



CURY
B3 LISTED NM

EARNINGS RELEASE

Cury reports **1Q26 results**, reaching **Net Revenue of R\$1.6 billion**, **100% Net Income of R\$351.2 million** and **ROE of 79.5%**, setting **new historical milestones** for the Company.

1Q26

São Paulo, May 12, 2026.

Cury Construtora e Incorporadora S.A. ("Company" or "Cury") (B3: CURY3), one of the leading residential real-estate developers in Brazil operating in the metropolitan regions of São Paulo and Rio de Janeiro, the Company discloses its operational and financial results for the first quarter of 2026 (1Q26) compared to the same quarter of the previous year (1Q25) and the last twelve months (LTM).

Unless otherwise indicated, the financial and operational information is presented in Brazilian Reais (R\$), in accordance with International Financial Reporting Standards (IFRS) and the Brazilian accounting principles applicable to real estate development entities in Brazil.



EARNINGS RELEASE

1Q26

1Q26 HIGHLIGHTS



CURY
B3 LISTED NM



Net Sales

R\$ 2.3 BI

↑ 9.5% vs. 1Q25



Landbank

R\$ 24.9 BI

↑ 25.8% vs. 1Q25



Net Revenue

R\$ 1.6 BI

↑ 32.6% vs. 1Q25



Net Income
100%

R\$ 351.2 MI

↑ 50.3% vs. 1Q25



Net Margin
%100

21.8%

↑ 2.6 p.p. vs. 1Q25

Net Income
% Cury

R\$ 302.9 MI

↑ 41.9% vs. 1Q25

Net Margin
% Cury

18.8%

↑ 1.2 p.p. vs. 1Q25

Cash Generation

R\$ 93.4 MI

↑ 263.4% vs. 1Q25



ROE

79.5%

↑ 12.0 p.p. vs. 1Q25

28th consecutive quarter of
positive cash generation

Cury reports its results for the first quarter of 2026 at a special moment in its history: in May, the Company celebrates 63 years of operations and begins a new phase with the recently announced executive leadership structure, while maintaining the strategic pillars that have supported its trajectory of growth, solidity and value creation.

Throughout its history, Cury has faced complex scenarios and has been able to adopt the necessary measures to preserve its solidity, operational efficiency and value-generation capacity. We remain attentive to the current geopolitical environment and focused on making the Company even more efficient, prepared and resilient. In this context, essential fundamentals of the real estate market, such as the strategy of acquiring high-quality land, well located and in resilient markets, become even more relevant and fundamental to navigate periods of greater complexity.

In the first quarter of 2026, driven by strong demand and the efficiency of our execution, we reached R\$2.6 billion in launches and R\$2.3 billion in net sales, the highest sales volume in our history. We also recorded a SoS of 45.1% in 1Q26, highlighting the Company's commercial strength in the regions where we operate,

especially as we expand our presence with high-quality, well-located products aligned with customers' needs.

Among the main financial indicators, net revenue reached a record R\$1.6 billion, accompanied by an adjusted gross margin of 39.3%, net margin of 21.8% and ROE of 79.5%, the highest level ever reported by the Company.

It is worth noting that, even in this context, the conversion of net income into operating cash flow remained at high levels, reinforcing the quality of our results and the Company's ability to grow efficiently. We also maintained positive cash generation of R\$93.4 million, completing 28 consecutive quarters of operating cash generation — a milestone that reflects our financial discipline, efficiency and resilience, while preserving a solid financial structure prepared to capture new growth opportunities.

We made important progress with the expansion of the income brackets and unit price ceilings under the Minha Casa Minha Vida program, announced by the Brazilian government, with operations beginning in April. The new bracket allows families with monthly income of up to R\$13,000 to purchase properties of up to R\$600,000, which should

help include more families eligible for the program and provide flexibility to adjust prices and drive our results.

The second quarter also began with strong operational momentum, particularly with the second phase of Novo Mundo Carrão, in São Paulo, a project with a PSV of R\$424.5 million and 1,248 units, which has already reached more than 50% sold in just one month after launch.

In sustainability, Cury launched Raízes Cury, in partnership with Fundação SOS Mata Atlântica, reinforcing its commitment to forest restoration, biodiversity preservation and carbon offsetting through the planting of approximately 15,000 trees in São Paulo and Rio de Janeiro by the end of 2026.

With a history marked by consistent results, solid management and a long-term vision, Cury closes the first quarter of 2026 with enthusiasm and confidence to continue building, with responsibility and excellence, an even more promising future for its customers, employees, partners and shareholders.

// OPERATIONAL AND FINANCIAL PERFORMANCE

Operating (R\$ million)	1Q26	4Q25	% Q/Q	1Q25	% Y/Y	1Q26 LTM*	1Q25 LTM*	% Y/Y
Launches	10	5	100.0%	14	-28.6%	33	38	-13.2%
PSV (R\$ million) ¹	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%
Net pre-sales (R\$ million)	2,304.6	1,556.3	48.1%	2,105.6	9.5%	7,949.4	6,715.7	18.4%
Net SOS ²	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.
LandBank (PSV, R\$ million)	24,924.6	24,641.3	1.1%	19,805.3	25.8%	24,924.6	19,805.3	25.8%
Cash Generation (R\$ million)	93.4	321.1	-70.9%	25.7	263.4%	750.9	475.3	58.0%

Financial (R\$ million)	1Q26	4Q25	% Q/Q	1Q25	% Y/Y	1Q26 LTM*	1Q25 LTM*	% Y/Y
Net Revenues	1,612.6	1,419.7	13.6%	1,216.2	32.6%	5,795.8	4,305.1	34.6%
Gross profit	629.7	572.7	10.0%	474.9	32.6%	2,301.4	1,671.2	37.7%
Gross margin	39.0%	40.3%	-1.3 p.p.	39.0%	0.0 p.p.	39.7%	38.8%	0.9 p.p.
Adjusted gross margin ³	39.3%	40.6%	-1.3 p.p.	39.2%	0.1 p.p.	40.0%	39.0%	1.0 p.p.
Net income (100%) ⁴	351.2	297.2	18.2%	233.7	50.3%	1,198.7	778.4	54.0%
Net margin (100%)	21.8%	20.9%	0.9 p.p.	19.2%	2.6 p.p.	20.7%	18.1%	2.6 p.p.
Net income %Cury ⁵	302.9	270.1	12.1%	213.5	41.9%	1,064.9	722.1	47.5%
Net margin %Cury	18.8%	19.0%	-0.2 p.p.	17.6%	1.2 p.p.	18.4%	16.8%	1.6 p.p.
ROE ⁶	79.5%	78.8%	0.7 p.p.	67.5%	12.0 p.p.	79.5%	67.5%	12.0 p.p.

1) Gross Sales Value (PSV) of the launches carried out during the period.

2) Sales Over Supply, an indicator of the percentage sold in relation to the total inventory available during the period

3) Gross Margin Adjusted for Capitalized Interest.

4) IFRS Net Income from 100% of operations, including portions attributable to controlling interests and non-controlling partners in joint ventures. Capitalized Interest.

5) Net Income attributable only to controlling interests (Cury's ownership percentage).

6) ROE (Return on Equity), calculated using Cury's average attributable equity (Controlling Interests) and Net Income attributable to Cury (Controlling Interests) over the last 12 months.



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

OPERATIONAL PERFORMANCE



Luzes do Rio

// LAUNCHES

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.

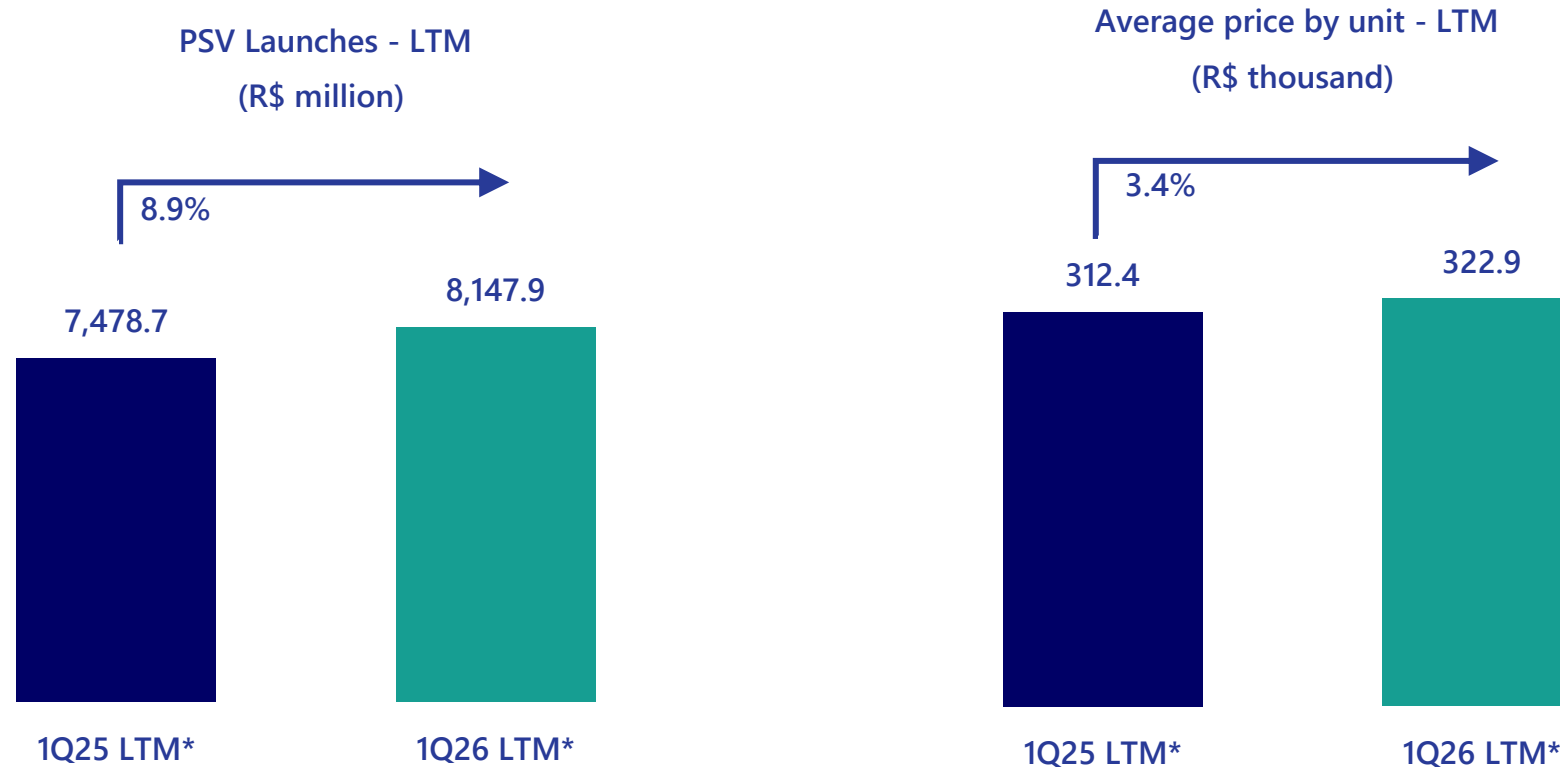
*LTM: Last Twelve Months

// 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.

// 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



Novo Mundo Carrão

**São Paulo
26/Jan**

**PSV - R\$410 MM
82% Sold**



Luzes do Rio - Candeeiro

**Rio de Janeiro
26/Jan**

**PSV - R\$184 MM
76% Sold**



Cidade Parque Guarapiranga

**São Paulo
26/Feb**

**PSV - R\$294 MM
100% Sold**

// 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.

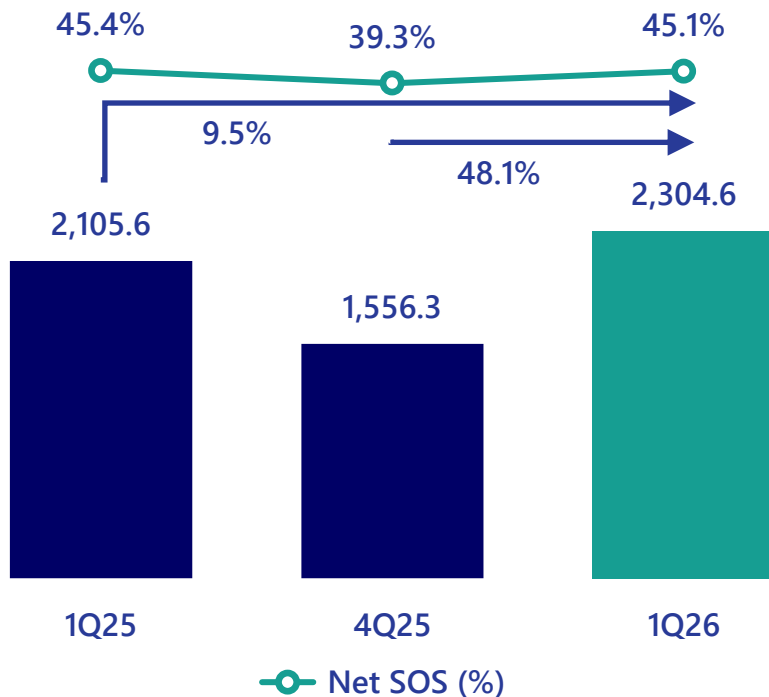
The average selling price recorded in 1Q26 was R\$325.4 thousand, representing an increase of 3.4% compared to 4Q25 and an increase of 4.9% compared to 1Q25.

*LTM: Last Twelve Months

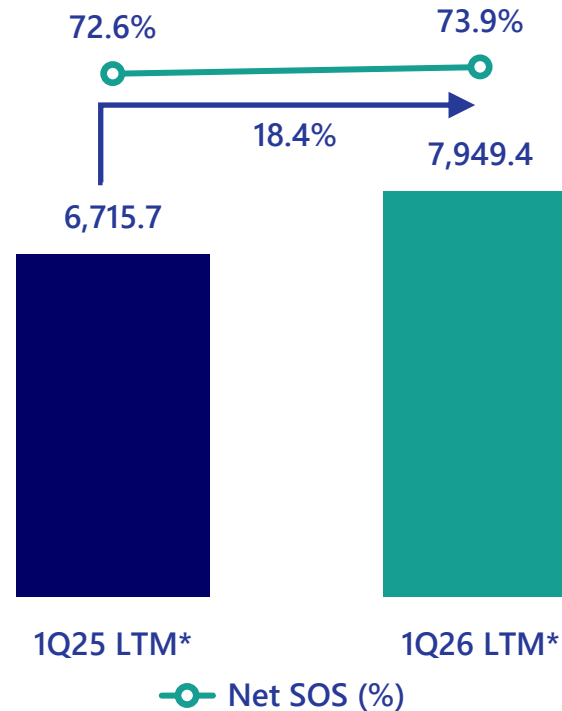
// NET PRE-SALES



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



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



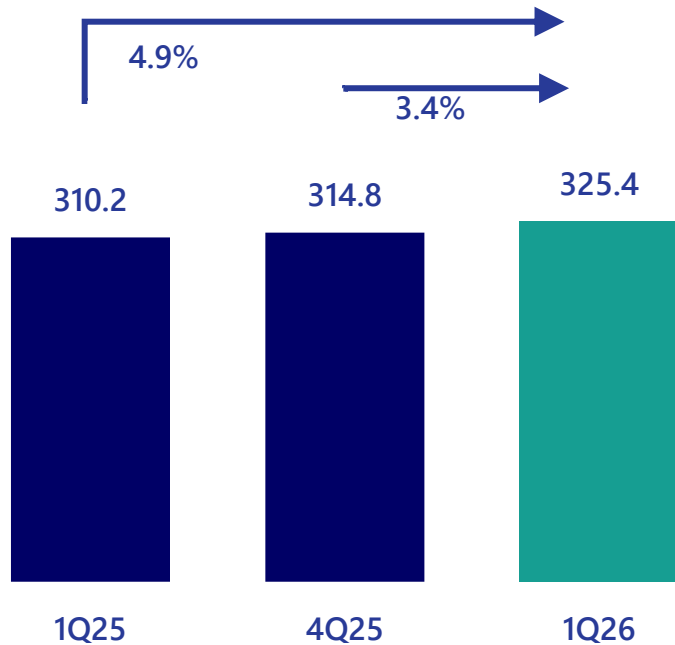
In 1Q26, the quarterly net VSO was 45.1%, an increase of 5.8 p.p. compared to 39.3% in 4Q25, and a reduction of 0.3 p.p. compared to 45.4% in 1Q25.

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

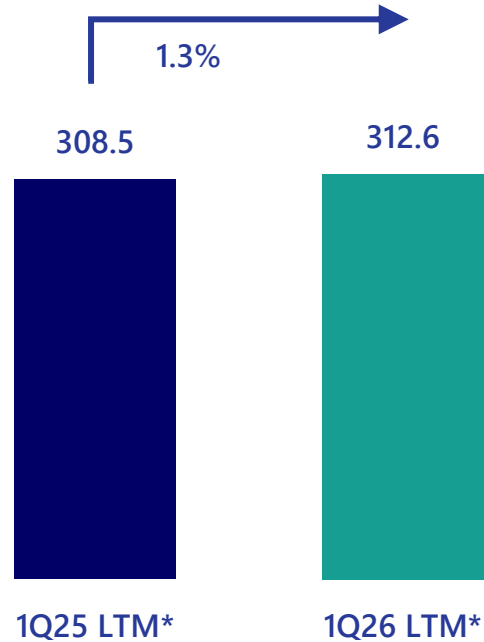
*LTM: Last Twelve Months

// 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 a

31.3% INCREASE

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%.

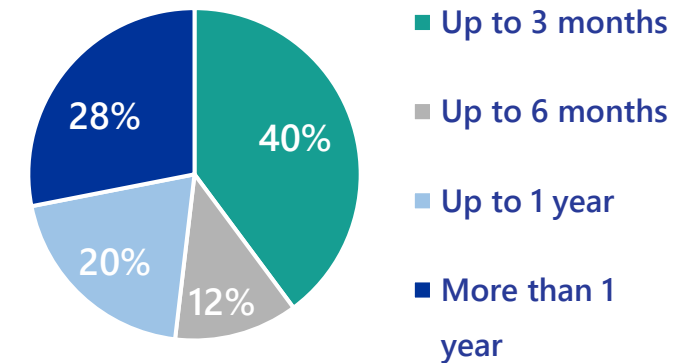
Production	1Q26	4Q25	% Q/Q	1Q25	% Y/Y	1Q26 LTM*	1Q25 LTM*	% Y/Y
Units Constructed	4,633	4,472	3.6%	3,363	37.8%	18,060	14,450	25.0%
Units Completed	1,884	4,882	-61.4%	2,220	-15.1%	14,641	9,552	53.3%
Construction Sites	87	84	3.6%	72	20.8%	84	72	16.7%

*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.

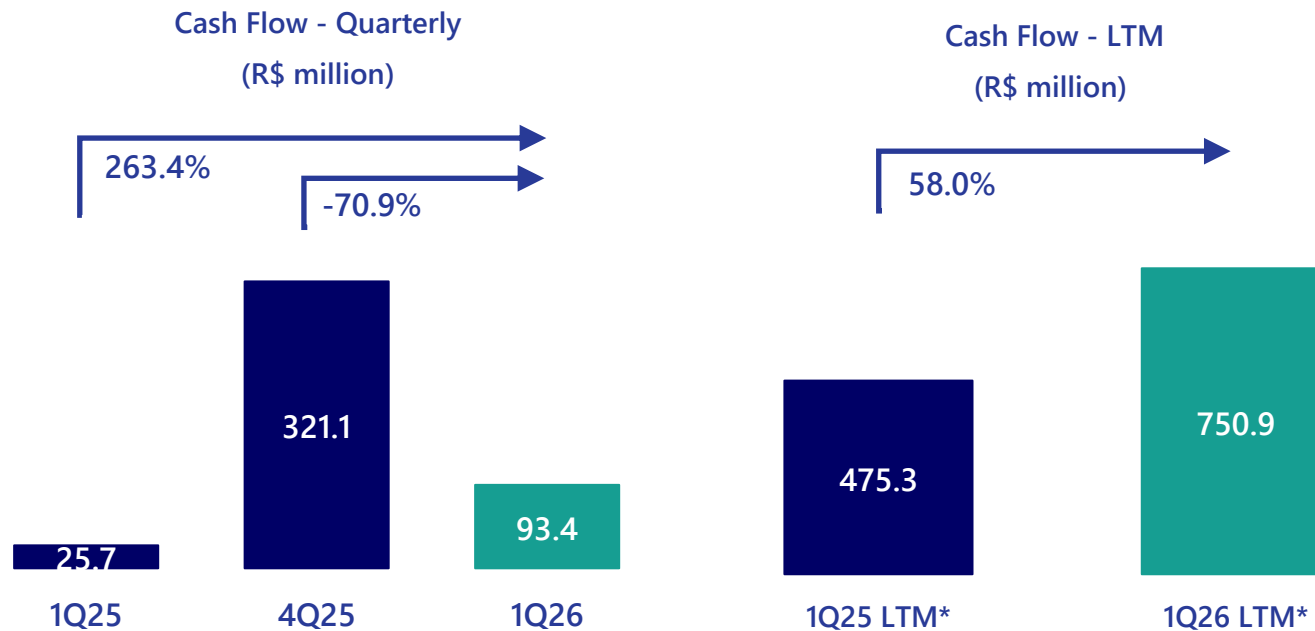
Landbank	1Q26	4Q25	% Q/Q	1Q25	% Y/Y
LandBank (PSV, R\$ million)	24,924.6	24,641.3	1.1%	19,805.3	25.8%
# of projects	88	96	-8.3%	73	20.5%
Potential # units on landbank	82,119	81,240	1.1%	68,218	20.4%
Average price per unit (R\$ '000)	303.5	303.3	0.1%	290.3	4.5%

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

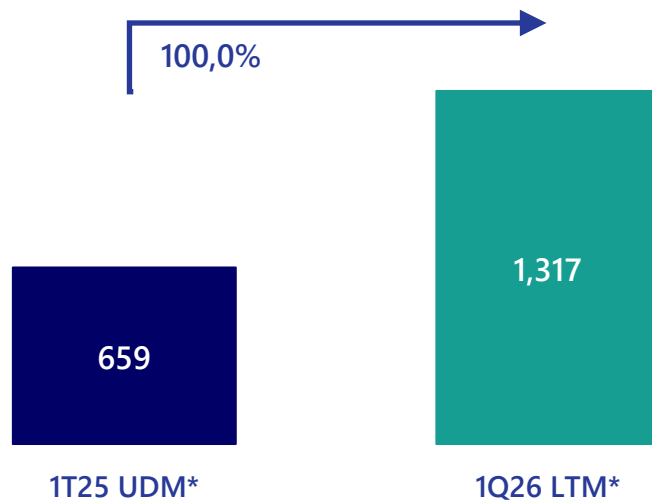


This is the **28th consecutive** quarter of **positive cash generation**.

*LTM: Last Twelve Months

// DIVIDENDS

Dividends Distributed – LTM
(R\$ milhões)



In **May 2026**, the Company announced an additional distribution of **R\$160 million** in **dividends**, reaffirming its commitment to **generating value** for shareholders.

*LTM: Last Twelve Months

FINANCIAL PERFORMANCE



Novo Mundo Carrão

// REVENUE



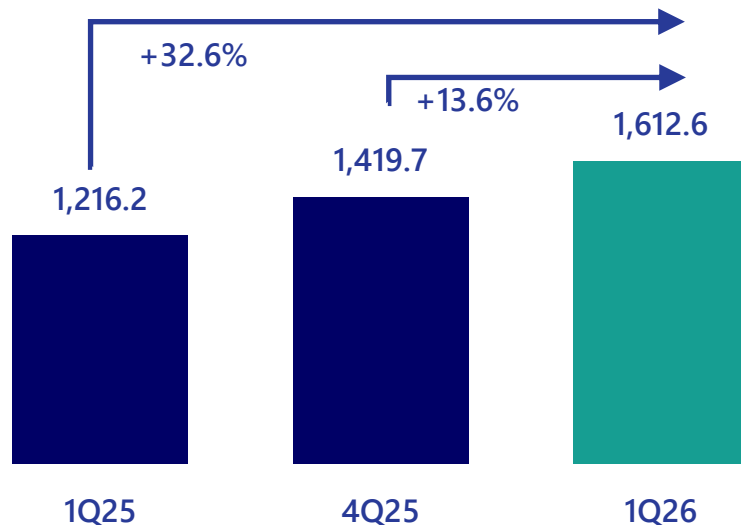
Net Revenue totaled in the quarter

R\$1,612.6 MI

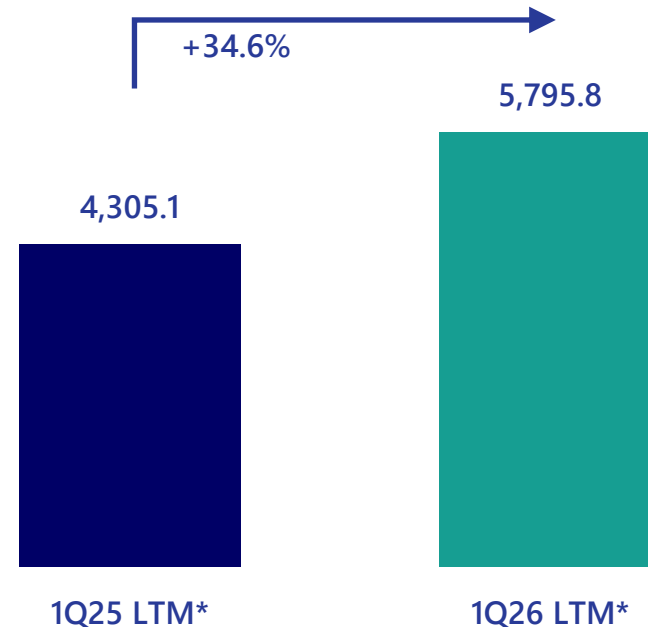
In the last twelve months

R\$5,795.8 MI

Net revenue
(R\$ million) - Quarterly



Net revenue
(R\$ million) - LTM



*LTM: Last Twelve Months

// GROSS PROFIT



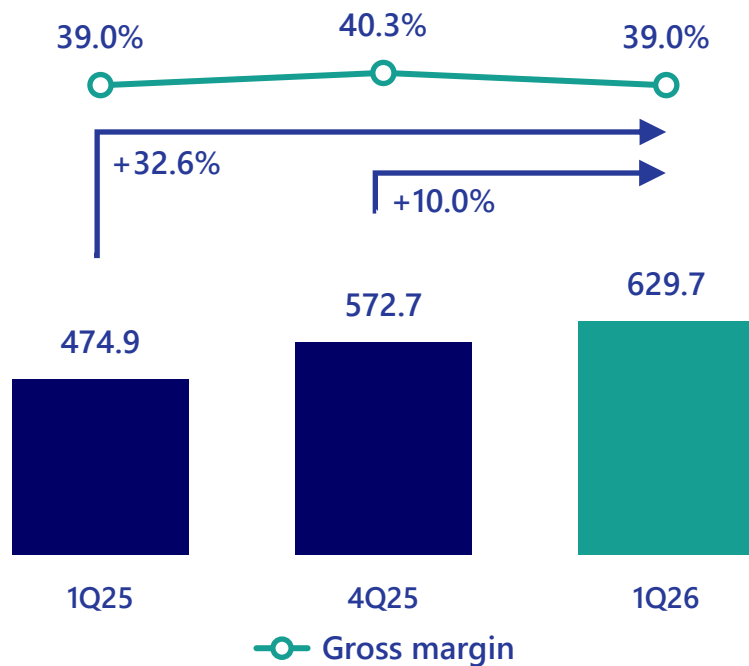
Gross profit totaled in the quarter

R\$629.7 MI

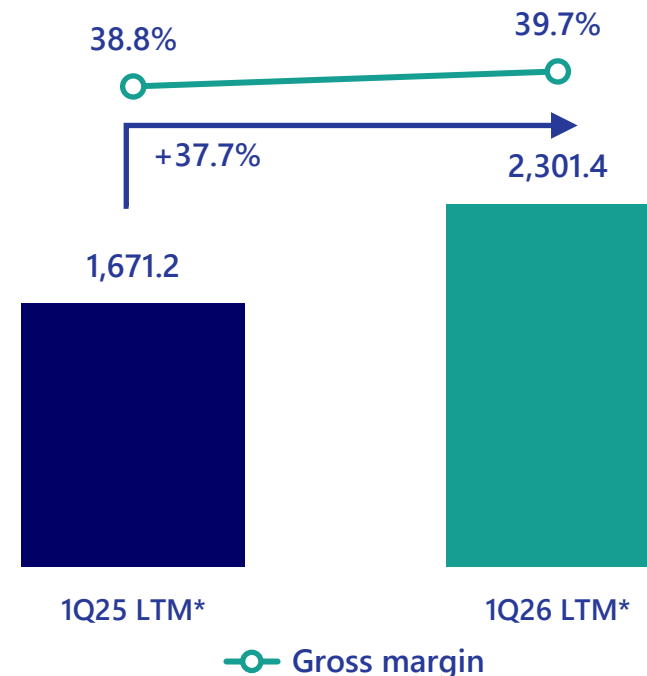
In the last twelve months

R\$2,301.4 MI

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



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



*LTM: Last Twelve Months

// ADJUSTED GROSS PROFIT



Gross Margin in 1Q26

39.0%

Flat vs. 1Q25

Adjusted Gross Profit in 1Q26

R\$633.9 MI

33.0% vs. 1Q25

Adjusted Gross Margin in 1Q26

39.3%

0.1 p.p. vs. 1Q25

Gross profit & Gross margin (R\$ million, except %)	1Q26	4Q25	% Q/Q	1Q25	% Y/Y	1Q26 LTM*	1Q25 LTM*	% Y/Y
Gross profit (a)	629.7	572.7	10.0%	474.9	32.6%	2,301.4	1,671.2	37.7%
Gross margin	39.0%	40.3%	-1.3 p.p.	39.0%	0.0 p.p.	39.7%	38.8%	0.9 p.p.
Capitalized interest (b)	4.2	4.3	-2.3%	1.7	147.1%	15.1	8.2	84.1%
Adjusted gross profit (a+b)	633.9	577.0	9.9%	476.6	33.0%	2,316.5	1,679.4	37.9%
Adjusted gross margin	39.3%	40.6%	-1.3 p.p.	39.2%	0.1 p.p.	40.0%	39.0%	1.0 p.p.

*LTM: Last Twelve Months

//EXPENSES AND FINANCIAL RESULTS

Operating expenses (R\$ million, except %)	1Q26	4Q25	% Q/Q	1Q25	% Y/Y	1Q26 LTM*	1Q25 LTM*	% Y/Y
Selling expenses	-119.1	-129.1	-7.7%	-106.2	12.1%	-507.7	-422.0	20.3%
% Net revenue	7.4%	9.1%	-1.7 p.p.	8.7%	-1.3 p.p.	8.8%	9.8%	-1.0 p.p.
Administrative and general expenses	-64.9	-58.6	10.8%	-50.4	28.8%	-253.9	-233.5	8.7%
% Net revenue	4.0%	4.1%	-0.1 p.p.	4.1%	-0.1 p.p.	4.4%	5.4%	-1.0 p.p.
Equity in net income of subsidiaries	2.3	3.1	-25.8%	0.7	228.6%	9.0	7.9	13.9%
% Net revenue	-0.1%	-0.2%	0.1 p.p.	-0.1%	0.0 p.p.	-0.2%	-0.2%	0.0 p.p.
Other operating income/expenses	-44.8	-42.3	5.9%	-39.7	12.8%	-156.7	-103.9	50.8%
% Net revenue	2.8%	3.0%	-0.2 p.p.	3.3%	-0.5 p.p.	2.7%	2.4%	0.3 p.p.
Operating expenses	-226.5	-226.8	-0.1%	-195.6	15.8%	-909.4	-751.5	21.0%
% Net revenue	14.0%	16.0%	-2.0 p.p.	16.1%	-2.1 p.p.	15.7%	17.5%	-1.8 p.p.

In 1Q26, the net financial result was a financial expense of R\$10.7 million, compared to a financial expense of R\$ 14.5 million in 1Q25 and a financial expense of R\$8.9 million in 4Q25.

Financial income (expenses) (R\$ million, except %)	1Q26	4Q25	% Q/Q	1Q25	% Y/Y	1Q26 LTM*	1Q25 LTM*	% Y/Y
Financial expenses	-59.8	-59.6	0.3%	-51.3	16.6%	-226.3	-163.7	38.2%
Financial income	49.1	50.7	-3.2%	36.8	33.4%	182.4	122.9	48.4%
Total Financial income (expenses)	-10.7	-8.9	20.2%	-14.5	-26.2%	-43.9	-40.8	7.6%

*LTM: Last Twelve Months



The Company's EBITDA in 1Q26 reached

R\$411.4 MI

15.9% above 4Q25 and 42.9% above compared to 1Q25.

EBITDA (R\$ million, except %)	1Q26	4Q25	% Q/Q	1Q25	% Y/Y	1Q26 LTM*	1Q25 LTM*	% Y/Y
Earnings before financial result	403.1	345.9	16.5%	279.2	44.4%	1,392.0	919.8	51.3%
(+) Depreciation and amortization	8.3	9.1	-8.8%	8.5	-2.4%	34.7	32.5	6.8%
EBITDA	411.4	355.0	15.9%	287.8	42.9%	1,426.7	952.3	49.8%
EBITDA margin	25.5%	25.0%	0.5 p.p.	23.7%	1.8 p.p.	24.6%	22.1%	2.5 p.p.
(+) Charges and financial cost	4.2	4.3	-2.3%	1.7	147.1%	15.1	8.2	84.1%
Adjusted EBITDA	415.6	359.3	15.7%	289.5	43.6%	1,441.8	960.5	50.1%
Adjusted EBITDA margin	25.8%	25.3%	0.5 p.p.	23.8%	2.0 p.p.	24.9%	22.3%	2.6 p.p.

The EBITDA Margin was **25.5%**

representing a growth of 1.8 p.p. compared to 1Q25.

*LTM: Last Twelve Months

// NET INCOME & 100% MARGIN



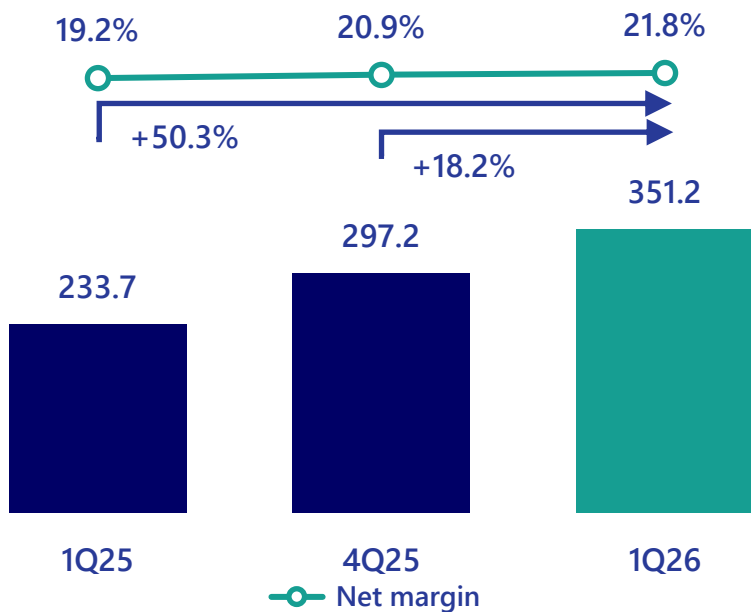
Cury reported 100% Activity Net Income of **R\$351.2 MI**

In 1Q26 LTM*, Cury's **100% Activity Net Income** was **R\$1,198.7 MI**

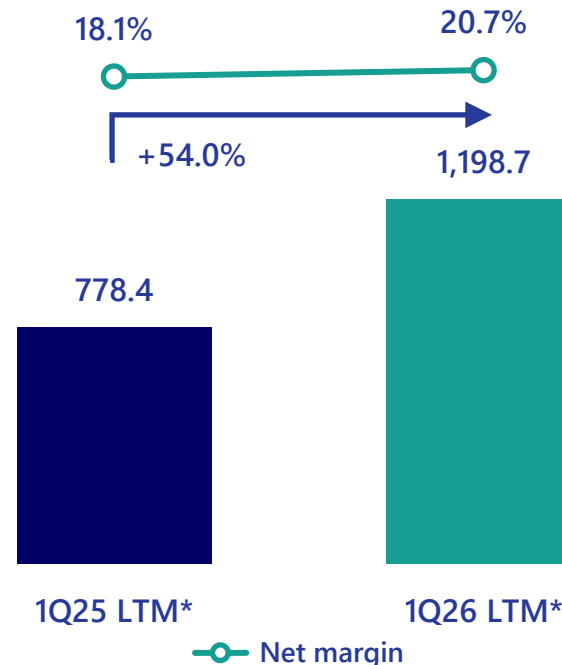
The **100% operational net margin** reached **21.8%**

The **100% operational net margin** reached **20.7%**

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



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



*LTM: Last Twelve Months

// NET INCOME AND %CURY MARGIN // ROE



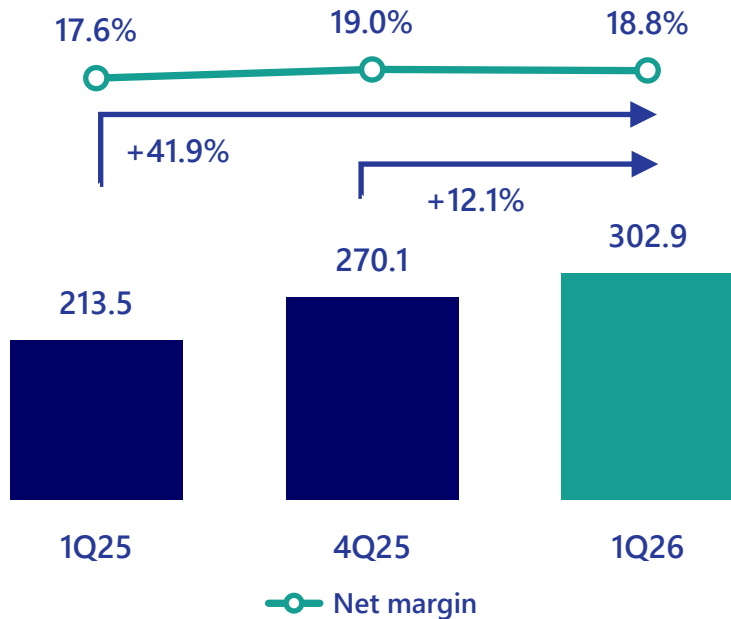
Cury's Attributable **Net Income** was **R\$302.9 MI**

In 1Q26 LTM* %Cury net Income stood at **R\$1,064.9 MI**

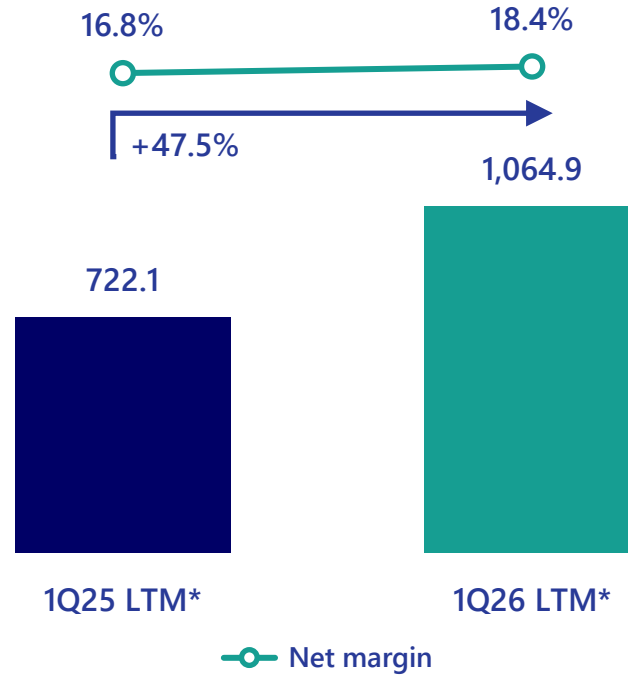
Considering Cury's Attributable **net income %Cury**, the net margin stood at **18.8%**

with **net margin %Cury** of **18.4%**

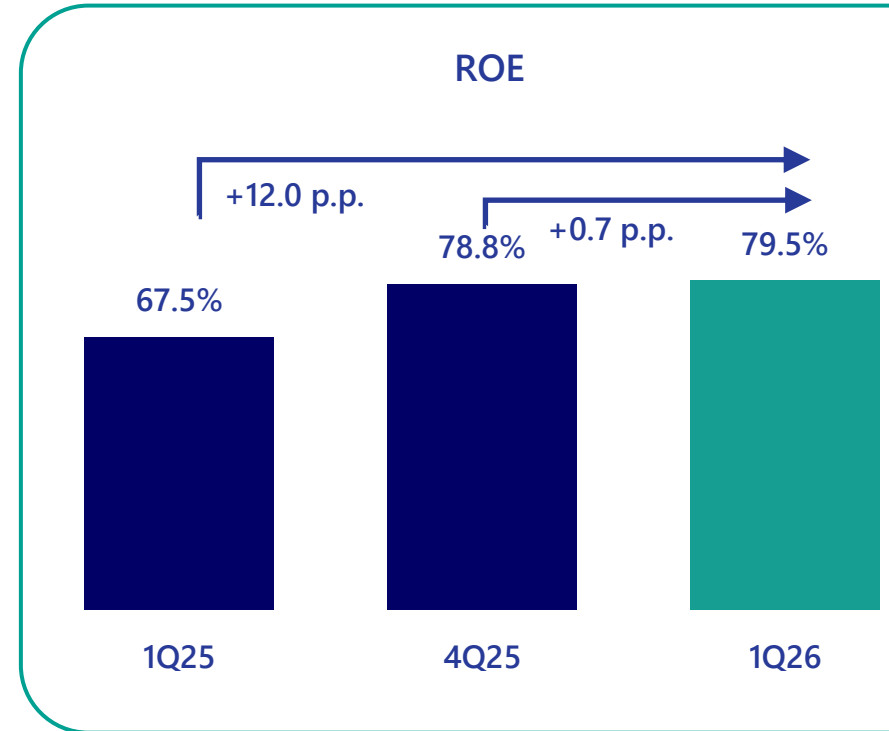
Net income and Net Margin %Cury
(R\$ million and %)



Net income and Net Margin %Cury
(R\$ million and %) – LTM



ROE



*LTM: Last Twelve Months

ANALYSIS **BALANCE SHEET**



Cidade Parque Guarapiranga

// CASH AND DEBT

R\$1,757.3 MI

in Cash and Cash Equivalents, reduction of 1.9% vs. 12/31/2025

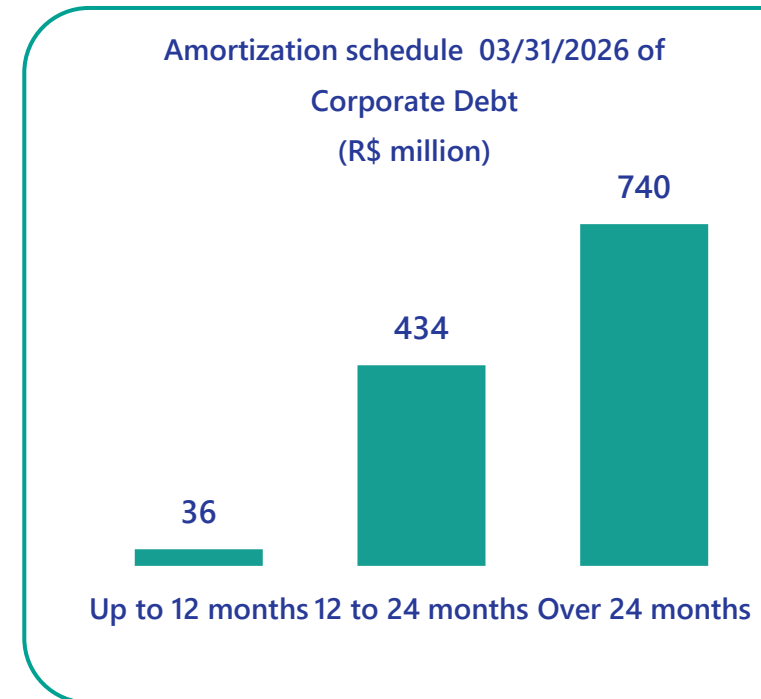
R\$1,350.4 MI

in Gross Debt, reduction of 8.4% vs. 12/31/2025

R\$406.9

in Net Cash, compared to R\$316.0 million in 12/31/2025

Debt Profile (R\$ million)	03/31/2026	12/31/2025	Var %
Short-term	175.8	299.9	-41.4%
Long-term	1,174.6	1,175.0	0.0%
Gross debt	1,350.4	1,474.9	-8.4%
Cash and cash equivalents	1,757.3	1,790.9	-1.9%
Debt/(net cash)	-406.9	-316.0	28.8%



The Company's gross debt as of 03/31/2026 has 87.0% of maturities in the long term, extending until 2035 and positive net cash of R\$406.9 million.

// UNEARNED REVENUE (REF)

The result of unearned real estate sales, not recognized in the quarterly financial statements, came to

R\$3,637.6

an increase of 7.6% compared to 12/31/2025

Result to be appropriated (R\$ million)	03/31/2026	12/31/2025	Var %
Revenues to be appropriated	8,471.9	7,802.3	8.6%
(-) Projected cost of pre-sold units	-4,834.3	-4,420.5	9.4%
(=) result from pre-sales of real estate units to be appropriated	3,637.6	3,381.8	7.6%
Gross Margin of the Result to be Appropriated	42.9%	43.3%	-0.4 p.p.

The Gross Margin of the result to be appropriated was **42.9%**

representing a decrease of 0.4 p.p. compared to 12/31/2025

// RECEIVABLES PORTFOLIO & ACCOUNTS RECEIVABLE

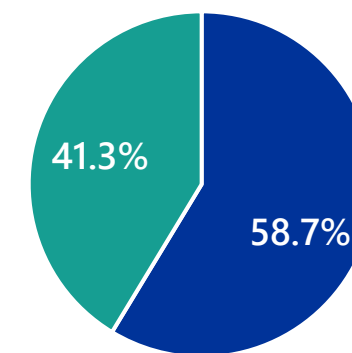
The receivables portfolio grew 8.7% during the quarter.

Cury's Portfolio (R\$ million)	1Q26	4Q25	% Q/Q	1Q25	% Y/Y
Total Portfolio	3,606.5	3,318.0	8.7%	2,611.3	38.1%
Units completed	408.0	379.1	7.6%	263.3	55.0%
%Total	11.3%	11.4%	-0.1 p.p.	10.1%	1.2 p.p.
Units in constructions	3,198.5	2,938.9	8.8%	2,348.0	36.2%
%Total	88.7%	88.6%	0.1 p.p.	89.9%	-1.2 p.p.
Full Payment (Pro Soluta)	1,490.4	1,339.8	11.2%	1,042.8	42.9%
%Total	41.3%	40.4%	0.9 p.p.	39.9%	1.4 p.p.
Units completed	256.8	252.7	1.6%	180.8	42.0%
%Total	7.1%	7.6%	-0.5 p.p.	6.9%	0.2 p.p.
Units in constructions	1,233.6	1,087.1	13.5%	862.0	43.1%
%Total	34.2%	32.8%	1.4 p.p.	33.0%	1.2 p.p.
Direct sales	2,116.1	1,978.2	7.0%	1,568.5	34.9%
%Total	58.7%	59.6%	-0.9 p.p.	60.1%	-1.4 p.p.
Units completed	151.2	126.4	19.6%	82.5	83.3%
%Total	4.2%	3.8%	0.4 p.p.	3.2%	1.0 p.p.
Units in constructions	1,964.9	1,851.8	6.1%	1,486.0	32.2%
%Total	54.5%	55.8%	-1.3 p.p.	56.9%	-2.4 p.p.

Accounts receivable (R\$ million)	03/31/2026	12/31/2025	Var %
Accounts receivable	2,549.4	2,157.9	18.1%

The table below shows the management control of our portfolio. It relates to non-bank receivables, that is, only those under the Company's management, as the following breakdown: (i) For Full Payment (Pro-Soluta), the portion of the housing units that cannot be funded by financial institutions and; (ii) Direct Sales, which are those made without the intermediation of a financial agent, in which the payment is made directly to Cury. Completed Direct Sales units involve a Fiduciary Title, which provides the Company with an additional guarantee of receipt.

Receivable Portfolio



- Direct sales
- Full payment (Pro Soluta)

// ATTACHMENT I - BALANCE SHEET

Asset	Consolidated		Liabilities and equity	Consolidated	
	03/31/2026	12/31/2025		03/31/2026	12/31/2025
Current assets			Current liabilities		
Cash and cash equivalents	1,397,709	1,355,394	Suppliers	339,656	278,476
Fair Value Securities	359,601	435,543	Loans and financing	175,806	299,859
Accounts receivable	536,930	286,215	Labor obligations	54,666	43,999
Properties for sale	1,180,633	919,547	Taxes payable	40,189	42,103
Advances to suppliers	10,253	11,708	Committed property creditors	764,029	717,439
Other receivables	206,713	203,465	Advances from customers	351,671	333,123
			Deferred taxes and contributions	14,430	10,146
			Dividends payable	140,000	-
			Provision for labor, civil and tax risks	13,254	12,388
			Other accounts payable	8,515	6,167
Total current assets	3,691,839	3,211,872	Total current liabilities	1,902,216	1,743,700
Non-current assets			Non-current liabilities		
Long-term receivables			Loans and financing	1,174,610	1,175,028
Accounts receivable	2,012,450	1,871,728	Provision for guarantee of construction works	99,586	91,000
Real estate properties for sale	340,955	429,102	Committed property creditors	993,296	864,061
Amounts receivable between related parties	17,865	11,893	Provision for labor, civil and tax risks	35,524	28,640
Other receivables	48,248	47,276	Provision for investment losses	895	896
			Deferred taxes and contributions	75,119	71,175
			Other accounts payable	22,271	17,841
Total long-term receivables	2,419,518	2,359,999	Total non-current liabilities	2,401,301	2,248,641
			Equity		
Investments	37,757	41,321	Stock Capital	642,267	642,267
Property and equipment	46,373	41,203	Capital reserve	462,875	462,875
			Legal reserve	93,860	93,860
			Profit reserve	345,571	182,704
Total non-current assets	2,503,648	2,442,523	Subtotal equity	1,544,573	1,381,706
			Non-controlling interest	347,397	280,348
Total Assets	6,195,487	5,654,395	Total equity	1,891,970	1,662,054
			Total liabilities and equity	6,195,487	5,654,395

// ATTACHMENT II - STATEMENT OF INCOME

Income Statement (R\$ Million)	1Q26	4Q25	% Q/Q	1Q25	% Y/Y	1Q26 LTM*	1Q25 LTM*	% Y/Y
Net revenues	1,612.6	1,419.7	13.6%	1,216.2	32.6%	5,795.8	4,305.1	34.6%
Total cost	-982.9	-847.0	16.0%	-741.3	32.6%	-3,494.5	-2,633.9	32.7%
Gross profit	629.7	572.7	10.0%	474.9	32.6%	2,301.4	1,671.2	37.7%
Gross margin	39.0%	40.3%	-1.3 p.p.	39.0%	0.0 p.p.	39.7%	38.8%	0.9 p.p.
Adjusted gross margin	39.3%	40.6%	-1.3 p.p.	39.2%	0.1 p.p.	40.0%	39.0%	1.0 p.p.
Operating income (expenses)								
Selling expenses	-119.1	-129.1	-7.7%	-106.2	12.1%	-507.7	-422.0	20.3%
Administrative and general expenses	-64.9	-58.6	10.8%	-50.4	28.8%	-253.9	-233.5	8.7%
Equity in net income of subsidiaries	2.3	3.1	-25.8%	0.7	228.6%	9.0	7.9	13.9%
Other operating income (expenses)	-44.8	-42.3	5.9%	-39.7	12.8%	-156.7	-103.9	50.8%
Total operating income (expenses)	-226.5	-226.8	-0.1%	-195.6	15.8%	-909.4	-751.5	21.0%
Income before Financial income (expenses)	403.1	345.9	16.5%	279.2	44.4%	1,392.0	919.8	51.3%
Financial income (expenses)								
Financial expenses	-59.8	-59.6	0.3%	-51.3	16.6%	-226.3	-163.7	38.2%
Financial income	49.1	50.7	-3.2%	36.8	33.4%	182.4	122.9	48.4%
Total Financial income (expenses)	-10.7	-8.9	20.2%	-14.5	-26.2%	-43.9	-40.8	7.6%
Earnings before taxes	392.4	337.0	16.4%	264.7	48.2%	1,348.0	879.0	53.4%
Income tax and social contribution								
Current	-37.2	-40.0	-7.0%	-22.3	66.8%	-142.8	-91.6	55.9%
Deferred	-4.0	0.1	n.a.	-8.7	-54.0%	-6.5	-9.0	-27.8%
Total income tax and social contribution	-41.3	-39.8	3.8%	-31.0	33.2%	-149.3	-100.6	48.4%
Net income	351.2	297.2	18.2%	233.7	50.3%	1,198.7	778.4	54.0%
Net margin	21.8%	20.9%	0.9 p.p.	19.2%	2.6 p.p.	20.7%	18.1%	2.6 p.p.
Net income % Cury	302.9	270.1	12.1%	213.5	41.9%	1,064.9	722.1	47.5%
Net margin % Cury	18.8%	19.0%	-0.2 p.p.	17.6%	1.2 p.p.	18.4%	16.8%	1.6 p.p.
Earnings per share basic and diluted	0.9832	0.8767	12.1%	0.7364	33.5%	3.4570	2.4909	38.8%

This report contains calculations that may not demonstrate an accurate sum due to rounding adjustments.



Ronaldo Cury de Capua
IR Officer

Nádia Santos
IR Manager

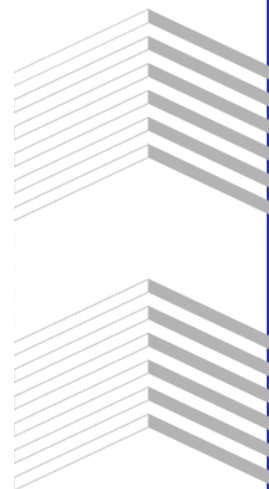
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CURY
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SMLL B3

IBrX100 B3

ICON B3

IGCT B3

IDIV B3

IMOB B3

IGC B3

INDX B3

IBrA B3

IGC-NM B3

ITAG B3

IGPTW B3



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

1Q26 Earnings Conference Call

May 13, 2026 - 10:00 A.M (Brasília Time) | 09:00 A.M (US EDT)

Portuguese - with simultaneous English



CURY
B3 LISTED NM



For 63 years, we have evolved, invested in quality and innovation, and grown to become one of Brazil's leading construction companies.

Cury, where tradition and stability meet the dynamism of a Company in constant evolution.

Today, this evolution is reflected in our new brand identity - because true progress means continuous improvement.

LandBank: Land held in inventory with the estimate of future Potential Sales Value (PSV). It is the Company's landbank and includes all acquired but not yet launched land.

Cash and Equivalents: Comprised of the balance of cash and cash equivalents and financial investments (Fair Value Securities).

Associative Credit: Exclusively granted by public banks, it is a form of financing for the construction sector since the construction phase. During the construction period of the property, the customer pays only the interest on the disbursement to the developer and the full payment (pro-soluto), and only after the completion of the construction the amortization of the financing is initiated.

Net Cash/Net Debt: (Gross Debt + Passive Derivative Financing Instruments) - (Total Cash + Active Derivative Financing Instruments). When the result of this operation is positive, it is called Net Debt, and if it is negative, it is called Net Cash.

EBITDA: Earnings Before Interest, Taxes, Depreciation and Amortization. It is a widely used indicator to evaluate publicly traded companies, as it represents the Company's operational cash generation, that is, how much the Company generates in resources only in its operational activities, without considering the financial, tax, and depreciation effects.

Launch: Occurs when the project is available for sale.

Earnings per share: Net profit for the period divided by the number of shares (on the last day of the quarter) issued.

Earnings per share: Net profit for the period divided by the number of shares (on the last day of the quarter) issued.

Adjusted Gross Margin: Adjusted gross margin excludes capitalized interest used as financing for each period's project. As Cury has a very high sales speeds, not all our projects require financing from Caixa Econômica Federal.

Minha Casa Minha Vida: Minha Casa Minha Vida: The "Minha Casa Minha Vida" program, known as MCMV, is the national housing program of the Federal Government, which aims to reduce the Housing Deficit. To be eligible for special conditions and subsidies, the program sets a ceiling on the unit value (currently at R\$600,000) and on the monthly family income, which ranges from R\$2,640 to R\$13,000. **Percentage of Completion ("PoC"):** Incurred cost divided by the total cost of the project. Revenue is recognized up to the limit of the "incurred cost / total cost" ratio.

Percentage of Completion ("PoC"): Incurred cost divided by the total cost of the project. Revenue is recognized up to the limit of the "incurred cost / total cost" ratio.

Swap: An alternative for purchasing land that consists of paying the landowner with units (in the case of physical swap) or with the cash flow from unit sales (in the case of financial swap).

Transfer: The real estate transfer is the portion of the property value that will be financed by the bank for the client. In the case of Cury, the transfer is always done through Caixa Econômica Federal using Associative Credit, which provides financing from the beginning of construction.

Unearned Revenue (REF): This refers to the portion of revenue, cost, and margin of units sold that was not recognized in the income statement because it awaits the progress of the construction. Due to the "PoC" accounting method, the result of the units sold is recognized as the financial progress of the construction evolves. Therefore, it is the result that will be recognized as the incurred cost evolves.

ROE: Return On Equity. ROE is defined as the quotient of the net income attributable to controlling shareholders and the average value of the equity attributable to controlling shareholders.

SBPE: Brazilian Savings and Loan System - a bank financing that sources funds from savings. In the case of Cury, units financed under this modality are 100% operated by Caixa Econômica Federal, which uses Associative Credit and therefore offers financing from the construction phase.

PSV: Potential Sales Value, which is the amount in BRL that can be obtained by selling each real estate unit.

PSV Launched: Potential Sales Value of units launched in a certain period.

PSV Transferred: Potential Sales Value transferred to Caixa.

SoS: Sale over Supplies (SoS) is an indicator used in the real estate market that shows the total number of properties sold in relation to the total available for sale.

RELATIONSHIP WITH INDEPENDENT AUDITORS

In compliance with CVM Resolution No. 162/22, we inform that the independent auditors Ernst & Young Auditores Independentes (“EY”) provided, during the period ended March 31, 2026, consulting and diagnostic services related to IFRS S1 and S2 and compliance with ESG standards (Sustainability Report and GHG Inventory), in addition to services related to the independent audit of our quarterly financial information. The engagement of independent auditors is based on the principles that safeguard auditor independence, which consist of: (a) the auditor must not audit their own work; (b) must not perform management functions; and (c) must not provide any services that may be considered prohibited under current regulations.

The information in the performance report that is not clearly identified as a copy of the information included in the individual and consolidated interim financial information was not subject to audit or review by the auditors.

