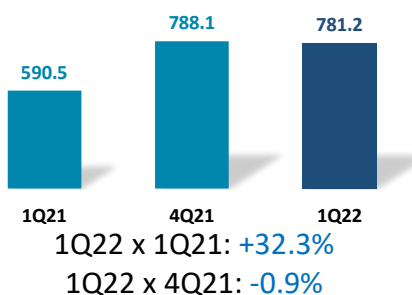


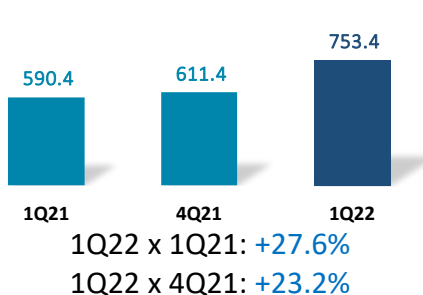
1Q22 PERFORMANCE PREVIEW

CURY STARTS OFF 2022 BY BREAKING SALES RECORDS

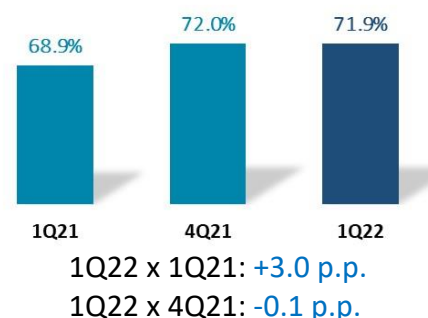
Launches
(R\$ million)



Net Pre-Sales
(R\$ million)



SOS Sales Speed
12 months - (%)



São Paulo, April 12, 2021 – Cury Construtora e Incorporadora S.A. ("Company" or "Cury")(B3: CURY3), one of the leading real-estate developers focused on the residential segment in Brazil, operating in the metropolitan regions of São Paulo and Rio de Janeiro, hereby discloses a preview of its operating results for the first quarter of 2022 (1Q22), as compared to the same quarter of the previous year (1Q21) and, when applicable, to the fourth quarter of 2021 (4Q21). The operating results presented herein are preliminary data and, therefore, are still subject to reviews and changes to be carried out by both the Company and the independent auditors.



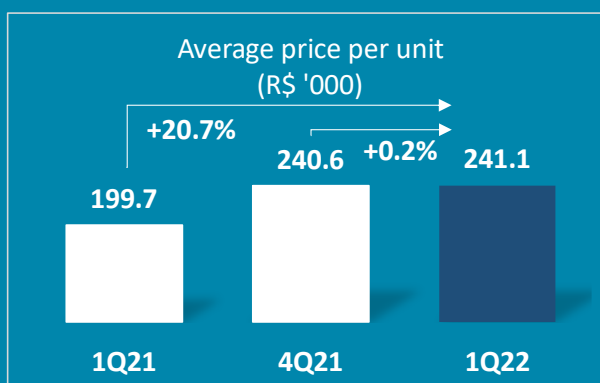
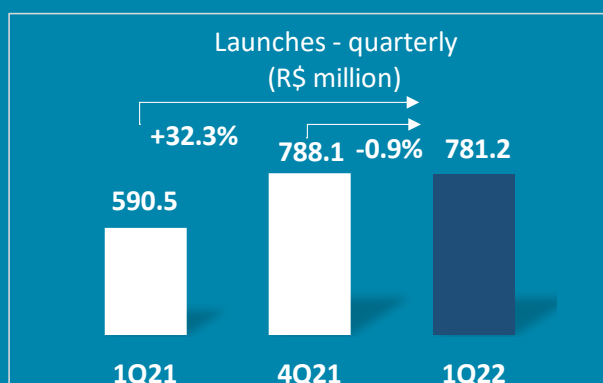
Launches

In 1Q22, 5 projects were launched, 3 of which located in São Paulo and 2 in Rio de Janeiro, adding up to a PSV of R\$ 781.2 million, representing a 32.3% growth when compared to the same period in the previous year.

The average price of the units launched came to R\$ 241,100 in 1Q22, corresponding to an increase by 20.7% in relation to the average price in the same quarter of the previous year, and by 0.2% when compared to the previous quarter (4Q21).

Price increases remain as the major hedge against rising construction input costs. The Company continues to target most of its launchings at the higher brackets of the "*Casa Verde and Amarela*" Program, including those outside of the program, so as to preserve the margins of its products.

	1Q22	4Q21	% Q/Q	1Q21	% Y/Y
Number of launches	5	7	-28.6%	6	-16.7%
Launches - Total PSV (R\$ '000)	781,150	788,101	-0.9%	590,495	32.3%
Units launched	3,240	3,275	-1.1%	2,957	9.6%
Average price per unit (R\$ '000)	241.1	240.6	0.2%	199.7	20.7%
Average unit per launch	648	468	38.5%	493.0	31.5%
Share Cury (PSV)	781,150	719,679	8.5%	472,469	65.3%
Share Cury (%)	100.0%	91.3%	8.7 p.p.	80.0%	20.0 p.p.



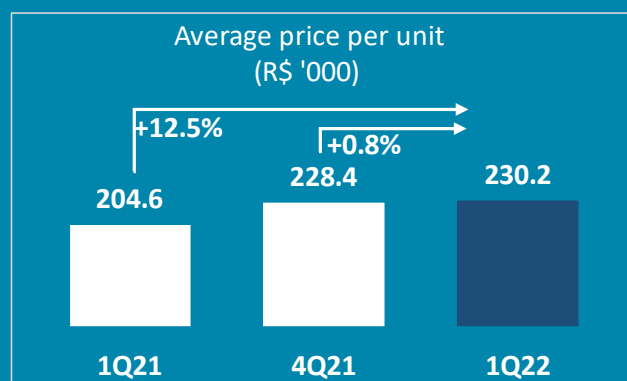
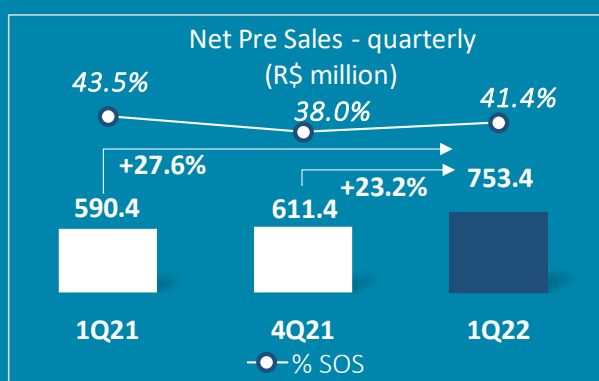


Net Pre-Sales

In the first quarter of 2022, the Net PSV sold came to R\$ 753.4 million, setting a new historical record. This amount represents a 23.2% growth in comparison with the previous quarter, and 27.6% in relation to the same period of the previous year.

The average sales price recorded in 1Q22 was R\$ 230,200, an growth of 0,8% when compared to 4Q21, and 12.5% higher when compared to 1Q21. In 1Q22, the quarterly net SOS stood at 41.4%, versus 43.5% in 1Q21 and 38.0% in 4Q21 and in the last twelve months the SOS was 71.9%, stable from 72.0% presented in 4Q21 and 3.0 p.p. higher than the 1Q21 SOS.

	1Q22	4Q21	% Q/Q	1Q21	% Y/Y
Gross Pre Sales - PSV Total (R\$ '000)	812,740	671,694	21.0%	633,519	28.3%
Pre Sales - # units	3,530	2,941	20.0%	3,096	14.0%
Average price per unit (R\$ '000)	230.2	228.4	0.8%	204.6	12.5%
Gross SOS	43.2%	40.2%	3.0 p.p.	45.3%	-2.0 p.p.
Cancellations (R\$ '000)	59,374	60,328	-1.6%	43,145	37.6%
Net pre-sales (R\$ '000)	753,366	611,366	23.2%	590,373	27.6%
% Launches	60.9%	62.4%	-1.5 p.p.	67.2%	-6.3 p.p.
% Inventories	39.1%	37.6%	1.5 p.p.	32.8%	6.3 p.p.
Cancellations / Gross pre-sales	7.3%	9.0%	-1.7 p.p.	6.8%	0.5 p.p.
Net SOS 100%	41.4%	38.0%	3.4 p.p.	43.5%	-2.2 p.p.
Share Cury Net Pre-Sales (R\$ '000 PSV)	707,012	565,420	25.0%	526,079	34.4%
Share Cury Net Pre-Sales (%)	93.8%	92.5%	1.3 p.p.	89.1%	4.7 p.p.





Transfers

The Company showed a substantial increase in the Transfer levels, both in terms of units and in the amount of PSV transferred. In 1Q22, PSV transferred showed increases of 13.3% quarter-over-quarter, and 79.3% year-over-year. The number of units transferred moved up from 1,544 in 1Q21 to 2,475 in 1Q22, up by 60.3% year-over-year, and by 11.8% quarter-over-quarter.

	1Q22	4Q21	% Q/Q	1Q21	% Y/Y
PSV Transferred (R\$ '000)	532,337	470,011	13.3%	296,903	79.3%
Units Transferred	2,475	2,213	11.8%	1,544	60.3%



Production

In 1Q22, a number of 1,914 units were produced, representing a remarkable growth of 40.2% over the same period of the previous year. When compared to 4Q21, there was a 6.6% drop.

At the close of 1Q22, the Company registered 1,952 units completed, up by 117.1% from the 899 units completed at the end of 4Q21, and considerably higher than the 400 units completed in 1Q21.

	1Q22	4Q21	% Q/Q	1Q21	% Y/Y
Units Constructed	1,914	2,049	-6.6%	1,365	40.2%
Units Completed	1,952	899	117.1%	400	388.0%
Construction Sites	39	38	1.3%	27	44.4%



Inventory

Cury closed 1Q22 with an inventory amounting to R\$ 1,067.5 million. From this total, 98.0% accounted for units launched or units under construction, and only 2.0% referred to completed units.

	1Q22	4Q21	% Q/Q	1Q21	% Y/Y
Under construction (R\$ '000)	1,046,324	978,665	6.9%	748,645	39.8%
% Total	98.0%	97.9%	0.1 p.p.	97.8%	0.2 p.p.
Completed (R\$ '000)	21,127	20,875	1.2%	17,077	23.7%
% Total	2.0%	2.1%	-0.1 p.p.	2.2%	-0.2 p.p.
Total (R\$ '000)	1,067,451	999,540	6.8%	765,721	39.4%
Total (Units)	4,579	4,600	-0.5%	3,934	16.4%



Landbank

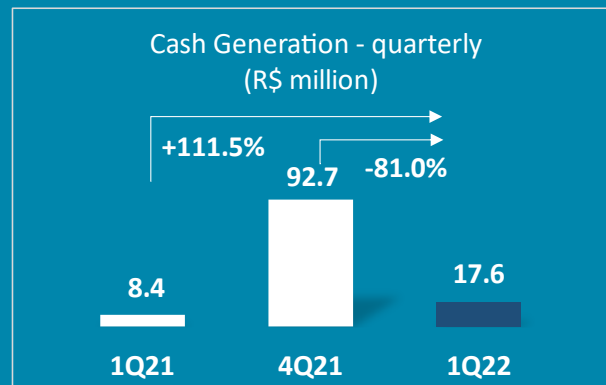
Considering the recent movement of launches and land acquisitions, the Company closed 1Q22 with a landbank worth R\$ 9.9 billion in potential PSV, which represents a total of 44,600 units. At present, the landbank consists of R\$ 7.3 billion in São Paulo and R\$ 2.6 billion in Rio de Janeiro.

	1Q22	4Q21	% Q/Q	1Q21	% Y/Y
Landbank (PSV, R\$ million)	9,953	9,794	1.6%	9,966	-0.1%
# of projects	78	78	0.0%	92	-15.2%
# of units	44,639	45,515	-1.9%	52,146	-14.4%
Average price per unit (R\$ '000)	223.0	215.2	3.6%	191.1	16.7%



Cash Flow

For the first quarter of 2022, the Company reported a positive operating Cash Flow Generation in the amount of R\$ 17.6 million. This amount is 111.5% greater than the positive balance of R\$ 8.4 million recorded in 1Q21.



Ronaldo Cury de Capua

Investor Relations Officer

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