

PERFORMANCE PREVIEW

4Q23 AND 2023



CURY PRESENTS ALL-TIME HIGH ANNUAL OPERATIONAL PERFORMANCE WITH LAUNCHES OF R\$ 4.4 BILLION, NET SALES OF R\$ 4.2 BILLION, LANDBANK OF R\$ 14.5 BILLION AND CASH GENERATION OF R\$ 424.2 MILLION



NOTICE TO THE MARKET PERFORMANCE PREVIEW 4Q23 AND 2023

São Paulo, January 16th, 2024 – Cury Construtora e Incorporadora S.A. ("Company" or "Cury") (B3: CURY3), one of the leading real-estate developers focused on the residential segment in Brazil, operating in the metropolitan regions of São Paulo and Rio de Janeiro, hereby discloses a preview of its operating results for the fourth quarter of 2023 (4Q23), and the twelve months of 2023 (2023), as compared to the same quarter of the previous year (4Q22), and the twelve months of 2022 (2022), when applicable, to the third quarter of 2023 (3Q23). 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.



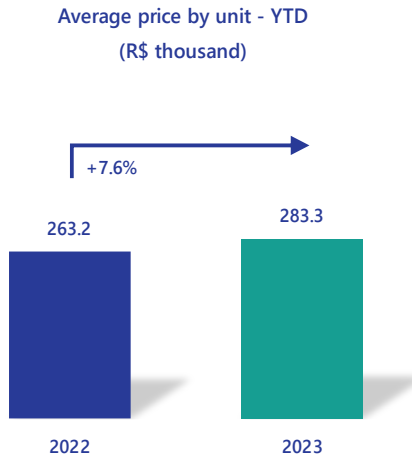
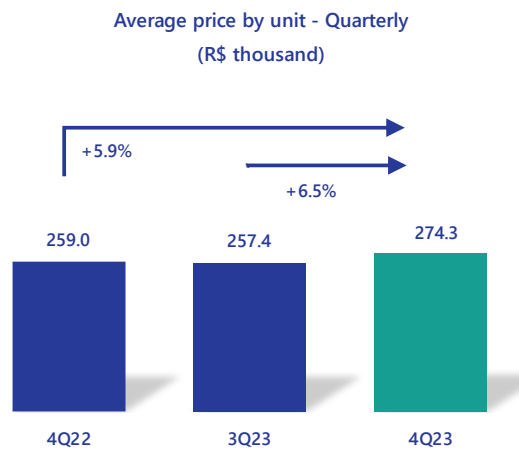
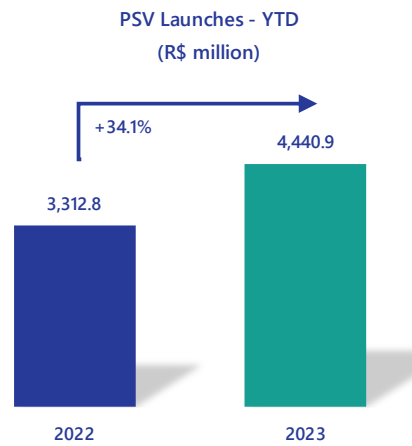
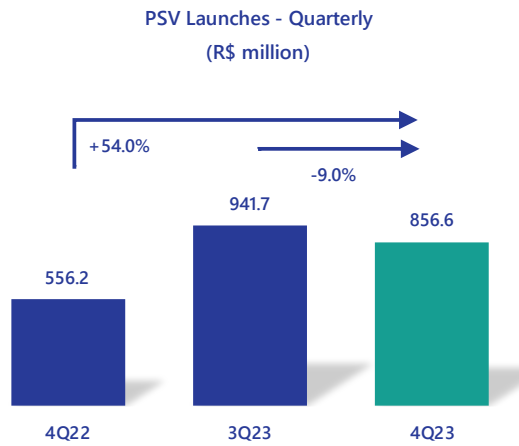
Launches

In 4Q23, 6 projects were launched, 4 of which located in São Paulo and 2 in Rio de Janeiro, adding up to a PSV of R\$ 856.6 million, representing an increase of 54.0% when compared to the same period of the previous year. During 12M23, the Company launched an overall PSV of R\$ 4,440.9 million, representing a 34.1% increase compared to 12M22 .

The average price of units launched reached R\$ 274.3 thousand in 4Q23, corresponding to an increase of 5.9% when compared to the average price in 4Q22, and up by 6.5% when compared to 3Q23. In the 12M23, the average price of units launched reached R\$ 283.3 thousand, there was an increase of 7.6% compared to the same period of the previous year.

| Launches | 4Q23 | 3Q23 | % Q/Q | 4Q22 | % Y/Y | 12M23 | 12M22 | % Y/Y |
|-----------------------------------|--------|-------|-----------|--------|----------|---------|---------|-----------|
| Number of launches | 6 | 7 | -14.3% | 5 | 20.0% | 29 | 23 | 26.1% |
| PSV (R\$ million) | 856.6 | 941.7 | -9.0% | 556.2 | 54.0% | 4,440.9 | 3,312.8 | 34.1% |
| Units launched | 3,123 | 3,658 | -14.6% | 2,147 | 45.5% | 15,675 | 12,585 | 24.6% |
| Average price per unit (R\$ '000) | 274.3 | 257.4 | 6.5% | 259.0 | 5.9% | 283.3 | 263.2 | 7.6% |
| Average unit per launch | 521 | 523 | -0.4% | 429 | 21.4% | 541 | 547 | -1.1% |
| Share Cury (PSV) | 856.6 | 805.6 | 6.3% | 556.2 | 54.0% | 4,220.1 | 3,270.5 | 29.0% |
| Share Cury (%) | 100.0% | 85.5% | 14.5 p.p. | 100.0% | 0.0 p.p. | 95.0% | 98.7% | -3.7 p.p. |

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Net Pre-Sales

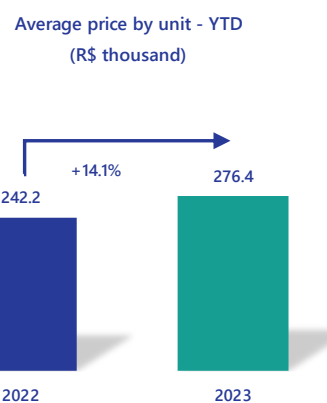
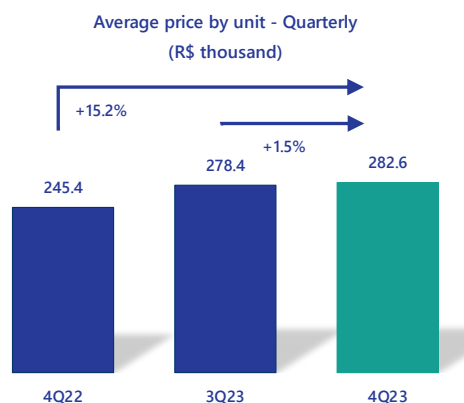
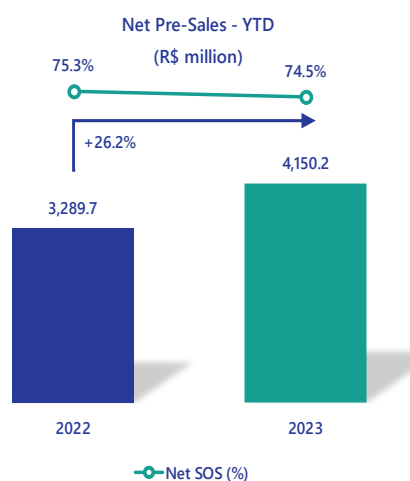
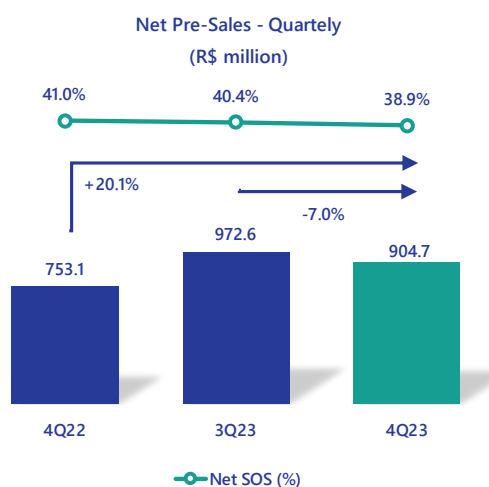
In 4Q23, the Net PSV sold reached R\$ 904.7 million, an amount that represents a growth of 20.1% in comparison with the same period of the previous year, and a decrease of 7.0% compared to the previous quarter. Based on the accumulated period in the twelve months of the year, PSV sold came to R\$ 4,150.2 million in 12M23, showing a 26.2% growth compared to the same period of the previous year.

The average sales price recorded in 4Q23 was R\$282.6 thousand, being 15.2% higher than 4Q22 and a growth of 1.5% compared to 3Q23. In 12M23 there was an increase of 14.1% in comparison to the same period of the previous year.

NOTICE TO THE MARKET PERFORMANCE PREVIEW 4Q23 AND 2023

In 4Q23, the net quarterly SOS was 38.9%, compared to 41.0% in 4Q22 and 40.4% in 3Q23. The last twelve months SOS was 74.5%, 0.8 p.p. decrease than the 75.3% reported in 4Q22 and 0.9 p.p. above 3Q23.

| Pre-sales, %SOS | 4Q23 | 3Q23 | % Q/Q | 4Q22 | % Y/Y | 12M23 | 12M22 | % Y/Y |
|--|---------|---------|-----------|-------|------------|---------|---------|-----------|
| Gross pre-sales (R\$ million PSV) | 1,025.1 | 1,154.3 | -11.2% | 835.5 | 22.7% | 4,685.8 | 3,602.9 | 30.1% |
| # units sold | 3,627 | 4,146 | -12.5% | 3,405 | 6.5% | 16,953 | 14,875 | 14.0% |
| Average price per unit (R\$ '000) | 282.6 | 278.4 | 1.5% | 245.4 | 15.2% | 276.4 | 242.2 | 14.1% |
| Gross SOS (%) | 41.9% | 44.6% | -2.7 p.p. | 43.6% | -1.7 p.p. | 76.7% | 76.9% | -0.2 p.p. |
| Cancellations (R\$ million) | 120.5 | 181.7 | -33.7% | 82.4 | 46.2% | 535.6 | 313.2 | 71.0% |
| Net pre-sales (R\$ million PSV) | 904.7 | 972.6 | -7.0% | 753.1 | 20.1% | 4,150.2 | 3,289.7 | 26.2% |
| % Launches | 57.9% | 55.0% | 2.9 p.p. | 36.9% | 21.0 p.p. | 56.2% | 47.0% | 9.2 p.p. |
| % Inventories | 42.1% | 45.0% | -2.9 p.p. | 63.1% | -21.0 p.p. | 43.8% | 53.0% | -9.2 p.p. |
| Cancellations / Gross pre-sales | 11.8% | 15.7% | -3.9 p.p. | 9.9% | 1.9 p.p. | 11.4% | 8.7% | 2.7 p.p. |
| Net SOS (%) | 38.9% | 40.4% | -1.5 p.p. | 41.0% | -2.1 p.p. | 74.5% | 75.3% | -0.8 p.p. |
| Net SOS LTM (%) | 74.5% | 73.6% | 0.9 p.p. | 75.3% | -0.8 p.p. | 74.5% | 75.3% | -0.8 p.p. |
| Share Cury Net Pre-Sales (R\$ million PSV) | 850.3 | 873.6 | -2.7% | 719.7 | 18.1% | 3,917.6 | 3,108.2 | 26.0% |
| Share Cury Net Pre-Sales (%) | 94.0% | 89.8% | 4.2 p.p. | 95.6% | -1.6 p.p. | 94.4% | 94.5% | -0.1 p.p. |





Transfers

The PSV transferred increased 29.5% compared to 4Q22 and a decrease 1.0% compared to 3Q23. The units transferred went from 2,737 in 4Q22 to 3,017 in 4Q23, an increase of 10.2% year-over-year, and a decrease of 5.3% compared to the immediately previous quarter.

Considering the performance for the first twelve months of the year, there was a 26.9% rise, and the units transferred went from 11,807 in 12M22 to 13,266 in 12M23.

| Transfers | 4Q23 | 3Q23 | % Q/Q | 4Q22 | % Y/Y | 12M23 | 12M22 | % Y/Y |
|-------------------------------|-------|-------|-------|-------|-------|---------|---------|-------|
| PSV transferred (R\$ million) | 857.1 | 866.1 | -1.0% | 662.0 | 29.5% | 3,531.0 | 2,782.9 | 26.9% |
| Units transferred | 3,017 | 3,187 | -5.3% | 2,737 | 10.2% | 13,266 | 11,807 | 12.4% |



Production

In 4Q23, 2,817 units were produced, representing a growth of 11.8% over the same period of the previous year. When compared to 3Q23, there was a decrease of 18.9%. As result, the Company produced 11,838 units in 12M23 with an increase of 2,044 units compared to 12M22, which amounts a growth of 20.9%.

The Company completed 3,398 units in 4Q23, more than the 2,144 completed during 4Q22, and more than the 1,232 completed in 3Q23.

| Production | 4Q23 | 3Q23 | % Q/Q | 4Q22 | % Y/Y | 12M23 | 12M22 | % Y/Y |
|--------------------|-------|-------|--------|-------|-------|--------|-------|-------|
| Units Constructed | 2,817 | 3,473 | -18.9% | 2,520 | 11.8% | 11,838 | 9,794 | 20.9% |
| Units Completed | 3,398 | 1,232 | 175.8% | 2,144 | 58.5% | 10,025 | 5,982 | 67.6% |
| Construction Sites | 57 | 56 | 1.8% | 46 | 23.9% | 53 | 42 | 26.2% |



Inventory

Cury ended 4Q23 with an inventory amounting to R\$ 1,423.8 million. Of this total, 98.1% refers to units launched or units under construction, and only 1.9% refers to completed units.

| Inventories (R\$ million, except % and units) | 4Q23 | 3Q23 | % Q/Q | 4Q22 | % Y/Y |
|---|---------|---------|-----------|---------|-----------|
| Under Construction | 1,397.0 | 1,410.8 | -1.0% | 1,056.2 | 32.3% |
| % Total | 98.1% | 98.2% | -0.1 p.p. | 97.6% | 0.5 p.p. |
| Completed | 26.8 | 25.6 | 4.7% | 25.5 | 5.1% |
| % Total | 1.9% | 1.8% | 0.1 p.p. | 2.4% | -0.5 p.p. |
| Total | 1,423.8 | 1,436.4 | -0.9% | 1,081.8 | 31.6% |
| Total (Units) | 4,991 | 4,652 | 7.3% | 3,781 | 32.0% |



Landbank

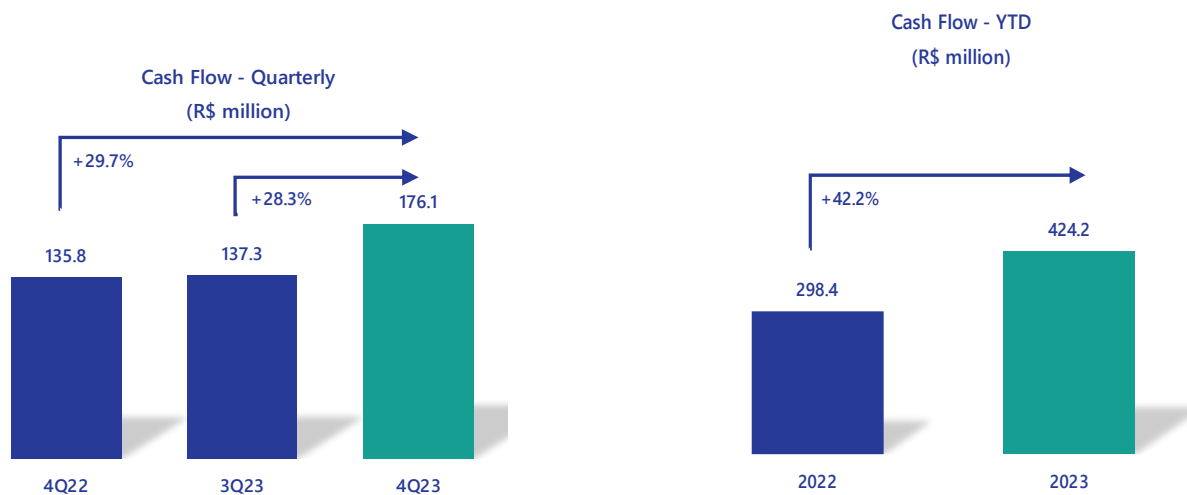
Considering the recent movement of launches and land acquisitions, the Company closed 4Q23 achieving an all-time high landbank worth R\$ 14,508.0 million in potential PSV, having a growth of 43.1% compared to the landbank of 4Q22 and an increase of 22.5% compared to 3Q23, which represents a total of 50,731 units. Currently, our landbank has a value of R\$ 9,491.6 million in São Paulo and R\$ 5,016.4 million in Rio de Janeiro.

| Landbank | 4Q23 | 3Q23 | % Q/Q | 4Q22 | % Y/Y |
|--|----------|----------|-------|----------|-------|
| LandBank (PSV, R\$ million) | 14,508.0 | 11,848.1 | 22.5% | 10,138.4 | 43.1% |
| # of projects | 76 | 68 | 11.8% | 67 | 13.4% |
| Potential # units on landbank | 50,731 | 45,788 | 10.8% | 40,689 | 24.7% |
| Average price per unit (R\$ '000) | 286.0 | 258.8 | 10.5% | 249.2 | 14.8% |



Cash Flow

In 4Q23, the Company reported a positive operating Cash Flow Generation of R\$ 176.1 million. This amount is 29.7% greater than the positive balance of R\$ 135.8 million recorded in 4Q22. In the twelve months of the year, the Company achieved an all-time record in operating cash flow of R\$ 424.2 million, up by 42.2% from the R\$ 298.4 million generated in 2022.



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