

OPERATIONAL PREVIEW

2Q25 and 6M25

Cury surpasses **historical records**
in Net Pre-Sales, **Transfers**,
produced units and landbank,
with **strong cash generation** in
2Q25

São Paulo, July 7, 2025

Cury Construtora e Incorporadora S.A. ("Company" or "Cury") (B3: CURY3), one of the leading residential construction companies in Brazil, operating in the metropolitan regions of São Paulo and Rio de Janeiro, announces its preliminary operational results for the second quarter of 2025 (2Q25) and the first six months of 2025 (6M25), compared to the same quarter and period of the previous year (2Q24 and 6M24), and, when applicable, to the first quarter of 2025 (1Q25).

The operating results presented herein are preliminary data and, therefore, are still subject to reviews and changes to be carried out by both the Company and the independent auditors.



OPERATIONAL PREVIEW

2Q25 and 6M25

2Q25 OPERATIONAL HIGHLIGHTS



Launches

R\$2.2 BI

↑ +28.3% vs. 2Q24



Net Pre-sales

R\$2.3 BI

↑ +29.3% vs. 2Q24



Transfers

R\$2.1 BI

↑ +49.4% vs. 2Q24



Production

Units Produced

4.046

↑ +9.5% vs. 2Q24



Landbank

R\$21.1 BI

↑ +20.1% vs. 2Q24

Cash Generation

R\$103.3 MI

25th consecutive quarter of positive cash generation

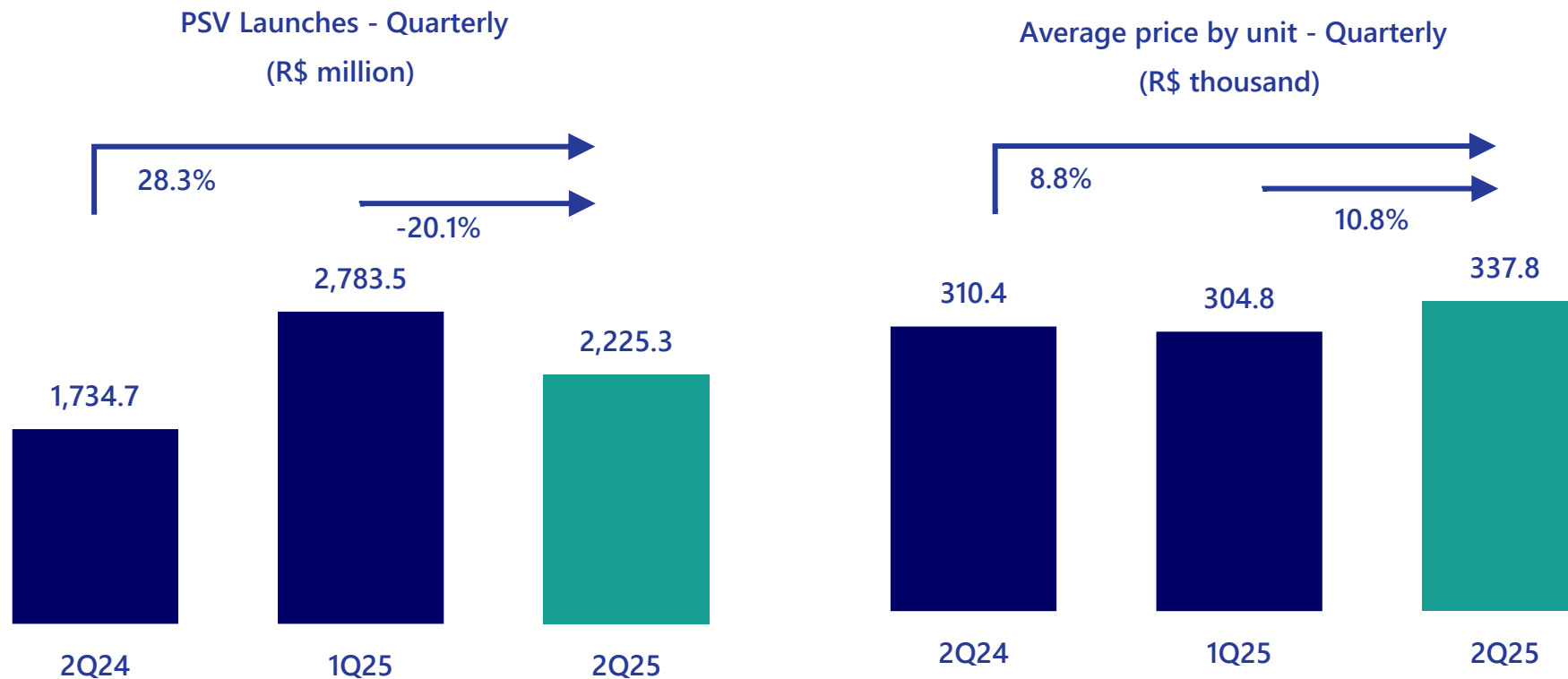
In 2Q25, **9 projects were launched**, with 6 located in SP and 3 in RJ, totaling a PSV of

R\$2,225.3 MILLION,

which represents **an increase of 28.3%** compared to the same period of the previous year.

| Launches | 2Q25 | 1Q25 | % Q/Q | 2Q24 | % Y/Y | 6M25 | 6M24 | % Y/Y |
|-----------------------------------|---------|---------|-----------|---------|-----------|---------|---------|----------|
| Number of launches | 9 | 14 | -35.7% | 8 | 12.5% | 23 | 18 | 27.8% |
| PSV (R\$ million) | 2,225.3 | 2,783.5 | -20.1% | 1,734.7 | 28.3% | 5,008.8 | 3,619.0 | 38.4% |
| Units launched | 6,588 | 9,132 | -27.9% | 5,588 | 17.9% | 15,720 | 11,547 | 36.1% |
| Average price per unit (R\$ '000) | 337.8 | 304.8 | 10.8% | 310.4 | 8.8% | 318.6 | 313.4 | 1.7% |
| Average unit per launch | 732 | 652 | 12.2% | 699 | 4.8% | 684 | 642 | 6.5% |
| Share Cury (PSV) | 1,960.5 | 2,666.3 | -26.5% | 1,676.9 | 16.9% | 4,626.8 | 3,176.8 | 45.6% |
| Share Cury (%) | 88.1% | 95.8% | -7.7 p.p. | 96.7% | -8.6 p.p. | 92.4% | 87.8% | 4.6 p.p. |

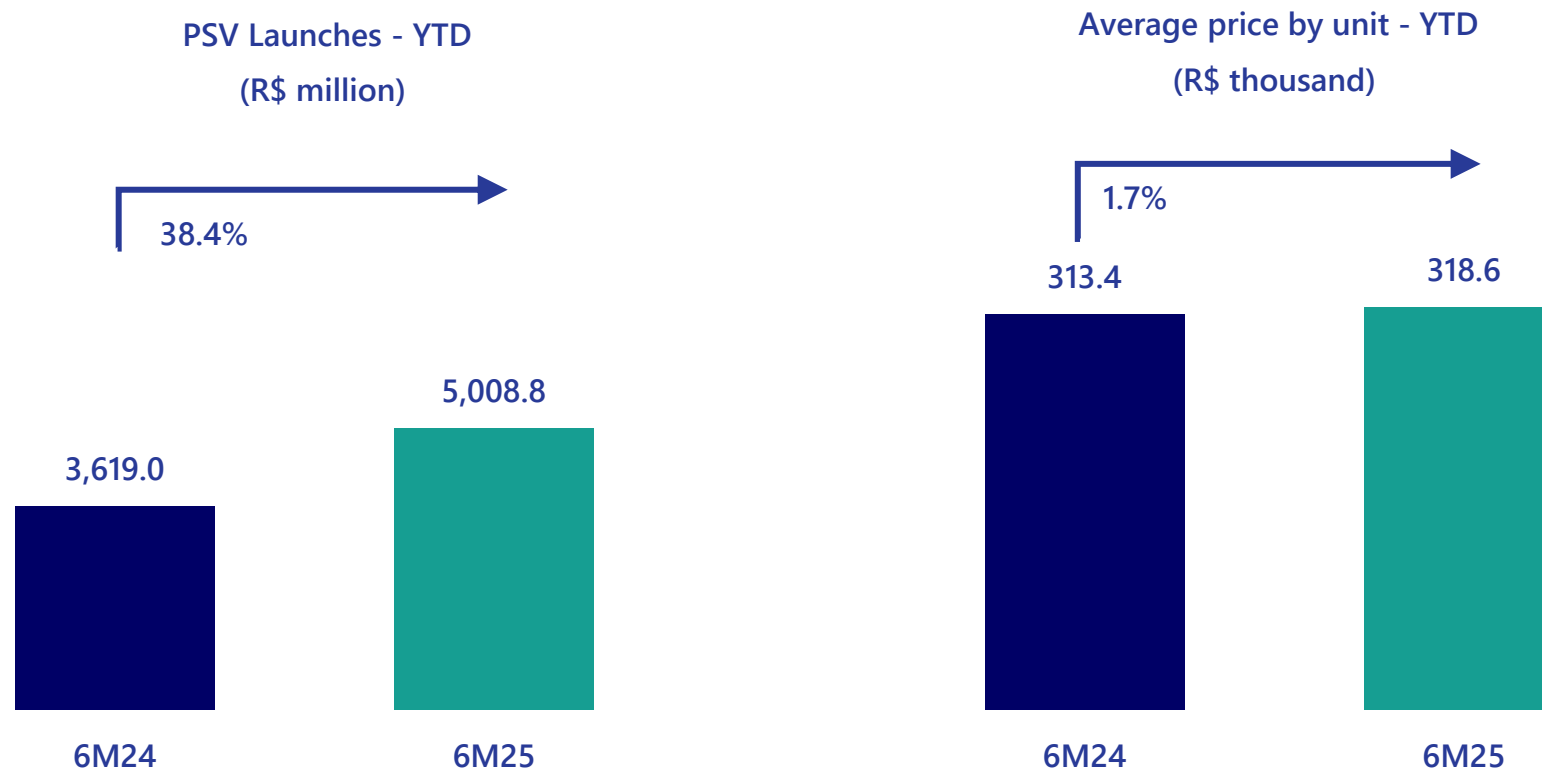
// LAUNCHES



The **strong volume** of launches in 2Q25 reflects the strategy of **concentrating most launches in the first Half of the year**

The total PSV of launches reached R\$2,225.3 million, in 2Q25, which represents an increase of 28.3% compared to 2Q24 and decrease of 20.1% compared to 1Q25. The average price per unit launched was R\$ 337.8 thousand, which represents an increase of 8.8% compared to 2Q24 and 10.8% compared to 1Q25, due to the product mix launched during the period.

// LAUNCHES



The total PSV of launches in the first half of 2025 reached R\$5,008.8 millions, increased of 38.4% compared to the same period of the previous year. The average price per unit launched was R\$ 318.6 thousand, an increase of 1.7% compared to the same period of the previous year.



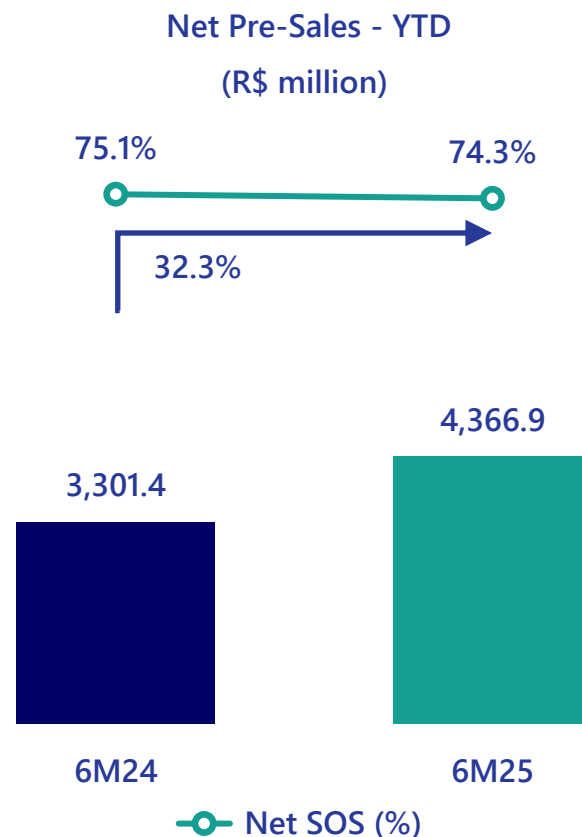
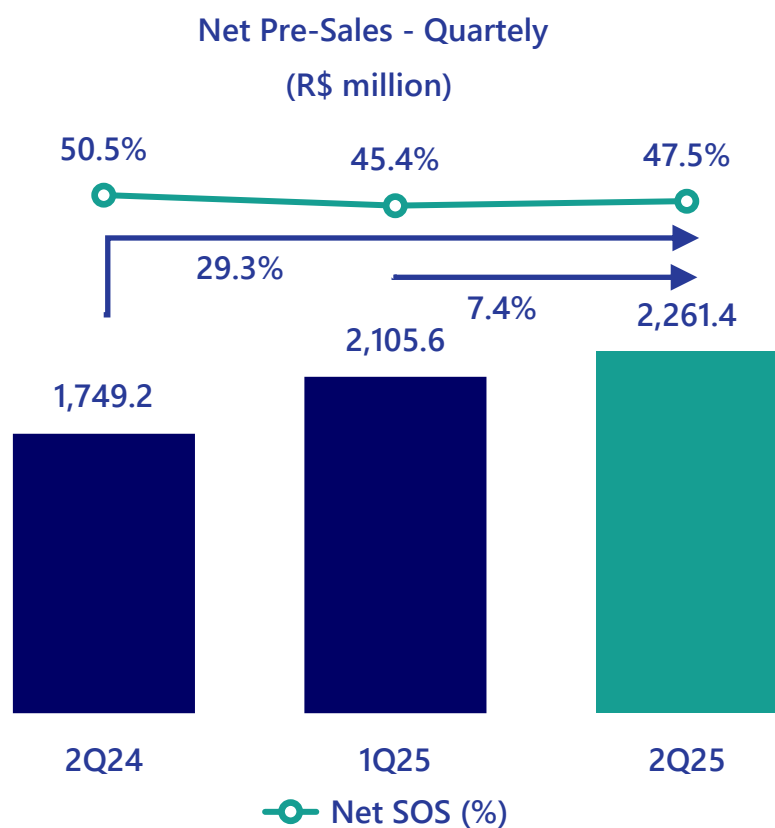
In the 2Q25, **net sales totaled R\$2,261.4 MILLION**

which corresponds to an **increase of 29.3%** compared to 2Q24 and an **increase of 7.4%** compared to 1Q25.

| Pre-sales, %SOS | 2Q25 | 1Q25 | % Q/Q | 2Q24 | % Y/Y | 6M25 | 6M24 | % Y/Y |
|--|---------|---------|------------|---------|-----------|---------|---------|-----------|
| Gross pre-sales (R\$ million PSV) | 2,498.0 | 2,225.4 | 12.2% | 1,926.2 | 29.7% | 4,723.4 | 3,605.7 | 31.0% |
| # units sold | 8,067 | 7,173 | 12.5% | 6,389 | 26.3% | 15,240 | 12,136 | 25.6% |
| Average price per unit (R\$ '000) | 309.7 | 310.2 | -0.2% | 301.5 | 2.7% | 309.9 | 297.1 | 4.3% |
| Gross SOS (%) | 50.0% | 46.8% | 3.2 p.p. | 52.9% | -2.9 p.p. | 65.4% | 67.8% | -2.4 p.p. |
| Cancellations (R\$ million) | 236.6 | 119.8 | 97.5% | 177.0 | 33.7% | 356.5 | 304.3 | 17.2% |
| Net pre-sales (R\$ million PSV) | 2,261.4 | 2,105.6 | 7.4% | 1,749.2 | 29.3% | 4,366.9 | 3,301.4 | 32.3% |
| % Launches | 55.0% | 72.8% | -17.8 p.p. | 58.3% | -3.3 p.p. | 63.6% | 62.8% | 0.8 p.p. |
| % Inventories | 45.0% | 27.2% | 17.8 p.p. | 41.7% | 3.3 p.p. | 36.4% | 37.2% | -0.8 p.p. |
| Cancellations / Gross pre-sales | 9.5% | 5.4% | 4.1 p.p. | 9.2% | 0.3 p.p. | 7.5% | 8.4% | -0.9 p.p. |
| Net SOS (%) | 47.5% | 45.4% | 2.1 p.p. | 50.5% | -3.0 p.p. | 63.6% | 65.8% | -2.2 p.p. |
| Net SOS LTM (%) | 74.3% | 72.6% | 1.7 p.p. | 75.1% | -0.8 p.p. | 74.3% | 75.1% | -0.8 p.p. |
| Share Cury Net Pre-Sales (R\$ million PSV) | 2,007.2 | 1,919.2 | 4.6% | 1,635.3 | 22.7% | 3,926.5 | 2,962.6 | 32.5% |
| Share Cury Net Pre-Sales (%) | 88.8% | 91.1% | -2.3 p.p. | 93.5% | -4.7 p.p. | 89.9% | 89.7% | 0.2 p.p. |

The **average selling price** recorded in 2Q25 was **R\$309.7 thousand**, representing a decrease of 0.2% compared to 1Q25 and an increase of 2.7% compared to 2Q24.

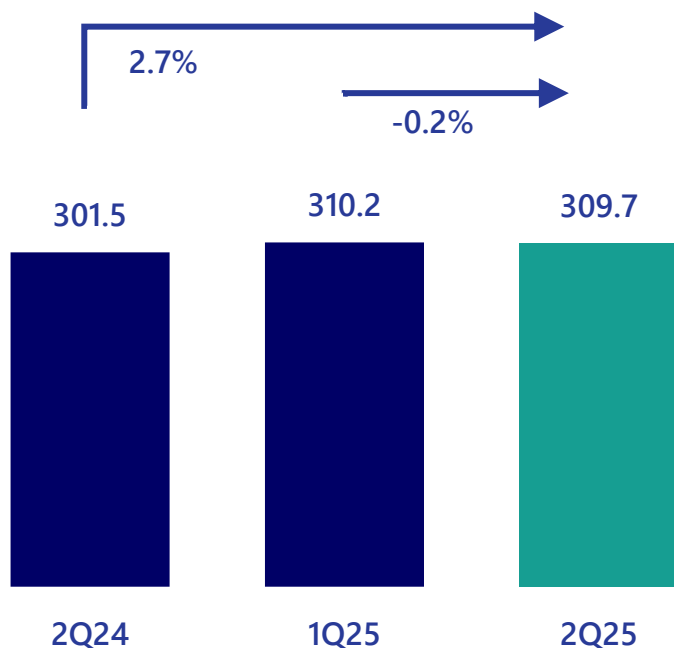
// NET PRE-SALES



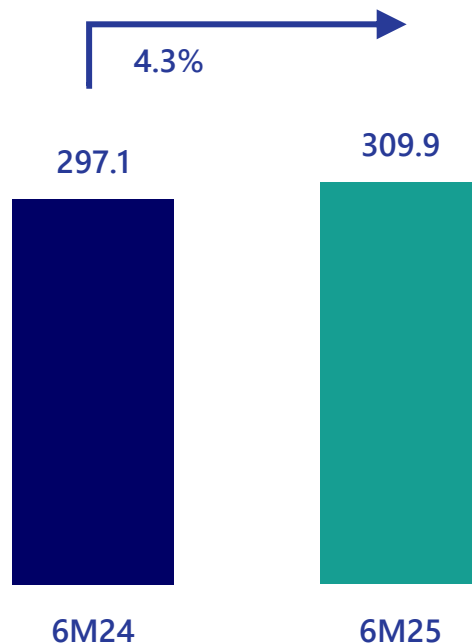
In 2Q25, the **quarterly net SOS** was **47.5%**, increase of 2.1 p.p. compared to 45.4 in 1Q25, and a reduction of 3.0 p.p. compared to 50.5% reported in 2Q24.

In the last twelve months, the net SoS was 74,3%, reduction of 0,8 p.p. compared to 75.1% in the same period of the previous year.

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



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



In 2Q25, **92.8% of sales**
were made within the
Minha Casa Minha Vida
program, covering all income

brackets, including “Faixa 4”, which has
a limit of up to R\$500,000. Only 7.2% of
sales were made outside the program.



The **PSV transferred** in 2Q25 totaled **R\$ 2.149,3 million**, representing a growth of **91.4%** compared to 1Q25 and an increase of 49.4% compared to 2Q24. The **number of units transferred** was **7,155** a growth of **89.1%** compared to 1Q25 and an increase of 41.8% compared to 2Q24.

| Transfers | 2Q25 | 1Q25 | % Q/Q | 2Q24 | % Y/Y | 6M25 | 6M24 | % Y/Y |
|-------------------------------|---------|---------|-------|----------|-------|---------|----------|-------|
| PSV transferred (R\$ million) | 2,149.3 | 1,122.9 | 91.4% | 1,438.2* | 49.4% | 3,272.2 | 2,324.7* | 40.8% |
| Units transferred | 7,155 | 3,783 | 89.1% | 5,046* | 41.8% | 10,938 | 8,203* | 33.3% |

Considering the performance of in the six-month period of 2025, the PSV transferred totaled

INCREASE OF 40.8%

compared to the period of 6M24, while the number of units transferred increased from 8,203 in 6M24 to 10,938 in 6M25.

*Represented



In 2Q25, there were produced
4,046 units,

which represents an increase of **9.5%** compared
to the same period of the previous year.

Compared to 1Q25, there was an increase of 20.3%.

There was a growth of 352 units compared to
2Q24, which represents an increase 9.5%.

| Production | 2Q25 | 1Q25 | % Q/Q | 2Q24 | % Y/Y | 6M25 | 6M24 | % Y/Y |
|--------------------|-------|--------|--------|-------|-------|-------|-------|-------|
| Units Constructed | 4,046 | 3,363 | 20.3% | 3,694 | 9.5% | 7,409 | 6,626 | 11.8% |
| Units Completed | 1,613 | 2,220* | -27.3% | 1,543 | 4.5% | 3,833 | 2,333 | 64.3% |
| Construction Sites | 81 | 72 | 12.5% | 66 | 22.7% | 76 | 66 | 15.2% |

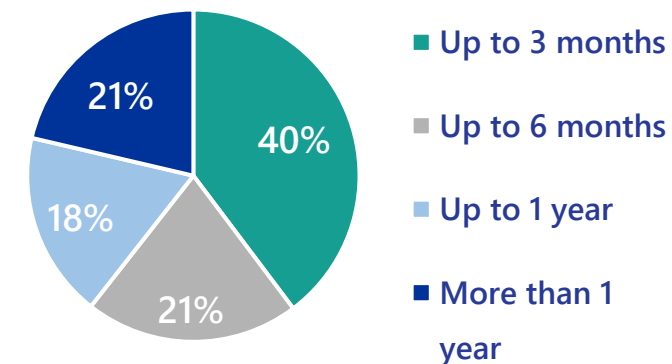
*Represented

Cury ended 2Q25 with
an inventory of

R\$2,497.7 million.

| Inventories (R\$ million, except % and units) | 2Q25 | 1Q25 | % Q/Q | 2Q24 | % Y/Y |
|---|---------|---------|-----------|---------|-----------|
| Under Construction | 2,464.3 | 2,505.4 | -1.6% | 1,687.6 | 46.0% |
| % Total | 98.7% | 99.0% | -0.3 p.p. | 98.5% | 0.2 p.p. |
| Completed | 33.4 | 25.7 | 30.0% | 25.2 | 32.5% |
| % Total | 1.3% | 1.0% | 0.3 p.p. | 1.5% | -0.2 p.p. |
| Total | 2,497.7 | 2,531.0 | -1.3% | 1,712.8 | 45.8% |
| Total (Units) | 6,852 | 7,548 | -9.2% | 5,139 | 33.3% |

Aging of Inventories 2Q25
(Based in the launches dates)



Of this total, 98.7% refer to units launched or under construction, and only 1.3% to completed units.



Considering the recent launches as well as the acquisitions made, the company ended 2Q25 with a landbank of

R\$21,114.4 MILLION IN POTENTIAL PSV,

an increase 20.1% compared to the landbank of 2Q24 and growth of 6.6% compared to 1Q25, which represents a total of 72,928 units.

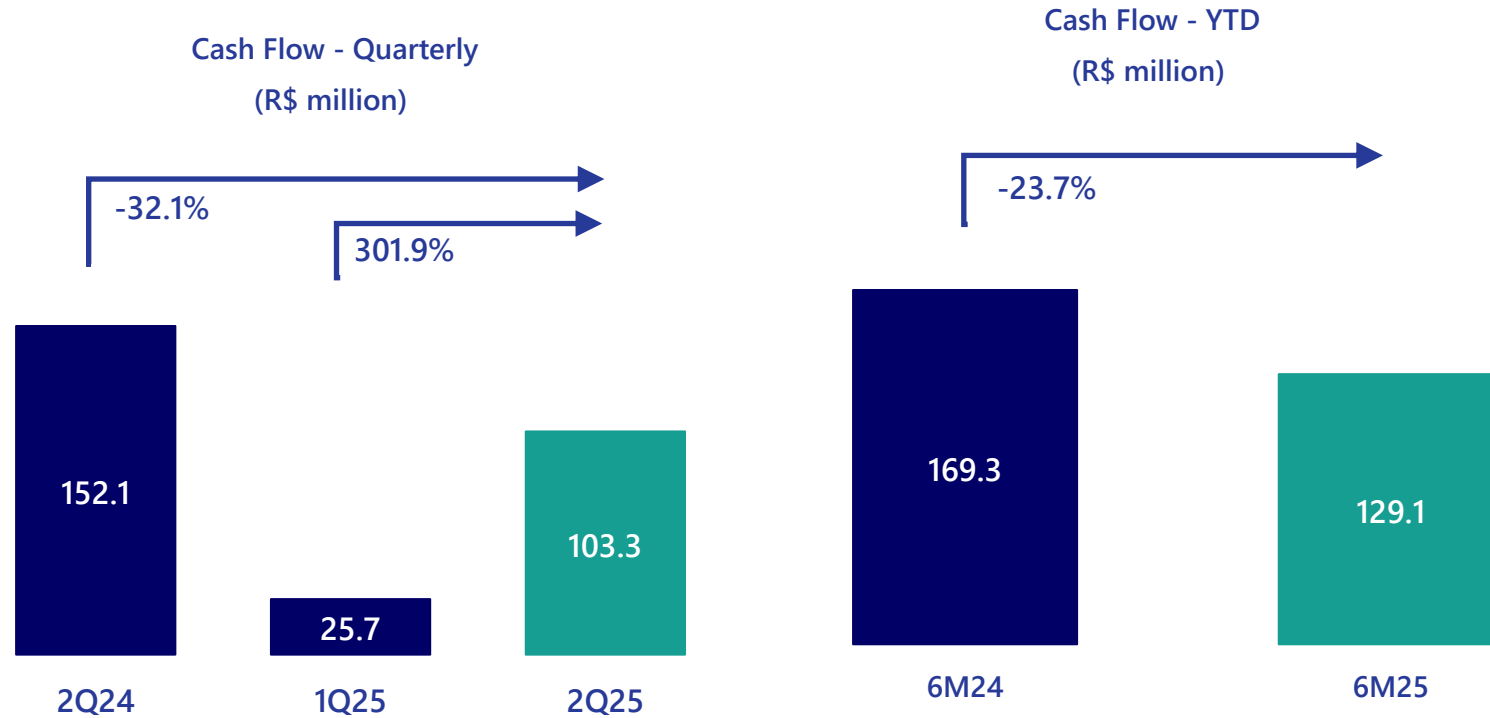
| Landbank | 2Q25 | 1Q25 | % Q/Q | 2Q24 | % Y/Y |
|-----------------------------------|----------|----------|-------|----------|-------|
| LandBank (PSV, R\$ million) | 21,114.4 | 19,805.3 | 6.6% | 17,585.6 | 20.1% |
| # of projects | 75 | 73 | 2.7% | 73 | 2.7% |
| Potential # units on landbank | 72,928 | 68,218 | 6.9% | 59,835 | 21.9% |
| Average price per unit (R\$ '000) | 289.5 | 290.3 | -0.3% | 293.9 | -1.5% |

Currently, Cury's landbank **consists of R\$ 15,751.0 million** located in **São Paulo** and **R\$ 5,363.4 million** in **Rio de Janeiro**.

// CASH FLOW

On 2Q25, the company presented Positive **operational cash generation** in the amount of

R\$103.3 MILLION



This is the **25th** consecutive quarter of positive cash generation.

Cury ended the 2Q25 with a balance to receive from transfers already made in the amount of R\$ 210.3 million. Had it not been for the rule change by Caixa Econômica Federal, where it no longer deposits the funds to the developer at the time of the transfer, but instead deposits them only after the contract is registered in the notary's office, these values would have already been accounted for as cash generation.

Cury will continue improving internal processes to try to reduce deadlines and impacts.



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