

CYRELA LAUNCHES R\$1,747 MILLION AND SELLS R\$2,164 MILLION IN THE QUARTER (%CBR EX-SWAPS).

São Paulo, April 13, 2026 - Cyrela Brazil Realty S.A. Empreendimentos e Participações (B3: CYRE3/CYRE4; OTCQPink: CYRBY), informs the preview of the operating results for the first quarter of 2026 (1Q26), versus the same period of 2025 (1Q25) and, as stated otherwise, versus the fourth quarter of 2025 (4Q25). The operating results presented are subject to review by auditors.

Operational Highlights	1Q26	1Q25	1Q26 x 1Q25	4Q25	1Q26 x 4Q25
Launches ⁽¹⁾					
Number of Launches	12	18	-6	21	-9
Launched PSV - R\$ Million (100%)	2,428	4,862	-50%	4,531	-46%
Cyrela's Share	73%	75%	-1.3 p.p.	76%	-3.0 p.p.
Swapped PSV - R\$ Million (100%)	38	266	-86%	180	-79%
Launched PSV ex-swaps - R\$ Million (%CBR)	1,747	3,383	-48%	3,312	-47%
Sales ⁽²⁾					
Pre-Sales Contracts - R\$ Million (100%)	2,942	3,029	-3%	3,330	-12%
Cyrela's Share	75%	78%	-3.1 p.p.	75%	-0.8 p.p.
Pre-Sales ex-swaps - R\$ Million (%CBR)	2,164	2,112	2%	2,368	-9%
Sales Speed (SoS) LTM					
SoS LTM	45.8%	52.6%	-6.8 p.p.	45.2%	0.6 p.p.

(1) Including swapped units

(2) Net of cancellations, including swaps

About Cyrela Brazil Realty: Cyrela Brazil Realty S.A. Empreendimentos e Participações is one of the largest residential real estate developers in Brazil. Cyrela is listed on B3's Novo Mercado under the ticker CYRE3 and CYRE4.

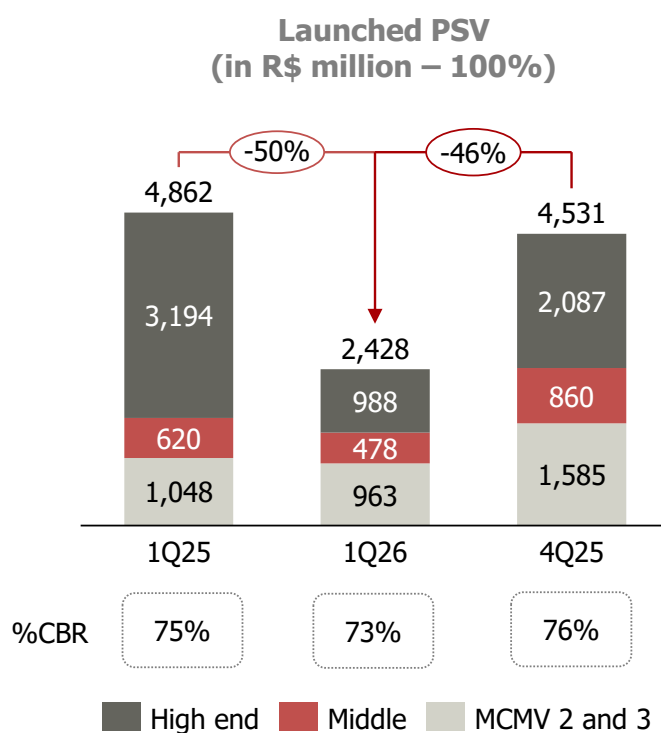
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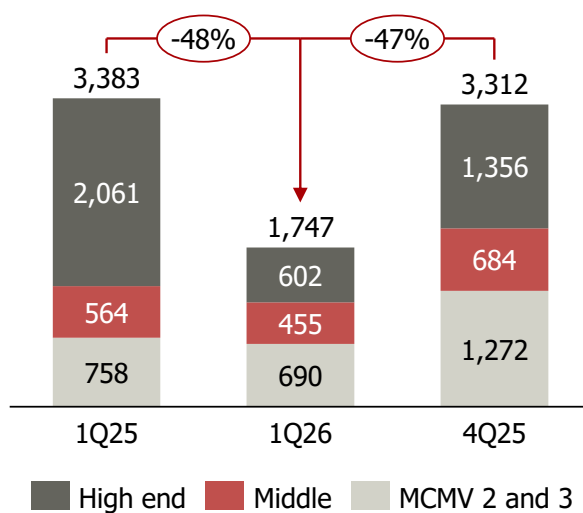
LAUNCHES

Cyrela launched 12 projects in the quarter, reaching a volume of R\$2,428 million, 50% lower than the presented in 1Q25 (R\$4,862 million) and 46% down from 4Q25 (R\$4,531 million). Swaps accounted R\$38 million in the launches of the quarter vs. R\$266 million in 1Q25 and R\$180 million in 4Q25. Cyrela's stake in 1Q26 launches reached 73%, down from the stake presented in 1Q25 (75%) and lower than 4Q25 (76%). Of the total PSV launched in 1Q26, 90% will be recognized through full consolidation and 10% through the equity method.



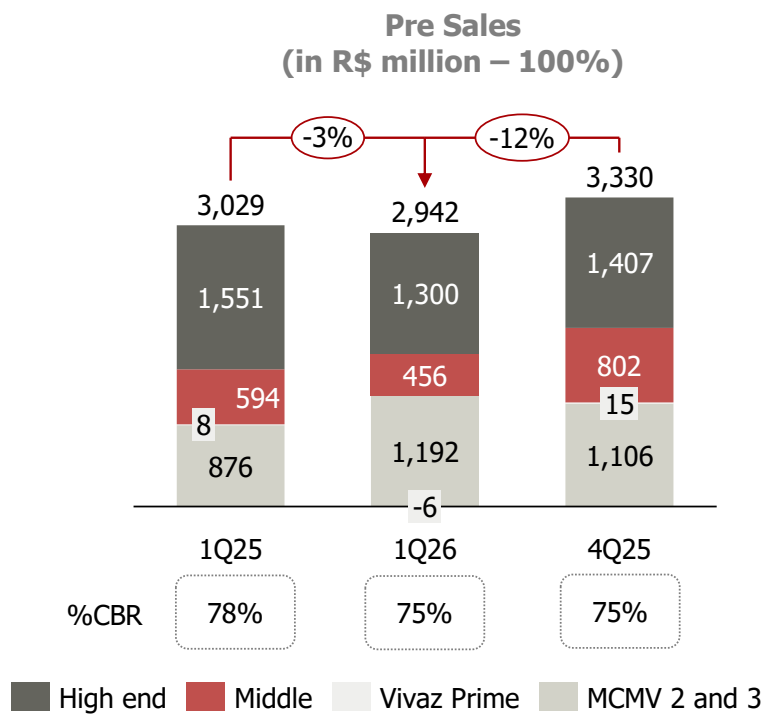
Excluding swaps and considering only the %CBR, the volume launched in the 1Q26 was R\$1,747 million, 48% lower than the launches of the same quarter of the previous year (R\$3,383 million in 1Q25) and 47% down from 4Q25 (R\$3,312 million).

Launched PSV Ex-Swap (in R\$ million –%CBR)

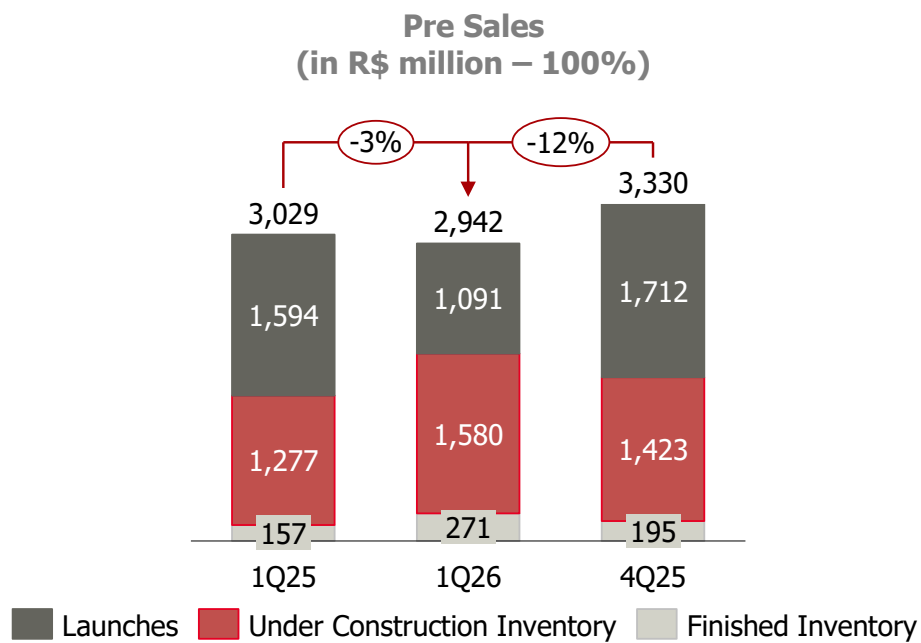


PRE-SALES

Net pre-sales volume totaled R\$2,942 million in the quarter, 3% down from 1Q25 (R\$3,029 million) and 12% lower than the presented in 4Q25 (R\$3,330 million). Cyrela's stake in the volume sold in the quarter was 75%, lower than the same quarter of 2025 (78%) and in line with 4Q25 (75%). Of the total sales of the quarter, 81% will be recognized through full consolidation and 19% through the equity method.

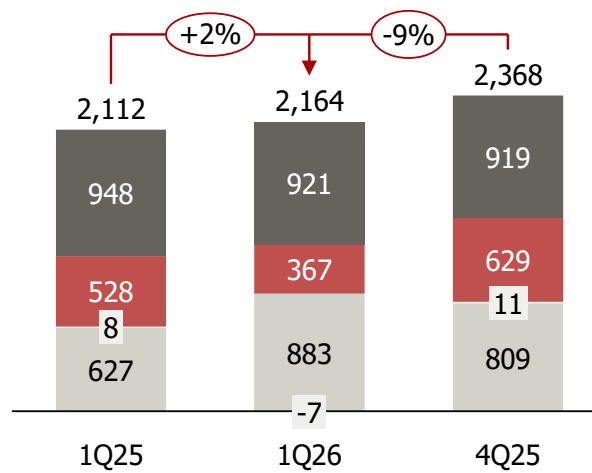


In the quarter, R\$271 million of total net pre-sales refer to finished inventory sales (9%), R\$1,580 million refer to under construction inventory sales (54%) and R\$1,091 million refer to sales of launches (37%). The speed of sales of projects launched in the quarter reached 45%.



Excluding swaps and considering only %CBR, sales volume reached R\$2,164 million in 1Q26, 2% higher than the same period of 2025 (R\$2,112 million in 1Q25) and 9% down from 4Q25 (R\$2,368 million).

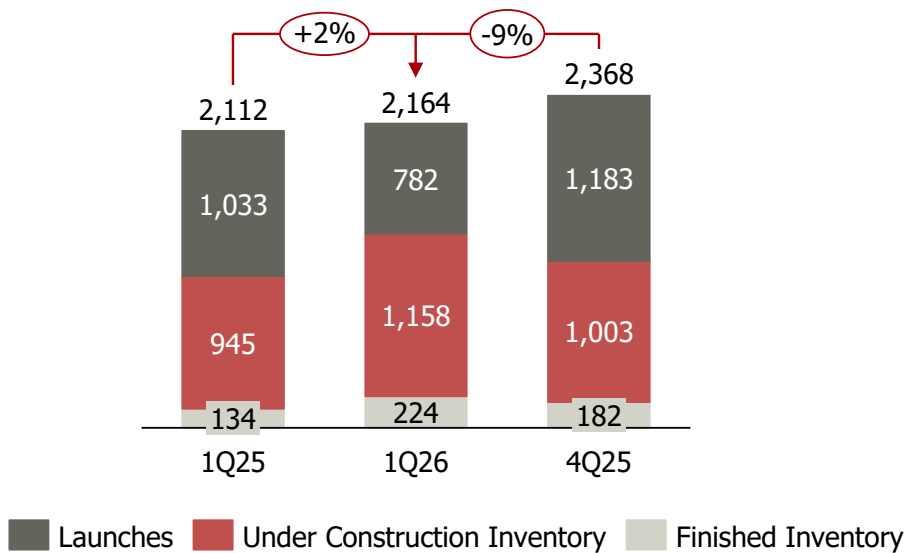
Pre Sales Ex-Swap (in R\$ million – %CBR)



High end
 Middle
 Vivaz Prime
 MCMV 2 and 3

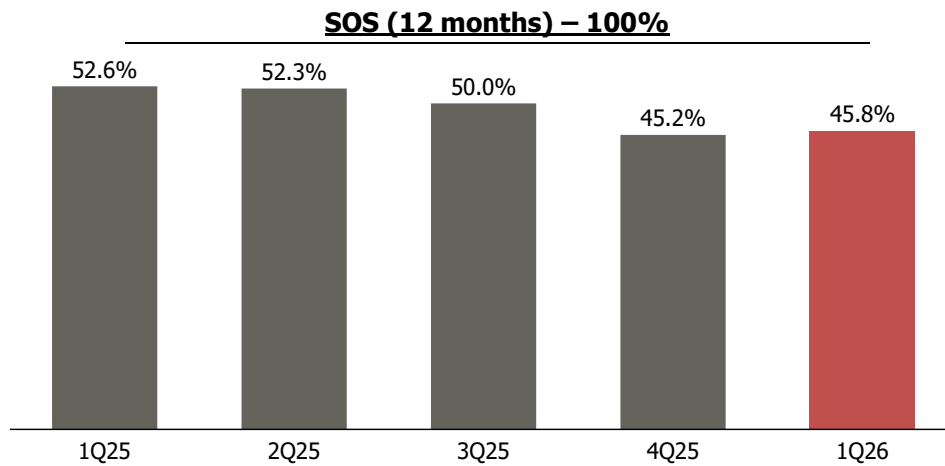
In the quarter, R\$224 million of total net pre-sales refer to finished inventory sales (10%), R\$1,158 million refer to under construction inventory sales (54%) and R\$782 million refer to sales of launches (36%).

**Pre Sales
Ex-Swap (in R\$ million – %CBR)**



SALES SPEED

The performance reported resulted in a sales' speed LTM (Sales over Supply ratio) of 45.8%, lower than the sales' speed LTM presented in the same quarter of 2025 (52.6% in 1Q25) and up from 4Q25 (45.2%).



Regarding sales speed by launch vintage, 45% of the 1Q26 vintage has been sold.

