OPERATIONAL PREVIEW

Cury reports robust operating results in 2Q26, **with SoS above 40%, cash generation of R$145 million,** and record **in landbank**.

2Q26 and 6M26

São Paulo, July 7, 2026.

Cury Construtora e Incorporadora S.A. ("Company" or "Cury") (B3: CURY3), one of the leading residential construction companies in Brazil, operating in the metropolitan regions of São Paulo and Rio de Janeiro, announces its preliminary operational results for the second quarter of 2026 (2Q26) and the first six months of 2026 (6M26), compared to the same quarter and period of the previous year (2Q25 and 6M25), and, when applicable, to the first quarter of 2026 (1Q26).

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.

OPERATIONAL PREVIEW

2Q26 and 6M26

2Q26 OPERATIONAL HIGHLIGHTS

CURY
B3 LISTED NM

Launches

R$2.3 BI

1.4% vs. 2Q25

Production

RECORD

Units Produced

5.737

41.8% vs. 2Q25

Landbank

RECORD

R$26.1 BI

23.6% vs. 2Q25

Cash Generation

R$144.9 MI

40.2% vs. 2Q25

29th consecutive quarter of positive cash generation

// LAUNCHES

In 2Q26, 11 projects were launched, with 8 located in SP and 3 in RJ, totaling a PSV of

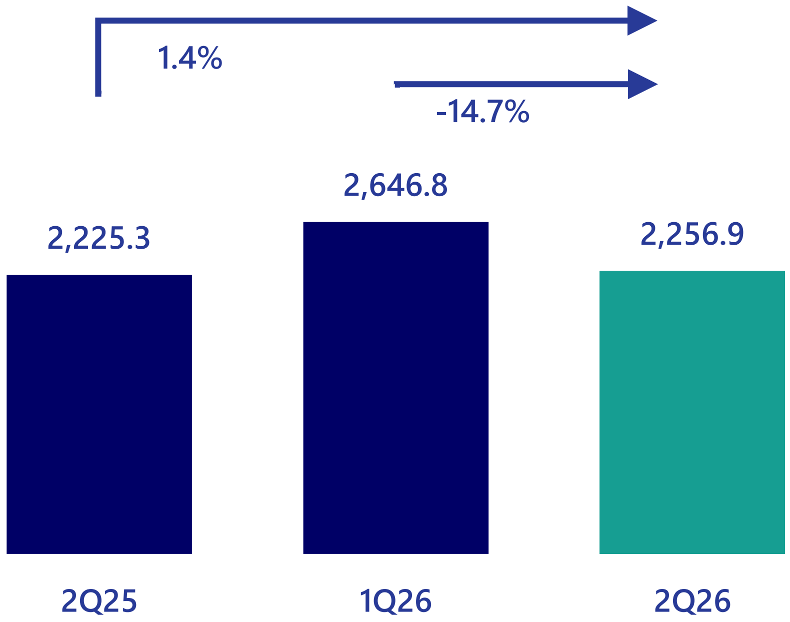
R$2,256.9 MILLION,

which represents an increase of 1.4% compared to the same period of the previous year.

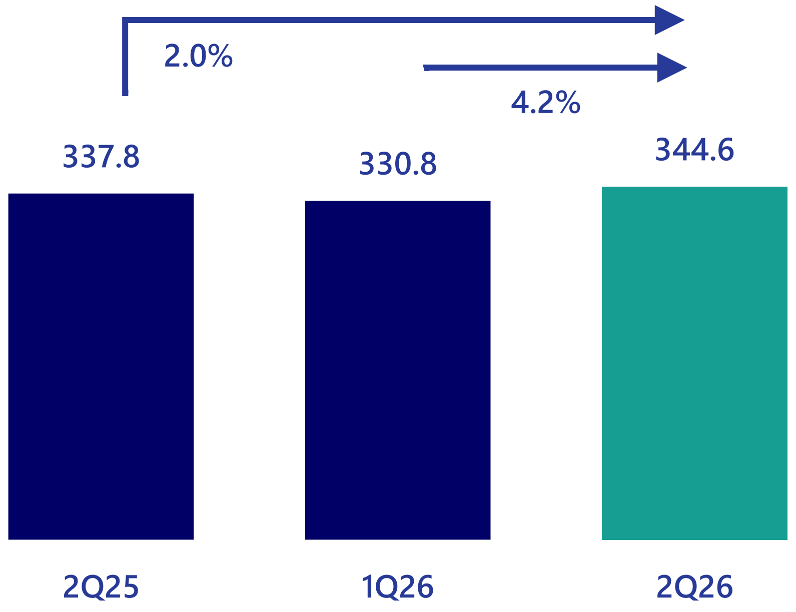
Launches	2Q26	1Q26	% Q/Q	2Q25	% Y/Y	6M26	6M25	% Y/Y
Number of launches	11	10	10.0%	9	22.2%	21	23	-8.7%
PSV (R$ million)	2,256.9	2,646.8	-14.7%	2,225.3	1.4%	4,903.6	5,008.8	-2.1%
Units launched	6,549	8,001	-18.1%	6,588	-0.6%	14,550	15,720	-7.4%
Average price per unit (R$ '000)	344.6	330.8	4.2%	337.8	2.0%	337.0	318.6	5.8%
Average unit per launch	596	800	-25.5%	732	-18.6%	693	684	1.3%
Share Cury (PSV)	1,943.9	2,268.9	-14.3%	1,960.5	-0.8%	4,212.8	4,626.8	-8.9%
Share Cury (%)	86.1%	85.7%	0.4 p.p.	88.1%	-2.0 p.p.	85.9%	92.4%	-6.5 p.p.

// LAUNCHES

PSV Launches - Quarterly
(R$ million)

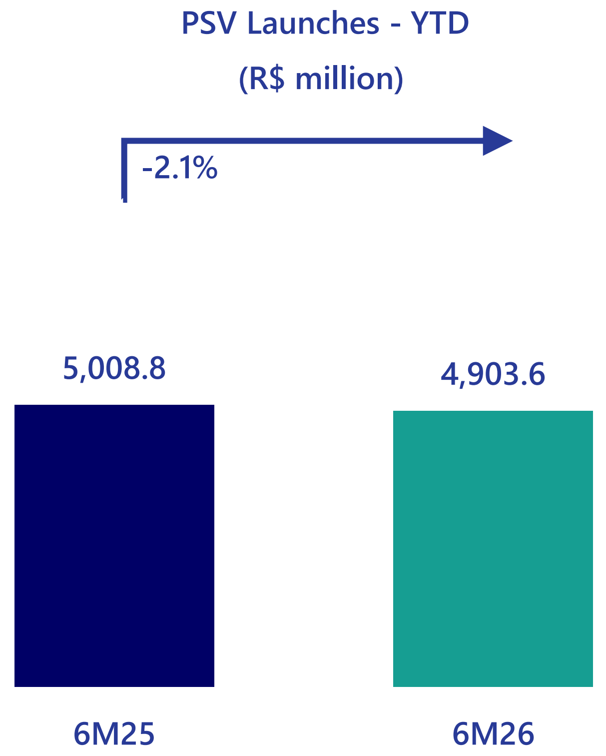


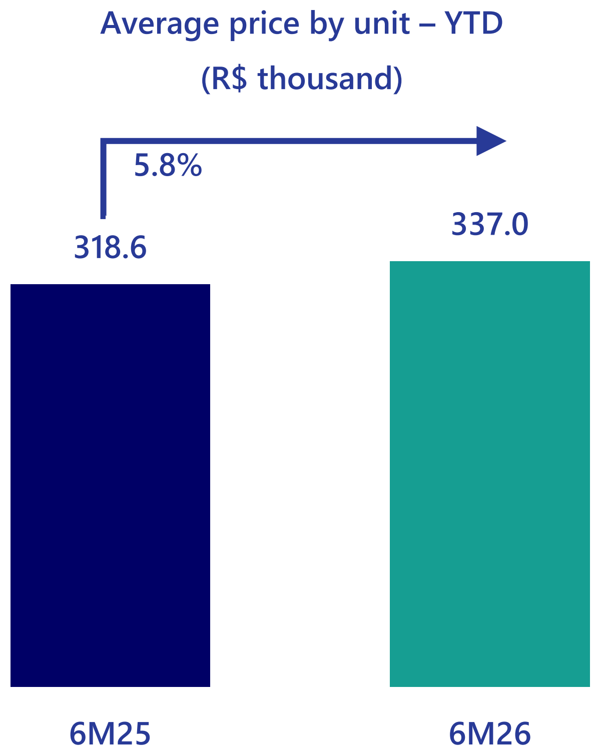
Average price by unit - Quarterly
(R$ thousand)



The total PSV of launches reached R$ 2,256.9 million in 2Q26, which represents an increase of 1.4% compared to 2Q25 and decreased 14.7% compared to 1Q26. The average price per unit launched was R$ 344.6 thousand, which represents an increase of 2.0% compared to 2Q25 and 4.2% compared to 1Q26.

// LAUNCHES





The total PSV of launches in the first half of 2026 reached R$ 4,903.6 million, decrease of 2.1% compared to the same period of the previous year. The average price per unit launched was R$ 337 thousand, increase of 5.8% compared to the same period of the previous year.

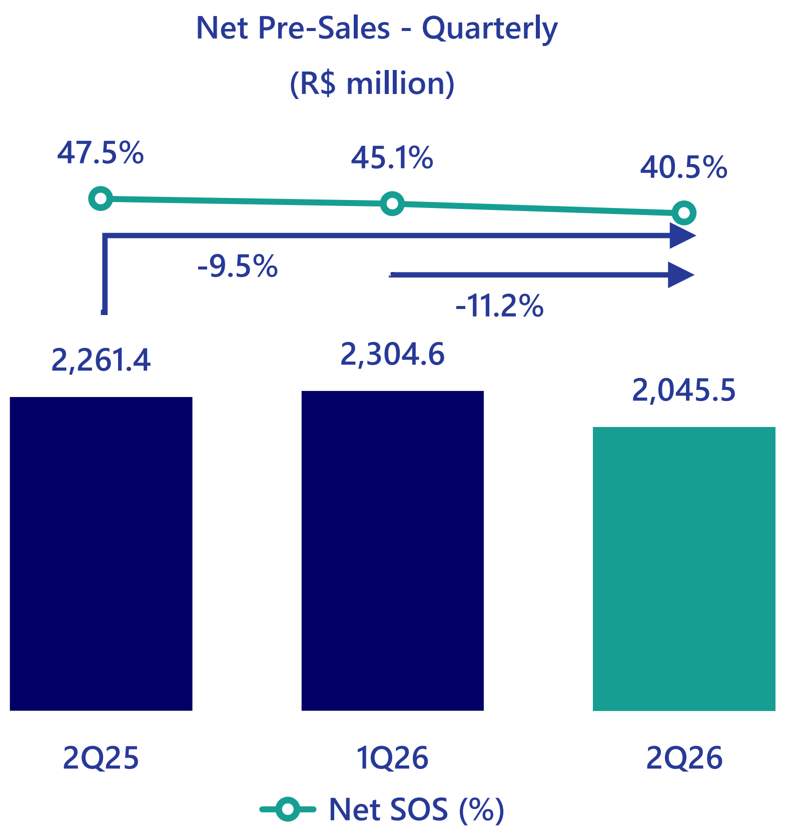
// NET PRE-SALES

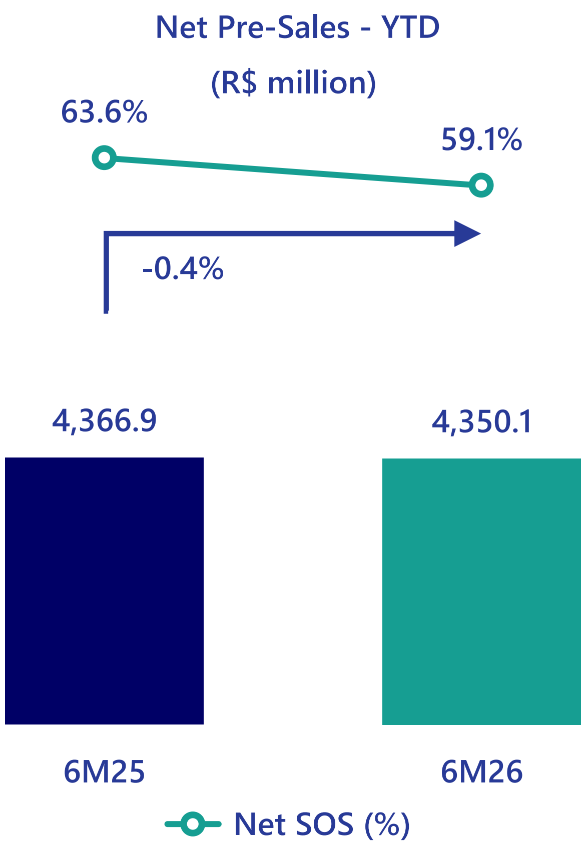
In the 2Q26, net sales totaled **R$ 2,045.5 MILLION,** which corresponds to a reduction of 9.5% compared to 2Q25.

Pre-sales, %SOS	2Q26	1Q26	% Q/Q	2Q25	% Y/Y	6M26	6M25	% Y/Y
Gross pre-sales (R$ million PSV)	2,216.7	2,533.9	-12.5%	2,498.0	-11.3%	4,750.5	4,723.4	0.6%
# units sold	6,697	7,786	-14.0%	8,067	-17.0%	14,483	15,240	-5.0%
Average price per unit (R$ '000)	331.0	325.4	1.7%	309.7	6.9%	328.0	309.9	5.8%
Gross SOS (%)	42.4%	47.5%	-5.1 p.p.	50.0%	-7.6 p.p.	61.2%	65.4%	-4.2 p.p.
Cancellations (R$ million)	171.2	229.3	-25.3%	236.6	-27.6%	400.4	356.5	12.3%
Net pre-sales (R$ million PSV)	2,045.5	2,304.6	-11.2%	2,261.4	-9.5%	4,350.1	4,366.9	-0.4%
% Launches	61.5%	57.7%	3.8 p.p.	55.0%	6.5 p.p.	59.5%	63.6%	-4.1 p.p.
% Inventories	38.5%	42.3%	-3.8 p.p.	45.0%	-6.5 p.p.	40.5%	36.4%	4.1 p.p.
Cancellations / Gross pre-sales	7.7%	9.0%	-1.3 p.p.	9.5%	-1.8 p.p.	8.4%	7.5%	0.9 p.p.
Net SOS (%)	40.5%	45.1%	-4.6 p.p.	47.5%	-7.0 p.p.	59.1%	63.6%	-4.5 p.p.
Net SOS LTM (%)	72.0%	73.9%	-1.9 p.p.	74.3%	-2.3 p.p.	72.0%	74.3%	-2.3 p.p.
Share Cury Net Pre-Sales (R$ million PSV)	1,748.8	1,893.6	-7.6%	2,007.2	-12.9%	3,642.4	3,926.5	-7.2%
Share Cury Net Pre-Sales (%)	85.5%	82.2%	3.3 p.p.	88.8%	-3.3 p.p.	83.7%	89.9%	-6.2 p.p.

The average selling price recorded in 2Q26 was R$ 331.0 thousand, representing an increase of 6.9% compared to 2Q25.

// NET PRE-SALES

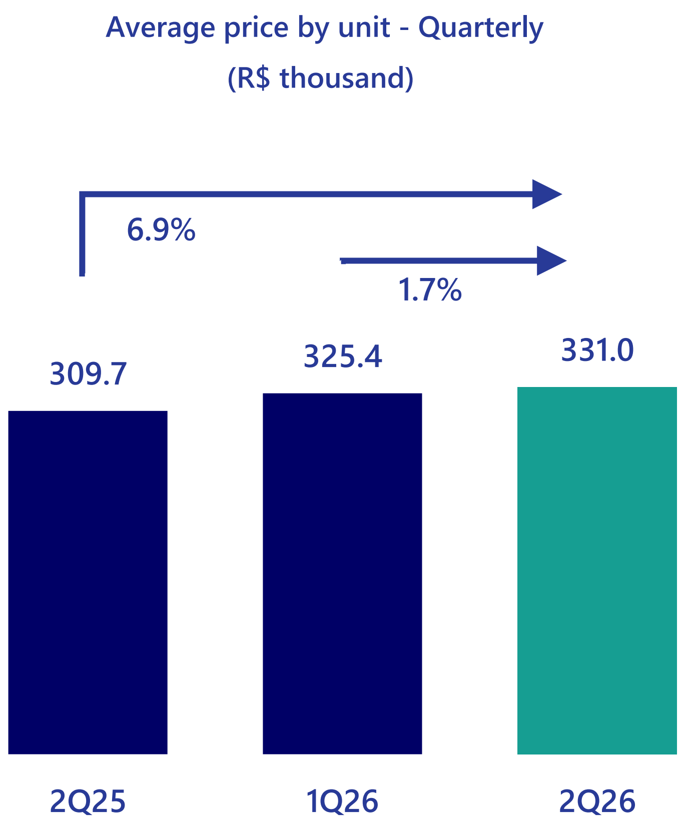


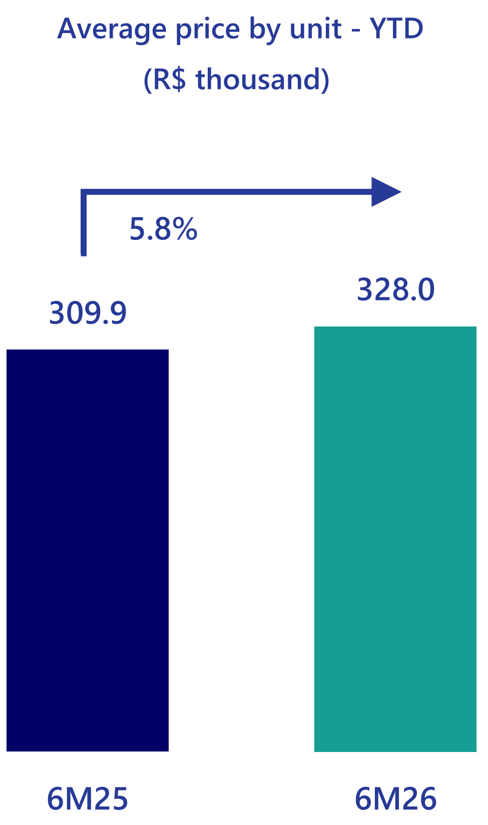


In 2Q26, the net SoS was 40.5%, reduction of 4.6 p.p. compared to 45.1% in 1Q26, and a reduction of 7.0 p.p. compared to 47.5% in 2Q25.

In the first half of 2026, the net SoS was 59.1%, reduction of 4.5 p.p. compared to 63.6% in the same period of the previous year.

// NET PRE-SALES





// TRANSFER

The PSV transferred in 2Q26 totaled R$ 2,015.0 million, representing a increase of 50.4% compared to 1Q26 and an decrease of 6.2% compared to 2Q25. The number of units transferred was 6,296 a growth of 44.3% compared to 1Q26 and an reduction of 12.0% compared to 2Q25.

Transfers	2Q26	1Q26	% Q/Q	2Q25	% Y/Y	6M26	6M25	% Y/Y
PSV transferred (R$ million)	2,015.0	1,339.8	50.4%	2,149.3	-6.2%	3,354.8	3,272.2	2.5%
Units transferred	6,296	4,364	44.3%	7,155	-12.0%	10,660	10,938	-2.5%

Considering the performance in the six-month period of 2026, the PSV transferred totaled

A GROWTH OF 2.5%

compared to the period of 6M25, while the number of units transferred decreased from 10,938 in 6M25 to 10,660 in 6M26.

// PRODUCTION

RECORD

In 2Q26, there were produced

5,737 units,

which represents an increase of 41.8% compared to the same period of the previous year.

The Company produced 10,371 units in 6M26, growth of 2,962 units compared to 6M25, which represents an increase of 40.0%.

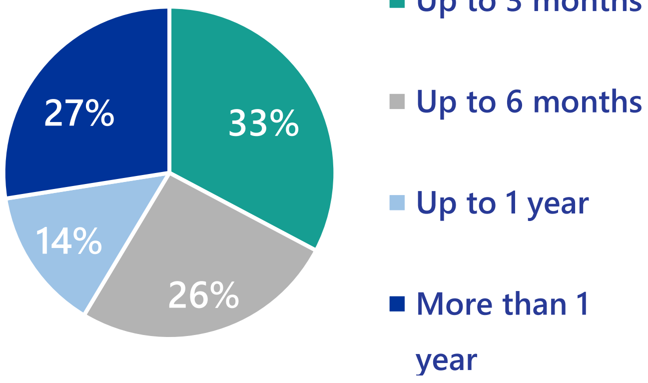
Production	2Q26	1Q26	% Q/Q	2Q25	% Y/Y	6M26	6M25	% Y/Y
Units Constructed	5,737	4,634*	23.8%	4,046	41.8%	10,371	7,409	40.0%
Units Completed	1,192	1,884	-36.7%	1,613	-26.1%	3,076	3,833	-19.7%
Construction Sites	87	87	0.0%	81	7.4%	87	77*	13.0%

*Represented

Cury ended 2Q26 with an inventory of **R$ 3,008.3 million.**

Inventories (R$ million, except % and units)	2Q26	1Q26	% Q/Q	2Q25	% Y/Y
Under Construction	2,945.2	2,739.0	7.5%	2,464.3	19.5%
% Total	97.9%	97.6%	0.3 p.p.	98.7%	-0.8 p.p.
Completed	63.1	66.2	-4.7%	33.4	88.9%
% Total	2.1%	2.4%	-0.3 p.p.	1.3%	0.8 p.p.
Total	3,008.3	2,805.2	7.2%	2,497.7	20.4%
Total (Units)	7,785	7,373	5.6%	6,852	13.6%

Aging of Inventories 2Q26
(Based in the launches dates)



Of this total, 97.9% refer to units launched or under construction, and only 2.1% to completed units.

RECORD

Considering the recent launches as well as the acquisitions made, the Company ended 2Q26 with a landbank of

R$ 26,092.8 MILLION IN POTENTIAL PSV,

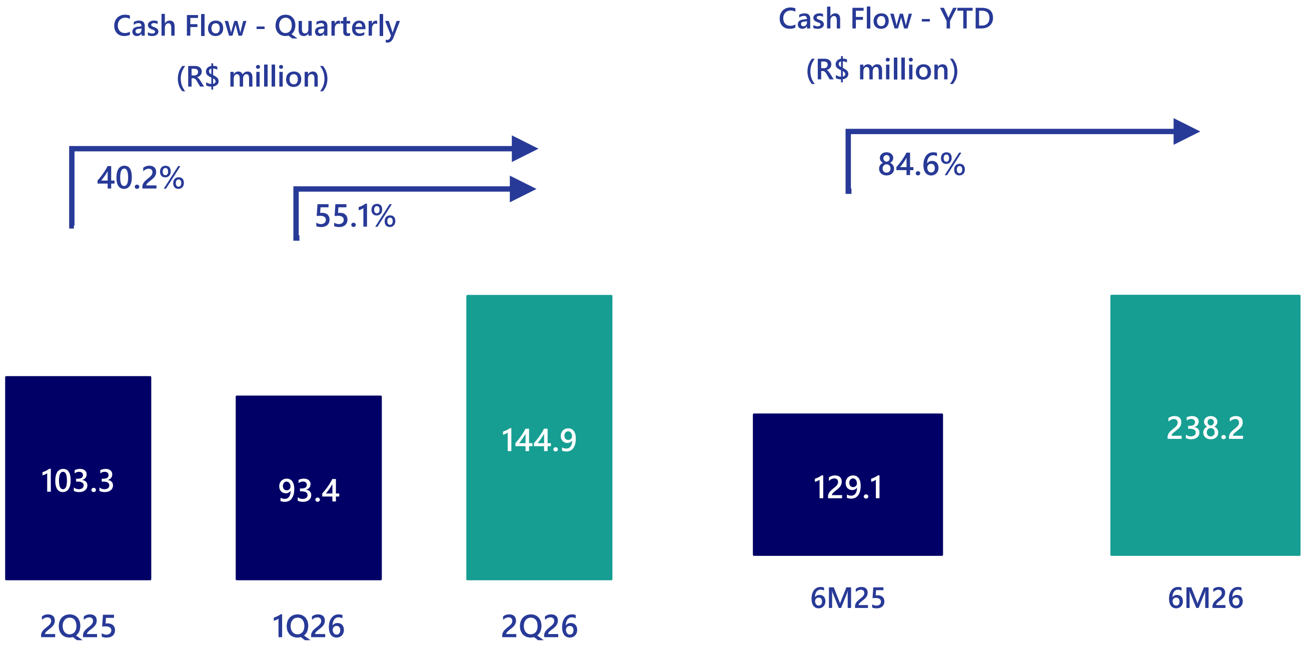
an increase of 23.6% compared to the landbank at the end of 2Q25 and growth of 4.7% compared to 1Q26, which represents a total of 84,055 units.

Landbank	2Q26	1Q26	% Q/Q	2Q25	% Y/Y
LandBank (PSV, R$ million)	26,092.8	24,924.6	4.7%	21,114.4	23.6%
# of projects	91	88	3.4%	75	21.3%
Potential # units on landbank	84,055	82,119	2.4%	72,928	15.3%
Average price per unit (R$ '000)	310.4	303.5	2.3%	289.5	7.2%

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

In 2Q26, the company presented Positive operational cash generation in the amount of

R$ 144.9 MILLION



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

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

Click here to access historical data.

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