

PERFORMANCE PREVIEW

4Q24 AND 2024



Orla Mauá-Porto-RJ



2024 CONFIRMS CURY'S ABILITY FOR SUSTAINABLE GROWTH, WITH IMPROVEMENTS ACROSS ALL OPERATIONAL INDICATORS, REACHING R\$6.6 BILLION IN LAUNCHES, R\$6.2 BILLION IN NET SALES, R\$20.1 BILLION IN LANDBANK, AND R\$467 MILLION IN CASH GENERATION.

São Paulo, January 15th, 2025 – 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 fourth quarter of 2024 (4Q24), and the twelve months of 2024 (2024), as compared to the same quarter of the previous year (4Q23), and twelve months of 2023 (2023), when applicable, to the third quarter of 2024 (3Q24). 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.



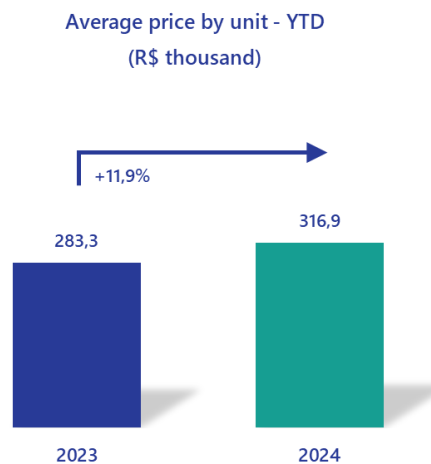
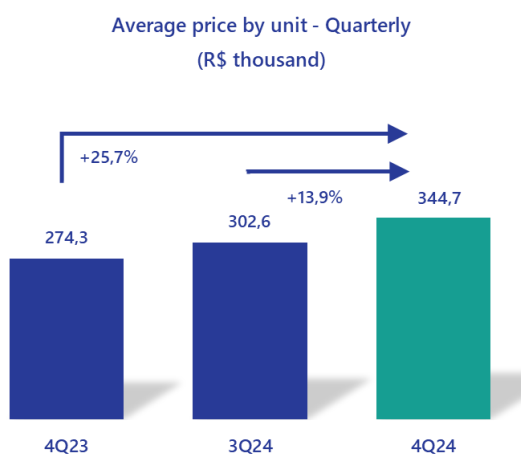
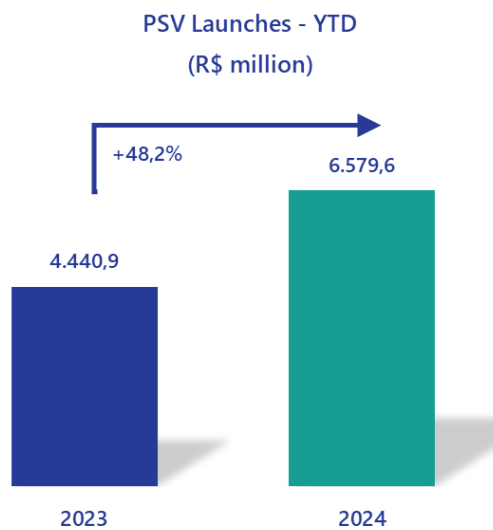
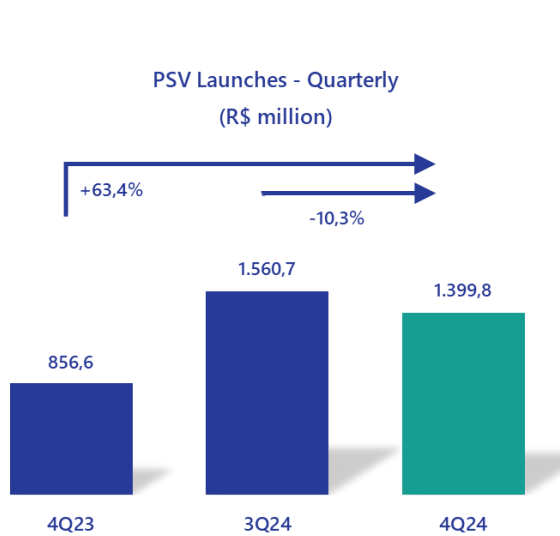
Launches

In 4Q24, 7 projects were launched, 5 of which were located in São Paulo and 2 in Rio de Janeiro, totaling a PSV of R\$1,399.8 million, representing a 63.4% increase compared to the same period of the previous year. Considering the full year of 2024, total launches reached a PSV of R\$6,579.6 million, 48.2% higher than the same period of the previous year.

The average price of units launched reached R\$344.7 thousand in 4Q24, an increase of 25.7% compared to 4Q23 and 13.9% compared to 3Q24, due to the product mix launched this quarter. For the full year of 2024, the average price of units launched reached R\$316.9 thousand, an 11.9% increase compared to the accumulated figures for 2023.

Launches	4Q24	3Q24	% Q/Q	4Q23	% Y/Y	2024	2023	% Y/Y
Number of launches	7	9	-22,2%	6	16,7%	34	29	17,2%
PSV (R\$ million)	1.399,8	1.560,7 *	-10,3%	856,6	63,4%	6.579,6	4.440,9	48,2%
Units launched	4.061	5.157	-21,3%	3.123	30,0%	20.765	15.675	32,5%
Average price per unit (R\$ '000)	344,7	302,6	13,9%	274,3	25,7%	316,9	283,3	11,9%
Average unit per launch	580	573	1,2%	521	11,3%	611	541	12,9%
Share Cury (PSV)	1.061,0	1.503,0	-29,4%	856,6	23,9%	5.740,8	4.220,1	36,0%
Share Cury (%)	75,8%	96,3%	-20,5 p.p.	100,0%	-24,2 p.p.	87,3%	95,0%	-7,7 p.p.

*Represented





Net Pre-Sales

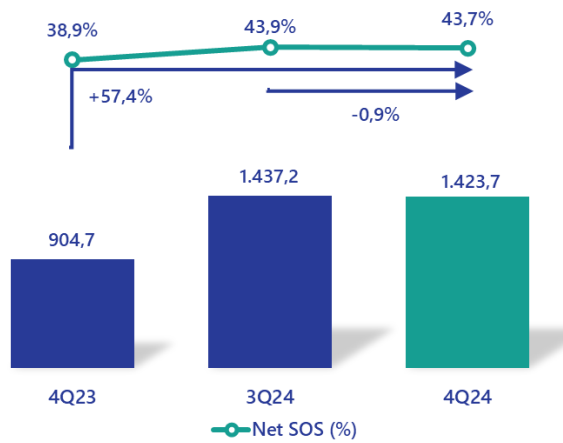
In 4Q24, net sales totaled R\$1,423.7 million, marking a 57.4% increase over 4Q23 and a slight 0.9% decline from 3Q24. For the full year of 2024, total net sales reached a PSV of R\$6,162.3 million, a 48.5% growth compared to the same period in the previous year.

The average sales price recorded in 4Q24 was R\$317.7 thousand, a 12.4% increase compared to 4Q23 and a 3.7% growth compared to 3Q24. For the entire year of 2024, the increase was a 9.9% compared to 2023.

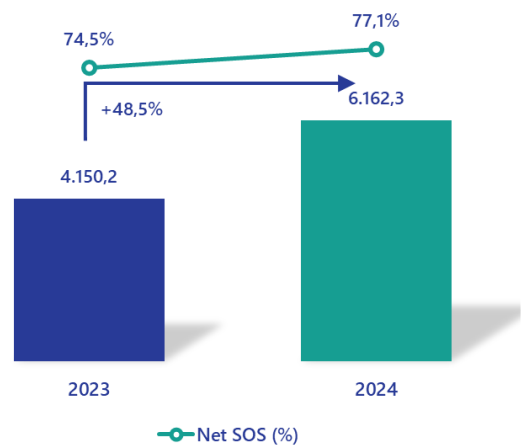
In 4Q24, the net quarterly SOS was 43.7%, compared to 38.9% in 4Q23 and 43.9% in 3Q24. Over the last twelve months, the SOS reached 77.1%, a historical record, representing an increase of 2.6 p.p. compared to the 74.5% reported in 4Q23 and a 1.7 p.p. growth compared to the SOS in 3Q24.

Pre-sales, %SOS	4Q24	3Q24	% Q/Q	4Q23	% Y/Y	2024	2023	% Y/Y
Gross pre-sales (R\$ million PSV)	1.531,0	1.590,2	-3,7%	1.025,1	49,4%	6.727,0	4.685,8	43,6%
# units sold	4.819	5.191	-7,2%	3.627	32,9%	22.146	16.953	30,6%
Average price per unit (R\$ '000)	317,7	306,3	3,7%	282,6	12,4%	303,8	276,4	9,9%
Gross SOS (%)	45,5%	46,4%	-0,9 p.p.	41,9%	3,6 p.p.	78,6%	76,7%	1,9 p.p.
Cancellations (R\$ million)	107,3	153,1	-29,9%	120,5	-11,0%	564,7	535,6	5,4%
Net pre-sales (R\$ million PSV)	1.423,7	1.437,2	-0,9%	904,7	57,4%	6.162,3	4.150,2	48,5%
% Launches	65,0%	50,1%	14,9 p.p.	57,9%	7,1 p.p.	60,3%	56,2%	4,1 p.p.
% Inventories	37,5%	49,9%	-12,4 p.p.	42,1%	-4,6 p.p.	40,2%	43,8%	-3,6 p.p.
Cancellations / Gross pre-sales	7,0%	9,6%	-2,6 p.p.	11,8%	-4,8 p.p.	8,4%	11,4%	-3,0 p.p.
Net SOS (%)	43,7%	43,9%	-0,2 p.p.	38,9%	4,8 p.p.	77,1%	74,5%	2,6 p.p.
Net SOS LTM (%)	77,1%	75,4%	1,7 p.p.	74,5%	2,6 p.p.	77,1%	74,5%	2,6 p.p.
Share Cury Net Pre-Sales (R\$ million PSV)	1.177,3	1.359,6	-13,4%	850,3	38,5%	5.499,5	3.917,6	40,4%
Share Cury Net Pre-Sales (%)	82,7%	94,6%	-11,9 p.p.	94,0%	-11,3 p.p.	89,2%	94,4%	-5,2 p.p.

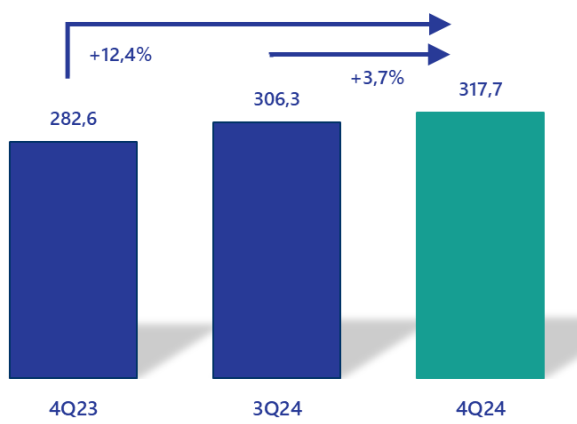
Net Pre-Sales - Quarterly
(R\$ million)



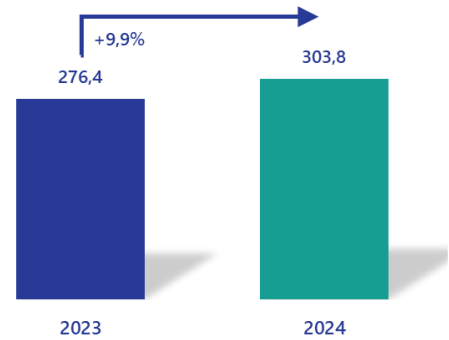
Net Pre-Sales - YTD
(R\$ million)



Average price by unit - Quarterly
(R\$ thousand)



Average price by unit - YTD
(R\$ thousand)





Transfer

The PSV transferred increased by 8.2% compared to 4Q23 and decreased by 35.5% compared to 3Q24. The units transferred went from 3,017 in 4Q23 to 3,156 in 4Q24, representing a 4.6% growth year-over-year and a 33.6% decline compared to the previous quarter.

Considering the full-year performance in 2024, the PSV transferred rose by 32.8% compared to 2023, while the number of units transferred increased from 13,266 in 2023 to 16,115 in 2024.

Transfers	4Q24	3Q24	% Q/Q	4Q23	% Y/Y	2024	2023	% Y/Y
PSV transferred (R\$ million)	927,7	1.437,6	-35,5%	857,1	8,2%	4.690,0	3.531,0	32,8%
Units transferred	3.156	4.756	-33,6%	3.017	4,6%	16.115	13.266	21,5%



Production

In 4Q24, 3,225 units were produced, representing a 14.5% increase compared to the same period of the previous year. Compared to 3Q24, there was a 22.6% decrease. As a result, the Company produced 14,019 units in 2024, an increase of 2,181 units compared to 2023, which represents an 18.4% growth during the period.

During 4Q24, the Company completed 3,145 units, lower than the 3,398 units completed in 4Q23 but higher than the 2,644 units completed in 3Q24.

Production	4Q24	3Q24	% Q/Q	4Q23	% Y/Y	2024	2023	% Y/Y
Units Constructed	3.225	4.168	-22,6%	2.817	14,5%	14.019	11.838	18,4%
Units Completed	3.145	2.644	18,9%	3.398	-7,4%	8.122	10.025	-19,0%
Construction Sites	70	68	2,9%	57	22,8%	67	53	26,4%



Inventory

Cury ended 4Q24 with an inventory totaling R\$1,833.3 million. Of this amount, 98.6% corresponds to launched or under-construction units, while only 1.4% refers to completed units.

Inventories (R\$ million, except % and units)	4Q24	3Q24	% Q/Q	4Q23	% Y/Y
Under Construction	1.808,2	1.817,0	-0,5%	1.397,0	29,4%
% Total	98,6%	98,7%	-0,1 p.p.	98,1%	0,5 p.p.
Completed	25,1	23,2	8,2%	26,8	-6,3%
% Total	1,4%	1,3%	0,1 p.p.	1,9%	-0,5 p.p.
Total	1.833,3	1.840,2	-0,4%	1.423,8	28,8%
Total (Units)	5.206	5.609	-7,2%	4.991	4,3%



Landbank

Considering the recent launches and acquisitions, the Company closed 4Q24 with a landbank worth R\$20,122.4 million in potential PSV, reaching an all-time high with a growth of 38.7% compared to the landbank of 4Q23 and an increase of 3.1% compared to 3Q24, which represents a total of 69,554 units. Currently, Cury's landbank consists of R\$14,428.5 million located in São Paulo and R\$5,693.9 million in Rio de Janeiro.

Landbank	4Q24	3Q24	% Q/Q	4Q23	% Y/Y
LandBank (PSV, R\$ million)	20.122,4	19.517,0	3,1%	14.508,0	38,7%
# of projects	79	71	11,3%	76	3,9%
Potential # units on landbank	69.554	67.118	3,6%	50.731	37,1%
Average price per unit (R\$ '000)	289,3	290,8	-0,5%	286,0	1,2%



Cash Flow

In 4Q24, the Company reported a positive operating Cash Flow Generation of R\$150.4 million. This amount is 14.6% lower than the R\$176.1 million recorded in 4Q23. In the accumulated year of 2024, the Company achieved R\$466.7 million in operating cash flow, 10.0% higher than the R\$424.2 million generated in 2023. The cash flow recorded in 2024 reflects the efficiency of the company's operations, achieved without the need for receivables anticipation.

Cury ended the fourth quarter of 2024 with a receivable balance from transfers already made, totaling R\$46.0 million. If it weren't for the rule change by Caixa Econômica Federal, where it no longer deposits funds to the developer at the time of the transfer, but only after the contract is registered at the notary office, these amounts would have already been recorded as cash generation.

Cury will continue to improve internal processes to try to reduce delays and their impacts.



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Ronaldo Cury de Capua
Investor Relations Officer

Nádia Santos
Investor Relations Manager

João Vitor Varricchio
Investor Relations Supervisor

Erik Geppert
Investor Relations Jr. Analyst

Mariana Sarmento
Investor Relations Intern

ri@cury.net

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