

# PERFORMANCE PREVIEW

## 2Q24



*Setor dos Prazeres*  
CONDOMÍNIO COLOMBINA



CURY SURPASSES ALL-TIME HIGH IN NET SALES, TRANSFERS,  
AND LANDBANK WITH STRONG CASH GENERATION

## NOTICE TO THE MARKET PERFORMANCE PREVIEW 2Q24

São Paulo, July 10th, 2024 – Cury Construtora e Incorporadora S.A. ("Company" or "Cury") (B3: CURY3), one of the leading real-estate developers focused on the residential segment in Brazil, operating in the metropolitan regions of São Paulo and Rio de Janeiro, hereby discloses a preview of its operating results for the second quarter of 2024 (2Q24), and the first six months of 2024 (6M24), as compared to the same quarter of the previous year (2Q23), and the first six months of 2023 (6M23), when applicable, to the first quarter of 2024 (1Q24). The operating results presented herein are preliminary data and, therefore, are still subject to reviews and changes to be carried out by both the Company and the independent auditors.



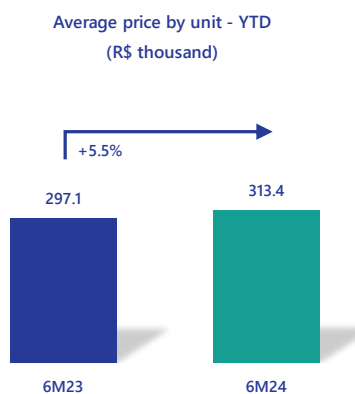
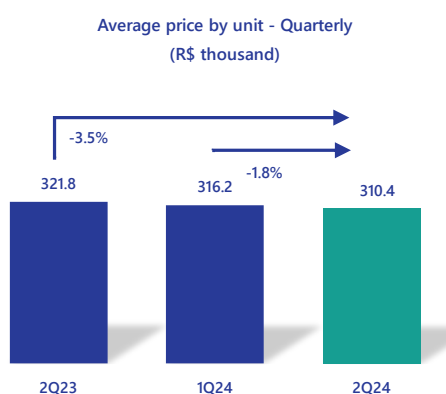
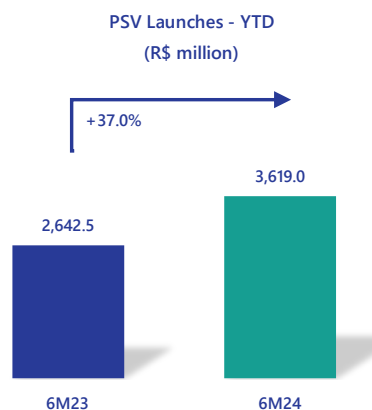
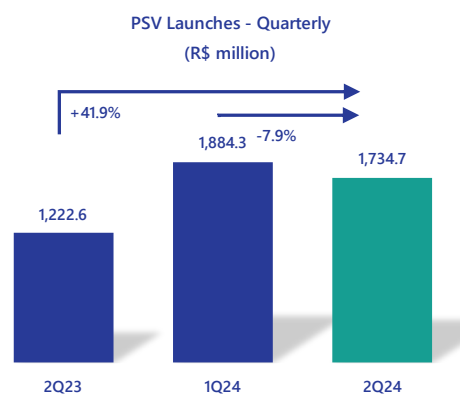
### Launches

In 2Q24, 8 projects were launched, 5 of which located in São Paulo and 3 in Rio de Janeiro, adding up to a PSV of R\$1,734.7 million, representing an increase of 41.9% when compared to the same period of the previous year. During 6M24, the Company launched an overall PSV of R\$3,619.0 million, representing a 37.0% increase compared to 6M23.

The average price of units launched reached R\$310.4 thousand in 2Q24, corresponding to a decrease of 3.5% when compared to the average price in 2Q23, and down by 1.8% when compared to 1Q24, due to the portfolio launched this quarter. In the 6M24, the average price of units launched reached R\$313.4 thousand, there was an increase of 5.5% compared to the same period of the previous year.

Launches	2Q24	1Q24	% Q/Q	2Q23	% Y/Y	6M24	6M23	% Y/Y
Number of launches	8	10	-20.0%	8	0.0%	18	16	12.5%
PSV (R\$ million)	1,734.7	1,884.3	-7.9%	1,222.6	41.9%	3,619.0	2,642.5	37.0%
Units launched	5,588	5,959	-6.2%	3,799	47.1%	11,547	8,894	29.8%
Average price per unit (R\$ '000)	310.4	316.2	-1.8%	321.8	-3.5%	313.4	297.1	5.5%
Average unit per launch	699	596	17.3%	475	47.2%	642	556	15.5%
Share Cury (PSV)	1,676.9	1,499.9	11.8%	1,138.0	47.4%	3,176.8	2,557.9	24.2%
Share Cury (%)	96.7%	79.6%	17.1 p.p.	93.1%	3.6 p.p.	87.8%	96.8%	-9.0 p.p.

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## Net Pre-Sales

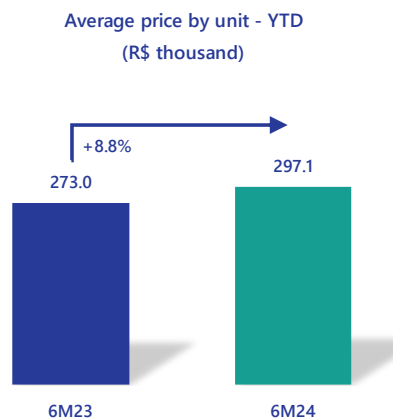
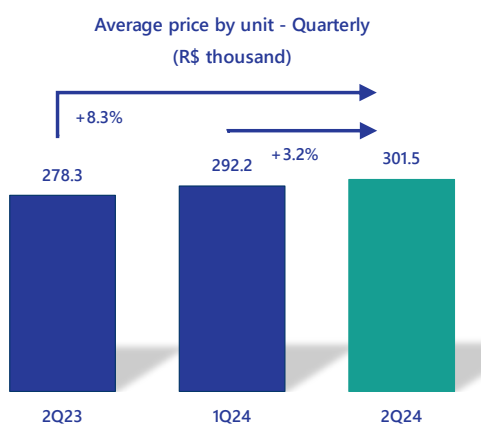
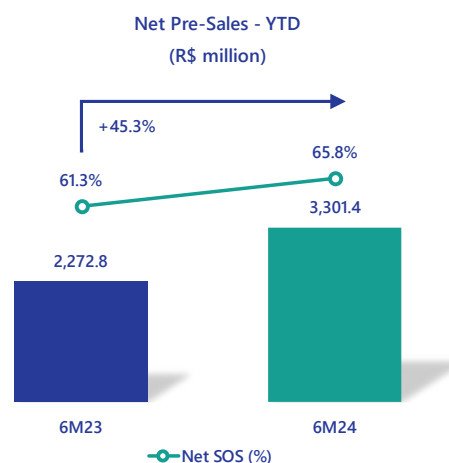
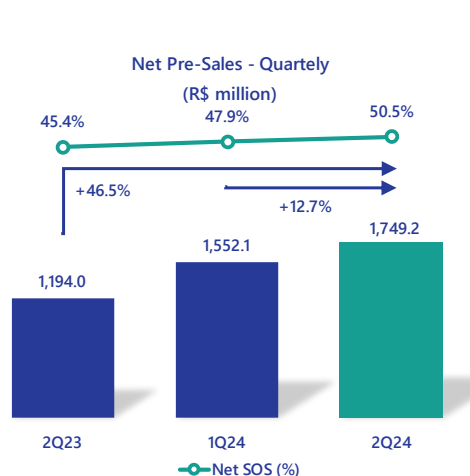
In 2Q24, the Net PSV sold reached R\$1,749.2 million, achieving an all-time high, an amount that represents a growth of 46.5% in comparison with the same period of the previous year, and an increase of 12.7% compared to the previous quarter. Based on the accumulated period in the first six months of the year, PSV sold came to R\$3,301.4 million, showing a 45.3% growth compared to the same period of the previous year.

The average sales price recorded in 2Q24 was R\$301.5 thousand, being 8.3% higher than 2Q23 and a growth of 3.2% compared to 1Q24. In 6M24 there was an increase of 8.8% in comparison to the same period of the previous year.

In 2Q24, the net quarterly SOS was 50.5%, achieving an all-time high, compared to 45.4% in 2Q23 and 47.9% in 1Q24. The last twelve months SOS was 75.1%, 2.0 p.p. higher than the 73.1% reported in 2Q23 and 1.9 p.p. above 1Q24.

## NOTICE TO THE MARKET PERFORMANCE PREVIEW 2Q24

Pre-sales, %SOS	2Q24	1Q24	% Q/Q	2Q23	% Y/Y	6M24	6M23	% Y/Y
Gross pre-sales (R\$ million PSV)	1,926.2	1,679.5	14.7%	1,342.3	43.5%	3,605.7	2,506.3	43.9%
# units sold	6,389	5,747	11.2%	4,823	32.5%	12,136	9,180	32.2%
Average price per unit (R\$ '000)	301.5	292.2	3.2%	278.3	8.3%	297.1	273.0	8.8%
Gross SOS (%)	52.9%	49.8%	3.1 p.p.	48.3%	4.6 p.p.	67.8%	63.6%	4.2 p.p.
Cancellations (R\$ million)	177.0	127.4	38.9%	148.3	19.4%	304.3	233.5	30.3%
Net pre-sales (R\$ million PSV)	1,749.2	1,552.1	12.7%	1,194.0	46.5%	3,301.4	2,272.8	45.3%
% Launches	58.3%	67.8%	-9.5 p.p.	40.5%	17.8 p.p.	62.8%	56.1%	6.7 p.p.
% Inventories	41.7%	32.2%	9.5 p.p.	59.5%	-17.8 p.p.	37.2%	43.9%	-6.7 p.p.
Cancellations / Gross pre-sales	9.2%	7.6%	1.6 p.p.	11.0%	-1.8 p.p.	8.4%	9.3%	-0.9 p.p.
Net SOS (%)	50.5%	47.9%	2.6 p.p.	45.4%	5.1 p.p.	65.8%	61.3%	4.5 p.p.
Net SOS LTM (%)	75.1%	73.2%	1.9 p.p.	73.1%	2.0 p.p.	75.1%	73.1%	2.0 p.p.
Share Cury Net Pre-Sales (R\$ million PSV)	1,635.3	1,327.3	23.2%	1,132.5	44.4%	2,962.6	2,193.7	35.1%
Share Cury Net Pre-Sales (%)	93.5%	85.5%	8.0 p.p.	94.9%	-1.4 p.p.	89.7%	96.5%	-6.8 p.p.







## Transfer

The PSV transferred increased 17.0% compared to 2Q23 and an increase of 62.2% compared to 1Q24. The units transferred went from 4,611 in 2Q23 to 5,045 in 2Q24, an increase of 9.4% year-over-year, and an increase of 59.8% compared to the immediately previous quarter.

Considering the performance for the first six months of the year, there was a 28.6% rise, and the units transferred went from 7,062 in 6M23 to 8,202 in 6M24.

Transfers	2Q24	1Q24	% Q/Q	2Q23	% Y/Y	6M24	6M23	% Y/Y
PSV transferred (R\$ million)	1,437.7	886.5	62.2%	1,228.9	17.0%	2,324.2	1,807.8	28.6%
Units transferred	5,045	3,157	59.8%	4,611	9.4%	8,202	7,062	16.1%



## Production

In 2Q24, 3,694 units were produced, which marks an all-time high, representing a growth of 19.5% over the same period of the previous year. When compared to 1Q24, there was an increase of 26.0%. As result, the Company produced 6,626 units in 6M24 with an increase of 1,078 units compared to 6M23, which amounts a growth of 19.4%.

The Company completed 1,543 units in 2Q24, less than the 2,832 completed during 2Q23, and more than the 790 completed in 1Q24.

Production	2Q24	1Q24	% Q/Q	2Q23	% Y/Y	6M24	6M23	% Y/Y
Units Constructed	3,694	2,932	26.0%	3,090	19.5%	6,626	5,548	19.4%
Units Completed	1,543	790	95.3%	2,832	-45.5%	2,333	5,395	-56.8%
Construction Sites	66	59	11.9%	52	26.9%	66	42	57.1%



## Inventory

Cury ended 2Q24 with an inventory amounting to R\$1,712.8 million. Of this total, 98.5% refers to units launched or units under construction, and only 1.5% refers to completed units.

Inventories (R\$ million, except % and units)	2Q24	1Q24	% Q/Q	2Q23	% Y/Y
<b>Under Construction</b>	1,687.6	1,663.9	1.4%	1,411.8	19.5%
<b>% Total</b>	98.5%	98.5%	0.0 p.p.	98.3%	0.2 p.p.
<b>Completed</b>	25.2	25.8	-2.3%	24.5	2.9%
<b>% Total</b>	1.5%	1.5%	0.0 p.p.	1.7%	-0.2 p.p.
<b>Total</b>	1,712.8	1,689.7	1.4%	1,436.3	19.3%
<b>Total (Units)</b>	5,139	5,320	-3.4%	4,485	14.6%



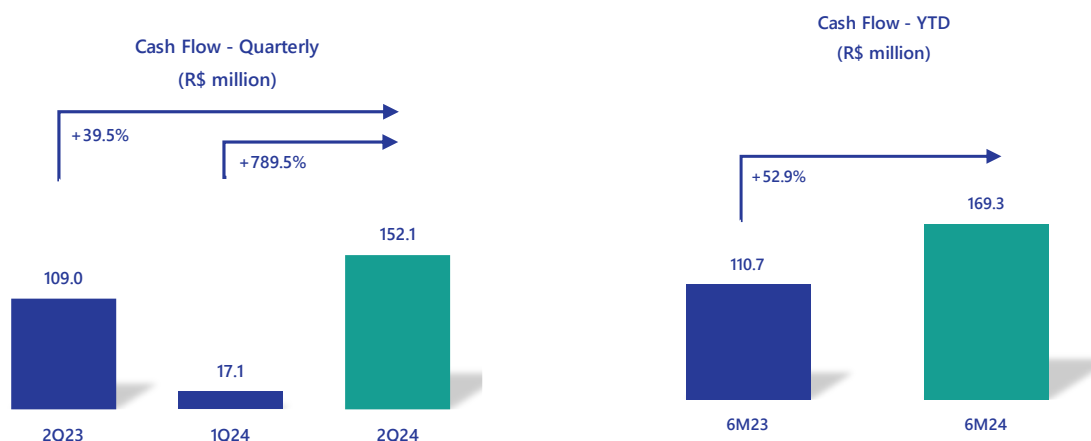
## Landbank

Considering the recent movement of launches and land acquisitions, the Company closed 2Q24 achieving an all-time high landbank worth R\$17,585.6 million in potential PSV, having a growth of 72.7% compared to the landbank of 2Q23 and an increase of 12.5% compared to 1Q24, which represents a total of 59,835 units. Currently, our landbank has a value of R\$12,094.1 million in São Paulo and R\$5,491.5 million in Rio de Janeiro.

Landbank	2Q24	1Q24	% Q/Q	2Q23	% Y/Y
<b>LandBank (PSV, R\$ million)</b>	17,585.6	15,637.4	12.5%	10,182.6	72.7%
<b># of projects</b>	73	80	-8.8%	61	19.7%
<b>Potential # units on landbank</b>	59,835	52,402	14.2%	40,027	49.5%
<b>Average price per unit (R\$ '000)</b>	293.9	298.4	-1.5%	254.4	15.5%

## Cash Flow

In 2Q24, the Company reported a positive operating Cash Flow Generation of R\$ 152.1 million. This amount is 39.5% greater than the positive balance of R\$109.0 million recorded in 2Q23. In the first six months of the year, the Company recorded an operating cash flow of R\$ 169.3 million, up by 52.9% from the R\$110.7 million generated in 6M23.



 [Click here to access our interactive spreadsheet](#)



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