



CURY
B3 LISTED NM

OPERATIONAL PREVIEW

Cury reports 1Q26 with **net sales** and **landbank** reaching **record highs**, and **cash generation** of **R\$93.4 million**.

1Q26

São Paulo, April 9, 2026.

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 first quarter of 2026 (1Q26) as compared to the same quarter of the previous year (1Q25) and the last twelve months (LTM).

The operational results are preliminary and therefore still subject to changes and adjustments by the Company and independent auditors.



OPERATIONAL PREVIEW

1Q26



1Q26 OPERATIONAL HIGHLIGHTS



Net Sales

R\$ 2.3 BI



9.5% vs. 1Q25

Net SoS LTM*

73.9%



1.3 p.p. vs. 1Q25

Production

Units Produced

4,633



Landbank

R\$ 24.9 BI



25.8% vs. 1Q25

Cash Generation

R\$ 93.4 MI



263.4% vs. 1Q25

28th consecutive quarter of
positive cash generation

In 1Q26, 10 projects were launched, with 7 located in SP and 3 in RJ, totaling a PSV of

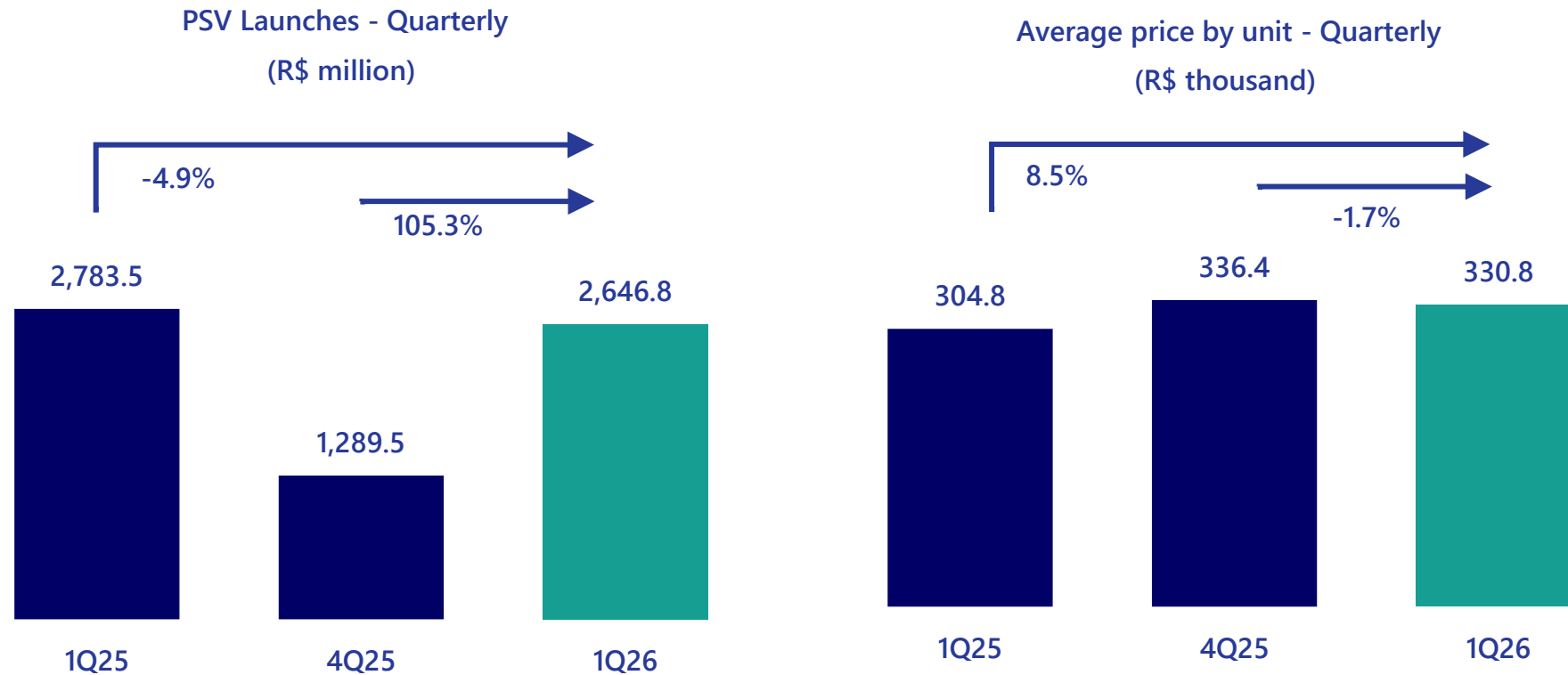
R\$ 2,646.8 MILLION,

reduction of 4.9% compared to the same period of the previous year.

Launches	1Q26	4Q25	% Q/Q	1Q25	% Y/Y	1Q26 LTM*	1Q25 LTM*	% Y/Y
Number of launches	10	5	100.0%	14	-28.6%	33	38	-13.2%
PSV (R\$ million)	2,646.8	1,289.5	105.3%	2,783.5	-4.9%	8,147.9	7,478.7	8.9%
Units launched	8,001	3,833	108.7%	9,132	-12.4%	25,235	23,938	5.4%
Average price per unit (R\$ '000)	330.8	336.4	-1.7%	304.8	8.5%	322.9	312.4	3.4%
Average unit per launch	800	767	4.3%	652	22.7%	765	630	21.4%
Share Cury (PSV)	2,268.9	1,179.1	92.4%	2,666.3	-14.9%	7,142.4	6,907.2	3.4%
Share Cury (%)	85.7%	91.4%	-5.7 p.p.	95.8%	-10.1 p.p.	87.7%	92.4%	-4.7 p.p.

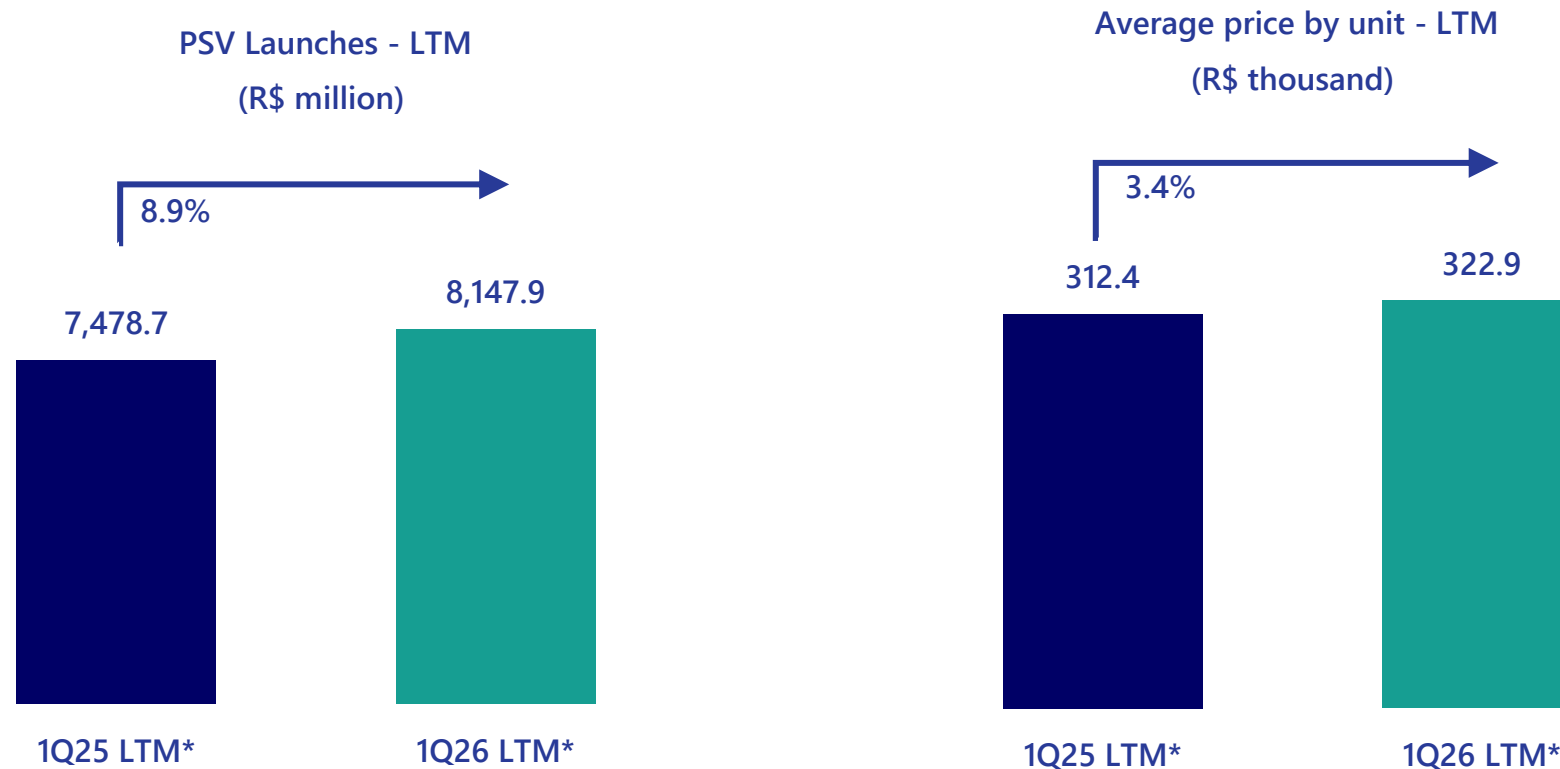
*LTM: Last Twelve Months

// LAUNCHES



The total PSV of launches reached R\$ 2,646.8 million, in 1Q26, reduction of 4.9% compared to 1Q25 and an increase of 105.3% compared to 4Q25. The average price per unit launched was R\$ 330.8 thousand, which represents an increase of 8.5% compared to 1Q25 and reduction of 1.7% compared to 4Q25, due to the product mix launched during the period.

// LAUNCHES



The total PSV of launches in the last twelve months reached R\$ 8,147.9 million, increased by 8.9% compared to the same period of the previous year. The average price per unit launched was R\$ 322.9 thousand, increased by 3.4% compared to the same period of the previous year.

*LTM: Last Twelve Months

// NET PRE-SALES



In 1Q26, net sales totaled **R\$ 2,304.6 MILLION** which corresponds to an increase of 9.5% compared to 1Q25 and an increase of 48.1% compared to 4Q25.

In 1Q26 LTM*, net sales totaled **R\$7,949.4 MILLION**, which corresponds to an increase of 18.4% compared to 1Q25 LTM*.

Pre-sales, %SOS	1Q26	4Q25	% Q/Q	1Q25	% Y/Y	1Q26 LTM*	1Q25 LTM*	% Y/Y
Gross pre-sales (R\$ million PSV)	2,533.9	1,714.1	47.8%	2,225.4	13.9%	8,797.8	7,272.9	21.0%
# units sold	7,786	5,445	43.0%	7,173.0	8.5%	28,145	23,572	19.4%
Average price per unit (R\$ '000)	325.4	314.8	3.4%	310.2	4.9%	312.6	308.5	1.3%
Gross SOS (%)	47.5%	41.6%	5.9 p.p.	46.8%	0.7 p.p.	75.8%	74.2%	1.6 p.p.
Cancellations (R\$ million)	229.3	157.7	45.4%	119.8	91.4%	848.5	557.2	52.3%
Net pre-sales (R\$ million PSV)	2,304.6	1,556.3	48.1%	2,105.6	9.5%	7,949.4	6,715.7	18.4%
% Launches	57.7%	37.3%	20.4 p.p.	72.8%	-15.1 p.p.	52.6%	62.0%	-9.4 p.p.
% Inventories	42.3%	62.7%	-20.4 p.p.	27.2%	15.1 p.p.	47.4%	38.0%	9.4 p.p.
Cancellations / Gross pre-sales	9.0%	9.2%	-0.2 p.p.	5.4%	3.6 p.p.	9.6%	7.7%	1.9 p.p.
Net SOS (%)	45.1%	39.3%	5.8 p.p.	45.4%	-0.3 p.p.	73.9%	72.6%	1.3 p.p.
Net SOS LTM (%)	73.9%	76.3%	-2.4 p.p.	72.6%	1.3 p.p.	73.9%	72.6%	1.3 p.p.
Share Cury Net Pre-Sales (R\$ million PSV)	1,893.6	1,434.7	32.0%	1,919.2	-1.3%	6,965.8	6,091.4	14.4%
Share Cury Net Pre-Sales (%)	82.2%	92.2%	-10.0 p.p.	91.1%	-8.9 p.p.	87.6%	90.7%	-3.1 p.p.

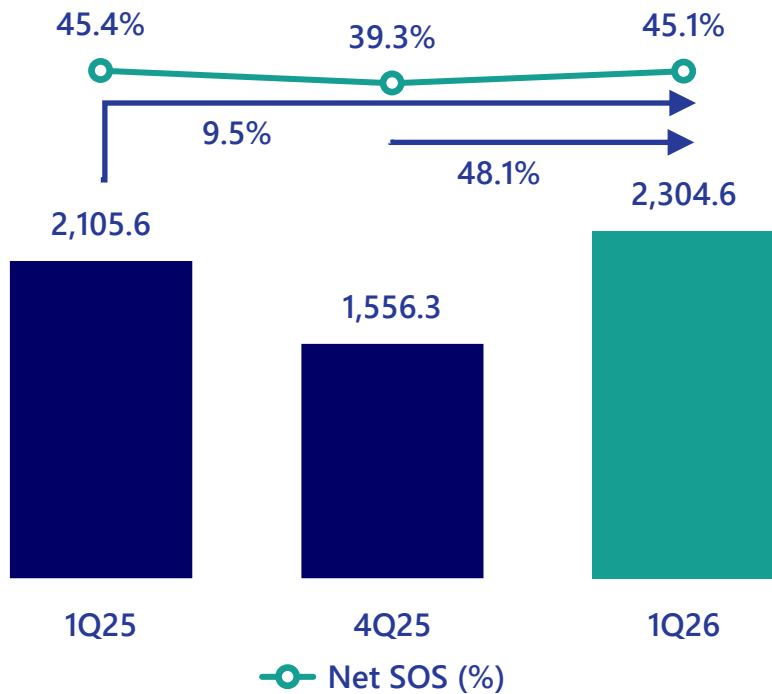
The average selling price recorded in 1Q26 was R\$ 325.4 thousand, representing an increase of 3.4% compared to 4Q25 and an increase of 4.9% compared to 1Q25.

*LTM: Last Twelve Months

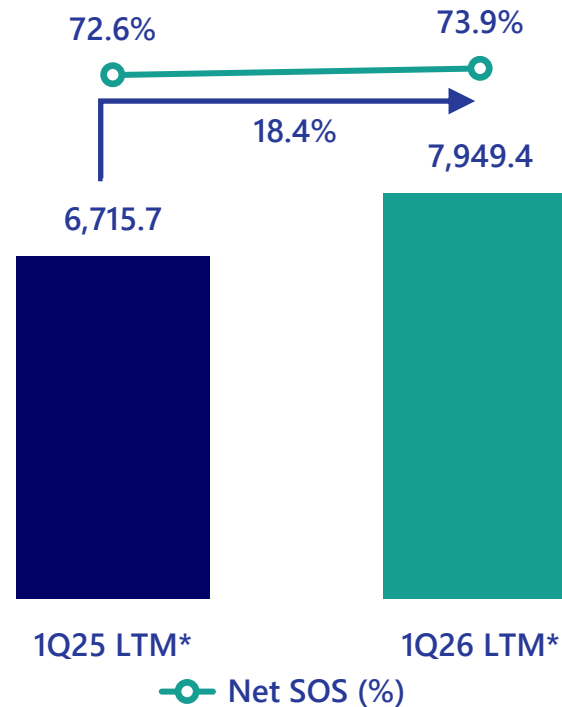
// NET PRE-SALES



Net Pre-Sales - Quarterly
(R\$ million)



Net Pre-Sales - LTM
(R\$ million)



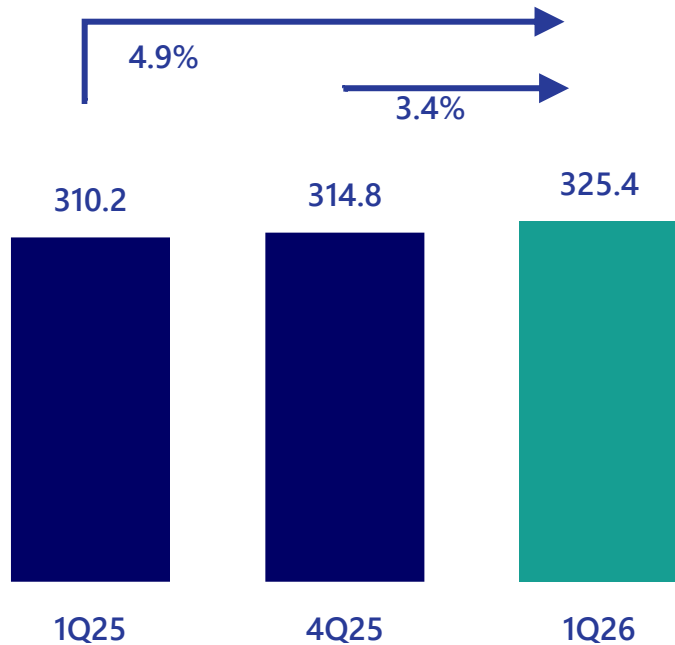
In 1Q26, the quarterly net VSO was 45.1%, an increase of 5.8 p.p. compared to 39.3% in 4Q25, and a reduction of 0.3 p.p. compared to 45.4% in 1Q25.

In the last twelve months, the net VSO was 73.9%, increase of 1.3 p.p. compared to 72.6% in the same period of the previous year.

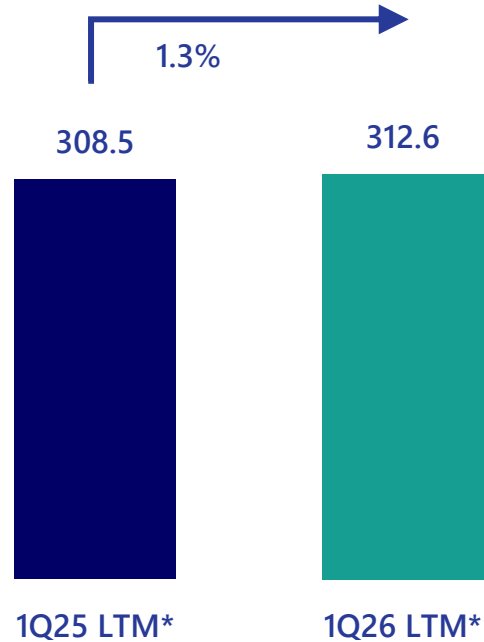
*LTM: Last Twelve Months

// NET PRE-SALES

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



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



In 1Q26, **86.5% of sales**
had a unit selling
price of up to
R\$500,000.

*LTM: Last Twelve Months

The PSV transferred in 1Q26 totaled R\$ 1,339.8 million, representing a decrease of 10.2% compared to 4Q25 and an increase of 19.3% compared to 1Q25. The number of units transferred was 4,364 a decrease of 12.7% compared to 4Q25 and an increase of 15.4% compared to 1Q25.

Transfers	1Q26	4Q25	% Q/Q	1Q25	% Y/Y	1Q26 LTM*	1Q25 LTM*	% Y/Y
PSV transferred (R\$ million)	1,339.8	1,492.3	-10.2%	1,122.9	19.3%	6,468.6	4,926.4	31.3%
Units transferred	4,364	5,001	-12.7%	3,783	15.4%	21,621	16,741	29.1%

Considering the performance in the last twelve months, the PSV transferred totaled

INCREASE BY 31.3%

compared to the period of 1Q25 LTM*, while the number of units transferred increased from 16,741 in 1Q25 LTM* to 21,621 in 1Q26 LTM*.

*LTM: Last Twelve Months

In 1Q26, there were produced
4,633 units,

which represents an increase of 37.8% compared to the same period of the previous year.

The Company produced 18,060 units in the last twelve months, growth of 3,610 units compared to the previous year, which represents an increase of 25.0%.

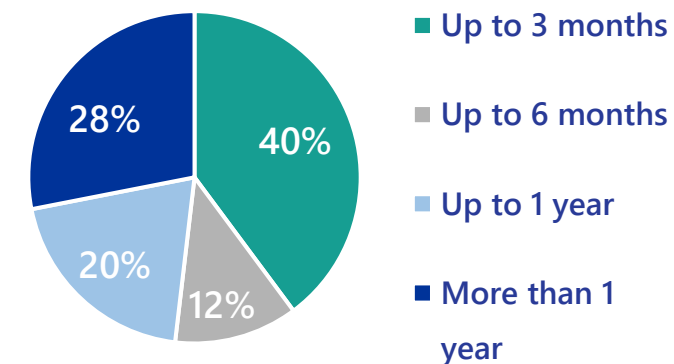
Production	1Q26	4Q25	% Q/Q	1Q25	% Y/Y	1Q26 LTM*	1Q25 LTM*	% Y/Y
Units Constructed	4,633	4,472	3.6%	3,363	37.8%	18,060	14,450	25.0%
Units Completed	1,884	4,882	-61.4%	2,220	-15.1%	14,641	9,552	53.3%
Construction Sites	87	84	3.6%	72	20.8%	84	72	16.7%

*LTM: Last Twelve Months

Cury ended 1Q26 with an inventory of **R\$ 2,805.2 MILLION.**

Inventories (R\$ million, except % and units)	1Q26	4Q25	% Q/Q	1Q25	% Y/Y
Under Construction	2,739.0	2,344.5	16.8%	2,505.4	9.3%
% Total	97.6%	97.4%	0.2 p.p.	99.0%	-1.4 p.p.
Completed	66.2	61.8	7.1%	25.7	157.6%
% Total	2.4%	2.6%	-0.2 p.p.	1.0%	1.4 p.p.
Total	2,805.2	2,406.3	16.6%	2,531.0	10.8%
Total (Units)	7,373	6,425	14.8%	7,548	-2.3%

Aging of Inventories 1Q26
(Based on the launches dates)



Of this total, 97.6% relate to units launched or under construction, and only 2.4% to completed units.



Considering the recent launches as well as the acquisitions made, the company ended 1Q26 with a landbank of

R\$ 24,924.6 MILLION IN POTENTIAL PSV,

an increase of 25.8% compared to the landbank of 1Q25 and growth of 1.1% compared to 4Q25, which represents a total of 82,119 units.

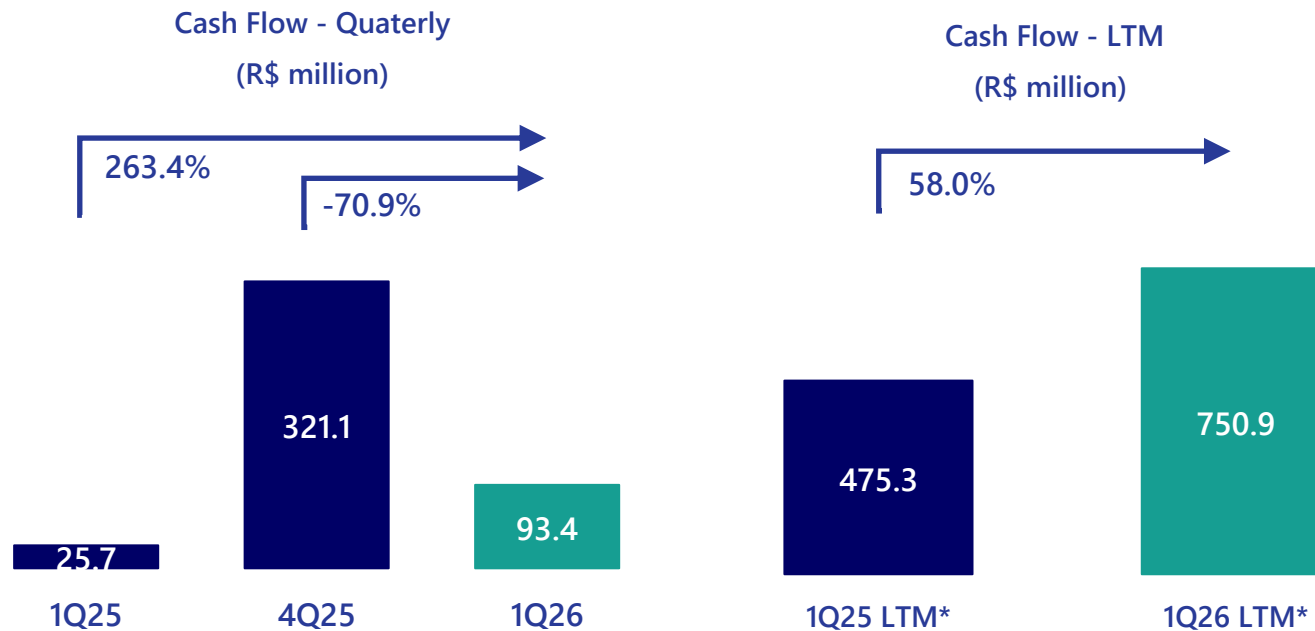
Landbank	1Q26	4Q25	% Q/Q	1Q25	% Y/Y
LandBank (PSV, R\$ million)	24,924.6	24,641.3	1.1%	19,805.3	25.8%
# of projects	88	96	-8.3%	73	20.5%
Potential # units on landbank	82,119	81,240	1.1%	68,218	20.4%
Average price per unit (R\$ '000)	303.5	303.3	0.1%	290.3	4.5%

Currently, Cury's landbank consists of R\$ 18,548.5 million located in São Paulo and R\$ 6,376.1 million in Rio de Janeiro.

// CASH FLOW

In 1Q26, the company presented Positive operational cash generation in the amount of

R\$ 93.4 MILLION



This is the **28th consecutive** quarter of **positive cash generation.**

*LTM: Last Twelve Months



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