBrX100 B3
IMOB B3	IGC B3	IDIV B3
IBrA B3	IGC-NM B3	INDX B3
SMLL B3	ITAG B3	

