CURY
B3 LISTED NM

EARNINGS RESULTS

2Q26 and 6M26

Ronaldo Cury

IRO, Institutional Relations, Real Estate Credit and Sustainability Officer

// CURY EXECUTIVE LEADERSHIP

Executive Co-president

Leonardo Mesquita

Engineering Co-president

Paulo Curi

IRO

Ronaldo Cury

CFO

João Carlos Mazzuco, CFA

MESSAGE FROM MANAGEMENT

Ronaldo Cury

IRO, Institutional Relations, Real Estate Credit and Sustainability Officer

2Q26 HIGHLIGHTS

CURY
B3 LISTED NM

Productions

RECORD

Units Produced

5,737

41.8% vs. 2Q25

Landbank

RECORD

R$26.1 BI

23.6% vs. 2Q25

Cash Generation

R$144.9 MI

40.2% vs. 2Q25

29th consecutive quarter of positive cash generation

Net Revenue

RECORD

R$1.7 BI

25.5% vs. 2Q25

Adjusted Gross Margin

39.8%

Flat vs. 2Q25

Net Income %Cury

R$270.5 MI

14.3% vs. 2Q25

ROE

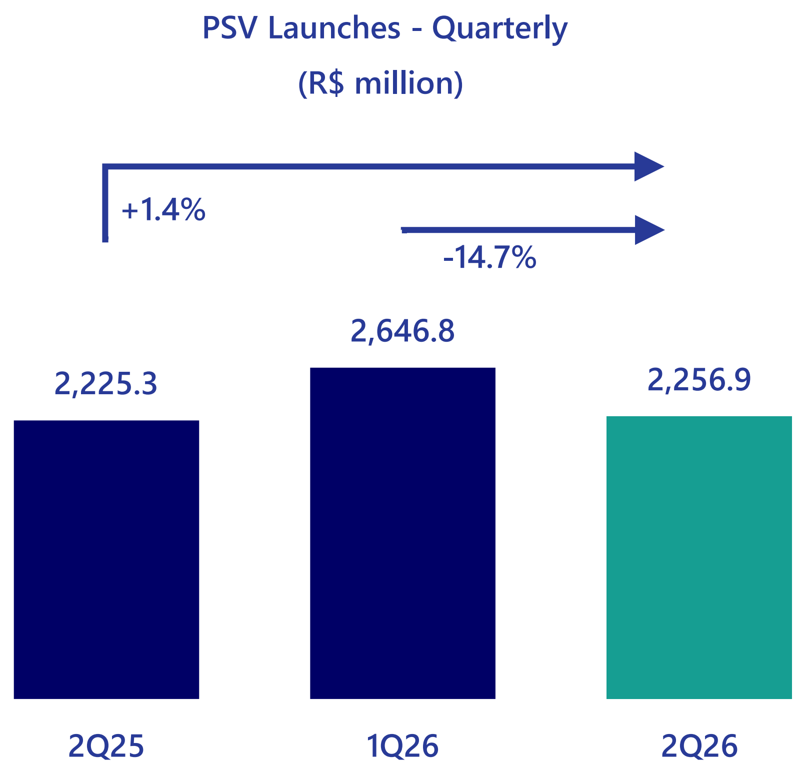
73.6%

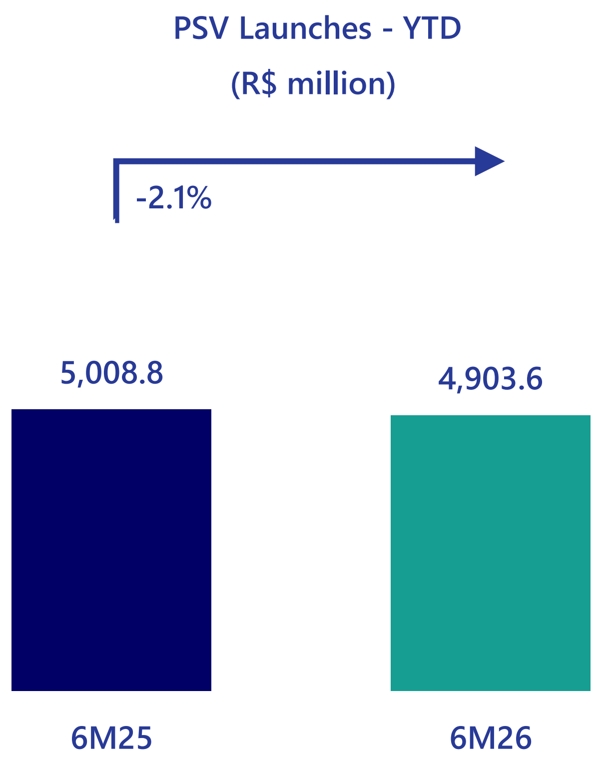
3.5 p.p. vs. 2Q25

Ronaldo Cury

IRO, Institutional Relations, Real Estate Credit and Sustainability Officer

// LAUNCHES


PSV Launches - Quarterly
(R$ million)
+1.4%
-14.7%
2,225.3
2,646.8
2,256.9
2Q25
1Q26
2Q26

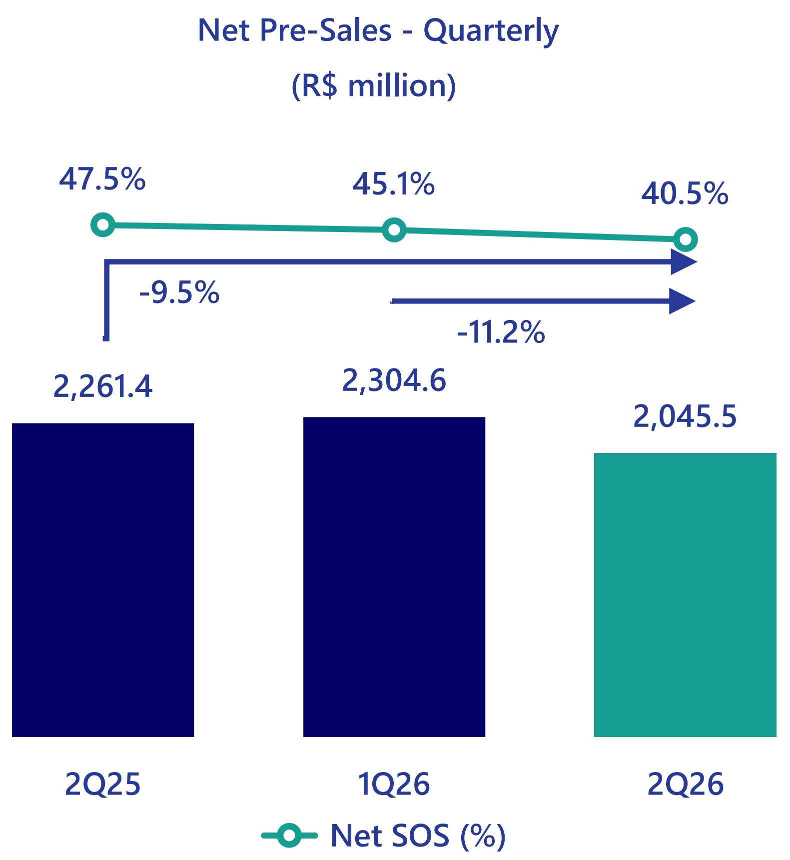

PSV Launches - YTD
(R$ million)
-2.1%
5,008.8
4,903.6
6M25
6M26

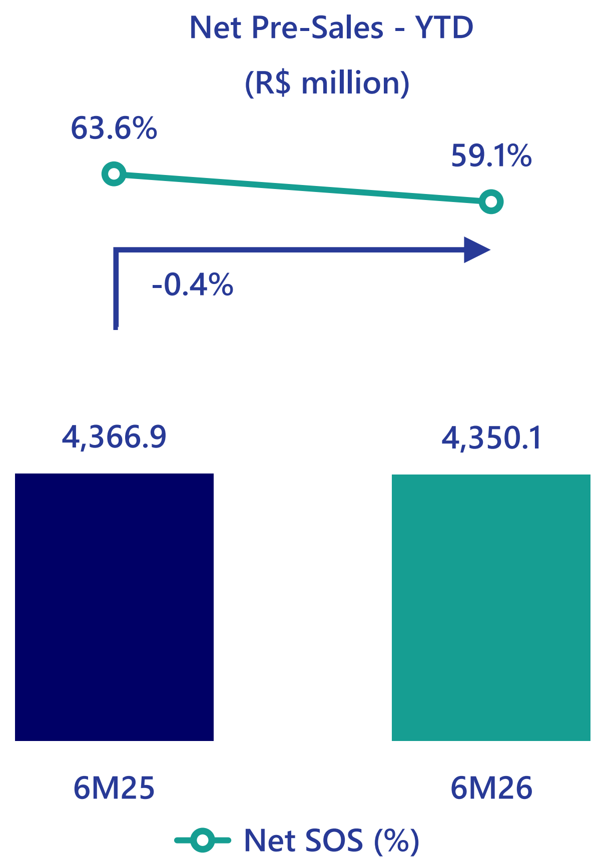
// HIGHLIGHTS

% sold until 08/10/2026

Lyne Água Branca	Luzes do Rio - Lamparina	Novo Mundo Carrão II
São Paulo	Rio de Janeiro	São Paulo
Apr/26	Apr/26	Apr/26
PSV – R$343 MM	PSV – R$139 MM	PSV – R$424 MM
68% Sold	68% Sold	88% Sold

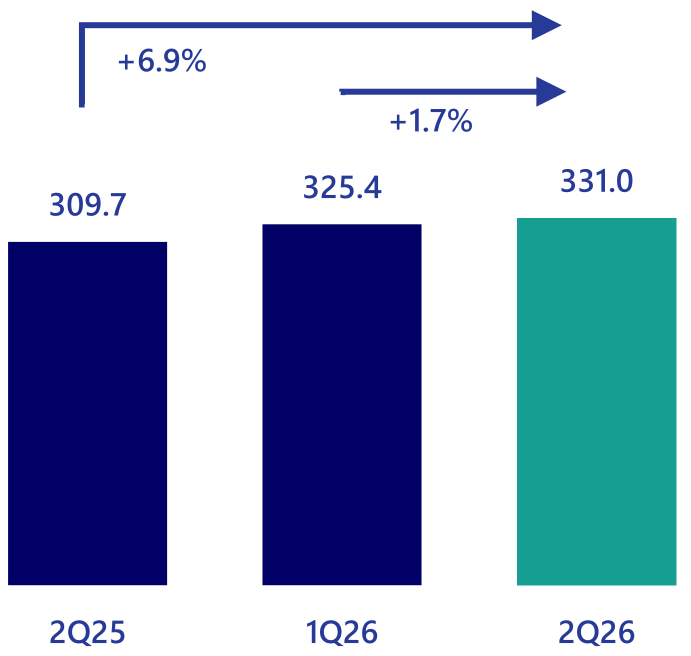
// NET PRE-SALES



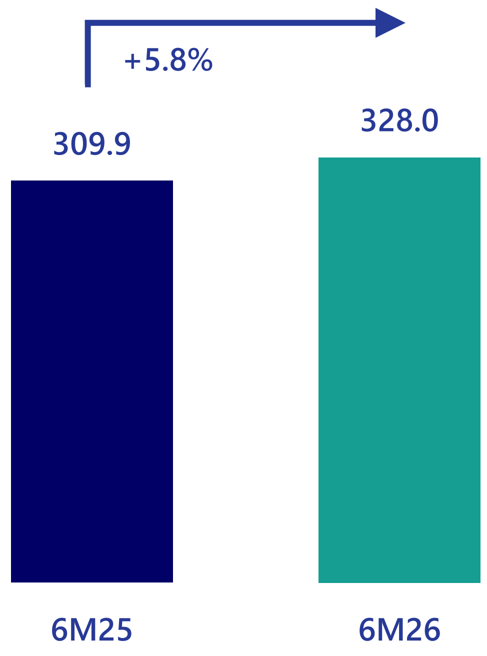


// AVERAGE PRICE PER UNIT

Average price by unit - Quarterly
(R$ thousand)



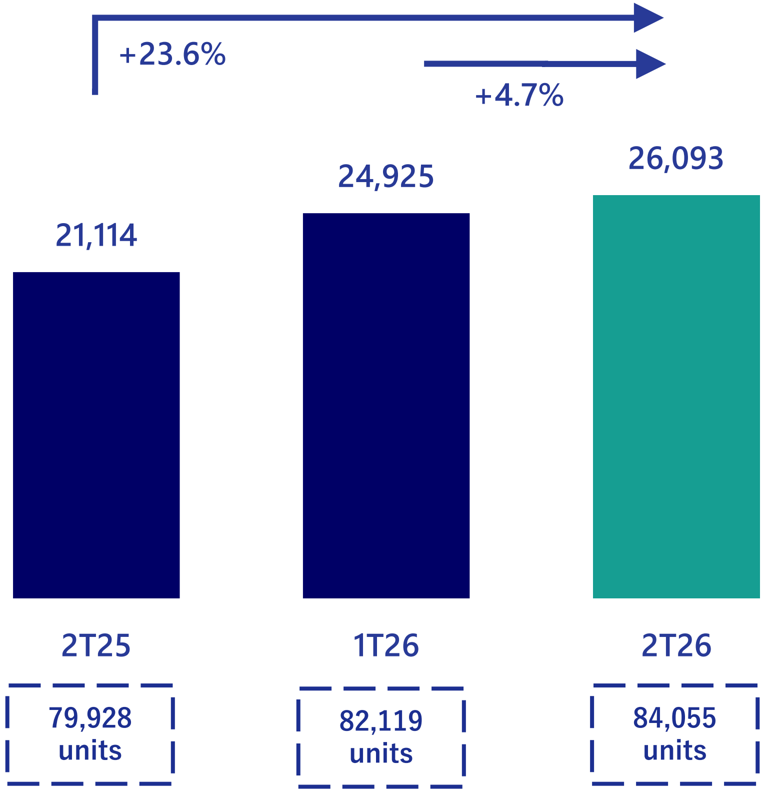
Average price by unit - YTD
(R$ thousand)



In 2Q26, **95.8% of sales had a unit selling price of up to R$600,000**.

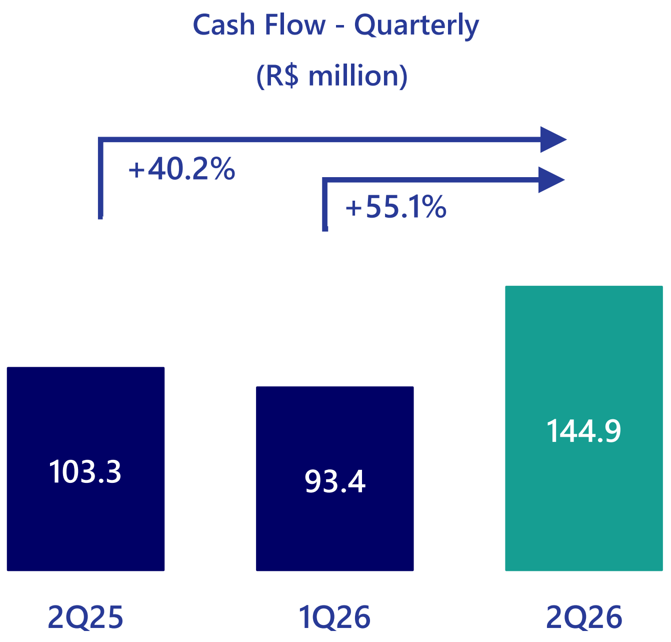
// LANDBANK

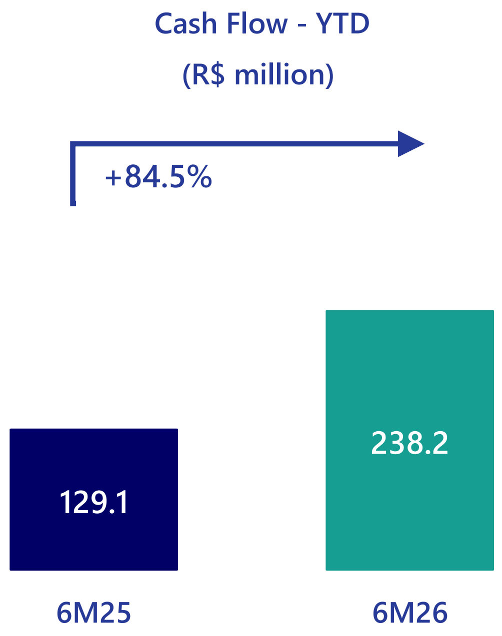
Landbank – Potential PSV
(R$ millions)



Currently, Cury's landbank totals **R$19,229.8 million** in **São Paulo** and **R$6,863.0 million** in **Rio de Janeiro**.

// CASH GENERATION



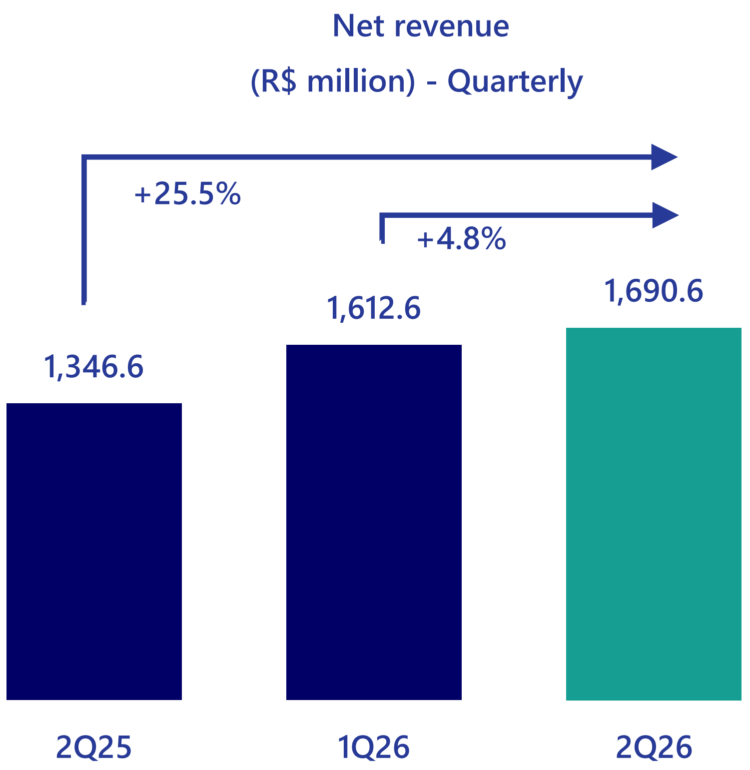


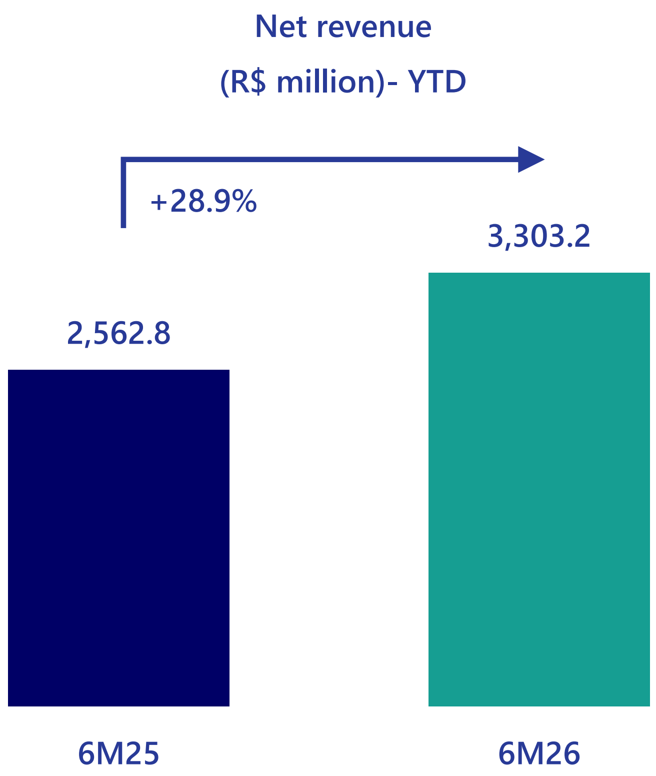
This is the **29th consecutive** quarter of **positive cash generation**.

João Mazzuco, CFA

CFO

// REVENUE

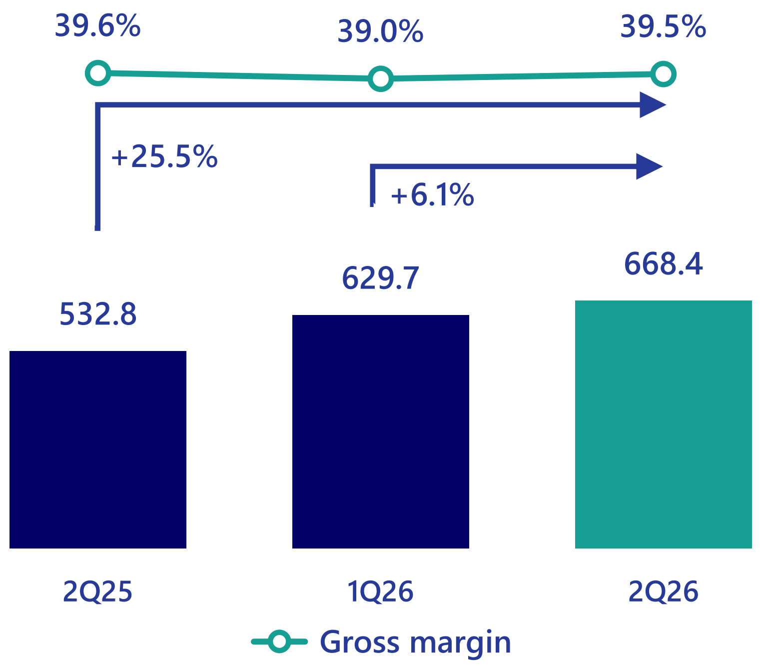




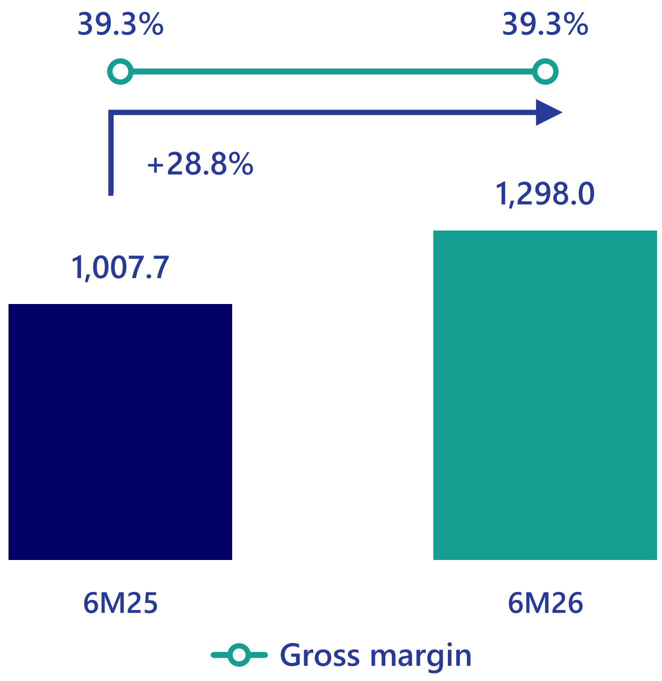
RECORD

// GROSS PROFIT

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



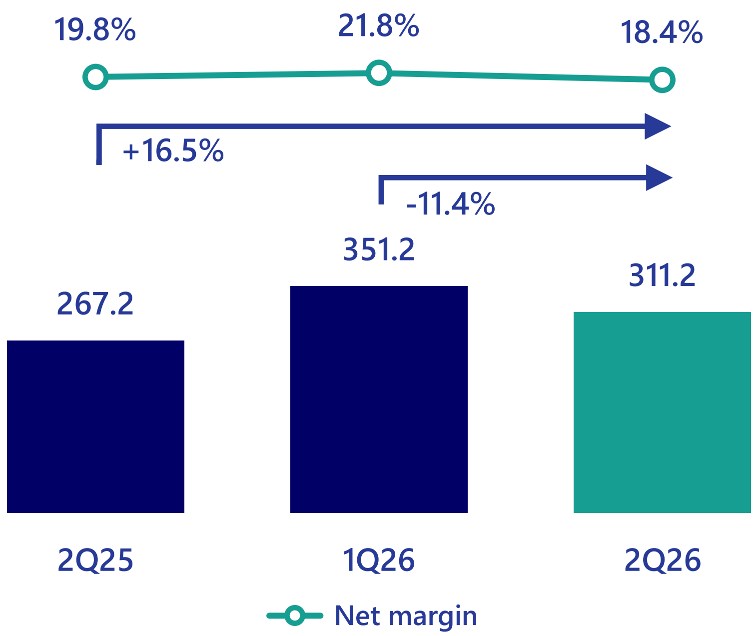
Gross profit and Gross margin (R$ million and %)- YTD



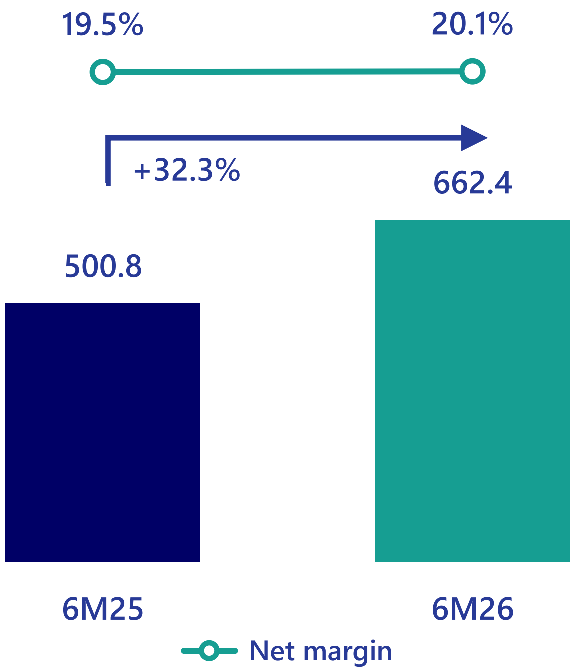
Adjusted Gross Margin 2Q26: 39.8% 6M26: 39.6%

// NET INCOME AND 100% MARGIN

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



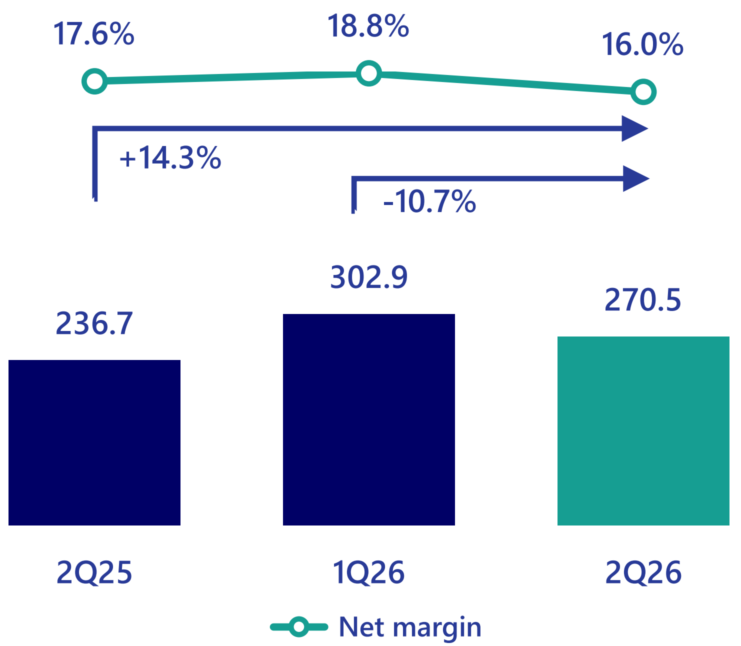
Net income and Net Margin %100
(R$ million and %) - YTD



// NET INCOME AND %CURY MARGIN // ROE

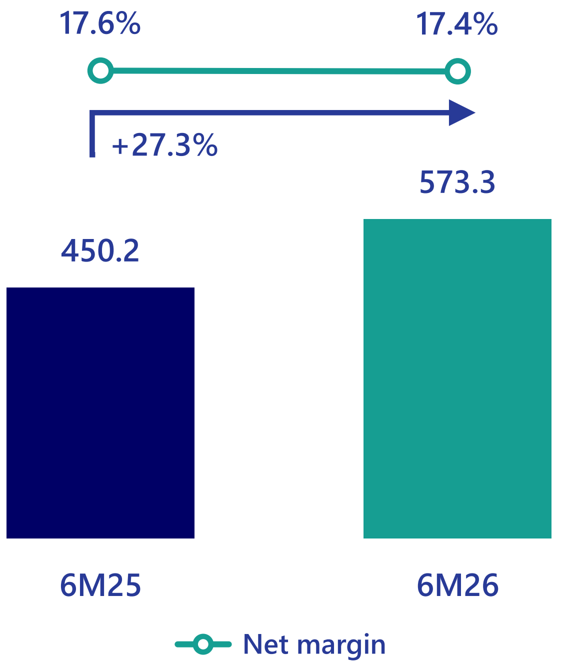
Net income and Net Margin %Cury

(R$ million and %)

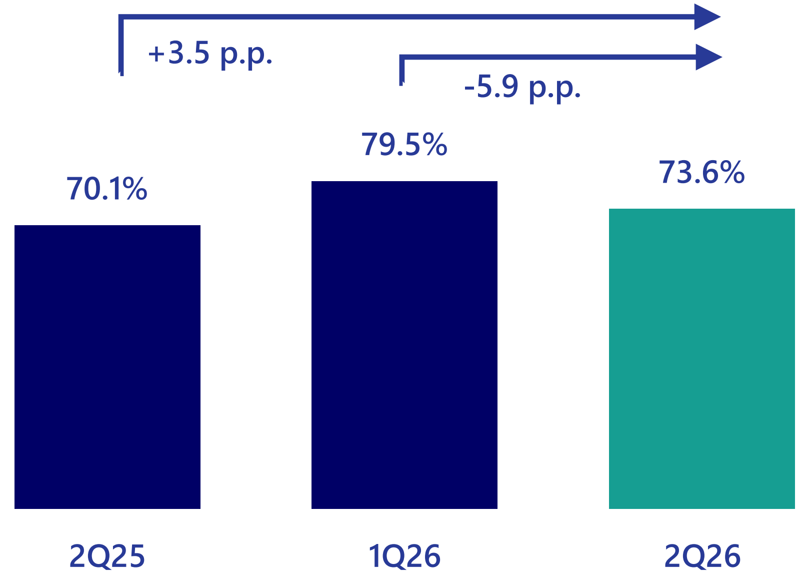


Net income and Net Margin %Cury

(R$ million and %) - YTD



ROE



// CASH AND DEBT

R$1,633.7 MI

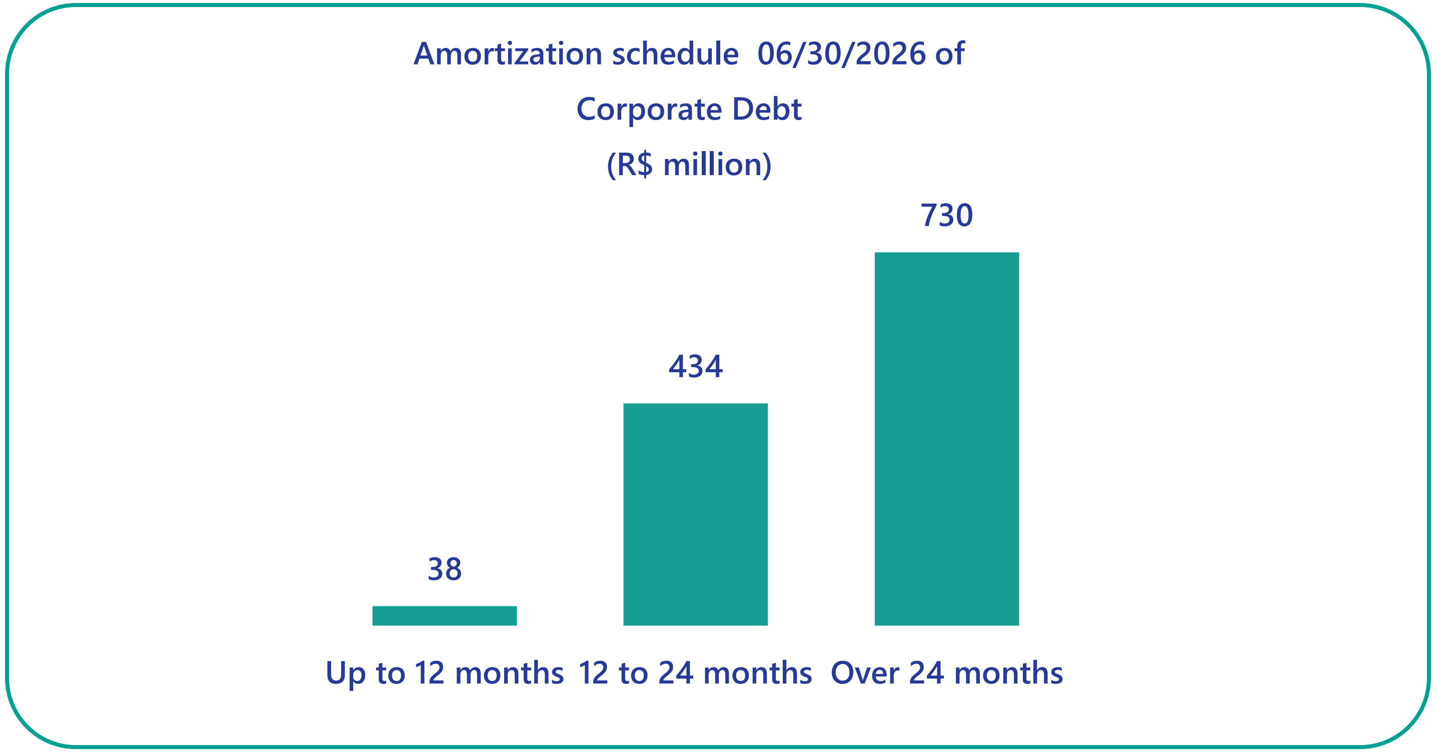
in Cash and Cash Equivalents, reduction of 8.8% vs. 12/31/2025

R$1,343.1 MI

in Gross Debt, reduction of 8.9% vs. 12/31/2025

R$290.6

in Net Cash, compared to R$316.0 million no 12/31/2025



Q&A

Ronaldo Cury de Capua
IR Officer

Nádia Santos
IR Manager

Rhayza Malone
IR Coordinator

Gustavo Capelli
IR Analyst

Thiago Leal
IR Analyst

Camila Almeida
IR Intern

RI@CURY.NET

As suggested by analysts and investors, we have changed the order of the columns so that the last column will always refer to the most recent quarter.

Click here to access historical data.

CURY
B3 LISTED NM

IBOV	SMLL	IBrX 100	IBBR
ICON	IGCT	IDIV	IVBX
IMOB	IGC	INDX	
IBrA	IGC-NM	ITAG	
IGPTW	EWZS	MVBRF	