

Cury Construtora e Incorporadora S.A.

Quarterly Information – For the quarter ended June 30, 2024

(A free translation of the original report in Portuguese as published in Brazil containing quarterly information prepared in accordance with accounting practices adopted in Brazil and IFRS) applicable to the Real Estate Development entities and registered with the Brazilian Securities and Exchange Commission (CVM).

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Company Data / Capital Breakdown

Number of shares (Unit)	Current quarter 06/30/2024
Of paid-in capital	
Ordinary	291,875,088
Preferred	0
Total	291,875,088
Treasury	
Ordinary	1,990,800
Preferred	0
Total	1,990,800



KPMG Auditores Independentes Ltda.

Rua Arquiteto Olavo Redig de Campos, 105, 12º andar - Torre A

04711-904 - São Paulo/SP - Brasil

Caixa Postal 79518 - CEP 04707-970 - São Paulo/SP - Brasil

Telefone +55 (11) 3940-1500

kpmg.com.br

Report on review of interim financial information

To the Board of Directors and Management

Cury Construtora e Incorporadora S.A.

São Paulo - SP

Introduction

We have reviewed the interim financial statements individual company and consolidated financial statements of Cury Construtora e Incorporadora S.A. ("Company"), included in the Interim Financial Information Form for the quarter ended June 30, 2024, which comprise the balance sheet as of June 30, 2024, and the statements of profit or loss and comprehensive income (loss) for the three and six-month period then ended, and changes in equity and cash flows for the six-month period then ended including the explanatory notes.

Management is responsible for the preparation and presentation of this individual interim financial information in accordance with CPC 21 (R1) applicable to real estate development entities in Brazil and registered with the Brazilian Securities and Exchange Commission ("CVM") and of the consolidated interim financial information in accordance with CPC 21 (R1) and International Standard IAS 34 – Interim Financial Reporting, issued by the International Accounting Standards Board – (IASB), applicable to real estate development entities in Brazil registered with the Brazilian Securities and Exchange Commission (CVM), as well as to the presentation of this information in accordance with the standards issued by the Brazilian Securities and Exchange Commission, applicable to the preparation of interim financial information. 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 Brazilian and international review standards on interim financial information (NBC TR 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity 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 people 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 standards on auditing 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 company quarterly financial information**

Based on our review, nothing has come to our attention that causes us to believe that the individual company interim financial information referred to above is not prepared, in all material respects, in accordance with CPC 21(R1), applicable to real estate development entities in Brazil and registered with the Brazilian Securities and Exchange Commission ("CVM"), applicable to the preparation of interim financial information and presented in accordance with the standards issued by the Brazilian Securities and Exchange Commission.

Conclusion on the consolidated quarterly financial information

Based on our review, nothing has come to our attention that causes us to believe that the aforementioned consolidated interim financial information referred to above is not prepared, in all material respects, in accordance with CPC 21(R1) and IAS 34, applicable to real estate development entities registered with the Brazilian Securities and Exchange Commission ("CVM"), applicable to the preparation of interim financial information and presented in accordance with the standards issued by the Brazilian Securities and Exchange Commission.

Emphasis

As described in notes 2.1, the individual interim financial information included in the Interim Financial Information Form – ITR has been prepared in accordance with CPC 21 and the consolidated interim financial information included in the Interim Financial Information Form in accordance with CPC 21 and IAS 34, applicable to real estate development entities in Brazil, registered with the Brazilian Securities and Exchange Commission (CVM). Therefore, the accounting policy adopted by the entity for recognizing revenue on unalced real estate unit sales agreements about the transfer of control follows management's understanding about the application of CPC 47 – Revenue from Contracts with Customers (IFRS 15), in line with that expressed by CVM in Official Letter 02/2018 issued by CVM (Brazilian Securities and Exchange Commission). Our conclusion is not qualified on this matter.

Other issues - Statements of value added

The quarterly financial statements referred to above include the individual company and consolidated statements of value added for the quarter ended June 30, 2024, prepared under the responsibility of the Company's management and presented as supplementary information for the purposes of IAS 34 applicable to the real estate development entities in Brazil registered with the Brazilian Securities and Exchange Commission ("CVM"). These statements have been submitted to review procedures performed together with the review of the quarterly financial statements to conclude whether they are reconciled to the interim financial information and accounting records, as applicable, and whether their form and content are in accordance with the criteria set on NBC Technical Pronouncement TG 09 - "Statement of Value Added". Based on our review, nothing has come to our attention that causes us to believe that these financial statements have not been prepared, in all material respects, according to the criteria set on this Technical Pronouncement and in a manner consistent with the individual company and consolidated interim financial information taken as a whole.

São Paulo, August 5, 2024

KPMG Auditores Independentes Ltda.
CRC 2SP-027685/O-0 F SP



Originally Signed in Portuguese

Thaís de Lima Rodrigues Leandrini
CRC 1SP-280836/O-5

Cury Construtora e Incorporadora S.A.

Individual financial statements/ Balance sheet assets

(Reais thousand)

Account	Account Description	Current Quarter	Prior Year
Code		06/30/2024	12/31/2023
1	Total assets	2,336,506	1,668,512
1.01	Current assets	793,732	191,712
1.01.01	Cash and cash equivalents	433,609	104,663
1.01.02	Financial investments	327,418	63,262
1.01.02.01	Financial investments measured at fair value through profit or loss	327,418	63,262
1.01.02.01.02	Securities designated at fair value	327,418	63,262
1.01.03	Trade accounts receivable	15,409	17,781
1.01.03.01	Clients	15,409	17,781
1.01.04	Inventories	2,944	3,974
1.01.07	Prepaid expenses	14,352	1,766
1.01.08	Other current assets	0	266
1.01.08.03	Other	0	266
1.02	Noncurrent assets	1,542,774	1,476,800
1.02.01	Long-term receivables	64,658	48,726
1.02.01.09	Related party receivables	37,175	20,026
1.02.01.09.04	Receivables from Other Related Parties	37,175	20,026
1.02.01.10	Other non-current assets	27,483	28,700
1.02.01.10.03	Other receivables	27,483	28,700
1.02.02	Investments	1,474,885	1,423,925
1.02.02.01	Equity investments	1,474,885	1,423,925
1.02.02.01.01	Interests in associates	44,707	40,875
1.02.02.01.02	Interest in subsidiaries	1,430,178	1,383,050
1.02.03	Property plant and equipment	3,231	4,149
1.02.03.01	Property and equipment in operation	3,231	4,149

Cury Construtora e Incorporadora S.A.

Individual financial statements/Balance sheet liabilities

(Reais thousand)

Account Code	Account Description	Current Quarter	Prior Year
		06/30/2024	12/31/2023
2	Total liabilities	2,336,506	1,668,512
2.01	Current liabilities	455,455	297,387
2.01.01	Payroll and social charges	20,484	13,045
2.01.01.02	Payroll liabilities	20,484	13,045
2.01.02	Trade payables	7,264	9,206
2.01.02.01	Local suppliers	7,264	9,206
2.01.03	Tax liabilities	880	391
2.01.03.02	State tax obligations	738	291
2.01.03.03	Municipal tax liabilities	142	100
2.01.04	Loans and financing	72,916	79,208
2.01.04.01	Loans and financing	72,916	79,208
2.01.04.01.01	In Local Currency	72,916	79,208
2.01.05	Other liabilities	341,026	184,147
2.01.05.02	Other	341,026	184,147
2.01.05.02.01	Dividends and interest on equity capital payable	265,000	118,537
2.01.05.02.04	Other accounts payable	7,672	2,162
2.01.05.02.05	Payables for repurchase and reverse repurchase agreements	68,354	63,448
2.01.06	Provisions	12,885	11,390
2.01.06.01	Provisions for labor and civil lawsuits	12,885	11,390
2.01.06.01.02	Social security and labor provisions	10,391	8,526
2.01.06.01.04	Civil provisions	2,494	2,864
2.02	Noncurrent liabilities	967,598	506,160
2.02.01	Loans and financing	917,191	450,754
2.02.01.01	Loans and financing	917,191	450,754
2.02.01.01.01	Local Currency	917,191	450,754
2.02.02	Other liabilities	17,569	31,361
2.02.02.01	Related party liabilities	6,000	6,000
2.02.02.01.04	Debts to Other Related Parties	6,000	6,000
2.02.02.02	Other	11,569	25,361
2.02.02.02.03	Payables for repurchase and reverse repurchase agreements	11,569	25,361
2.02.04	Provisions	32,838	24,045
2.02.04.01	Provisions for labor and civil lawsuits	14,816	12,048
2.02.04.01.02	Social security and labor provisions	11,949	9,470
2.02.04.01.04	Civil provisions	2,867	2,578
2.02.04.02	Other provisions	18,022	11,997
2.02.04.02.04	Impairment loss on investments	18,022	11,997
2.03	Equity	913,453	864,965
2.03.01	Paid-in capital	291,054	291,054
2.03.02	Capital Reserves	5,388	5,388
2.03.02.01	Share premium	17,598	17,598
2.03.02.05	Treasury shares	-12,210	-12,210
2.03.04	Profit Reserves	617,011	568,523
2.03.04.01	Legal Reserve	61,368	61,368
2.03.04.05	Appropriated retained earnings	555,643	507,155

Cury Construtora e Incorporadora S.A.

Individual financial statements/Statements of profit or loss

(Reais thousand)

Account Code	Account Description	04/01/2024 to 06/30/2024	01/01/2024 to 06/30/2024	04/01/2023 to 06/30/2023	01/01/2023 to 06/30/2023
3.01	Revenue from the sale of goods and/or services	5,091	9,684	3,705	7,161
3.02	Cost of Goods and/or Services Sold	-8,996	-20,015	-8,182	-17,705
3.03	Gross Profit	-3,905	-10,331	-4,477	-10,544
3.04	Operating expenses/revenues	188,671	349,185	138,789	250,863
3.04.01	Selling expenses	-2,498	-3,950	-1,203	-1,951
3.04.02	Administrative and general expenses	-33,347	-54,864	-29,351	-49,908
3.04.05	Other operating expenses	82	-5,942	-2,957	-4,541
3.04.06	Share of profit of equity-accounted investees	224,434	413,941	172,300	307,263
3.05	Profit (loss) before net finance income (costs) and taxes	184,766	338,854	134,312	240,319
3.06	Net finance costs	-12,519	-25,366	-12,939	-27,097
3.06.01	Finance income	11,508	15,746	4,678	8,158
3.06.02	Finance costs	-24,027	-41,112	-17,617	-35,255
3.07	Result Before Two Taxes on or Profit	172,247	313,488	121,373	213,222
3.09	Profit (loss) from continuing operations	172,247	313,488	121,373	213,222
3.11	Profit/Loss for the period	172,247	313,488	121,373	213,222
3.99	Earnings per share - (Real/ share)				
3.99.01	Basic earnings per share				
3.99.01.01	ON	0.5942	1.0814	0.4187	0.7355

Cury Construtora e Incorporadora S.A.

Individual financial statements/Statement of comprehensive income

(Reais thousand)

Account Description	04/01/2024 to 06/30/2024	01/01/2024 to 06/30/2024	04/01/2023 to 06/30/2023	01/01/2023 to 06/30/2023
4.01 Profit for the Period	172,247	313,488	121,373	213,222
4.03 Comprehensive Income for the Period	172,247	313,488	121,373	213,222

Cury Construtora e Incorporadora S.A.

Individual Financial Statements /Statement of cash flows (Indirect method)

(Reais thousand)

Account Code	Account Description	Accumulated for the Current Year	Accumulated for the Prior Year
		01/01/2024 to 06/30/2024	01/01/2023 to 06/30/2023
6.01	Net cash from operating activities	283,043	107,467
6.01.01	Cash from operations	-64,374	-58,105
6.01.01.01	Profit before income and social contribution taxes	313,488	213,222
6.01.01.02	Depreciation and amortization (including sales stands)	1,257	1,420
6.01.01.03	Share of profit (loss) of equity-accounted subsidiaries and associates	-413,941	-307,263
6.01.01.04	Amortization of transaction costs	1,357	637
6.01.01.05	Finance charges on loans and financing	28,327	30,391
6.01.01.12	Provision for labor, civil and tax risks	5,138	3,488
6.01.02	Changes in assets and liabilities	382,319	193,988
6.01.02.01	(Increase) decrease in trade and other receivables	2,372	6,613
6.01.02.02	(Increase) decrease in un marketed property	1,030	30
6.01.02.03	(Increase) decrease in advances to suppliers	-12,586	-2,415
6.01.02.04	(Increase) decrease in other receivables	1,483	-2,639
6.01.02.05	Increase (decrease) in trade payables	-1,942	3,590
6.01.02.06	Increase (decrease) in tax liabilities	489	-109
6.01.02.07	Increase (decrease) in social security and payroll liabilities	7,439	4,533
6.01.02.09	Increase (decrease) in creditors for repurchase and reverse repurchase agreements	-8,886	-7,809
6.01.02.10	Increase (decrease) in provision for labor, cement and tax risks	-875	-1,355
6.01.02.11	Increase (decrease) in other accounts payable	5,510	-1,118
6.01.02.12	Related party transactions	-17,149	-3,810
6.01.02.13	Dividends received from subsidiaries	405,434	198,477
6.01.03	Other	-34,902	-28,416
6.01.03.01	Paid Interest	-34,902	-28,416
6.02	Net cash from investing activities	-300,923	-71,772
6.02.01	(Increase) or decrease in securities	-264,156	-11,174
6.02.02	(Increase) or reduction in investments	-36,428	-57,527
6.02.03	(Increase) or decrease in property, plant and equipment	-339	-3,071
6.03	Net cash from financing activities	346,826	-78,348
6.03.01	Repayment of loans and financing	-200,000	0
6.03.02	Inflows from loans and financing	665,363	0
6.03.05	Dividends paid to shareholders	-118,537	-78,348
6.05	Increase (decrease) in cash and cash equivalents	328,946	-42,653
6.05.01	Beginning balance of cash and cash equivalents	104,663	85,334
6.05.02	Final balance of cash and cash equivalents	433,609	42,681

Cury Construtora e Incorporadora S.A.

Individual financial statements / Statement of changes in equity

From January 1, 2024 to June 30, 2024

(Reais thousand)

Account Code	Account Description	Paid-up capital	Reserves, Granted and Shares	Profit Reserves	Accumulated Profits or Losses	Other Results Comprehensive	Net worth
5.01	Beginning balances	291,054	5,388	568,523	0	0	864,965
5.02	Prior year adjustments	0	0	0	0	0	0
5.03	Adjusted beginning balances	291,054	5,388	568,523	0	0	864,965
5.04	Capital transactions with shareholders	0	0	0	0	0	0
5.05	Total comprehensive income	0	0	48,488	0	0	48,488
5.05.01	Profit for the period	0	0	313,488	0	0	313,488
5.05.02	Other comprehensive income	0	0	-265,000	0	0	-265,000
5.05.02.06	Additional dividends decided on	0	0	-265,000	0	0	-265,000
5.06	Internal changes in equity	0	0	0	0	0	0
5.07	Final balances	291,054	5,388	617,011	0	0	913,453

Cury Construtora e Incorporadora S.A.

Individual financial statements / Statement of changes in equity

From January 1, 2023 to June 30, 2023

(Reais thousand)

Account Code	Account Description	Paid-up capital	Reserves, Granted and Shares	Profit Reserves	Accumulated Profits or Losses	Other Results Comprehensive	Net worth
5.01	Beginning balances	291,054	5,388	455,295	0	0	751,737
5.02	Prior year adjustments	0	0	0	0	0	0
5.03	Adjusted beginning balances	291,054	5,388	455,295	0	0	751,737
5.04	Capital transactions with shareholders	0	0	0	0	0	0
5.05	Total comprehensive income	0	0	0	213,222	0	213,222
5.05.01	Profit for the period	0	0	0	213,222	0	213,222
5.06	Internal changes in equity	0	0	0	0	0	0
5.07	Final balances	291,054	5,388	455,295	213,222	0	964,959

Cury Construtora e Incorporadora S.A.

Individual financial statements /Statement of added value

From January 1, 2024 to June 30, 2024

(Reais thousand)

Account Code	Account Description	Accumulated for the Current Year	Accumulated for the Prior Year
		01/01/2024 to 06/30/2024	01/01/2023 to 06/30/2023
7.01	Recipes	11,245	7,965
7.01.01	Sales of Merchandise, Products and Services	11,245	7,965
7.02	Input acquired from third parties	-65,054	-51,665
7.02.01	Prods., Mercs. Costs and Servs. Sold	-20,015	-17,705
7.02.02	Materials, Energy, Servs. third parties and other	-45,039	-33,960
7.03	Gross value added	-53,809	-43,700
7.04	Retentions	-1,257	-1,420
7.04.01	Depreciation, Amortization and Depletion	-1,257	-1,420
7.05	Net value added produced	-55,066	-45,120
7.06	VLR Added Received in Transfer	429,687	315,160
7.06.01	Share of profit of equity-accounted investees	413,941	307,263
7.06.02	Finance income	15,746	7,897
7.07	Total value added to be distributed	374,621	270,040
7.08	Distribution of value added	374,621	270,040
7.08.01	Personal	18,462	21,021
7.08.01.01	Direct compensation	16,172	18,829
7.08.01.04	Other	2,290	2,192
7.08.01.04.01	Management fees	2,290	2,192
7.08.02	Taxes, Fees and Contributions	1,562	803
7.08.02.01	Federal	1,562	803
7.08.03	Return on third-party capital	41,109	34,994
7.08.03.01	Interest	41,109	34,994
7.08.04	Return on equity capital	313,488	213,222
7.08.04.03	Retained earnings/Loss for the period	313,488	213,222

Cury Construtora e Incorporadora S.A.

Consolidated financial statements/Statement of financial assets

(Reais thousand)

Account Code	Account Description	Current Quarter	Prior Year
		06/30/2024	12/31/2023
1	Total assets	3,983,671	3,092,023
1.01	Current assets	2,893,021	2,212,808
1.01.01	Cash and cash equivalents	889,522	643,630
1.01.02	Financial investments	668,498	348,639
1.01.02.01	Financial investments measured at fair value through profit or loss	668,498	348,639
1.01.02.01.02	Securities designated at fair value	668,498	348,639
1.01.03	Trade accounts receivable	494,497	481,218
1.01.03.01	Clients	494,497	481,218
1.01.04	Inventories	699,423	641,546
1.01.04.01	Properties to be sold	699,423	641,546
1.01.07	Prepaid expenses	26,070	13,547
1.01.08	Other current assets	115,011	84,228
1.01.08.03	Other	115,011	84,228
1.02	Noncurrent assets	1,090,650	879,215
1.02.01	Long-term receivables	1,008,780	735,902
1.02.01.04	Trade accounts receivable	884,755	609,583
1.02.01.04.01	Customers	884,755	609,583
1.02.01.05	Inventories	66,628	76,002
1.02.01.05.01	Properties to be marketed	66,628	76,002
1.02.01.09	Related party receivables	20,868	12,877
1.02.01.09.04	Receivables from Other Related Parties	20,868	12,877
1.02.01.10	Other non-current assets	36,529	37,440
1.02.01.10.03	Other receivables	36,529	37,440
1.02.02	Investments	44,707	108,717
1.02.02.01	Equity investments	44,707	40,875
1.02.02.01.01	Interests in associates	44,707	40,875
1.02.02.02	Investment property	0	67,842
1.02.03	Property plant and equipment	37,163	34,596
1.02.03.01	Property and equipment in operation	37,163	34,596

Cury Construtora e Incorporadora S.A.

Consolidated financial statements/Balance sheets of liabilities

(Reais thousand)

Account Code	Account Description	Current Quarter	Prior Year
		06/30/2024	12/31/2023
2	Total liabilities	3,983,671	3,092,023
2.01	Current liabilities	1,365,914	1,088,136
2.01.01	Payroll and social charges	35,591	22,734
2.01.01.02	Payroll liabilities	35,591	22,734
2.01.02	Trade payables	141,397	171,904
2.01.02.01	Local suppliers	141,397	171,904
2.01.03	Tax liabilities	30,944	31,823
2.01.03.01	Federal tax liabilities	30,944	31,823
2.01.03.01.03	Federal Tax Liabilities	19,541	19,051
2.01.03.01.04	Deferred tax liabilities	11,403	12,772
2.01.04	Loans and financing	120,030	124,271
2.01.04.01	Loans and financing	120,030	124,271
2.01.04.01.01	In Local Currency	120,030	124,271
2.01.05	Other liabilities	1,025,067	726,014
2.01.05.02	Other	1,025,067	726,014
2.01.05.02.01	Dividends and interest on equity capital payable	265,000	118,537
2.01.05.02.04	Payables for repurchase and reverse repurchase agreements	599,894	506,369
2.01.05.02.05	Customer advances	150,036	97,208
2.01.05.02.06	Other accounts payable	10,137	3,900
2.01.06	Provisions	12,885	11,390
2.01.06.01	Provisions for labor and civil lawsuits	12,885	11,390
2.01.06.01.02	Social security and labor provisions	10,391	8,526
2.01.06.01.04	Civil provisions	2,494	2,864
2.02	Noncurrent liabilities	1,564,787	1,006,907
2.02.01	Loans and financing	960,708	489,081
2.02.01.01	Loans and financing	960,708	489,081
2.02.01.01.01	In Local Currency	960,708	489,081
2.02.02	Other liabilities	490,050	423,231
2.02.02.02	Other	490,050	423,231
2.02.02.02.03	Payables for repurchase and reverse repurchase agreements	490,050	423,231
2.02.04	Provisions	114,029	94,595
2.02.04.01	Provisions for labor and civil lawsuits	14,816	12,048
2.02.04.01.02	Social security and labor provisions	11,948	9,470
2.02.04.01.04	Civil provisions	2,868	2,578
2.02.04.02	Other provisions	99,213	82,547
2.02.04.02.01	Provisions for guarantees	48,724	38,880
2.02.04.02.04	Impairment loss on investments	730	766
2.02.04.02.05	Deferred Taxes and Contributions	49,759	42,901
2.03	Consolidated equity	1,052,970	996,980
2.03.01	Paid-in capital	291,054	291,054
2.03.02	Capital Reserves	5,388	5,388
2.03.02.01	Share premium	17,598	17,598
2.03.02.05	Treasury shares	-12,210	-12,210
2.03.04	Profit Reserves	617,011	568,523
2.03.04.01	Legal Reserve	61,368	61,368
2.03.04.05	Non-controlling interests retained earnings	555,643	507,155
2.03.09	reserve	139,517	132,015

Cury Construtora e Incorporadora S.A.

Consolidated financial statements/Statements of profit or loss

(Reais thousand)

Account Code	Account Description	04/01/2024 to 06/30/2024	01/01/2024 to 06/30/2024	04/01/2023 to 06/30/2023	01/01/2023 to 06/30/2023
3.01	Revenue from the sale of goods and/or services	998,085	1,835,467	727,746	1,322,702
3.02	Cost of Goods and/or Services Sold	-615,554	-1,136,327	-453,192	-824,986
3.03	Gross Profit	382,531	699,140	274,554	497,716
3.04	Operating expenses/revenues	-180,592	-318,028	-126,688	-235,014
3.04.01	Selling expenses	-97,945	-174,037	-66,728	-128,759
3.04.02	Administrative and general expenses	-62,203	-103,501	-42,088	-75,463
3.04.05	Other operating expenses	-23,250	-44,595	-18,568	-31,378
3.04.06	Share of profit of equity-accounted investees	2,806	4,105	696	586
3.05	Profit (loss) before net finance income (costs) and taxes	201,939	381,112	147,866	262,702
3.06	Net finance costs	-5,749	-10,666	-5,601	-11,045
3.06.01	Finance income	25,350	45,239	20,425	40,653
3.06.02	Finance costs	-31,099	-55,905	-26,026	-51,698
3.07	Result Before Two Taxes on or Profit	196,190	370,446	142,265	251,657
3.08	Income and social contribution taxes	-20,908	-41,094	-18,195	-33,531
3.08.01	Current	-19,957	-37,186	-15,906	-29,615
3.08.02	Deferred	-951	-3,908	-2,289	-3,916
3.09	Profit (loss) from continuing operations	175,282	329,352	124,070	218,126
3.11	Consolidated profit (loss) for the period	175,282	329,352	124,070	218,126
3.11.01	Attributable to shareholders of the company	172,247	313,488	121,373	213,222
3.11.02	Attributable to NCI	3,035	15,864	2,697	4,904
3.99	Earnings per share – (Real/ share)				
3.99.01	Basic earnings per share				
3.99.01.01	ON	0.5942	1.0814	0.4187	0.7355

Cury Construtora e Incorporadora S.A.

Consolidated financial statements/Statement of comprehensive income

(Reais thousand)

Account Code	Account Description	04/01/2024 to 06/30/2024	01/01/2024 to 06/30/2024	04/01/2023 to 06/30/2023	01/01/2023 to 06/30/2023
4.01	Consolidated Net Income for the Period	175,282	329,352	124,070	218,126
4.03	Consolidated Comprehensive Income for the Period	175,282	329,352	124,070	218,126
4.03.01	Assigned to Partners of the Parent Company	172,247	313,488	121,373	213,222
4.03.02	Assigned to Non-Controlling Shareholders	3,035	15,864	2,697	4,904

Cury Construtora e Incorporadora S.A.

Consolidated financial statements/Statement of cash flows (Indirect Method)

From June 30, 2024

(Reais thousand)

Account Code	Account Description	Accumulated for the	Accumulated
		Current Year	for the
		01/01/2024 to 06/30/2024	01/01/2023 to 06/30/2023
6.01	Net cash from operating activities	197,532	125,781
6.01.01	Cash from operations	484,527	355,978
6.01.01.01	Profit before income and social contribution taxes	370,446	251,657
6.01.01.02	Depreciation and amortization (including sales stand)	14,126	12,521
6.01.01.03	Share of profit (loss) of equity-accounted subsidiaries and associates	-4,105	-586
6.01.01.04	Amortization of transaction costs	1,357	637
6.01.01.05	Finance charges on loans and financing	32,421	33,164
6.01.01.06	Financial discounts granted	13,172	14,980
6.01.01.07	Provision for construction work guarantees	9,844	5,769
6.01.01.08	Provision for deferred taxes	1,581	4,264
6.01.01.09	Allowance or (reversal) for impairment loss on trade receivables	22,707	18,790
6.01.01.10	Accounting provision or (reversal) for termination agreements	-1,369	245
6.01.01.11	Discounted amount	9,682	4,210
6.01.01.12	Provision for labor, civil and tax risks	13,317	10,327
6.01.01.14	(Gain) or loss of capital on the disposal of assets	1,348	0
6.01.02	Changes in assets and liabilities	-213,846	-173,417
6.01.02.01	(Increase) decrease in trade and other receivables	-207,329	-76,393
6.01.02.02	(Increase) decrease in un marketed property	325,003	224,478
6.01.02.03	(Increase) decrease in advances to suppliers	-12,523	-2,265
6.01.02.04	(Increase) decrease in other receivables	-29,872	-16,236
6.01.02.05	Increase (decrease) in trade payables	-30,507	4,367
6.01.02.06	Increase (decrease) in tax liabilities	-1,776	-4,464
6.01.02.07	Increase (decrease) in social security and payroll liabilities	12,857	7,975
6.01.02.08	Increase (decrease) in customer advances	52,828	-73,580
6.01.02.09	Increase (decrease) in creditors for repurchase and reverse repurchase agreements	-312,475	-223,566
6.01.02.10	Increase (decrease) in provision for labor, cement and tax risks	-9,054	-8,194
6.01.02.11	Increase (decrease) in other accounts payable	6,237	-3,521
6.01.02.12	Related party transactions	-7,991	-4,147
6.01.02.13	Dividends received from subsidiaries	756	2,129
6.01.03	Other	-73,149	-56,780
6.01.03.01	Paid Interest	-38,229	-30,791
6.01.03.02	Paid income and social contribution taxes	-34,920	-25,989
6.02	Net cash from investing activities	-296,578	-75,223
6.02.01	(Increase) or decrease in securities and property, plant and equipment	-319,859	-51,532
6.02.02	(Increase) or reduction in investments	-519	-786
6.02.03	(Increase) or decrease in property, plant and equipment	-16,200	-22,022
6.02.04	(Increase) or write-off of investment property	40,000	-883
6.03	Net cash from financing activities	344,938	-56,126
6.03.01	Repayment of loans and financing	-280,467	-55,045
6.03.02	Inflows from loans and financing	752,304	70,654
6.03.03	Transactions with NCI	-8,362	6,613
6.03.05	Dividends paid to shareholders	-118,537	-78,348
6.05	Increase (decrease) in cash and cash equivalents	245,892	-5,568
6.05.01	Beginning balance of cash and equivalents	643,630	562,264
6.05.02	Final balance of cash and cash equivalents	889,522	556,696

Cury Construtora e Incorporadora S.A.

Consolidated financial statements / Statement of Changes in Equity

From January 1, 2024 to June 30, 2024

(Reais thousand)

Account Code	Account Description	Paid-up capital	Reserves, Granted and Shares	Profit Reserves	Accumulated Profits or Losses	Other Results Comprehensive	Net worth	Participation of No Controllers	Net worth Consolidated
5.01	Beginning balances	291,054	5,388	568,523	0	0	864,965	132,015	996,980
5.02	Prior year adjustments	0	0	0	0	0	0	0	0
5.03	Adjusted beginning balances	291,054	5,388	568,523	0	0	864,965	132,015	996,980
5.04	Capital transactions with shareholders	0	0	0	0	0	0	-8,362	-8,362
5.04.08	Transactions with shareholders not Drivers	0	0	0	0	0	0	-8,362	-8,362
5.05	Total comprehensive income	0	0	-265,000	313,488	0	48,488	15,864	64,352
5.05.01	Profit for the period	0	0	0	313,488	0	313,488	15,864	329,352
5.05.02	Other comprehensive income	0	0	-265,000	0	0	-265,000	0	-265,000
5.05.02.06	Transactions with NCI	0	0	-265,000	0	0	-265,000	0	-265,000
5.06	Internal changes in equity	0	0	0	0	0	0	0	0
5.07	Final balances	291,054	5,388	303,523	313,488	0	913,453	139,517	1,052,970

Cury Construtora e Incorporadora S.A.

Consolidated financial statements / Statement of Changes in Equity

From January 1, 2023 to June 30, 2023

(Reais thousand)

Account Code	Account Description	Paid-up capital	Reserves, Granted and Shares	Profit Reserves	Profits or Losses Accumulated	Other Results Comprehensive	Net worth	Participation of No Controllers	Net worth Consolidated
5.01	Beginning balances	291,054	5,388	455,295	0	0	751,737	126,011	877,748
5.02	Prior year adjustments	0	0	0	0	0	0	0	0
5.03	Adjusted beginning balances	291,054	5,388	455,295	0	0	751,737	126,011	877,748
5.04	Capital transactions with shareholders	0	0	0	0	0	0	0	0
5.05	Total comprehensive income	0	0	0	213,222	0	213,222	11,517	224,739
5.05.01	Profit for the period	0	0	0	213,222	0	213,222	4,904	218,126
5.05.02	Other comprehensive income	0	0	0	0	0	0	6,613	6,613
5.05.02.06	Transactions with NCI	0	0	0	0	0	0	6,613	6,613
5.06	Internal changes in equity	0	0	0	0	0	0	0	0
5.07	Final balances	291,054	5,388	455,295	213,222	0	964,959	137,528	1,102,487

Cury Construtora e Incorporadora S.A.

Consolidated financial statements/Statements of value added

From June 30, 2024

(Reais thousand)

Account Code	Account Description	Accumulated for the Current Year	Accumulated for the Prior Year
		01/01/2024 to 06/30/2024	01/01/2023 to 06/30/2023
7.01	Recipes	1,871,128	1,355,108
7.01.01	Sales of Merchandise, Products and Services	1,871,128	1,355,013
7.01.02	Other income	0	95
7.02	Input acquired from third parties	-1,371,629	-996,536
7.02.01	Prods., Merchs. Costs and Servs. Sold	-1,135,833	-824,126
7.02.02	Materials, Energy, Servs. third parties and other	-235,796	-172,410
7.03	Gross value added	499,499	358,572
7.04	Retentions	-14,126	-12,521
7.04.01	Depreciation, Amortization and Depletion	-14,126	-12,521
7.05	Net value added produced	485,373	346,051
7.06	VLR Added Received in Transfer	49,344	40,978
7.06.01	Share of profit of equity-accounted investees	4,105	586
7.06.02	Finance income	45,239	40,392
7.07	Total value added to be distributed	534,717	387,029
7.08	Distribution of value added	534,717	387,029
7.08.01	Personal	71,035	55,862
7.08.01.01	Direct compensation	17,284	19,242
7.08.01.04	Other	53,751	36,620
7.08.01.04.01	Sales commission	51,461	34,428
7.08.01.04.02	Management fees	2,290	2,192
7.08.02	Taxes, Fees and Contributions	78,427	61,604
7.08.02.01	Federal	78,427	61,604
7.08.03	Return on third-party capital	55,903	51,437
7.08.03.01	Interest	55,903	51,437
7.08.04	Return on equity capital	329,352	218,126
7.08.04.03	Retained earnings/Loss for the period	313,488	213,222
7.08.04.04	Part of Non-controlling interests in retained earnings	15,864	4,904

Management's notes to the interim financial statements individual company and consolidated financial statements

(Amounts in thousands of Real - R\$, except when otherwise stated)

1 Operations

Cury Construtora e Incorporadora S.A. (the "Company"), created on June 15, 2007, is a public corporation headquartered at Rua Funchal, 411 – 13rd floor, in the city of São Paulo, state of São Paulo.

On September 21, 2020, the Company's shares started to be traded at the special segment of B3 S.A. – Brasil Bolsa Balcão – Novo Mercado – under trading code CURY3.

The Company, its subsidiaries and associates are engaged in incorporating and marketing residential real estate developments, leasing its own properties, providing services related to construction, supervision, studies and projects, in addition to carrying out any construction work. The Company operates primarily in the Southeast of Brazil, specifically in São Paulo and Rio de Janeiro.

Real estate projects are developed through its subsidiaries and associates, which are companies created with the specific purpose of building and incorporating real estate projects ("SPES").

2 Presentation of the significant accounting policies applied in preparing the interim financial statements

2.1 Statement of compliance

The Company's interim financial statements include:

- (a) The parent company's individual interim financial information that has been prepared in accordance with CPC Technical Pronouncement 21 (R1) - Interim Financial Reporting and in accordance with the standards issued by the Brazilian Securities and Exchange Commission, applicable to the preparation of interim financial information, and are identified as "Company"; and
- (b) The consolidated interim financial statements that have been prepared in accordance with Brazilian accounting policies, cpc technical pronouncement 21 (R1) - interim financial statements and international standard IAS 1 – *Presentation of Financial Statements* issued by IASB ("IFRS"), applicable to the preparation of interim financial information, and are identified as "Consolidated".

The issues related to the transfer of control over the sale of real estate units follow the understanding of the Company's Management, in line with that issued by CVM in Official Letter issued by CVM/CVM/SNC/SEP No. 02/18 on the application of NBC TG 47 Technical Pronouncement (IFRS 15);

The parent company's individual interim financial statements do not comply with IAS 34 because they consider the share of profit (loss) of equity-accounted investees when they have negative equity.

The individual company and consolidated statement of value added is required by Brazilian corporate law and Brazilian accounting policies applicable to public companies and was prepared in accordance with CVM Resolution No. 557 of November 12, 2008, which approved accounting pronouncement NBC TG09 - Statement of Value Added. IFRS standards applicable to real estate development entities registered with the Brazilian Securities and Exchange Commission ("CVM") do not require the presentation of this statement. Accordingly, this statement is presented as supplementary information, in addition to all interim financial information in accordance with IFRS applicable to real estate development entities in Brazil, registered with the Brazilian Securities and Exchange Commission ("CVM").

The Company's Management declares and confirms that all significant information characteristic of and included in the individual company and consolidated interim financial information is being shown and consists of the information used by the Company's management to manage it.

2.2 Basis of preparation of the interim financial statements

Management evaluated the Company's ability to continue as a going concern, did not find problems and prepared this financial information considering the normal course of business.

The individual company and consolidated interim financial statements have been prepared on the historical cost basis, except for certain financial instruments measured at fair value and some assets and liabilities at present value. Accounting estimates and judgments are also made by the Company's Management. The transfer of control over the sale of real estate units follows the understanding of the Company's Management, in line with that issued by CVM in Official Letter issued by CVM on Circular Letter/CVM/SNC/SEP 02/18 on the application of NBC TG 47 Technical Pronouncement (IFRS 15).

The individual company and consolidated interim financial statements are presented in thousands of real (R\$) - rounded to the nearest thousand, which is the Company's functional currency.

The Company develops its projects according to the corporate structures of specific-purpose companies, and segregates the assets related to these projects through these structures.

The information about the basis of preparation and presentation of these interim financial statements is consistent with the practices and policies described in note two to the annual financial statements for the year ended December 31, 2023, issued on March 11, 2024 and should be read together.

2.3 Basis of consolidation and investments in subsidiaries

The consolidated interim financial statements and consolidation principles comprise the interim financial statements of the Company and its subsidiaries, which are mentioned in note 10.

The Company controls an entity when it is exposed to, or has a right over, variable returns from its involvement with the entity and is capable of affecting these returns through its power over the entity. The interim financial statements of subsidiaries are included in the consolidated interim financial statements from the date on which control commences and ends on the date that control ceases. The consolidated interim financial information of subsidiaries is accounted for using the equity method. The consolidated interim financial statements include intra-group checking accounts, revenues, expenses, assets and liabilities and unrealized results and investments. Non-controlling interests are highlighted. The Company initially opted to measure any non-controlling

interests at their proportionate share of the acquiree's identifiable net assets at the date of acquisition. Changes in the Group's interest in a subsidiary that do not result in a loss of control are accounted for as equity transactions.

Accounting policies are consistently applied to all the Company's companies. For the investees in which the Company has no control, its recognition is made using the equity method.

When the Company loses control over a subsidiary, management derecognizes the assets and liabilities of the subsidiary, and any related NCI and other components of equity. Any resulting gain or loss is recognized in profit or loss. If the Company retains any interest in the former subsidiary, such interest is measured at fair value at the date that control is lost.

The Company and its subsidiaries are basically focused on a single operating segment - real estate development. All internal reports provided to the main borrowers of operational decisions, represented by the Company's Management, are aimed at the real estate development industry.

2.4 New standards and interpretations, reviewed and issued

i. The standards and interpretations listed below have been amended and/or updated:

Effective date	New standards or amendments
	<ul style="list-style-type: none"> • Amendments to CPC 06 (IFRS 16): Lease liability in a sale and leaseback; <i>and</i> • Amendment to CPC 26 (IAS 21): Non-current liability with covenants and classification of liabilities as current or non-current;
January 1, 2024	<ul style="list-style-type: none"> • Amendment to CPC 03 (IAS 7) and CPC 40 (IFRS 7): Information on financial arrangements with suppliers.;

The Company's Management is monitoring updates and new standards and interpretations issued and in its assessment has not found significant changes and/or impacts on its individual company and consolidated interim financial statements.

ii. Amendment to CPC 02:

Effective date	New standards or amendments
January 1, 2025	<ul style="list-style-type: none"> • Amendment to CPC 02: Non-convertibility;

The Company's Management is following updates, new standards and interpretations issued and in its assessment no changes and/or significant impacts will be reported on its individual company and consolidated interim financial statements.

3 Cash and cash equivalents

	Individual		Consolidated	
	06/30/2024	12/31/2023	06/30/2024	12/31/2023
Cash	-	-	293	19
Bank account	130	123	24,593	10,634
Financial investments	433,479	104,540	864,636	632,977
	433,609	104,663	889,522	643,630

Financial investments basically consist of certificates of bank deposit - CDBs and fixed-rate fund shares which bear annual average interest of 7.57% in 2024 (10.08% p.a. in 2023). They are highly liquid and mature within 90 days, and are repurchase and repurchase agreements with right to repurchase.

4 Securities

	Individual		Consolidated	
	06/30/2024	12/31/2023	06/30/2024	12/31/2023
Bank deposit certificates (i)	327,418	63,262	343,122	77,507
Blocked values (ii)	-	-	325,376	271,132
Current	327,418	63,262	668,498	348,639

- (i) They basically consist of certificates of bank deposit - CDBs, which reported an average annual yield of 7.57% in 2024 (10.08% in 2023), non-immediate liquidity with a minimum grace period of 90 days and expected to be settled in a period of 12 months;
- (ii) Consist of bank balances deposited in an investment account by Caixa Econômica Federal – CEF, which is blocked by the Company from using them. Release is performed simultaneously with the regularization and release of the agreements for the purchase and sale of real estate units transferred to the financial institution.

5 Trade and other receivables

	Individual		Consolidated	
	06/30/2024	12/31/2023	06/30/2024	12/31/2023
Completed units	-	-	261,875	232,729
Construction units	-	-	1,254,089	997,193
Accounts receivable (i)	-	-	26,000	-
Trade notes receivable (ii)	15,409	17,781	1,014	3,638
Total receivables	15,409	17,781	1,542,978	1,233,560
(-) Allowance for impairment losses (iii)	-	-	(108,846)	(92,499)
(-) Provision for terminations (iv)	-	-	(36,880)	(41,942)
(-) Discounted present value	-	-	(18,000)	(8,318)
Total provisions	-	-	(163,726)	(142,759)
Total trade and other receivables	15,409	17,781	1,379,252	1,090,801
Current	15,409	17,781	494,497	481,218
Non-current	-	-	884,755	609,583

- (i) Accounts receivable for the total sale of the 9% fraction of ParkShopping Jacarepaguá, as explained in Note 9 – Investment property.
- (ii) (ii)The Company provides services to subsidiaries of the Management, Facilities and Maintenance group ("SPEs").
- (iii) Consists of the allowance for impairment loss on trade and other receivables, realized in accordance with CPC 48 (IFRS 9); And
- (iv) Consists of the accounting provision accrued for the termination of agreements for the sale of real estate units, calculated in line with Cvm's Official Letter 02/2018, which considers adjustments in provisions for

recognizing revenue when it finds uncertainties about credit realization and compliance with contractual clauses. Due to the increase in the sales financed directly by the Company, and to the increase in the deadline for transfer to the financial agent (CEF), Management reviewed the policy for effecting termination agreements and accrued an accounting provision for the termination of part of its clients.

The amounts receivable from properties are adjusted for inflation according to contractual clauses: (a) until the keys to the property sold by the Company are delivered using the National Construction Index (INCC) and (b) after the delivery of the keys to the marketed property using the General Market Price Index (IGP-M), bearing annual interest of 12% (amortized by the installment payment system included in table "Price").

The discount to present value is calculated on the balances of accounts receivable from units that have not been completed, considering the deadline estimated until the delivery of the keys, using the average funding rate charged by the Company, with no inflation rate, for the financing agreements obtained by the Company. The average annual rate used for the period is 4.19% (3.44% for the same period in 2023).

Allowance for impairment loss on trade and other receivables

Changes in the allowance for impairment loss on loans are presented as follows:

Consolidated	06/30/2024	12/31/2023
Description		
Opening balance	(92,499)	(75,055)
(+) additions in the year	(25,974)	(34,597)
(-) reversals in the year	3,267	570
(-) write-offs of loans for actual losses	6,630	16,583
Closing balance	(108,846)	(92,499)

Schedule of the portfolio of receivables due to the merger of real estate

The portfolio of receivables from the merger of properties is presented according to the contractual collection schedule, considering the balances of accounts receivable recognized as the construction work evolves:

Falling due in:	Consolidated	
	Gross balance as of June 30, 2024	Gross balance as of December 31, 2023
Falling due within 1 to 360 days	519,682	477,716
Falling due within 361-720 days	250,202	256,018
Falling due in more than 721 days	634,553	353,365
Total falling due Defeated:	1,404,437	1,087,299
Past due 1-30 days	14,201	41,395
Past due 31-90 days	14,469	13,105
More than 90 days past due	109,871	91,761
Total overdue	138,541	146,261
Total trade and other receivables	1,542,978	1,233,560

6 Properties to be sold

Property and equipment consist mainly of land available for real estate development and of the costs incurred with the construction and formation of the real estate units available for sale:

	Individual		Consolidated	
	06/30/2024	12/31/2023	06/30/2024	12/31/2023
Land (a)	-	-	431,470	374,076
Properties under construction (b)	-	-	267,321	283,725
Properties completed	-	-	12,326	11,299
Advance for the purchase of land	2,944	3,974	32,988	22,809
Provision for terminations (c)	-	-	21,946	25,639
	2,944	3,974	766,051	717,548
Current	2,944	3,974	699,423	641,546
Non-current	-	-	66,628	76,002

- (a) Land is classified for future mergers between current and non-current assets according to the expected deadline for the launch of real estate projects, periodically reviewed by Management;
- (b) Interest on financing agreements is capitalized and recognized together with the other costs incurred with the construction of construction in progress and recognized in profit or loss in proportion to the units sold; And
- (c) Consists of the provision for terminations in line with Official Letter No. 02/2018 filed by the Brazilian Securities and Exchange Commission (CVM), which considers adjustments for recognizing revenue and the cost of the unit sold when the Company finds uncertainties. Due to an increase in direct sales between the payee and the Company, as well as the increase in the deadline for the transfer to the financial agent (CEF), the Company reviewed the termination policy and accrued an accounting provision for the termination of part of its clients.

7 Receivables and payables from related parties

Balances held with related parties basically consist of checking account transactions and loans with business partners. The balances in the parent company's interim financial statements are as follows:

Individual	Non-current assets		Non-current liabilities	
	06/30/2024	12/31/2023	06/30/2024	12/31/2023
Casaviva Incorporadora e Construtora Ltda	4,298	-	-	-
CCISA19 Incorporadora Ltda.	573	573	-	-
CCISA128 Incorporadora Ltda.	6,647	-	-	-
Construtora Tenda S/A	7,860	5,187	-	-
Dalaveca Incorporadora Ltda.	88	88	-	-
Ipanema Investimentos Imobiliários Ltda.	2,712	2,709	-	-
Império West Incorporadora Ltda.	41	41	-	-
João Fortes Engenharia S/A - MNR6	1,782	-	-	-
Lamballe Incorporadora Ltda.	-	-	6,000	6,000
Piedade Empreendimento Imobiliário Ltda.	252	252	-	-
Saint Simon Incorporadora Ltda	9,251	8,127	-	-
Tegra Incorporadora S.A.	3,161	2,900	-	-
Other	510	149	-	-
Total	37,175	20,026	6,000	6,000

Loan transactions carried out with business partners and presented in these consolidated interim financial statements are supported by agreements entered into between the parties and are subject to interbank deposit certificate (CDI) rate adjustments. The realization of the amounts occurs according to the cash flows from the projects developed jointly. The balances of those transactions in the interim financial statements are as follows:

Consolidated	Non-current assets	
	06/30/2024	12/31/2023
Casaviva Incorporadora e Construtora Ltda	4,298	-
Construtora Tenda S.A.	7,860	5,187
João Fortes Engenharia S.A.	1,826	1,843
Riva Incorporadora S/A	687	-
Tecnisa S.A.	3,036	2,947
Tegra Incorporadora S.A.	3,161	2,900
Total non-current assets	20,868	12,877

Management and board members' compensation

Total compensation paid to managers and board members as of June 30, 2024 was R\$4,249, which includes fixed and variable compensation (as of June 30, 2023 total compensation was R\$7,556, including fixed and variable compensation paid to managers and board members). The Company does not have share option plans or post-employment benefits.

8 Other receivables

	Individual		Consolidated	
	06/30/2024	12/31/2023	06/30/2024	12/31/2023
Receivables from third parties	-	266	522	788
Recovered taxes and deferred tax assets (i)	21,605	23,395	28,707	30,236
Sales commissions	-	-	114,489	83,440
Derivatives receivable - swaps	2,391	1,835	2,391	1,835
Court deposits	3,487	3,470	5,431	5,369
	27,483	28,966	151,540	121,668
Current	-	266	115,011	84,228
Non-current	27,843	28,700	36,529	37,440

- (i) Consists of withholding income tax on financial investments which request refunds in progress (R\$8,605 Company and R\$15,707 Consolidated) and deferred IRPJ and CSLL in the amount of R\$13,000 in Company and Consolidated.

9 Investment property

The Company, through its subsidiary CCISA05 Incorporadora Ltda., became the owner of 9% of the mall called "ParkShopping Jacarepaguá", opened in November 2021 in the city and state of Rio de Janeiro, replacing the credits (promissory notes) that it had with multiplan debtors. The settlement was given and agreed by the parties, by granting 9% of the ideal fraction of the accesses, improvements and facilities that make up ParkShopping Jacarepaguá.

Investment property is initially measured at cost and subsequently depreciated and allocated for lease.

On June 2024, the 9% fraction that the company owned in ParkShopping Jacarepaguá was fully sold for a value of R\$ 66,000 (sixty-six million Brazilian Reais), of which R\$ 40,000 (forty million Brazilian Reais) were received immediately upon signing the deed.

The outstanding balance of R\$ 26,000 (twenty-six million Brazilian Reais) will be paid in two installments due in 12 and 18 months, starting from the date of the deed signing.

Below are the balances and movements as of June 30, 2024 after the sale of the stake:

	% of rate Annual depreciation	Balance as of 12/31/2022	Additions	Low	Balance as of 12/31/2023	Additions	Sales Deductions	Balance as of 06/30/2024
Land		10,087			10,087	-	-10,087	-
Buildings		45,443	882	-26	46,299	-	-46,299	-
(-) accumulated depreciation	1,67%	-591	-618	-	-1,209	-307	1,516	-
(=) liquid value		44,852	264	-26	45,090	-307	-44,783	-
Instalattions		13,149	13	-6	13,156	-	-13,156	-
(-) accumulated depreciation	1,67%	-1,259	-587	-	-1,846	-112	1,958	-
(=) liquid value		11,890	574	-6	11,310	-112	-11,198	-
Other		2,083	52	-	2,135	-	-2,135	-
(-) accumulated depreciation	10%	-630	-150	-	-780	-75	855	-
(=) liquid value		1,453	-98	-	1,355	-75	-1,280	-
Total - acquisition cost net depreciation		68,282	-408	-32	67,842	-494	-67,348	-

10 Investments and impairment loss on investments

The balances of investments consist of subsidiaries, associates and jointly controlled subsidiaries, have the same corporate purpose of the Company and are located in Brazil:

	Individual		Consolidated	
	06/30/2024	12/31/2023	06/30/2024	12/31/2023
Investments in associates and subsidiaries	1,474,885	1,423,925	44,707	40,875
Allowance for impairment for investments	(18,022)	(11,997)	(730)	(766)
Total investments, net of losses	<u>1,456,863</u>	<u>1,411,928</u>	<u>43,977</u>	<u>40,109</u>

Changes in investments as of June 30, 2024 and December 31, 2023 are summarized as follows:

	Individual	Consolidated
Balance as of December 31, 2022	<u>1,206,065</u>	<u>33,423</u>
Contributions and/or reductions	18,159	10,751
Dividends from investees	(491,218)	(5,712)
Share of profit (loss) of equity-accounted investees	678,922	1,647
Balance as of December 31, 2023	<u>1,411,928</u>	<u>40,109</u>
Contributions and/or reductions	36,428	519
Dividends from investees	(405,434)	(756)
Share of profit (loss) of equity-accounted investees	413,941	4,105
Balance as of June 30, 2024	<u>1,456,863</u>	<u>43,977</u>

The main information about equity investments and the breakdown of investments in the parent company is summarized below:

Individual	Participations		Net worth		Profit / Loss for the Year		Investment		Share of profit of equity-accounted investees	
	06/30/2024	12/31/2023	06/30/2024	12/31/2023	06/30/2024	06/30/2023	06/30/2024	12/31/2023	06/30/2024	06/30/2023
Acrópole Incorporadora Ltda.	100.00%	100.00%	509	516	(7)	3	509	516	(7)	3
API SPE 35 Plan. e Des. de Emp. Imob. Ltda.	100.00%	100.00%	2,374	2,695	(321)	(593)	2,374	2,695	(321)	(593)
Autêntico Vila Carrão Empreend. Imob. Ltda.	100.00%	100.00%	15	16	-	-	15	16	-	-
BNI Cury Guarapiranga Desenv. Imob. Ltda.	50.00%	50.00%	1,452	1,532	(80)	33	726	766	(40)	17
BRO 2020 Participações S.A	2.30%	2.30%	-	-	-	-	2,500	2,500	-	-
Capri Incorporadora Ltda.	100.00%	100.00%	2,878	2,933	(313)	(191)	2,878	2,933	(313)	(191)
Carcavelos Empreendimentos Imobil. Ltda.	3.00%	4.00%	4,991	5,805	(814)	(3,583)	150	174	(24)	(108)
CBR 046 Empreendimentos Imobiliários Ltda	41.50%	41.50%	30,371	24,376	7,495	2,244	12,604	10,116	3,110	931
CBR 159 Empreendimentos Imobiliários Ltda	40.00%	0.00%	3,044	2,821	3	-	1,218	1,129	1	-
CCISA01 Incorporadora Ltda.	100.00%	100.00%	302	432	(130)	(85)	302	432	(130)	(85)
CCISA02 Incorporadora Ltda.	100.00%	100.00%	4,262	4,461	(199)	(741)	4,262	4,461	(199)	(741)
CCISA03 Incorporadora Ltda.	50.00%	50.00%	30,664	35,542	(2,779)	(4,054)	15,332	17,771	(1,389)	(2,027)
CCISA04 Incorporadora Ltda.	100.00%	100.00%	4,368	4,895	273	(1,415)	4,368	4,895	273	(1,415)
CCISA05 Incorporadora Ltda.	50.00%	50.00%	28,938	70,922	(1,570)	1,209	14,469	35,461	(785)	604
CCISA06 Consultoria Imobiliária L	0.00%	100.00%	-	-	-	-	-	-	-	-
CCISA06 Engenharia Ltda.	100.00%	100.00%	414	396	18	(57)	414	396	18	(57)
CCISA07 Incorporadora Ltda.	50.00%	50.00%	515	546	(31)	-	257	273	(16)	-
CCISA08 Consultoria Imobiliária L	99.99%	100.00%	1,925	1,377	548	(677)	1,925	1,377	548	(677)
CCISA08 Consultoria Imobiliária L	99.99%	100.00%	2,106	213	1,097	(2,102)	2,105	213	1,097	(2,102)
CCISA09 Incorporadora Ltda.	100.00%	100.00%	251	517	(318)	(792)	251	517	(318)	(792)
CCISA10 Incorporadora Ltda.	100.00%	100.00%	844	909	(308)	(241)	844	909	(308)	(241)
CCISA11 Incorporadora Ltda.	100.00%	100.00%	1,899	2,546	(647)	(516)	1,899	2,546	(647)	(516)
CCISA12 Incorporadora Ltda.	100.00%	100.00%	2,462	3,266	(804)	(1,160)	2,462	3,266	(804)	(1,160)
CCISA13 Incorporadora Ltda.	100.00%	100.00%	1,948	1,960	(12)	(24)	1,948	1,960	(12)	(24)
CCISA14 Incorporadora Ltda.	100.00%	100.00%	2,317	2,521	(204)	(475)	2,317	2,521	(204)	(475)
CCISA15 Incorporadora Ltda. RJ	0.00%	100.00%	-	-	-	-	-	-	-	-
CCISA15 Instaladora Ltda.	100.00%	100.00%	3,367	3,367	-	-	3,367	3,367	-	-
CCISA16 Incorporadora Ltda.	100.00%	100.00%	1,555	1,682	(137)	337	1,555	1,682	(137)	337
CCISA17 Incorporadora Ltda.	100.00%	100.00%	2,619	3,144	(525)	(1,170)	2,619	3,144	(525)	(1,170)
CCISA18 Incorporadora Ltda.	100.00%	100.00%	10	10	-	-	10	10	-	-
CCISA19 Incorporadora Ltda.	100.00%	100.00%	(7)	(7)	-	-	(7)	(7)	-	-
CCISA20 Incorporadora Ltda.	100.00%	100.00%	13,083	13,911	(1,551)	(559)	13,083	13,911	(1,551)	(559)
CCISA21 Incorporadora Ltda.	100.00%	100.00%	2,680	2,854	(174)	(855)	2,680	2,854	(174)	(855)
CCISA22 Incorporadora Ltda.	100.00%	100.00%	4,901	4,712	189	(902)	4,901	4,712	189	(902)
CCISA23 Incorporadora Ltda.	100.00%	100.00%	901	1,337	(437)	(625)	901	1,337	(437)	(625)
CCISA24 Incorporadora Ltda.	100.00%	100.00%	2,340	2,732	(393)	(85)	2,340	2,732	(393)	(85)
CCISA25 Incorporadora Ltda.	100.00%	100.00%	3,572	4,314	(1,008)	(1,406)	3,572	4,314	(1,008)	(1,406)
CCISA26 Incorporadora Ltda.	100.00%	100.00%	966	948	19	(139)	966	948	19	(139)
CCISA27 Incorporadora Ltda.	100.00%	100.00%	2,806	3,925	(120)	(267)	2,806	3,925	(120)	(267)
CCISA28 Incorporadora Ltda.	100.00%	100.00%	1,340	329	(163)	-	1,340	329	(163)	-
CCISA29 Incorporadora Ltda.	100.00%	100.00%	4,417	2,654	(231)	(1)	4,417	2,654	(231)	(1)

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Individual	Participations		Net worth		Profit / Loss for the Year		Investment		Share of profit of equity-accounted investees	
	06/30/2024	12/31/2023	06/30/2024	12/31/2023	06/30/2024	06/30/2023	06/30/2024	12/31/2023	06/30/2024	06/30/2023
CCISA30 Incorporadora Ltda.	100.00%	100.00%	1,230	1,200	30	(388)	1,230	1,200	30	(388)
CCISA31 Incorporadora Ltda.	50.00%	50.00%	6,449	6,703	(254)	(769)	3,225	3,352	(127)	(385)
CCISA32 Incorporadora Ltda.	100.00%	100.00%	1,508	1,566	(57)	(248)	1,508	1,566	(57)	(248)
CCISA33 Incorporadora Ltda.	100.00%	100.00%	3,304	1,668	(7)	(19)	3,304	1,668	(7)	(19)
CCISA34 Incorporadora Ltda.	100.00%	100.00%	4,110	812	(108)	(1)	4,110	812	(108)	(1)
CCISA35 Incorporadora Ltda.	100.00%	100.00%	20	17	(2)	-	20	17	(2)	-
CCISA36 Incorporadora Ltda.	100.00%	100.00%	16	18	(2)	-	16	18	(2)	-
CCISA37 Incorporadora Ltda.	100.00%	100.00%	16,197	239	9,758	-	16,197	239	9,758	-
CCISA38 Incorporadora Ltda.	100.00%	100.00%	3,525	3,824	(299)	(9)	3,525	3,824	(299)	(9)
CCISA39 Incorporadora Ltda.	100.00%	100.00%	859	707	(3)	-	859	707	(3)	-
CCISA40 Incorporadora Ltda.	100.00%	100.00%	2	-	-	-	2	-	-	-
CCISA41 Incorporadora Ltda.	100.00%	100.00%	5	-	-	-	5	-	-	-
CCISA42 Incorporadora Ltda.	100.00%	100.00%	490	694	(342)	(282)	490	694	(342)	(282)
CCISA43 Incorporadora Ltda.	100.00%	100.00%	9,928	1,650	(474)	(1)	9,928	1,650	(474)	(1)
CCISA44 Incorporadora Ltda.	100.00%	100.00%	200	149	(1)	(24)	200	149	(1)	(24)
CCISA45 Incorporadora Ltda.	100.00%	100.00%	1,873	3,187	(114)	(422)	1,873	3,187	(114)	(422)
CCISA46 Incorporadora Ltda.	100.00%	100.00%	2,943	3,047	(105)	(5)	2,943	3,047	(105)	(5)
CCISA47 Incorporadora Ltda.	100.00%	100.00%	209	209	-	-	209	209	-	-
CCISA47 Incorporadora Ltda. RJ	0.00%	100.00%	-	-	-	-	-	-	-	-
CCISA48 Incorporadora Ltda.	100.00%	100.00%	20,029	30,515	32,804	22,234	20,029	30,515	32,804	22,234
CCISA49 Incorporadora Ltda.	100.00%	100.00%	1,583	989	(5)	(1)	1,583	989	(5)	(1)
CCISA50 Incorporadora Ltda.	100.00%	100.00%	2,333	2,535	(202)	(140)	2,333	2,535	(202)	(140)
CCISA51 Incorporadora Ltda.	100.00%	100.00%	2,684	3,137	(453)	463	2,684	3,137	(453)	463
CCISA52 Incorporadora Ltda.	100.00%	100.00%	1	1	-	-	1	1	-	-
CCISA54 Incorporadora Ltda.	100.00%	100.00%	3,912	4,397	(485)	(3,473)	3,912	4,397	(485)	(3,473)
CCISA55 Incorporadora Ltda.	100.00%	100.00%	1,805	2,166	489	411	1,805	2,166	489	411
CCISA56 Incorporadora Ltda.	100.00%	100.00%	2	2	-	-	2	2	-	-
CCISA57 Incorporadora Ltda.	100.00%	100.00%	93,822	53,632	22,552	16,732	93,822	53,632	22,552	16,732
CCISA58 Incorporadora Ltda.	100.00%	100.00%	777	777	-	-	777	777	-	-
CCISA59 Incorporadora Ltda.	100.00%	100.00%	2,346	(1,074)	9	(4,142)	2,346	(1,074)	9	(4,142)
CCISA60 Incorporadora Ltda.	100.00%	100.00%	1,231	2,409	(178)	(357)	1,231	2,409	(178)	(357)
CCISA61 Incorporadora Ltda.	100.00%	100.00%	11,031	18,899	(1,068)	5,280	11,031	18,899	(1,068)	5,280
CCISA62 Incorporadora Ltda.	100.00%	100.00%	(7,676)	(2,057)	(5,619)	3,804	(7,676)	(2,057)	(5,619)	3,804
CCISA63 Incorporadora Ltda.	100.00%	100.00%	2,472	2,484	(12)	120	2,472	2,484	(12)	120
CCISA64 Incorporadora Ltda.	100.00%	100.00%	7,627	12,705	(78)	2,280	7,627	12,705	(78)	2,280
CCISA65 Incorporadora Ltda.	100.00%	100.00%	18	18	-	-	18	18	-	-
CCISA66 Incorporadora Ltda.	100.00%	100.00%	103,190	87,432	41,258	33,284	103,190	87,432	41,258	33,284
CCISA67 Incorporadora Ltda.	100.00%	100.00%	68,168	49,853	4,957	2,705	68,168	49,853	4,957	2,705
CCISA68 Incorporadora Ltda.	100.00%	100.00%	2,762	3,646	(884)	3,937	2,762	3,646	(884)	3,937
CCISA69 Incorporadora Ltda.	100.00%	100.00%	12,572	15,087	13,985	11,776	12,572	15,087	13,985	11,776
CCISA70 Incorporadora Ltda.	100.00%	100.00%	1,934	2,433	(499)	(88)	1,934	2,433	(499)	(88)
CCISA71 Incorporadora Ltda.	100.00%	100.00%	4,173	5,577	(204)	1,721	4,173	5,577	(204)	1,721
CCISA72 Incorporadora Ltda.	100.00%	100.00%	1,827	1,820	7	14	1,827	1,820	7	14
CCISA73 Incorporadora Ltda.	100.00%	100.00%	46,263	24,357	13,194	22	46,263	24,357	13,194	22
CCISA74 Incorporadora Ltda.	100.00%	100.00%	11,451	17,588	(3,137)	10,796	11,451	17,588	(3,137)	10,796

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Individual	Participations		Net worth		Profit / Loss for the Year		Investment		Share of profit of equity-accounted investees	
	06/30/2024	12/31/2023	06/30/2024	12/31/2023	06/30/2024	06/30/2023	06/30/2024	12/31/2023	06/30/2024	06/30/2023
CCISA75 Incorporadora Ltda.	100.00%	100.00%	7,457	12,420	(2,463)	3,989	7,457	12,420	(2,463)	3,989
CCISA76 Incorporadora Ltda.	100.00%	100.00%	(348)	(22)	(326)	(161)	(348)	(22)	(326)	(161)
CCISA77 Incorporadora Ltda.	100.00%	100.00%	38,089	43,243	30,866	19,108	38,089	43,243	30,866	19,108
CCISA78 Incorporadora Ltda.	100.00%	100.00%	6,271	7,794	(118)	1,056	6,271	7,794	(118)	1,056
CCISA79 Incorporadora Ltda.	100.00%	100.00%	10,756	16,214	(1,958)	15,491	10,756	16,214	(1,958)	15,491
CCISA80 Incorporadora Ltda.	50.00%	50.00%	31,061	19,778	11,282	(482)	15,530	9,889	5,641	(241)
CCISA81 Incorporadora Ltda.	100.00%	100.00%	1	1	-	-	1	1	-	-
CCISA82 Incorporadora Ltda.	100.00%	100.00%	68	662	(796)	-	68	662	(796)	-
CCISA83 Incorporadora Ltda.	100.00%	100.00%	18,756	21,927	(11,555)	23,524	18,756	21,927	(11,555)	23,524
CCISA84 Incorporadora Ltda.	100.00%	100.00%	5,418	3,976	(9)	-	5,418	3,976	(9)	-
CCISA85 Incorporadora Ltda.	100.00%	100.00%	13,106	18,456	10,250	4,364	13,106	18,456	10,250	4,364
CCISA86 Incorporadora Ltda.	100.00%	100.00%	1,405	961	(1)	-	1,405	961	(1)	-
CCISA87 Incorporadora Ltda.	100.00%	100.00%	7,342	20,737	3,205	5,077	7,342	20,737	3,205	5,077
CCISA88 Incorporadora Ltda.	100.00%	100.00%	5,770	20,997	15,272	3,238	5,770	20,997	15,272	3,238
CCISA89 Incorporadora Ltda.	100.00%	100.00%	15,776	20,833	(5,057)	11,179	15,776	20,833	(5,057)	11,179
CCISA90 Incorporadora Ltda.	60.00%	60.00%	54,785	41,743	8,757	(339)	32,871	25,046	5,254	(203)
CCISA91 Incorporadora Ltda.	100.00%	100.00%	713	294	(1)	-	713	294	(1)	-
CCISA92 Incorporadora Ltda.	100.00%	100.00%	1,525	201	(51)	-	1,525	201	(51)	-
CCISA93 Incorporadora Ltda.	100.00%	100.00%	11,411	14,984	5,927	7,460	11,411	14,984	5,927	7,460
CCISA94 Incorporadora Ltda.	100.00%	100.00%	13,404	5,488	-	-	13,404	5,488	-	-
CCISA95 Incorporadora Ltda.	100.00%	100.00%	4,249	40	(411)	-	4,249	40	(411)	-
CCISA96 Incorporadora Ltda.	100.00%	100.00%	744	284	(2)	-	744	284	(2)	-
CCISA97 Incorporadora Ltda.	100.00%	100.00%	13,025	8,883	4,142	2,275	13,025	8,883	4,142	2,275
CCISA98 Incorporadora Ltda.	100.00%	100.00%	22,093	29,636	4,502	6,005	22,093	29,636	4,502	6,005
CCISA99 Incorporadora Ltda.	100.00%	100.00%	9,395	3,832	(368)	-	9,395	3,832	(368)	-
CCISA100 Incorporadora Ltda.	100.00%	100.00%	57,424	40,085	16,509	150	57,424	40,085	16,509	150
CCISA101 Incorporadora Ltda.	100.00%	100.00%	192	1	(2)	(1)	192	1	(2)	(1)
CCISA102 Incorporadora Ltda.	100.00%	100.00%	39	107	(304)	2	39	107	(304)	2
CCISA103 Incorporadora Ltda.	100.00%	100.00%	10	10	-	-	10	10	-	-
CCISA104 Incorporadora Ltda.	100.00%	100.00%	2	2	-	-	2	2	-	-
CCISA105 Incorporadora Ltda.	100.00%	100.00%	249	24	(2)	-	249	24	(2)	-
CCISA106 Incorporadora Ltda.	100.00%	100.00%	42,112	9,372	24,676	(28)	42,112	9,372	24,676	(28)
CCISA107 Incorporadora Ltda.	100.00%	100.00%	5,165	16,333	3,760	6,847	5,165	16,333	3,760	6,847
CCISA108 Incorporadora Ltda.	100.00%	100.00%	18,938	19,292	9,507	9,094	18,938	19,292	9,507	9,094
CCISA109 Incorporadora Ltda.	100.00%	100.00%	480	14	(77)	-	480	14	(77)	-
CCISA110 Incorporadora Ltda.	100.00%	100.00%	9,257	5,935	596	(1)	9,257	5,935	596	(1)
CCISA111 Incorporadora Ltda.	100.00%	100.00%	686	83	(2)	-	686	83	(2)	-
CCISA112 Incorporadora Ltda.	100.00%	100.00%	38,762	42,836	17,625	9,795	38,762	42,836	17,625	9,795
CCISA113 Incorporadora Ltda.	100.00%	100.00%	26,464	19,667	9,634	(1)	26,464	19,667	9,634	(1)
CCISA114 Incorporadora Ltda.	100.00%	100.00%	15,937	23,909	9,536	3,383	15,937	23,909	9,536	3,383
CCISA115 Incorporadora Ltda.	100.00%	100.00%	4	1	(3)	-	4	1	(3)	-
CCISA116 Incorporadora Ltda.	100.00%	100.00%	13,704	19,684	14,820	2,412	13,704	19,684	14,820	2,412
CCISA117 Incorporadora Ltda.	100.00%	100.00%	3,956	1,619	5,548	(64)	3,956	1,619	5,548	(64)
CCISA118 Incorporadora Ltda.	100.00%	100.00%	57,316	63,326	27,220	16,401	57,316	63,326	27,220	16,401
CCISA119 Incorporadora Ltda.	100.00%	100.00%	410	8	(1)	-	410	8	(1)	-

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Individual	Participations		Net worth		Profit / Loss for the Year		Investment		Share of profit of equity-accounted investees	
	06/30/2024	12/31/2023	06/30/2024	12/31/2023	06/30/2024	06/30/2023	06/30/2024	12/31/2023	06/30/2024	06/30/2023
CCISA120 Incorporadora Ltda.	100.00%	100.00%	12,074	51,571	21,386	14,113	12,074	51,571	21,386	14,113
CCISA121 Incorporadora Ltda.	100.00%	100.00%	240	39	(20)	-	240	39	(20)	-
CCISA122 Incorporadora Ltda.	100.00%	100.00%	8,601	13,050	2,631	1,603	8,601	13,050	2,631	1,603
CCISA124 Incorporadora Ltda.	100.00%	100.00%	202	-	(1)	-	202	-	(1)	-
CCISA125 Incorporadora Ltda.	100.00%	100.00%	-	1,310	(1,310)	-	-	1,310	(1,310)	-
CCISA126 Incorporadora Ltda.	100.00%	100.00%	86	67	(1)	-	86	67	(1)	-
CCISA127 Incorporadora Ltda.	100.00%	100.00%	4	1	(2)	-	4	1	(2)	-
CCISA128 Incorporadora S.A	80.00%	100.00%	4,277	1,034	4,486	-	3,422	1,034	3,906	-
CCISA129 Incorporadora Ltda.	100.00%	100.00%	1	1	(2)	-	1	1	(2)	-
CCISA130 Incorporadora Ltda.	100.00%	100.00%	100	102	(2)	-	100	102	(2)	-
CCISA131 Incorporadora Ltda.	100.00%	100.00%	43,181	1,278	28,960	-	43,181	1,278	28,960	-
CCISA132 Incorporadora Ltda.	100.00%	100.00%	1	1	(2)	-	1	1	(2)	-
CCISA133 Incorporadora Ltda.	100.00%	100.00%	19	5	(2)	-	19	5	(2)	-
CCISA134 Incorporadora Ltda.	100.00%	100.00%	324	322	(1)	-	324	322	(1)	-
CCISA135 Incorporadora Ltda.	100.00%	100.00%	931	414	(3)	-	931	414	(3)	-
CCISA136 Incorporadora Ltda.	100.00%	100.00%	537	276	(2)	-	537	276	(2)	-
CCISA137 Incorporadora Ltda.	100.00%	100.00%	178	1	(1)	-	178	1	(1)	-
CCISA138 Incorporadora Ltda.	100.00%	100.00%	2	2	(2)	-	2	2	(2)	-
CCISA139 Incorporadora Ltda.	100.00%	100.00%	9,941	25,065	7,015	4,132	9,941	25,065	7,015	4,132
CCISA140 Incorporadora Ltda.	100.00%	100.00%	20,498	14,531	4,747	(247)	20,498	14,531	4,747	(247)
CCISA141 Incorporadora Ltda.	100.00%	100.00%	18,183	25,422	(286)	6,337	18,183	25,422	(286)	6,337
CCISA142 Incorporadora Ltda.	100.00%	100.00%	32,018	31,286	3,722	14,837	32,018	31,286	3,722	14,837
CCISA143 Incorporadora Ltda.	100.00%	100.00%	36,952	47,702	11,321	28,985	36,952	47,702	11,321	28,985
CCISA144 Incorporadora Ltda.	100.00%	100.00%	9,805	8,000	(2)	(63)	9,805	8,000	(2)	(63)
CCISA145 Incorporadora Ltda.	100.00%	100.00%	17,424	15,329	1,836	(1)	17,424	15,329	1,836	(1)
CCISA146 Incorporadora Ltda.	100.00%	100.00%	13,172	3,996	(21)	-	13,172	3,996	(21)	-
CCISA147 Incorporadora Ltda.	100.00%	100.00%	91	1	(2)	-	91	1	(2)	-
CCISA148 Incorporadora Ltda.	100.00%	100.00%	9	1	(2)	-	9	1	(2)	-
CCISA149 Incorporadora Ltda.	100.00%	100.00%	2,176	2,097	(2)	-	2,176	2,097	(2)	-
CCISA150 Incorporadora Ltda.	100.00%	100.00%	1	1	(2)	-	1	1	(2)	-
CCISA151 Incorporadora Ltda.	100.00%	100.00%	-	-	-	-	-	-	-	-
CCISA152 Incorporadora Ltda.	100.00%	100.00%	-	1	(2)	-	-	1	(2)	-
CCISA153 Incorporadora Ltda.	100.00%	100.00%	-	1	(2)	-	-	1	(2)	-
CCISA154 Incorporadora Ltda.	100.00%	100.00%	2	3	(2)	-	2	3	(2)	-
CCISA155 Incorporadora Ltda.	100.00%	100.00%	-	1	(2)	-	-	1	(2)	-
CCISA156 Incorporadora Ltda.	100.00%	100.00%	-	1	(2)	-	-	1	(2)	-
CCISA157 Incorporadora Ltda.	100.00%	100.00%	-	1	(2)	-	-	1	(2)	-
CCISA158 Incorporadora Ltda.	100.00%	100.00%	8	9	(2)	(1)	8	9	(2)	(1)
CCISA159 Incorporadora Ltda.	100.00%	100.00%	1	3	(2)	-	1	3	(2)	-
CCISA160 Incorporadora Ltda.	100.00%	100.00%	-	-	-	-	-	-	-	-
CCISA161 Incorporadora Ltda.	100.00%	100.00%	2	4	(2)	-	2	4	(2)	-
CCISA163 Incorporadora Ltda.	60.00%	60.00%	13,373	2,197	6,064	(4)	8,024	1,318	3,638	(2)
CCISA164 Incorporadora Ltda.	100.00%	0.00%	39	(1)	(1)	-	39	(1)	(1)	-
CCISA165 Incorporadora Ltda.	100.00%	0.00%	434	-	(1)	-	434	-	(1)	-
CCISA166 Incorporadora Ltda.	100.00%	0.00%	92	-	(1)	-	92	-	(1)	-

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Individual	Participations		Net worth		Profit / Loss for the Year		Investment		Share of profit of equity-accounted investees	
	06/30/2024	12/31/2023	06/30/2024	12/31/2023	06/30/2024	06/30/2023	06/30/2024	12/31/2023	06/30/2024	06/30/2023
CCISA167 Incorporadora Ltda.	100.00%	0.00%	12	-	(1)	-	12	-	(1)	-
CCISA168 Incorporadora Ltda.	100.00%	0.00%	-	-	(1)	-	-	-	(1)	-
CCISA169 Incorporadora Ltda.	100.00%	0.00%	151	-	(1)	-	151	-	(1)	-
CCISA170 Incorporadora Ltda.	100.00%	0.00%	46	-	(1)	-	46	-	(1)	-
CCISA171 Incorporadora Ltda.	100.00%	0.00%	20	-	(1)	-	20	-	(1)	-
CCISA172 Incorporadora Ltda.	100.00%	0.00%	42	-	(1)	-	42	-	(1)	-
CCISA173 Incorporadora Ltda.	100.00%	0.00%	1,445	-	(1)	-	1,445	-	(1)	-
CCISA174 Incorporadora Ltda.	60.00%	60.00%	2,226	5	(1)	-	1,335	3	-	-
CCISA175 Incorporadora Ltda.	100.00%	0.00%	-	-	(2)	-	-	-	(2)	-
CCISA176 Incorporadora Ltda.	100.00%	0.00%	-	-	(2)	-	-	-	(2)	-
CCISA177 Incorporadora Ltda.	100.00%	0.00%	-	-	(2)	-	-	-	(2)	-
CCISA178 Incorporadora Ltda.	100.00%	0.00%	-	-	(2)	-	-	-	(2)	-
CCISA179 Incorporadora Ltda.	100.00%	0.00%	-	-	(2)	-	-	-	(2)	-
CCISA180 Incorporadora Ltda.	100.00%	0.00%	-	-	(1)	-	-	-	(1)	-
CCISA181 Incorporadora Ltda.	100.00%	0.00%	-	-	(1)	-	-	-	(1)	-
CCISA182 Incorporadora Ltda.	100.00%	0.00%	-	-	(1)	-	-	-	(1)	-
CCISA183 Incorporadora Ltda.	100.00%	0.00%	-	-	(1)	-	-	-	(1)	-
CCISA184 Incorporadora Ltda.	100.00%	0.00%	-	-	(1)	-	-	-	(1)	-
CCISA185 Incorporadora Ltda.	100.00%	0.00%	-	-	(1)	-	-	-	(1)	-
CCISA186 Incorporadora Ltda.	100.00%	0.00%	-	-	(1)	-	-	-	(1)	-
CCISA187 Incorporadora Ltda.	100.00%	0.00%	-	-	(1)	-	-	-	(1)	-
CCISA188 Incorporadora Ltda.	100.00%	0.00%	-	-	(1)	-	-	-	(1)	-
CCISA189 Incorporadora Ltda.	100.00%	0.00%	-	-	(2)	-	-	-	(2)	-
Cedro Consultoria Imobiliária Ltda	0.00%	100.00%	-	-	-	-	-	-	-	-
Cedro Consultoria Imobiliária Ltda	100.00%	100.00%	763	760	3	3	763	760	3	3
Chillan Investimentos Imobiliários	50.00%	50.00%	16,141	16,317	90	(49)	8,070	8,158	45	(25)
Cury Participações Societárias L	100.00%	100.00%	2	2	-	-	2	2	-	-
Dalaveca Incorporadora Ltda.	50.00%	50.00%	2,346	2,624	(278)	(93)	1,173	1,312	(139)	(47)
Emmerin Incorporadora Ltda.	100.00%	100.00%	13,171	14,603	(932)	(931)	13,171	14,603	(932)	(931)
Forest Ville Incorporadora Ltda.	100.00%	100.00%	74	412	(716)	(203)	74	412	(716)	(203)
Gran Via Incorporadora Ltda.	100.00%	100.00%	(8)	(4)	(4)	(2)	(8)	(4)	(4)	(2)
Horto do Sol Incorporadora Ltda.	100.00%	100.00%	108	168	(87)	(35)	108	168	(87)	(35)
Império da França Incorporadora	100.00%	100.00%	44	53	(9)	(9)	44	53	(9)	(9)
Império do Ocidente Incorporado	50.00%	50.00%	(5,956)	(5,248)	(708)	(630)	(2,978)	(2,624)	(354)	(315)
Império Romano Incorporadora Lt	100.00%	100.00%	256	220	(149)	(234)	256	220	(149)	(234)
Ipanema Investimento Imobiliários	50.00%	50.00%	(1,394)	(1,375)	(31)	(161)	(697)	(688)	(16)	(81)
Jaguariúna Empreendimentos Imo	100.00%	100.00%	1,801	2,478	(678)	(496)	1,801	2,478	(678)	(496)
Joaquina Ramalho Empreend. Imo	80.00%	80.00%	5,024	4,820	205	71	4,019	3,856	164	57
Lamballe Incorporadora Ltda.	60.00%	60.00%	21,801	21,629	172	(1,294)	13,081	12,977	103	(776)
Living Botucatu Empreendimento	50.00%	50.00%	15,121	15,352	(232)	(2,432)	7,560	7,676	(116)	(1,216)
Living Talara Empreendimentos I	60.00%	60.00%	2,718	2,383	335	(217)	1,631	1,430	201	(130)
Luar do Paraíso Incorporadora L	100.00%	100.00%	3,133	4,239	(78)	(529)	3,133	4,239	(78)	(529)
Madagascar Incorporadora SPE	100.00%	100.00%	101	103	(2)	(46)	101	103	(2)	(46)
Manilha Incorporadora Ltda.	100.00%	100.00%	60	81	(118)	(56)	60	81	(118)	(56)
Mérito Empreendimentos Imob. S	100.00%	100.00%	42	42	-	(53)	42	42	-	(53)

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	Participations		Net worth		Profit / Loss for the Year		Investment		Share of profit of equity-accounted investees	
Individual	06/30/2024	12/31/2023	06/30/2024	12/31/2023	06/30/2024	06/30/2023	06/30/2024	12/31/2023	06/30/2024	06/30/2023
Mnr 6 Empreendimentos Imobiliär	70.00%	70.00%	5,713	7,875	(1,830)	(1,448)	3,999	5,512	(1,281)	(1,013)
Monterey Incorporadora SPE Ltd	100.00%	100.00%	28,822	27,638	17,046	4,485	28,822	27,638	17,046	4,485
Moron Investimento Imobiliários L	50.00%	50.00%	(66)	(156)	(16)	(114)	(33)	(78)	(8)	(57)
Nova Delhi Incorporadora SPE Lt	100.00%	100.00%	91	243	(349)	(314)	91	243	(349)	(314)
Parada do Sol Incorporadora Ltd	60.00%	60.00%	85	124	(39)	(166)	51	75	(23)	(99)
Piedade Empreendimento Imobiliá	50.00%	50.00%	7,860	8,741	(881)	114	3,930	4,370	(440)	57
Plaza del Arte Incorporadora Ltd	100.00%	100.00%	41	57	(152)	(77)	41	57	(152)	(77)
Porto Esperança Incorporadora L	100.00%	100.00%	17	61	(136)	(134)	17	61	(136)	(134)
Provincia Incorporadora Ltda.	100.00%	100.00%	336	358	(23)	(139)	336	358	(23)	(139)
R023 Ourives Emp. e Part. Ltda.	50.00%	50.00%	14,115	20,505	(6,390)	4,124	7,058	10,253	(3,195)	2,062
R033 Vila Ema 3000 Emp. e Part.	100.00%	100.00%	4,825	5,768	57	(448)	4,825	5,768	57	(448)
Saint Simon Incorporadora Ltda.	50.00%	50.00%	(12,548)	(10,884)	(1,664)	(377)	(6,274)	(5,442)	(832)	(188)
SCP CCISA19 Incorporadora Ltd	80.00%	80.00%	1,853	2,498	(646)	(948)	1,482	1,999	(516)	(758)
Vicente Lima Cleto Incorporadora	100.00%	100.00%	1,364	1,753	(1,333)	(1,091)	1,364	1,753	(1,333)	(1,091)
Vienna Incorporadora Ltda.	100.00%	100.00%	-	-	-	(1)	-	-	-	(1)
Villarreal Incorporadora Ltda.	50.00%	50.00%	10,660	10,697	5	-	5,330	5,349	2	-
Total							1,456,863	1,411,928	413,941	307,263

The main information about equity investments and the breakdown of investments in the consolidated financial statements are summarized below:

	Participations		Net worth		Profit / Loss for the Year		Investment		Share of profit of equity-accounted investees	
Consolidated	06/30/2024	12/31/2023	06/30/2024	12/31/2023	06/30/2024	06/30/2023	06/30/2024	12/31/2023	06/30/2024	06/30/2023
Berizal Empreendimentos Imobiliários Ltda	40.00%	0.00%	19,396	-	417	-	8,477	-	1,249	-
BRO 2020 Participações S.A	2.30%	2.30%	-	-	-	-	2,500	2,500	-	-
Carcavelos Empreendimentos Imobil. Ltda.	3.00%	4.00%	4,991	5,805	(814)	(3,825)	150	174	(24)	(108)
Casaviva Muro Alto Empreendimentos Imobiliários Ltda	0.00%	90.00%	-	11,168	-	-	-	10,051	-	-
CBR 002 Empreendimentos Imobiliários Ltda	40.00%	40.00%	21,193	10,931	3,122	(329)	7,758	4,372	189	(132)
CBR 046 Empreendimentos Imobiliários Ltda	41.50%	41.50%	30,371	24,376	7,495	2,244	12,604	10,116	3,110	931
CBR 104 Empreendimentos Imobiliários Ltda	0.00%	60.00%	-	5	-	-	-	3	-	-
CBR 159 Empreendimentos Imobiliários Ltda	40.00%	0.00%	3,044	2,821	3	-	1,218	1,129	1	-
Chillan Investimentos Imobiliários Ltda.	50.00%	50.00%	16,141	16,317	90	(49)	8,070	8,158	45	(25)
Ipanema Investimento Imobiliários Ltda.	50.00%	50.00%	(1,394)	(1,375)	(31)	(161)	(697)	(688)	(16)	(81)
Moron Investimento Imobiliários Ltda.	50.00%	50.00%	(66)	(156)	(16)	(114)	(33)	(78)	(8)	(57)
Piedade Empreendimento Imobiliário Ltda	50.00%	50.00%	7,860	8,741	(881)	114	3,930	4,370	(440)	57
Total							35,500	40,109	2,856	586

11 Property, Plant and Equipment

Changes in investments as of June 30, 2024 are summarized as follows:

Individual					
	% of rate annual	Balance as of 12/31/2023	Additions/ Low	Depreciation	Balance as of 06/30/2024
Furniture and fixtures	10	101	-	(10)	91
Computers and peripherals	20	888	339	(166)	1,061
Machinery and equipment	10	600	-	(49)	551
Right of use	20	2,451	-	(982)	1,469
Molds	10	109	-	(50)	59
		4,149	339	(1,257)	3,231
Consolidated					
	% of rate annual	Balance as of 12/31/2023	Additions/ Low	Depreciation	Balance as of 06/30/2024
Furniture and fixtures	10	101	-	(10)	91
Computers and peripherals	20	888	339	(166)	1,061
Sales booths	(i)	30,447	15,861	(12,376)	33,932
Machinery and equipment	10	600	-	(49)	551
Right of use	20	2,451	-	(982)	1,469
Molds	10	109	-	(50)	59
		34,596	16,200	(13,632)	37,163

Changes in investments as of December 31, 2023 are summarized as follows:

Individual					
	% of rate annual	Balance as of 12/31/2022	Additions/ Low	Depreciation	Balance as of 12/31/2023
Furniture and fixtures	10	121	-	(20)	101
Computers and peripherals	20	741	430	(283)	888
Machinery and equipment	10	697	-	(97)	600
Right of use	20	2,034	2,734	(2,317)	2,451
Molds	10	208	-	(99)	109
		3,801	3,164	(2,816)	4,149
Consolidated					
	% of rate annual	Balance as of 12/31/2022	Additions/ Low	Depreciation	Balance as of 12/31/2023
Furniture and fixtures	10	121	-	(20)	101
Computers and peripherals	20	741	430	(283)	888
Sales booths	(i)	18,972	33,017	(21,542)	30,447

Machinery and equipment	10	856	-	(256)	600
Right of use	20	2,033	2,735	(2,317)	2,451
Molds	10	208	-	(99)	109
Total		22,931	36,182	(24,517)	34,596

- (i) Expenses on the construction of sales stands are classified as property, plant and equipment when their use is higher than 12 months and depreciated over their estimated useful lives, which are an average of 24 months.

12 Loans and financing

Financial institution	Classification	Rates	Individual		Consolidated	
			06/30/2024	12/31/2023	06/30/2024	12/31/2023
First issue of debentures (b)	Corporate debt	CDI 102.4%	63,701	63,890	63,701	63,890
Second issue of debentures (c)	Corporate debt	CDI+1.85%	-	213,338	-	213,338
Third issue of debentures (d)	Corporate debt	CDI+1.10% HICP+6.83%	107,051	105,552	107,051	105,552
Fourth issue of debentures (e)	Corporate debt	CDI+1.52%	150,339	150,364	150,339	150,364
Fifth issue of debentures (f)	Corporate debt	CDI 102.0%				
		CDI + 0.25%	692,978	-	692,978	-
		Pre 12.4437%				
Unreco recognized finance costs	Transaction costs	-	(23,962)	(3,182)	(23,962)	(3,182)
Caixa Econômica Federal "CEF"	Operating debt	5,0%-9,7% Savings- account-				
(a)	(association credit)	benchmark rate	-	-	90,631	83,390
Total			990,107	529,962	1,080,738	613,352
Current			72,916	79,208	120,030	124,271
Non-current			917,191	450,754	960,708	489,081

a. Housing Financial System - National Housing System and Association Credit

Financing agreements bear annual interest of 5.0%-9.7%, indexed to the benchmark rate - TR and savings-account, with repayments linked to the Project's cash generation and/or own funds, within 24 months. These financing agreements are secured by mortgages and other covenants of the respective properties. They do not have financial and/or non-financial covenants;

b. First issue of debentures - Assignment of real estate loans

In 2019, the Company assigned real estate loans to Opea Securitizadora S.A. (formerly called RB Capital Companhia De Securitização), through the public offering of registered and book-entry CRIs in the amount of R\$125,000, of which R\$100,000 was paid in in 2019 and R\$25,000 in 2020, that mature in October 2023 (50%) and October 2024 (50%). The assignment is backed by a debenture issued by the Company in the same year under private placement.

Covenant

The cci agreement has covenants establishing maximum indebtedness and leverage levels of guarantor Cyrela Brazil Realty S.A. Empreendimentos Imobiliários. Below are the required indexes:

the ratio between the sum of net debt and properties payable and equity should always be equal to or lower than 0.80, and

the ratio between the total sum of receivables and properties to be sold and the sum of net debt, properties payable and unrecognized costs and expenses, should always be equal to or higher than 1.5 or lower than 0.

As of June 30, 2024 and December 31, 2023, the Company was in compliance with the covenants linked to the transactions.

c. Simple debentures - 2nd issue

In July 2021 the second (2nd) issue of unsecured simple unsecured debentures, in a single series, for public distribution, under limited efforts, under the Company's own firm guarantee provided by the Company itself with trustee Vórtx Distribuidora de Títulos e Valores Mobiliários Ltda.

Two hundred thousand (200,000) debentures were issued, with a par value of R\$1 (thousand reais), totaling two hundred million Brazilian reais (R\$200,000) on the date of issue, with a maturity of sixty (60) months, counting from the issuance date. Therefore, July 12, 2026 due and interest equivalent to one hundred percent (100%) of the accrued average daily rates of one-day interbank deposits (DI) plus a rate of one hundred and eighty-five percent (1.85%) per year.

In June 2024, the 2nd (second) issuance of unsecured, non-convertible simple debentures, in a single series, had its principal value and incurred charges paid off in advance, and as of the financial information date, it is fully settled.

d. Simple debentures - third issue in two series

In September 2022 the third (3rd) issue of unsecured simple unsecured debentures in two series, placed privately and to back (credit right against the Issuer) for the 75th (septuagésimo) issue of the 1st and 2nd series of real estate receivable certificates of True Securitizadora S.A., with public distribution, with restricted efforts to put them under a firm guarantee system and amount of one hundred million Brazilian reais (R\$100,000,000.00).

One hundred thousand (100,000) debentures were issued, with a unit par value of one thousand Brazilian reais (R\$1,000.00), of which:

- (a) 1st series - forty-three thousand (43,000) debentures, maturing on September 13, 2027, bear interest of 100% of the interbank deposit certificate rate plus 1.10% per year; and
- (b) 2nd series - fifty-seven thousand (57,000) debentures, maturing on September 13, 2028, bearing annual interest of 6.8301% and monthly inflation adjustment using the accrued Extended Consumer Price Index (IPCA).

Swap: Together with the issue of the second series of 57,000 thousand debentures, the Company enter into a derivative *swap* agreement with the same maturity date (September 13, 2028) and to hedge the affected cash flow against the IPCA, minimizing the volatility of the index. Therefore, the exposure to yield on the second series of the third issue of simple debentures started to be pegged to the fluctuation in the interbank deposit certificate rate plus the annual rate of 1.0900%.

Covenant

These debentures have covenants establishing maximum indebtedness and leverage levels of the Company. Below are the required indexes:

the ratio between the sum of net debt and properties payable and equity should always be equal to or lower than 0.80, and

the ratio between the total sum of receivables and properties to be sold and the sum of net debt, properties payable and unrecognized costs and expenses, should always be equal to or higher than 1.5 or lower than 0.

As of June 30, 2024 and December 31, 2023, the Company was in compliance with the covenants linked to the transaction.

e. Simple debentures - fourth issue in two series

In September de 2023, the 4th (fourth) issuance of simple debentures, non-convertible into shares, of the chirographic species, in a single series, was fully subscribed by the Company, with a principal amount of R\$150,000,000.00 (one hundred and fifty million Brazilian reais), with a maturity period of 5 (five) years counted from the Issuance Date, thus maturing on September 22, 2028, and remunerative interest corresponding to 100% (one hundred percent) of the accumulated variation of the average daily rates of the DI - Interfinancial Deposits of one day, over extra-group, in a percentage per year form, plus an equivalent rate of 1.52% (one whole and fifty-two hundredths percent) per year. The banking service provider settling the Debentures is ITAÚ UNIBANCO S.A., and Pentágono S.A. acts as the issuer and fiduciary agent.

Covenant

These debentures have covenants establishing maximum indebtedness and leverage levels of the Company. Below are the required indexes:

the ratio between the sum of net debt and properties payable and equity should always be equal to or lower than 0.80, and

the ratio between the total sum of receivables and properties to be sold and the sum of net debt, properties payable and unrecognized costs and expenses, should always be equal to or higher than 1.5 or lower than 0.

As of June 30, 2024 and December 31, 2023, the Company was in compliance with the covenants linked to the transaction.

f. Simple debentures - fifth issue in three series

In June 2024, the 5th (fifth) issuance of unsecured, non-convertible simple debentures, in three series, with a private placement, was fully subscribed and serve as collateral (credit rights against the issuer) for the 309th (three hundred and ninth) issuance of three series of real estate receivables certificates by True Securitizadora S.A., with a public offering restricted to qualified investors and a firm commitment underwriting regime, with a value of R\$ 687,5 million (six hundred and eighty-seven million and five hundred thousand Brazilian Reais)

687,500 (six hundred and eighty-seven thousand and five hundred) debentures were issued, with a unit nominal value of R\$ 1,000 (one thousand Brazilian Reais) each, as follows:

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

Swap: Together with the issuance of the 3rd series of the 5th issuance for a total value of R\$ 280,593,000 (two hundred and eighty million, five hundred and ninety-three thousand Brazilian Reais), a derivative financial instrument swap was contracted, with the same maturity date (May 26, 2031) and the objective of converting the fixed interest 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 issuance of unsecured, non-convertible simple debentures is now linked to the variation of the CDI rate plus the credit spread.

Covenant

These debentures have covenants establishing maximum indebtedness and leverage levels of the Company. Below are the required indexes:

the ratio between the sum of net debt and properties payable and equity should always be equal to or lower than 0.80, and

the ratio between the total sum of receivables and properties to be sold and the sum of net debt, properties payable and unrecognized costs and expenses, should always be equal to or higher than 1.5 or lower than 0.

As of June 30, 2024, the Company is compliant with the covenants linked to the transaction.

Changes in loans and financing are as follows:

	Individual		Consolidated	
	06/30/2024	12/31/2023	06/30/2024	12/31/2023
Opening balance	529,962	441,454	613,352	480,988
Captures	687,500	150,000	774,441	322,947
Accrued interest	27,859	61,800	31,953	67,517
Fair value variation	468	-	468	-
Unreco recognized finance costs	(20,780)	510	(20,780)	510
Repayment of principal	(200,000)	(62,500)	(280,467)	(191,968)
Repayment of interest	(34,902)	(61,302)	(38,229)	(66,642)
Ending balance	990,107	529,962	1,080,738	613,352

Below is the aging schedule of company and Consolidated loans and financing:

Schedule by period maturity date	Individual		Consolidated	
	06/30/2024	12/31/2023	06/30/2024	12/31/2023
Within 12 months	72,916	79,208	120,030	124,271
From 12 to 24 months	-	99,461	39,862	137,788
over 24 months	917,191	351,293	920,846	351,293
	990,107	529,962	1,080,738	613,352

13 Trade payables

Trade payables consist of amounts payable to suppliers of materials and services and are presented as follows:

	Individual		Consolidated	
	06/30/2024	12/31/2023	06/30/2024	12/31/2023
Trade payables	7,196	9,081	118,491	152,967
Contract withholdings of trade payables (i)	68	125	22,906	18,937
	7,264	9,206	141,397	171,904

- (i) Consist of amounts withheld from service providers, according to contractual clauses, which will be settled when services are completed and construction work is completed.

14 Payables for repurchase and reverse repurchase agreements

They are contractual commitments assumed in the acquisition of land that is the subject matter of the real estate development, and most agreements are adjusted according to the INCC:

Name of the Land		Individual	
		06/30/2024	12/31/2023
Debtor			
Cury Construtora e Incorporadora	Cidade Mooca	61,297	88,809
Cury Construtora e Incorporadora	Cepac Porto Maravilha RJ	18,626	-
Total Individual		79,923	88,809
Current		68,354	63,448
Non-current		11,569	25,361

Name of the Land		Consolidated	
		06/30/2024	12/31/2023
Casaviva Muro Alto Empr. Ltda	Live Campo Limpo	42,568	-
CCISA20 Incorporadora Ltda.	Complete Residential Parque Brito	2,140	2,165
CCISA29 Incorporadora Ltda.	Cidade Lapa Santa Marina	24,414	-
CCISA34 Incorporadora Ltda.	Mérito Barra Funda	17,467	-
CCISA34 Incorporadora Ltda.	Dez Belenzinho	28,230	-
CCISA38 Incorporadora Ltda.	Residential Ten Portal	1,223	1,223
CCISA43 Incorporadora Ltda.	Alto São Domingos	18,536	-
CCISA48 Incorporadora Ltda.	Miguel Yunes	36,384	41,214
CCISA57 Incorporadora Ltda.	New Iajay Residencial	1,383	1,836
CCISA59 Incorporadora Ltda.	Ten Ipiranga I and II	-	3,089
CCISA62 Incorporadora Ltda.	Residencial Barra Funda I, II, III and IV	18,352	27,100
CCISA66 Incorporadora Ltda.	Mooca Town Vila Capri	32,058	44,539
CCISA67 Incorporadora Ltda.	Orla Recreio Praia do Pontal	-	3,952
CCISA68 Incorporadora Ltda.	Single Jacu Pessego	1,311	3,871
CCISA69 Incorporadora Ltda.	Ten Garden	7,210	12,125
CCISA70 Incorporadora Ltda.	Single Nova Iguaçu	843	843
CCISA73 Incorporadora Ltda.	Urban Vila Maria	34,740	39,139
CCISA75 Incorporadora Ltda.	Urban Downtown	2,664	2,664
CCISA76 Incorporadora Ltda.	Ten Canindé	2,972	6,437
CCISA77 Incorporadora Ltda.	Alexander Mackenzie	38,930	51,241
CCISA78 Incorporadora Ltda.	High St Cristovão	587	1,395

CCISA79 Incorporadora Ltda.	Sabar	357	2,854
CCISA80 Incorporadora Ltda.	Guido Caloi	48,627	55,273
CCISA83 Incorporadora Ltda.	Porto Maravilha	18,838	23,313
CCISA84 Incorporadora Ltda.	Anastcio City Amrica	40,850	40,850
CCISA85 Incorporadora Ltda.	Urban Tatuap	3,090	6,750
CCISA87 Incorporadora Ltda.	Single Santo Andr	1,736	7,274
CCISA88 Incorporadora Ltda.	Nordestina So Miguel	5,631	9,908
CCISA90 Incorporadora Ltda.	Hannibal Porto	19,208	23,111
CCISA93 Incorporadora Ltda.	Mximo Butant	1,352	3,951
CCISA94 Incorporadora Ltda.	Vladimir Herzog	40,957	-
CCISA95 Incorporadora Ltda.	Mrito Vila Mascote	21,992	-
CCISA97 Incorporadora Ltda.	Flow Santa Rosa	1,035	2,529
CCISA98 Incorporadora Ltda.	Single Bonsucesso	6,676	7,702
CCISA100 Incorporadora Ltda.	Procter & Gamble do Brasil Ltda.	2,585	11,837
CCISA106 Incorporadora Ltda.	Joo Dias	44,471	52,852
CCISA107 Incorporadora Ltda.	Elo Santo Andr	20,541	25,958
CCISA108 Incorporadora Ltda.	Energy Guarulhos	6,491	10,851
CCISA110 Incorporadora Ltda.	Dez Limo	5,107	6,200
CCISA112 Incorporadora Ltda.	Rio Energy Residential	6,134	11,510
CCISA114 Incorporadora Ltda.	Cachambi	19,972	22,584
CCISA116 Incorporadora Ltda.	Pereira Reis - Cidade Lima	19,981	24,718
CCISA117 Incorporadora Ltda.	Cidade Central	2,895	3,513
CCISA118 Incorporadora Ltda.	Amil Assist. Doctor's Appointment S/A.	12,397	26,568
CCISA120 Incorporadora Ltda.	Andr de Almeida Street	14,864	17,679
CCISA122 Incorporadora Ltda.	Rua Major Sertrio	23,359	24,472
CCISA128 Incorporadora Ltda.	Amricas 19	47,436	-
CCISA131 Incorporadora Ltda.	Heitor dos Prazeres	79,886	-
CCISA139 Incorporadora Ltda.	Democratic	4,557	6,103
CCISA140 Incorporadora Ltda.	President Vargas	18,374	20,793
CCISA141 Incorporadora Ltda.	Baia Guanabara Residences	15,691	23,771
CCISA142 Incorporadora Ltda.	Viscount of Rio Branco Niteri	19,945	25,477
CCISA143 Incorporadora Ltda.	Epicentre	19,869	34,787
CCISA144 Incorporadora Ltda.	Pro-Matre	19,054	-
CCISA145 Incorporadora Ltda.	Quinta do Bispo	6,920	8,438
CCISA163 Incorporadora Ltda.	Porto Maravilha	21,194	-
CCISA174 Incorporadora Ltda.	Residencial Nova Olaria	6,136	-
Cury Construtora e Incorporadora	Cidade Mooca	61,297	88,809
Cury Construtora e Incorporadora	CEPAC Porto Maravilha RJ	18,626	-
Living Botucatu	Residential Merit North Zone	1,232	1,300
Monterey Incorporator Spe Ltda.	Guedala Park	46,683	51,441
R023 Ourives Emp. and Part.	Ten Cursino and Ten Ourives	2,066	3,592
Consolidated Total		1,089,944	929,600
Current		599,894	506,369
Non-current		490,050	423,231

	Individual		Consolidated	
Aging schedule By maturity period	06/30/2024	12/31/2023	06/30/2024	12/31/2023
falling due within 12 months	68,354	63,448	599,894	506,369
falling due within 13 to 24 months	7,057	25,361	323,433	279,333
over 24 months	4,512	-	166,617	143,899
	79,923	88,809	1,089,944	929,600

15 Advances from clients

	Individual	
	06/30/2024	12/31/2023
Proceeds from the sale of properties (i)	126,845	68,889
For physical exchanges on the acquisition of land (ii)	23,191	28,319
Total	150,036	97,208

- (i) Receivables from customers whose revenue from property sold by the Company has not yet been recognized in profit or loss according to the percentage of completion criterion;
- (ii) Land acquired to develop real estate projects, negotiated through physical barter sales.

16 Equity

a. Share Capital

Pursuance to the Company's bylaws, the Company is authorized to increase share capital and issue new shares upon decision of the Board of Directors and regardless of changes in the bylaws, within the limit of three hundred million Brazilian reais (R\$300,000,000).

As of June 30, 2024, paid-in share capital totaled R\$306,847, reduced by the costs of the securities issuance transaction in the amount of R\$ 15,793, totaling a net amount of R\$ 291,054 as of this date (R\$291,054 as of December 31, 2023) and consisted of 291,875,088 ordinary shares:

	06/30/2024		12/31/2023	
SHAREHOLDERS	NUMBER OF SHARES	%	NUMBER OF SHARES	%
Individuals	152,960,094	52.41%	158,088,294	54.16%
Board	6,145,819	2.11%	6,145,819	2.11%
Treasury share reserve	1,990,800	0.68%	1,990,800	0.68%
Outstanding shares	130,778,375	44.81%	125,650,175	43.05%
Total	291,875,088	100.00%	291,875,088	100.00%

b. Treasury share reserve

In September 2021 the Company's Management approved the repurchase program of up to 10,445,785 ordinary shares issued by the Company for 10% of the outstanding shares issued by the Company.

As of June 30, 2024 the Company repurchased 1,990,800 shares at the total cost of R\$12,210 (as of December 31, 2023, the Company had repurchased 1,990,800 shares at the total cost of R\$12,210).

c. Capital reserve

Consists of the amount paid in by Cyrela Brazil Realty on July 2, 2007 in the amount of

R\$10,734. During 2019, the increase in this reserve is due to the inflow of new shareholders, of which the excess of the amount paid on preference shares was recorded in this reserve. On January 31, 2020 these preference shares were converted into ordinary shares. As of June 30, 2024 the balance is R\$17,598 (R\$17,598 as of December 31, 2023).

d. Appropriations of profit or loss for the years

Profit for the year, after the offsets and deductions established by law and in accordance with the provisions of the Company's by-laws, when applicable, is allocated as follows:

5% as legal reserve, up to 20% of paid-in share capital or 30% of total reserves;

amount, possibly proposed by management bodies, for setting up a reserve for contingencies, in the manner established by article 195 of Brazilian Corporate Law;

25% of the balance, after the appropriation to the legal reserve, will be allocated to payments of minimum non- discretionary dividends to all shareholders;

of the remaining balance after deductions, reversals and distribution of dividends to shareholders, if any, a portion corresponding to one hundred percent (100%) of the balance of profit can be applied to set up the statutory profit reserve called "Investment Reserve", which will have the purpose of ensuring funds for financing additional investments in fixed and current capital and the expansion of the Company's and its subsidiaries' and associates' activities; And

portion or total remaining balance may, upon proposal of management bodies, be withheld to implement the capital budget previously approved, pursuant to article 196 of Brazilian Corporate Law.

Accordingly, the Company's Management has proposed the following allocation for the reported profit, as established by the Company's by-laws:

Appropriation of profit for the year	12/31/2023	12/31/2022
Company's profit for the year	481,765	329,885
(-) Legal Reserve: 5% to set up the Company's legal reserve, pursuant to article 193 of Brazilian Corporate Law;	(7,618)	(16,494)
(-) Minimum non-discretionary dividends: 25% declared and distributed as minimum non-discretionary dividends;	(118,537)	(78,348)
(-) Retained earnings: Investment reserve that should be applied to set up the statutory profit reserve and will aim at ensuring funds for financing additional fixed and current capital investments and expanding the Company's and its subsidiaries' and associates' corporate activities, as provided for in the Company's bylaws.	(355,610)	(235,043)

e. Dividends payable

(i) Non-discretionary minimum dividends in 2023 and 2022

As of December 31, 2023, the amount of R\$118,537 recognized in the "Dividends payable" account consists of minimum non-discretionary dividends arising from profit for 2023, recognized as described in note 16d. (R\$78,348 refers to December 31, 2022).

(ii) Additional dividends paid on July 10, 2024

At an Annual Shareholders' Meeting held on April 30, 2024, shareholders approved R\$265,000 as dividends in addition to the minimum non-discretionary dividends of 2023, and they were backed by the existing profit reserves according to this quarterly financial information. The payment of the additional dividends was made in the national currency on July 10, 2024.

f. Basic and diluted earnings per share

In compliance with technical pronouncement CPC 41 (IAS 33) - Earnings per share, the Company presents below information about earnings per share.

The calculation of basic earnings per share is performed by dividing profit for the period by the weighted average number of ordinary shares available:

Basic and diluted (i)	06/30/2024	06/30/2023
Profit for the period	<u>313,488</u>	<u>213,222</u>
(x) weighted-average number of ordinary shares for basic earnings per share	<u>289,884,288</u>	<u>289,884,288</u>
Basic and diluted earnings (loss) per share (expressed in R\$)	<u>1.0814</u>	<u>0.7355</u>

- (i) Under CPC 41, calculating diluted earnings per share does not assume conversion, the year or other issue of potential ordinary shares that would have an anti-dilution effect on earnings per share. Therefore, as of June 30, 2024 and 2023, there is no difference between basic and diluted earnings per share.

17 Deferred taxes and contributions

Deferred income and social contribution taxes, PIS and COFINS are recognized to reflect the tax effects arising from temporary differences between the tax base where taxes are actually received (Regulatory Instruction No. 84/79 issued by the Brazilian Federal Revenue Service) and the actual recognition of real estate income.

	Consolidated	
Passive	06/30/2024	12/31/2023
Companies taxed under the deemed profit system and under the "RET" Special Taxation Regime: Income and social contribution taxes	29,358	26,723
PIS (Contribution to the Social Integration Program) and COFINS (Contribution for Social Security)	<u>31,804</u>	<u>28,950</u>
	<u>61,162</u>	<u>55,673</u>
Current	11,403	12,772
Non-current	49,759	42,901

Income and social contribution taxes recognized in profit or loss are reconciled as follows to nominal rate amounts:

Reconciliation of provisions for income and social contribution taxes

	Individual			
	04/01/2024 a 06/30/2024	01/01/2024 a 06/30/2024	04/01/2023 a 06/30/2023	01/01/2023 a 06/30/2023
(=) Profit before income and social contribution taxes	172,247	313,488	121,373	213,222
Adjustments to reflect the effective rate				
(-) Share of profit of equity-accounted investees	224,434	413,941	172,300	307,263
Other ((+) add-backs (-) deductions)	(49)	5,669	2,816	3,840
(=) Negative calculation basis	(52,236)	(94,784)	(48,111)	(90,201)

Income tax loss (company)

The balance of income and social contribution tax losses, for which there is no statute of limitations, which is controlled in subsidiary tax books and not recognized in accounting records, as of June 30, 2024 is R\$956,390 (R\$861,606 as of December 31, 2023).

	Consolidated			
	04/01/2024 a 06/30/2024	01/01/2024 a 06/30/2024	04/01/2023 a 06/30/2023	01/01/2023 a 06/30/2023
(=) Profit before income and social contribution taxes	196,190	370,446	142,265	251,657
Adjustments to reflect the effective rate				
(-) Share of profit of equity-accounted investees	2,806	4,105	696	586
Other ((+) add-backs (-) deductions)	(49)	5,669	2,816	3,840
(=) Negative calculation basis	193,335	372,010	144,385	254,911
(x) IRPJ (Corporate Income Tax) – 25% and CSLL (Social Contribution Tax) - 9%	34%	34%	34%	34%
(=) Nominal orders	(65,734)	(126,483)	(49,091)	(86,670)
(+) Effect of the taxation of deemed profit and/or ReT	44,826	85,389	30,896	53,139
(=) Total	(20,908)	(41,094)	(18,195)	(33,531)
(=) Current income and social contribution taxes	(19,957)	(37,186)	(15,906)	(29,615)
(=) Deferred income and social contribution taxes	(951)	(3,908)	(2,289)	(3,916)
Total tax expenses	(20,908)	(41,094)	(18,195)	(33,531)
% of effective rate	10.81%	11.05%	12.60%	13.15%

18 Real Estate in progress

The outcome of the real estate operation is recognized on the basis of incurred cost. Therefore, the balance of accounts receivable from the units sold but not yet completed is reflected partially on the Company's interim financial statements, given that its accounting recognition reflects recognized revenue, net of installments already received.

Revenues to be recognized originating from real estate units sold for construction projects (not completed) and related cost commitments to be incurred with the units sold as of June 30, 2024 and 2023 are as follows:

Information about the projects under construction - "REF"	Consolidated	
	06/30/2024	06/30/2023
(i) Revenue from unearned sales of units sold	4,837,930	3,245,796
Construction projects		
(a) Revenue from contracted sales	9,821,019	6,811,768
(b) Appropriate sales revenue, net	(4,983,089)	(3,565,972)
(ii) Revenue from unearned revenue from un qualifying contracts for revenue recognition (CPC 47/ IFRS 9, item 9)	-	-
(iii) Provision for terminations	1,369	(826)
(a) Adjustment in appropriate revenues and accounts receivable	5,062	(2,447)
(b) Adjustment in recognized cost and in properties to be marketed	(3,693)	1,621
(iv) Budgeted cost to be recognized for units sold	2,769,753	1,885,672
Construction projects		
(a) Budgeted cost of units (without finance charges) "CO"	5,666,736	3,997,173
(b) Construction cost incurred under "CI"	(2,896,983)	(2,111,501)
"POC" (CI/CO)	51.12%	52.82%
(v) Budgeted cost to be recognized as inventories (unsold units)	597,265	532,580
Construction projects		
(a) Cost of units budgeted (without finance charges)	857,214	826,099
(b) Construction costs incurred	(259,949)	(293,519)
Units sold (Qtde.)	35,742	27,234

Proceeds from sales of unrecognized property not recognized in these interim financial statements

	Consolidated	
	06/30/2024	06/30/2023
Unearned sales revenue (i)	4,837,930	3,245,796
(-) Budgeted costs of units sold	(2,769,753)	(1,885,672)
(=) Proceeds from the sale of properties to be recognized	2,068,177	1,360,124

- (i) It does not include taxes on sales, finance charges to be capitalized, terminations and accounting provisions.

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

Expected financial disbursement for construction of units sold and not sold in:	06/30/2024	06/30/2023
Within 12 months	2,077,613	1,947,107
After 12 months	1,289,405	471,145
Total	3,367,018	2,418,252

19 Provision for labor, civil and tax risks

According to an individual analysis of labor, civil and tax proceedings and supported by the opinion of the Company's legal counselors, the lawsuits whose unfavorable outcome is probable are shown below:

Description	Individual		Consolidated	
	06/30/2024	12/31/2023	06/30/2024	12/31/2023
Civil	5,362	5,442	5,362	5,442
Labor	22,339	17,996	22,339	17,996
Ending balance	27,701	23,438	27,701	23,438
Current	12,885	11,390	12,885	11,390
Non-current	14,816	12,048	14,816	12,048

Changes in provisions for probable contingencies are shown below:

Description	Individual		Consolidated	
	06/30/2024	12/31/2023	06/30/2024	12/31/2023
Opening balance	23,438	18,868	23,438	18,868
(+) Additions	5,138	6,749	13,317	6,749
(-) write-offs and payments	(875)	(2,179)	(9,054)	(2,179)
Ending balance	27,701	23,438	27,701	23,438

The company also declares that it has legal proceedings with possible losses of civil, labor, and tax nature, which it reviewed its evaluation criteria, loss estimates, and measurement of the values presented in these legal claims from the moment they were served. As of June 30, 2024, the revised value is R\$ 58,912 (R\$ 150,787 as of December 31, 2023).

20 Net revenue from properties sold and services rendered

The Company does not have revenues from other countries.

	Individual			
	04/01/2024 a 06/30/2024	01/01/2024 a 06/30/2024	04/01/2023 a 06/30/2023	01/01/2023 a 06/30/2023
Income from services and leases	6,192	11,245	4,081	7,965
Taxes on sales (i)	(1,101)	(1,561)	(376)	(804)
	5,091	9,684	3,705	7,161

	Consolidated			
	04/01/2024 a 06/30/2024	01/01/2024 a 06/30/2024	04/01/2023 a 06/30/2023	01/01/2023 a 06/30/2023
Revenue from properties sold	1,016,524	1,868,430	743,265	1,352,263
Income from services and leases	937	2,698	1,173	2,749
Accounting provision for termination agreements	2,082	5,062	(382)	(2,447)
Sales returns	(1,667)	(3,389)	(704)	(1,790)
Taxes on sales (i)	(19,791)	(37,334)	(15,606)	(28,073)
	<u>998,085</u>	<u>1,835,467</u>	<u>727,746</u>	<u>1,322,702</u>

(i) Consist of PIS, COFINS and Service Tax - ISS.

21 Cost of property sold, services rendered and expenses by nature

	Individual			
	04/01/2024 to 06/30/2024	01/01/2024 to 06/30/2024	04/01/2023 to 06/30/2023	01/01/2023 to 06/30/2023
Cost of services rendered and lease	(8,996)	(20,015)	(8,182)	(17,705)
Selling expenses	(2,498)	(3,950)	(1,203)	(1,951)
Depreciation and amortization	(728)	(1,257)	(674)	(1,420)
Personnel and charges	(10,363)	(19,139)	(12,001)	(21,022)
Third-party services	(19,304)	(28,629)	(13,175)	(21,650)
Utilities and services	(2,479)	(4,970)	(1,645)	(2,588)
Other general expenses	(473)	(869)	(1,856)	(3,228)
	<u>(44,841)</u>	<u>(78,829)</u>	<u>(38,736)</u>	<u>(69,564)</u>
Total by nature				
Cost of services rendered	(8,996)	(20,015)	(8,182)	(17,705)
Selling expenses	(2,498)	(3,950)	(1,203)	(1,951)
General and administrative expenses	(33,347)	(54,864)	(29,351)	(49,908)

	Consolidated			
	04/01/2024 to 06/30/2024	01/01/2024 to 06/30/2024	04/01/2023 to 06/30/2023	01/01/2023 to 06/30/2023
Construction cost	(611,200)	(1,127,184)	(452,163)	(823,613)
Financing charges	(2,127)	(3,983)	(1,415)	(2,714)
Provision for terminations	(1,474)	(3,693)	725	2,202
Cost of services rendered and lease	(753)	(1,467)	(339)	(861)
Selling expenses	(97,945)	(174,037)	(66,728)	(128,759)
Depreciation and amortization	(728)	(1,257)	(721)	(1,497)
Personnel and charges	(10,951)	(20,288)	(12,443)	(21,434)
Third-party services	(25,691)	(37,929)	(14,774)	(24,512)
Utilities and services	(4,562)	(10,327)	(5,011)	(9,942)
Other general expenses	(20,271)	(33,700)	(9,139)	(18,078)
	<u>(775,702)</u>	<u>(1,413,865)</u>	<u>(562,008)</u>	<u>(1,029,208)</u>
Total by nature				
Cost of properties sold	(614,801)	(1,134,860)	(452,853)	(824,125)
Cost of services rendered	(753)	(1,467)	(339)	(861)
Selling expenses	(97,945)	(174,037)	(66,728)	(128,759)
General and administrative expenses	(62,203)	(103,501)	(42,088)	(75,463)

22 Net finance income (costs)

	Individual			
	04/01/2024 to 06/30/2024	01/01/2024 to 06/30/2024	04/01/2023 to 06/30/2023	01/01/2023 to 06/30/2023
Finance costs				
Interest	(21,213)	(37,220)	(15,327)	(31,049)
Banking expenses	-	(1)	(5)	(10)
Expenses on swap derivatives	(1,470)	(1,470)	-	(175)
Other finance costs	(1,344)	(2,421)	(2,285)	(4,021)
Finance income	(24,027)	(41,112)	(17,617)	(35,255)
Financial investment income	10,040	13,607	3,134	5,632
Derivatives-swap income	207	272	261	261
Other finance income	1,261	1,867	1,283	2,265
	11,508	15,746	4,678	8,158
Net finance income (costs)	(12,519)	(25,366)	(12,939)	(27,097)
	Consolidated			
	04/01/2024 to 06/30/2024	01/01/2024 to 06/30/2024	04/01/2023 to 06/30/2023	01/01/2023 to 06/30/2023
Finance costs				
Interest	(21,344)	(37,646)	(15,519)	(31,483)
Banking expenses	(484)	(1,077)	(526)	(986)
Expenses on swap derivatives	(1,470)	(1,470)	-	(175)
Other finance costs	(1,428)	(2,540)	(2,303)	(4,074)
Granted discounts	(6,373)	(13,172)	(7,678)	(14,980)
Finance income	(31,099)	(55,905)	(26,026)	(51,698)
Financial investment income	20,450	37,107	16,365	31,850
Derivatives-swap income	207	272	261	261
Other finance income	4,693	7,860	3,799	8,542
	25,350	45,239	20,425	40,653
Net finance income (costs)	(5,749)	(10,666)	(5,601)	(11,045)

23 Other operating income (expenses)

	Individual			
	04/01/2024 to 06/30/2024	01/01/2024 to 06/30/2024	04/01/2023 to 06/30/2023	01/01/2023 to 06/30/2023
Other operating expenses				
Expenses and provision for legal claims	449	(5,186)	(2,015)	(3,488)
Other operating expenses	(367)	(756)	(942)	(1,053)
Other net operating results	82	(5,942)	(2,957)	(4,541)
	Consolidated			
	04/01/2024 to 06/30/2024	01/01/2024 to 06/30/2024	04/01/2023 to 06/30/2023	01/01/2023 to 06/30/2023
Other operating expenses				
Allowance for impairment loss on trade and other receivables	(12,425)	(22,707)	(10,773)	(18,790)
Expenses and provision for legal claims	(5,452)	(14,847)	(6,197)	(10,327)
Other operating expenses	(5,373)	(7,041)	(1,598)	(2,261)
Other net operating results	(23,250)	(44,595)	(18,568)	(31,378)

24 Long-term Incentive Plan - reference action program

The Company implemented the First Stock Grant Program as part of its strategy of retaining talent, motivating and aligning the interests of employees with the organization's long-term purposes.

For purposes of clarification, the reference actions do not grant the beneficiary the status of the Company's shareholder, nor any right or prerogative inherent in such condition, including the voting rights, the right to dividends and other political or economic rights. Only a fictitious reference unit is used to support the calculation of the incentive deriving from the valuation of CURY3 shares.

Identification of the plan	Approval Date	Grant Date	Vesting period	In 06-30-24 (In thousands of R\$)	Final Maturity
Programa 2023-1	Apr-29-2022	Dec-31-2023	12-31-2023 to 12-31-2024	715	03-03-2025
Programa 2023-2	Apr-29-2022	Dec-31-2023	12-31-2024 to 12-31-2025	-	03-03-2026
Programa 2023-3	Apr-29-2022	Dec-31-2023	12-31-2025 to 12-31-2026	-	03-03-2027

The company's ILP plan basically consists of cash-based payments of awards based on the company's growth in value, measured by the valuation of the CURY3 reference shares granted to beneficiaries after a set vesting period.

Each component of the plan is designed to reward and encourage exceptional performance and dedication of eligible key employees. For the purposes of this first program, goal attainment triggers of at least 80% of the following target indicators are being considered: (i) cash generation; (ii) Launch of new projects; and (iii) profit.

The number of tier 1 shares for each beneficiary must consist of the allocation: (i) of the amount of fixed salaries of the related beneficiary in December 2023, as defined by contract; at the (ii) average price of the Company's shares for the last thirty (30) trading sessions of the year ended December 31, 2023.

Amounts recognized in profit or loss

During the period ended June 30, 2024, expenses of R\$715 on ILP Plans – Program 2023-1 were incurred.

Risks and uncertainties

ILP plans are subject to risks and uncertainties, including changes in the market value of the Company's shares, changes in the company's employment conditions and financial performance. These factors may affect the cost and financial impact of ILP plans.

25 Financial instruments

a. Analysis of financial instruments

The Company and its subsidiaries take part in transactions with financial instruments, all recorded in balance sheet accounts, to finance their activities or invest their available financial funds. The Bank manages these risks by devising conservative strategies for liquidity, profitability and safety. Control policy consists of a permanent follow-up on agreed rates "against" those prevailing in the market.

Financial instruments are not carried out for speculation purposes.

Financial instruments are recognized when the Company becomes a party to the contractual provisions. They are initially measured at fair value plus transaction costs that are directly attributable to their acquisition or issue (when applicable). Its subsequent measurement occurs at each reporting date, according to the rules established for each type of classification of financial assets and liabilities.

The Company restricts exposure to credit risks associated with banks and cash and cash equivalents by making investments in top tier financial institutions. The credit risks of trade and other receivables are managed according to specific credit assessment standards and setting exposure limits per client.

Financial instruments are recognized in balance sheet accounts and consist of financial investments, loans and financing and debentures whose estimated market values are substantially similar to their book values. Moreover, trade receivables, when related to construction work completed and in progress, can be traded for securitization and/or assignment.

Risk management

The Company and its subsidiaries determined their financial assets and liabilities against market values by using appropriate available information and valuation methodologies. However, the interpretation of market data and the selection of assessment methods require considerable judgment and estimates to calculate the most adequate realization value. Consequently, the estimates presented do not necessarily indicate the values that could be realized in the current market. The use of different market hypotheses and/or methods may have a material effect on the estimated realizable values.

Financial instruments are not carried out for speculation purposes or any derivative transactions.

Market risk

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

Interest rate risk: the results of the Company and its subsidiaries are subject to fluctuations in interest rates arising from financial investments, securities and loans, particularly the CDI (interbank deposit certificate) rate in trade receivables that bear interest at the INCC-M (National Institute of Industrial Markets) and IGPM (General Market Price Model).

Credit realization risk

Credit risk arises principally from default on sales agreements entered into by real estate units, which are managed by specific credit analysis standards and setting exposure limits per client. There is no concentration of credit risk.

The amount of the actual risk of possible losses is recognized as "Impairment loss on trade and other receivables" (see note 5).

Liquidity risk

Liquidity risk consists of the possibility of the Company and its subsidiaries not having sufficient funds to meet their commitments in view of the different settlement terms of their receivables and payables. The control of the Company's and its subsidiaries' liquidity and cash flows is monitored on a daily basis to ensure that cash flows from operating activities and early fund-raising, if necessary, are sufficient to meet their schedule of commitments.

The Company's net debt (or available funds) is as follows:

Description	06/30/2024	
	Individual	Consolidated
Total debt on loans and financing	990,107	1,080,738
(-) Cash and cash equivalents	433,609	889,522
(-) Securities	327,418	668,498
(=) Net debt or (available funds)	229,080	(477,282)

The maturities of the financial instruments receivable, loans and financing and payable for repurchase and reverse repurchase agreements are shown below:

	Consolidated			
	Trade and other receivables Assets	Loans and financing Liability	Payables for repurchase and reverse repurchase agreements Liability	Balance
within 12 months	658,224	(120,030)	(599,894)	(61,700)
From 12 to 24 months	250,202	(39,862)	(323,433)	(113,093)
over 24 months	634,553	(920,846)	(166,617)	(452,910)
	1,542,978	(1,080,738)	(1,089,944)	(627,704)

b. Market value of financial instruments

The market values of cash and cash equivalents (cash, banks, financial investments and securities) of the balance of trade and other receivables and current liabilities are financial instruments that match book balances and will be held to maturity, as intended by Management. The balance of trade and other receivables is adjusted according to market contractual indexes.

The financial instruments held by the Company as of June 30, 2024 and December 31, 2023 are presented below, as well as their classification:

	Individual		Consolidated		Category/measurement of financial instruments
	06/30/2024	12/31/2023	06/30/2024	12/31/2023	
Financial assets					
Cash and cash equivalents (a)	433,609	104,663	889,522	643,630	Fair value through profit or loss
Securities (a)	327,418	63,262	668,498	348,639	Fair value through profit or loss
Trade and other receivables	15,409	17,781	1,379,252	1,090,801	Amortized cost
Receivables from related parties	37,175	20,026	20,868	12,877	Amortized cost
Derivatives receivable from swap contracts (b)	2,391	1,835	2,391	1,835	Fair value through profit or loss
Financial liabilities					
Loans and financing	706,817	529,962	797,448	613,352	Amortized cost
Debentures 5th issuance - 3rd series (a)	283,290	-	283,290	-	Fair value through profit or loss
Trade payables	7,264	9,206	141,397	171,904	Amortized cost
Payables for repurchase and reverse repurchase agreements	79,923	88,809	1,089,944	929,600	Amortized cost
Related party payables	6,000	6,000	-	-	Amortized cost
Derivatives payable (c)	6,937	-	6,937	-	Amortized cost

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

(b) **Derivatives not designated as hedge accounting instruments:** in September 2022 the Company's Management entered into an interest rate swap agreement with a notional value of R\$57,000 to hedge the debt indexed to the IPCA (note 12.d – Third Issue Simple Debentures). The purpose of this derivative is to mitigate or mitigate the risk of the

Company's cash exposure to the IPCA fluctuation, replacing it with the CDI rate + 1.0900% p.a. As of June 30, 2024, the *swap position* is as follows:

SWAP position (in thousands of real)						Impact on the statement of income	
Financial instrument	Contract Date	Maturity date	Notional Value	Annual rates	Amount as of June 30, 2024	Accumulated	In 2024
3rd series debentures	Sept/22	Sept/28	57,000	IPCA+6.8301 %	62,658	(11,045)	(3,241)
Financial swap agreements	sept/22	sept/28	Active tip Short position	IPCA+6.8301 %	63,160	11,819	3,923
3rd issue of second series debentures R\$57,000,000	sept/22	sept/28		CDI + 1.0900%	60,729	(15,046)	(4,925)
(=) Net swap position - gain (loss) on transaction						(3,228)	(1,002)

(c) **Derivative designated as a hedge accounting instrument - Level 2:** Together with the issuance of the 3rd series of the 5th issuance for a total value of R\$ 280,593,000 (two hundred and eighty million, five hundred and ninety-three thousand Brazilian Reais), a derivative financial instrument swap was contracted, with the same maturity date (May 26, 2031) and the objective of converting the fixed interest rate of 12.4437% to the variation of 105.05% of the CDI. This designation was classified as fair value hedge accounting, as it reduces the market risk arising from the fair value variation. Both the derivative contract and the 3rd series of the 5th debenture 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 debt remuneration is now linked to the variation of the CDI rate plus the credit spread.

SWAP position (in thousands of real)						Impact on the statement of income	
Financial instrument	Contract Date	Maturity date	Notional Value	Annual rates	Amount as of June 30, 2024	Accumulated	In 2024
5th series debentures	May/24	May/31	280,593	PRE 12.4437%	283,290	(2,697)	(2,697)
Financial swap agreements	sept/22	sept/28	Active tip	PRE 12.4437%	283,290	2,697	2,697
3rd issue of second series debentures							
R\$57,000,000	sept/22	sept/28	Short position	CDI 105.05%	290,227	(2,425)	(2,425)
(=) Net swap position - gain (loss) on transaction						272	272

c. Sensitivity analysis for financial assets and liabilities

The management conducted a sensitivity analysis for financial instruments exposed to changes in interest rates and financial indicators. The sensitivity analysis was developed considering the exposure to changes in indexers of financial assets and liabilities, taking into account the net exposure of these financial instruments held on June 30, 2024, as if the balances were open throughout the period.

The company defined three scenarios (likely, possible, and remote) to be simulated for the sensitivity analysis of financial assets and liabilities. In the likely scenario, the accumulated rates disclosed in the last 12 months and available in the market (including B3) were defined by management, and in the possible and remote scenarios, a deterioration of 25% and 50%, respectively, in the variable

The calculation base used is the amount presented in the notes to the financial statements of cash and cash equivalents, securities, accounts receivable, loans and financing, payables for repurchase and reverse repurchase agreements and customer advances:

		Individual					Consolidated				
	Note Expl.	Position 06/30/2024	Factor Risk	Scenario I Likely	Scenario II Possible	Scenario III Remote	Position 06/30/2024	Factor Risk	Scenario I Likely	Scenario II Possible	Scenario III Remote
06/30/2024											
Financial instrument											
Cash and cash equivalents											
Certificates of deposit bank deposits "CDBs"	3	433,479	CDI	11.68%	8.76%	5.84%	864,636	CDI	11.68%	8.76%	5.84%
				50,630	37,973	25,315			100,989	75,742	50,495
Securities											
Blocked values	4	-	Savings	8.24%	6.18%	4.12%	325,376	Savings	8.24%	6.18%	4.12%
				-	-	-			26,816	20,112	13,408
Certificates of deposit bank deposits "CDBs"	4	327,418	CDI	11.68%	8.76%	5.84%	343,122	CDI	11.68%	8.76%	5.84%
				38,242	28,682	19,121			40,077	30,057	20,038
Trade receivables											
Construction units	5	-	INCC	3.76%	2.82%	1.88%	1,254,089	INCC	3.76%	2.82%	1.88%
				-	-	-			47,156	35,367	23,578
Completed units +	5	15,409	PGI-M	2.44%	1.83%	1.22%	288,889	PGI-M	2.44%	1.83%	1.22%
Securities receivable				376	282	188			7,049	5,287	3,524
Derivatives receivable	8	2,391	CDI	11.68%	8.76%	5.84%	2,391	CDI	11.68%	8.76%	5.84%
				279	209	140			279	209	140
Construction financing (association receivables)	12	-	TR	8.24%	6.18%	4.12%	90,631	TR	8.24%	6.18%	4.12%
				-	-	-			-7,469	-5,602	-3,735
Working capital transactions (CRIs and debentures)											
	12	670,351	CDI	2.44%	3.05%	3.66%	670,351	CDI	2.44%	3.05%	3.66%
		60,896	IPCA (Consumer Price Index Pre12.4%	4.23%	5.28%	6.34%	60,896	IPCA (Consumer Price Index Pre12.4%	4.23%	5.28%	6.34%
		282,822		12.44%	15.55%	18.67%	282,822		12.44%	15.55%	18.67%
				-54,125	-67,656	-81,187			-54,125	-67,656	-81,187
Payables for repurchase and reverse repurchase agreements	14	79,923	INCC	3.76%	4.70%	5.64%	1,089,944	INCC	3.76%	4.70%	5.64%
				-3,005	-3,757	-4,508			-40,984	-51,230	-61,476
Derivatives payable	-	6,937	CDI	11.68%	14.60%	17.52%	6,937	CDI	11.68%	14.60%	17.52%
				-810	-1,013	-1,215			-810	-1,013	-1,215
Advances from clients	15	-	INCC	3.76%	4.70%	5.64%	150,036	INCC	3.76%	4.70%	5.64%
				-	-	-			-5,642	-7,052	-8,462
Estimated net gain (loss)				31,588	-5,279	-42,146			113,336	34,222	-44,892

Due to the nature, complexity and isolation of a single variable, estimates with rate sensitivity may fail to represent the net finance income (costs) of these transactions in the scenarios analyzed by our team.

26 Insurance

The Company's management adopts an insurance policy that basically considers risk concentration and relevance in amounts considered sufficient, taking into account the nature of its activity and the opinion of its insurance advisers.

Coverage amounts are as follows:

Damages payable to the office against fire, explosion, civil liability, electronic equipment, robberies and other risks, in the amount of R\$17,890; And

Damages in respect of fire and explosion projects in the amount of R\$10,182,201

27 Approval of the interim financial statements

The interim financial statements of the Company's parent company and consolidated financial statements for the period ended June 30, 2024 were authorized for issue by the Board of Directors on August 5, 2024, in accordance with item VI, article 25 of CVM Instruction No. 480/09.0.

The Company's management said that it has discussed, reviewed and agreed with the individual company and consolidated financial statements and with the conclusions expressed in the independent auditors' report for the period ended June 30, 2024.

* * *

Fábio Cury
President

João Carlos Mazzuco
Financial Director

Marcos Rosa Júnior
Accountant responsible
CRC SP-243784/O-6