CURY

B3 LISTED NM

EARNINGS RELEASE

2Q26 and 6M26

Cury reports **2Q26** results, reaching record **Net Revenue** of **R$1.7 billion**, **adjusted gross margin** of **39.8%** and **Net Income** of **R$311.2 million.**

São Paulo, August 11, 2026.

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

Unless otherwise indicated, the financial and operational information is presented in Brazilian Reais (R$), in accordance with International Financial Reporting Standards (IFRS) and the Brazilian accounting principles applicable to real estate development entities in Brazil.

EARNINGS RELEASE

2Q26 and 6M26

2Q26 HIGHLIGHTS

CURY
B3 LISTED NM

Productions
RECORD

Units Produced

5,737

41.8% vs. 2Q25

Landbank
RECORD

R$26.1 BI

23.6% vs. 2Q25

Cash Generation

R$144.9 MI

40.2% vs. 2Q25

29th consecutive quarter of positive cash generation

Net Revenue
RECORD

R$1.7 BI

25.5% vs. 2Q25

Adjusted Gross Margin

39.8%

Flat vs. 2Q25

Net Income %Cury

R$270.5 MI

14.3% vs. 2Q25

ROE

73.6%

3.5 p.p. vs. 2Q25

The first half of 2026 was marked by **robust operating results**, reflecting the consistency of the Company's strategy and disciplined execution. We maintained **high levels of launches and sales,** together with **strong cash generation**, reinforcing the strengths of our business model.

Throughout the second quarter, the macroeconomic environment remained challenging, amid continued uncertainty and geopolitical tensions. Against this backdrop, we continued to **operate with discipline, prioritising the protection of our margin**s.

On the financial front, **we reported record net revenue**, driven by consistent improvements in construction productivity and our continued focus on efficiency across the entire operation. This approach was also reflected in the faster pace of mortgage transfers and registrations, resulting in higher selling expenses during the period but playing a key role in our strong cash generation.

As a result, the conversion of **net income attributable to Cury into operating cash flow reached 72% over the last twelve months**.

We remain committed to the **pillars** that have shaped our track record: **the careful selection of land for development, the strategic use of the associative credit model and excellence in execution**, always focused on cash generation and profitability.

We also achieved an **excellent sales performance** in **July**, particularly from the launches of **Saudosa Praça Onze, in downtown Rio de Janeiro**, with a PSV of R$171 million and **more than 80% of units sold**, and **Cidade Parque Guarapiranga, in southern São Paulo**, with a PSV of R$375.8 million and **over 40% of units sold**. These results reinforce the strength of demand for our products and the effectiveness of our commercial strategy.

As part of the continued development of our ESG agenda, on 7 August we published the **fourth edition of our Sustainability Report** and launched the Company's new Sustainability website, increasing transparency around our initiatives and reinforcing our commitment to creating sustainable long-term value.

Delivering returns to shareholders remains a priority within our capital allocation strategy, as reflected in the dividend distribution announced today, which demonstrates our ability to translate operating performance and cash generation into value creation.

// OPERATIONAL AND FINANCIAL PERFORMANCE

Operating (R$ million)	2Q26	1Q26	% Q/Q	2Q25	% Y/Y	6M26	6M25	% Y/Y
Launches	11	10	10.0%	9	22.2%	21	23	-8.7%
PSV (R$ million) [1]	2,256.9	2,646.8	-14.7%	2,225.3	1.4%	4,903.6	5,008.8	-2.1%
Units launched	6,549	8,001	-18.1%	6,588	-0.6%	14,550	15,720	-7.4%
Net pre-sales (R$ million)	2,045.5	2,304.6	-11.2%	2,261.4	-9.5%	4,350.1	4,366.9	-0.4%
Net SOS [2]	40.5%	45.1%	-4.6 p.p.	47.5%	-7.0 p.p.	59.1%	63.6%	-4.5 p.p.
Net SOS LTM (%)	72.0%	73.9%	-1.9 p.p.	74.3%	-2.3 p.p.	72.0%	74.3%	-2.3 p.p.
LandBank (PSV, R$ million)	26,092.8	24,924.6	4.7%	21,114.4	23.6%	26,092.8	21,114.4	23.6%
Cash Generation (R$ million)	144.9	93.4	55.1%	103.3	40.2%	238.2	129.1	84.5%

Financial (R$ million)	2Q26	1Q26	% Q/Q	2Q25	% Y/Y	6M26	6M25	% Y/Y
Net Revenues	1,690.6	1,612.6	4.8%	1,346.6	25.5%	3,303.2	2,562.8	28.9%
Gross profit	668.4	629.7	6.1%	532.8	25.5%	1,298.0	1,007.7	28.8%
Gross margin	39.5%	39.0%	0.5 p.p.	39.6%	-0.1 p.p.	39.3%	39.3%	0.0 p.p.
Adjusted gross margin [3]	39.8%	39.3%	0.5 p.p.	39.8%	0.0 p.p.	39.6%	39.5%	0.1 p.p.
Net income (100%) [4]	311.2	351.2	-11.4%	267.2	16.5%	662.4	500.8	32.3%
Net margin (100%)	18.4%	21.8%	-3.4 p.p.	19.8%	-1.4 p.p.	20.1%	19.5%	0.6 p.p.
Net income %Cury [5]	270.5	302.9	-10.7%	236.7	14.3%	573.3	450.2	27.3%
Net margin %Cury	16.0%	18.8%	-2.8 p.p.	17.6%	-1.6 p.p.	17.4%	17.6%	-0.2 p.p.
ROE [6]	73.6%	79.5%	-5.9 p.p.	70.1%	3.5 p.p.	73.6%	70.1%	3.5 p.p.

1) Gross Sales Value (PSV) of the launches carried out during the period.

2) Sales Over Supply, an indicator of the percentage sold in relation to the total inventory available during the period

3) Gross Margin Adjusted for Capitalized Interest.

4) IFRS Net Income from 100% of operations, including portions attributable to controlling interests and non-controlling partners in joint ventures. Capitalized Interest.

5) Net Income attributable only to controlling interests (Cury's ownership percentage).

6) ROE (Return on Equity), calculated using Cury's average attributable equity (Controlling Interests) and Net Income attributable to Cury (Controlling Interests) over the last 12 months.

Click Here to access historical data.

OPERATIONAL **PERFORMANCE**

Novo Mundo Carrão II

// LAUNCHES

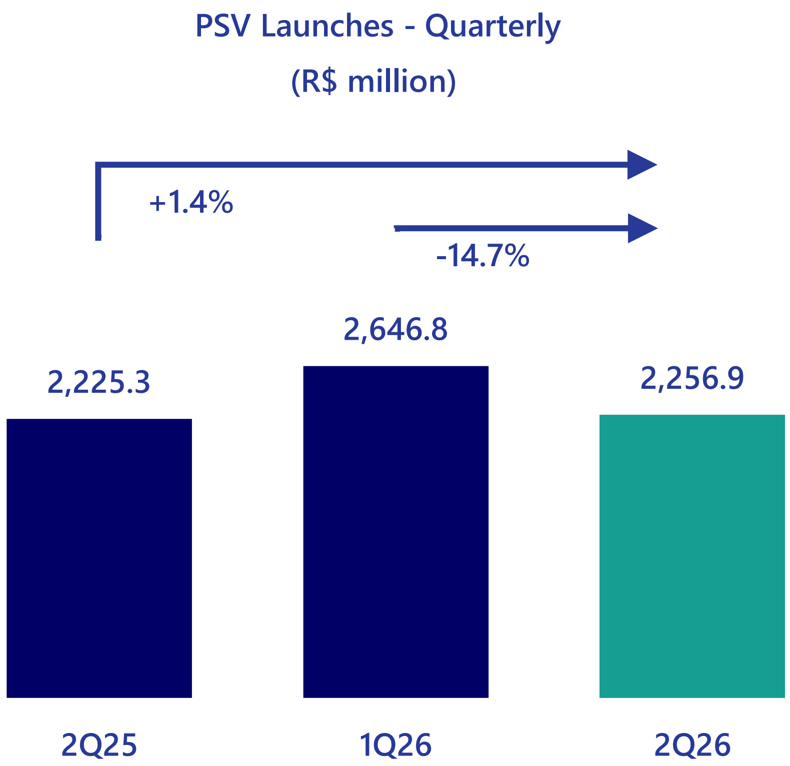
In 2Q26, 11 projects were launched, with 8 located in SP and 3 in RJ, totaling a PSV of

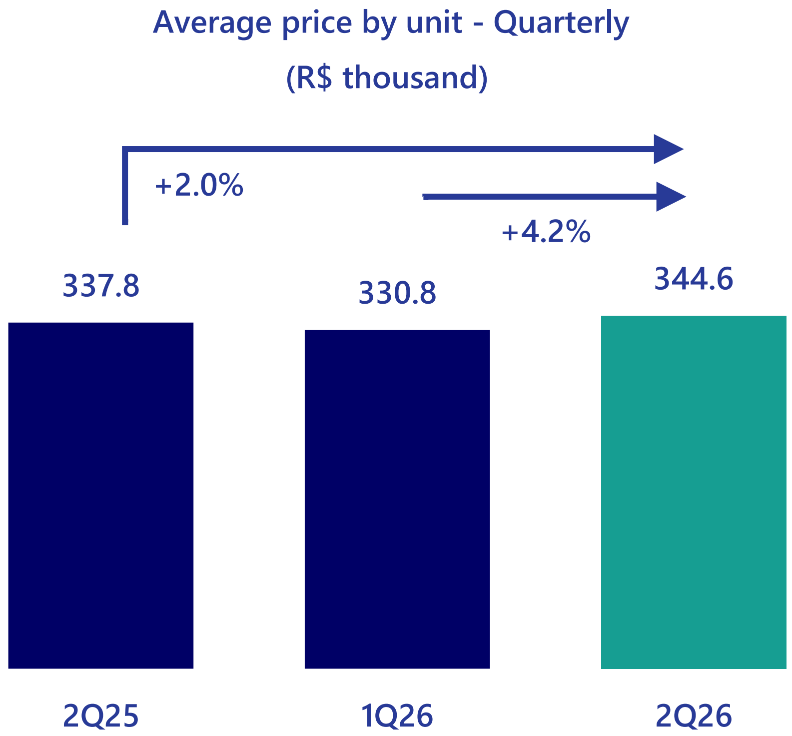
R$2,256.9 MILLION,

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

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

// LAUNCHES

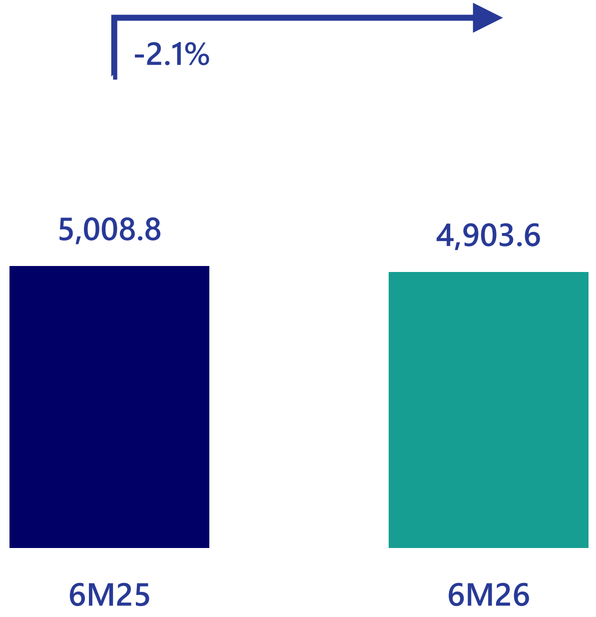




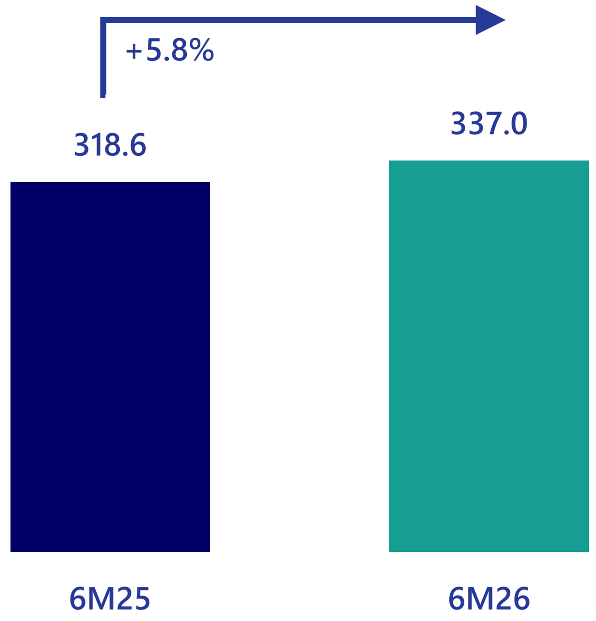
The total PSV of launches reached R$2,256.9 million in 2Q26, which represents an increase of 1.4% compared to 2Q25 and decreased 14.7% compared to 1Q26. The average price per unit launched was R$344.6 thousand, which represents an increase of 2.0% compared to 2Q25 and 4.2% compared to 1Q26.

// LAUNCHES

PSV Launches - YTD
(R$ million)



Average price by unit – YTD
(R$ thousand)



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

% sold until 08/10/2026

Lyne Água Branca	Luzes do Rio - Lamparina	Novo Mundo Carrão II
São Paulo	Rio de Janeiro	São Paulo
Apr/26	Apr/26	Apr/26
PSV – R$343 MM	PSV – R$139 MM	PSV – R$424 MM
68% Sold	68% Sold	88% Sold

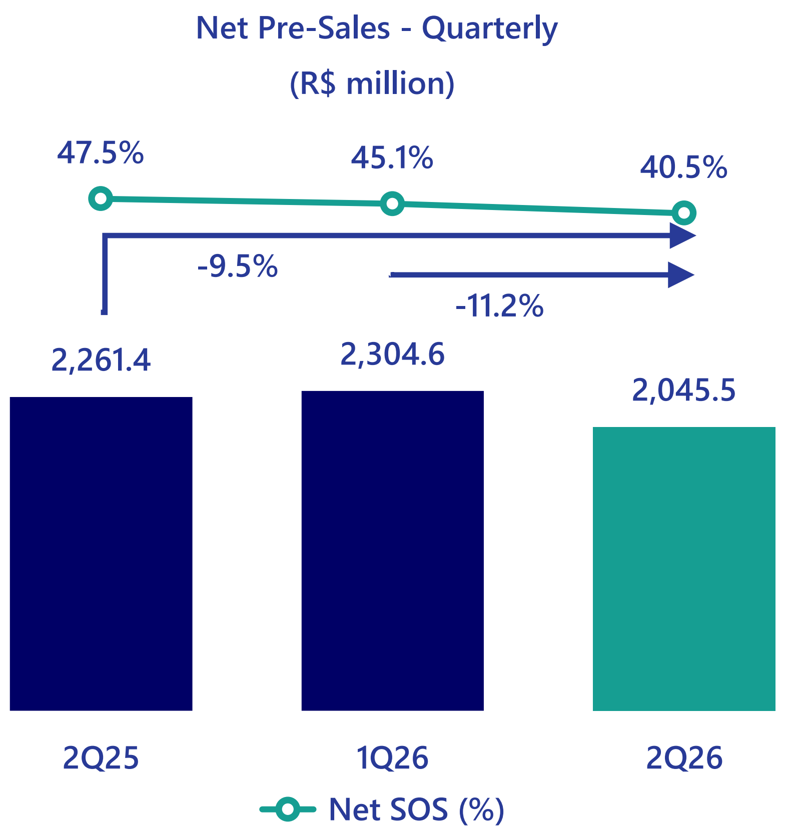
// NET PRE-SALES

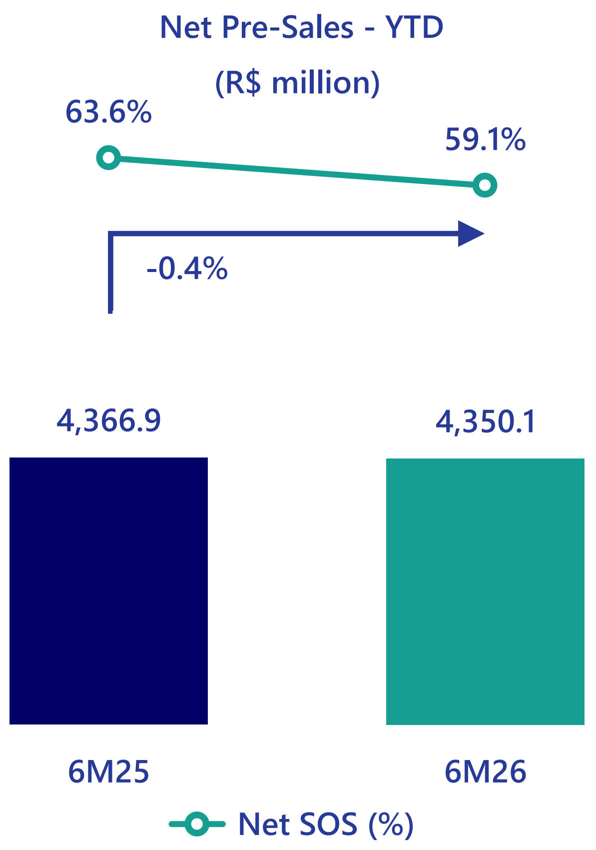
In the 2Q26, net sales totaled **R$2,045.5 MILLION,** which corresponds to a reduction of 9.5% compared to 2Q25.

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

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

// NET PRE-SALES



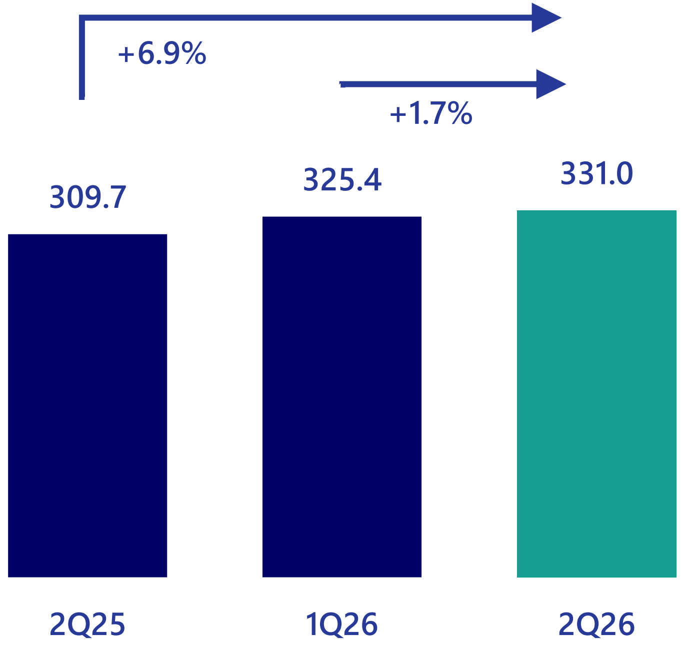


In 2Q26, the net SoS was 40.5%, reduction of 4.6 p.p. compared to 45.1% in 1Q26, and a reduction of 7.0 p.p. compared to 47.5% in 2Q25.

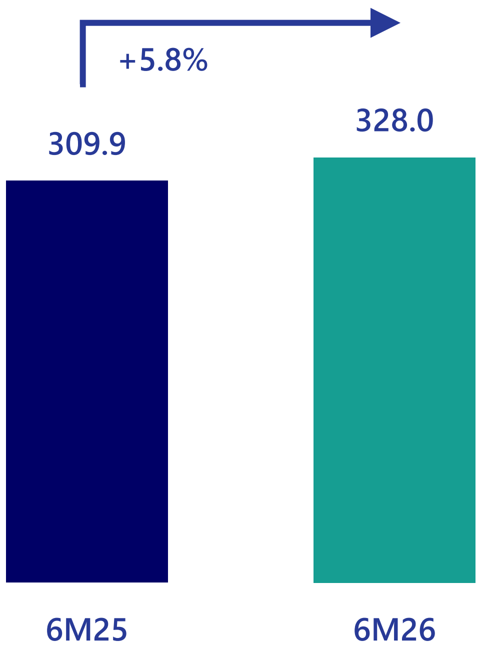
In the first half of 2026, the net SoS was 59.1%, reduction of 4.5 p.p. compared to 63.6% in the same period of the previous year.

// NET PRE-SALES

Average price by unit - Quarterly
(R$ thousand)



Average price by unit - YTD
(R$ thousand)



In 2Q26, **95.8% of sales had a unit selling price of up to R$600,000**.

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

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

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

A GROWTH OF 2.5%

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

// PRODUCTION

RECORD

In 2Q26, there were produced

5,737 units,

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

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

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

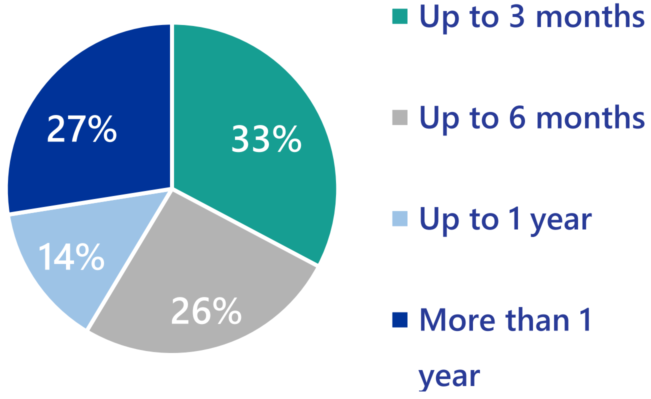
*Represented

// INVENTORY

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

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

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



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

// LANDBANK

RECORD

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

R$26,092.8 MILLION IN POTENTIAL PSV,

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

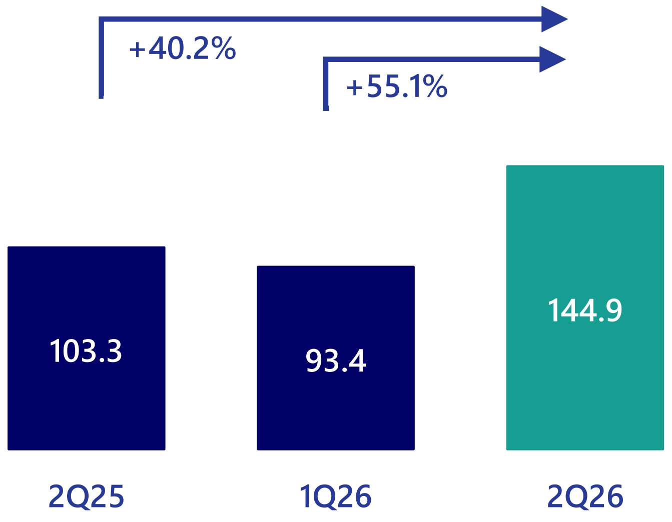
Landbank	2Q26	1Q26	% Q/Q	2Q25	% Y/Y
LandBank (PSV, R$ million)	26,092.8	24,924.6	4.7%	21,114.4	23.6%
# of projects	91	88	3.4%	75	21.3%
Potential # units on landbank	84,055	82,119	2.4%	72,928	15.3%
Average price per unit (R$ '000)	310.4	303.5	2.3%	289.5	7.2%

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

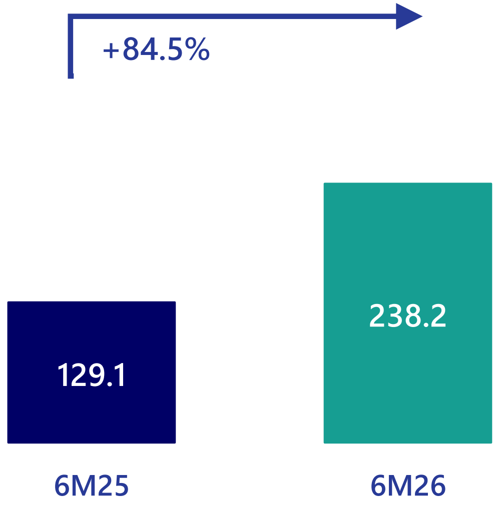
In 2Q26, the company presented Positive operational cash generation in the amount of

R$144.9 MILLION

Cash Flow - Quarterly
(R$ million)

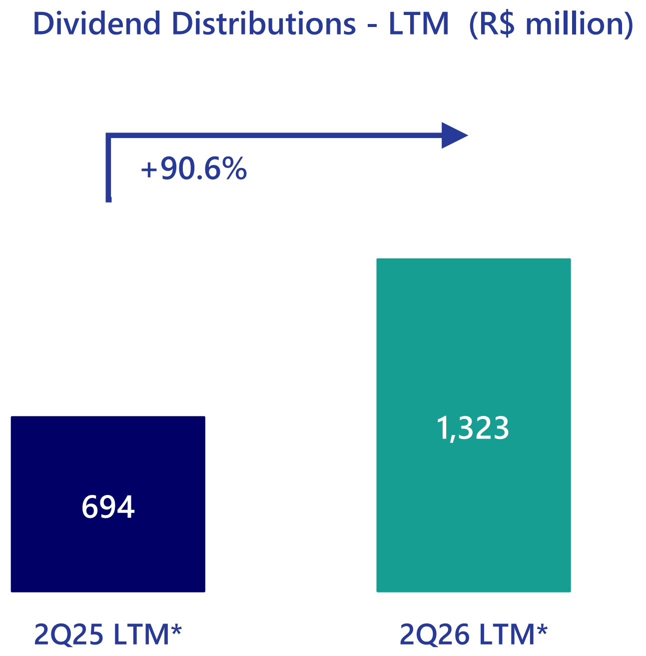


Cash Flow - YTD
(R$ million)



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

//DIVIDENDS



In **August 2026**, the Company announced an additional distribution of **R$190,0 million** in **dividends**, reaffirming its commitment to **generating value** for shareholders.

*LTM: Last twelve months

FINANCIAL **PERFORMANCE**

//REVENUE

RECORD

Net Revenue totaled in the quarter

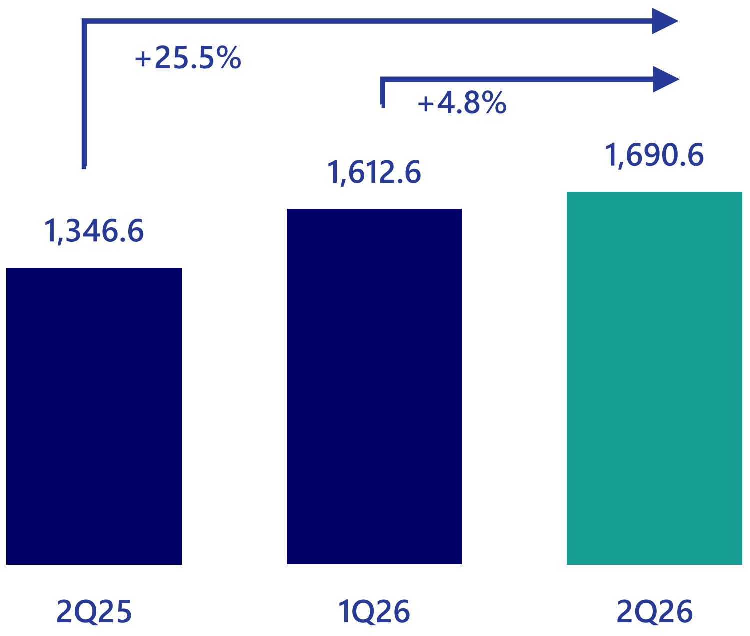
R$1,690.6 MI

In the first half of 2026

R$3,303.2 MI

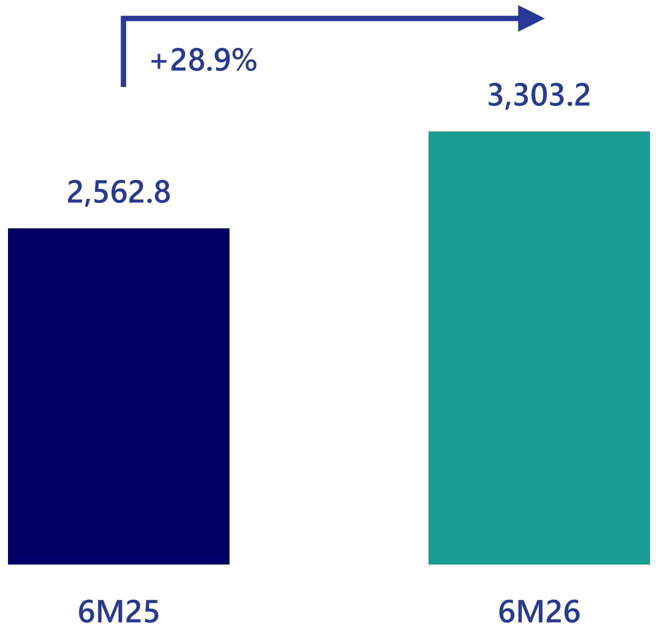
Net revenue

(R$ million) - Quarterly



Net revenue

(R$ million)- YTD



//GROSS PROFIT

RECORD

Gross profit totaled in the quarter

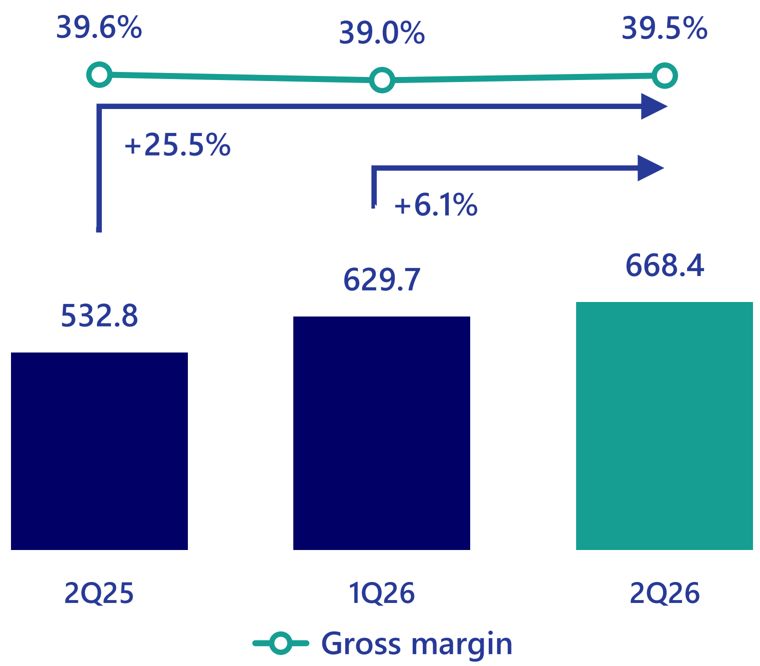
R$668.4 MI

In the first half of 2026

R$1,298.0 MI

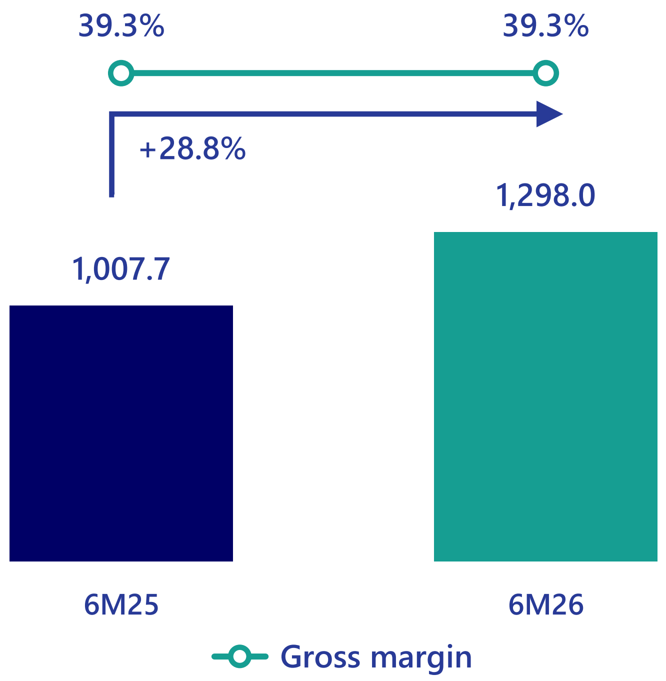
Gross profit and Gross margin

(R$ million and %) - Quarterly



Gross profit and Gross margin

(R$ million and %)- YTD



//ADJUSTED GROSS PROFIT

RECORD

Gross Margin in 2Q26

39.5%

-0.1 p.p. vs. 2Q25

Adjusted Gross Profit in 2Q26

R$673.7 MI

+25.6% vs. 2Q25

Adjusted Gross Margin in 2Q26

39.8%

Flat vs. 2Q25

Gross profit & Gross margin (R$ million, except %)	2Q26	1Q26	% Q/Q	2Q25	% Y/Y	6M26	6M25	% Y/Y
Gross profit (a)	668.4	629.7	6.1%	532.8	25.5%	1,298.0	1,007.7	28.8%
Gross margin	39.5%	39.0%	0.5 p.p.	39.6%	-0.1 p.p.	39.3%	39.3%	0.0 p.p.
Capitalized interest (b)	5.3	4.2	26.2%	3.5	51.4%	9.5	5.2	82.7%
Adjusted gross profit (a+b)	**673.7**	**633.9**	**6.3%**	**536.3**	**25.6%**	**1,307.5**	**1,012.9**	**29.1%**
Adjusted gross margin	**39.8%**	**39.3%**	**0.5 p.p.**	**39.8%**	**0.0 p.p.**	**39.6%**	**39.5%**	**0.1 p.p.**

//EXPENSES AND FINANCIAL RESULTS

Operating expenses (R$ million, except %)	2Q26	1Q26	% Q/Q	2Q25	% Y/Y	6M26	6M25	% Y/Y
Selling expenses	-166.8	-119.1	40.1%	-124.7	33.8%	-285.9	-231.0	23.8%
% Net revenue	9.9%	7.4%	2.5 p.p.	9.3%	0.6 p.p.	8.7%	9.0%	-0.3 p.p.
Administrative and general expenses	-78.4	-64.9	20.8%	-64.4	21.7%	-143.3	-114.8	24.8%
% Net revenue	4.6%	4.0%	0.6 p.p.	4.8%	-0.2 p.p.	4.3%	4.5%	-0.2 p.p.
Equity in net income of subsidiaries	1.0	2.3	-56.5%	1.1	-9.1%	3.3	1.8	83.3%
% Net revenue	-0.1%	-0.1%	0.0 p.p.	-0.1%	0.0 p.p.	-0.1%	-0.1%	0.0 p.p.
Other operating income/expenses	-45.8	-44.8	2.2%	-30.5	50.2%	-90.6	-70.2	29.1%
% Net revenue	2.7%	2.8%	-0.1 p.p.	2.3%	0.4 p.p.	2.7%	2.7%	0.0 p.p.
Operating expenses	**-290.0**	**-226.5**	**28.0%**	**-218.5**	**32.7%**	**-516.5**	**-414.2**	**24.7%**
% Net revenue	**17.2%**	**14.0%**	**3.2 p.p.**	**16.2%**	**1.0 p.p.**	**15.6%**	**16.2%**	**-0.6 p.p.**

In 2Q26, the net financial result was a financial expense of R$22.1 million, compared to a financial expense of R$15.6 million in 2Q25 and a financial expense of R$10.7 million in 1Q26.

Financial income (expenses) (R$ million, except %)	2Q26	1Q26	% Q/Q	2Q25	% Y/Y	6M26	6M25	% Y/Y
Financial expenses	-70.3	-59.8	17.6%	-50.8	38.4%	-130.1	-102.2	27.3%
Financial income	48.2	49.1	-1.8%	35.2	36.9%	97.3	72.0	35.1%
Total Financial income (expenses)	-22.1	-10.7	106.5%	-15.6	41.7%	-32.8	-30.2	8.6%

The Company's EBITDA in 2Q26 reached

R$387.0 MI

6.0% below in 1Q26 and 19.8% above compared to 2Q25.

EBITDA (R$ million, except %)	2Q26	1Q26	% Q/Q	2Q25	% Y/Y	6M26	6M25	% Y/Y
Earnings before financial result	378.4	403.1	-6.1%	314.2	20.4%	781.6	593.5	31.7%
(+) Depreciation and amortization	8.6	8.3	3.6%	8.8	-2.3%	16.9	17.3	-2.2%
EBITDA	**387.0**	**411.4**	**-6.0%**	**323.0**	**19.8%**	**798.5**	**610.8**	**30.7%**
EBITDA margin	22.9%	25.5%	-2.6 p.p.	24.0%	-1.1 p.p.	24.2%	23.8%	0.4 p.p.
(+) Charges and financial cost	5.3	4.2	25.2%	3.5	51.4%	9.5	5.2	82.7%
Adjusted EBITDA	**392.3**	**415.6**	**-5.6%**	**326.5**	**20.2%**	**808.0**	**616.0**	**31.2%**
Adjusted EBITDA margin	23.2%	25.8%	-2.6 p.p.	24.2%	-1.0 p.p.	24.5%	24.0%	0.5 p.p.

The Ebitda Margin was **22.9%,**

representing reduction of 1.1 p.p. compared to 2Q25.

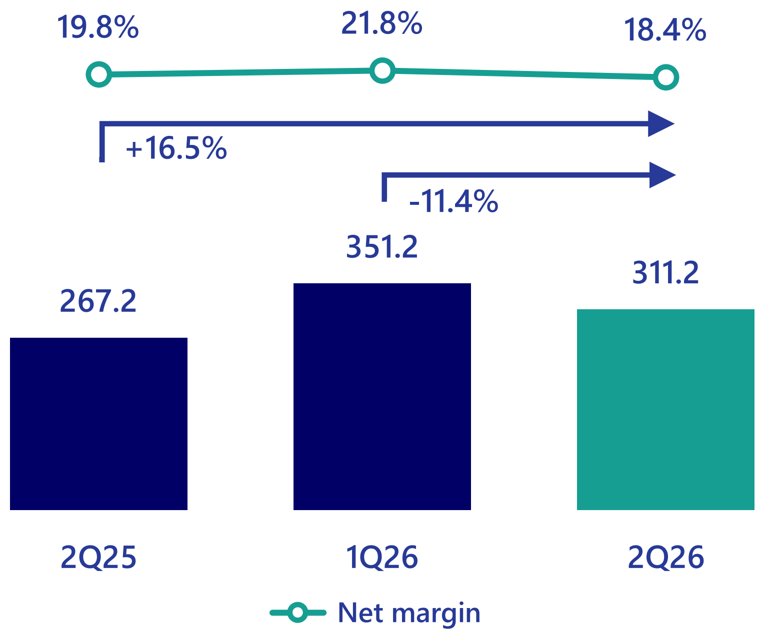
Cury reported 100% Activity Net Income of **R$311.2 MI**

The **100% operational net margin** reached **18.4%**

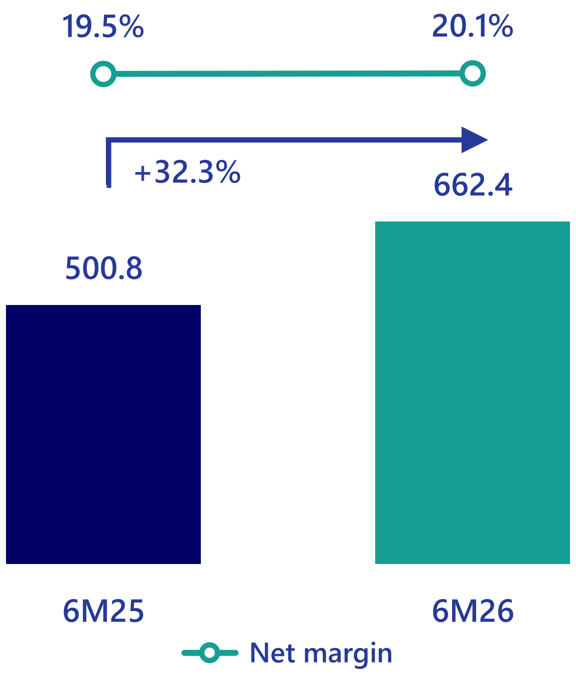
In the 6M26, Cury's **100% Activity Net Income** was **R$662.4 MI**

The **100% operational net margin** reached **20.1%**

Net income and Net Margin %100
(R$ million and %) - quarterly



Net income and Net Margin %100
(R$ million and %) - YTD



// NET INCOME AND %CURY MARGIN // ROE

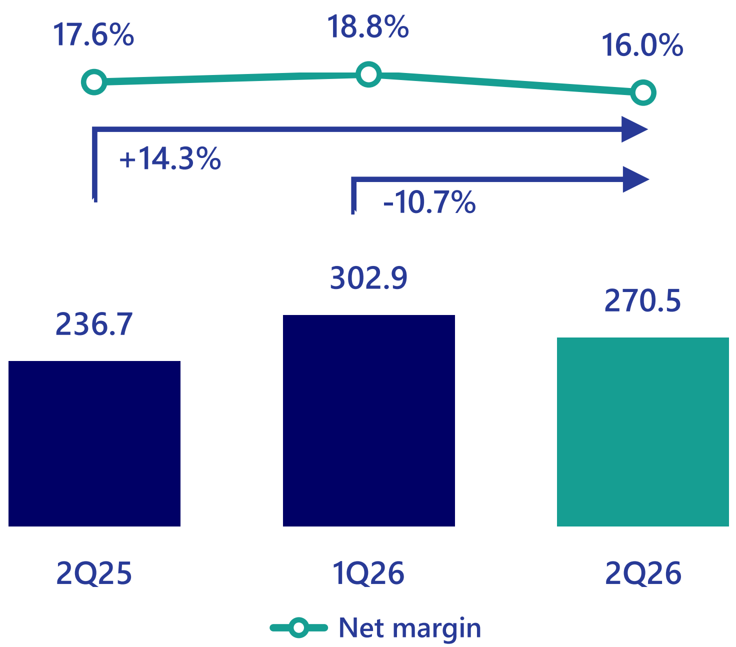
Cury's Attributable **Net Income** was **R$270.5 MI**

Considering Cury's Attributable **net income %Cury**, the net margin stood at **16.0%**

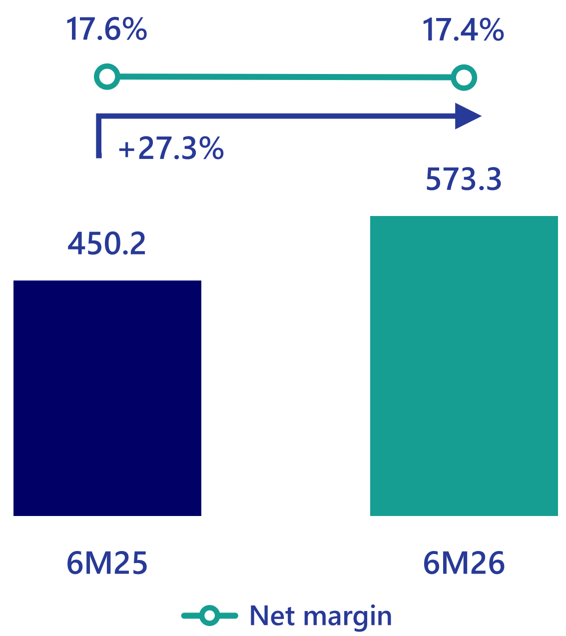
In 6M26 it was **R$573.3 MI**

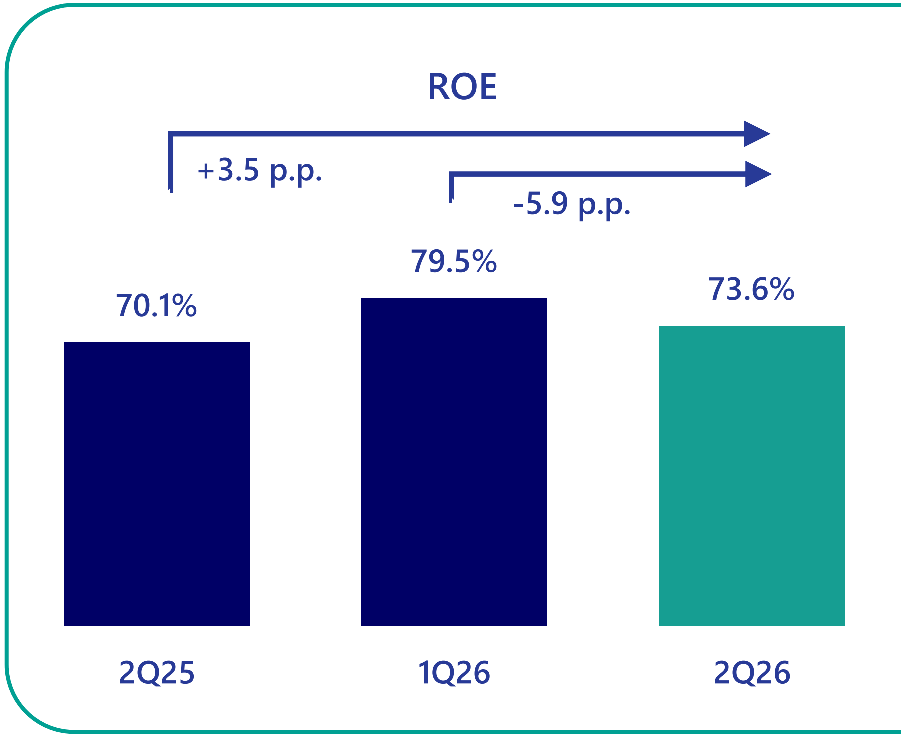
with **net margin %Cury** of **17.4%**

Net income and Net Margin %Cury
(R$ million and %)



Net income and Net Margin %Cury
(R$ million and %) - YTD





ANALYSIS
BALANCE SHEET

CURY

R$1,633.7 MI

in Cash and Cash Equivalents, reduction of 8.8% vs. 12/31/2025

R$1,343.1 MI

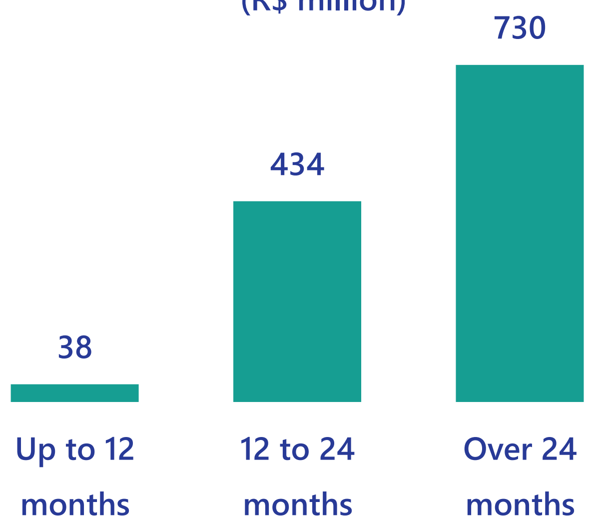
in Gross Debt, reduction of 8.9% vs. 12/31/2025

R$290.6 MI

in Net Cash, compared to R$316.0 million no 12/31/2025

Debt Profile (R$ million)	06/30/2026	12/31/2025	Var %
Short-term	178.9	299.9	-40.3%
Long-term	1,164.2	1,175.0	-0.9%
Gross debt	**1,343.1**	**1,474.9**	**-8.9%**
Cash and cash equivalents	1,633.7	1,790.9	-8.8%
Debt/(net cash)	-290.6	-316.0	-8.0%

Amortization schedule 06/30/2026 of Corporate Debt (R$ million)



The Company's gross debt as of 06/30/2026 has 86.7% of maturities in the long term, extending until 2035 and positive net cash of R$290.6 million.

// UNEARNED REVENUE (REF)

The result of unearned real estate sales, not recognized in the quarterly financial statements, came to

R$3,842.9 MI

increase 13.6% compared to 12/31/2025

Result to be appropriated (R$ million)	06/30/2026	12/31/2025	Var %
Revenues to be appropriated	8,831.3	7.802,3	13.2%
(-) Projected cost of pre-sold units	-4,988.4	-4,420.5	12.8%
(=) result from pre-sales of real estate units to be appropriated	3,842.9	3,381.8	13.6%
Gross Margin of the Result to be Appropriated	**43.5%**	**43.3%**	**0.2 p.p.**

The Gross Margin of the Result to be appropriated was **43.5%**

representing increase 0.2 p.p. compared to 12/31/2025

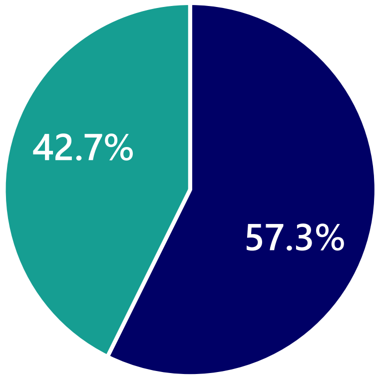
The receivables portfolio grew 5.7% during the quarter.

Cury's Portfolio (R$ million)	2Q26	1Q26	% Q/Q	2Q25	% Y/Y
Total Portfolio	**3,813.5**	**3,606.5**	**5.7%**	**2,951.5**	**29.2%**
Units completed	407.4	408.0	-0.1%	241.2	68.9%
%Total	10.7%	11.3%	-0.6 p.p.	8.2%	2.5 p.p.
Units in constructions	3,406.1	3,198.5	6.5%	2,710.3	25.7%
%Total	89.3%	88.7%	0.6 p.p.	91.8%	-2.5 p.p.
Full Payment (Pro Soluto)	**1,627.6**	**1,490.4**	**9.2%**	**1,219.3**	**33.5%**
%Total	42.7%	41.3%	1.4 p.p.	41.3%	1.4 p.p.
Units completed	278.2	256.8	8.3%	171.0	62.7%
%Total	7.3%	7.1%	0.2 p.p.	5.8%	1.5 p.p.
Units in constructions	1,349.3	1,233.6	9.4%	1,048.3	28.7%
%Total	35.4%	34.2%	1.2 p.p.	35.5%	-0.1 p.p.
Direct sales	**2,185.9**	**2,116.1**	**3.3%**	**1,732.2**	**26.2%**
%Total	57.3%	58.7%	-1.4 p.p.	58.7%	-1.4 p.p.
Units completed	129.2	151.2	-14.6%	70.2	84.0%
%Total	3.4%	4.2%	-0.8 p.p.	2.4%	1.0 p.p.
Units in constructions	2,056.8	1,964.9	4.7%	1,662.0	23.8%
%Total	53.9%	54.5%	-0.6 p.p.	56.3%	-2.4 p.p.

Accounts receivable (R$ million)	06/30/2026	12/31/2025	Var %
Accounts receivable	2,722.3	2,157.9	26.2%

The table below shows the management control of our portfolio. It relates to non-bank receivables, that is, only those under the Company's management, as the following breakdown: (i) For Full Payment (Pro-Soluto), the portion of the housing units that cannot be funded by financial institutions and; (ii) Direct Sales, which are those made without the intermediation of a financial agent, in which the payment is made directly to Cury. Completed Direct Sales units involve a Fiduciary Title, which provides the Company with an additional guarantee of receipt.

Carteira de Recebíveis



■ Direct sales
■ Full payment (Pro Soluto)

Asset	Consolidated 06/30/2026	Consolidated 12/31/2025
Current assets		
Cash and cash equivalents	1,375,239	1,355,394
Fair Value Securities	258,467	435,543
Accounts receivable	580,014	286,215
Properties for sale	1,185,612	919,547
Advances to suppliers	9,152	11,708
Other receivables	230,579	203,465
Total current assets	**3,639,063**	**3,211,872**
Non-current assets		
Long-term receivables		
Accounts receivable	2,142,326	1,871,728
Real estate properties for sale	344,507	429,102
Amounts receivable between related parties	18,291	11,893
Other receivables	52,709	47,276
Total long-term receivables	**2,557,833**	**2,359,999**
Investments	30,471	41,321
Property and equipment	51,142	41,203
Total non-current assets	**2,639,446**	**2,442,523**
Total Assets	**6,278,509**	**5,654,395**

Liabilities and equity	Consolidated 06/30/2026	Consolidated 12/31/2025
Current liabilities		
Suppliers	351,510	278,476
Loans and financing	178,913	299,859
Labor obligations	72,162	43,999
Taxes payable	45,828	42,103
Committed property creditors	840,714	717,439
Advances from customers	347,634	333,123
Deferred taxes and contributions	14,873	10,146
Dividends payable	30,000	-
Provision for labor, civil and tax risks	12,631	12,388
Other accounts payable	3,611	6,167
Total current liabilities	**1,897,876**	**1,743,700**
Non-current liabilities		
Loans and financing	1,164,242	1,175,028
Provision for guarantee of construction works	105,495	91,000
Committed property creditors	916,852	864,061
Provision for labor, civil and tax risks	41,411	28,640
Provision for investment losses	886	896
Deferred taxes and contributions	80,949	71,175
Other accounts payable	21,957	17,841
Total non-current liabilities	**2,331,792**	**2,248,641**
Equity		
Stock Capital	642,267	642,267
Capital reserve	462,875	462,875
Legal reserve	93,860	93,860
Profit reserve	456,022	182,704
Subtotal equity	**1,655,024**	**1,381,706**
Non-controlling interest	393,817	280,348
Total equity	**2,048,841**	**1,662,054**
Total liabilities and equity	**6,278,509**	**5,654,395**

// ATTACHMENT II– STATEMENT OF INCOME

Income Statement (R$ Million)	2Q26	1Q26	% Q/Q	2Q25	% Y/Y	6M26	6M25	% Y/Y
Net revenues	1,690.6	1,612.6	4.8%	1,346.6	25.5%	3,303.2	2,562.8	28.9%
Total cost	-1,022.2	-982.9	4.0%	-813.8	25.6%	-2,005.1	-1,555.1	28.9%
Gross profit	668.4	629.7	6.1%	532.8	25.5%	1,298.0	1,007.7	28.8%
Gross margin	39.5%	39.0%	0.5 p.p.	39.6%	-0.1 p.p.	39.3%	39.3%	0.0 p.p.
Adjusted gross margin	39.8%	39.3%	0.5 p.p.	39.8%	0.0 p.p.	39.6%	39.5%	0.1 p.p.
Operating income (expenses)								
Selling expenses	-166.8	-119.1	40.1%	-124.7	33.8%	-285.9	-231.0	23.8%
Administrative and general expenses	-78.4	-64.9	20.8%	-64.4	21.7%	-143.3	-114.8	24.8%
Equity in net income of subsidiaries	1.0	2.3	-56.5%	1.1	-9.1%	3.3	1.8	83.3%
Other operating income (expenses)	-45.8	-44.8	2.2%	-30.5	50.2%	-90.6	-70.2	29.1%
Total operating income (expenses)	-290.0	-226.5	28.0%	-218.5	32.7%	-516.5	-414.2	24.7%
Income before Financial income (expenses)	378.4	403.1	-6.1%	314.2	20.4%	781.6	593.5	31.7%
Financial income (expenses)								
Financial expenses	-70.3	-59.8	17.6%	-50.8	38.4%	-130.1	-102.2	27.3%
Financial income	48.2	49.1	-1.8%	35.2	36.9%	97.3	72.0	35.1%
Total Financial income (expenses)	-22.1	-10.7	106.5%	-15.6	41.7%	-32.8	-30.2	8.6%
Earnings before taxes	356.3	392.4	-9.2%	298.6	19.3%	748.7	563.3	32.9%
Income tax and social contribution								
Current	-42.1	-37.2	13.2%	-28.5	47.7%	-79.4	-50.9	56.0%
Deferred	-3.0	-4.0	-25.0%	-2.9	3.4%	-7.0	-11.6	-39.7%
Total income tax and social contribution	-45.1	-41.3	9.2%	-31.4	43.6%	-86.4	-62.4	38.5%
Net income	311.2	351.2	-11.4%	267.2	16.5%	662.4	500.8	32.3%
Net margin	18.4%	21.8%	-3.4 p.p.	19.8%	-1.4 p.p.	20.1%	19.5%	0.6 p.p.
Net Iincome % Cury	270.5	302.9	-10.7%	236.7	14.3%	573.3	450.2	27.3%
Net margin % Cury	16.0%	18.8%	-2.8 p.p.	17.6%	-1.6 p.p.	17.4%	17.6%	-0.2 p.p.
Earnings per share basic and diluted	0.8780	0.9832	-10.7%	0.8111	8.2%	1.8611	1.5425	20.7%

This report contains calculations that may not demonstrate an accurate sum due to rounding adjustments.

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IMOB	IGC	INDX	
IBrA	IGC-NM	ITAG	
IGPTW	EWZS	MVBRF	

2Q26 Earnings Conference Call

August 12, 2026 - 10:00 A.M (Brasília Time) | 09:00 A.M (US EDT)

Portuguese - with simultaneous English

CURY
B3 LISTED NM

For 63 years, we have evolved, invested in quality and innovation, and grown to become one of Brazil's leading construction companies.

Cury, where tradition and stability meet the dynamism of a Company in constant evolution.

Today, this evolution is reflected in our new brand identity - because true progress means continuous improvement.

// GLOSSARY

LandBank: Land held in inventory with the estimate of future Potential Sales Value (PSV). It is the Company's landbank and includes all acquired but not yet launched land.

Cash and Equivalents: Comprised of the balance of cash and cash equivalents and financial investments (Fair Value Securities).

Associative Credit: Exclusively granted by public banks, it is a form of financing for the construction sector since the construction phase. During the construction period of the property, the customer pays only the interest on the disbursement to the developer and the full payment (pro-soluto), and only after the completion of the construction the amortization of the financing is initiated.

Net Cash/Net Debt: (Gross Debt + Passive Derivative Financing Instruments) - (Total Cash + Active Derivative Financing Instruments). When the result of this operation is positive, it is called Net Debt, and if it is negative, it is called Net Cash.

EBITDA: Earnings Before Interest, Taxes, Depreciation and Amortization. It is a widely used indicator to evaluate publicly traded companies, as it represents the Company's operational cash generation, that is, how much the Company generates in resources only in its operational activities, without considering the financial, tax, and depreciation effects.

Launch: Occurs when the project is available for sale.

Earnings per share: Net profit for the period divided by the number of shares (on the last day of the quarter) issued.

Earnings per share: Net profit for the period divided by the number of shares (on the last day of the quarter) issued.

Adjusted Gross Margin: Adjusted gross margin excludes capitalized interest used as financing for each period's project. As Cury has a very high sales speeds, not all our projects require financing from Caixa Econômica Federal.

Minha Casa Minha Vida: Minha Casa Minha Vida: The “Minha Casa Minha Vida” program, known as MCMV, is the national housing program of the Federal Government, which aims to reduce the Housing Deficit. To be eligible for special conditions and subsidies, the program sets a ceiling on the unit value (currently at R$600,000) and on the monthly family income, which ranges from R$2,640 to R$13,000. Percentage of Completion ("PoC"): Incurred cost divided by the total cost of the project. Revenue is recognized up to the limit of the "incurred cost / total cost" ratio.

Percentage of Completion ("PoC"): Incurred cost divided by the total cost of the project. Revenue is recognized up to the limit of the "incurred cost / total cost" ratio.

Swap: An alternative for purchasing land that consists of paying the landowner with units (in the case of physical swap) or with the cash flow from unit sales (in the case of financial swap).

Transfer: The real estate transfer is the portion of the property value that will be financed by the bank for the client. In the case of Cury, the transfer is always done through Caixa Econômica Federal using Associative Credit, which provides financing from the beginning of construction.

Unearned Revenue (REF): This refers to the portion of revenue, cost, and margin of units sold that was not recognized in the income statement because it awaits the progress of the construction. Due to the "PoC" accounting method, the result of the units sold is recognized as the financial progress of the construction evolves. Therefore, it is the result that will be recognized as the incurred cost evolves.

ROE: Return On Equity. ROE is defined as the quotient of the net income attributable to controlling shareholders and the average value of the equity attributable to controlling shareholders.

SBPE: Brazilian Savings and Loan System - a bank financing that sources funds from savings. In the case of Cury, units financed under this modality are 100% operated by Caixa Econômica Federal, which uses Associative Credit and therefore offers financing from the construction phase.

PSV: Potential Sales Value, which is the amount in BRL that can be obtained by selling each real estate unit.

PSV Launched: Potential Sales Value of units launched in a certain period.

PSV Transferred: Potential Sales Value transferred to Caixa.

SoS: Sale over Supplies (SoS) is an indicator used in the real estate market that shows the total number of properties sold in relation to the total available for sale.

RELATIONSHIP WITH INDEPENDENT AUDITORS

In compliance with CVM Resolution No. 162/22, we inform that the independent auditors Ernst & Young Auditores Independentes ("EY") provided, during the period ended June 30, 2026, services related to the independent audit of our quarterly financial information. The engagement of independent auditors is based on the principles that safeguard auditor independence, which consist of: (a) the auditor must not audit their own work; (b) must not perform management functions; and (c) must not provide any services that may be considered prohibited under current regulations.

The information in the performance report that is not clearly identified as a copy of the information included in the individual and consolidated interim financial information was not subject to audit or review by the auditors.