

Individual and Consolidated Interim Financial Information

Cury Construtora e Incorporadora S.A.

June 30, 2025

with Independent Auditor's Review Report on Quarterly Information

Cury Construtora e Incorporadora S.A.

Individual and consolidated interim financial information

June 30, 2025

Contents

Independent auditor's review report on quarterly information	1
Statements of financial position - Individual and Consolidated	4
Statements of profit or loss	6
Statements of comprehensive income	7
Statements of changes in equity	8
Statements of cash flows - indirect method	9
Statements of value added	10
Notes to individual and consolidated interim financial information	11



**Shape the future
with confidence**

São Paulo Corporate Towers
Av. Presidente Juscelino Kubitschek, 1,909
6º ao 9º andar - Vila Nova Conceição
04543-011 - São Paulo - SP - Brasil
Tel: +55 11 2573-3000
ey.com.br

A free translation from Portuguese into English of Independent Auditor's Review Report on quarterly information prepared in Brazilian currency in accordance with CPC 21 and IAS 34 - Interim Financial Reporting and the rules issued by the Brazilian Securities and Exchange Commission (CVM) applicable to the preparation of Quarterly Information (ITR)

Independent auditor's review report on quarterly information

To the Shareholders, Board of Directors and Officers of
Cury Construtora e Incorporadora S.A.

Introduction

We have reviewed the individual and consolidated interim financial information of Cury Construtora e Incorporadora S.A. (the "Company") contained in the Quarterly Information Form (ITR) for the quarter ended June 30, 2025, which comprises the statement of financial position as at June 30, 2025 and the statements of profit or loss and of comprehensive income for the three- and six-month periods then ended, and the statements of changes in equity and of cash flows for the six-month period then ended, including explanatory information.

The executive board is responsible for the preparation of the individual and consolidated interim financial information in accordance with Accounting Pronouncement CPC 21 and IAS 34 - Interim Financial Reporting, applicable to real estate development entities in Brazil registered with the Brazilian Securities and Exchange Commission ("CVM), as well as for the fair presentation of this information in accordance with the rules issued by the CVM applicable to the preparation of the Quarterly Information (ITR). Our responsibility is to express a conclusion on this interim financial information based on our review.

Scope of review

We conducted our review in accordance with the Brazilian and International Standards on Review Engagements (NBC TR 2410 and ISRE 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity, respectively). A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with auditing standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion on the individual interim financial information

Based on our review, nothing has come to our attention that causes us to believe that the individual interim financial information included in the quarterly information referred to above was not prepared, in all material respects, in accordance with Accounting Pronouncement CPC 21, applicable to real estate development entities in Brazil, registered with the Brazilian Securities and Exchange Commission ("CVM"), and presented consistently in accordance with the rules issued by the CVM, applicable to the preparation of Quarterly Information (ITR).



**Shape the future
with confidence**

Conclusion on the consolidated interim financial information

Based on our review, nothing has come to our attention that causes us to believe that the consolidated interim financial information included in the quarterly information referred to above was not prepared, in all material respects, in accordance with Accounting Pronouncement CPC 21 and IAS 34, applicable to real estate development entities in Brazil, registered with the Brazilian Securities and Exchange Commission (“CVM”), and presented consistently with the rules issued by the CVM, applicable to the preparation of Quarterly Information (ITR).

Emphasis of matter

Recognition of revenue from purchase and sale contracts of real estate units under construction, applicable to real estate development entities in Brazil

As described in Note 2.1, the individual and consolidated interim financial information, contained in the Quarterly Information Form (ITR), was prepared in accordance with Accounting Pronouncement CPC 21 and IAS 34, applicable to real estate development entities in Brazil, registered with the Brazilian SEC (“CVM”). Accordingly, the determination of the accounting policy adopted by the entity for recognition of revenue from purchase and sale contracts of real estate units under construction, regarding the aspects related to the transfer of control, aligns with the understanding of the Company’s executive board concerning the application of Accounting Pronouncement CPC 47, consistent with the understanding expressed in CVM/SNC/SEP Memorandum Circular No. 02/2018. Our opinion is not qualified in respect of this matter.

Other matters

Statements of value added

The quarterly information referred to above includes the individual and consolidated Statements of Value Added (SVA) for the six-month period ended June 30, 2025, prepared under the responsibility of the Company’s executive board and presented as supplementary information for purposes of IAS 34, applicable to real estate development entities in Brazil, registered with the Brazilian SEC (“CVM”). These statements have been subject to review procedures performed together with the review of the quarterly information, in order to determine whether they are reconciled with the interim financial information and accounting records, as applicable, and whether their form and content are in accordance with the criteria defined in Accounting Pronouncement CPC 09 - Statement of Value Added. Based on our review, nothing has come to our attention that causes us to believe that the statements of value added were not prepared, in all material respects, in accordance with the criteria set forth by this Standard and consistently with the individual and consolidated interim financial information taken as a whole.



**Shape the future
with confidence**

Corresponding figures audited and reviewed by other independent auditor

The Company's individual and consolidated financial statements for the year ended December 31, 2024 and the individual and consolidated interim financial information for the period ended June 30, 2024 were audited and reviewed by other independent auditor, who issued an unmodified opinion and conclusion thereon dated March 10, 2025 and August 5, 2024, respectively.

São Paulo (SP), August 4, 2025.

ERNST & YOUNG
Auditores Independentes S/S Ltda.
CRC SP-034519/O

Original report in Portuguese signed by
Marcos Kenji de Sá Pimentel Ohata
Accountant CRC SP-209240-O



A free translation from Portuguese into English of quarterly information prepared in Brazilian currency in accordance with CPC 21 and IAS 34 - Interim Financial Reporting and the rules issued by the Brazilian Securities and Exchange Commission (CVM) applicable to the preparation of Quarterly Information (ITR)

Cury Construtora e Incorporadora S.A.

Statements of financial position - Individual and Consolidated
 June 30, 2025 and December 31, 2024
 (In thousands of reais - R\$)

Assets	Note	Individual		Consolidated	
		06/30/2025	12/31/2024	06/30/2025	12/31/2024
Current assets					
Cash and cash equivalents	3	298,563	262,176	1,035,262	975,224
Marketable securities	4	175,198	94,213	495,613	441,012
Accounts receivable	5	40,683	25,073	552,497	345,783
Properties for sale	6	5,220	4,604	744,049	808,203
Advances to suppliers		4,493	1,033	8,316	17,033
Other receivables	8	-	-	170,013	138,882
Total current assets		524,157	387,099	3,005,750	2,726,137
Noncurrent assets					
Accounts receivable	5	48,266	35,550	1,581,210	1,091,454
Properties for sale	6	-	-	439,808	384,925
Receivables from related parties	7	29,991	38,663	19,451	19,811
Other receivables	8	46,286	23,365	56,629	33,123
Investments	9	2,108,250	1,812,150	40,727	42,244
Property and equipment	10	2,377	2,006	40,389	41,601
Total noncurrent assets		2,235,170	1,911,734	2,178,214	1,613,158
Total assets		2,759,327	2,298,833	5,183,964	4,339,295

	Note	Individual		Consolidated	
		06/30/2025	12/31/2024	06/30/2025	12/31/2024
Liabilities and equity					
Current liabilities					
Trade accounts payable	12	17,537	8,032	286,650	187,317
Loans and financing	11	58,072	156,797	156,104	208,869
Labor obligations		27,019	18,569	49,007	32,592
Tax obligations		685	486	30,682	27,898
Property commitments payable	13	21,650	55,931	627,468	521,618
Advances from customers	14	-	-	253,521	184,216
Deferred taxes and contributions	17	-	-	11,134	7,330
Dividends payable	16 e.	-	54,338	-	54,338
Provision for labor, civil and tax contingencies	19	13,623	13,493	13,623	13,493
Other accounts payable	15	2,378	12,273	2,713	12,294
Total current liabilities		140,964	319,919	1,430,902	1,249,965
Noncurrent liabilities					
Loans and financing	11	1,147,008	742,444	1,147,008	777,513
Provision for construction warranty		-	-	76,096	60,743
Property commitments payable	13	73,907	70,340	841,734	843,900
Provision for labor, civil and tax contingencies	19	21,401	13,769	21,401	13,769
Provision for investment losses	9	23,396	18,458	833	756
Deferred taxes and contributions	17	-	-	71,013	50,677
Payables to related parties	7	6,000	6,000	-	-
Other accounts payable	15	16,683	32,433	16,683	32,433
Total noncurrent liabilities		1,288,395	883,444	2,174,768	1,779,791
Equity					
Capital	16 a.	491,054	491,054	491,054	491,054
Treasury shares	16 b.	-	(12,210)	-	(12,210)
Capital reserve	16 c.	64,680	17,598	64,680	17,598
Legal reserve	16 d.	93,860	93,860	93,860	93,860
Income reserves		680,374	505,168	680,374	505,168
Subtotal of equity		1,329,968	1,095,470	1,329,968	1,095,470
Noncontrolling interests		-	-	248,326	214,069
Total equity		1,329,968	1,095,470	1,578,294	1,309,539
Total liabilities and equity		2,759,327	2,298,833	5,183,964	4,339,295

See accompanying notes.



Cury Construtora e Incorporadora S.A.

Statements of profit or loss
June 30, 2025 and 2024
(In thousands of reais - R\$)

Nota	Individual				Consolidated				
	04/01/2025 to 06/30/2025	01/01/2025 to 06/30/2025	04/01/2024 to 06/30/2024	01/01/2024 to 06/30/2024	04/01/2025 to 06/30/2025	01/01/2025 to 06/30/2025	04/01/2024 to 06/30/2024	01/01/2024 to 06/30/2024	
Net revenue from properties sold and services rendered	20	9,077	20,531	5,091	9,684	1,346,599	2,562,783	998,085	1,835,467
Cost of properties sold	21	-	-	-	-	(812,822)	(1,553,512)	(614,801)	(1,134,860)
Cost of services rendered	21	(10,532)	(20,110)	(8,996)	(20,015)	(1,001)	(1,607)	(753)	(1,467)
Total costs		(10,532)	(20,110)	(8,996)	(20,015)	(813,823)	(1,555,119)	(615,554)	(1,136,327)
Gross profit (loss)		(1,455)	421	(3,905)	(10,331)	532,776	1,007,664	382,531	699,140
Operating income (expenses)									
Selling expenses	21	(1,369)	(2,211)	(2,498)	(3,950)	(124,747)	(230,983)	(97,945)	(174,037)
General and administrative expenses	21	(44,072)	(76,993)	(33,347)	(54,864)	(64,402)	(114,757)	(62,203)	(103,501)
Equity pickup	9	308,550	574,987	224,434	413,941	1,091	1,779	2,806	4,105
Other operating income	23	-	-	-	-	-	-	-	-
Other operating income (expenses)	23	376	5,002	82	(5,942)	(30,494)	(70,232)	(23,250)	(44,595)
Total operating income/expenses		263,485	500,785	188,671	349,185	(218,552)	(414,193)	(180,592)	(318,028)
Income before finance income (costs)		262,030	501,206	184,766	338,854	314,224	593,471	201,939	381,112
Finance income (costs)									
Finance costs	22	(39,281)	(81,473)	(24,027)	(41,112)	(50,846)	(102,178)	(31,099)	(55,905)
Finance income	22	13,982	30,473	11,508	15,746	35,218	71,970	25,350	45,239
Total finance income (costs)		(25,299)	(51,000)	(12,519)	(25,366)	(15,628)	(30,208)	(5,749)	(10,666)
Income before taxes		236,731	450,206	172,247	313,488	298,596	563,263	196,190	370,446
Income and social contribution taxes									
Current	17	-	-	-	-	(28,545)	(50,855)	(19,957)	(37,186)
Deferred	17	-	-	-	-	(2,894)	(11,587)	(951)	(3,908)
Total income and social contribution taxes		-	-	-	-	(31,439)	(62,442)	(20,908)	(41,094)
Net income for the period		236,731	450,206	172,247	313,488	267,157	500,821	175,282	329,352
Attributable to:									
Controlling interests		236,731	450,206	172,247	313,488	236,731	450,206	172,247	313,488
Noncontrolling interests		-	-	-	-	30,426	50,615	3,035	15,864
Earnings per share (basic and diluted)	16 f.	0.8111	1.5425	0.5942	1.0814	0.8111	1.5425	0.5942	1.0814

See accompanying notes.

Cury Construtora e Incorporadora S.A.

Statements of comprehensive income

June 30, 2025 and 2024

(In thousands of reais - R\$)

	Individual				Consolidated			
	04/01/2025 to 06/30/2025	01/01/2025 to 06/30/2025	04/01/2024 to 06/30/2024	01/01/2024 to 06/30/2024	04/01/2025 to 06/30/2025	01/01/2025 to 06/30/2025	04/01/2024 to 06/30/2024	01/01/2024 to 06/30/2024
Net income for the period	236,731	450,206	172,247	313,488	267,157	500,821	175,282	329,352
Other comprehensive income	-	-	-	-	-	-	-	-
Total income for the period	236,731	450,206	172,247	313,488	267,157	500,821	175,282	329,352
Attributable to:								
Controlling interests	236,731	450,206	172,247	313,488	236,731	450,206	172,247	313,488
Noncontrolling interests	-	-	-	-	30,426	50,615	3,035	15,864

See accompanying notes.

Cury Construtora e Incorporadora S.A.

Statements of changes in equity
June 30, 2025 and 2024
(In thousands of reais - R\$)

Note	Capital reserve				Income reserves			Proposed additional dividend distribution	Equity - Individual	Noncontrolling interests	Equity - Consolidated
	Capital	Treasury shares	Share issue premium	Premium on sale of treasury shares	Legal reserve	Retained profits	Retained earnings				
Balances at December 31, 2023	291,054	(12,210)	17,598	-	61,368	507,155	-	-	864,965	132,015	996,980
Net income for the period	-	-	-	-	-	-	313,488	-	313,488	15,864	329,352
Transactions with noncontrolling shareholders	-	-	-	-	-	-	-	-	-	(8,362)	(8,362)
Additional dividends declared	-	-	-	-	-	(265,000)	-	-	(265,000)	-	(265,000)
Balances at June 30, 2024	291,054	(12,210)	17,598	-	61,368	242,155	313,488	-	913,453	139,517	1,052,970
Balances at December 31, 2024	491,054	(12,210)	17,598	-	93,860	405,168	-	100,000	1,095,470	214,069	1,309,539
Net income for the period	-	-	-	-	-	-	450,206	-	450,206	50,615	500,821
Transactions with noncontrolling shareholders	-	-	-	-	-	-	-	-	-	(16,358)	(16,358)
Sale of treasury shares	-	12,210	-	47,082	-	-	-	-	59,292	-	59,292
Additional dividends declared	-	-	-	-	-	-	-	(100,000)	(100,000)	-	(100,000)
Distribution of interim dividends	-	-	-	-	-	(175,000)	-	-	(175,000)	-	(175,000)
Balances at June 30, 2025	491,054	-	17,598	47,082	93,860	230,168	450,206	-	1,329,968	248,326	1,578,294

See accompanying notes.

Cury Construtora e Incorporadora S.A.

Statements of cash flows - indirect method

June 30, 2025 and 2024

(In thousands of reais - R\$)

	Individual		Consolidated	
	01/01/2025 to 06/30/2025	01/01/2024 to 06/30/2024	01/01/2025 to 06/30/2025	01/01/2024 to 06/30/2024
Cash flow from operating activities				
Income before income and social contribution taxes	450,206	313,488	563,263	370,446
Adjustments to reconcile income before income and social contribution taxes to net cash from operating activities				
Depreciation and amortization (including sales booth and investment property)	430	1,257	17,287	14,126
Equity pickup in subsidiaries and associates	(574,987)	(413,941)	(1,779)	(4,105)
Amortization of transaction costs	2,770	1,357	2,770	1,357
Charges on loans, financing and derivatives	77,152	28,327	81,289	32,421
Financial discount granted	-	-	17,957	13,172
Provision for construction warranty	-	-	15,353	9,844
Provision for deferred tax liabilities	-	-	(11,587)	1,581
(Reversal of) Allowance for doubtful accounts	-	-	40,907	22,707
(Reversal of) Provision for contract dissolution	-	-	2,642	(1,369)
Present value adjustment	-	-	19,261	9,682
Provision for labor, civil and tax contingencies	10,343	5,138	21,062	13,317
	-	-	-	-
Changes in operating assets and liabilities:				
(Increase) decrease in accounts receivable	(28,326)	2,372	(798,643)	(207,329)
(Increase) decrease in properties for sale	906	1,030	419,308	325,003
(Increase) decrease in advances to suppliers	(4,982)	(12,586)	(7,083)	(12,523)
(Increase) decrease in other receivables	(9,536)	1,483	(41,252)	(29,872)
Increase (decrease) in trade accounts payable	9,505	(1,942)	99,333	(30,507)
Increase (decrease) in tax obligations	199	489	21,672	(1,776)
Increase (decrease) in social and labor obligations	8,450	7,439	16,415	12,857
Increase (decrease) in advances from customers	-	-	51,643	52,828
Increase (decrease) in property commitments payable	(30,714)	(8,886)	(251,485)	(312,475)
Increase (decrease) in provision for labor, civil and tax contingencies	(2,581)	(875)	(13,300)	(9,054)
Increase (decrease) in other accounts payable	(1,830)	5,510	(1,516)	6,237
Transactions with related parties	8,672	(17,149)	360	(7,991)
Dividends received from subsidiaries	370,459	405,434	1,298	756
	-	-	-	-
Interest paid	(51,224)	(34,902)	(55,864)	(38,229)
Income and social contribution taxes paid	-	-	(45,603)	(34,920)
Net cash flow from operating activities	234,912	283,043	163,708	197,532
Cash flow from investing activities				
(Increase) decrease in marketable securities	(80,985)	(264,156)	(54,601)	(319,859)
(Increase) decrease in investments	(86,634)	(36,428)	2,075	(519)
(Increase) decrease in investment properties	-	-	-	40,000
Increase (decrease) in property and equipment	(801)	(339)	(16,075)	(16,200)
Net cash from (used in) investing activities	(168,420)	(300,923)	(68,601)	(296,578)
Cash flow from financing activities				
Repayment of loans and financing	(150,000)	(200,000)	(228,104)	(280,467)
Loans and financing taken out	389,941	665,363	479,439	752,304
Sale (repurchase) of treasury shares	59,292	-	59,292	-
Transactions with noncontrolling shareholders	-	-	(16,358)	(8,362)
Dividends paid out to shareholders	(329,338)	(118,537)	(329,338)	(118,537)
Net cash from (used in) financing activities	(30,105)	346,826	(35,069)	344,938
Net increase (decrease) in cash and cash equivalents	36,387	328,946	60,038	245,892
Cash and cash equivalents				
At beginning of period	262,176	104,663	975,224	643,630
At end of period	298,563	433,609	1,035,262	889,522
Net increase (decrease) in cash and cash equivalents	36,387	328,946	60,038	245,892

See accompanying notes.



Cury Construtora e Incorporadora S.A.

Statements of value added
June 30, 2025 and 2024
(In thousands of reais - R\$)

	Individual		Consolidated	
	01/01/2025 to 06/30/2025	01/01/2024 to 06/30/2024	01/01/2025 to 06/30/2025	01/01/2024 to 06/30/2024
Revenues				
Sales of goods, products and services	23,656	11,245	2,669,311	1,871,128
	23,656	11,245	2,669,311	1,871,128
Bought-in inputs				
Costs of goods, products and services sold	(20,110)	(20,015)	(1,577,787)	(1,135,833)
Materials, electricity, third-party services and other	(46,675)	(45,039)	(328,156)	(235,796)
	(66,785)	(65,054)	(1,905,943)	(1,371,629)
Gross value added	(43,129)	(53,809)	763,368	499,499
Retentions				
Depreciation, amortization and depletion	(430)	(1,257)	(17,287)	(14,126)
	(430)	(1,257)	(17,287)	(14,126)
Net value added produced by the Company	(43,559)	(55,066)	746,081	485,373
Value added received in transfer				
Equity pickup	574,987	413,941	1,779	4,105
Finance income	30,473	15,746	71,970	45,239
Total value added received in transfer	605,460	429,687	73,749	49,344
Total value added to be distributed	561,901	374,621	819,830	534,717
Distribution of value added				
Personnel and charges				
Payroll and related charges	-	16,172	-	17,284
Salaries - Direct compensation	13,024	-	13,976	-
Salaries - Benefits	6,094	-	6,141	-
Salaries - Unemployment Compensation Fund (FGTS)	863	-	954	-
Sales commissions	-	-	68,414	51,461
Management fees	2,404	2,290	2,404	2,290
	22,385	18,462	91,889	71,035
Taxes, charges and contributions				
Taxes, charges and contributions	-	1,562	-	78,427
Taxes, charges and contributions - Federal	5,241	-	121,628	-
Taxes, charges and contributions - Municipal	838	-	1,128	-
	6,079	1,562	122,756	78,427
Debt remuneration				
Rent	1,758	-	2,186	-
Interest	81,473	41,109	84,222	55,903
Other	-	-	17,956	-
	83,231	41,109	104,364	55,903
Equity remuneration				
Retained profits	450,206	313,488	450,206	313,488
Share of profit attributable to noncontrolling interests	-	-	50,615	15,864
	450,206	313,488	500,821	329,352
Total value added to be distributed	561,901	374,621	819,830	534,717

See accompanying notes.

1. Operations

Cury Construtora e Incorporadora S.A. (the “Company”), incorporated on June 15, 2007, is a publicly held corporation with headquarters at Rua Funchal, 411 - 13º andar, in the city and state of São Paulo, Brazil.

On September 21, 2020, the Company’s shares began to be traded on the special segment of B3 S.A. - Brasil Bolsa Balcão - Novo Mercado (New Market) - under the ticker symbol CURY3.

The Company, its subsidiaries and its associates are engaged in the residential real estate development and sale, lease of owned properties, provision of services related to construction, supervision, studies, and projects, as well as the execution of any civil engineering works. The Company predominantly operates in the Southeast region of Brazil, specifically in São Paulo and Rio de Janeiro.

The real estate developments are carried out through its subsidiaries and associates, which are Special Purpose Entities (SPEs) established for building and developing real estate projects.

2. Preparation of interim financial information and statement of compliance

2.1. Statement of compliance

The Company’s interim financial information comprises:

- a) The Parent Company’s individual interim financial information, which was prepared in accordance with Accounting Pronouncement CPC 21 (R1) - Interim Financial Reporting, and in accordance with the rules issued by the Brazilian Securities and Exchange Commission (“CVM”), applicable to the preparation of Quarterly Information (ITR), identified as “Individual”; and
- b) The consolidated interim financial information, which was prepared in accordance with the accounting practices adopted in Brazil, in accordance with Accounting Pronouncement CPC 21 (R1) - Interim Financial Reporting and IAS 34 - Interim Financial Reporting issued by the IASB, applicable to the preparation of Quarterly Information (ITR) and to real estate development entities in Brazil, registered with the Brazilian SEC (“CVM”), identified as “Consolidated”.

The aspects related to transfer of control in the sale of real estate units aligns with the understanding of the Company’s management, in accordance with that expressed by the Brazilian SEC (“CVM”) in CVM/SNC/SEP Circular Memorandum No. 02/2018 on the application of Accounting Pronouncement CPC 47 (IFRS 15);

The Parent Company’s individual interim financial information does not comply with IAS 34 as it considers the equity pickup for subsidiaries when they have negative equity.

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



2. Preparation of interim financial information and statement of compliance (Continued)

2.1. Statement of compliance (Continued)

The presentation of the individual and consolidated Statement of Value Added (SVA) is required by the Brazilian Corporation Law and by the accounting practices adopted in Brazil applicable to publicly held corporations, and was prepared in accordance with CVM Rule No. 557, dated November 12, 2008, which approved accounting pronouncement CPC 09 - Statement of Value Added. The IFRS applicable to real estate development entities in Brazil, registered with the Brazilian SEC ("CVM"), do not require the presentation of this statement.

Therefore, this statement is presented as supplementary information, without prejudice to the set of interim financial information in accordance with IFRS accounting standards applicable to real estate development entities in Brazil, registered with the Brazilian SEC ("CVM").

Company management declares and confirms that all significant information specific to the individual and consolidated interim financial information is being disclosed and corresponds to the information used to manage the Company's operations.

The quarterly information was approved by the Company's Board of Directors and authorized for filing on August 4, 2025.

2.2. Basis of preparation of interim financial information

Management periodically assesses the Company's ability to continue as a going concern and has not identified any issues; therefore, it prepared this interim financial information under the going concern assumption.

The individual and consolidated interim financial information was prepared based on a historical cost basis, except for certain financial instruments measured at their fair values and certain assets and liabilities at present value. Accounting estimates and judgments are also used by Company management. The aspects related to transfer of control in the sale of real estate units aligns with the understanding of the Company's management, in accordance with that expressed by the Brazilian SEC ("CVM") in CVM/SNC/SEP Circular Memorandum No. 02/18 on the application of Accounting Pronouncement CPC 47 (IFRS 15). The individual and consolidated interim financial information is presented in thousands of Brazilian reais (R\$), which is the functional currency of the Company, and rounded to the nearest thousand.

The Company develops its projects through Special Purpose Entities (SPEs), with the segregation of assets related to these projects through these structures.

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



2. Preparation of interim financial information and statement of compliance (Continued)

2.2. Basis of preparation of interim financial information (Continued)

The information regarding the basis of preparation and presentation of this interim financial information is consistent with the practices and policies described in Note 2 to the annual financial statements for the year ended December 31, 2024, issued on March 10, 2025, and they should be read together.

2.3. Basis of consolidation and investments in subsidiaries

The consolidated interim financial information and consolidation principles comprise the interim financial information of the Company and its subsidiaries, which are listed in Note 9.

The Company controls an entity when it is exposed or entitled to variable returns arising from its involvement with the entity and has the ability to affect those returns through its power over the entity. The interim financial information of subsidiaries is included in the consolidated interim financial information from the date on which the Company obtains control until the date the Company no longer exercises control over the subsidiary.

In the Parent Company's individual interim financial information, the financial information of the subsidiaries is accounted for under the equity method. In the consolidated interim financial information, checking accounts, revenues, expenses, assets, and liabilities between the consolidated entities and unrealized income are eliminated, as well as investments, while noncontrolling interests are highlighted. The Company elected to measure any noncontrolling interest initially at its proportional share of the identifiable net assets of the acquired entity at the acquisition date. Changes in interest held in a subsidiary that does not result in a loss of control are accounted for as equity transactions.

The accounting practices are consistently applied to all companies within the group. For investees in which the Company does not have control, investments are accounted for by the equity method. When the Company loses control over a subsidiary, the management derecognizes the assets and liabilities and any noncontrolling interest and other components recorded in equity referring to that subsidiary. Any gain or loss arising from the loss of control is recognized in the statement of profit or loss. If the Company retains any interest in the former subsidiary, then that interest is measured at fair value on the date on which control is lost. The Company and its subsidiaries are primarily focused on a single operating segment - real estate development. All internal reports provided to the key operational decision-makers, represented by Company management, are focused on the real estate development segment.

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



2. Preparation of interim financial information and statement of compliance (Continued)

2.4. New, revised and issued standards and interpretations

The accounting policies adopted in the preparation of the quarterly information are consistent with those used in the preparation of the Company's consolidated annual financial statements as of December 31, 2024, except for the adoption of the amendments to standards effective as of January 1, 2025, which did not have a material impact. There were no new standards that came into effect, and the Company did not early adopt any new accounting standards or interpretations that have been issued but are not yet in effect.

3. Cash and cash equivalents

	Individual		Consolidated	
	06/30/2025	12/31/2024	06/30/2025	12/31/2024
Cash	-	-	293	293
Bank checking accounts	199	99	24,326	5,740
Financial investments	298,364	262,077	1,010,643	969,191
	298,563	262,176	1,035,262	975,224

Short-term investments basically refer to Bank Deposit Certificates (CDBs) and fixed income fund shares, with average yield equivalent to 13.75% p.a. in 2025 (10.92% in 2024), which are highly liquid, maturing within 90 days and under repurchase agreement.

4. Marketable securities

	Individual		Consolidated	
	06/30/2025	12/31/2024	06/30/2025	12/31/2024
Bank Deposit Certificates (CDBs) (i)	175,198	94,213	219,259	111,188
Frozen amounts (ii)	-	-	276,354	329,824
Current	175,198	94,213	495,613	441,012

- (i) These basically refer to Bank Deposit Certificates (CDBs) with average yield equivalent to 13.75% p.a. in 2025 (10.92% in 2024), which are not highly liquid, with a minimum lock-up period of 90 days and expected settlement within a 12-month period;
- (ii) These refer to bank balances deposited in investment accounts by Caixa Econômica Federal (CEF), with restrictions on use by the Company. The release is carried out concurrently with the regularization and release of the purchase and sale contracts of real estate units transferred to the financial institution.

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



5. Accounts receivable

	Individual		Consolidated	
	06/30/2025	12/31/2024	06/30/2025	12/31/2024
Units completed	-	-	274,995	242,929
Units under construction	-	-	2,057,069	1,351,809
Notes receivable (i)	62,042	45,021	62,042	45,021
Trade notes receivable (ii)	26,907	15,602	-	-
Total receivables	88,949	60,623	2,394,106	1,639,759
(-) Allowance for expected credit losses (iii)	-	-	(163,842)	(132,137)
(-) Provision for contract dissolution (iv)	-	-	(46,739)	(39,828)
(-) Present value adjustment	-	-	(49,818)	(30,557)
Total provisions	-	-	(260,399)	(202,522)
Total accounts receivable	88,949	60,623	2,133,707	1,437,237
Current	40,683	25,073	552,497	345,783
Noncurrent	48,266	35,550	1,581,210	1,091,454

- (i) Notes receivable from the sale of equity interests in Special Purpose Entities (SPEs) to a business partner engaged in jointly developed real estate projects;
- (ii) These refer to services provided for Administration, Installations, and Maintenance for associates and subsidiaries of the group ("SPEs");
- (iii) This refers to the accounting allowance for expected credit losses on doubtful receivables recorded in accordance with CPC 48 (IFRS 9); and
- (iv) This refers to the accounting provision for contract dissolutions of real estate unit sales, calculated in line with CVM Circular Memorandum No. 02/2018, which considers predictive adjustments to revenue recognition when uncertainties in the realization of receivables and compliance with contractual clauses are identified. Due to the increase in sales financed directly by the Company, as well as the extension of the transfer period to the financial agent (CEF), management applied its policy for contract cancellations and recorded the accounting provision for contract dissolutions for certain of its customers.

The amounts related to receivables from real estate units are restated in accordance with contractual clauses: (a) until the delivery of the keys for properties sold, based on the variation of the Brazilian National Civil Construction Index (INCC); and (b) after the delivery of the keys for properties sold, based on the variation of the General Market Price Index (IGP-M), with interest of 12% p.a. (amortized using the constant installment system - Price table).

The present value adjustment is calculated on the balances of accounts receivable for units under construction, considering the estimated time until the delivery of the keys, using the average funding rate practiced by the Company, excluding inflation, for financing obtained. The average annual rate used for the period is 4.65% (4.19% in 2024).

Allowance for expected credit losses

Changes in the allowance for expected credit losses are as follows:

Description	Consolidated	
	06/30/2025	12/31/2024
Opening balance	(132,137)	(92,499)
(+) additions in the period (year)	(45,592)	(59,036)
(+) reversals in the period (year)	4,686	7,093
(-) write-offs of receivables due to effective losses	9,201	12,305
Closing balance	(163,842)	(132,137)

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



5. Accounts receivable (Continued)

Aging list of receivables from real estate development

The portfolio of receivables from real estate development is presented based on the contractual schedule of receipts, considering the receivable balances allocated according to the progress of the construction:

In thousands of reais	Consolidated	
	Gross balance at 06/30/2025	Gross balance at 12/31/2024
Falling due:		
From 1 to 360 days	651,976	395,159
From 361 to 720 days	510,676	227,658
Falling due over 721 days	1,070,534	863,796
Total falling due	2,233,186	1,486,613
Overdue:		
Overdue from 1 to 30 days	9,318	24,548
Overdue from 31 to 90 days	29,417	19,157
Overdue for more than 90 days	122,185	109,441
Total overdue	160,918	153,146
Total accounts receivable	2,394,106	1,639,759

6. Properties for sale

Properties for sale are primarily represented by the land available for development and the costs of construction and formation of the real estate units available for sale:

	Individual		Consolidated	
	06/30/2025	12/31/2024	06/30/2025	12/31/2024
Land (a)	-	-	601,904	793,435
Properties under construction (b)	-	-	463,281	322,629
Real property units completed	-	-	20,875	10,397
Advance for purchase of land	5,220	4,604	69,910	43,049
Provision for contract dissolutions (c)	-	-	27,887	23,618
	5,220	4,604	1,183,857	1,193,128
Current	5,220	4,604	744,049	808,203
Noncurrent	-	-	439,808	384,925

- Land for future developments is classified between current and noncurrent assets based on the expected timeline for the launch of real estate projects, which is periodically reviewed by management;
- The interest on financing is capitalized and recorded together with other construction costs for ongoing projects and is allocated to the statement of profit or loss proportionally to the units sold. As at June 30, 2025, this balance was R\$138 (R\$36 as at December 31, 2024); and
- This refers to the provision for contract dissolutions, in line with CVM Circular Memorandum No. 02/2018, which considers predictive adjustments to revenue recognition and, as a result, to the cost of the unit sold, when uncertainties are identified. Due to the increase in direct sales between the promisor-buyer and the Company, as well as the extension of the transfer period to the financial agent (CEF), the Company revised its policy for contract cancellations and recorded the accounting provision for contract dissolutions for certain of its customers.

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



7. Payables to and receivables from related parties

The balances held with related parties primarily refer to checking account transactions and intercompany loans with business partners. The Parent Company's balances in this financial information are as follows:

Individual	Noncurrent assets		Noncurrent liabilities	
	06/30/2025	12/31/2024	06/30/2025	12/31/2024
Casaviva Incorporadora e Construtora Ltda	-	4,733	-	-
CBR046 Empreendimentos Imobiliários Ltda	830	415	-	-
CCISA19 Incorporadora Ltda.	573	573	-	-
CCISA54 Incorporadora Ltda.	-	500	-	-
CCISA128 Incorporadora Ltda.	1,260	6,647	-	-
CCISA133 Incorporadora Ltda.	641	-	-	-
CCISA183 Incorporadora Ltda.	743	-	-	-
CCISA206 Incorporadora Ltda.	585	-	-	-
Construtora Tenda S/A	7,338	8,458	-	-
Dalaveca Incorporadora Ltda.	88	88	-	-
Ipanema Investimentos Imobiliários Ltda	2,881	2,719	-	-
Império Ocidente Incorporadora Ltda	42	42	-	-
Lamballe Incorporadora Ltda	-	-	6,000	6,000
João Fortes Engenharia S/A	3,552	3,157	-	-
Piedade Empreendimentos Imobiliários Ltda	252	252	-	-
Saint Simon Incorporadora Ltda	10,511	10,458	-	-
Other	695	621	-	-
Total	29,991	38,663	6,000	6,000

Intercompany loans for business partners in associates presented in this consolidated financial information are supported by agreements entered into between the parties involved and are subject to adjustments linked to the CDI. The realization of the amounts is secured by the cash generation from the jointly developed projects and/or other operational assets, with no defined maturity date. The balances of these transactions are broken down as follows:

Consolidated	Noncurrent assets	
	06/30/2025	12/31/2024
Casaviva Incorporadora e Construtora	-	4,733
Construtora Tenda	7,338	8,458
Cyrela Brazil Realty	439	-
João Fortes Engenharia	2,155	1,824
Larvi Incorporadora	241	-
Riva Incorporadora	6,059	1,754
Tecnisa	3,219	3,042
Total noncurrent assets	19,451	19,811

Managing officers and directors' compensation

The managing officers and directors' compensation as of June 30, 2025 totaled R\$10,046 (R\$4,249 as of June 30, 2024), which includes fixed and variable compensation. The Company does not offer post-employment benefits.

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



8. Other receivables

	Individual		Consolidated	
	06/30/2025	12/31/2024	06/30/2025	12/31/2024
Third-party receivables	-	-	522	522
Taxes recoverable and deferred tax asset (i)	24,443	18,629	32,719	26,391
Sales commissions	-	-	169,491	138,360
Derivatives receivable - Swap	18,367	1,230	18,367	1,230
Judicial deposits	3,476	3,506	5,543	5,502
	46,286	23,365	226,642	172,005
Current	-	-	170,013	138,882
Noncurrent	46,286	23,365	56,629	33,123

(i) This comprises Withholding Income Tax (IRRF) on financial investments with ongoing refund requests (R\$17,443 individual and R\$25,719 consolidated) and deferred Corporate Income Tax (IRPJ) and Social Contribution Tax on Net Profit (CSSL) amounting to R\$7,000 for both individual and consolidated.

9. Investments and provision for investment losses

The investment balances consist of subsidiaries, associates, and jointly controlled entities, all of which have the same corporate purpose as the Company and are located in Brazil:

	Individual		Consolidated	
	06/30/2025	12/31/2024	06/30/2025	12/31/2024
Investments in associates and subsidiaries	2,108,250	1,812,150	40,727	42,244
Provision for investment losses	(23,396)	(18,458)	(833)	(756)
Total investments, net of losses	2,084,854	1,793,692	39,894	41,488

Changes in investments as of June 30, 2025 and December 31, 2024 are summarized below:

	Individual	Consolidated
Balance at December 31, 2023	1,411,928	40,109
Contributions and/or reductions	246,984	(2,306)
Distribution of profits of investees	(734,210)	(4,854)
Equity pickup	868,990	8,539
Balance at December 31, 2024	1,793,692	41,488
Contributions and/or reductions	86,634	(2,075)
Distribution of profits of investees	(370,459)	(1,298)
Equity pickup	574,987	1,779
Balance at June 30, 2025	2,084,854	39,894

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



9. Investments and provision for investment losses (Continued)

Significant information on equity interests and breakdown of investments in the Parent Company are summarized below:

Individual Investee	Equity interests		Equity		Income/loss for the year		Investment		Equity pickup	
	Jun/25	Dec/24	Jun/25	Dec/24	Jun/25	Jun/24	Jun/25	Dec/24	Jun/25	Jun/24
Acrópole Incor. Ltda.	100.00%	100.00%	326	324	2	(7)	326	324	2	(7)
API SPE 35 Plan.Des.E.I.Ltda.	100.00%	100.00%	1,683	1,802	(119)	(321)	1,683	1,802	(119)	(321)
Autêntico V. C. E. I. Ltda.	100.00%	100.00%	15	15	-	-	15	15	-	-
BNI Cury Guara. D. I. Ltda.	50.00%	50.00%	1,537	1,518	19	(80)	768	759	9	(40)
BRO 2020 Parti. S.A	2.30%	2.30%	-	-	-	-	2,500	2,500	-	-
Capri Incorporadora Ltda.	100.00%	100.00%	(8,120)	2,527	(15,651)	(313)	(8,120)	2,527	(15,651)	(313)
Carcavelos Emp. Imobil. Ltda.	2.82%	2.82%	6,574	6,574	-	(814)	185	185	-	(24)
CBR 046 Emp. Imobil. Ltda.	41.50%	41.50%	11,505	19,110	(1,404)	7,495	4,775	7,931	(583)	3,110
CBR 159 Emp. Imobil. Ltda.	0.00%	0.00%	-	-	-	3	-	-	-	1
CCISA01 Incorporadora Ltda.	100.00%	100.00%	237	232	5	(130)	237	232	5	(130)
CCISA02 Incorporadora Ltda.	100.00%	100.00%	3,206	3,605	(399)	(199)	3,206	3,605	(399)	(199)
CCISA03 Incorporadora Ltda.	50.00%	50.00%	24,695	27,066	(1,370)	(2,779)	12,348	13,533	(685)	(1,389)
CCISA04 Incorporadora Ltda.	100.00%	100.00%	3,027	2,895	132	273	3,027	2,895	132	273
CCISA05 Incorporadora Ltda.	50.00%	50.00%	2,443	2,570	273	(1,570)	1,221	1,285	136	(785)
CCISA06 Consul. Imobil. Ltda.	0.00%	0.00%	-	-	-	-	-	-	-	-
CCISA06 Engenharia Ltda.	100.00%	100.00%	459	435	23	18	459	435	23	18
CCISA07 Incorporadora Ltda.	50.00%	50.00%	511	513	(2)	(31)	256	257	(1)	(16)
CCISA08 Consul. Imobil. Ltda.	99.99%	99.99%	3,894	2,680	1,202	548	3,893	2,680	1,202	548
CCISA08 Consul. Imobil. Ltda.	99.99%	99.99%	(1,651)	171	(2,105)	1,097	(1,651)	171	(2,105)	1,097
CCISA09 Incorporadora Ltda.	100.00%	100.00%	113	274	(195)	(318)	113	274	(195)	(318)
CCISA10 Incorporadora Ltda.	100.00%	100.00%	491	822	(352)	(308)	491	822	(352)	(308)
CCISA11 Incorporadora Ltda.	100.00%	100.00%	1,824	1,932	(108)	(647)	1,824	1,932	(108)	(647)
CCISA12 Incorporadora Ltda.	100.00%	100.00%	1,375	1,484	(109)	(804)	1,375	1,484	(109)	(804)
CCISA13 Incorporadora Ltda.	100.00%	100.00%	853	886	(33)	(12)	853	886	(33)	(12)
CCISA14 Incorporadora Ltda.	100.00%	100.00%	1,804	1,777	27	(204)	1,804	1,777	27	(204)
CCISA15 Incorporadora Ltda.	0.00%	0.00%	-	-	-	-	-	-	-	-
CCISA15 Instaladora Ltda.	100.00%	100.00%	3,371	3,371	-	-	3,371	3,371	-	-
CCISA16 Incorporadora Ltda.	100.00%	100.00%	1,632	1,651	(97)	(137)	1,632	1,651	(97)	(137)
CCISA17 Incorporadora Ltda.	100.00%	100.00%	1,444	2,251	(807)	(525)	1,444	2,251	(807)	(525)
CCISA18 Incorporadora Ltda.	100.00%	100.00%	15	15	-	-	15	15	-	-

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



9. Investments and provision for investment losses (Continued)

Significant information on equity interests and breakdown of investments in the Parent Company are summarized below:

Individual Investee	Equity interests		Equity		Income/loss for the year		Investment		Equity pickup	
	Jun/25	Dec/24	Jun/25	Dec/24	Jun/25	Jun/24	Jun/25	Dec/24	Jun/25	Jun/24
CCISA19 Incorporadora Ltda.	100.00%	100.00%	(7)	(7)	-	-	(7)	(7)	-	-
CCISA20 Incorporadora Ltda.	100.00%	100.00%	24,137	15,264	2,435	(1,551)	24,137	15,264	2,435	(1,551)
CCISA21 Incorporadora Ltda.	100.00%	100.00%	2,192	2,210	(18)	(174)	2,192	2,210	(18)	(174)
CCISA22 Incorporadora Ltda.	100.00%	100.00%	4,053	4,042	11	189	4,053	4,042	11	189
CCISA23 Incorporadora Ltda.	100.00%	100.00%	720	886	(166)	(437)	720	886	(166)	(437)
CCISA24 Incorporadora Ltda.	100.00%	100.00%	1,850	2,014	(164)	(393)	1,850	2,014	(164)	(393)
CCISA25 Incorporadora Ltda.	100.00%	100.00%	1,789	2,471	(763)	(1,008)	1,789	2,471	(763)	(1,008)
CCISA26 Incorporadora Ltda.	100.00%	100.00%	850	867	(17)	19	850	867	(17)	19
CCISA27 Incorporadora Ltda.	100.00%	100.00%	2,583	2,605	(22)	(120)	2,583	2,605	(22)	(120)
CCISA28 Incorporadora Ltda.	100.00%	100.00%	39,636	11,308	(866)	(163)	39,636	11,308	(866)	(163)
CCISA29 Incorporadora Ltda.	100.00%	100.00%	40,554	30,334	12,893	(231)	40,554	30,334	12,893	(231)
CCISA30 Incorporadora Ltda.	100.00%	100.00%	650	760	(110)	30	650	760	(110)	30
CCISA31 Incorporadora Ltda.	50.00%	50.00%	5,859	5,501	357	(254)	2,929	2,751	179	(127)
CCISA32 Incorporadora Ltda.	100.00%	100.00%	1,144	1,170	(27)	(57)	1,144	1,170	(27)	(57)
CCISA33 Incorporadora Ltda.	100.00%	100.00%	28,597	8,363	21,286	(7)	28,597	8,363	21,286	(7)
CCISA34 Incorporadora Ltda.	100.00%	100.00%	17,287	15,971	6,466	(108)	17,287	15,971	6,466	(108)
CCISA35 Incorporadora Ltda.	100.00%	100.00%	2,006	293	(25)	(2)	2,006	293	(25)	(2)
CCISA36 Incorporadora Ltda.	100.00%	100.00%	683	72	-	(2)	683	72	-	(2)
CCISA37 Incorporadora Ltda.	100.00%	100.00%	43,275	32,402	23,873	9,758	43,275	32,402	23,873	9,758
CCISA38 Incorporadora Ltda.	100.00%	100.00%	2,262	2,697	(436)	(299)	2,262	2,697	(436)	(299)
CCISA39 Incorporadora Ltda.	100.00%	100.00%	874	859	-	(3)	874	859	-	(3)
CCISA40 Incorporadora Ltda.	100.00%	100.00%	5,592	2,687	(1)	-	5,592	2,687	(1)	-
CCISA41 Incorporadora Ltda.	100.00%	100.00%	474	103	-	-	474	103	-	-
CCISA42 Incorporadora Ltda.	100.00%	100.00%	309	463	(154)	(342)	309	463	(154)	(342)
CCISA43 Incorporadora Ltda.	100.00%	100.00%	14,060	14,707	13,263	(474)	14,060	14,707	13,263	(474)
CCISA44 Incorporadora Ltda.	100.00%	100.00%	11	317	(320)	(1)	11	317	(320)	(1)
CCISA45 Incorporadora Ltda.	100.00%	100.00%	1,735	1,711	25	(114)	1,735	1,711	25	(114)
CCISA46 Incorporadora Ltda.	100.00%	100.00%	2,157	2,198	(41)	(105)	2,157	2,198	(41)	(105)
CCISA47 Incorporadora Ltda.	100.00%	100.00%	208	209	-	-	208	209	-	-
CCISA47 Incorporadora Ltda.	0.00%	0.00%	-	-	-	-	-	-	-	-

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



9. Investments and provision for investment losses (Continued)

Significant information on equity interests and breakdown of investments in the Parent Company are summarized below:

Individual Investee	Equity interests		Equity		Income/loss for the year		Investment		Equity pickup	
	Jun/25	Dec/24	Jun/25	Dec/24	Jun/25	Jun/24	Jun/25	Dec/24	Jun/25	Jun/24
CCISA48 Incorporadora Ltda.	100.00%	100.00%	56,246	24,941	36,395	32,804	56,246	24,941	36,395	32,804
CCISA49 Incorporadora Ltda.	100.00%	100.00%	2,512	1,654	(303)	(5)	2,512	1,654	(303)	(5)
CCISA50 Incorporadora Ltda.	100.00%	100.00%	2,072	2,421	(349)	(202)	2,072	2,421	(349)	(202)
CCISA51 Incorporadora Ltda.	100.00%	100.00%	2,092	2,345	(253)	(453)	2,092	2,345	(253)	(453)
CCISA52 Incorporadora Ltda.	100.00%	100.00%	104	96	-	-	104	96	-	-
CCISA54 Incorporadora Ltda.	100.00%	100.00%	1,790	2,166	(376)	(485)	1,790	2,166	(376)	(485)
CCISA55 Incorporadora Ltda.	100.00%	100.00%	951	1,438	(487)	489	951	1,438	(487)	489
CCISA56 Incorporadora Ltda.	100.00%	100.00%	1	2	-	-	1	2	-	-
CCISA57 Incorporadora Ltda.	100.00%	100.00%	113,950	113,528	22,507	22,552	113,950	113,528	22,507	22,552
CCISA58 Incorporadora Ltda.	100.00%	100.00%	777	777	-	-	777	777	-	-
CCISA59 Incorporadora Ltda.	100.00%	100.00%	1,713	2,009	(295)	9	1,713	2,009	(295)	9
CCISA60 Incorporadora Ltda.	100.00%	100.00%	781	935	(154)	(178)	781	935	(154)	(178)
CCISA61 Incorporadora Ltda.	100.00%	100.00%	6,944	7,119	(174)	(1,068)	6,944	7,119	(174)	(1,068)
CCISA62 Incorporadora Ltda.	100.00%	100.00%	6,740	(5,393)	(6,664)	(5,619)	6,740	(5,393)	(6,664)	(5,619)
CCISA63 Incorporadora Ltda.	100.00%	100.00%	2,427	2,317	111	(12)	2,427	2,317	111	(12)
CCISA64 Incorporadora Ltda.	100.00%	100.00%	7,354	7,202	152	(78)	7,354	7,202	152	(78)
CCISA65 Incorporadora Ltda.	100.00%	100.00%	17	18	-	-	17	18	-	-
CCISA66 Incorporadora Ltda.	100.00%	100.00%	146,990	142,640	53,755	41,258	146,990	142,640	53,755	41,258
CCISA67 Incorporadora Ltda.	100.00%	100.00%	84,654	83,642	(3,152)	4,957	84,654	83,642	(3,152)	4,957
CCISA68 Incorporadora Ltda.	100.00%	100.00%	2,321	2,685	(365)	(884)	2,321	2,685	(365)	(884)
CCISA69 Incorporadora Ltda.	100.00%	100.00%	16,210	11,692	2,391	13,985	16,210	11,692	2,391	13,985
CCISA70 Incorporadora Ltda.	100.00%	100.00%	1,244	1,758	(514)	(499)	1,244	1,758	(514)	(499)
CCISA71 Incorporadora Ltda.	100.00%	100.00%	3,391	3,669	(278)	(204)	3,391	3,669	(278)	(204)
CCISA72 Incorporadora Ltda.	100.00%	100.00%	1,697	336	(20)	7	1,697	336	(20)	7
CCISA73 Incorporadora Ltda.	100.00%	100.00%	35,394	48,884	18,986	13,194	35,394	48,884	18,986	13,194
CCISA74 Incorporadora Ltda.	100.00%	100.00%	5,079	4,957	123	(3,137)	5,079	4,957	123	(3,137)
CCISA75 Incorporadora Ltda.	100.00%	100.00%	7,336	7,024	312	(2,463)	7,336	7,024	312	(2,463)
CCISA76 Incorporadora Ltda.	100.00%	100.00%	1,824	2,202	(378)	(326)	1,824	2,202	(378)	(326)
CCISA77 Incorporadora Ltda.	100.00%	100.00%	14,321	28,768	12,077	30,866	14,321	28,768	12,077	30,866
CCISA78 Incorporadora Ltda.	100.00%	100.00%	6,022	5,888	133	(118)	6,022	5,888	133	(118)

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



9. Investments and provision for investment losses (Continued)

Significant information on equity interests and breakdown of investments in the Parent Company are summarized below:

Individual Investee	Equity interests		Equity		Income/loss for the year		Investment		Equity pickup	
	Jun/25	Dec/24	Jun/25	Dec/24	Jun/25	Jun/24	Jun/25	Dec/24	Jun/25	Jun/24
CCISA79 Incorporadora Ltda.	100.00%	100.00%	4,607	5,373	(767)	(1,958)	4,607	5,373	(767)	(1,958)
CCISA80 Incorporadora Ltda.	50.00%	50.00%	37,133	52,396	14,770	11,282	18,566	26,198	7,385	5,641
CCISA81 Incorporadora Ltda.	100.00%	100.00%	2,230	326	-	-	2,230	326	-	-
CCISA82 Incorporadora Ltda.	100.00%	100.00%	4,161	3,228	(152)	(796)	4,161	3,228	(152)	(796)
CCISA83 Incorporadora Ltda.	100.00%	100.00%	5,941	14,715	(7,774)	(11,555)	5,941	14,715	(7,774)	(11,555)
CCISA84 Incorporadora Ltda.	100.00%	100.00%	23,210	9,111	14,688	(9)	23,210	9,111	14,688	(9)
CCISA85 Incorporadora Ltda.	100.00%	100.00%	4,404	10,551	1,453	10,250	4,404	10,551	1,453	10,250
CCISA86 Incorporadora Ltda.	100.00%	100.00%	18,427	5,357	5,506	(1)	18,427	5,357	5,506	(1)
CCISA87 Incorporadora Ltda.	100.00%	100.00%	3,675	5,959	(2,284)	3,205	3,675	5,959	(2,284)	3,205
CCISA88 Incorporadora Ltda.	100.00%	100.00%	1,297	5,750	3,022	15,272	1,297	5,750	3,022	15,272
CCISA89 Incorporadora Ltda.	100.00%	100.00%	9,669	12,616	(2,947)	(5,057)	9,669	12,616	(2,947)	(5,057)
CCISA90 Incorporadora Ltda.	60.00%	60.00%	78,005	64,322	13,683	8,757	46,803	38,593	8,210	5,254
CCISA91 Incorporadora Ltda.	100.00%	100.00%	42	841	(841)	(1)	42	841	(841)	(1)
CCISA92 Incorporadora Ltda.	100.00%	100.00%	20,488	2,827	6,436	(51)	20,488	2,827	6,436	(51)
CCISA93 Incorporadora Ltda.	100.00%	100.00%	2,286	7,127	(4,841)	5,927	2,286	7,127	(4,841)	5,927
CCISA94 Incorporadora Ltda.	100.00%	100.00%	65,603	28,692	27,479	-	65,603	28,692	27,479	-
CCISA95 Incorporadora Ltda.	100.00%	100.00%	18,869	26,874	10,350	(411)	18,869	26,874	10,350	(411)
CCISA96 Incorporadora Ltda.	100.00%	100.00%	8,538	1,080	1,791	(2)	8,538	1,080	1,791	(2)
CCISA97 Incorporadora Ltda.	100.00%	100.00%	6,239	9,018	(4,153)	4,142	6,239	9,018	(4,153)	4,142
CCISA98 Incorporadora Ltda.	100.00%	100.00%	5,716	15,440	(4,724)	4,502	5,716	15,440	(4,724)	4,502
CCISA99 Incorporadora Ltda.	100.00%	100.00%	18,870	14,838	(207)	(368)	18,870	14,838	(207)	(368)
CCISA100 Incorporadora Ltda.	100.00%	100.00%	68,566	61,614	10,403	16,509	68,566	61,614	10,403	16,509
CCISA101 Incorporadora Ltda.	100.00%	100.00%	18,518	822	5,191	(2)	18,518	822	5,191	(2)
CCISA102 Incorporadora Ltda.	100.00%	100.00%	1	1	-	(304)	1	1	-	(304)
CCISA103 Incorporadora Ltda.	100.00%	100.00%	10	10	-	-	10	10	-	-
CCISA104 Incorporadora Ltda.	100.00%	100.00%	1	2	-	-	1	2	-	-
CCISA105 Incorporadora Ltda.	100.00%	100.00%	266	266	-	(2)	266	266	-	(2)
CCISA106 Incorporadora Ltda.	100.00%	100.00%	57,407	54,035	21,052	24,676	57,407	54,035	21,052	24,676
CCISA107 Incorporadora Ltda.	100.00%	100.00%	990	3,303	7,287	3,760	990	3,303	7,287	3,760
CCISA108 Incorporadora Ltda.	100.00%	100.00%	2,988	9,791	7,798	9,507	2,988	9,791	7,798	9,507

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



9. Investments and provision for investment losses (Continued)

Significant information on equity interests and breakdown of investments in the Parent Company are summarized below:

Individual Investee	Equity interests		Equity		Income/loss for the year		Investment		Equity pickup	
	Jun/25	Dec/24	Jun/25	Dec/24	Jun/25	Jun/24	Jun/25	Dec/24	Jun/25	Jun/24
CCISA109 Incorporadora Ltda.	100.00%	100.00%	7,153	6,435	(448)	(77)	7,153	6,435	(448)	(77)
CCISA110 Incorporadora Ltda.	100.00%	100.00%	25,439	15,498	13,441	596	25,439	15,498	13,441	596
CCISA111 Incorporadora Ltda.	100.00%	100.00%	6,482	1,865	(151)	(2)	6,482	1,865	(151)	(2)
CCISA112 Incorporadora Ltda.	100.00%	100.00%	26,031	32,646	(1,615)	17,625	26,031	32,646	(1,615)	17,625
CCISA113 Incorporadora Ltda.	100.00%	100.00%	26,523	27,932	5,642	9,634	26,523	27,932	5,642	9,634
CCISA114 Incorporadora Ltda.	100.00%	100.00%	5,156	10,328	(5,372)	9,536	5,156	10,328	(5,372)	9,536
CCISA115 Incorporadora Ltda.	100.00%	100.00%	188	4	-	(3)	188	4	-	(3)
CCISA116 Incorporadora Ltda.	100.00%	100.00%	3,095	11,477	5,368	14,820	3,095	11,477	5,368	14,820
CCISA117 Incorporadora Ltda.	100.00%	100.00%	2,266	2,486	9,680	5,548	2,266	2,486	9,680	5,548
CCISA118 Incorporadora Ltda.	100.00%	100.00%	84,283	68,546	38,837	27,220	84,283	68,546	38,837	27,220
CCISA119 Incorporadora Ltda.	100.00%	100.00%	5,063	2,441	(4)	(1)	5,063	2,441	(4)	(1)
CCISA120 Incorporadora Ltda.	100.00%	100.00%	(409)	5,346	11,250	21,386	(409)	5,346	11,250	21,386
CCISA121 Incorporadora Ltda.	100.00%	100.00%	-	278	(278)	(20)	-	278	(278)	(20)
CCISA122 Incorporadora Ltda.	100.00%	100.00%	14,131	11,067	5,904	2,631	14,131	11,067	5,904	2,631
CCISA124 Incorporadora Ltda.	100.00%	100.00%	14,744	529	8,869	(1)	14,744	529	8,869	(1)
CCISA125 Incorporadora Ltda.	100.00%	100.00%	3,059	196	(2)	(1,310)	3,059	196	(2)	(1,310)
CCISA126 Incorporadora Ltda.	100.00%	100.00%	744	231	(1)	(1)	744	231	(1)	(1)
CCISA127 Incorporadora Ltda.	100.00%	100.00%	107	4	-	(2)	107	4	-	(2)
CCISA128 Incorporadora S.A	80.00%	80.00%	12,406	6,093	7,888	4,486	10,201	5,150	6,311	3,906
CCISA129 Incorporadora Ltda.	100.00%	100.00%	-	1	-	(2)	-	1	-	(2)
CCISA130 Incorporadora Ltda.	100.00%	100.00%	99	100	-	(2)	99	100	-	(2)
CCISA131 Incorporadora Ltda.	100.00%	100.00%	32,459	57,022	14,249	28,960	32,459	57,022	14,249	28,960
CCISA132 Incorporadora Ltda.	100.00%	100.00%	180	32	-	(2)	180	32	-	(2)
CCISA133 Incorporadora Ltda.	80.00%	100.00%	27,052	3,387	14,173	(2)	21,632	3,387	11,338	(2)
CCISA134 Incorporadora Ltda.	100.00%	100.00%	330	329	-	(1)	330	329	-	(1)
CCISA135 Incorporadora Ltda.	100.00%	100.00%	21,612	19,525	4,110	(3)	21,612	19,525	4,110	(3)
CCISA136 Incorporadora Ltda.	100.00%	100.00%	5,666	2,956	(179)	(2)	5,666	2,956	(179)	(2)
CCISA137 Incorporadora Ltda.	100.00%	100.00%	273	1	-	(1)	273	1	-	(1)
CCISA138 Incorporadora Ltda.	100.00%	100.00%	2	2	-	(2)	2	2	-	(2)
CCISA139 Incorporadora Ltda.	100.00%	100.00%	10,650	7,501	3,149	7,015	10,650	7,501	3,149	7,015

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



9. Investments and provision for investment losses (Continued)

Significant information on equity interests and breakdown of investments in the Parent Company are summarized below:

Individual Investee	Equity interests		Equity		Income/loss for the year		Investment		Equity pickup	
	Jun/25	Dec/24	Jun/25	Dec/24	Jun/25	Jun/24	Jun/25	Dec/24	Jun/25	Jun/24
CCISA140 Incorporadora Ltda.	100.00%	100.00%	10,897	19,840	(5,942)	4,747	10,897	19,840	(5,942)	4,747
CCISA141 Incorporadora Ltda.	100.00%	100.00%	23,398	17,457	8,941	(286)	23,398	17,457	8,941	(286)
CCISA142 Incorporadora Ltda.	100.00%	100.00%	27,067	28,771	9,896	3,722	27,067	28,771	9,896	3,722
CCISA143 Incorporadora Ltda.	100.00%	100.00%	60,542	51,942	16,100	11,321	60,542	51,942	16,100	11,321
CCISA144 Incorporadora Ltda.	100.00%	100.00%	11,137	10,806	(2)	(2)	11,137	10,806	(2)	(2)
CCISA145 Incorporadora Ltda.	100.00%	100.00%	29,420	21,215	10,206	1,836	29,420	21,215	10,206	1,836
CCISA146 Incorporadora Ltda.	100.00%	100.00%	38,328	18,932	13,748	(21)	38,328	18,932	13,748	(21)
CCISA147 Incorporadora Ltda.	100.00%	100.00%	20,111	2,395	11,497	(2)	20,111	2,395	11,497	(2)
CCISA148 Incorporadora Ltda.	100.00%	100.00%	32	33	-	(2)	32	33	-	(2)
CCISA149 Incorporadora Ltda.	100.00%	100.00%	2,399	2,176	(224)	(2)	2,399	2,176	(224)	(2)
CCISA150 Incorporadora Ltda.	100.00%	100.00%	714	85	-	(2)	714	85	-	(2)
CCISA151 Incorporadora Ltda.	100.00%	100.00%	152	-	(2)	-	152	-	(2)	-
CCISA152 Incorporadora Ltda.	65.00%	100.00%	3,000	-	-	(2)	1,950	-	-	(2)
CCISA153 Incorporadora Ltda.	100.00%	100.00%	-	-	-	(2)	-	-	-	(2)
CCISA154 Incorporadora Ltda.	100.00%	100.00%	2	2	-	(2)	2	2	-	(2)
CCISA155 Incorporadora Ltda.	100.00%	100.00%	-	-	-	(2)	-	-	-	(2)
CCISA156 Incorporadora Ltda.	100.00%	100.00%	-	-	-	(2)	-	-	-	(2)
CCISA157 Incorporadora Ltda.	100.00%	100.00%	-	-	-	(2)	-	-	-	(2)
CCISA158 Incorporadora Ltda.	100.00%	100.00%	8	8	-	(2)	8	8	-	(2)
CCISA159 Incorporadora Ltda.	100.00%	100.00%	1	1	-	(2)	1	1	-	(2)
CCISA160 Incorporadora Ltda.	100.00%	100.00%	-	-	-	-	-	-	-	-
CCISA161 Incorporadora Ltda.	100.00%	100.00%	2	2	-	(2)	2	2	-	(2)
CCISA163 Incorporadora Ltda.	60.00%	60.00%	35,977	25,433	10,544	6,064	21,586	15,260	6,326	3,638
CCISA164 Incorporadora Ltda.	100.00%	100.00%	62	46	-	(1)	62	46	-	(1)
CCISA165 Incorporadora Ltda.	100.00%	100.00%	1,242	1,088	-	(1)	1,242	1,088	-	(1)
CCISA166 Incorporadora Ltda.	100.00%	100.00%	369	342	-	(1)	369	342	-	(1)
CCISA167 Incorporadora Ltda.	100.00%	100.00%	24	24	-	(1)	24	24	-	(1)
CCISA168 Incorporadora Ltda.	100.00%	100.00%	472	291	(1)	(1)	472	291	(1)	(1)
CCISA169 Incorporadora Ltda.	100.00%	100.00%	4,397	602	(2)	(1)	4,397	602	(2)	(1)
CCISA170 Incorporadora Ltda.	100.00%	100.00%	3,186	804	(1)	(1)	3,186	804	(1)	(1)

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



9. Investments and provision for investment losses (Continued)

Significant information on equity interests and breakdown of investments in the Parent Company are summarized below:

Individual Investee	Equity interests		Equity		Income/loss for the year		Investment		Equity pickup	
	Jun/25	Dec/24	Jun/25	Dec/24	Jun/25	Jun/24	Jun/25	Dec/24	Jun/25	Jun/24
CCISA171 Incorporadora Ltda.	100.00%	100.00%	20	20	-	(1)	20	20	-	(1)
CCISA172 Incorporadora Ltda.	100.00%	100.00%	1,746	8,022	35,786	(1)	1,746	8,022	35,786	(1)
CCISA173 Incorporadora Ltda.	60.00%	100.00%	10,331	3,098	(136)	(1)	6,197	3,098	(82)	(1)
CCISA174 Incorporadora Ltda.	60.00%	60.00%	15,344	4,445	1,832	(1)	9,207	2,667	1,099	-
CCISA175 Incorporadora Ltda.	100.00%	100.00%	301	11	-	(2)	301	11	-	(2)
CCISA176 Incorporadora Ltda.	100.00%	100.00%	-	-	-	(2)	-	-	-	(2)
CCISA177 Incorporadora Ltda.	60.00%	60.00%	79,355	52,978	21,930	(2)	47,613	31,787	13,158	(2)
CCISA178 Incorporadora Ltda.	100.00%	100.00%	515	60	-	(2)	515	60	-	(2)
CCISA179 Incorporadora Ltda.	100.00%	100.00%	348	-	-	(2)	348	-	-	(2)
CCISA180 Incorporadora Ltda.	100.00%	100.00%	1,763	238	(1)	(1)	1,763	238	(1)	(1)
CCISA181 Incorporadora Ltda.	100.00%	100.00%	48	158	(161)	(1)	48	158	(161)	(1)
CCISA182 Incorporadora Ltda.	100.00%	100.00%	260	237	-	(1)	260	237	-	(1)
CCISA183 Incorporadora Ltda.	80.00%	100.00%	15,304	1,416	12,060	(1)	12,209	1,416	9,648	(1)
CCISA184 Incorporadora Ltda.	100.00%	100.00%	648	66	(1)	(1)	648	66	(1)	(1)
CCISA185 Incorporadora Ltda.	100.00%	100.00%	796	102	(1)	(1)	796	102	(1)	(1)
CCISA186 Incorporadora Ltda.	100.00%	100.00%	1,593	66	(1)	(1)	1,593	66	(1)	(1)
CCISA187 Incorporadora Ltda.	100.00%	100.00%	2,264	43	-	(1)	2,264	43	-	(1)
CCISA188 Incorporadora Ltda.	100.00%	100.00%	1,592	647	(1)	(1)	1,592	647	(1)	(1)
CCISA189 Incorporadora Ltda.	60.00%	100.00%	4,319	210	(89)	(2)	2,590	210	(54)	(2)
CCISA190 Incorporadora Ltda.	100.00%	100.00%	1,584	32	(1)	-	1,584	32	(1)	-
CCISA191 Incorporadora Ltda.	100.00%	100.00%	309	1	(1)	-	309	1	(1)	-
CCISA192 Incorporadora Ltda.	100.00%	100.00%	495	21	(1)	-	495	21	(1)	-
CCISA193 Incorporadora Ltda.	100.00%	100.00%	7	-	(1)	-	7	-	(1)	-
CCISA194 Incorporadora Ltda.	100.00%	100.00%	386	1	-	-	386	1	-	-
CCISA195 Incorporadora Ltda.	100.00%	100.00%	175	1	(2)	-	175	1	(2)	-
CCISA205 Incorporadora Ltda.	60.00%	60.00%	88,126	87,290	18	-	52,875	52,374	11	-
CCISA206 Incorporadora Ltda.	50.00%	50.00%	37,181	27,107	10,075	-	18,591	13,553	5,037	-
Cedro Consul. Imobil. Ltda.	100.00%	100.00%	769	765	3	3	769	765	3	3
Chillan Investi. Imobil. Ltda.	50.00%	50.00%	16,180	16,711	(532)	90	8,090	8,356	(266)	45
Cury Part. Societárias Ltda.	100.00%	100.00%	(2,504)	(2,504)	-	-	(2,504)	(2,504)	-	-

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



9. Investments and provision for investment losses (Continued)

Significant information on equity interests and breakdown of investments in the Parent Company are summarized below:

Individual Investee	Equity interests		Equity		Income/loss for the year		Investment		Equity pickup	
	Jun/25	Dec/24	Jun/25	Dec/24	Jun/25	Jun/24	Jun/25	Dec/24	Jun/25	Jun/24
Dalaveca Incorporadora Ltda.	50.00%	50.00%	2,164	2,368	(204)	(278)	1,082	1,184	(102)	(139)
Emmerin Incorporadora Ltda.	100.00%	100.00%	12,827	12,492	335	(932)	12,827	12,492	335	(932)
Forest Ville Incor. Ltda.	100.00%	100.00%	223	240	(33)	(716)	223	240	(33)	(716)
Gran Via Incorporadora Ltda.	100.00%	100.00%	(7)	(6)	-	(4)	(7)	(6)	-	(4)
Horto do Sol Incor. Ltda.	100.00%	100.00%	6	6	(6)	(87)	6	6	(6)	(87)
Império da França Incor. Ltda.	100.00%	100.00%	38	39	(7)	(9)	38	39	(7)	(9)
Império do Ocidente Inco. Ltda.	50.00%	50.00%	(6,244)	(6,182)	(62)	(708)	(3,122)	(3,091)	(31)	(354)
Império Romano Incor. Ltda.	100.00%	100.00%	12	14	(92)	(149)	12	14	(92)	(149)
Ipanema Investi. Imobil. Ltda.	50.00%	50.00%	(1,538)	(1,390)	(148)	(31)	(769)	(695)	(74)	(16)
Jaguariúna Empre. Imob. Ltda.	100.00%	100.00%	1,032	1,386	(547)	(678)	1,032	1,386	(547)	(678)
Joaquina Ramalho Em. I. Ltda.	80.00%	80.00%	5,383	5,102	281	205	4,307	4,082	225	164
Lamballe Incorporadora Ltda.	60.00%	60.00%	22,798	22,114	684	172	13,679	13,269	410	103
Living Botucatu Emp. I. Ltda.	50.00%	50.00%	14,306	13,996	311	(232)	7,153	6,998	155	(116)
Living Talara Empre. I. Ltda.	60.00%	60.00%	2,035	2,078	(43)	335	1,221	1,247	(26)	201
Luar do Paraíso Incor. Ltda.	100.00%	100.00%	2,547	2,386	162	(78)	2,547	2,386	162	(78)
Madagascar Incor. SPE Ltda.	100.00%	100.00%	99	99	(1)	(2)	99	99	(1)	(2)
Manilha Incorporadora Ltda.	100.00%	100.00%	66	67	(83)	(118)	66	67	(83)	(118)
Mérito Empre. Imob. SPE Ltda.	100.00%	100.00%	44	42	2	-	44	42	2	-
Mnr 6 Empre. Imobiliários S.A.	70.00%	70.00%	1,251	4,026	(2,775)	(1,830)	876	2,818	(1,942)	(1,281)
Monterey Incor. SPE Ltda.	100.00%	100.00%	22,993	27,839	12,654	17,046	22,993	27,839	12,654	17,046
Moron Investi. Imobil. Ltda.	50.00%	50.00%	(128)	(122)	(6)	(16)	(64)	(61)	(3)	(8)
Nova Delhi Incor. SPE Ltda.	100.00%	100.00%	173	169	(320)	(349)	173	169	(320)	(349)
Parada do Sol Incor. Ltda.	60.00%	60.00%	58	61	(2)	(39)	35	36	(1)	(23)
Piedade Empre. Imobi. Ltda.	50.00%	50.00%	7,249	7,585	(336)	(881)	3,624	3,793	(168)	(440)
Plaza del Arte Incor. Ltda.	100.00%	100.00%	31	48	(79)	(152)	31	48	(79)	(152)
Porto Esperança Incor. Ltda.	100.00%	100.00%	37	39	(96)	(136)	37	39	(96)	(136)
Província Incorporadora Ltda.	100.00%	100.00%	195	196	(1)	(23)	195	196	(1)	(23)
R023 Ourives Em. e Par. Ltda.	100.00%	100.00%	3,654	9,318	(39)	(6,390)	3,654	9,318	(39)	(3,195)
R033 Vila Ema 3000E.eP. Ltda.	100.00%	100.00%	4,062	4,004	58	57	4,062	4,004	58	57
Saint Simon Incor. Ltda.	50.00%	50.00%	(13,487)	(13,403)	(84)	(1,664)	(6,743)	(6,701)	(42)	(832)

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



9. Investments and provision for investment losses (Continued)

Significant information on equity interests and breakdown of investments in the Parent Company are summarized below:

Individual Investee	Equity interests		Equity		Income/loss for the year		Investment		Equity pickup	
	Jun/25	Dec/24	Jun/25	Dec/24	Jun/25	Jun/24	Jun/25	Dec/24	Jun/25	Jun/24
SCP CCISA19 Incor. Ltda.	80.00%	80.00%	1,633	1,651	(18)	(646)	1,307	1,321	(14)	(516)
Vicente Lima Cleto Incor. Ltda.	100.00%	100.00%	1,380	1,497	(240)	(1,333)	1,380	1,497	(240)	(1,333)
Vienna Incorporadora Ltda.	100.00%	100.00%	1	1	-	-	1	1	-	-
Villarreal Incorporadora Ltda.	50.00%	50.00%	11,404	10,660	8	5	5,702	5,330	4	2
Total							2,084,854	1,793,692	574,987	413,941

Significant information on equity interests and breakdown of investments in the consolidated financial information are summarized below:

Consolidated Investee	Equity interests		Equity		Income/loss for the year		Investment		Equity pickup	
	Jun/25	Dec/24	Jun/25	Dec/24	Jun/25	Jun/24	Jun/25	Dec/24	Jun/25	Jun/24
BRO 2020 Parti. S.A	2.30%	2.30%	-	-	-	-	2,500	2,500	-	-
Carcavelos Emp. Imobil. Ltda.	2.82%	2.82%	6,574	6,574	-	(814)	185	185	-	(24)
CBR 046 Emp. Imobil. Ltda.	41.50%	41.50%	11,505	19,110	(1,404)	7,495	4,775	7,931	(583)	3,110
CBR 159 Emp. Imobil. Ltda.	0.00%	0.00%	-	-	-	3	-	-	-	1
Chillan Investi. Imobil. Ltda.	50.00%	50.00%	16,180	16,711	(532)	90	8,090	8,356	(266)	45
Ipanema Investi. Imobil. Ltda.	50.00%	50.00%	(1,538)	(1,390)	(148)	(31)	(769)	(695)	(74)	(16)
Moron Investi. Imobil. Ltda.	50.00%	50.00%	(128)	(122)	(6)	(16)	(64)	(61)	(3)	(8)
Piedade Empre. Imobi. Ltda.	50.00%	50.00%	7,249	7,585	(336)	(881)	3,624	3,793	(168)	(440)
CBR 002 Emp. Imobi. Ltda	40.00%	40.00%	31,052	20,762	5,115	3,122	12,421	8,305	2,046	189
Berizal Emp. Imobi. Ltda	40.00%	0.00%	22,830	27,937	2,069	417	9,132	11,175	827	1,249
Total							39,894	41,488	1,779	4,105

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



10. Property and equipment

Changes in property and equipment at June 30, 2025 are as follows:

	% - Annual rate	Individual			
		Balance at 12/31/2024	Additions/ write-offs	Depreciation	Balance at 06/30/2025
Furniture and fixtures	10	82	-	(6)	76
Computers and peripherals	20	1,068	404	(203)	1,269
Machinery and equipment	10	502	15	(48)	469
Rights of use	20	324	382	(143)	563
Molds	10	30	-	(30)	-
		2,006	801	(430)	2,377

	% - Annual rate	Consolidated			
		Balance at 12/31/2024	Additions/ write-offs	Depreciation	Balance at 06/30/2025
Furniture and fixtures	10	82	-	(6)	76
Computers and peripherals	20	1,068	404	(203)	1,269
Sales booths	(i)	39,595	15,274	(16,857)	38,012
Machinery and equipment	10	502	15	(48)	469
Rights of use	20	324	382	(143)	563
Molds	10	30	-	(30)	-
		41,601	16,075	(17,287)	40,389

Changes in property and equipment at December 31, 2024 are as follows:

	% - Annual rate	Individual			
		Balance at 12/31/2023	Additions/ write-offs	Depreciation	Balance at 12/31/2024
Furniture and fixtures	10	101	-	(19)	82
Computers and peripherals	20	888	530	(350)	1,068
Machinery and equipment	10	600	-	(98)	502
Rights of use	20	2,451	-	(2,127)	324
Molds	10	109	-	(79)	30
		4,149	530	(2,673)	2,006

	% - Annual rate	Consolidated			
		Balance at 12/31/2023	Additions/ write-offs	Depreciation	Balance at 12/31/2024
Furniture and fixtures	10	101	-	(19)	82
Computers and peripherals	20	888	530	(350)	1,068
Sales booths	(i)	30,447	37,110	(27,962)	39,595
Machinery and equipment	10	600	-	(98)	502
Rights of use	20	2,451	-	(2,127)	324
Molds	10	109	-	(79)	30
		34,596	37,640	(30,635)	41,601

(i) The expenses for the construction of sales booths are classified as property and equipment when the expected usage exceeds 12 months and are depreciated according to their useful life, which is 24 months on average.

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



11. Loans and financing

Financial institution	Classification	Annual rates	Individual		Consolidated	
			06/30/2025	12/31/2024	06/30/2025	12/31/2024
Debentures - 3 rd issue (b)	Corporate debt (working capital)	CDI+1.10% IPCA+6.83%	110,835	108,406	110,835	108,406
Debentures - 4 th issue (c)	Corporate debt (working capital)	CDI+1.52%	-	150,387	-	150,387
Debentures - 5 th issue (d)	Corporate debt (working capital)	CDI 102.0% CDI+0.25% Fixed rate 12.4437%	686,929	662,584	686,929	662,584
Debentures - 6 th issue (e)	Corporate debt (working capital)	CDI 99.0% CDI 100.0% Fixed rate 15.0905% IPCA+8.1125%	436,741	-	436,741	-
Expenses to be allocated	Transaction costs	-	(29,425)	(22,136)	(29,425)	(22,136)
Caixa Econômica Federal "CEF" (a)	Operational debt (associative credit)	5.0%-9.7% Savings account/TR	-	-	98,032	87,141
Total			1,205,080	899,241	1,303,112	986,382
Current			58,072	156,797	156,104	208,869
Noncurrent			1,147,008	742,444	1,147,008	777,513

a) Brazilian Housing Financing System ("SFH") and Associative Credit

The financing is subject to interest rates from 5.0% to 9.7% p.a., pegged to the Referential Rate ("TR") and Savings account, with repayments linked to the Project's cash generation and/or own resources, over a period of 24 months. The financing is secured by mortgages and other arrangements related to the respective properties. There are no financial and non-financial covenants.

b) Unsecured Debentures – 3rd issue into two series

In September 2022, the third (3rd) issue of non-privileged unsecured nonconvertible debentures, into two series, was subscribed, with private placement, and serves as collateral (credit rights against the Issuer) for the seventy-fifth (75th) issue of the 1st and 2nd series of Mortgage-backed Securities ("CRI") from Opea Securitizadora S.A. with public distribution and restricted placement efforts under a firm guarantee, amounting to R\$100,000,000 (one hundred million reais).

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



11. Loans and financing (Continued)

A total of 100,000 (one hundred thousand) debentures were issued, with a par value of 1,000.00 (one thousand reais), as follows:

- a. 1st series - 43,000 (forty-three thousand) debentures, maturing on September 13, 2027, and conventional interest equivalent to 100% of the CDI plus a rate of 1.10% p.a.; and
- b. 2nd series - 57,000 (fifty-seven thousand) debentures, maturing on September 13, 2028, and conventional interest of 6.8301% p.a., plus monthly monetary restatement based on the accumulated variation of the Extended National Consumer Price Index (IPCA).

Swap: In combination with the issue of the 2nd series of 57,000 debentures, a swap derivative financial instrument was taken out with the same maturity date (September 13, 2028) to hedge the committed cash flow exposed to the IPCA, thus minimizing the effects of volatility of the index. Therefore, the exposure to the remuneration of the 2nd series of the 3rd issue of Unsecured Debentures is now pegged to the variation of the CDI plus a rate of 1.0900% p.a.

Covenants

These debentures have covenants determining maximum levels of indebtedness and leverage of the Company. The required ratios are presented below:

- The ratio of the sum of net debt and payables for properties to equity must always be equal to or less than 0.80, and
- The ratio of the total sum of receivables and properties for sale to the sum of net debt, payables for properties, and costs and expenses to be allocated must always be equal to or greater than 1.5 or less than 0.

As of June 30, 2025 and December 31, 2024, the Company is in compliance with the covenants related to the financial and non-financial indicators tied to its operations.

c) Unsecured Debentures – 4th issue settled in February 2025

In September 2023, the fourth (4th) issue of non-privileged unsecured nonconvertible debentures, in a single series, was fully subscribed by the Company, in the principal amount of R\$150,000,000 (one hundred fifty million reais), maturing in five (5) years from the Issue Date, therefore, maturing on September 22, 2028, with conventional interest equivalent to 100% (one hundred percent) of the accumulated variation of the average daily rates of Interbank Deposits for one day, over extra-group, expressed as a percentage per annum, plus a rate equivalent to 1.52% (one point fifty-two hundredths percent) p.a. The service provider institution for the settlement bank of the Debentures is Itaú Unibanco S.A., and Pentágono S.A. is the issuer and trustee.

Covenants

These debentures have covenants determining maximum levels of indebtedness and leverage of the Company. The required ratios are presented below:

- The ratio of the sum of net debt and payables for properties to equity must always be equal to or less than 0.80, and
- The ratio of the total sum of receivables and properties for sale to the sum of net debt, payables for properties, and costs and expenses to be allocated must always be equal to or greater than 1.5 or less than 0.

In February 2025, the principal amount and incurred charges related to the fourth (4th) issue of non-privileged unsecured nonconvertible debentures, in a single series, were fully paid in advance, and as of the date of this financial information, it is fully settled.

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



11. Loans and financing (Continued)

Unsecured Debentures – 5th issue into three series

In June 2024, the fifth (5th) issue of non-privileged unsecured nonconvertible debentures, into three series, was subscribed, with private placement, and serves as collateral (credit rights against the Issuer) for the 309th (three hundred ninth) issue of the 3rd series of Mortgage-backed Securities ("CRI") from Opea Securitizadora S.A. with public distribution and restricted placement efforts under a firm guarantee, amounting to R\$687,500,000 (six hundred eighty-seven million five hundred thousand reais).

A total of 687,500 (six hundred eighty-seven thousand five hundred) debentures were issued, with a par value of R\$1 (one thousand reais), as follows:

- a. 1st series - 363,091 (three hundred sixty-three thousand ninety-one) debentures, maturing on May 26, 2027, with conventional interest equivalent to 102% of the CDI;
- b. 2nd series - 43,816 (forty-three thousand eight hundred sixteen) debentures, maturing on May 28, 2029, and conventional interest equivalent to 100% of the CDI plus a rate of 0.25% p.a.; and
- c. 3rd series - 280,593 (two hundred eighty thousand five hundred ninety-three) debentures, maturing on May 26, 2031, and fixed conventional interest of 12.4437%;

Swap: In combination with the 3rd series of the 5th issue of debentures, totaling R\$280,593,000 (two hundred eighty million five hundred ninety-three thousand reais), a swap derivative financial instrument was taken out with the same maturity date (May 26, 2031), aiming at converting the contracted fixed rate of 12.4437% to the variation of 105.05% of the CDI. Therefore, the exposure to the remuneration of the 3rd series of the 5th issue of Unsecured Debentures is now pegged to the variation of the CDI plus the credit spread.

Covenants

These debentures have covenants determining maximum levels of indebtedness and leverage of the Company. The required ratios are presented below:

- The ratio of the sum of net debt and payables for properties to equity must always be equal to or less than 0.80, and
- The ratio of the total sum of receivables and properties for sale to the sum of net debt, payables for properties, and costs and expenses to be allocated must always be equal to or greater than 1.5 or less than 0.

As of June 30, 2025 and December 31, 2024, the Company is in compliance with the covenants related to the financial and non-financial indicators tied to its operations.

d) Unsecured Debentures – 6th issue into four series

In February 2025, the sixth (6th) issue of non-privileged unsecured nonconvertible debentures, into four series, was subscribed, with private placement, and serves as collateral (credit rights against the Issuer) for the 370th (three hundred seventieth) issue of the 4th series of Mortgage-backed Securities ("CRI") from Opea Securitizadora S.A. with public distribution and restricted placement efforts under a firm guarantee, amounting to R\$400,000,000 (four hundred million reais).

A total of 400,000 (four hundred thousand) debentures were issued, with a par value of 1 (one thousand reais), as follows:

- a. 1st series - 102,336,000 (one hundred two million three hundred thirty-six thousand) debentures, maturing on January 11, 2030, and conventional interest equivalent to 99% of the CDI;
- b. 2nd series - 61,969,000 (sixty-one million nine hundred sixty-nine thousand) debentures, maturing on January 13, 2032, and conventional interest equivalent to 100% of the CDI;
- c. 3rd series - 203,669,000 (two hundred three million six hundred sixty-nine thousand) debentures, maturing on January 13, 2032, and fixed conventional interest of 15.0905%;

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



11. Loans and financing (Continued)

- d. a. 4th series - 32,026,000 (thirty-two million twenty-six thousand) debentures, maturing on January 11, 2035, and fixed conventional interest of 8.1125%, plus monthly monetary restatement based on the accumulated variation of the Extended National Consumer Price Index (IPCA).

Swap: In combination with the 3rd and 4th series of the 6th issue of debentures, totaling R\$235,695,000 (two hundred thirty-five million six hundred ninety-five thousand reais), swap derivative financial instruments were taken out with the same maturity date as the debt instrument, aiming at converting the contracted fixed rates of 15.0905% and 8.1125%+IPCA, respectively, to the variation of the CDI+0.03% p.a. for the 3rd series and CDI+0.111% p.a. for the 4th series. Therefore, the exposure to the remuneration of the 3rd and 4th series of the 6th issue of Unsecured Debentures is now pegged to the variation of the CDI plus the credit spread.

Covenants

These debentures have covenants determining maximum levels of indebtedness and leverage of the Company. The required ratios are presented below:

- The ratio of the sum of net debt and payables for properties to equity must always be equal to or less than 0.80, and
- The ratio of the total sum of receivables and properties for sale to the sum of net debt, payables for properties, and costs and expenses to be allocated must always be equal to or greater than 1.5 or less than 0.

As of June 30, 2025, the Company is in compliance with the covenants related to the financial and non-financial indicators tied to its operations.

Changes in loans and financing are as follows:

	Individual		Consolidated	
	06/30/2025	12/31/2024	06/30/2025	12/31/2024
Opening balance	899,241	529,962	986,382	613,352
Borrowings	400,000	687,500	489,498	859,152
Accrued interest	76,443	92,288	80,580	100,680
Fair value variation (MtM)	37,909	(32,433)	37,909	(32,433)
Borrowing costs to be allocated	(7,289)	(18,954)	(7,289)	(18,954)
Payment of principal	(150,000)	(262,500)	(228,104)	(431,350)
Payment of interest	(51,224)	(96,622)	(55,864)	(104,065)
Closing balance	1,205,080	899,241	1,303,112	986,382

The individual and consolidated schedule of maturities of loans and financing are as follows:

Maturity	Individual		Consolidated	
	06/30/2025	12/31/2024	06/30/2025	12/31/2024
Within 12 months	58,072	156,797	156,104	208,869
From 12 to 24 months	-	-	4,499	31,415
Above 24 months	1,147,008	742,444	1,142,509	746,098
	1,205,080	899,241	1,303,112	986,382

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



12. Trade accounts payable

These represent amounts payable to suppliers of materials and services, as follows:

	Individual		Consolidated	
	06/30/2025	12/31/2024	06/30/2025	12/31/2024
Trade accounts payable	17,396	7,958	256,875	162,130
Contractual withholdings from suppliers (i)	141	74	29,775	25,187
	17,537	8,032	286,650	187,317

(i) These refer to amounts withheld from service providers, in accordance with contractual clauses, which will be settled upon the completion of the services rendered and works finished.

13. Property commitments payable

These refer to contractual commitments undertaken in the acquisition of the land subject to the real estate development, with most contracts restated by reference to the Brazilian National Civil Construction Index (INCC).

Debtor	Land	Individual	
		06/30/2025	12/31/2024
Cury Construtora e Incorporadora	Cidade Mooca SP	-	26,573
Cury Construtora e Incorporadora	CEPAC Porto Maravilha RJ	7,953	15,408
Cury Construtora e Incorporadora	Mofarrej SP	87,604	84,290
Total		95,557	126,271
Current		21,650	55,931
Noncurrent		73,907	70,340

Debtor	Land	Consolidated	
		06/30/2025	12/31/2024
Casaviva Muro Alto Empr. Ltda	Live/Lyne Campo Limpo	25,224	34,235
CCISA20 Incorporadora Ltda.	Residencial Completo Parque Brito	9,302	8,836
CCISA29 Incorporadora Ltda.	Cidade Lapa Santa Marina	90,731	23,555
CCISA33 Incorporadora Ltda.	Mérito Guarulhos	63,211	30,941
CCISA34 Incorporadora Ltda.	Mérito Barra Funda	7,901	12,734
CCISA37 Incorporadora Ltda.	Dez/Mérito Belenzinho	46,613	50,953
CCISA43 Incorporadora Ltda.	Alto São Domingos	12,660	15,580
CCISA48 Incorporadora Ltda.	Miguel Yunes	23,016	29,696
CCISA57 Incorporadora Ltda.	Nova Irajá Residencial	573	1,031
CCISA62 Incorporadora Ltda.	Residencial Barra Funda I, II, III e IV	-	9,574
CCISA66 Incorporadora Ltda.	Cidade Mooca Vila Capri	-	13,898
CCISA69 Incorporadora Ltda.	Dez Jardim	746	2,260
CCISA70 Incorporadora Ltda.	Único Nova Iguaçu	843	843
CCISA73 Incorporadora Ltda.	Urban Vila Maria	24,583	29,592
CCISA77 Incorporadora Ltda.	Cidade Jaguaré	11,513	21,703
CCISA78 Incorporadora Ltda.	Alto São Cristovão	396	563
CCISA80 Incorporadora Ltda.	Guido Parque	19,515	36,715
CCISA83 Incorporadora Ltda.	Rio Wonder	9,020	13,973
CCISA84 Incorporadora Ltda.	360° Park View	34,030	39,715
CCISA86 Incorporadora Ltda.	Dez Butantã	33,364	37,794
CCISA87 Incorporadora Ltda.	Único Santo André	408	770
CCISA88 Incorporadora Ltda.	Nordestina São Miguel	2,136	3,044
CCISA90 Incorporadora Ltda.	Nova Norte Samba/Ginga	11,476	15,588

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



13. Property commitments payable (Continued)

Debtor	Land	Consolidated	
		06/30/2025	12/31/2024
CCISA92 Incorporadora Ltda.	Mais Sacomã	12,448	15,234
CCISA94 Incorporadora Ltda.	Arte Santa Marina	20,256	27,422
CCISA95 Incorporadora Ltda.	Mérito Vila Mascote	24,636	31,376
CCISA96 Incorporadora Ltda.	Mirae Bom Retiro	11,702	-
CCISA98 Incorporadora Ltda.	Único Bonsucesso	4,227	5,416
CCISA99 Incorporadora Ltda.	Rua Equador-Águia Branca	8,905	14,042
CCISA101 Incorporadora Ltda.	Caminhos da Guanabara	35,452	-
CCISA106 Incorporadora Ltda.	Mérito Santo Amaro	25,958	35,279
CCISA107 Incorporadora Ltda.	Elo Santo André	10,127	15,753
CCISA108 Incorporadora Ltda.	Energy Guarulhos	611	611
CCISA109 Incorporadora Ltda.	Rua Amergin	29,759	28,393
CCISA110 Incorporadora Ltda.	Dez Limão	2,281	3,151
CCISA111 Incorporadora Ltda.	Neo Sacomã	13,200	-
CCISA112 Incorporadora Ltda.	Rio Energy Residencial	-	3,131
CCISA114 Incorporadora Ltda.	Cachambi	13,725	16,734
CCISA116 Incorporadora Ltda.	Pateo Nazareth	10,161	15,138
CCISA117 Incorporadora Ltda.	Cidade Central	1,659	2,277
CCISA120 Incorporadora Ltda.	Connect São Mateus	8,704	11,799
CCISA122 Incorporadora Ltda.	AR.Que Arquitetura que Respira	16,636	20,508
CCISA124 Incorporadora Ltda.	Modern Moóca	21,663	-
		Consolidado	
Debtor	Land	06/30/2025	12/31/2024
CCISA128 Incorporadora Ltda.	Américas 19	43,462	45,271
CCISA131 Incorporadora Ltda.	Heitor dos Prazeres	64,444	73,036
CCISA133 Incorporadora Ltda.	Residencial Pixinguinha	132,081	-
CCISA135 Incorporadora Ltda.	The Pier Residencial	22,162	27,553
CCISA139 Incorporadora Ltda.	Connect Bonsucesso	1,202	2,906
CCISA140 Incorporadora Ltda.	Vargas 1140 Residencial	10,140	13,914
CCISA141 Incorporadora Ltda.	Baía Guanabara Residences	8,162	11,952
CCISA142 Incorporadora Ltda.	Rio Branco 220 Residencial	10,319	15,421
CCISA143 Incorporadora Ltda.	Epicentro	-	7,388
CCISA144 Incorporadora Ltda.	Pro-Matre	-	18,351
CCISA145 Incorporadora Ltda.	Quinta do Bispo	4,047	5,478
CCISA146 Incorporadora Ltda.	Arcos do Porto	10,373	8,862
CCISA147 Incorporadora Ltda.	Ciata Residencial	16,539	14,542
CCISA163 Incorporadora Ltda.	Residencial Porto Maravilha	16,288	18,690
CCISA169 Incorporadora Ltda.	Coronel Rodovalho	11,262	-
CCISA172 Incorporadora Ltda.	The One Chácara Santo Antonio	60,836	55,000
CCISA173 Incorporadora Ltda.	Astro Santa Marina	29,271	-
CCISA174 Incorporadora Ltda.	Residencial Nova Olaria	5,400	5,677
CCISA177 Incorporadora Ltda.	Cidade Vila Lobos	132,081	139,870
CCISA183 Incorporadora Ltda.	Supreme Anália Franco	30,325	15,300
CCISA206 Incorporadora Ltda.	Orla Mauá	35,103	41,910
Cury Construtora e Incorporadora	Cidade Mooca SP	-	26,573
Cury Construtora e Incorporadora	CEPAC Porto Maravilha RJ	7,953	15,408
Cury Construtora e Incorporadora	Mofarrej SP	87,604	84,290
Living Botucatu	Residencial Mérito Zona Norte	1,043	1,156
Monterey Incorporador SPE Ltda.	Guedala Park	29,735	37,113
Total - Consolidated		1,469,203	1,365,518
Current		627,468	521,618
Noncurrent		841,734	843,900

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



13. Property commitments payable (Continued)

Maturity	Individual		Consolidated	
	06/30/2025	12/31/2024	06/30/2025	12/31/2024
Falling due within 12 months	21,650	55,931	627,468	521,618
From 13 to 24 months	49,518	46,424	555,545	556,974
Above 24 months	24,389	23,916	286,190	286,926
	95,557	126,271	1,469,203	1,365,518

14. Advances from customers

	Consolidated	
	06/30/2025	12/31/2024
For the receipt of real estate sales (i)	169,416	117,773
For barter transactions in the acquisition of land (ii)	84,105	66,443
Total	253,521	184,216

(i) This refers to the receipts from customers whose revenue from properties sold has not yet been recognized in the Company's statement of profit or loss under the percentage of completion (POC) method.

(ii) Plots of land acquired for the development of real estate projects, through barter transactions recorded at their fair value.

15. Other accounts payable

	Individual		Consolidated	
	06/30/2025	12/31/2024	06/30/2025	12/31/2024
Derivatives payable - SWAP (i)	16,683	40,498	16,683	40,498
Other accounts payable	2,378	4,208	2,713	4,229
	19,061	44,706	19,396	44,727
Current	2,378	12,273	2,713	12,294
Noncurrent	16,683	32,433	16,683	32,433

(i) SWAP derivatives payable, taken out in combination with the 3rd series of the 5th issue of debentures and the 3rd and 4th series of the 6th issue of debentures, measured at fair value through profit or loss as described in Note 25.B (c) and (d).

16. Equity

a) Capital

According to the Company's Articles of Incorporation, it is authorized to increase its capital and issue new shares by resolution of the Board of Directors, without the need for amending its Articles, up to a limit of R\$300,000 (three hundred million reais).

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



16. Equity (Continued)

a) Capital (Continued)

On November 11, 2024, the Board of Directors approved an increase in the Company's capital, within the authorized limit, in the amount of R\$200,000 (two hundred million reais), without issue of new shares, through the partial capitalization of the Company's income reserve, in accordance with article 169 of the Brazilian Corporation Law, resulting in a total of R\$506,847, which, as of this reporting date, after deducting the transaction costs for the issue of marketable securities amounting to R\$15,793, totals a net value of R\$491,054 (R\$491,054 as of December 31, 2024) and is represented by 291,875,088 common shares, distributed as follows:

	06/30/2025		12/31/2024	
	Number of shares	%	Number of shares	%
Shareholders				
Controlling shareholders	148,624,794	50.92%	148,624,794	50.92%
Executive Board	6,142,069	2.10%	6,142,069	2.10%
Treasury shares	-	-	1,990,800	0.68%
Outstanding shares	137,109,618	46.98%	135,117,425	46.30%
Total	291,875,088	100.00%	291,875,088	100.00%

b) Treasury shares

On June 30, 2025, the treasury shares were fully sold, resulting in an increase in the Capital Reserve amounting to R\$47,082, due to the premium from the sale of 1,990,800 shares. These shares were acquired at a total cost of R\$12,210 (as of December 31, 2024, the Company held 1,990,800 shares at a total cost of R\$12,210).

Share Buyback Program 2024 - ending in April 2025

On December 18, 2024, Company management informed its shareholders and the market in general about the approval of the new share buyback program.

As approved by the Board of Directors, the Company could acquire, under the Share Buyback Program 2024, up to 11,720,002 new shares issued for treasury, respecting the limit of 10% (ten percent) of the Company's outstanding shares, in compliance with CVM Ruling No. 77. The Share Buyback Program 2024 would have a duration of eighteen (18) months, and on April 17, 2025, the Company informed its shareholders and the market in general about the early termination of the "Share Buyback Program 2024", stating at that time that no new shares had been acquired.

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



16. Equity (Continued)

c) Capital reserve

This refers to the amount contributed by Cyrela Brazil Realty on July 2, 2007, totaling R\$10,734. During 2019, the increase in this reserve derived from the entry of new shareholders, of which the excess amount paid for the preferred shares was recorded in this reserve, and on January 31, 2020, these preferred shares were converted into common shares. In June 2025, there was an increase in the Capital Reserve amounting to R\$47,082, due to the premium from the sale of 1,990,800 treasury shares. At June 30, 2025, this balance was R\$64,680 (R\$17,598 at December 31, 2024).

d) Allocations of income for the years

The net income for the year, after the offsets and deductions provided by law and in accordance with the Articles of Incorporation, when applicable, has the following allocation:

- 5% for legal reserve up to the limit of 20% of paid-in capital or 30% of total reserves;
- Amount that may be proposed by the management boards intended for the establishment of a provision for contingencies, as provided for in article 195 of the Brazilian Corporation Law;
- 25% of the balance, after allocation to legal reserve, will be intended for payments of the mandatory minimum dividend to all shareholders;
- From the remaining balance after deductions, reversals, and the distribution of dividend to shareholders, if any, an amount corresponding to up to 100% (one hundred percent) of the net income balance may be applied to the formation of a statutory income reserve named "Investment Reserve", which aims to ensure resources for financing additional fixed and working capital investments and the expansion of the Company's activities and those of its subsidiaries and associates; and
- A portion or the entirety of the remaining balance may, upon proposal by the management boards, be retained for the execution of a previously approved capital budget, in accordance with article 196 of the Brazilian Corporation Law.

With that in view, Company management proposed the following allocation for the net income calculated, as provided for in its Articles of Incorporation:

Allocation of net income for the year	12/31/2024	12/31/2023
Net income for the year - Parent Company	649,843	481,765
(-) Legal reserve: 5% for the formation of the Company's legal reserve, in accordance with article 193 of the Brazilian Corporation Law.	(32,492)	(7,618)
(-) Mandatory minimum dividends: 25% declared and distributed as mandatory minimum dividends.	(154,338)	(118,537)
(-) Proposed additional dividend distribution: declaration of additional dividend beyond those provided for by law or the Articles of Incorporation, subject to final resolution by the Board of Directors.	(100,000)	-
(-) Retained profits: Investment reserve that shall be applied to the formation of a statutory income reserve and aims to ensure resources for financing additional fixed and working capital investments and the expansion of the Company's activities and those of its subsidiaries and associates, as provided for in the Company's Articles of Incorporation.	(363,013)	(355,610)

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



16. Equity (Continued)

e) Dividends paid out and payable

i. *Mandatory minimum dividends - 2024*

Dividends payable presented as of December 31, 2024 refer to the mandatory minimum dividends of R\$154,338, reduced by the prepayment of R\$100,000 made on October 31, 2024, totaling a net amount payable of R\$54,338, which derive from the net income for 2024, established as described in Note 16d.

ii. *Interim dividends paid in February 2025*

On February 5, 2025, the Company's Board of Directors approved the distribution of interim dividends amounting to R\$175,000, based on the existing income reserves. Dividends were paid out in Brazilian currency, in a lump-sum payment, on February 20, 2025.

iii. *Dividends declared and approved for payment on May 6, 2025*

On April 23, 2025, the Board of Directors approved the payment of dividends declared at the Annual and Special General Meeting held on April 17, 2025, totaling R\$154,338 (R\$54,338 referring to the residual value of mandatory minimum dividends for 2024 and R\$100,000 referring to additional dividends proposed at the end of 2024), to be paid out in a lump sum, maturing on May 6, 2025.

f) Basic and diluted earnings per share

In compliance with Accounting Pronouncement CPC 41 (IAS 33) - Earnings per Share, the Company's information on earnings per share is presented below.

Basic earnings per share is reached after dividing the net income for the year by the weighted average of common shares available:

Basic and diluted (i)	06/30/2025	06/30/2024
Net income for the period	450,206	313,488
(x) weighted average of the number of common shares for basic earnings per share (less treasury shares)	291,875,088	289,884,288
Basic and diluted earnings per share (in reais - R\$)	1.5425	1.0814

- (i) According to CPC 41, the calculation of diluted earnings per share does not assume the conversion, exercise, or other issue of potential common shares that would have an antidilution effect on earnings per share; therefore, as of June 30, 2025 and 2024, there is no difference between basic earnings and diluted earnings per share.

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



17. Current and deferred taxes and contributions

The deferred Corporate Income Tax (IRPJ), Social Contribution Tax on Net Profit (CSLL), Contribution Tax on Gross Revenue for Social Integration Program (PIS) and Contribution Tax on Gross Revenue for Social Security Financing (COFINS) are recorded to reflect the tax effects arising from temporary differences between the tax base that determines the taxation according to the receipt (SRF Revenue Procedure No. 84/1979) and the effective appropriation of real estate income.

Liabilities	Consolidated	
	06/30/2025	12/31/2024
Companies under the taxation regime whereby profit is computed as a percentage of gross revenue (lucro presumido) and Special Taxation Regime ("RET"):		
Income and social contribution taxes	39,431	27,843
Contribution taxes on gross revenue for Social Integration Program (PIS) and for Social Security Financing (COFINS)	42,716	30,164
	82,147	58,007
Current	11,134	7,330
Noncurrent	71,013	50,677

The reconciliation of the income and social contribution tax amounts presented in the statement of profit or loss at statutory rates is as follows:

Reconciliation of the provisions for IRPJ and CSLL

	Individual			
	04/01/2025 to 06/30/2025	01/01/2025 to 06/30/2025	04/01/2024 to 06/30/2024	01/01/2024 to 06/30/2024
(=) Income before income and social contribution taxes	236,731	450,206	172,247	313,488
Adjustments to reflect the effective rate				
(-) Equity pickup	308,550	574,987	224,434	413,941
Other ((+) additions (-) exclusions)	33,228	39,527	(49)	5,669
(=) Negative tax base	(38,591)	(85,524)	(52,236)	(94,784)
(x) IRPJ - 25% and CSLL - 9%	34%	34%	34%	34%
(+) Unrecognized tax credits	13,121	28,986	17,760	32,227
(=) Current income and social contribution taxes	-	-	-	-
(=) Deferred income and social contribution taxes	-	-	-	-
Total	-	-	-	-

Tax loss (Parent Company)

The balance of income and social contribution tax loss, for which there is no statute of limitations, recorded in auxiliary tax books and not recognized in the accounting records as of June 30, 2025, amounts to R\$1,121,480 (R\$956,390 as of June 30, 2024).

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



17. Current and deferred taxes and contributions (Continued)

Reconciliation of the provisions for IRPJ and CSLL (Continued)

Tax loss (Parent Company) - Continued

	Consolidated			
	04/01/2025 to 06/30/2025	01/01/2025 to 06/30/2025	04/01/2024 to 06/30/2024	01/01/2024 to 06/30/2024
(=) Income before income and social contribution taxes	298,596	563,263	196,190	370,446
Adjustments to reflect the effective rate				
(-) Equity pickup	1,091	1,779	2,806	4,105
Other ((+) additions (-) exclusions)	33,228	39,527	(49)	5,669
(=) Negative tax base	330,733	601,011	193,335	372,010
(x) IRPJ - 25% and CSLL - 9%	34%	34%	34%	34%
(=) Statutory charges	(112,449)	(204,344)	(65,734)	(126,483)
(+) Unrecognized tax credits	13,121	28,986	17,760	32,227
(+) Effect of taxation – “Lucro presumido” and/or RET regimes	67,889	112,915	27,066	53,163
(=) Total	(31,439)	(62,442)	(20,908)	(41,094)
(=) Current income and social contribution taxes	(28,545)	(50,855)	(19,957)	(37,186)
(=) Deferred income and social contribution taxes	(2,894)	(11,587)	(951)	(3,908)
Total tax expenses	(31,439)	(62,442)	(20,908)	(41,094)
% - Effective rate	9.51%	10.39%	10.81%	11.05%

18. Construction works in progress

Revenues and expenses from real estate transactions are allocated based on the cost incurred. Therefore, the balance of accounts receivable referring to units sold and not yet completed is partially reflected in the Company's financial information, as their accounting record reflects the revenue recognized net of portions already received.

Revenue to be allocated from real estate units sold from projects under construction (not completed) and the respective commitments of costs to be incurred in relation to the units sold, as of June 30, 2025 and 2024, are as follows:

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



18. Construction work in progress (Continued)

Information on projects under construction - REF	Consolidated	
	06/30/2025	06/30/2024
(i) Sales revenue to be recognized from units sold	7,284,016	4,837,930
<u>Projects under construction</u>		
(a) Contracted sales revenue	15,098,498	9,821,019
(b) Recognized sales revenue, net	(7,814,482)	(4,983,089)
(ii) Sales revenue to be recognized from non-qualifying contracts for revenue recognition (CPC 47, item 9)	-	-
(iii) Provision for contract dissolutions	(2,642)	1,369
(a) Adjustment in recognized revenues and accounts receivable	(6,911)	5,062
(b) Adjustment in recognized cost and properties for sale	4,269	(3,693)
(iv) Budgeted cost to be recognized from units sold	4,123,959	2,769,753
<u>Projects under construction</u>		
(a) Budgeted cost of units (excluding financial charges) "CO"	8,639,570	5,666,736
(b) Construction costs incurred "CI"	(4,515,611)	(2,896,983)
	"POC" (CI/CO)	51.12%
	52,27%	
(v) Budgeted cost to be recognized in Inventory (unsold units)	1,060,535	597,265
<u>Projects under construction</u>		
(a) Budgeted cost of units (excluding financial charges)	1,519,987	857,214
(b) Construction costs incurred	(459,452)	(259,949)
Units sold (number)	50,384	35,742
Income from property sales to be recognized not reflected in this financial information	Consolidated	
	06/30/2025	06/30/2024
Sales revenue to be recognized	7,284,016	4,837,930
(-) Budgeted costs of units sold	(4,123,959)	(2,769,753)
(=) Income from property sales to be recognized (i)	3,160,057	2,068,177

(i) These do not include sales taxes, financial charges, cancellations, and accounting provisions.

The expected financial disbursement for construction to be incurred as of June 30, 2025 and 2024 is:

Expected financial disbursement for the construction of units sold and unsold:	06/30/2025	06/30/2024
Up to 12 months	3,001,114	2,077,613
After 12 months	2,183,380	1,289,405
Total	5,184,494	3,367,018

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



19. Provision for labor, civil and tax contingencies

Based on the individual analysis of labor, civil, and tax proceedings, and supported by the opinion of the Company's lawyers, the proceedings assessed as probable losses are shown below:

Description	Individual		Consolidated	
	06/30/2025	12/31/2024	06/30/2025	12/31/2024
Civil	4,048	4,004	4,048	4,004
Labor and social security	30,976	22,258	30,976	22,258
Environmental	-	1,000	-	1,000
Closing balance	35,024	27,262	35,024	27,262
Current	13,623	13,493	13,623	13,493
Noncurrent	21,401	13,769	21,401	13,769

Changes in provisions for contingencies are as follows:

Description	Individual		Consolidated	
	06/30/2025	12/31/2024	06/30/2025	12/31/2024
Opening balance	27,262	23,438	27,262	23,438
(+) Additions	10,343	6,174	21,062	26,840
(-) Write-offs and payments	(2,581)	(2,350)	(13,300)	(23,016)
Closing balance	35,024	27,262	35,024	27,262

The Company also declares that it has legal proceedings assessed as possible losses of a civil, labor, and tax nature, for which it has reviewed its evaluation criteria, loss estimates, and measurement of the amounts presented in these legal proceedings from the date of its summons. As at June 30, 2025, the reviewed amount is R\$49,922 (R\$50,295 at December 31, 2024).

20. Net revenue from properties sold and services rendered

The Company does not receive revenues from other countries.

Description	Individual			
	04/01/2025 to 06/30/2025	01/01/2025 to 06/30/2025	04/01/2024 to 06/30/2024	01/01/2024 to 06/30/2024
	Revenue from rendering of services and lease	10,821	23,657	6,192
Sales taxes (i)	(1,744)	(3,126)	(1,101)	(1,561)
	9,077	20,531	5,091	9,684
Description	Consolidated			
	04/01/2025 to 06/30/2025	01/01/2025 to 06/30/2025	04/01/2024 to 06/30/2024	01/01/2024 to 06/30/2024
	Revenue from real estate sold	1,393,733	2,639,848	1,016,524
Revenue from rendering of services and lease	381	6,795	937	2,698
Accounting provision for contract dissolutions	(4,822)	(6,911)	2,082	5,062
Sales returns	(13,805)	(19,838)	(1,667)	(3,389)
Sales taxes (i)	(28,888)	(57,111)	(19,791)	(37,334)
	1,346,599	2,562,783	998,085	1,835,467

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



21. Cost of properties sold, services rendered and expenses by nature

	Individual			
	04/01/2025 to 06/30/2025	01/01/2025 to 06/30/2025	04/01/2024 to 06/30/2024	01/01/2024 to 06/30/2024
Cost of services rendered and lease	(10,532)	(20,110)	(8,996)	(20,015)
Selling expenses	(1,369)	(2,211)	(2,498)	(3,950)
Depreciation and amortization	(226)	(430)	(728)	(1,257)
Personnel and charges	(14,433)	(27,403)	(10,363)	(19,139)
Services provided by third parties	(23,520)	(37,028)	(19,304)	(28,629)
Utilities and services	(5,338)	(11,068)	(2,479)	(4,970)
Other general expenses	(555)	(1,064)	(473)	(869)
	(55,973)	(99,314)	(44,841)	(78,829)
Total by nature				
Cost of services rendered	(10,532)	(20,110)	(8,996)	(20,015)
Selling expenses	(1,369)	(2,211)	(2,498)	(3,950)
General and administrative expenses	(44,072)	(76,993)	(33,347)	(54,864)
	Consolidated			
	04/01/2025 to 06/30/2025	01/01/2025 to 06/30/2025	04/01/2024 to 06/30/2024	01/01/2024 to 06/30/2024
Construction cost	(812,123)	(1,552,607)	(611,200)	(1,127,184)
Charges on financing	(3,457)	(5,168)	(2,127)	(3,983)
Provision for contract dissolutions	2,758	4,263	(1,474)	(3,693)
Cost of services rendered and lease	(1,001)	(1,607)	(753)	(1,467)
Selling expenses	(124,747)	(230,983)	(97,945)	(174,037)
Depreciation and amortization	(226)	(430)	(728)	(1,257)
Personnel and charges	(15,379)	(28,743)	(10,951)	(20,288)
Services provided by third parties	(28,896)	(47,272)	(25,691)	(37,929)
Utilities and services	(8,020)	(16,366)	(4,562)	(10,327)
Other general expenses	(11,881)	(21,946)	(20,271)	(33,700)
	(1,002,972)	(1,900,859)	(775,702)	(1,413,865)
Total by nature				
Cost of properties sold	(812,822)	(1,553,512)	(614,801)	(1,134,860)
Cost of services rendered	(1,001)	(1,607)	(753)	(1,467)
Selling expenses	(124,747)	(230,983)	(97,945)	(174,037)
General and administrative expenses	(64,402)	(114,757)	(62,203)	(103,501)

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



22. Finance income (costs), net

	Individual			
	04/01/2025 to 06/30/2025	01/01/2025 to 06/30/2025	04/01/2024 to 06/30/2024	01/01/2024 to 06/30/2024
Finance costs				
Interest	(41,509)	(79,770)	(21,213)	(37,220)
Bank charges	(2)	(4)	-	(1)
Reversal (expenses) - Swap derivatives	2,545	(709)	(1,470)	(1,470)
Other finance costs	(315)	(990)	(1,344)	(2,421)
	(39,281)	(81,473)	(24,027)	(41,112)
Finance income				
Financial investment yields	13,678	26,609	10,040	13,607
Income (reversal) - Swap derivatives	(1,377)	527	207	272
Other finance income	1,681	3,337	1,261	1,867
	13,982	30,473	11,508	15,746
Finance income (costs), net	(25,299)	(51,000)	(12,519)	(25,366)
	Consolidated			
	04/01/2025 to 06/30/2025	01/01/2025 to 06/30/2025	04/01/2024 to 06/30/2024	01/01/2024 to 06/30/2024
Finance costs				
Interest	(42,270)	(80,987)	(21,344)	(37,646)
Bank charges	(550)	(1,187)	(484)	(1,077)
Reversal (expenses) - Swap derivatives	2,545	(709)	(1,470)	(1,470)
Other finance costs	(636)	(1,338)	(1,428)	(2,540)
Discounts granted	(9,935)	(17,957)	(6,373)	(13,172)
	(50,846)	(102,178)	(31,099)	(55,905)
Finance income				
Financial investment yields	31,119	64,900	20,450	37,107
Income (reversal) - Swap derivatives	(1,377)	527	207	272
Other finance income	5,476	6,543	4,693	7,860
	35,218	71,970	25,350	45,239
Finance income (costs), net	(15,628)	(30,208)	(5,749)	(10,666)

23. Other operating income (expenses)

	Individual			
	04/01/2025 to 06/30/2025	01/01/2025 to 06/30/2025	04/01/2024 to 06/30/2024	01/01/2024 to 06/30/2024
Other operating income				
Expenses and provision for contingencies	(5,408)	(10,343)	449	(5,186)
Other operating income (expenses)	5,784	15,345	(367)	(756)
	376	5,002	82	(5,942)

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



23. Other operating income (expenses) - Continued

	Consolidated			
	04/01/2025 to 06/30/2025	01/01/2025 to 06/30/2025	04/01/2024 to 06/30/2024	01/01/2024 to 06/30/2024
Other operating income				
Allowance for expected credit losses	(18,769)	(40,907)	(12,425)	(22,707)
Expenses and provision for contingencies	(9,314)	(19,708)	(5,452)	(14,847)
Other operating income (expenses)	(2,411)	(9,617)	(5,373)	(7,041)
Other operating income (expenses), net	(30,494)	(70,232)	(23,250)	(44,595)

24. Long-Term Incentive Plan - reference stock program

The Company implemented the 1st Reference Stock Program under the Long-Term Incentive Plan as part of its strategy for talent retention, motivation, and alignment of employees' interests with the Company's long-term objectives.

For clarification purposes, the reference stocks do neither grant the beneficiary the status of a Company's shareholder nor any rights or privileges inherent to such status, including voting rights, rights to dividends, and other political or economic rights, but are merely a fictitious reference unit used to provide the basis for calculating the incentive resulting from the appreciation of CURY3 shares.

Description of the Long-Term Incentive Plan

Identification of the plan	Date of approval	Grant date	Vesting period	At 06/30/2025 (in thousands of R\$)	Final maturity
Program 2023-1	04/29/2022	12/31/2023	12/31/2023 to 12/31/2024	1,226	03-03-2027
Program 2023-2	04/29/2022	12/31/2023	12/31/2024 to 12/31/2025	838	03-03-2028
Program 2023-3	04/29/2022	12/31/2023	12/31/2025 to 12/31/2026	-	03-03-2029

The Company's Long-Term Incentive consists mainly of cash award payments based on the growth of the Company's value, measured by the appreciation of the CURY3 reference stocks granted to the beneficiaries, after a determined vesting period.

Each component of the plan is designed to reward and encourage the exceptional performance and dedication of eligible key employees. For the purposes of this program, the achievement triggers of at least 80% of the following target indicators are being considered: (i) Cash Generation; (ii) Launches of new projects; and (iii) Net Income.

The number of reference stocks allocated to each beneficiary shall correspond to the division: (i) of the amount of fixed salaries of the respective beneficiaries for December 2023 as defined in the contract; by (ii) the average price of the Company's shares for the 30 (thirty) trading sessions preceding the vesting period of the programs.

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



24. Long-Term Incentive Plan - reference stock program (Continued)

Amounts recognized in P&L for the period

In period ended June 30, 2025, an expense of R\$2,064 was incurred (R\$715 as of June 30, 2024), related to the Long-Term Incentive Plans - Program 2023-1 and Program 2023-2.

Risks and Uncertainties

The Long-Term Incentive Plans are subject to risks and uncertainties, including fluctuations in the market value of the Company's shares, changes in employment conditions, and the Company's financial performance. These factors can affect the cost and financial impact of the Long-Term Incentive Plans.

25. Financial instruments

a) Analysis of financial instruments

The Company and its subsidiaries enter into transactions involving financial instruments, all recorded in asset/liability accounts, to fund their activities or invest their funds available. Risks are managed through definition of conservative strategies, with a view to ensuring liquidity, profitability and safety. The control policy consists in ongoing monitoring of contractual rates versus prevailing market rates.

The Company does not carry out transactions involving financial instruments for speculative purposes. Financial instruments are only recognized from the date the Company becomes a party to the contractual provisions of the instrument. When recognized, they are initially measured at fair value plus transaction costs directly attributable to their acquisition or issue (as applicable). Subsequent measurements occur at each date of statement of financial position according to rules established for each type of financial asset or liability classification.

The Company limits its exposure to credit risks associated with banks and cash and cash equivalents by investing in financial institutions. Credit risks in accounts receivable are managed by specific rules for analysis and establishment of exposure limits per customer.

Financial instruments are recorded in asset/liability accounts and are represented by financial investments, loans and financing, and debentures, whose estimated market values are substantially similar to their respective carrying amounts. In addition, trade accounts receivable, when related to completed and ongoing projects, may be negotiated in securitization and/or assignment transactions.

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



25. Financial instruments (Continued)

b) Risk management

The Company and its subsidiaries measured the market value of financial assets and liabilities based on available market information and appropriate valuation methodologies. However, market data interpretation and the selection of valuation methods require considerable judgment and estimates to best determine the realizable value. As such, the estimates presented do not necessarily represent the current market values. The use of different market hypotheses and/or methodologies may have a significant effect on estimated realizable values.

The Company does not carry out transactions involving financial instruments for speculative purposes or any transactions with derivatives.

Market risk

Market risk is linked to fluctuations in the fair value of future cash flows of a financial instrument in an active market. Financial instruments affected by market risk include marketable securities, accounts receivable, accounts payable, and loans payable.

Interest rate risk: the Company and its subsidiaries' P&L are subject to fluctuations in interest rates affecting financial investments, marketable securities, and loans, primarily based on the CDI, as well as trade accounts receivable that are indexed to the INCC-M and IGPM according to the contract model.

Credit realization risk

Credit risk is primarily derived from the default of contracts for the sale of real estate units, which are managed by specific rules for analysis and establishment of exposure limits per customer. There is no credit risk concentration.

The amount of the effective risk of potential losses is presented under "Allowance for Expected Credit Losses" (see Note 5).

Liquidity risk

Liquidity risk is defined as the possibility that the Company and its subsidiaries will not have sufficient funds to honor their commitments given the different settlement terms of their rights and obligations. The Company's and its subsidiaries' cash flow and liquidity control is monitored daily to ensure that cash flow from operating activities and preliminary funding activities, when needed, are sufficient to cover its scheduled commitments.

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



25. Financial instruments (Continued)

b) Risk management (Continued)

The net debt (or funds available) of the Company is presented below:

Description	06/30/2025	
	Individual	Consolidated
Total debt with loans and financing	1,205,080	1,303,112
(-) Cash and cash equivalents	298,563	1,035,262
(-) Marketable securities	175,198	495,613
(=) Net debt or (funds available)	731,319	(227,763)

Description	12/31/2024	
	Individual	Consolidated
Total debt with loans and financing	899,241	986,382
(-) Cash and cash equivalents	262,176	975,224
(-) Marketable securities	94,213	441,012
(=) Net debt or (funds available)	542,852	(429,854)

The maturities of financial instruments related to accounts receivable, loans and financing, and property commitments payable are shown below:

	Consolidated			Balance
	Accounts receivable	Loans and financing	Property commitments payable	
	Assets	Liabilities	Liabilities	
Within 12 months	812,896	(156,104)	(627,468)	29,324
From 12 to 24 months	510,676	(4,499)	(555,545)	(49,368)
Above 24 months	1,070,534	(1,142,509)	(286,190)	(358,165)
	2,394,106	(1,303,112)	(1,469,203)	(378,209)

c) Market value of financial instruments

The market value of cash and cash equivalents (cash, banks, financial investments, and marketable securities), accounts receivable, and financial liabilities reasonably approximate the carrying amount and will be held until maturity, as per the management's intention. The balance of accounts receivable is restated according to contractual indexes practiced in the market.

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



25. Financial instruments (Continued)

c) Market value of financial instruments (Continued)

At June 30, 2025 and December 31, 2024, the financial instruments held by the Company as well as their classification are as follows:

	Individual		Consolidated		Category/measurement of financial instrument
	06/30/2025	12/31/2024	06/30/2025	12/31/2024	
Financial assets					
Cash and cash equivalents (a)	298,563	262,176	1,035,262	975,224	Fair value through profit or loss
Marketable securities (a)	175,198	94,213	495,613	441,012	Fair value through profit or loss
Accounts receivable	88,949	60,623	2,133,707	1,437,237	Amortized cost
Receivables from related parties	29,991	38,663	19,451	19,811	Amortized cost
Derivative receivable not designated "swap" (b)	3,185	1,230	3,185	1,230	Fair value through profit or loss
Derivative receivable - hedge accounting - "swap"	15,182	-	15,182	-	Fair value through profit or loss
Financial liabilities					
Loans and financing	666,680	647,930	764,712	735,071	Amortized cost
Debentures - 5 th issue - 3 rd series (c)	274,564	251,311	274,564	251,311	Fair value through profit or loss
Debentures - 6 th issue - 3 rd and 4 th series (d)	263,836	-	263,836	-	Fair value through profit or loss
Trade accounts payable	17,537	8,032	286,650	187,317	Amortized cost
Property commitments payable	95,557	126,271	1,469,202	1,365,518	Amortized cost
Payables to related parties	6,000	6,000	-	-	Amortized cost
Derivatives payable - hedge accounting "swap"	16,683	40,498	16,683	40,498	Fair value through profit or loss

(a) Fair value hierarchy: Level 1 - quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.

(b) Derivative not designated as a hedge accounting instrument - Level 2: in September 2022, Company management entered into an interest rate swap with a notional value of R\$57,000, to hedge debt indexed to the IPCA (Note 12.d - Unsecured Debentures - 3rd issue). The purpose of this derivative is to minimize or mitigate the Company's cash exposure risk to fluctuations in the IPCA, replacing it with CDI + 1.0900% p.a. As of June 30, 2025, the Swap position is as follows:

SWAP position - 3 rd issue of debentures - 2 nd series					(in thousands of R\$)		Finance income (costs)	Impact on P&L
Financial instrument	Contract date	Maturity date	Notional value	Annual rates	Value at 06/30/2025	Accumulated	2025	
Debentures - 6 th issue - 3 rd series	Sept/22	Sept/28	57,000	IPCA + 6.8301%	66,046	(18,641)	(4,188)	
Finance SWAP 3 rd issue Debentures - 2 nd series	Sept/22	Sept/28	Long position	IPCA + 6.8301%	64,020	16,868	4,300	
R\$57,000,000	Sept/22	Sept/28	Short position	CDI + 1.0900%	60,835	(21,907)	(3,773)	
(=) Net SWAP position - (gain) or loss for the Company					3,185	(5,039)	527	

(c) Debt and derivatives designated as hedge accounting instrument - Level 2: In combination with the 3rd series of the 5th issue of debentures, totaling R\$280,593 (two hundred eighty million five hundred ninety-three thousand reais), a swap derivative financial instrument was taken out with the same maturity date (May 26, 2031), aiming at converting the contracted fixed rate of 12.4437% to the variation of 105.05% of the CDI. This designation has been classified as fair value hedge accounting, as it reduces market risk arising from changes in fair value. Both the contracted derivative and the 3rd series of the 5th issue of debentures are measured at fair value through profit or loss, with the expectation that changes in fair values will offset each other. Therefore, the exposure to the remuneration of the debt is now pegged to the variation of the CDI plus the credit spread:

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



25. Financial instruments (Continued)

c) Market value of financial instruments (Continued)

SWAP position – 5 th issue of debentures – 3 rd series					(in thousands of R\$)		Finance income (costs) + MtM	Impact on P&L
Financial instrument	Contract date	Maturity date	Notional value	Annual rates	Value at 06/30/2025	Accumulated	2025	
Debentures – 5 th issue – 3 rd series	May/24	May/31	280,593	Fixed rate 12.4437%	274,564	8,916	(23,517)	
Finance SWAP 5 th issue	May/24	May/31	Long position	Fixed rate 12.4437%	274,564	27,034	39,645	
Debentures – 3 rd series R\$280,593,000	May/24	May/31	Short position	CDI 105.05%	291,248	(36,563)	(17,627)	
(=) Net SWAP position - (gain) or loss for the Company					(16,684)	(9,529)	22,018	

- (d) Debt and derivatives designated as hedge accounting instrument - Level 2: In combination with the 3rd and 4th series of the 6th issue of debentures, totaling R\$235,695 (two hundred thirty-five million six hundred ninety-five thousand reais), swap derivative financial instruments were taken out with the same maturity dates as the debts, aiming at converting the contracted fixed rates of 15.0905% and 8.1125%+IPCA, respectively, to the variation of the CDI+0.03% p.a. for the 3rd series and CDI+0.111% p.a. for the 4th series. This designation has been classified as fair value hedge accounting, as it reduces market risk arising from changes in fair value. Both the contracted derivatives and the 3rd and 4th series of the 6th issue of debentures are measured at fair value through profit or loss, with the expectation that changes in fair values will offset each other. Therefore, the exposure to the remuneration of the debts is now pegged to the variation of the CDI plus the credit spread:

SWAP position – 6 th issue of debentures – 3 rd series					(in thousands of R\$)		Finance income (costs) + MtM	Impact on P&L
Financial instrument	Contract date	Maturity date	Notional value	Annual rates	Value at 06/30/2025	Accumulated	2025	
Debentures – 6 th issue – 3 rd series	Jan/25	Jan/32	203,669	Fixed rate 15.0905%	228,006	(12,955)	(12,955)	
Finance SWAP 6 th issue	Jan/25	Jan/32	Long position	Fixed rate 15.0905%	228,006	24,517	24,517	
Debentures – 3 rd series R\$203,669,000	Jan/25	Jan/32	Short position	CDI +0.03%	214,726	(10,797)	(10,797)	
(=) Net SWAP position - (gain) or loss for the Company					13,280	13,720	13,720	

SWAP position – 6 th issue of debentures – 4 th series					(in thousands of R\$)		Finance income (costs) + MtM	Impact on P&L
Financial instrument	Contract date	Maturity date	Notional value	Annual rates	Value at 06/30/2025	Accumulated	2025	
Debentures – 6 th issue – 4 th series	Jan/25	Jan/35	32,026	IPCA + 8.1125%	35,649	(1,711)	(1,711)	
Finance SWAP 6 th issue	Jan/25	Jan/35	Long position	IPCA + 8.1125%	35,649	3,623	3,623	
Debentures – 4 th series R\$32,026,000	Jan/25	Jan/35	Short position	CDI+ 0.111%	33,928	(1,713)	(1,713)	
(=) Net SWAP position - (gain) or loss for the Company					1,721	1,910	1,910	

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



25. Financial instruments (Continued)

d) Sensitivity analysis of financial assets and liabilities

Management conducted a sensitivity analysis of financial instruments exposed to fluctuations in interest rates and financial indicators. The sensitivity analysis was developed considering the exposure to fluctuations in the indexes of financial assets and liabilities, taking into consideration the net exposure of these financial instruments held as of June 30, 2025, as if the respective balances had been outstanding throughout the entire fiscal year.

The Company defined three scenarios (probable, possible, and remote) to be simulated for the sensitivity analyses of financial assets and liabilities.

In the probable scenario, the rates accumulated over the last 12 months and available in the market (including B3) were defined by management, while in the possible and remote scenarios, a deterioration of 25% and 50%, respectively, in the variables was considered.

The calculation basis used is the amount presented in the following Notes: cash and cash equivalents, marketable securities, accounts receivable, loans and financing, property commitments payable, and advances from customer.

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



25. Financial instruments (Continued)

d) Sensitivity analysis of financial assets and liabilities (Continued)

06/30/2025	Individual						Consolidated				
	Note	Position 06/30/2025	Risk factor	Scenario I Probable	Scenario II Possible	Scenario III Remote	Position 06/30/2025	Risk factor	Scenario I Probable	Scenario II Possible	Scenario III Remote
Cash and cash equivalents											
Bank Deposit	3	298,364	CDI	12.14%	9.11%	6.07%	1,010,643	CDI	12.14%	9.11%	6.07%
Certificates (CDB)				36,221	27,166	18,111			122,692	92,019	61,346
Marketable securities											
Frozen amounts	4	-	Savings account	9.23%	6.92%	4.62%	276,354	Savings account	9.23%	6.92%	4.62%
				-	-	-			25,517	19,138	12,758
Bank Deposit	4	175,198	CDI	12.14%	9.11%	6.07%	219,259	CDI	12.14%	9.11%	6.07%
Certificates (CDB)				21,269	15,952	10,635			26,618	19,964	13,309
Trade accounts receivable											
Units under construction	5	-	INCC	7.20%	5.40%	3.60%	2,057,069	INCC	7.20%	5.40%	3.60%
				-	-	-			148,008	111,006	74,004
Units completed + Notes receivable	5	88,949	IGP-M	4.39%	3.29%	2.20%	337,037	IGP-M	4.39%	3.29%	2.20%
				3,908	2,931	1,954			14,807	11,105	7,404
Derivatives receivable	8	18,367	CDI	12.14%	9.11%	6.07%	18,367	CDI	12.14%	9.11%	6.07%
				2,230	1,672	1,115			2,230	1,672	1,115
Financing for construction (Associative Credits)	12	-	Savings account	9.23%	6.92%	4.62%	98,032	Savings account	9.23%	6.92%	4.62%
				-	-	-			(9,052)	(6,789)	(4,526)
Working capital operations (CRIs and Debentures)	12	630,059	CDI	12.14%	15.18%	18.21%	630,059	CDI	12.14%	15.18%	18.21%
	12	101,695	IPCA	5.35%	6.69%	8.03%	101,695	IPCA	5.35%	6.69%	8.03%
	12	274,564	Fixed rate 12.4%	12.44%	15.55%	18.67%	274,564	Fixed rate 12.4%	12.44%	15.55%	18.67%
	12	228,187	Fixed rate 15.1%	15.09%	18.86%	22.64%	228,187	Fixed rate 15.1%	15.09%	18.86%	22.64%
				(150,532)	(188,164)	(225,797)			(150,532)	(188,164)	(225,797)
Property commitments payable	14	95,557	INCC	7.20%	8.99%	10.79%	1,469,203	INCC	7.20%	8.99%	10.79%
				(6,875)	(8,594)	(10,313)			(105,711)	(132,138)	(158,566)
Derivatives payable	16	16,683	CDI	12.14%	15.18%	18.21%	16,683	CDI	12.14%	15.18%	18.21%
				(2,025)	(2,532)	(3,038)			(2,025)	(2,532)	(3,038)
Advances from customers	15	-	INCC	7.20%	8.99%	10.79%	253,521	INCC	7.20%	8.99%	10.79%
				-	-	-			(18,241)	(22,801)	(27,362)
Projected net income				(95,804)	(151,569)	(207,334)			54,312	(97,521)	(249,353)

Cury Construtora e Incorporadora S.A.

Notes to individual and consolidated quarterly information (Continued)

June 30, 2025

(In thousands of reais - R\$, unless otherwise stated)



25. Financial instruments (Continued)

d) Sensitivity analysis of financial assets and liabilities (Continued)

Due to the nature, complexity, and isolation of a single variable, the estimates with the sensitivity of the rates may not accurately represent net financial income (costs) of these operations in the analyzed scenarios.

26. Insurance coverage

Company management adopts an insurance policy that particularly considers risk concentration and its relevance, taken out at amounts deemed sufficient, considering the nature of the Company's activities and guidance from its insurance advisors.

The coverage amounts are:

- Indemnity related to the office for fire, explosion, civil liability, electronic equipment, theft, and other risks, amounting to R\$31,650; and
- Indemnity related to the projects for fire and explosion, amounting to R\$18,121,641.

27. Approval of interim financial information

The Executive Board of CURY CONSTRUTORA E INCORPORADORA S/A ("Company") declares, pursuant to Article 27, paragraph 1, items V and VI, of the Brazilian Securities and Exchange Commission Resolution No. 80/2022, as amended, that: (i) they have reviewed, discussed, and agreed with the individual and consolidated interim financial information of the Company for the period ended June 30, 2025, which was prepared in accordance with the law and the Company's Articles of Incorporation; and (ii) they have reviewed and discussed the opinions expressed in the independent auditor's report for the period ended June 30, 2025, and agree with such opinions and their rationale.

* * * * *

Fábio Cury
Chairman

João Carlos Mazzuco
Chief Financial Officer

Marcos Rosa Júnior
Accountant in charge
CRC SP-243784/O-6