RESULTS 2Q26

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PARTICIPANTS

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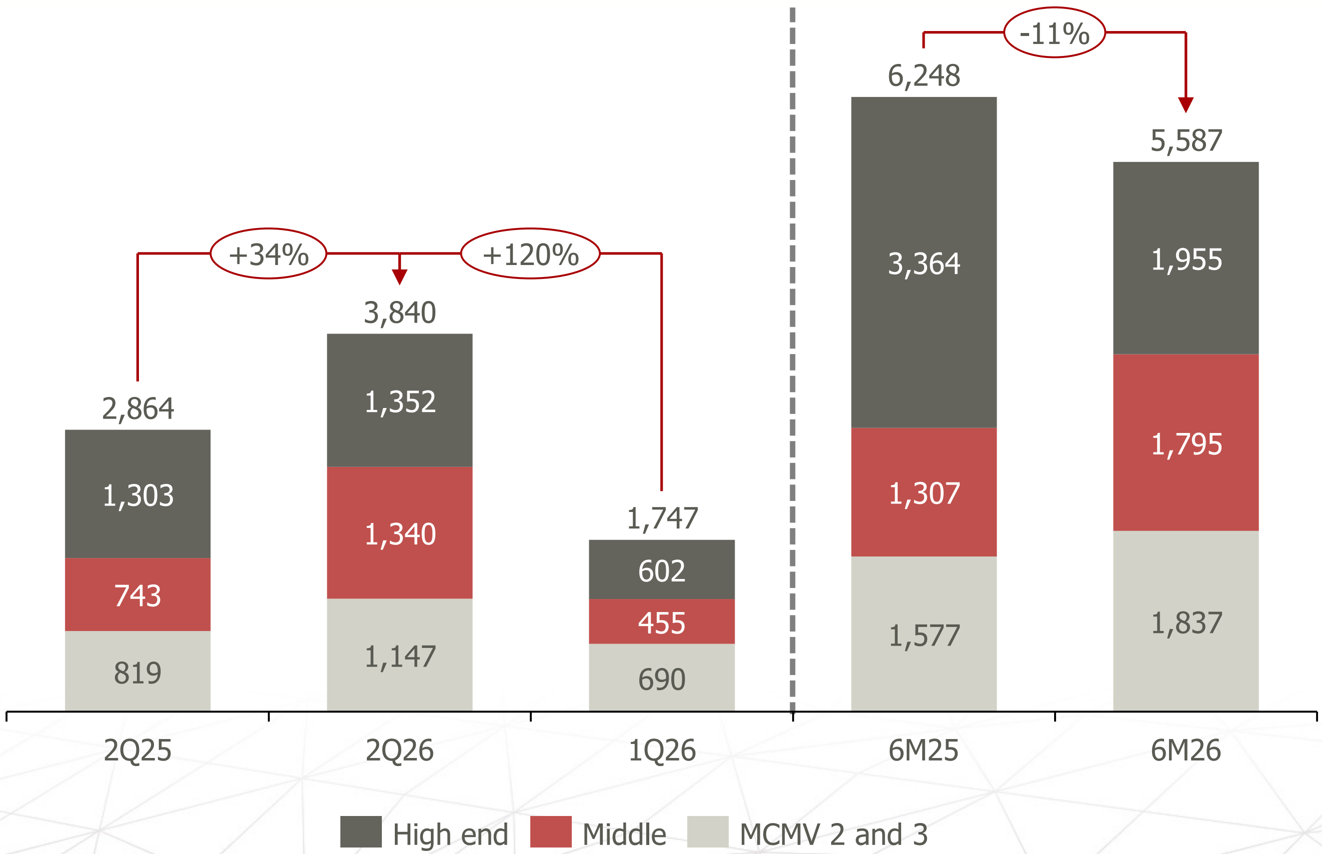
OPERATING FIGURES

CYRELA'S LAUNCHES

- Launched PSV Ex-Swap (%CBR) totaled R$3,840 million in the quarter and R$5,587 million in 6M26.
- 20 projects launched in the quarter and 32 in the year.

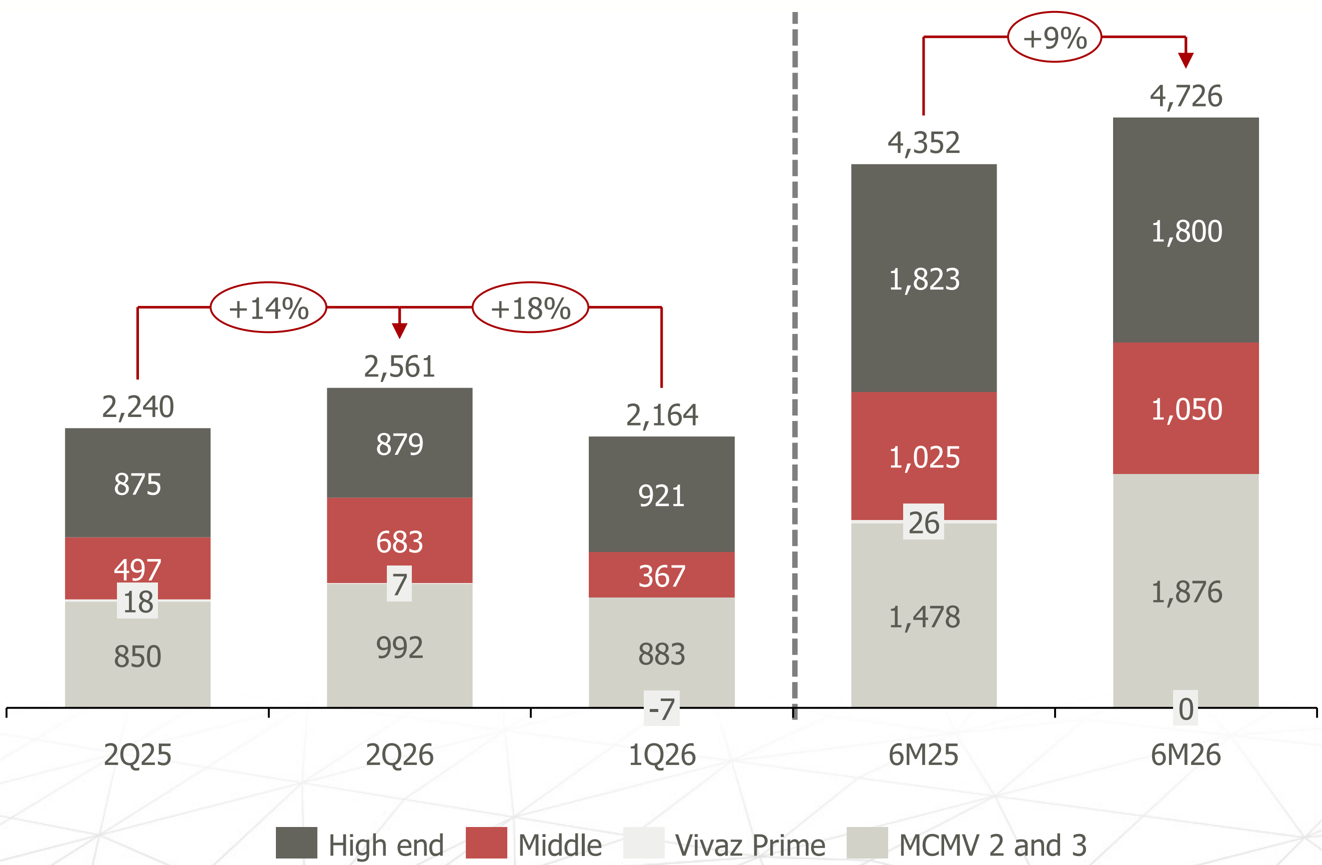
Launched PSV Ex-Swap (in R$ million and %CBR)



CYRELA'S PRE-SALES

- Net Pre-Sales Ex-Swap (%CBR) totaled R$2,561 million in the quarter and R$4,726 million in 6M26.

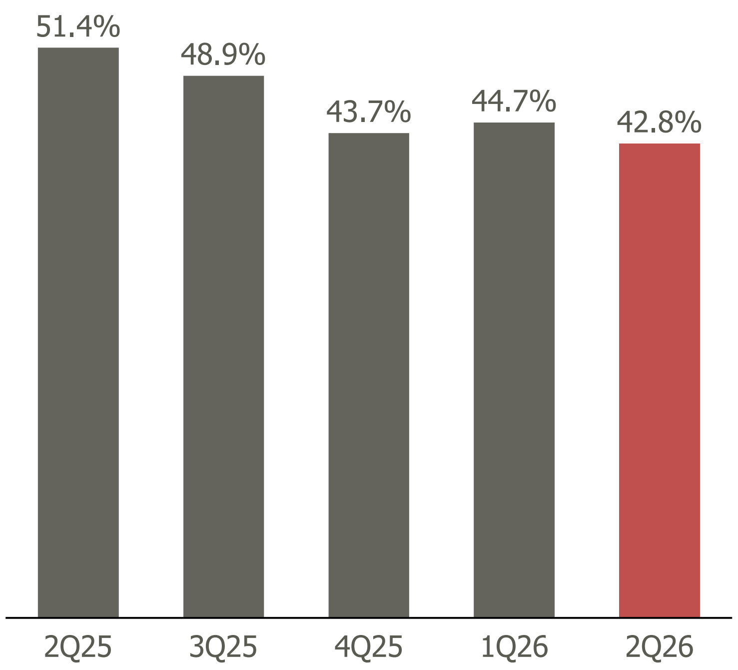
Pre Sales Ex-Swap (in R$ million and %CBR)



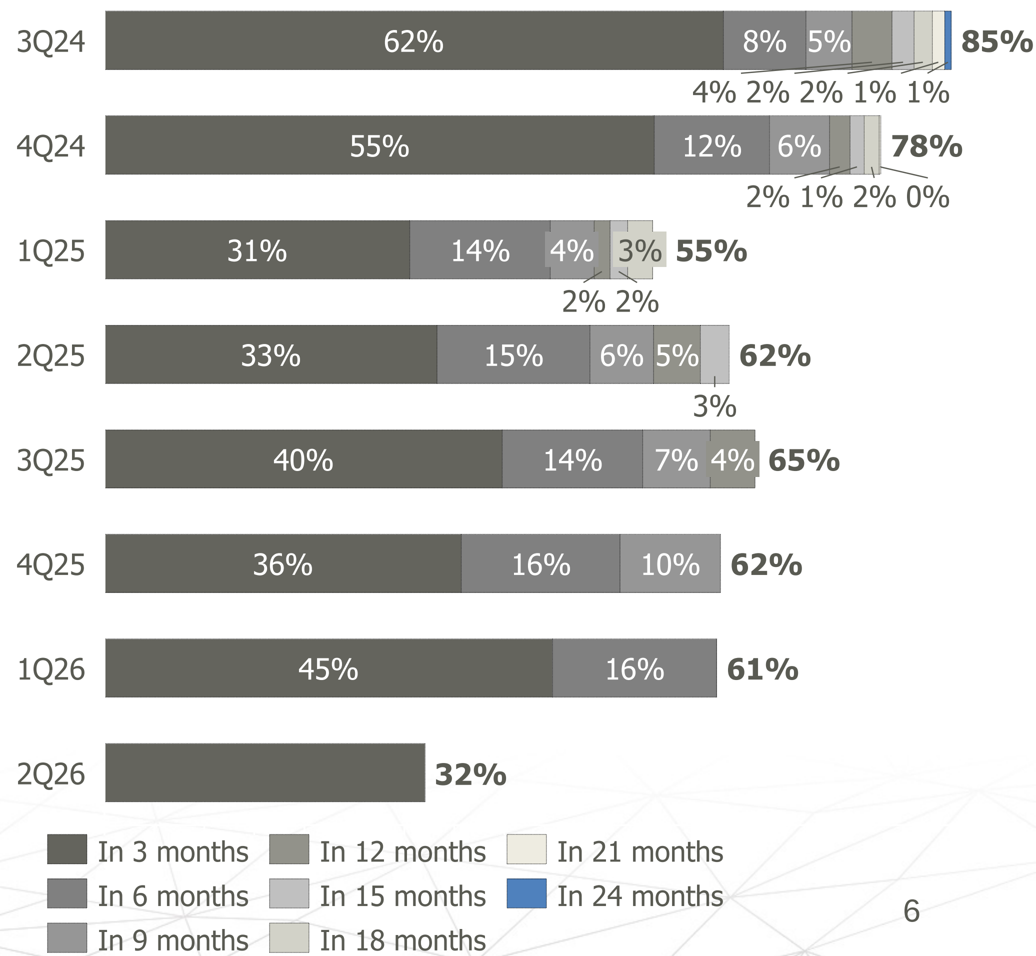
SALES SPEED CYRELA

- The LTM SOS of the quarter reached 42.8% (Ex-Swap and %CBR).

Sales Speed (12-month period)



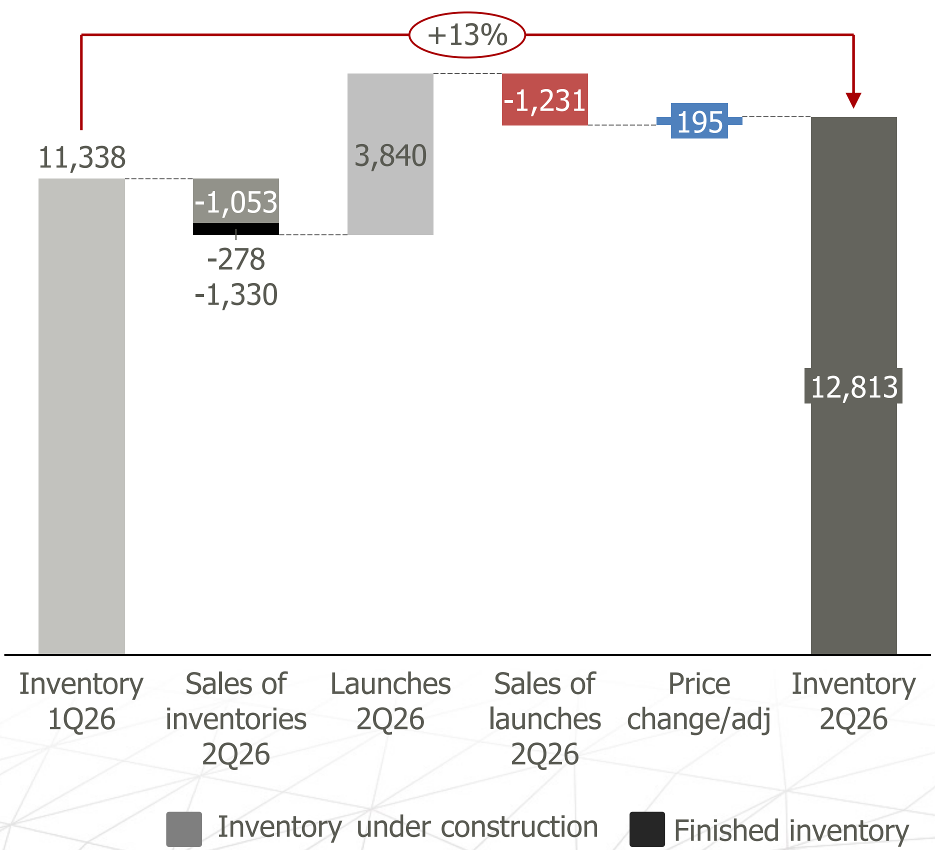
Sales by Launch Vintage



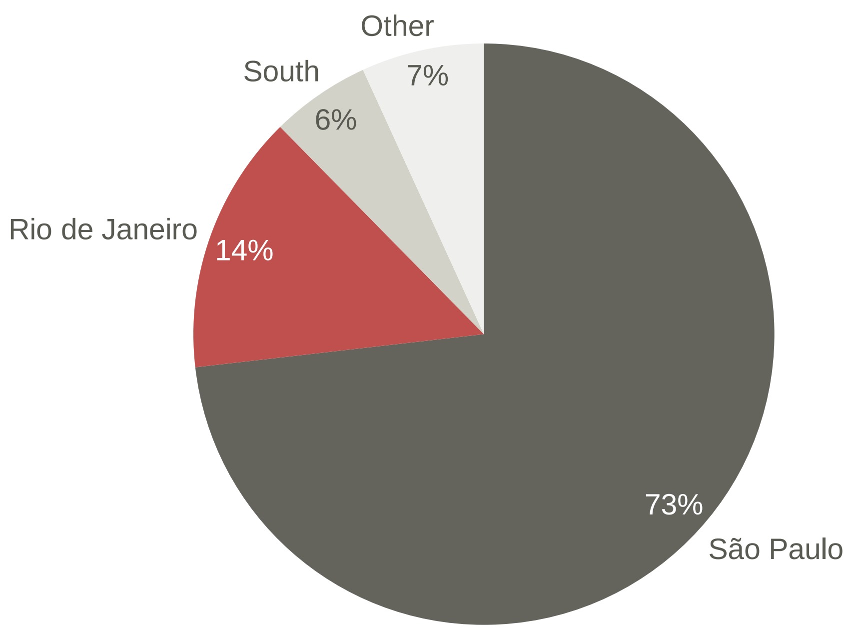
INVENTORY CYRELA

- R$12,813 million in PSV inventory at market value (%CBR).

Change in Inventory %CBR (R$ Million)



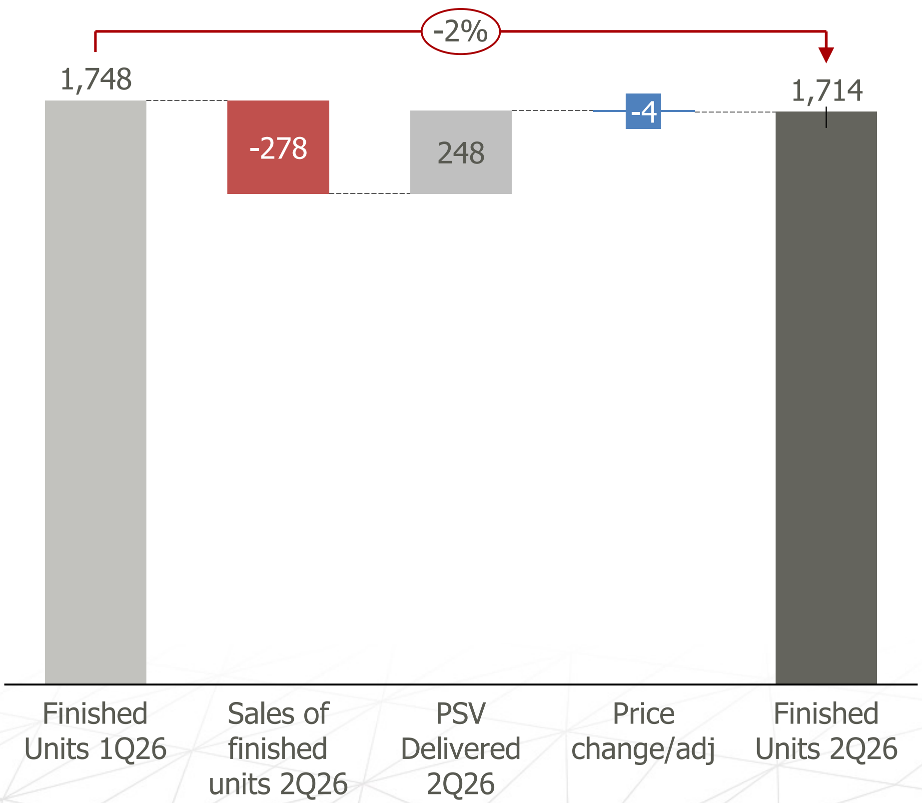
Inventory Breakdown %CBR



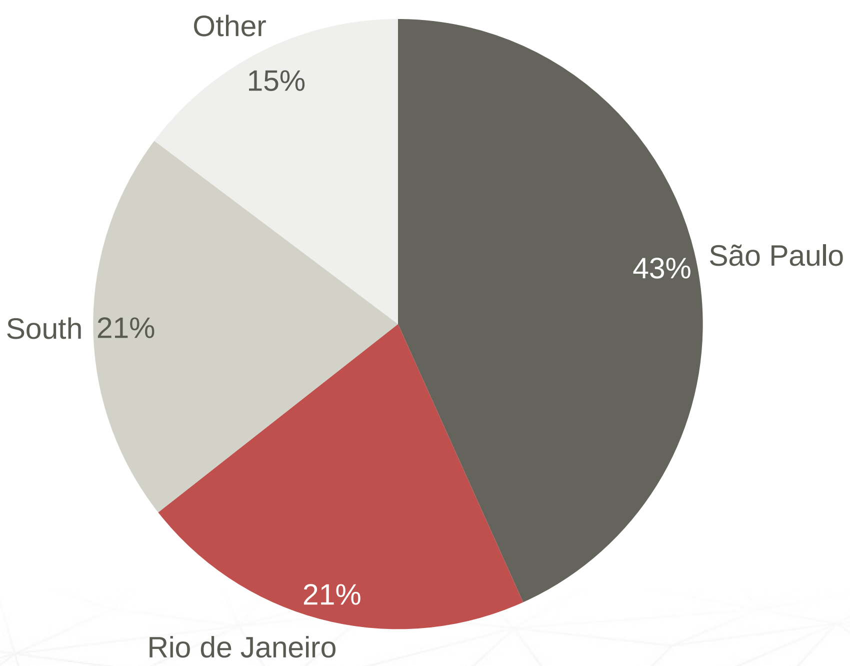
FINISHED INVENTORY CYRELA

- R$1,714 million in PSV finished inventory at market value (%CBR).

Change in Finished Inventory %CBR (R$ Million)



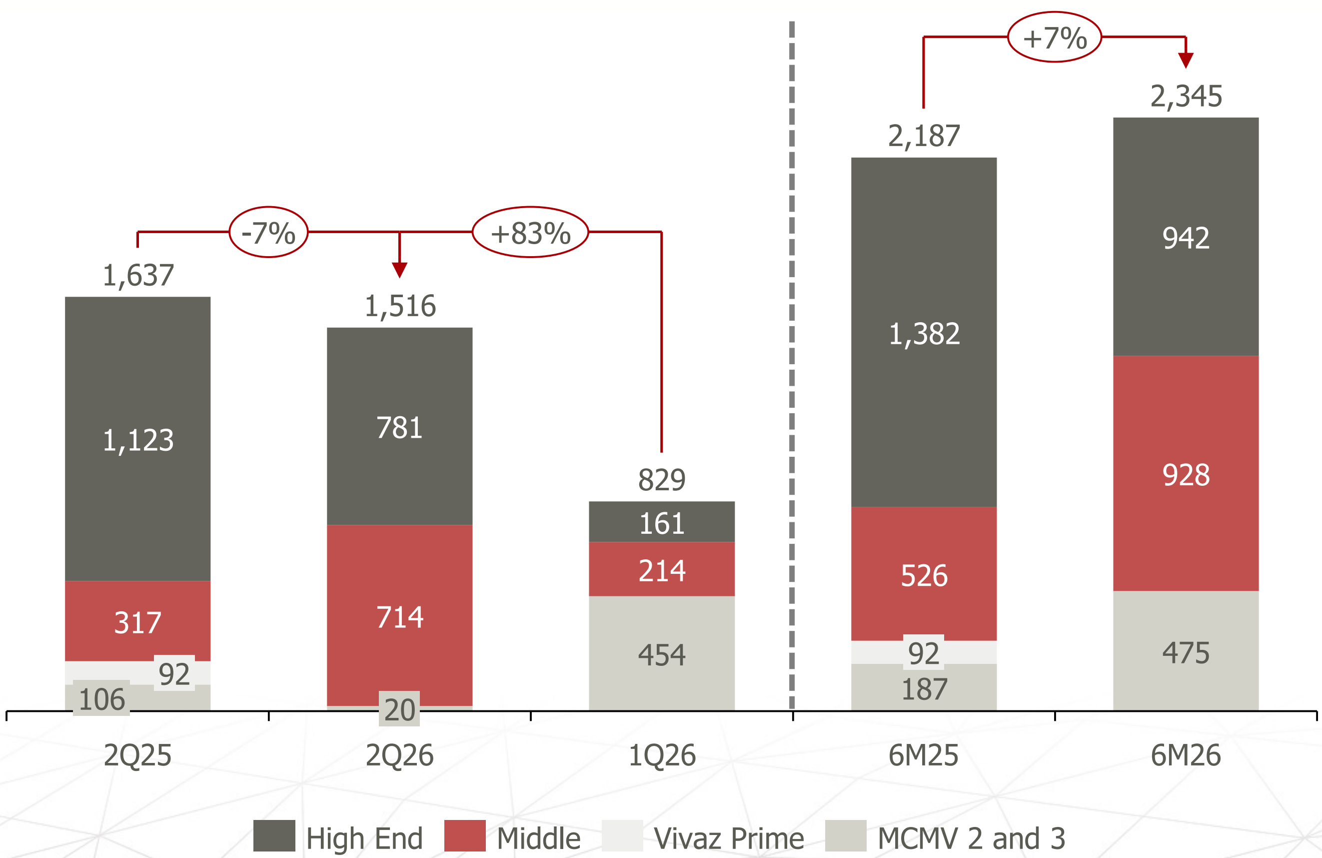
Finished Inventory Breakdown %CBR



DELIVERED UNITS CYRELA

- 11 projects delivered in 2Q26, totaling PSV (Ex-Swap and %CBR) of R$1,516 million on the dates of their respective launches.

Delivered PSV Ex-Swap (in R$ million and %CBR)



FINANCIAL RESULTS

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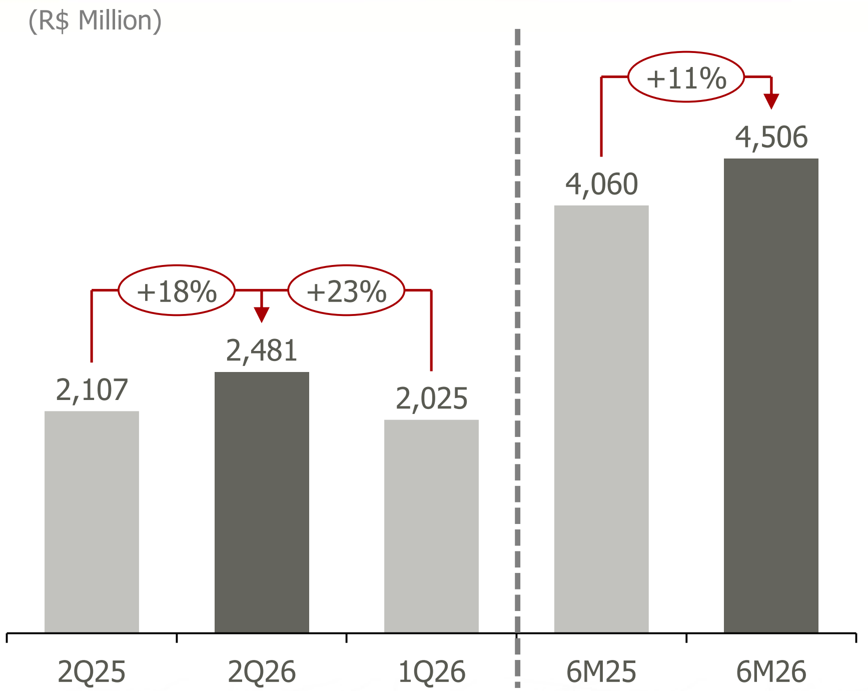
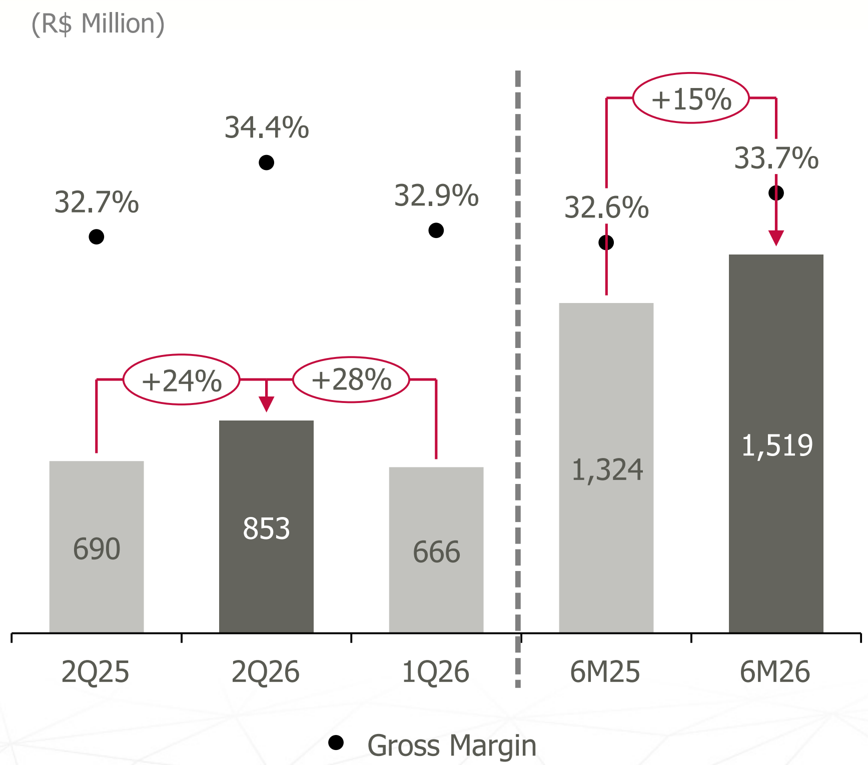
- Net revenues of R$2,481 million in the quarter and R$4,506 million in 6M26.
- Gross margin of 34.4% in the quarter and 33.7% in the year.

Net Revenues



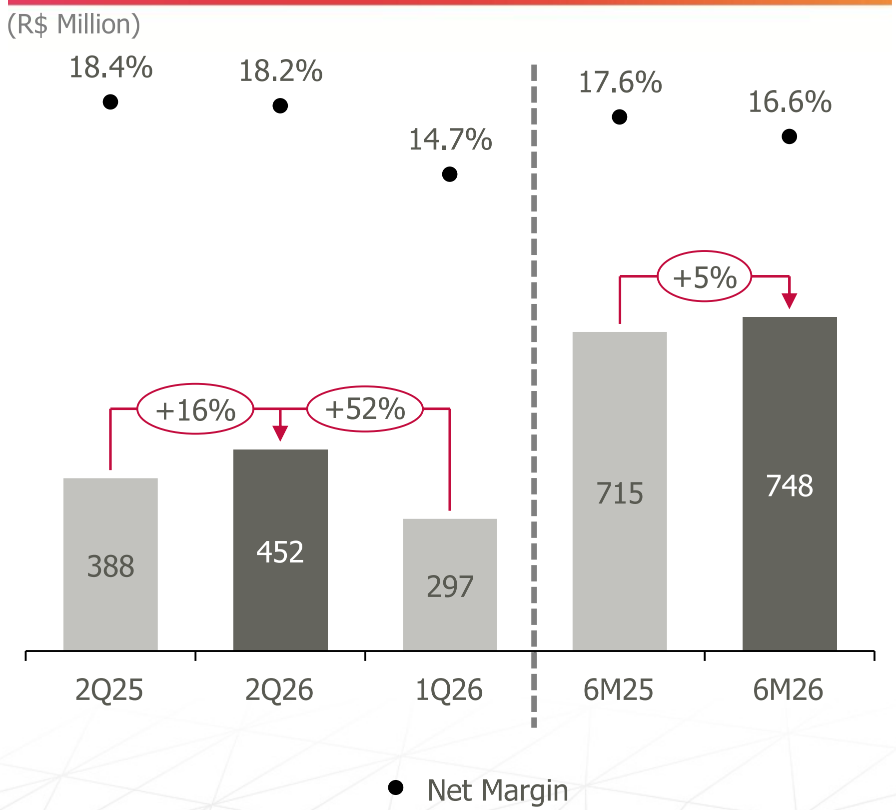
Gross Profit and Gross Margin



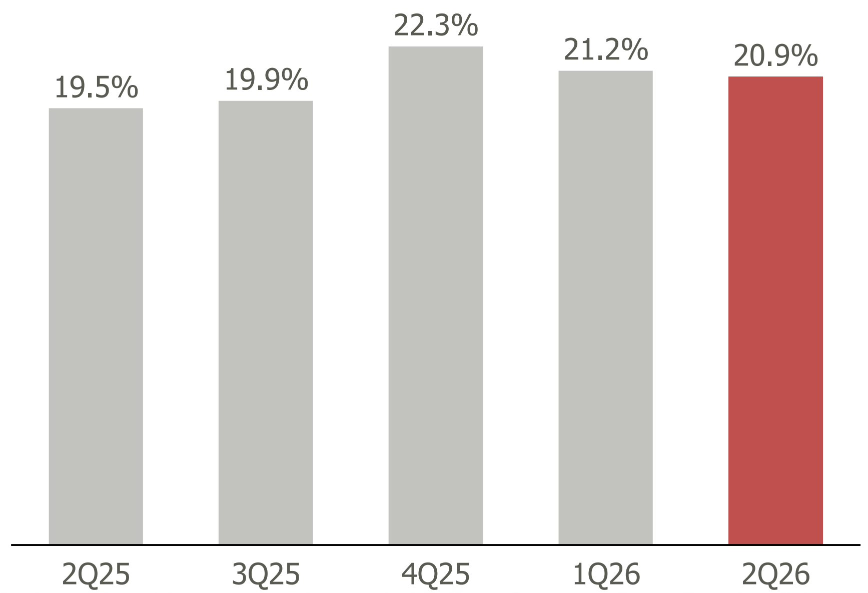
NET INCOME AND PROFITABILITY

- The Return on Equity (Net Income LTM / average Equity ex-minorities and FVTOCI CashMe LTM) attained 20.9%.

Net Income and Net Margin



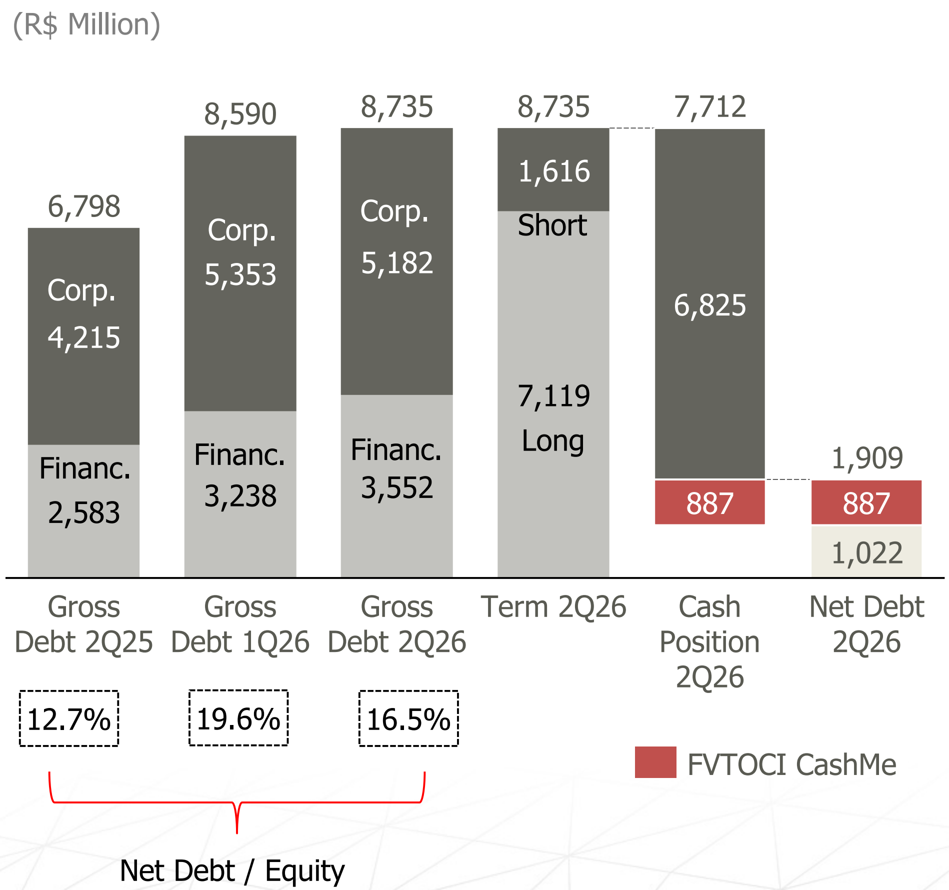
ROE LTM



LIQUIDITY AND DEBT

- Adj. Net Debt / Adj. Total Equity attained 16.5%.

Debt Overview



Indicators	Total Debt	Corporate Debt
Net Debt / Equity	16.5%	
Weighted Av. Term*	3.1 y	4.1 y
Short Term	18%	19%
Long Term	82%	81%

Average Cost of Financing		Average Cost of Corporate Debt*	
Savings Acc. + 2.65%	61.2%	97.9% of CDI	68.4%
TR + 9.01%	38.8%	CDI + 0.26%	31.6%
TOTAL	**100.0%**	**TOTAL**	**100.0%**
Minimum Rate	TR + 8.30%		
Maximum Rate	TR + 12.50%		

* Excludes debt from CashMe and CyCapital (R$2,813 MM)

CASH GENERATION*

- Cash generation of R$272 million in the quarter and R$406 million in 6M26.

*Ex dividend payment and buyback program.

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