



# DIVULGAÇÃO DE RESULTADOS 2T24

07 DE AGOSTO DE 2024



*Sector dos Prazeres*  
CONDOMÍNIO COLOMBIANA



CEO



Fabio Elias Cury

DRI



Ronaldo Cury

CFO

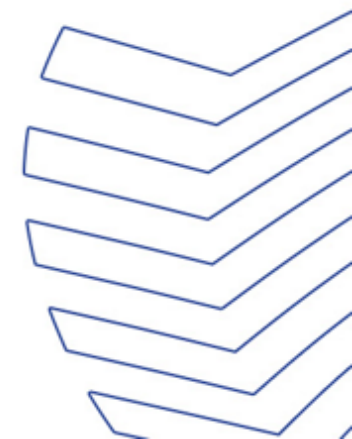


João Mazzuco, CFA

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# Fabio Cury

## CEO





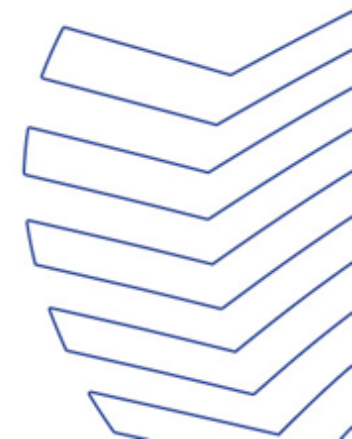
## MENSAGEM DA ADMINISTRAÇÃO



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# Ronaldo Cury

DRI, Diretor de Relações Institucionais e de Crédito Imobiliário



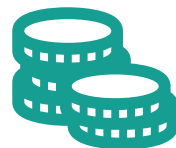




## OPERACIONAIS

2T24

- LANÇAMENTOS: R\$ 1.734,7 MM
- VENDAS LÍQUIDAS: R\$ 1.749,2 MM
- VSO LÍQUIDA: 50,5%
- GERAÇÃO DE CAIXA OPERACIONAL: R\$ 152,1 MM



## FINANCEIROS

2T24

- RECEITA LÍQUIDA: R\$ 998,1 MM
- MARGEM BRUTA AJUSTADA: 38,5%
- LUCRO LÍQUIDO: R\$ 175,3 MM
- MARGEM LÍQUIDA: 17,6%



## DESTAQUES DE LANÇAMENTOS – VENDAS ATUALIZADAS ATÉ 05/08/2024

### São Paulo

#### Mérito João Dias



Abr/2024

VGV R\$ 184 MM

Zona Sul

97% vendido

#### Urban Vila Maria II



Abr/2024

VGV R\$ 136 MM

Zona Sul

82% vendido

### Rio de Janeiro

#### Heitor dos prazeres - Pierrot



Abr/2024

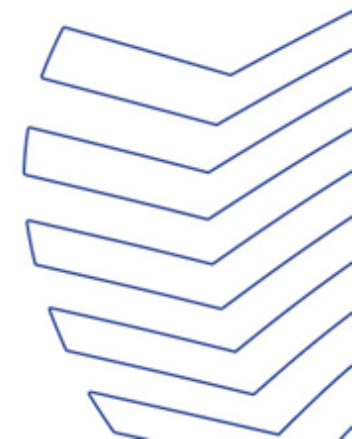
VGV R\$ 502 MM

Porto

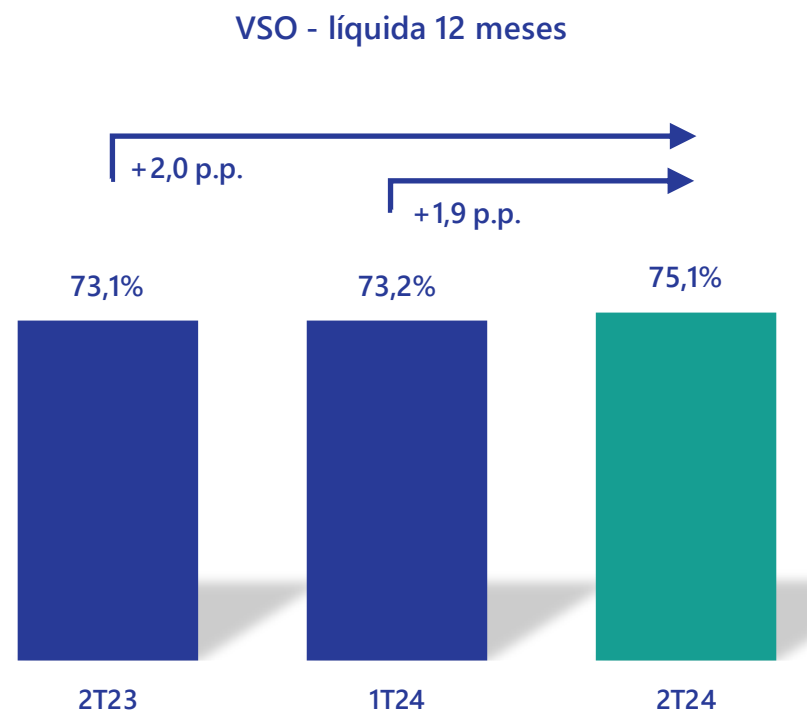
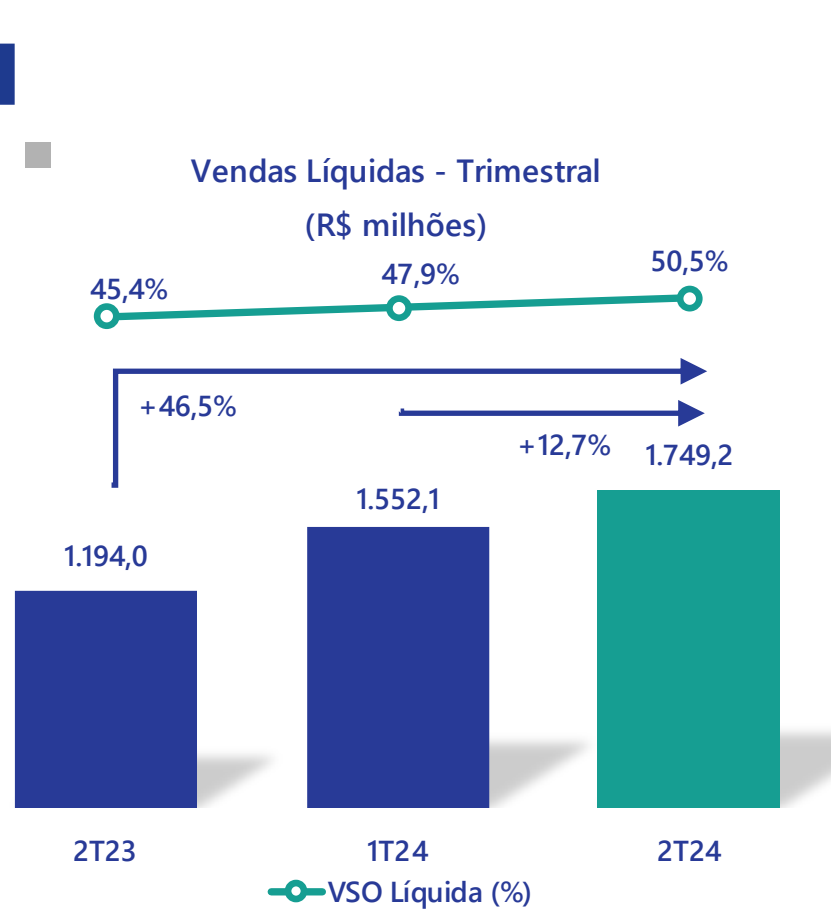
88% vendido

8 empreendimentos no  
2T24

VGV de R\$ 1.734,7  
milhões



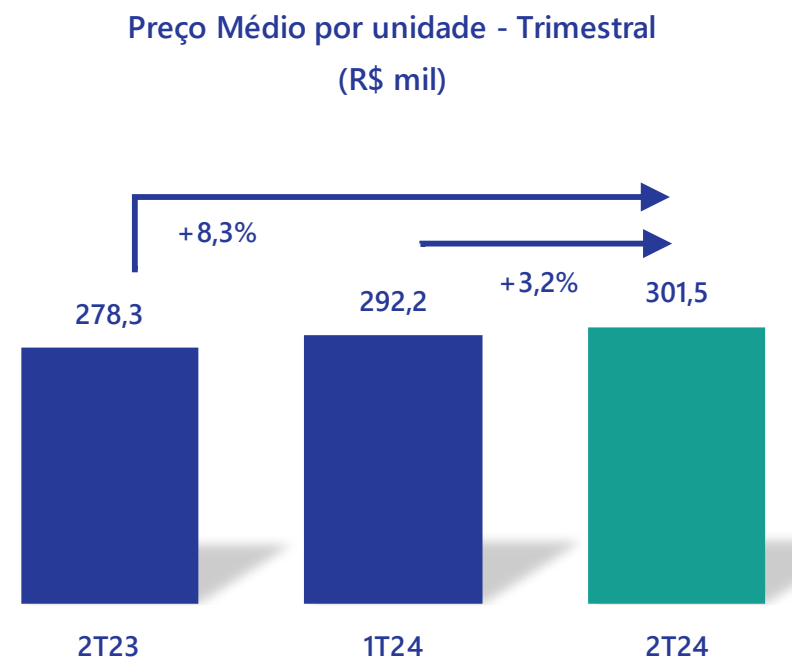
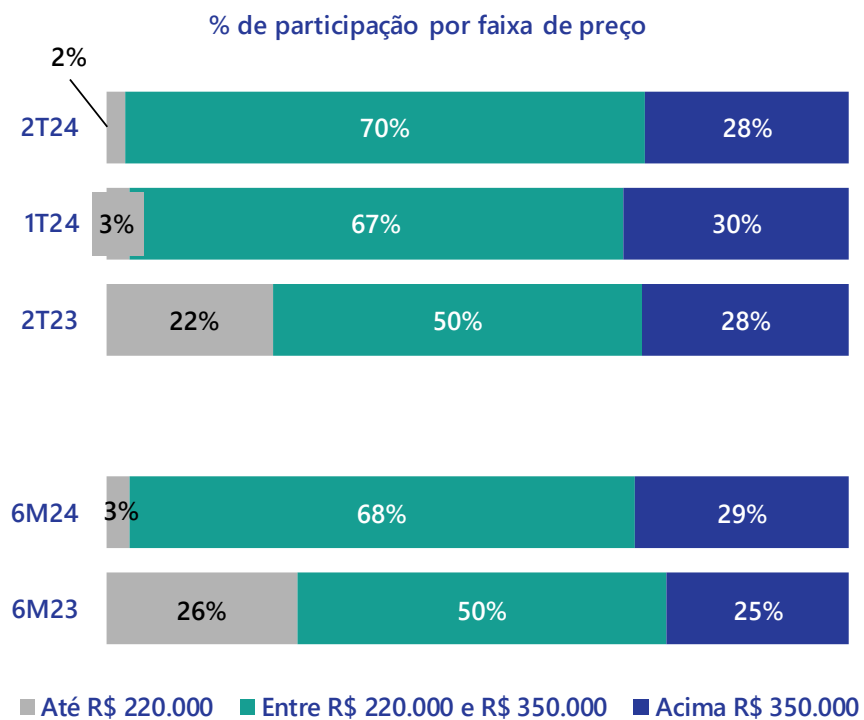
## INDICADORES OPERACIONAIS



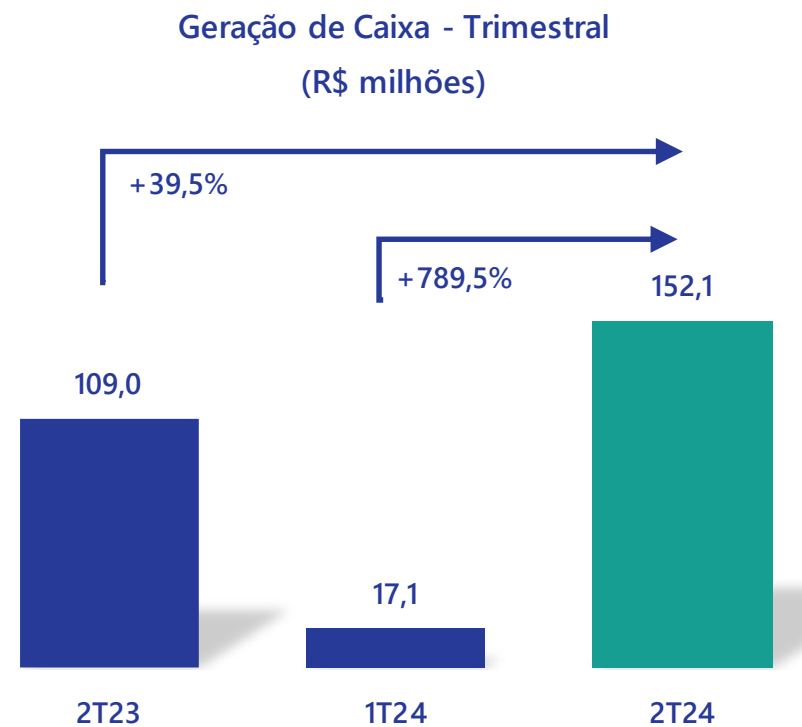
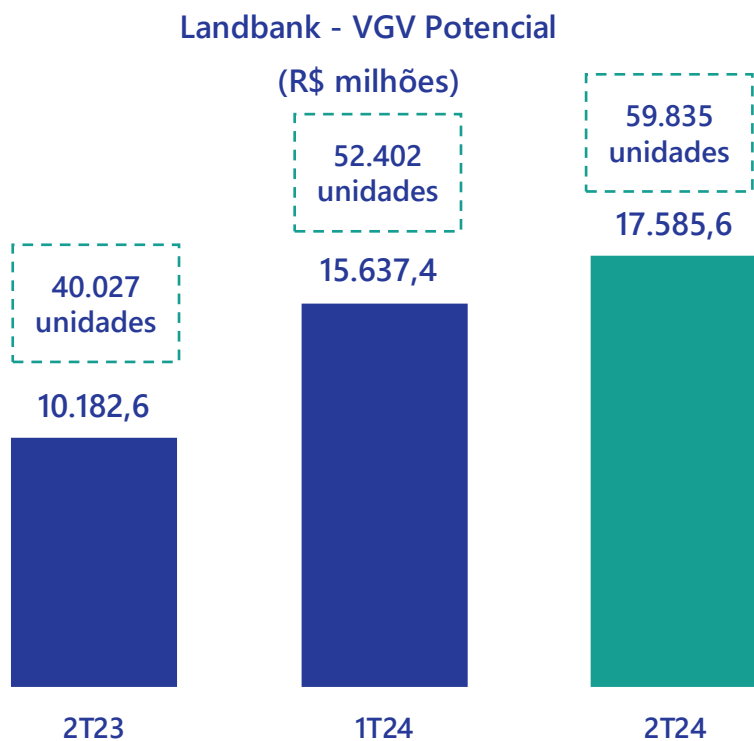


# NOSSA ESTRATÉGIA EM 2024

FOCADA NAS FAIXAS MAIS ALTAS E FORA DO PROGRAMA MCMV



## INDICADORES OPERACIONAIS



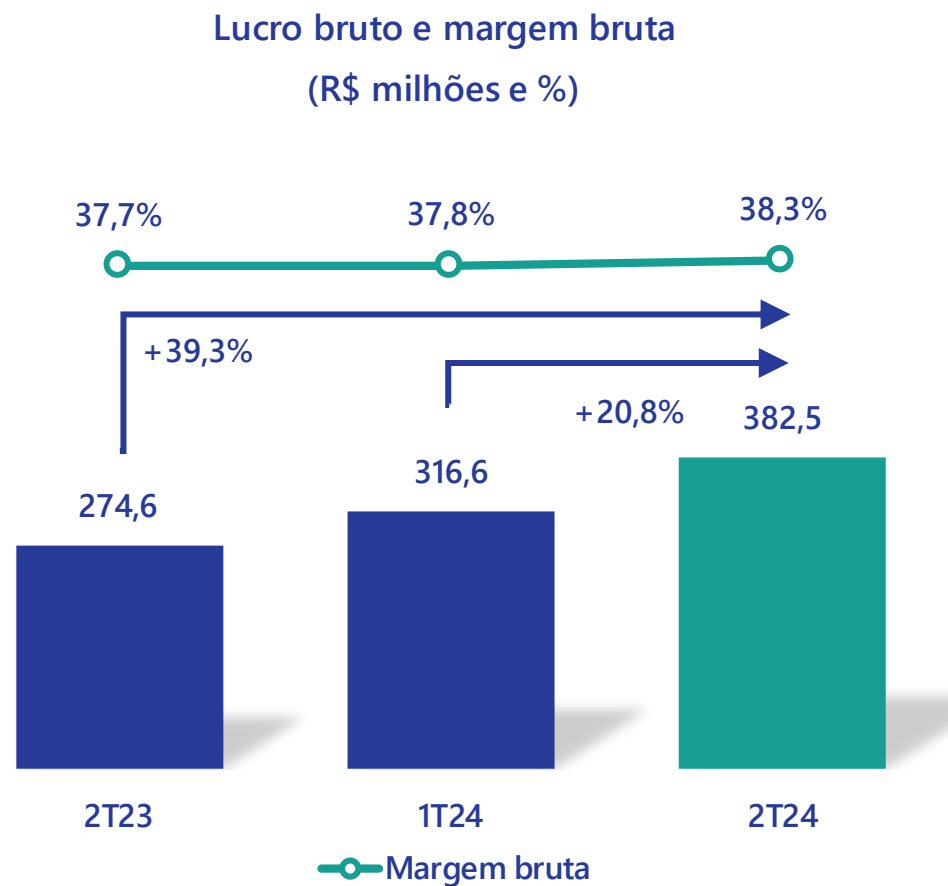
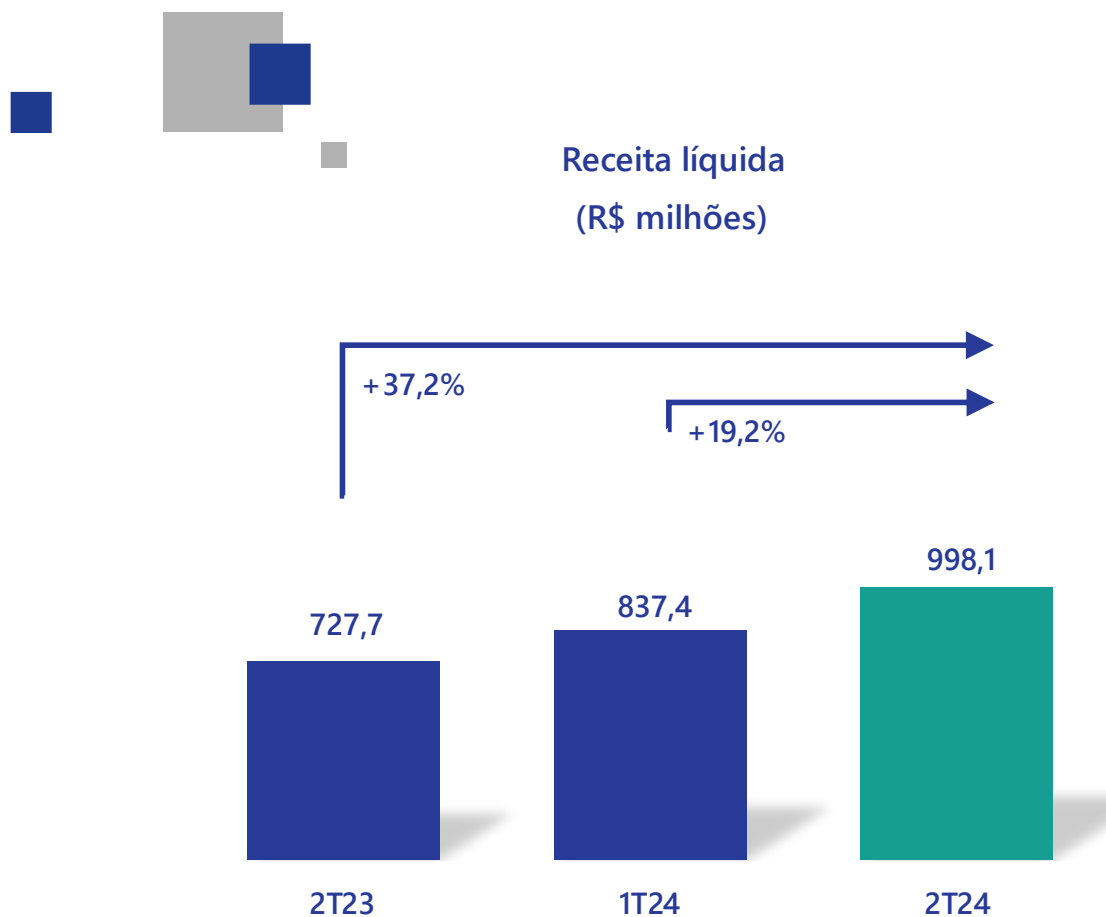


# João Mazzuco, CFA

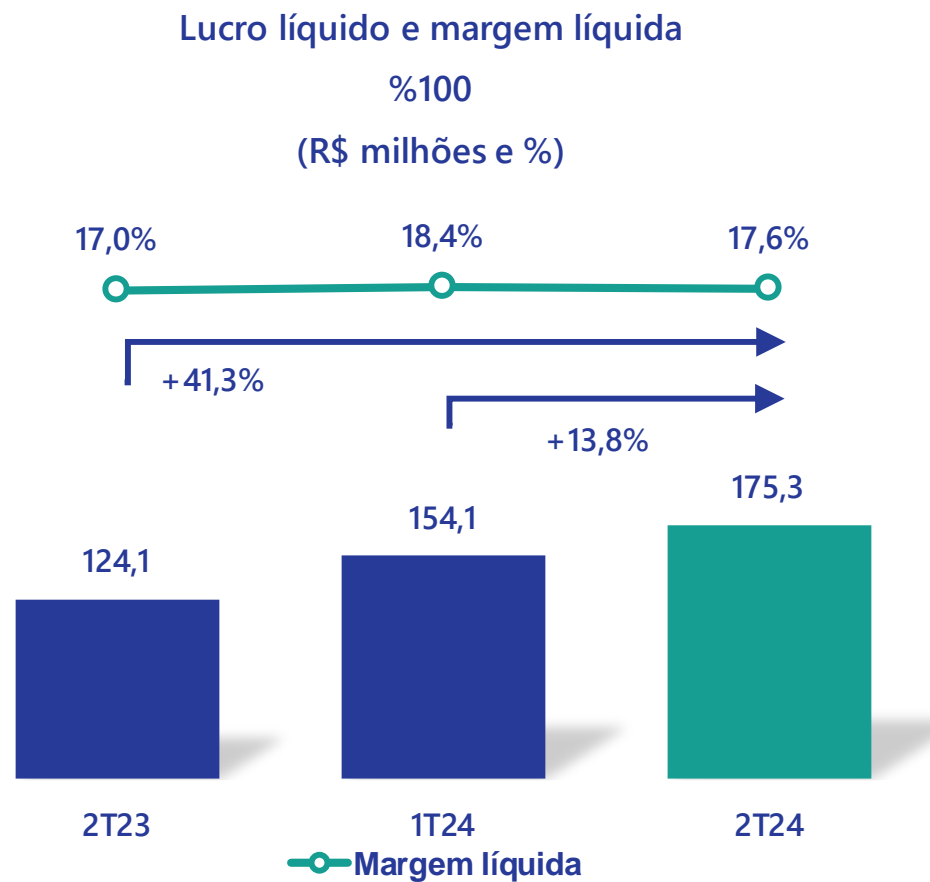
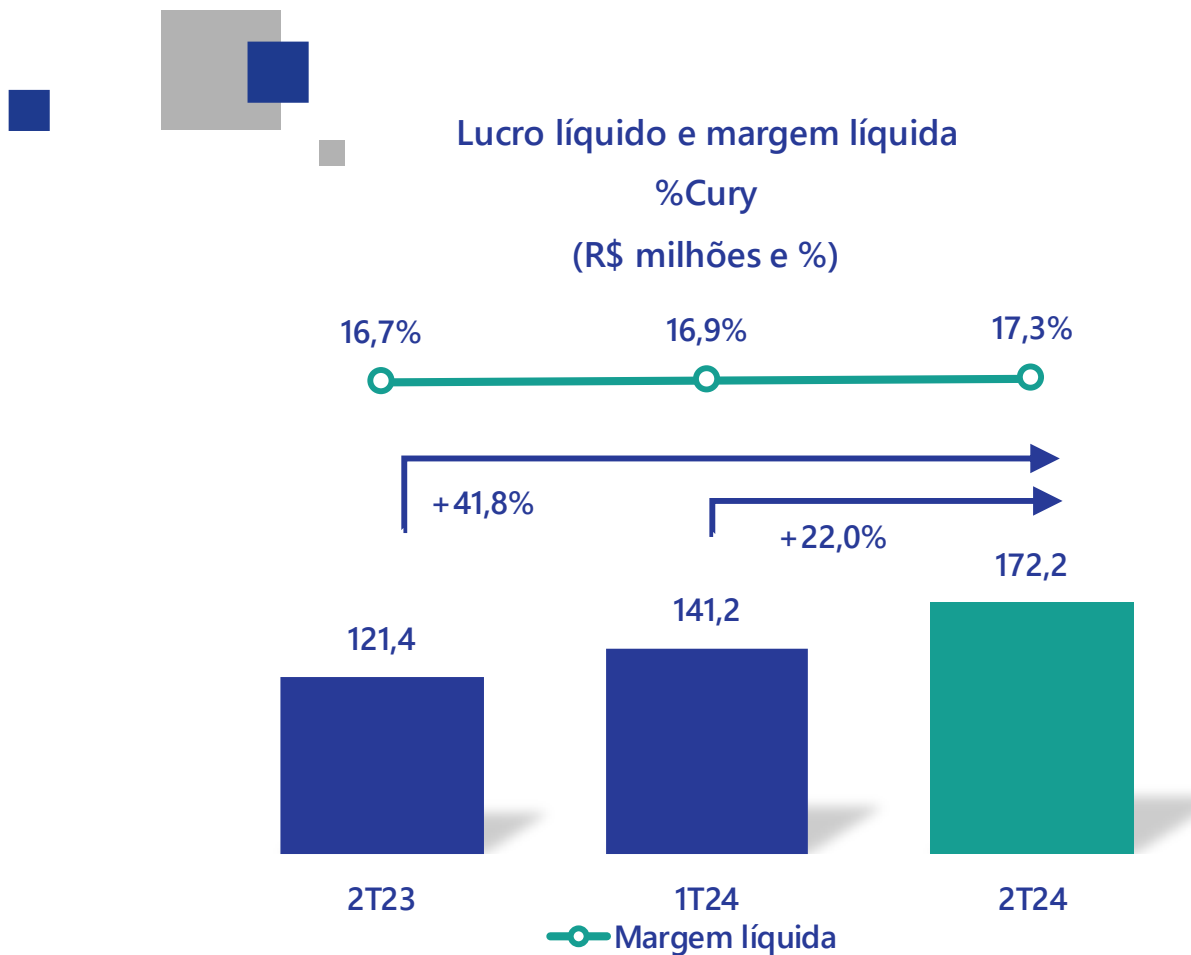
## CFO



## INDICADORES FINANCEIROS



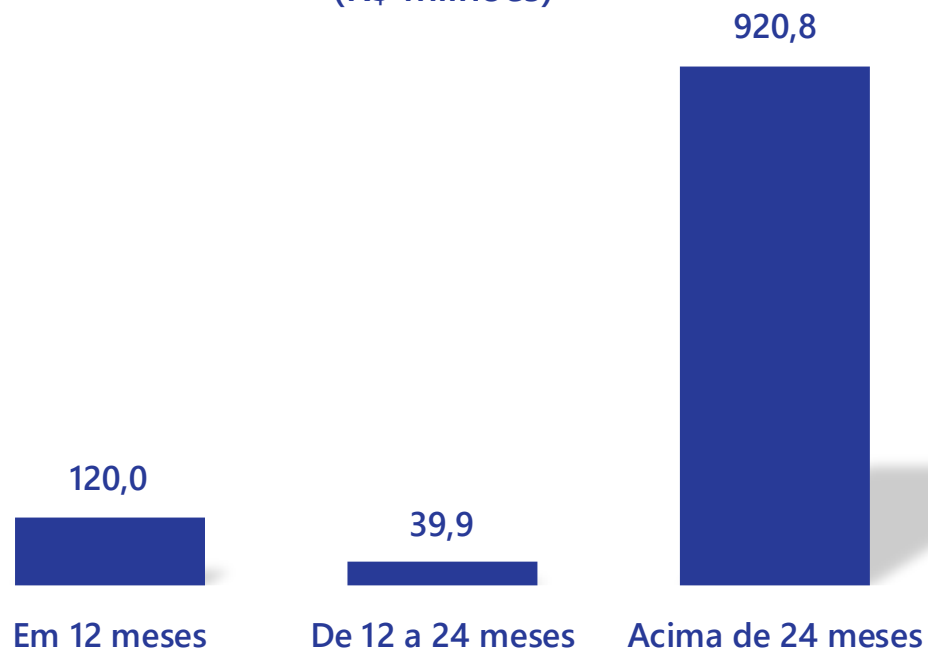
## INDICADORES FINANCEIROS



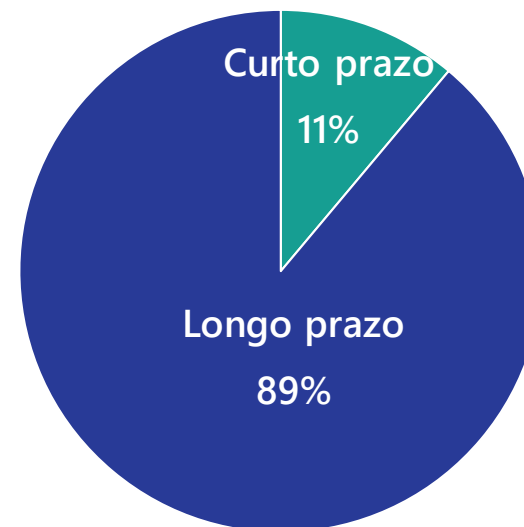


## INDICADORES FINANCEIROS

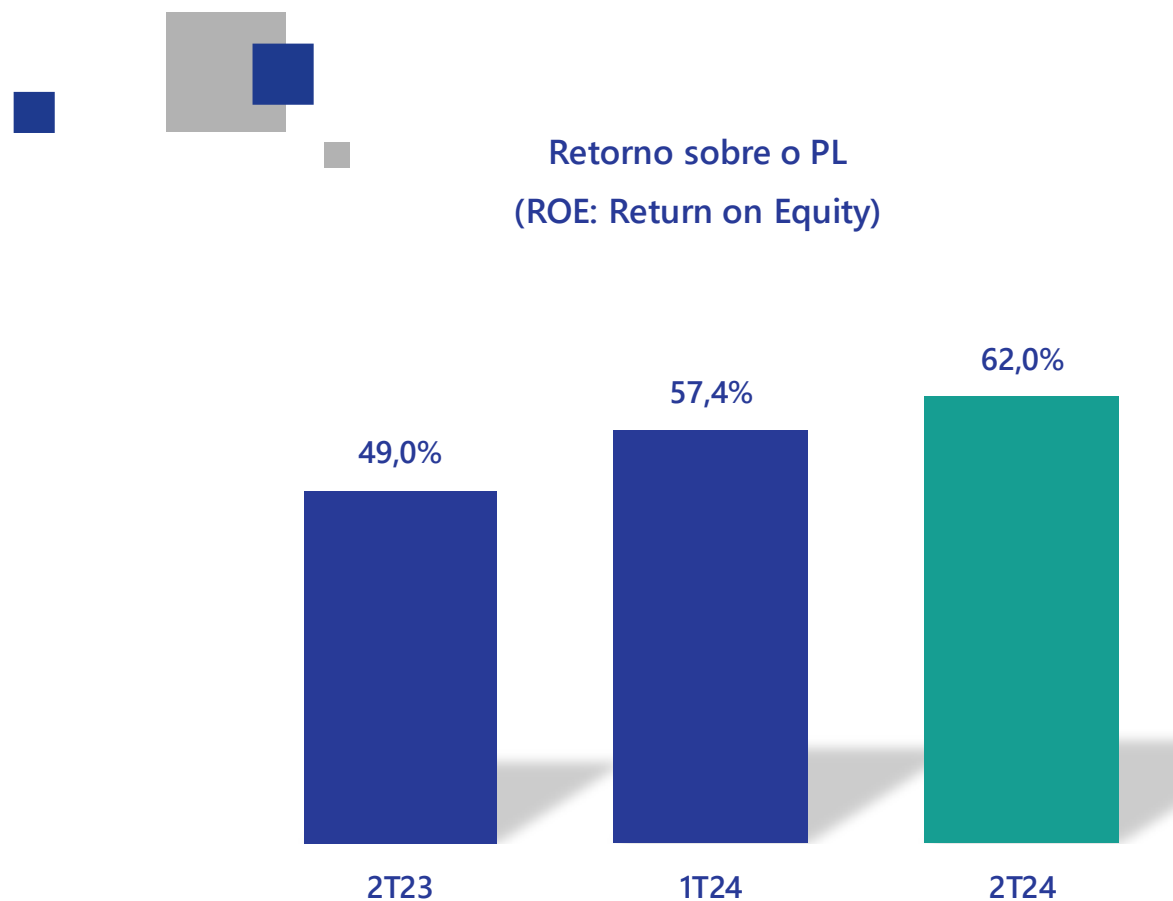
Cronograma de Amortização 30/06/2024  
(R\$ milhões)



Perfil do endividamento  
30/06/2024



## INDICADORES FINANCEIROS



## Relações com Investidores

Diretor de RI: Ronaldo Cury

Gerente de RI: Nádia Santos

Analista de RI: Alice Vasconcelos

Analista de RI: Héricles Camargo

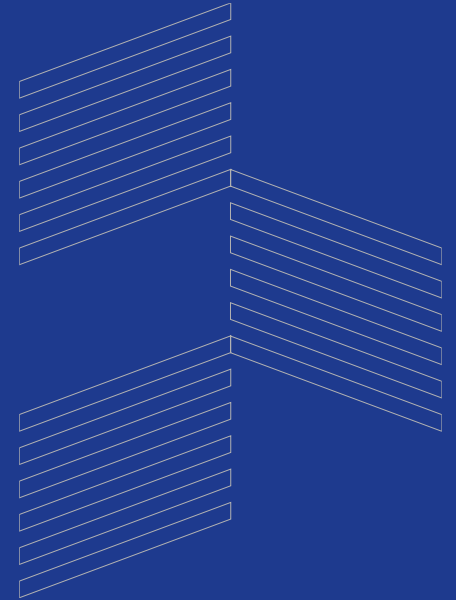
[ri@cury.net](mailto:ri@cury.net)

**CURY**

ICON B3 IMOB B3 IBRA B3 SMLL B3

B3 LISTED NM IGCT B3 IGCX B3 IGNM B3 ITAG B3

Esta apresentação pode conter considerações futuras referentes às perspectivas do negócio, estimativas de resultados operacionais e financeiros. Essas informações e dados se baseiam exclusivamente nas expectativas da administração em relação ao futuro do negócio e seu contínuo acesso a capitais para financiar o plano de negócios da Companhia. Tais considerações futuras dependem, substancialmente, de mudanças nas condições de mercado, regras governamentais, pressões da concorrência, desempenho do setor e da economia brasileira, entre outros fatores e estão, portanto, sujeitas a mudança sem aviso prévio.





# 2Q24 EARNINGS RESULTS

AUGUST 7<sup>th</sup>, 2024





**CEO**



**Fabio Elias Cury**

**IRO**



**Ronaldo Cury**

**CFO**



**João Mazzuco, CFA**



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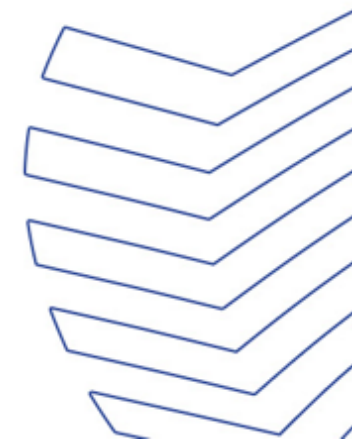
# Fabio Cury

## CEO





## MESSAGE FROM MANAGEMENT



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# Ronaldo Cury

IRO, Institutional Relations and Real Estate Credit Officer

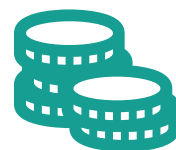




## OPERATING

2Q24

- **LAUNCHES:** R\$1,734.7 million
- **NET PRE-SALES:** R\$1,749.2 million
- **NET SOS:** 50.5%
- **OPERATING CASH GENERATION:** R\$152.1 million



## FINANCIAL

2Q24

- **NET REVENUES:** R\$998.1 million
- **ADJUSTED GROSS MARGIN:** 38.5%
- **NET INCOME:** R\$175.3 million
- **NET MARGIN:** 17.6%



LAUNCHES HIGHLIGHTS – SALES UPDATED UNTIL 08/05/2024

São Paulo

Mérito João Dias

Apr/2024  
PSV R\$ 184 MM  
South Zone  
97% sold

Urban Vila Maria II

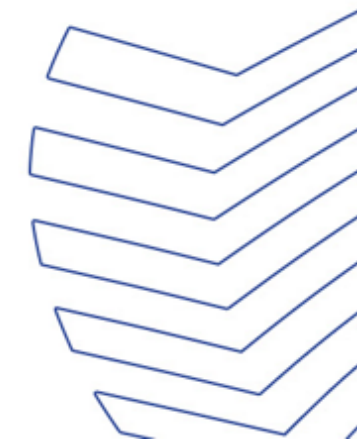
Apr/2024  
PSV R\$ 136 MM  
North Zone  
82% sold

Rio de Janeiro

Heitor dos Prazeres - Pierrot

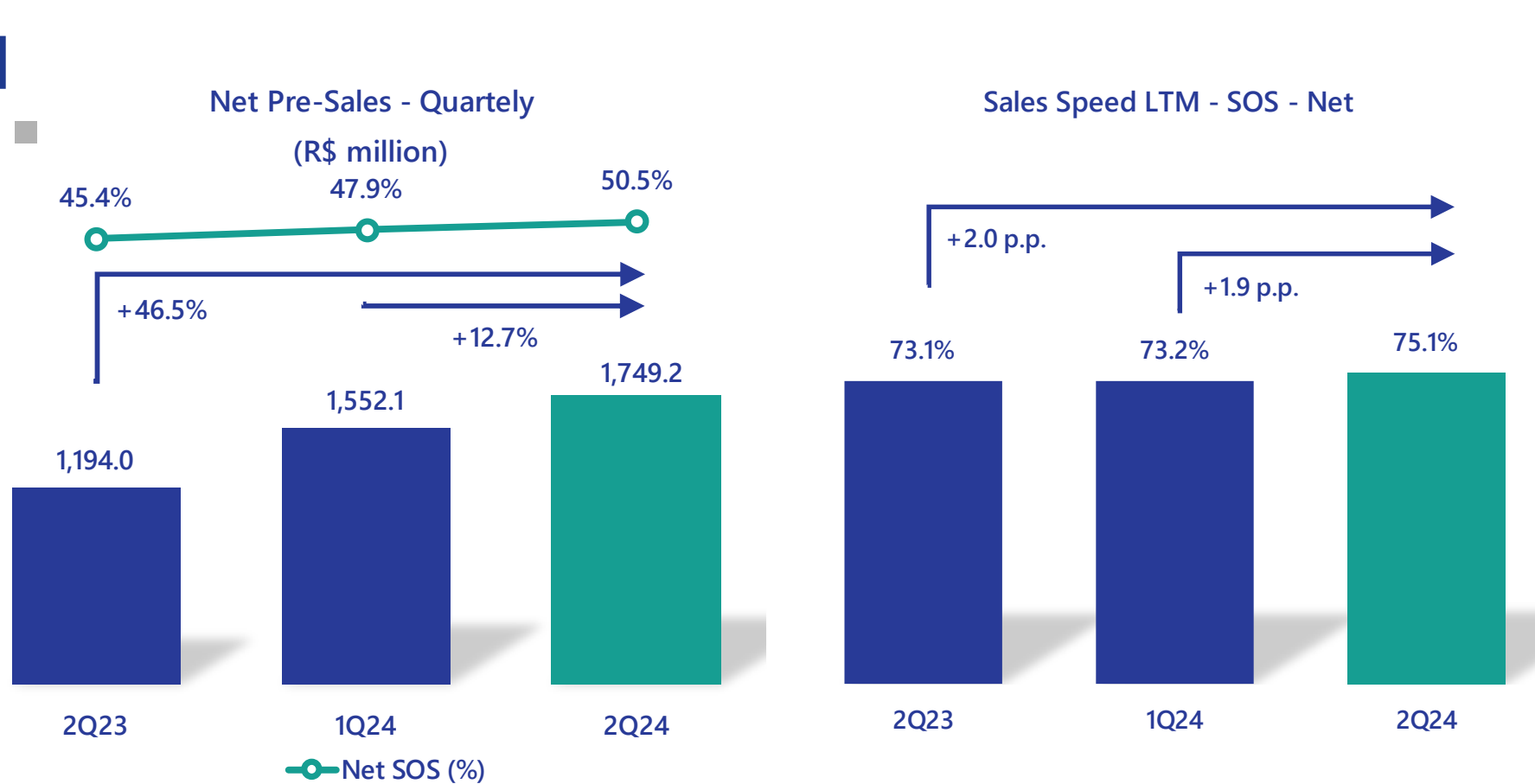
Apr/2024  
PSV R\$ 502 MM  
Porto region  
88% sold

8 projects in 2Q24  
PSV of R\$ 1,734.7  
million



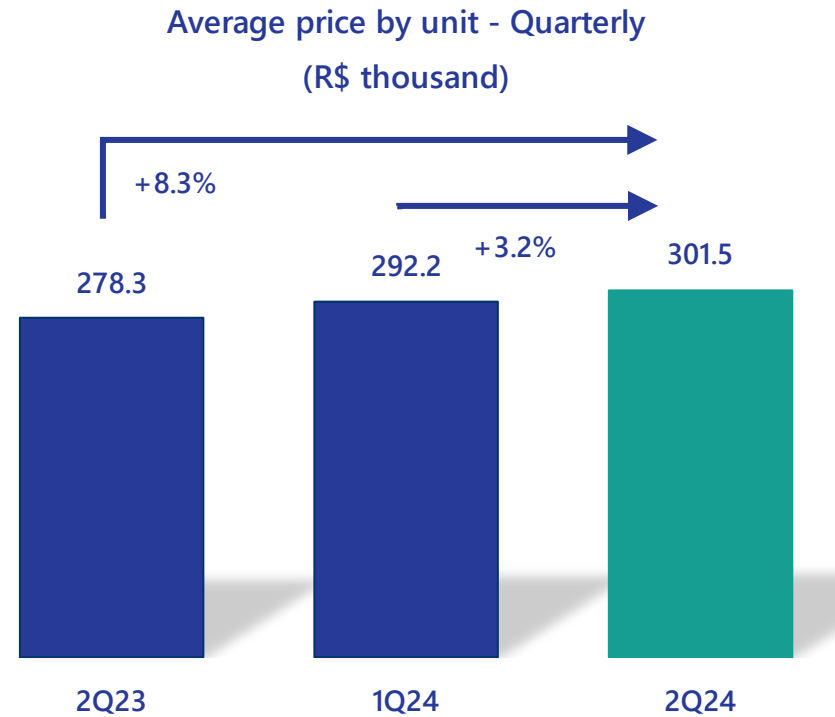
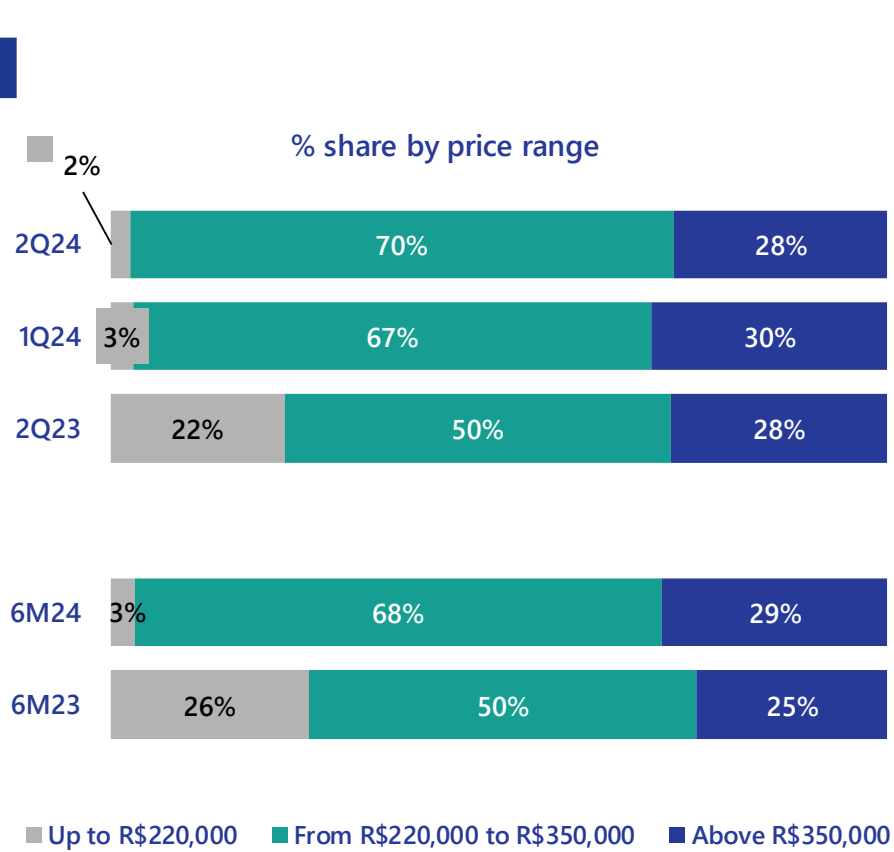


# OPERATING INDICATORS

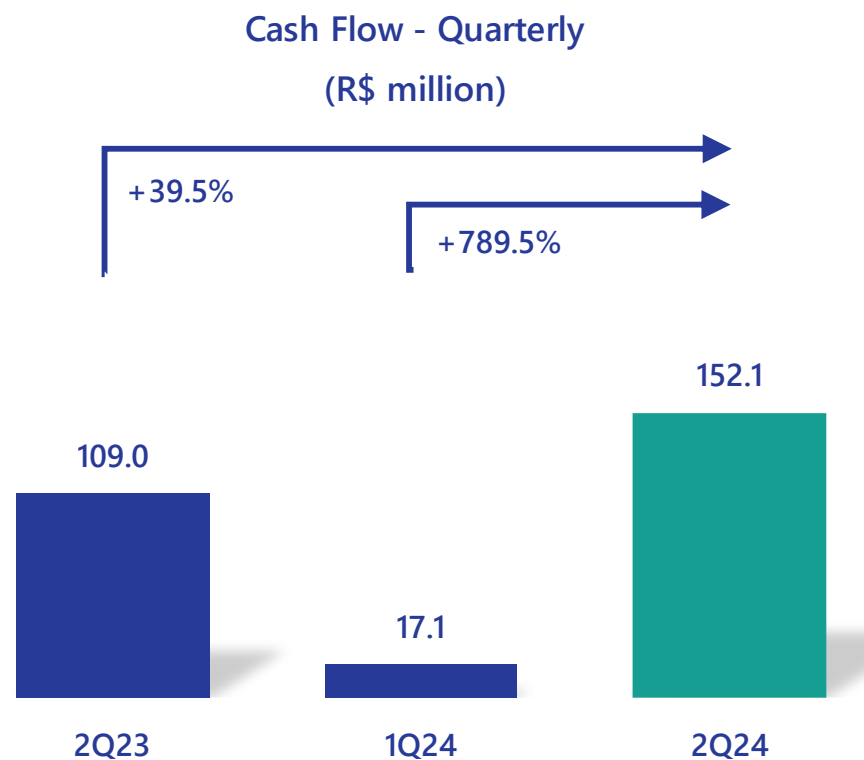
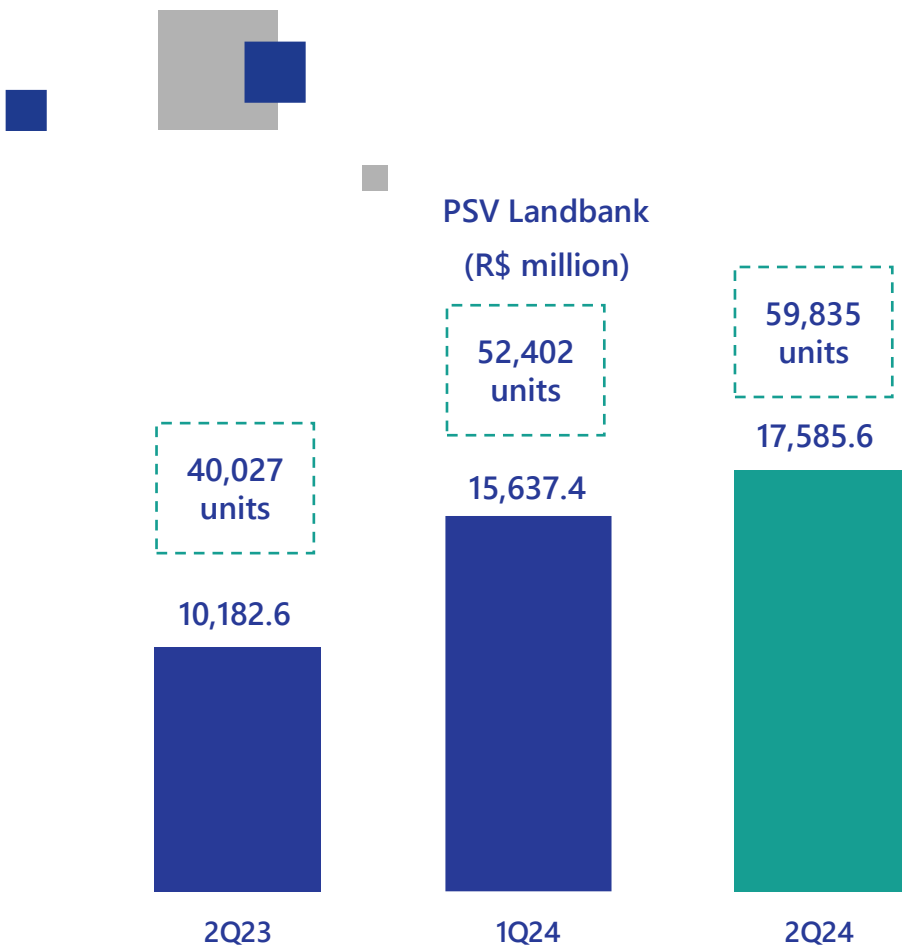


## OUR STRATEGY IN 2024

FOCUSED ON THE HIGH BRACKETS OF MCMV\* PROGRAM AND ONE BRACKET ABOVE



## OPERATING INDICATORS



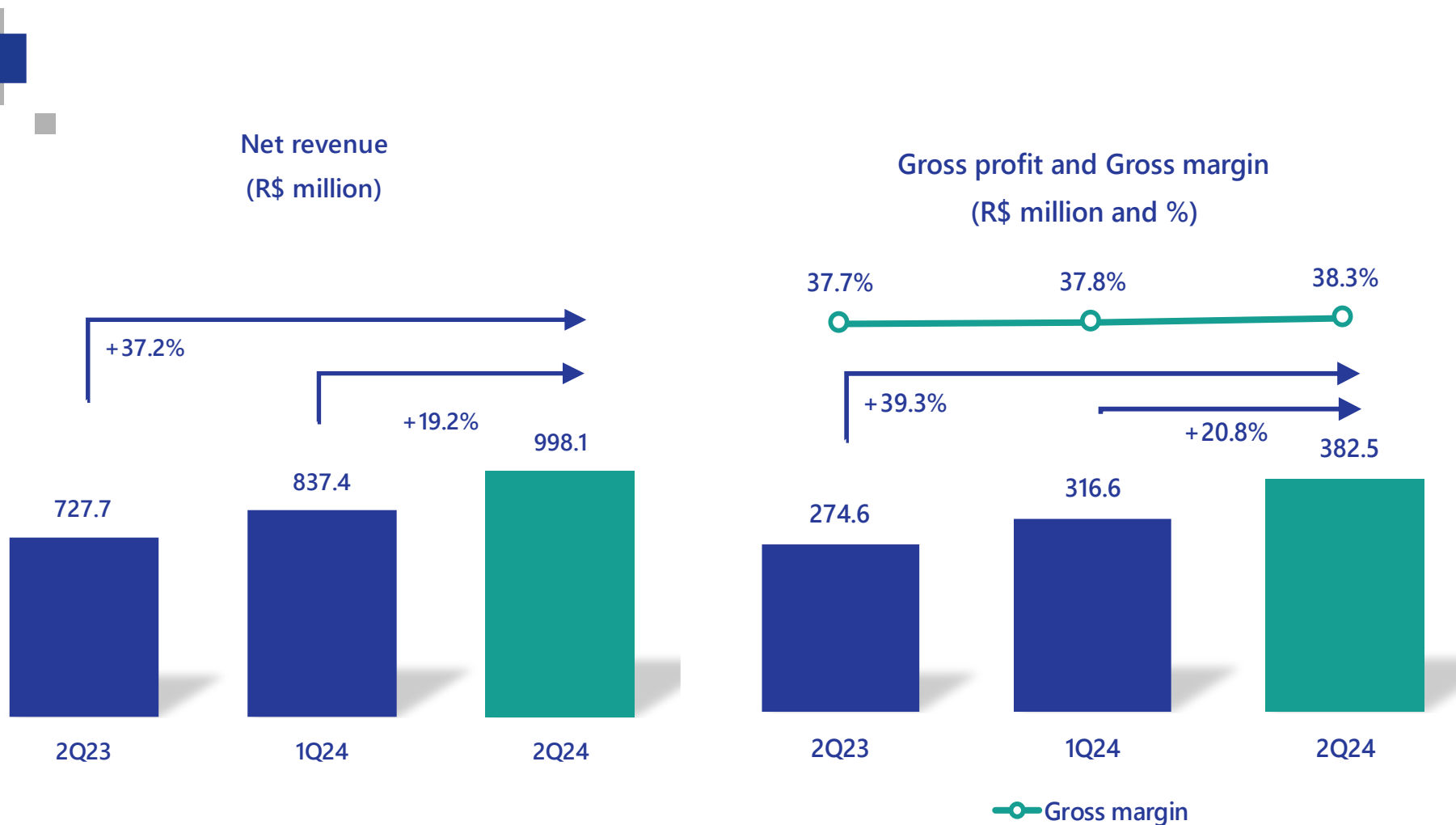
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# João Mazzuco, CFA

CFO

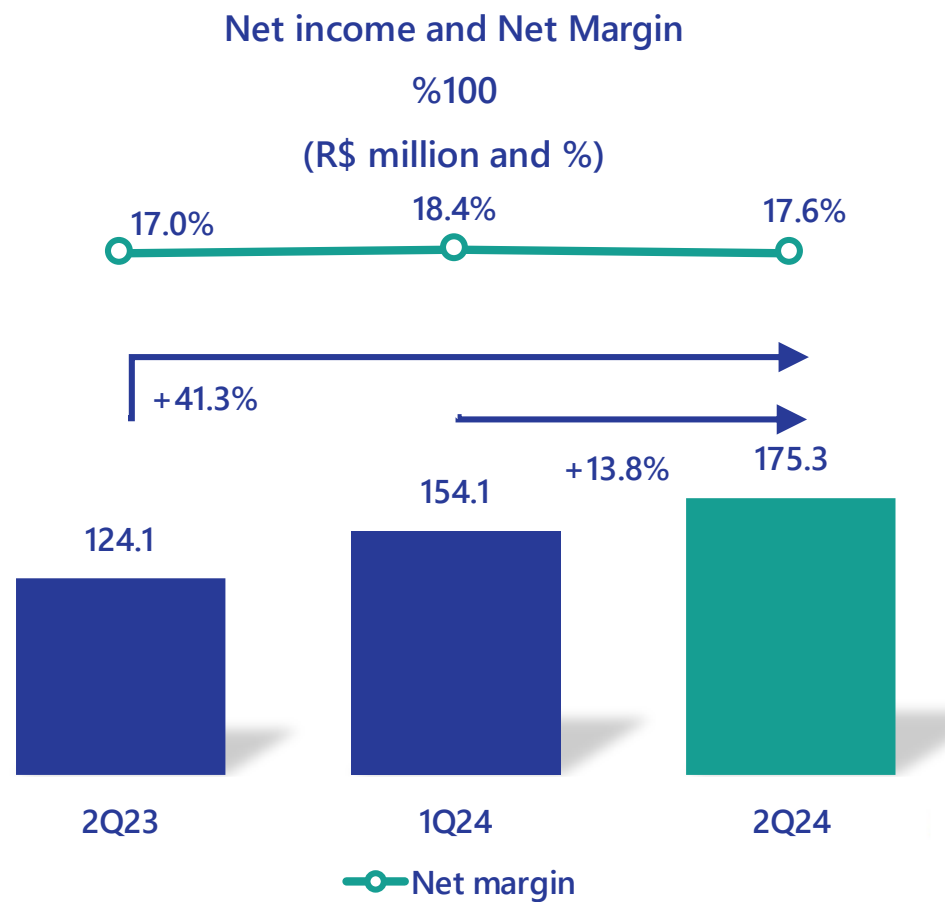
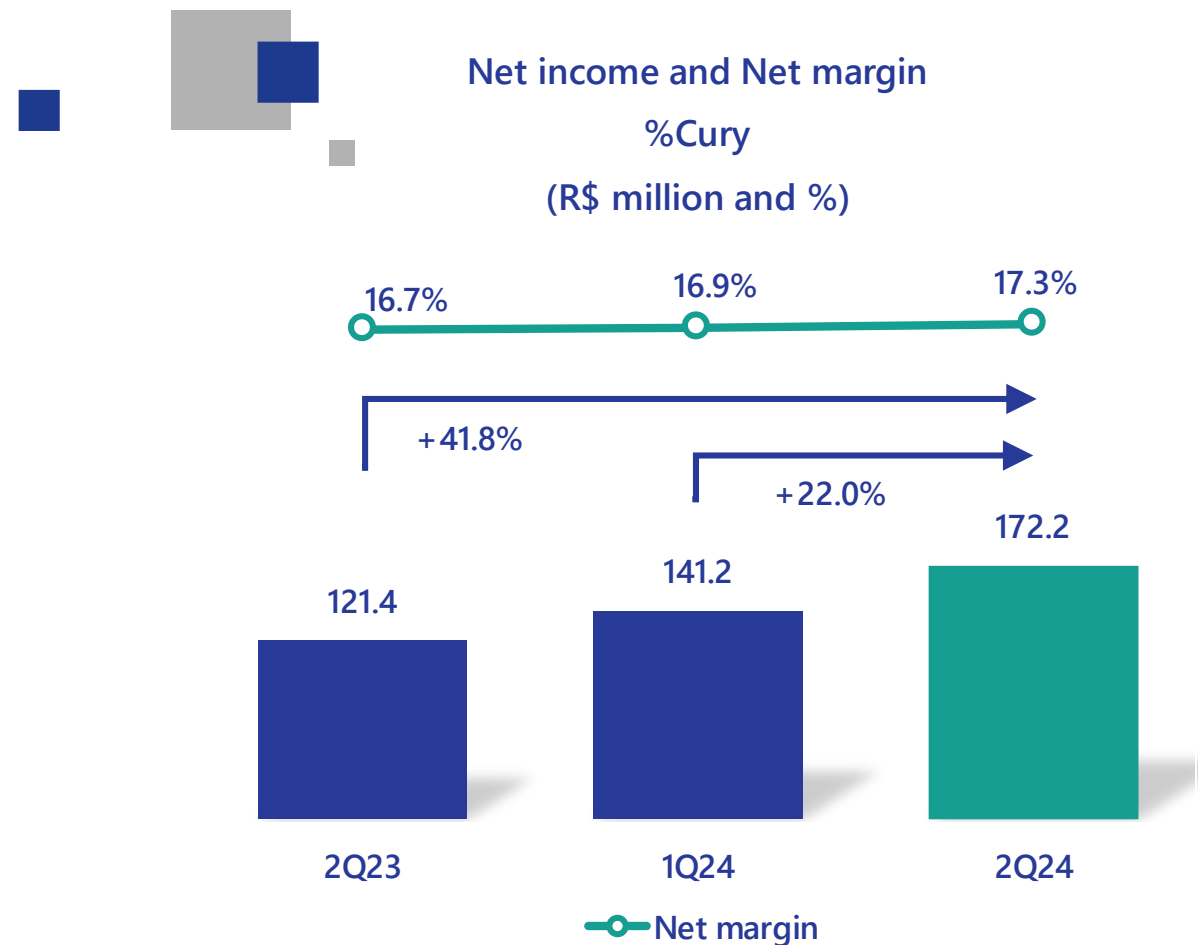


## FINANCIAL INDICATORS



Adjusted Gross Margin 38.5%

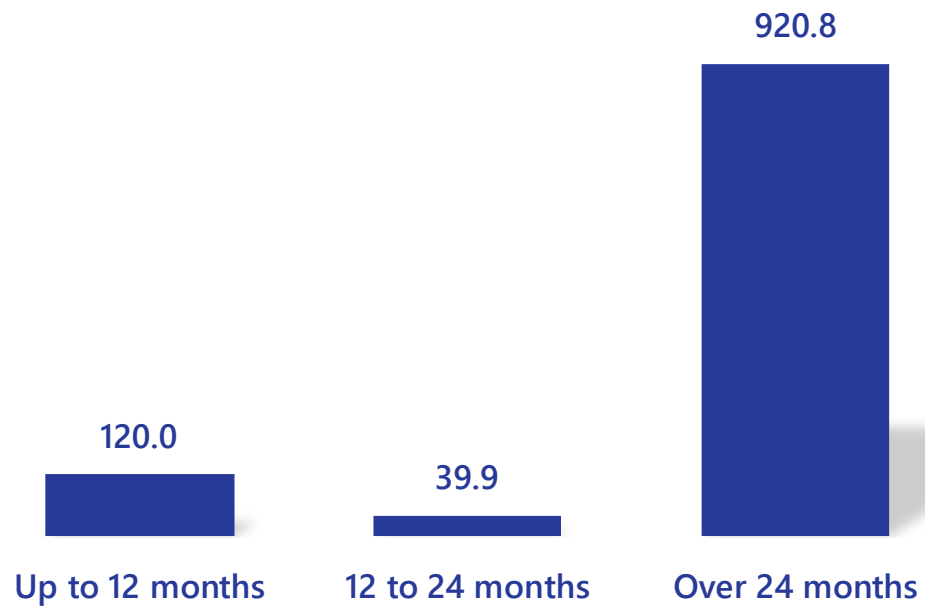
## FINANCIAL INDICATORS



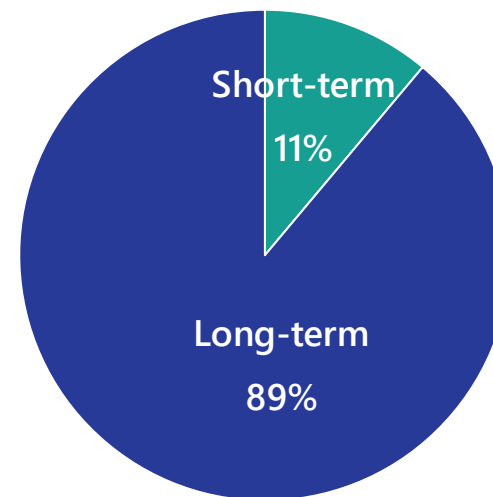


## FINANCIAL INDICATORS

Amortization schedule 06/30/2024  
(R\$ million)



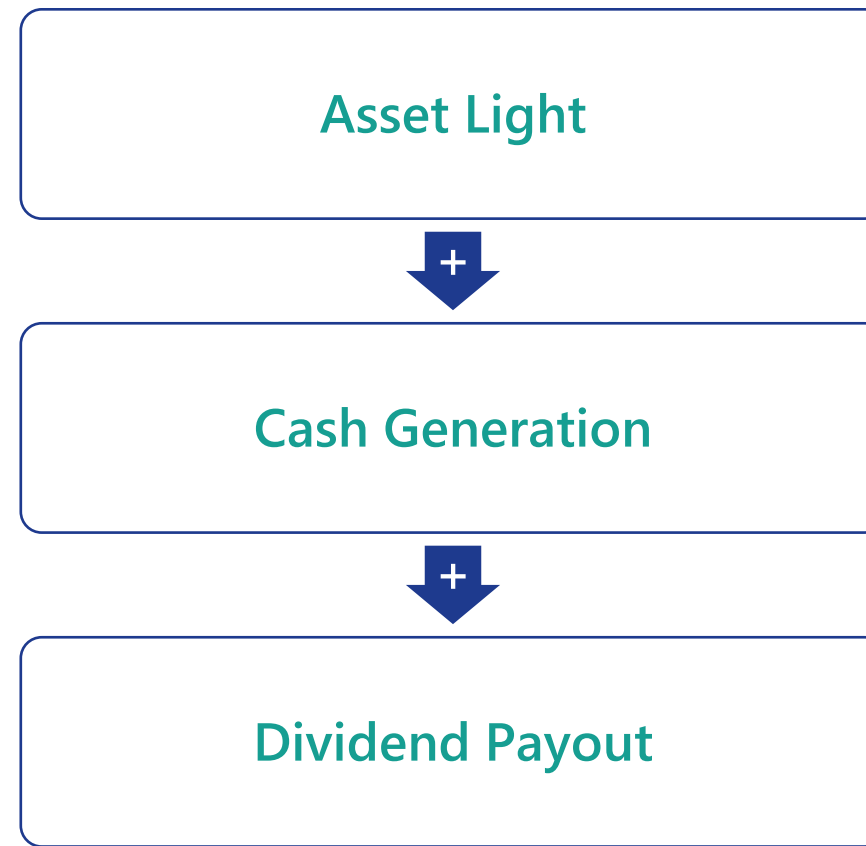
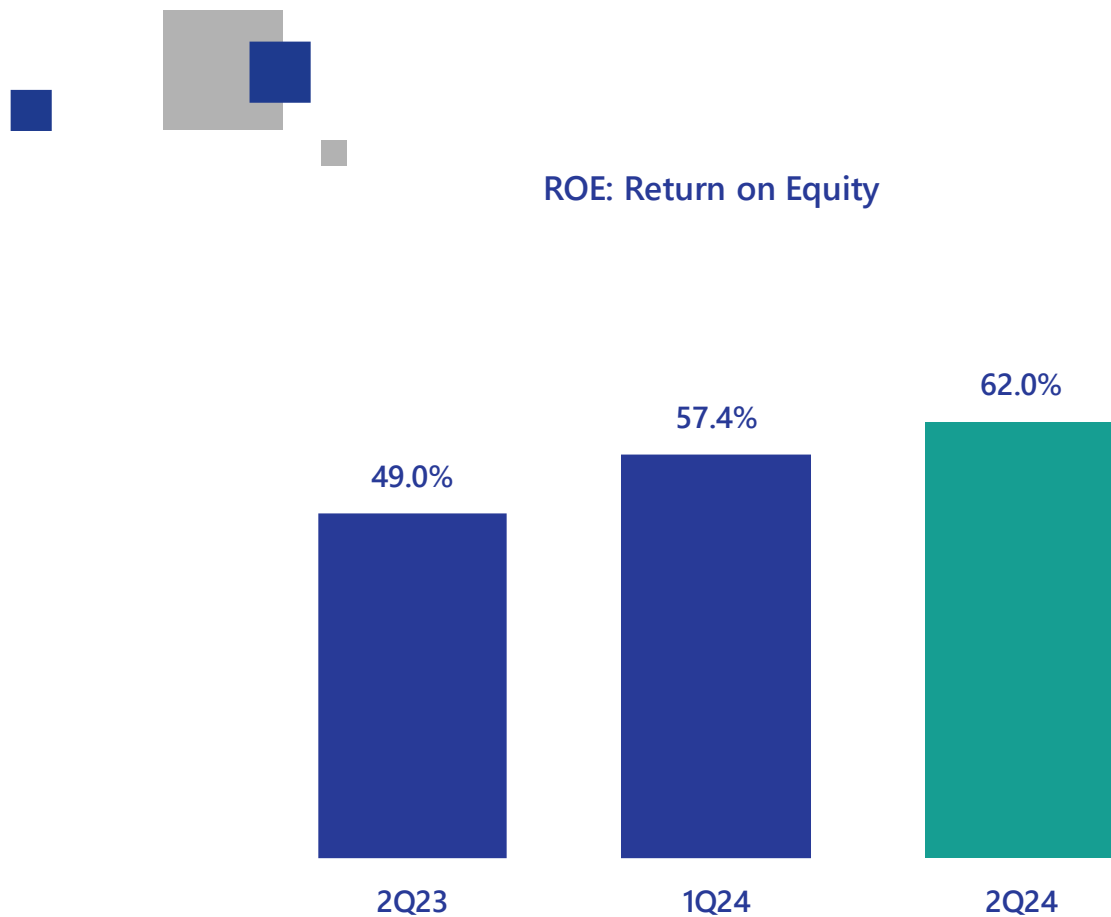
Debt profile  
06/30/2024



Gross Debt R\$1,080.7 million

Net Cash R\$477.3 million

## FINANCIAL INDICATORS



# Investor Relations

IR Officer: Ronaldo Cury

IR Manager: Nádia Santos

IR Analyst: Alice Vasconcelos

IR Analyst: Hérciles Camargo

[ri@cury.net](mailto:ri@cury.net)

**CURY** **ICON B3 IMOB B3 IBRA B3 SMLL B3**  
**B3 LISTED NM IGCT B3 IGCX B3 IGNM B3 ITAG B3**

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