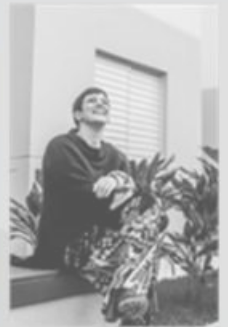


PERFORMANCE PREVIEW

3Q22

CURY REPORTS 3Q22 WITH AN INCREASE OF 28% IN LAUNCHES, AND 30% IN NET PRE-SALES COMPARING TO THE PREVIOUS YEAR, WITH A CASH GENERATION OF R\$ 65 MILLION



São Paulo, October 13, 2022 – 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 third quarter of 2022 (3Q22) and the first nine months of 2022 (9M22), as compared to the same quarter of the previous year (3Q21), and the first nine months of 2021 (9M21) and, when applicable, to the second quarter of 2022 (2Q22). 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.

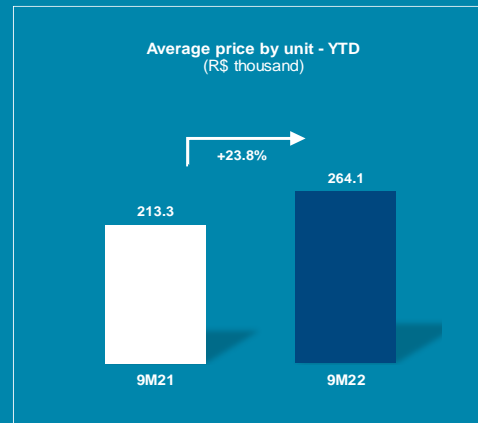
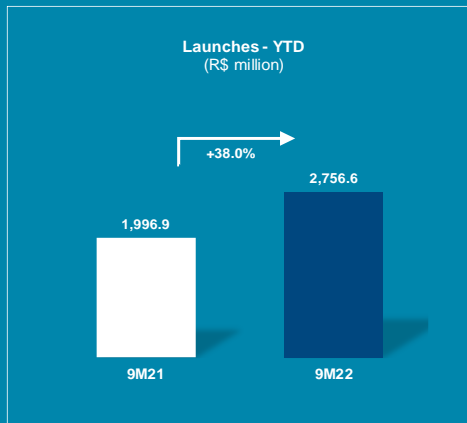
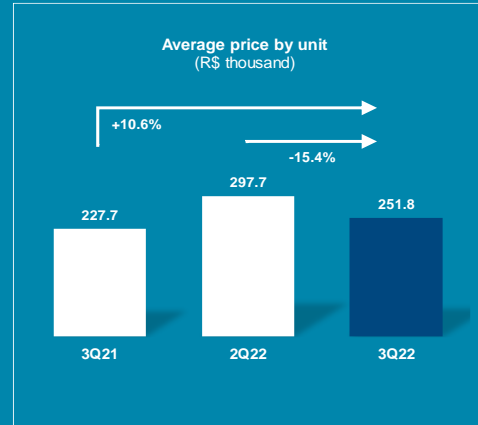
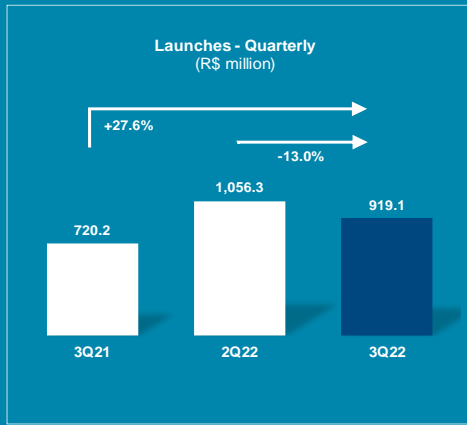


Launches

In 3Q22, 6 projects were launched, 5 of which located in São Paulo and 1 in Rio de Janeiro, adding up to a PSV of R\$ 919.1 million, representing a 27.6% growth when compared to the same period of the previous year. During the 9M22, the Company launched 18 projects, 13 of which located in São Paulo and 5 in Rio de Janeiro, reaching an overall PSV of R\$ 2,756.6 million, representing a 38.0% increase compared to the same period of the previous year.

The average price of units launched reached R\$ 251.8 thousand in 3Q22, corresponding to an increase of 10.6% over the average price of the same quarter of the previous year, and a decrease of 15.4% when compared to 2Q22. In the 9M22, there was an increase of 23.8% compared to the same period of the previous year.

Launches	3Q22	2Q22	% Q/Q	3Q21	% Y/Y	9M22	9M21	% YTD/YTD
Number of launches	6	7	-14.3%	6	0.0%	18	19	-5.3%
PSV (R\$ million)	919.1	1,056.3	-13.0%	720.2	27.6%	2,756.6	1,996.9	38.0%
Units launched	3,650	3,548	2.9%	3,163	15.4%	10,438	9,364	11.5%
Average price per unit (R\$ '000)	251.8	297.7	-15.4%	227.7	10.6%	264.1	213.3	23.8%
Average unit per launch	608	507	20.0%	527	15.4%	580	493	17.7%
Share Cury (PSV)	876.8	1,056.3	-17.0%	633.2	38.5%	2,714.3	1,755.8	54.6%
Share Cury (%)	95.4%	100.0%	-4.6 p.p.	87.9%	7.5 p.p.	98.5%	87.9%	10.6 p.p.



Net Pre-Sales

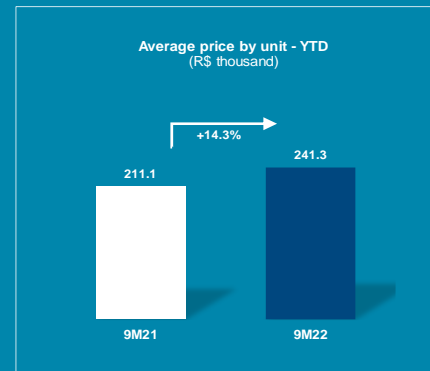
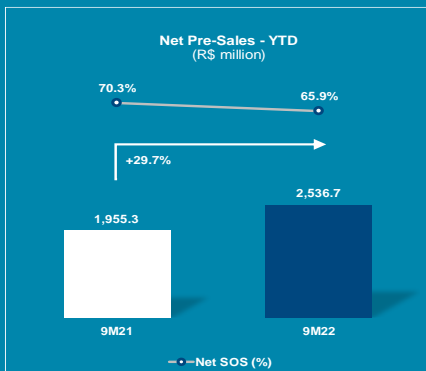
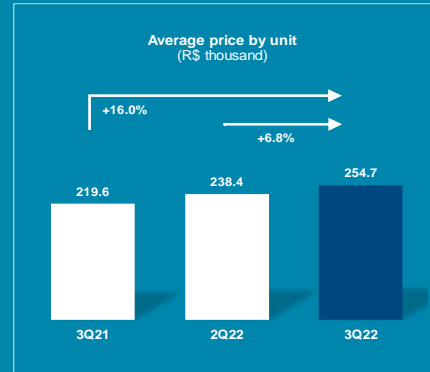
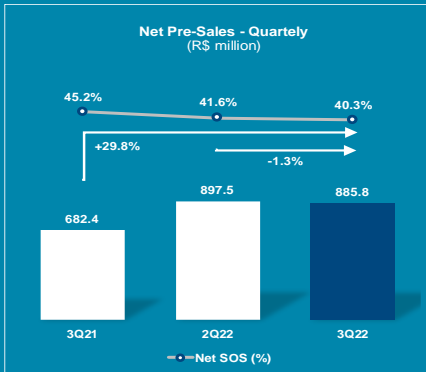
In 3Q22, the Net PSV sold reached R\$ 885.8 million, an amount that represents a decrease of 1.3% in comparison with the previous quarter, and a growth of 29.8% compared to the same period of the previous year.

In 9M22, the Net PSV sold reached R\$ 2,536.7, a growth of 29.7% compared to the same period of the previous year.

The average sales price recorded in 3Q22 was R\$ 254.7 thousand, a growth of 6.8% when compared to 2Q22, and 16.0% higher than 3Q21. In 9M22 there was an increase of 14.3% compared to the same period of the previous year.

In 3Q22, the net quarterly SOS was 40.3%, compared to 41.6% in 2Q22 and 45.2% in 3Q21. In the last twelve months SOS was 70.6%, 0.5 p.p. higher than the 70.1% reported in 2Q22 and 3.4 p.p. lower than 3Q21.

Pre-sales, %SOS	3Q22	2Q22	% Q/Q	3Q21	% Y/Y	9M22	9M21	% YTD/YTD
Gross pre-sales (R\$ million)	967.3	987.4	-2.0%	748.7	29.2%	2,767.4	2,118.7	30.6%
# units sold	3,798	4,142	-8.3%	3,409	11.4%	11,470	10,038	14.3%
Average price per unit (R\$ '000)	254.7	238.4	6.8%	219.6	16.0%	241.3	211.1	14.3%
Gross SOS (%)	42.4%	44.0%	-1.6 p.p.	47.5%	-5.1 p.p.	67.8%	71.9%	-4.1 p.p.
Cancellations (R\$ million)	81.4	89.9	-9.5%	66.3	22.8%	230.7	163.4	41.2%
Net pre-sales (R\$ million)	885.8	897.5	-1.3%	682.4	29.8%	2,536.7	1,955.3	29.7%
% Launches	45.0%	45.7%	-0.7 p.p.	58.9%	-13.9 p.p.	50.0%	60.3%	-10.3 p.p.
% Inventories	55.0%	54.3%	0.7 p.p.	41.1%	13.9 p.p.	50.0%	39.7%	10.3 p.p.
Cancellations / Gross pre-sales	8.4%	9.1%	-0.7 p.p.	8.9%	-0.5 p.p.	8.3%	7.7%	0.6 p.p.
Net SOS (%)	40.3%	41.6%	-1.3 p.p.	45.2%	-4.9 p.p.	65.9%	70.3%	-4.4 p.p.
Net SOS LTM (%)	70.6%	70.1%	0.5 p.p.	74.0%	-3.4 p.p.	70.6%	74.0%	-3.4 p.p.
Share Cury Net Pre-Sales (R\$ million PSV)	836.7	844.8	-1.0%	639.6	30.8%	2,388.6	1,783.9	33.9%
Share Cury Net Pre-Sales (%)	94.5%	94.1%	0.4 p.p.	93.7%	0.8 p.p.	94.2%	91.2%	3.0 p.p.





Transfers

The Company showed an increase in its levels of Transfers, both in units and in PSV transferred, reaching a new record. The PSV transferred increased 18.1% compared to 2Q22 and 18.9% compared to the same period last year. The units transferred went from 3,275 in 3Q21 to 3,510 in 3Q22, an increase of 7.2% year-over-year, and growth of 13.8% compared to the immediately previous quarter.

Considering the nine month performance, the transferred PSV increased by 35.9% and the evolution of transferred units went from 7,638 in 9M21 to 9,070 in 9M22.

Transfer	3Q22	2Q22	% Q/Q	3Q21	% Y/Y	9M22	9M21	% YTD/YTD
PSV transferred (R\$ million)	860.1	728.5	18.1%	723.1	18.9%	2,120.9	1,560.6	35.9%
Units transferred	3,510	3,085	13.8%	3,275	7.2%	9,070	7,638	18.7%



Production

In 3Q22, 2,748 units were produced, representing a remarkable growth of 25.9% over the same period of the previous year. When compared to 2Q22, there was an increase of 5.2%. As a result, the Company produced 7,274 units in 9M22 with, an increase of 1,895 units compared to 9M21, which represents a growth of 35.2%.

The Company completed 906 units in 3Q22, less than the 980 units completed during 2Q22, and less than the 2,054 units completed in 3Q21.

Production	3Q22	2Q22	% Q/Q	3Q21	% Y/Y	9M22	9M21	% YTD/YTD
Units Constructed	2,748	2,613	5.2%	2,182	25.9%	7,274	5,379	35.2%
Units Completed	906	980	-7.6%	2,054	-55.9%	3,838	3,227	18.9%
Construction Sites	44	40	10.0%	40	10.0%	41	33	24.2%



Inventory

Cury ended 3Q22 with an inventory amounting to R\$ 1,311.5 million. Of this total, 98.0% refers to units launched or units under construction, and only 2.0% refers to completed units.

Inventories (R\$ million, except % and units)	3Q22	2Q22	% Q/Q	3Q21	% Y/Y
Under Construction	1,285.5	1,232.7	4.3%	806.1	59.5%
% Total	98.0%	98.0%	0.0 p.p.	97.5%	0.5 p.p.
Completed	26.1	25.7	1.6%	21.0	24.3%
% Total	2.0%	2.0%	0.0 p.p.	2.5%	-0.5 p.p.
Total	1,311.5	1,258.4	4.2%	827.1	58.6%
Total (Units)	4,575	4,393	4.1%	3,989	14.7%



Landbank

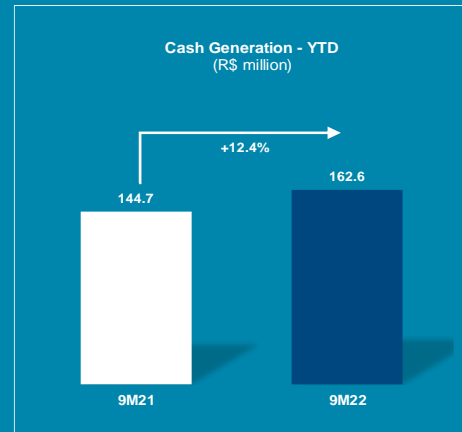
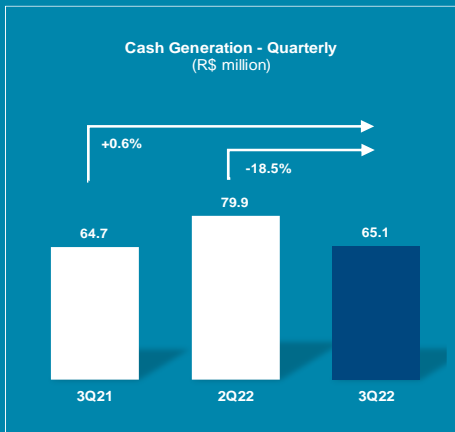
Considering the recent movement of launches and land acquisitions, the Company closed 3Q22 with a landbank worth R\$10,487.1 million in potential PSV, which represents a total of 42.8 thousand units. Currently, our landbank has a value of R\$7,571.7 million in São Paulo and R\$2,915.4 million in Rio de Janeiro.

Landbank	3Q22	2Q22	% Q/Q	3Q21	% Y/Y
LandBank (PSV, R\$ million)	10,487.1	9,647.2	8.7%	11,456.5	-8.5%
# of projects	72	70	2.9%	95	-24.2%
Potential # units on landbank	42,849	41,575	3.1%	55,670	-23.0%
Average price per unit (R\$ '000)	244.7	232.0	5.5%	205.8	18.9%



Cash Flow

In 3Q22, the Company reported a positive operating Cash Flow Generation of R\$ 65.1 million. This amount is 0.6% greater than the positive balance of R\$ 64.7 million recorded in 3Q21. In the first nine months of the year, the Company recorded an operating cash flow of R\$ 162.6 million, 12.4% above the R\$ 144.7 million generated in 9M21.



[Click here to access our interactive spreadsheet](#)





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