CYRELA

Cyrela Reports Net Income of R$452 million and Cash Generation of R$272 million in the quarter

São Paulo, August 13, 2026 - Cyrela Brazil Realty S.A. Empreendimentos e Participações ("CBR" or "Company" or "Cyrela") (B3: CYRE3/CYRE4; OTCQPink: CYRBY), one of the largest residential real estate developers in Brazil, announces its earnings results for the second quarter of 2026 (2Q26). The financial and operational information contained herein, except where otherwise indicated, is presented in Brazilian Reais (R$) and follows the International Financial Reporting Standards (IFRS), which are in line with technical guideline OCPC 04 and technical interpretation ICPC 02, the Brazilian accounting principles, the financial reporting standards applicable to the Brazilian real estate developers and the relevant regulation. The comparisons herein refer to the same period of 2025 (2Q25) and, where applicable, to the first quarter of 2026 (1Q26).

LAUNCHES

In 2Q26:
R$3,840 million, 34% higher than 2Q25 and 120% up from 1Q26

In 6M26:
R$5,587 million, 11% lower than 6M25

GROSS MARGIN

In 2Q26:
34.4%, 1.6 p.p. up from 2Q25 and 1.5 p.p. higher than 1Q26

In 6M26:
33.7%, 1.1 p.p. higher than 6M25

ROE – RETURN ON EQUITY

of 20.9%

(Net income for the past 12 months over the period's average adjusted shareholders' equity, excluding minority interests)

SALES

In 2Q26:
R$2,561 million, 14% higher than 2Q25 and 18% up from 1Q26

In 6M26:
R$4,726 million, 9% higher than 6M25

NET INCOME

In 2Q26:
R$452 million net income, vs. R$388 million in 2Q25 and R$297 million in 1Q26

In 6M26:
R$748 million vs. R$715 million in 6M25

CASH GENERATION

In 2Q26:
Cash generation of R$272 million vs. cash burn of R$392 million in 2Q25 and cash generation of R$134 million in 1Q26

In 6M26
Cash generation of R$406 million vs. cash burn of R$320 million in 6M25

CYRE3
CYRE4
(08/13/2026)

# of Shares (ex Treasury):
CYRE3:
366,310,939
CYRE4:
69,446,450

Conference Call on the 2Q26 Results

Portuguese
(with simultaneous interpretation)

August 14, 2026

11:00 a.m. (BRT)
10:00 a.m. (U.S. Eastern Time)

ZOOM: click here

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Visit our IR Website at:
http://ri.cyrela.com.br/en/

MESSAGE FROM MANAGEMENT

In the second quarter of 2026, Cyrela maintained its consistent execution track record, delivering continued progress across its operating and financial indicators despite a still challenging macroeconomic environment. The period was marked by increased uncertainty in the external scenario, particularly due to geopolitical tensions, as well as volatility in domestic markets, impacting financial assets. In this context, the Company continued to advance its strategy with discipline in decision-making, selectivity in launches and rigorous capital allocation.

From an operational standpoint, we delivered consistent performance during the period. **Launches reached R$3.8 billion**, a 120% increase compared to the first quarter, reflecting our strategy of developing differentiated products aligned with the demands of each market. **Contracted sales totaled R$2.6 billion** during the period, up 18% from the previous quarter, demonstrating consistent demand for the Company's products.

Financial results reinforced Cyrela's ability to combine growth, profitability and discipline. We reported **net revenue of R$2.5 billion**, up 23% compared to the first quarter, and **gross margin of 34.4%**, reflecting the quality of our portfolio and discipline in project execution. **Net income reached R$452 million**, while **adjusted LTM ROE remained at a healthy level of 20.9%**, reflecting our capacity to create value for shareholders. **Cash generation of R$272 million** was a highlight, contributing to the reduction of the **net debt-to-adjusted equity ratio to 16.5%** and further strengthening the Company's capital structure.

We remain attentive to the evolving environment and to opportunities arising throughout the cycle, while maintaining rigorous criteria in the selection of new projects. Cyrela will remain focused on excellence throughout the customer journey and on generating sustainable long-term results. We thank our employees, customers, shareholders and other stakeholders for their continued trust.

MAIN INDICATORS

	2Q26	2Q25	2Q26 x 2Q25	1Q26	2Q26 x 1Q26	6M26	6M25	6M26 x 6M25
Launches								
Number of Launches	20	17	3	12	8	32	35	-3
Launched PSV ex-swaps - R$ Million (%CBR)	**3,840**	**2,864**	**34%**	**1,747**	**120%**	**5,587**	**6,248**	**-11%**
Launched PSV with swaps - R$ Million (100%)	4,967	4,126	20%	2,428	105%	7,395	8,989	-18%
Cyrela's Share	79%	73%	6.1 p.p.	73%	5.5 p.p.	77%	74%	3.2 p.p.
Swapped PSV - R$ Million (100%)	106	195	-45%	38	178%	144	461	-69%
Sales (1)								
Pre-Sales ex-swaps - R$ Million (%CBR)	**2,561**	**2,240**	**14%**	**2,164**	**18%**	**4,726**	**4,352**	**9%**
Pre-Sales with swaps - R$ Million (100%)	3,467	3,258	6%	2,942	18%	6,408	6,287	2%
Cyrela's Share	76%	73%	3.0 p.p.	75%	1.3 p.p.	75%	75%	0.1 p.p.
Sales Speed (SoS) LTM								
SoS LTM ex-swaps - (%CBR)	42.8%	51.4%	-8.7 p.p.	44.7%	-1.9 p.p.	42.8%	51.4%	-8.7 p.p.
Inventories								
PSV Inventory at Market Value - R$ Million (%CBR)	**12,813**	**10,018**	**28%**	**11,338**	**13%**	**12,813**	**10,018**	**28%**
PSV Inventory at Market Value - R$ Million (100%)	17,181	13,383	28%	15,416	11%	17,181	13,383	28%
PSV Finished Inventory at Market Value - R$ Million (%CBR)	**1,714**	**1,682**	**2%**	**1,748**	**-2%**	**1,714**	**1,682**	**2%**
PSV Finished Inventory at Market Value - R$ Million (100%)	2,148	1,967	9%	2,066	4%	2,148	1,967	9%
Landbank								
PSV with exchange - R$ Million (100%)	17,476	20,214	-14%	18,209	-4%	17,476	20,214	-14%
% Swap over land value	46%	48%	-2.3 p.p.	43%	3.1 p.p.	46%	48%	-2.3 p.p.
Cyrela's Share	92%	92%	0.6 p.p.	92%	-0.1 p.p.	92%	92%	0.6 p.p.
Deliveries								
Number of Projects Delivered	11	11	0	8	3	19	17	2
Delivered PSV ex-swaps - R$ Million (%CBR)	**1,516**	**1,637**	**-7%**	**829**	**83%**	**2,345**	**2,187**	**7%**
Delivered PSV - R$ Million (100%)	2,206	1,970	12%	1,130	95%	3,336	2,670	25%
Cyrela's Share	72%	83%	-11.7 p.p.	77%	-5.5 p.p.	73%	84%	-10.7 p.p.
Financial Indicators								
Net Revenue (R$ Million)	2,481	2,107	18%	2,025	23%	4,506	4,060	11%
Gross Profit (R$ Million)	853	690	24%	666	28%	1,519	1,324	15%
Gross Margin	34.4%	32.7%	1.6 p.p.	32.9%	1.5 p.p.	33.7%	32.6%	1.1 p.p.
Adjusted Gross Margin	37.3%	34.9%	2.4 p.p.	36.1%	1.2 p.p.	36.8%	34.6%	2.1 p.p.
Sales Expenses (R$ Million)	294	226	30%	277	6%	571	426	34%
G&A Expenses (R$ Million)	134	127	6%	134	0%	268	254	6%
Net Income (R$ Million)	452	388	16%	297	52%	748	715	5%
Net Margin	18.2%	18.4%	-0.2 p.p.	14.7%	3.5 p.p.	16.6%	17.6%	-1.0 p.p.
LTM ROE (3)	20.9%	19.5%	1.4 p.p.	21.2%	-0.3 p.p.	20.9%	19.5%	1.4 p.p.
Adjusted Net Debt / Adjusted Shareholders Equity (4)	16.5%	12.7%	3.8 p.p.	19.6%	-3.1 p.p.	16.5%	12.7%	3.8 p.p.
Cash Generation / Burn (R$ Million)	272	(392)	n.a.	134	103%	406	(320)	n.a.
Backlog	**06/30/2026**	**06/30/2025**	**Chg.**	**03/31/2026**	**Chg.**			
Revenues to be Recognized (R$ Million)	12,229	9,849	24%	11,662	5%			
Margin to be Recognized	36.2%	36.3%	-0.1 p.p.	36.0%	0.2 p.p.			

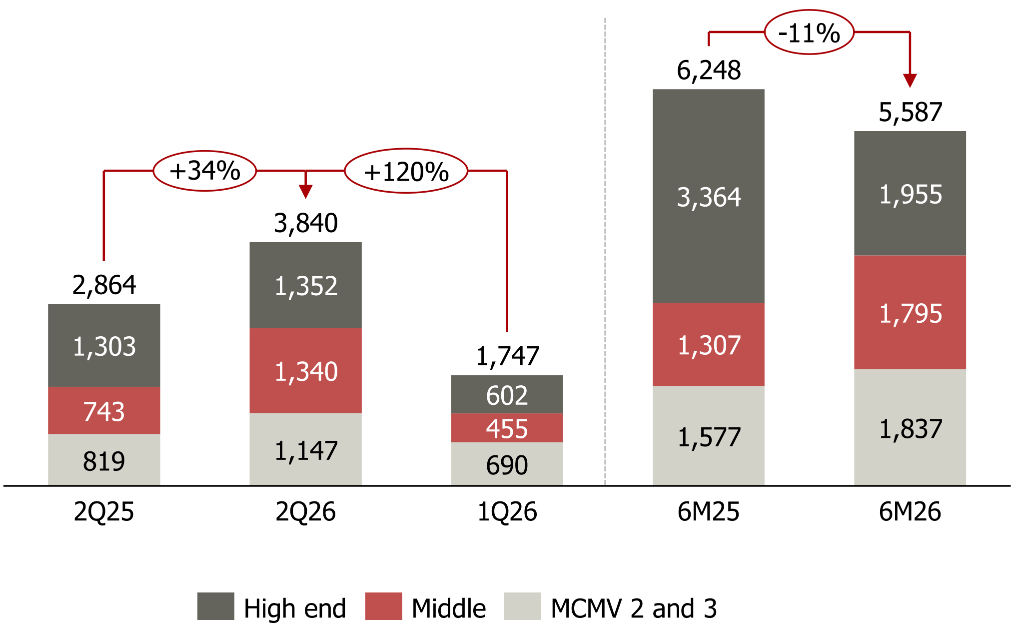
(1) Including swapped units
(2) Net of cancellations, including swaps
(3) Net Income LTM / Average Shareholders' Equity excluding CashMe's FVTOCI
(4) Net debt and Total Shareholders' Equity excluding CashMe's FVTOCI

OPERATIONAL PERFORMANCE

LAUNCHES

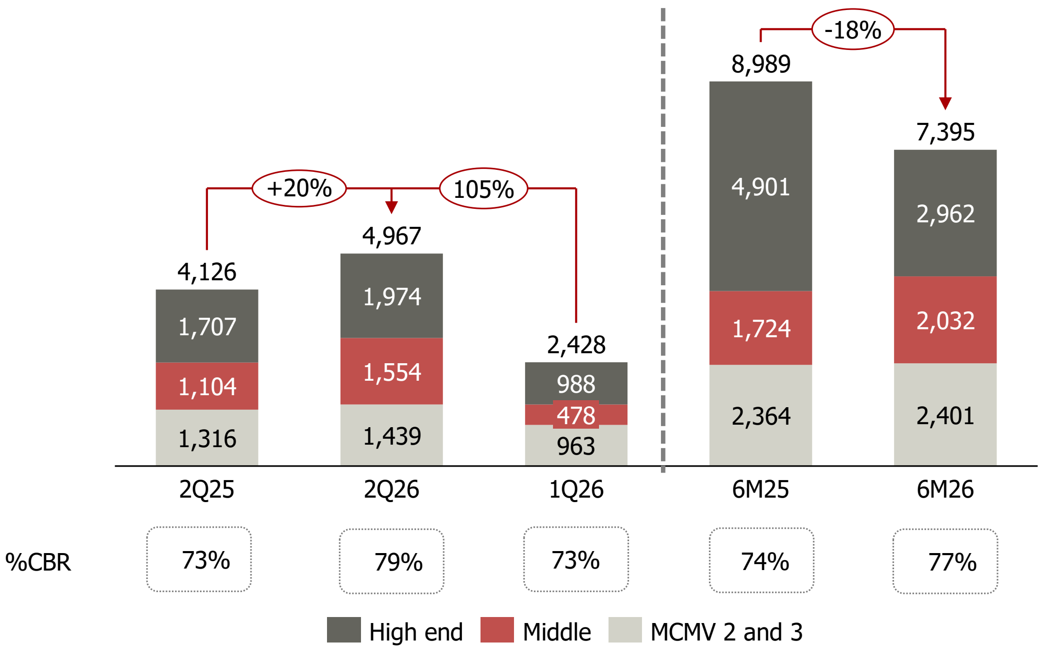
Cyrela launched 20 projects in the quarter, reaching a volume of R$3,840 million, excluding swaps and considering only the %CBR, 34% higher than in 2Q25 (R$2,864 million) and 120% up from 1Q26 (R$1,747 million). In 6M26, the PSV launched totaled R$5,587 million, compared with R$6,248 million in 6M25. Of the total PSV launched in 2Q26, 93% will be recognized through full consolidation and 7% through the equity method.

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

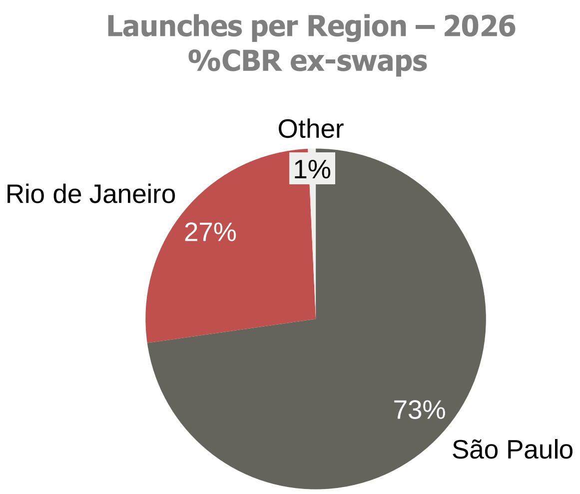


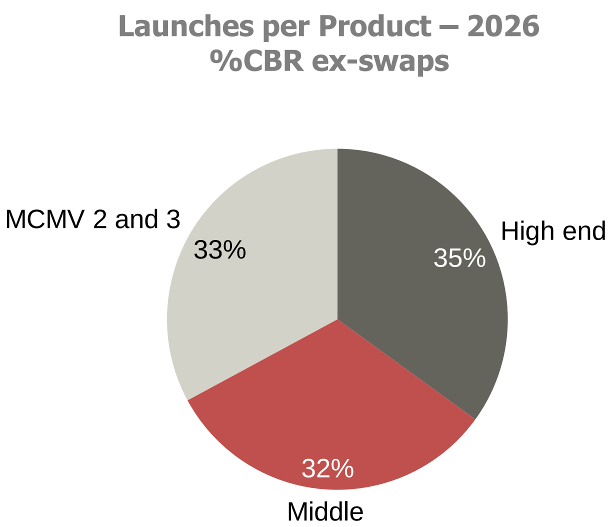
On a 100% basis and including swaps, launched PSV totaled R$4,967 million in 2Q26, 20% higher than the launches of the same quarter of the previous year (R$4,126 million in 2Q25) and 105% up from 1Q26 (R$2,428 million). Swaps accounted for R$106 million in the launches of the quarter vs. R$195 million in 2Q25 and R$38 million in 1Q26. Cyrela's stake in 2Q26 launches reached 79%, up from the stake presented in 2Q25 (73%) and higher than 1Q26 (73%). Of the total PSV launched in 2Q26, 84% will be recognized through full consolidation and 16% through the equity method. In the year, launches reached R$7,395 million, 18% lower than the same period of 2025.

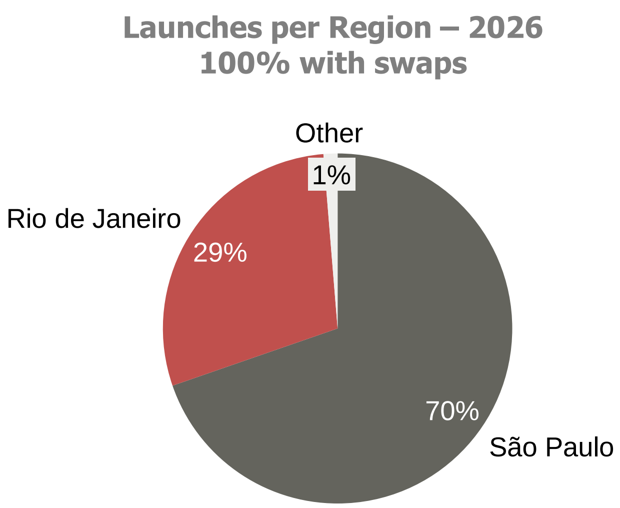
Launched PSV
With Swap (in R$ million – 100%)

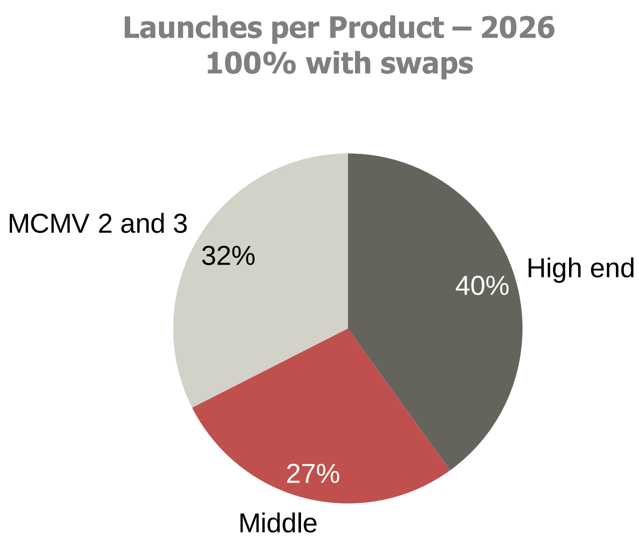


The breakdown of launches by geographical region and segment in 2026 is disclosed below:







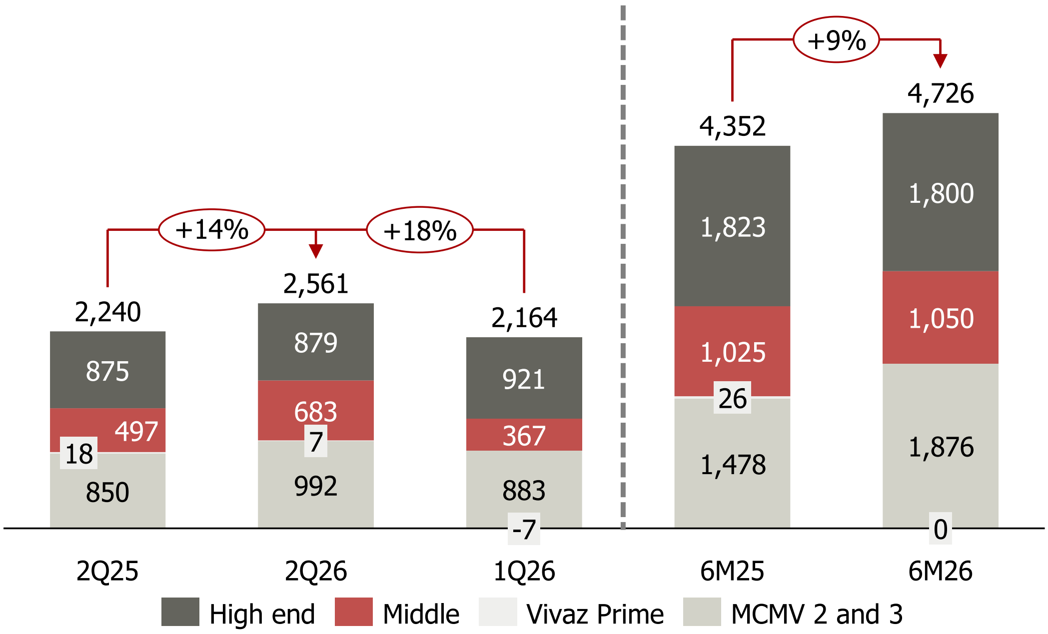


PRE-SALES

Note: detailed information on pre-sales can be found at the end of this report in the appendix tables.

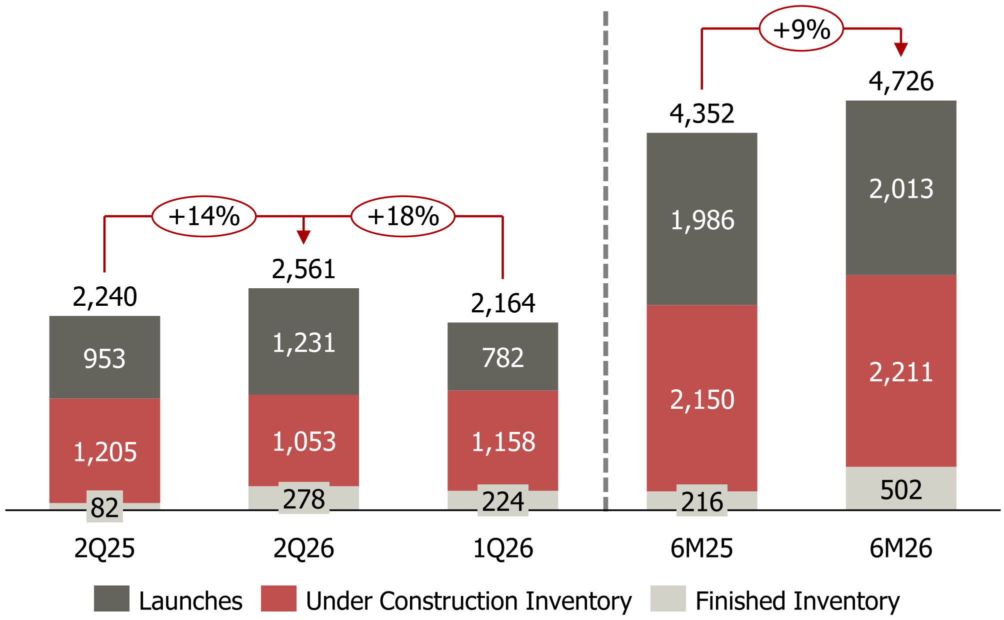
Excluding swaps and considering only the %CBR, net pre-sales volume totaled R$2,561 million in the quarter, 14% up from 2Q25 (R$2,240 million) and 18% higher than in 1Q26 (R$2,164 million). Of the total net pre-sales of the quarter, 91% will be recognized through full consolidation and 9% through the equity method. In 6M26, net pre-sales totaled R$4,726 million, 9% higher than the previous year.

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

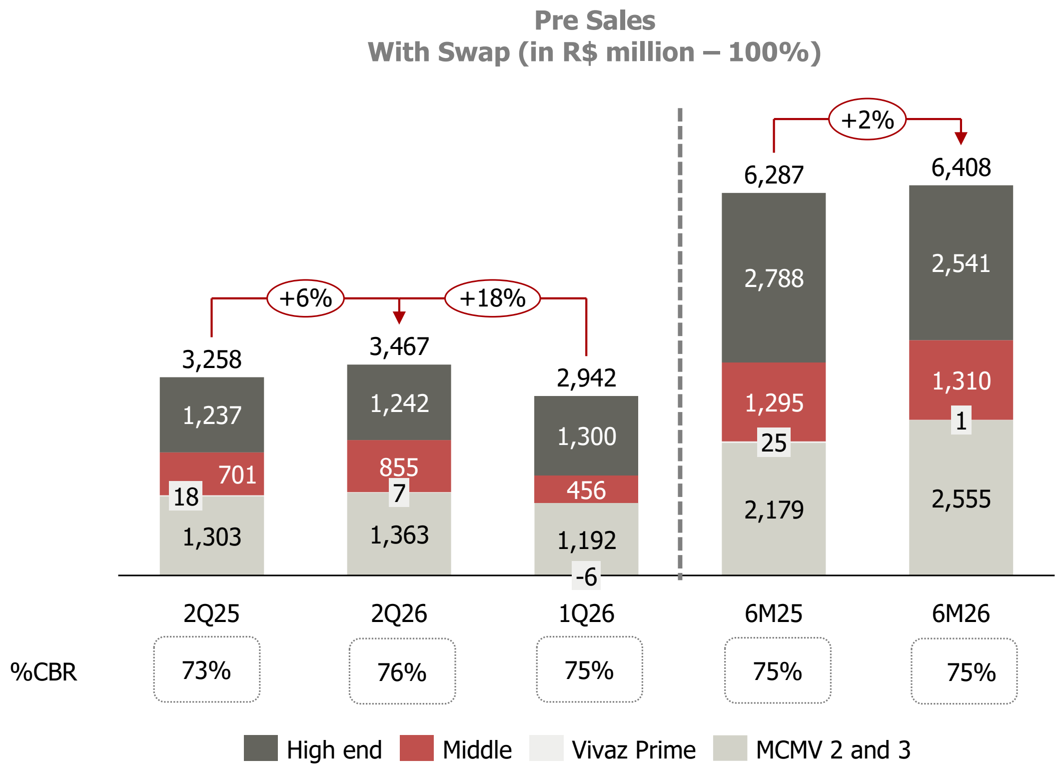


Of total net pre-sales in the quarter, R$278 million was attributable to finished inventory sales (11%), R$1,053 million to sales of inventory under construction (41%) and R$1,231 million to sales from launches (48%). Sales speed for projects launched in the quarter reached 32%.

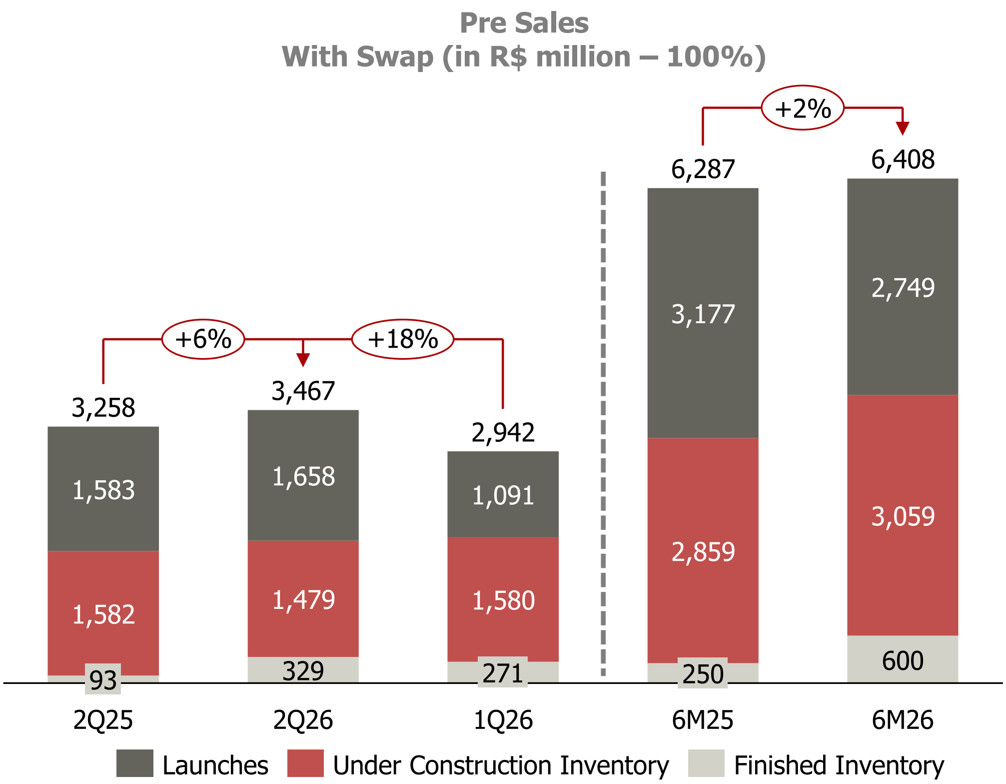
Pre Sales
Ex-Swap (in R$ million – %CBR)



On a 100% basis and including swaps, net pre-sales totaled R$3,467 million in 2Q26, 6% higher than the same period of 2025 (R$3,258 million in 2Q25) and 18% up from 1Q26 (R$2,942 million). Cyrela's stake in the volume sold in the quarter was 76%, higher than the same quarter of 2025 (73%) and up from 1Q26 (75%). Of the total sales of the quarter, 81% will be recognized through full consolidation and 19% through the equity method. In 6M26, net presales accounted for R$6,408 million, 2% higher than the previous year.

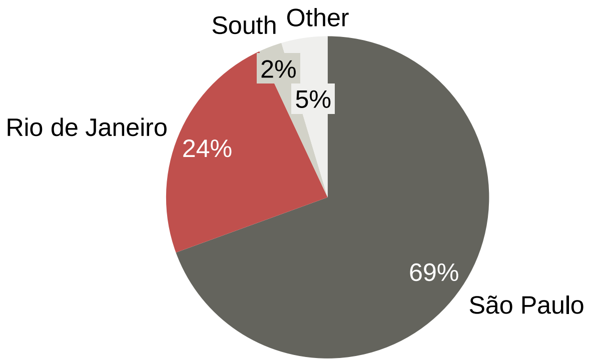


Of total net pre-sales in the quarter, R$329 million was attributable to finished inventory sales (9%), R$1,479 million to sales of under construction inventory (43%) and R$1,658 million to sales from launches (48%). Sales speed for projects launched in the quarter reached 33%.

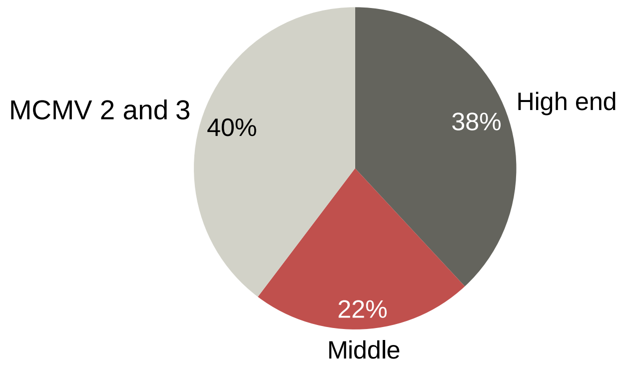


The breakdown of sales by geographical region and segment in 2026 can be seen below:

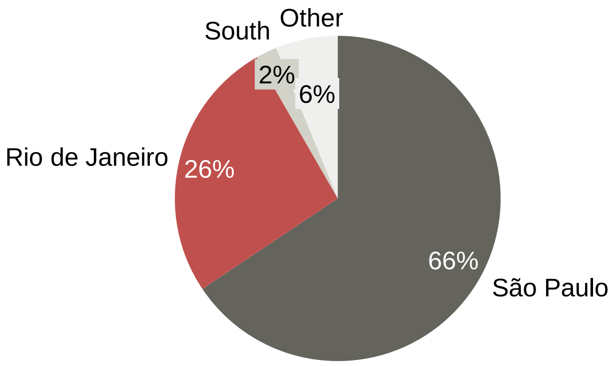
Sales per Region – 2026
%CBR ex-swaps



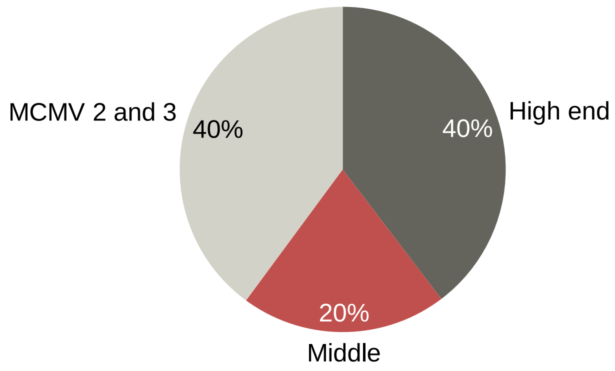
Sales per Product – 2026
%CBR ex-swaps



Sales per Region – 2026
100% with swaps



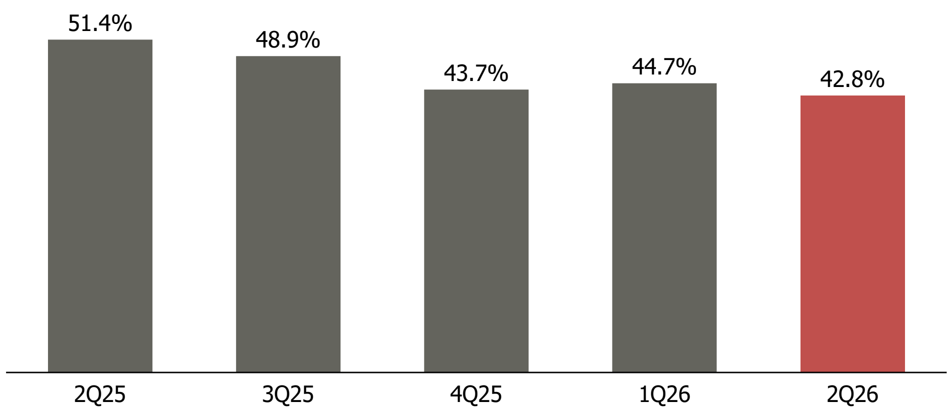
Sales per Product –2026
100% with swaps



SALES SPEED (SOS)

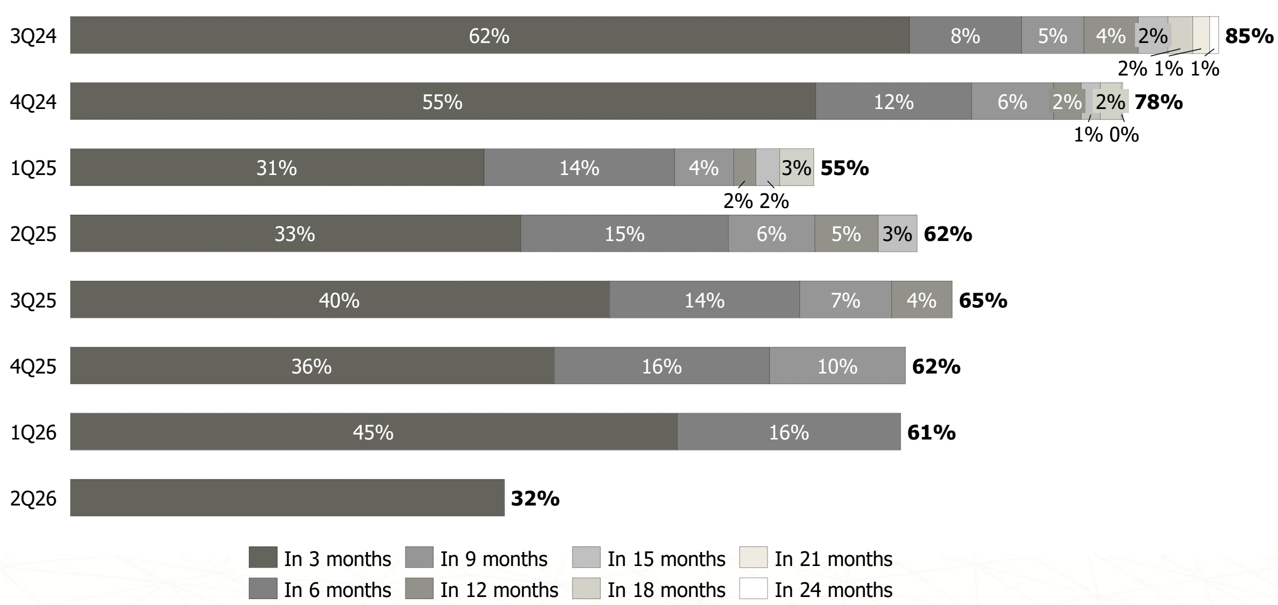
The operating performance resulted in an LTM Sales over Supply (SoS) ratio of 42.8%, below 51.4% in 2Q25 and 44.7% in 1Q26.

SoS (12 months) – Ex-swaps and %CBR



Looking at sales speed by launch vintage, 32% of the 2Q26 vintage has been sold.

Sales by Launch Vintage – Ex-swaps and %CBR

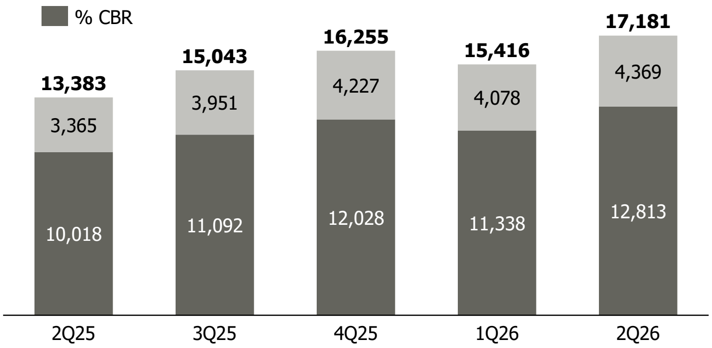


INVENTORIES

At the end of 2Q26, the inventory at market value amounted to R$12,813 million (%CBR). There was a quarter-over-quarter increase of 13% in the total inventory at market value.

From the total inventory in the amount of R$12,813 million, the share to be consolidated into the Company's revenues is R$11,637 million, whereas the amount of R$1,176 million will be accounted for under the "Equity Income" line.

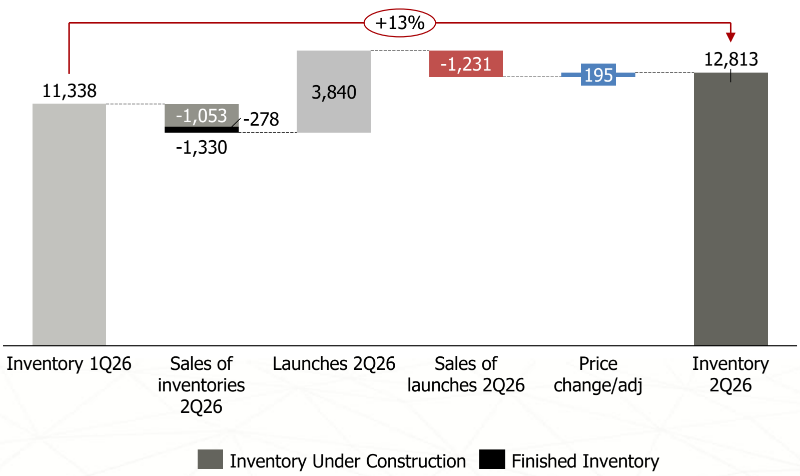
PSV Inventory at Market Value (R$ MM)



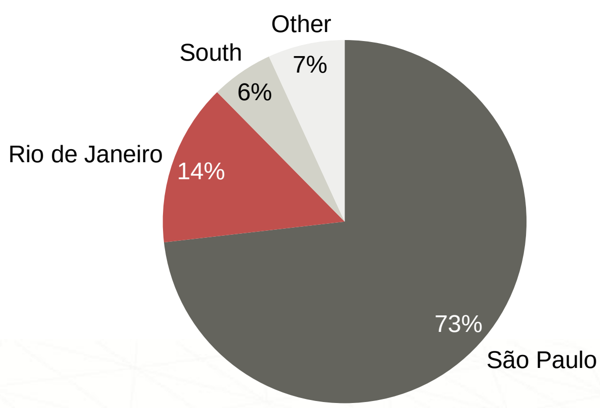
Inventory %CBR by Delivery Schedule (R$ MM)

Delivery Schedule	Total	Consolidation	Equity
Finished	1,714	1,560	154
12 Months	1,168	897	271
24 Months	1,526	1,236	290
36 Months	4,159	3,838	320
+36 Months	4,246	4,105	141
Total	**12,813**	**11,637**	**1,176**

Change in Inventory % CBR (R$ million)



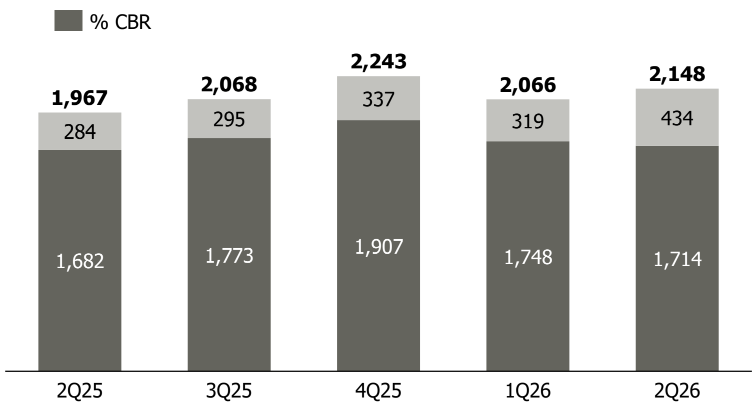
Total Inventory Breakdown %CBR



In 2Q26, the Company sold 16% of its finished inventory (%CBR) from the beginning of the quarter. Considering all deliveries, the Company's inventory of finished units decreased from R$1,748 million in 1Q26 to R$1,714 million in 2Q26.

The share of the finished inventory to be consolidated into the Company's revenues is R$1,560 million, whereas R$154 million will be accounted for under the "Equity Income" line.

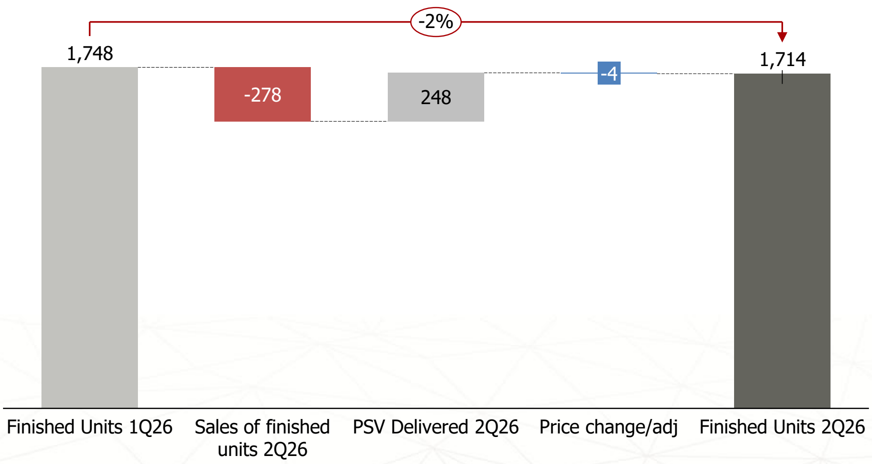
PSV Finished Inventory at Market Value (R$MM)



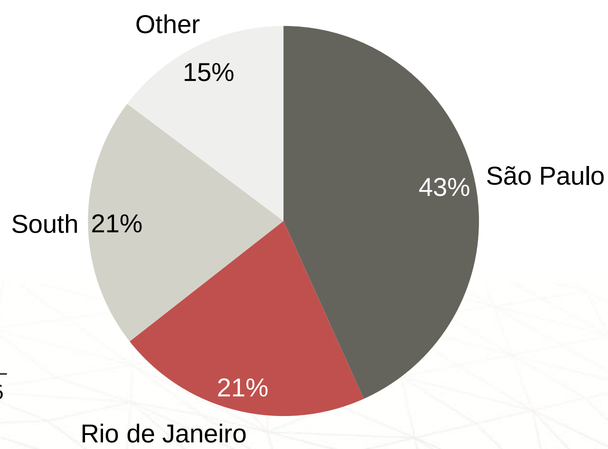
Finished Inventory %CBR by Delivery Period (R$MM)

Delivery Period	Total	Consolidation	Equity
>60 Months	213	187	26
48 Months	57	28	29
36 Months	81	81	0
24 Months	612	592	20
12 Months	751	672	79
Total	**1,714**	**1,560**	**154**

Change in Finished Inventory %CBR (R$MM)



Finished Inventory %CBR Breakdown



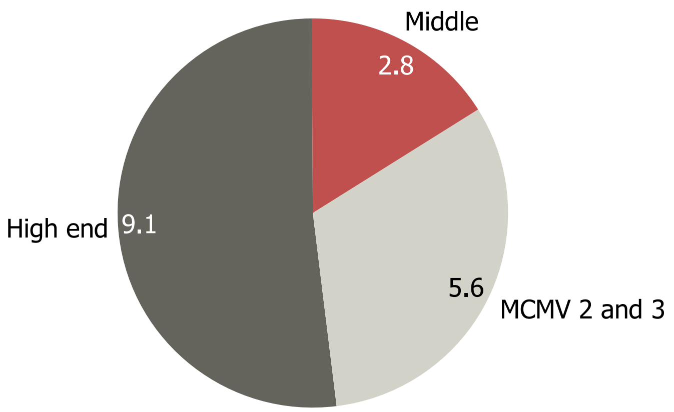
LANDBANK

Note: detailed information on landbank can be found at the end of this report in the appendix tables.

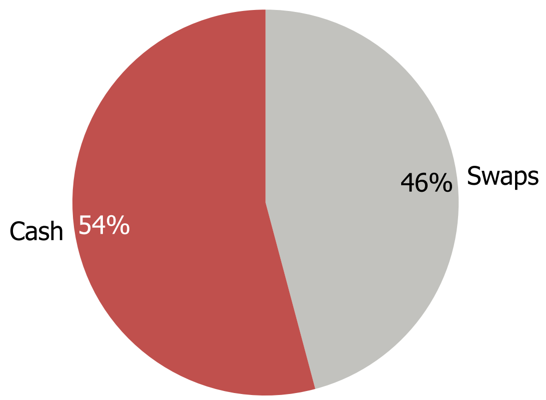
At the close of 2Q26, the Company's registered landbank amounted potential sales of R$17.5 billion. Cyrela's share in the landbank is 92%, equivalent to R$16.1 billion. During the quarter, Cyrela registered 10 land plots, with 4 in the city of Sao Paulo and 6 in Rio de Janeiro, with potential PSV of R$2.3 billion (Cyrela's stake of 91%).

Landbank on 06.30.2026*

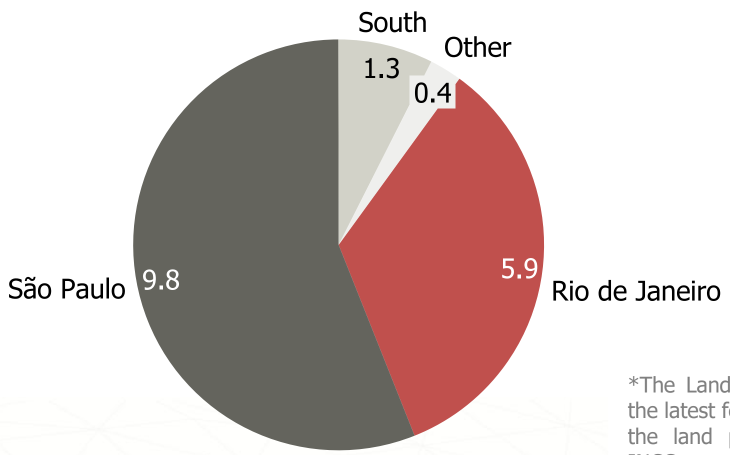
Breakdown by Segment (PSV in R$ billion)



Method of Acquisition (in %)



Breakdown by Region (PSV in R$ billion)



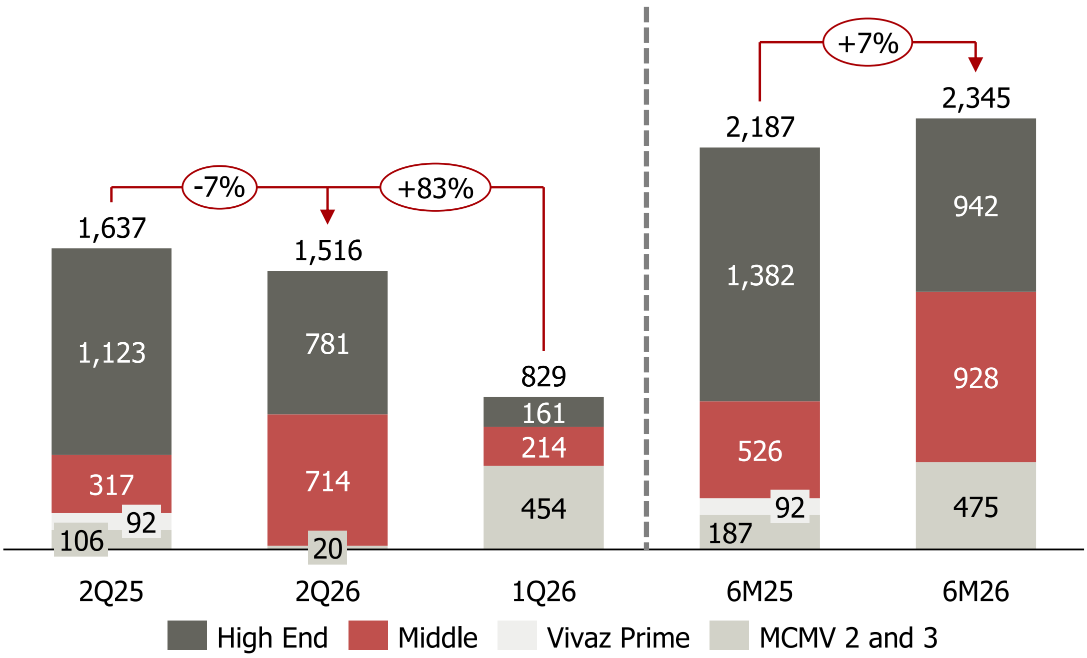
*The Landbank PSV is based on the latest feasibility assessment of the land plot, adjusted by the INCC year-to-date.

DELIVERIES

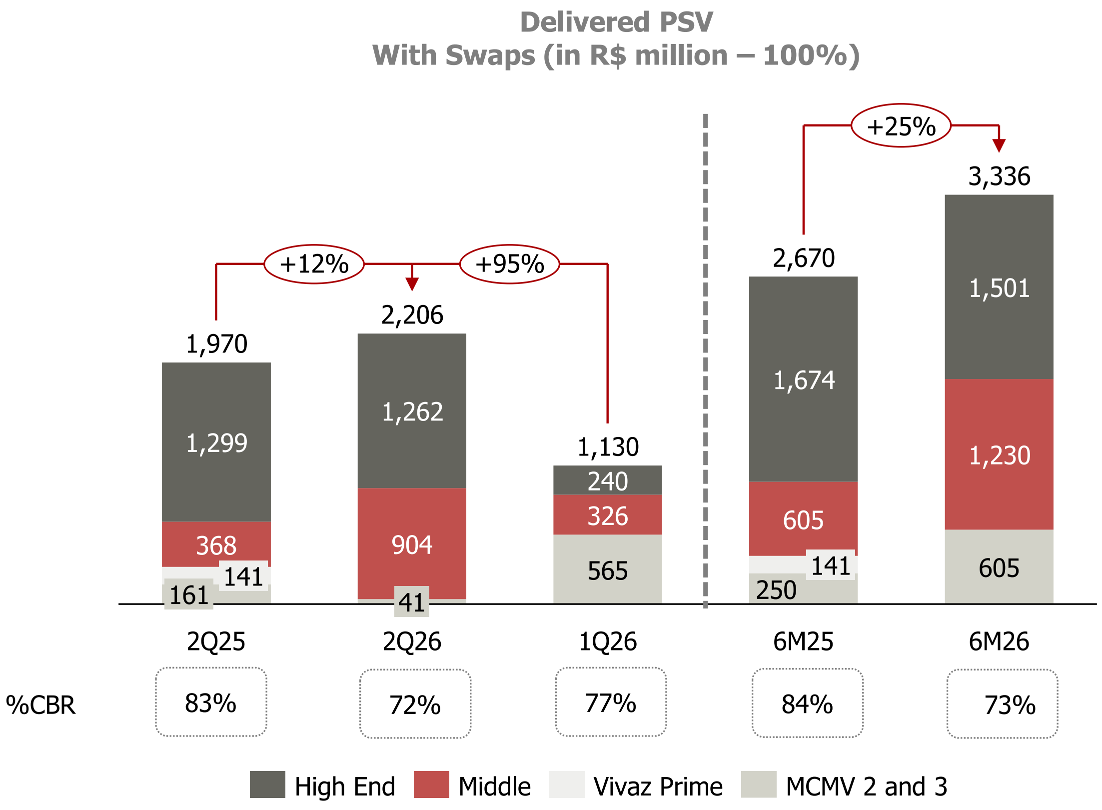
Note: detailed information on delivered units can be found in the appendix tables at the end of this report.

Cyrela delivered 11 projects in the quarter, totaling a PSV (excluding swaps and %CBR) of R$1,516 million on the dates of their respective launches, 7% lower than the volume presented in 2Q25 (R$1,637 million) and 83% up from 1Q26 (R$829 million). In 6M26, the Company delivered R$2,345 million compared to R$2,187 million in 6M25.

Delivered PSV
Ex-Swaps (in R$ million – %CBR)



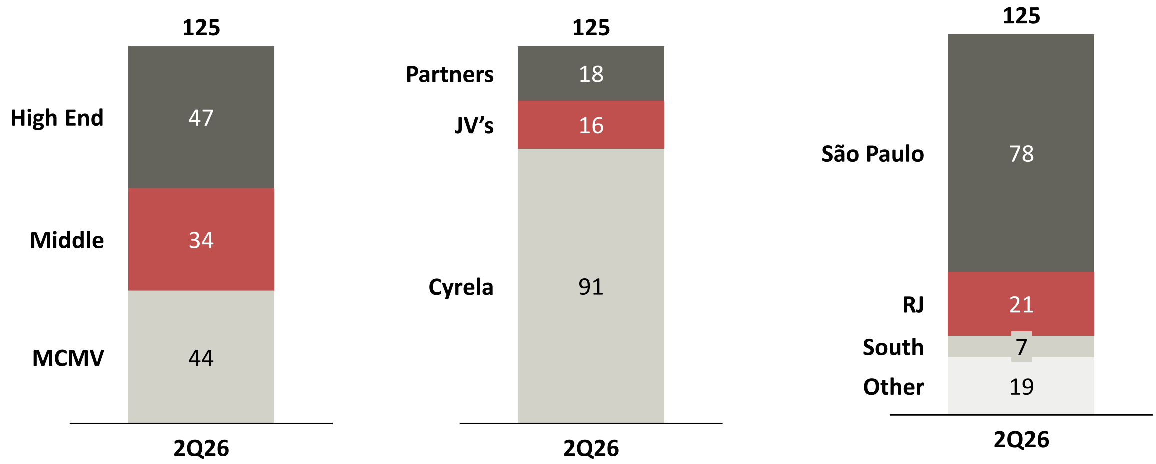
On a 100% basis and including swaps, deliveries totaled R$2,206 million in 2Q26, 12% higher than the same period of 2025 (R$1,970 million in 2Q25) and 95% up from 1Q26 (R$1,130 million). Cyrela's stake in the volume delivered in the quarter was 72%, lower than the same quarter of 2025 (83%) and down from 1Q26 (77%). In 6M26, deliveries accounted for R$3,336 million compared to R$2,670 million in 6M25.



CONSTRUCTION SITES

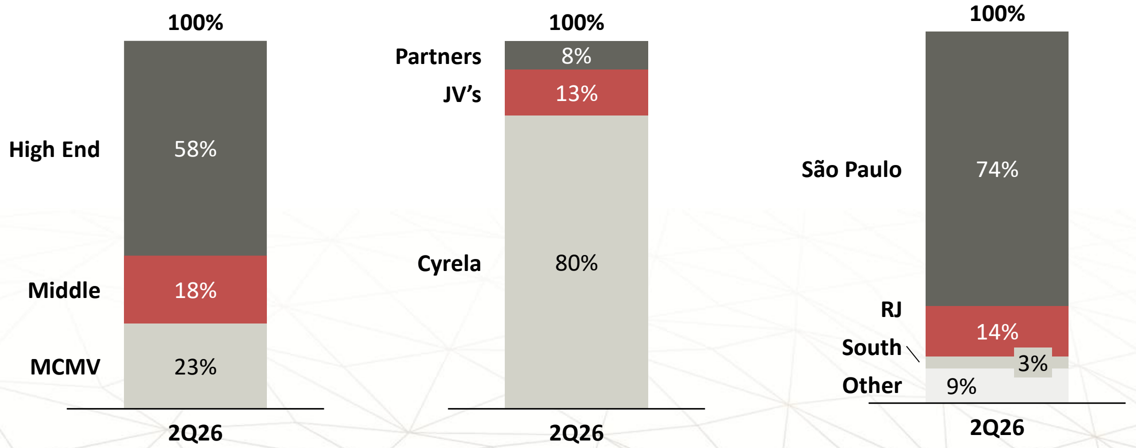
At the close of 2Q26, there were 125 projects in progress, broken down as follows, by segment, execution and geographic location, and according to the active construction site criteria.

Projects in Progress (number of sites)



In line with its strategic guidelines, the Company manages a large share of the construction sites, to ensure proper monitoring of their execution. At the close of the quarter, 92% of the total PSV in construction (R$39.1 billion on the dates of their respective launches) were managed by the Company's own teams or by JV teams. This corroborates Cyrela's commitment to cost management and product quality.

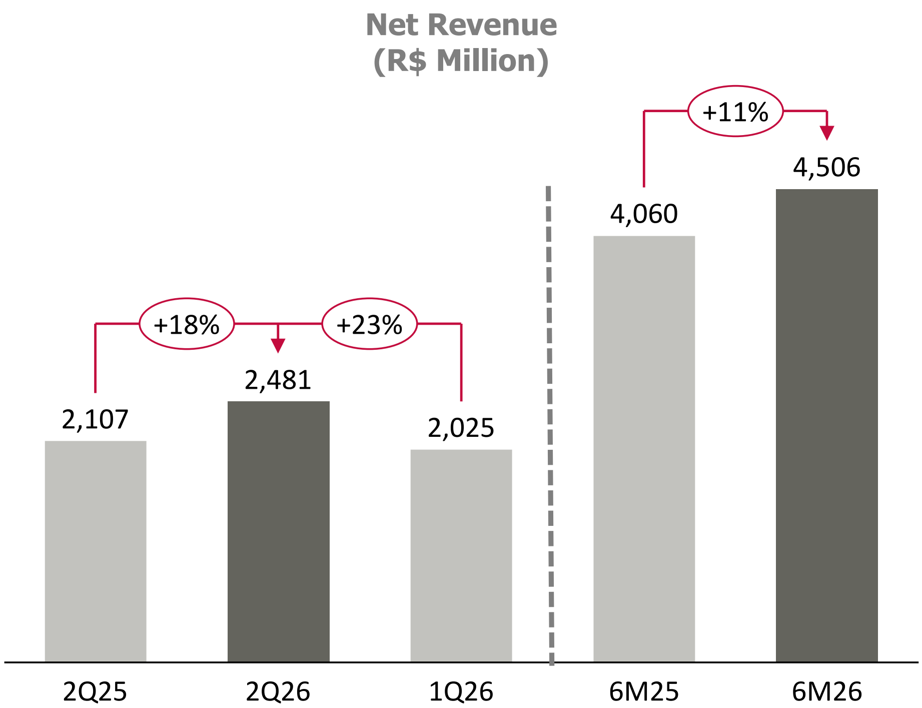
Projects in Progress (% of PSV)



ECONOMIC AND FINANCIAL PERFORMANCE

REVENUE

The Company's total net revenues accounted for R$2,481 million in 2Q26, 18% higher than the R$2,107 million in 2Q25 and 23% up from the R$2,025 million registered in 1Q26. In 6M26, revenues were R$4,506 million vs. R$4,060 million in 6M25.



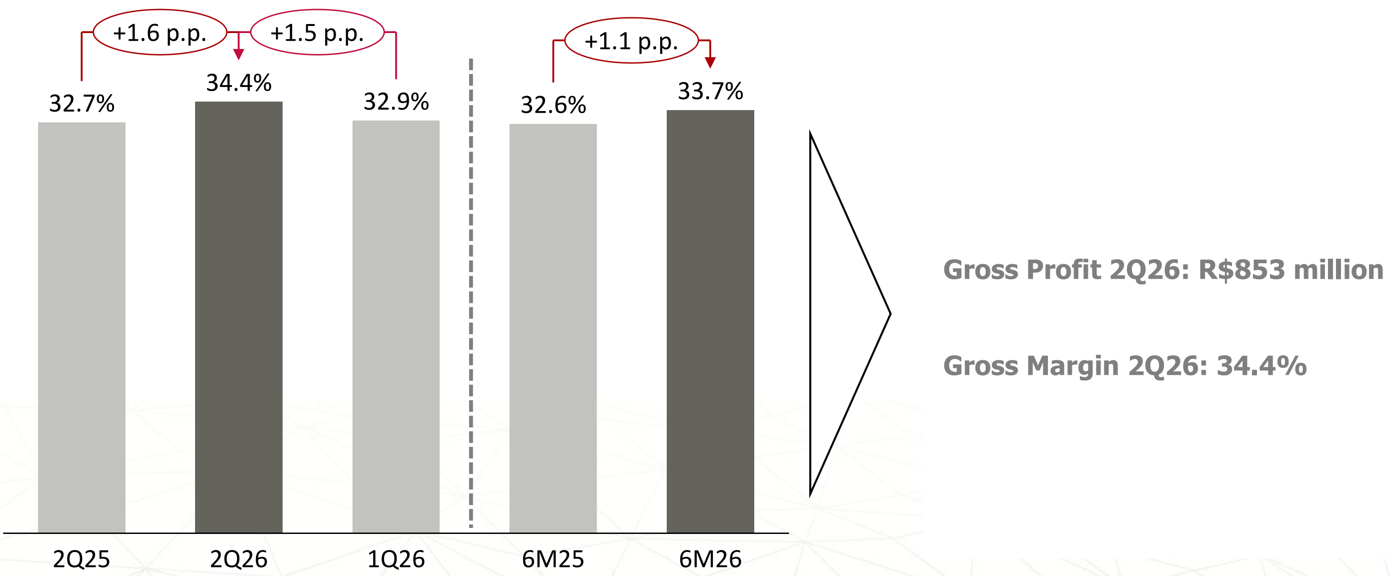
GROSS MARGIN

The Company's gross margin was 34.4% in 2Q26, 1.6 p.p. up from the margin presented in 2Q25 (32.7%) and 1.5 p.p. higher than the margin of 32.9% presented in 1Q26. In 6M26, gross margin achieved 33.7%, 1.1 p.p. higher than 6M25 (32.6%). Adjusted gross margin was 37.3% in the quarter, 2.4 p.p. higher than the adj. gross margin recorded in 2Q25 (34.9%) and 1.2 p.p. up from the adj. gross margin of 1Q26 (36.1%). In 6M26, adj. gross margin achieved 36.8%, 2.1 p.p. higher than 6M25 (34.6%).

Gross Margin	2Q26 R$ MM	1Q26 R$ MM	2Q26 x 1Q26	2Q25 R$ MM	2Q26 x 2Q25	6M26 R$ MM	6M25 R$ MM	6M26 x 6M25
Net Revenue	2,481	2,025	23%	2,107	18%	4,506	4,060	11%
Gross Profit	853	666	28%	690	24%	1,519	1,324	15%
Gross Margin	**34.4%**	**32.9%**	**1.5 p.p.**	**32.7%**	**1.6 p.p.**	**33.7%**	**32.6%**	**1.1 p.p.**
Capitalized Interest from COGS	73	65	12%	46	60%	138	82	68%
Adjusted Gross Margin	**37.3%**	**36.1%**	**1.2 p.p.**	**34.9%**	**2.4 p.p.**	**36.8%**	**34.6%**	**2.1 p.p.**

The improvement in gross margin across the comparison periods was driven by higher margins in the Vivaz segment and the increased contribution of Vivaz to the Company's revenue.

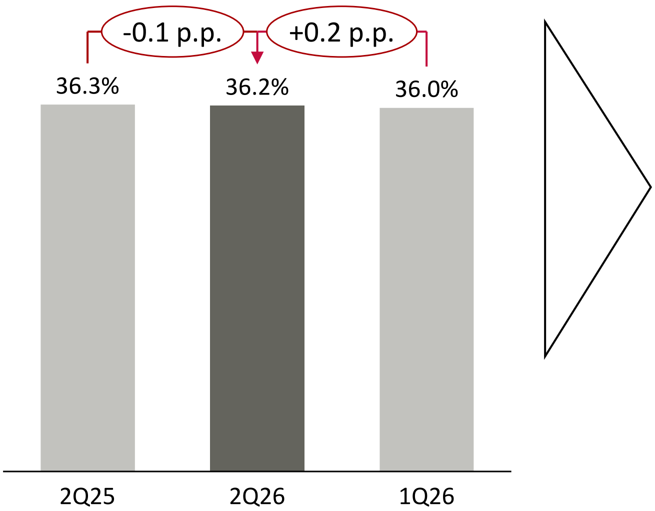
Gross Margin Evolution



SALES TO BE RECOGNIZED

At the close of 2Q26, net revenues from sales to be recognized totaled R$12,229 million. Gross margin from revenues to be recognized stood at 36.2%, 0.1 p.p. lower than 2Q25 (36.3%) and up from 1Q26 (36.0%).

Backlog Margin Evolution



Margin to be Recognized: 36.2%

Sales to be Recognized (R$ MM)	2Q26	1Q26	2Q26 x 1Q26	2Q25	2Q26 x 2Q25
Sales to be Recognized	12,482	11,899	5%	10,050	24%
Taxes to be Recognized	(254)	(237)	7%	(201)	26%
Net Revenues to be Recognized	**12,229**	**11,662**	**5%**	**9,849**	**24%**
Costs of Units Sold to be Recognized	(7,805)	(7,468)	5%	(6,276)	24%
Gross Profit to be Recognized	**4,424**	**4,194**	**5%**	**3,573**	**24%**
Gross Margin to be Recognized	**36.2%**	**36.0%**	**0.2 p.p.**	**36.3%**	**-0.1 p.p.**

SELLING EXPENSES

Selling expenses for the quarter were R$294 million, higher than 2Q25 (R$226 million) and up from 1Q26 (R$277 million). In 6M26, sales expenses totaled R$571 million, an increase of R$144 million compared to 6M25.

Sales Expenses	2Q26 R$ MM	1Q26 R$ MM	2Q26 x 1Q26	2Q25 R$ MM	2Q26 x 2Q25	6M26 R$ MM	6M25 R$ MM	6M26 x 6M25
Show-rooms	92	94	-3%	57	62%	186	103	82%
Media	50	34	46%	37	36%	84	71	19%
Third-party Services	58	61	-5%	52	11%	119	108	10%
Finished Inventory Maintenance	21	17	26%	15	37%	38	29	28%
Other	39	35	10%	35	10%	74	58	28%
CashMe	34	35	-2%	29	17%	69	57	21%
Total	**294**	**277**	**6%**	**226**	**30%**	**571**	**426**	**34%**

The increase in selling expenses compared to the previous quarter was mainly explained by higher Media expenses. In 6M26, the increase in selling expenses was mainly driven by higher show-rooms expenses.

GENERAL & ADMINISTRATIVE EXPENSES

General and Administrative expenses totaled R$134 million in the quarter, R$7 million higher than 2Q25 (R$127 million) and in line with 1Q26 (R$134 million). In 6M26, G&A expenses amounted to R$268 million, R$14 million higher compared to 6M25 (R$254 million).

General & Administrative Expenses	2Q26 R$ MM	1Q26 R$ MM	2Q26 x 1Q26	2Q25 R$ MM	2Q26 x 2Q25	6M26 R$ MM	6M25 R$ MM	6M26 x 6M25
Salaries and Social Charges	60	57	6%	56	6%	117	112	4%
Board Members/Management Remuneration	2	2	10%	2	16%	5	4	11%
Employee and Management Profit Sharing	22	24	-9%	20	6%	45	41	10%
Third-Party Services	36	38	-7%	37	-3%	74	72	2%
Rent, Travelling and Representation	6	5	11%	4	29%	11	10	10%
Other	9	8	16%	7	30%	17	15	15%
Total	**134**	**134**	**0%**	**127**	**6%**	**268**	**254**	**6%**

CashMe's G&A totaled R$17 million in the quarter, compared to R$18 million in 1Q26 and R$16 million in 2Q25. Year to date, CashMe’s G&A expenses were R$35 million, up from the same period of 2025 (R$31 million).

INDEMNITIES

We detail below the composition of the indemnities recognized in the Income Statement for the quarter, under the heading Other Operating Expenses/Revenues.

Indemnities	2Q26 R$ MM	1Q26 R$ MM	2Q26 x 1Q26	2Q25 R$ MM	2Q26 x 2Q25	6M26 R$ MM	6M25 R$ MM	6M26 x 6M25
Change in Provision	5	8	-41%	19	-74%	13	18	-25%
Indemnity Expenses (Cash)	(28)	(20)	43%	(34)	-17%	(48)	(60)	-19%
Commitment to Indemnities	2	0	1697%	1	34%	2	5	-70%
Total Impact Income Statement (Other Op. Expenses/Revenues)	**(22)**	**(11)**	**93%**	**(14)**	**57%**	**(33)**	**(36)**	**-9%**

EQUITY INCOME

In the section below, we detail the composition of the Equity Income line.

Equity Income	2Q26 R$ MM	1Q26 R$ MM	2Q26 x 1Q26	2Q25 R$ MM	2Q26 x 2Q25	6M26 R$ MM	6M25 R$ MM	6M26 x 6M25
Cury Construtora E Incorporadora S.A.	41	46	-11%	44	-8%	86	84	3%
Other SPEs with Cury	26	16	60%	18	45%	42	27	52%
Lavvi Empreendimentos Imobiliários S.A.	23	20	18%	34	-30%	43	58	-26%
Other SPEs with Lavvi	6	13	-55%	8	-32%	18	17	7%
Plano & Plano Desenv. Imob. S.A.	18	14	31%	29	-38%	32	52	-39%
Other Projects and Entities	(7)	20	n.a	7	n.a	13	14	0%
Total	**107**	**128**	**-17%**	**140**	**-24%**	**235**	**252**	**-7%**

FINANCIAL RESULT

The Company recorded positive net financial result of R$69 million in 2Q26, up from R$66 million net positive result registered in 2Q25 and higher than the net positive R$38 million from 1Q26. In 6M26, the financial result was positive at R$107 million, lower than the R$125 million registered in 6M25.

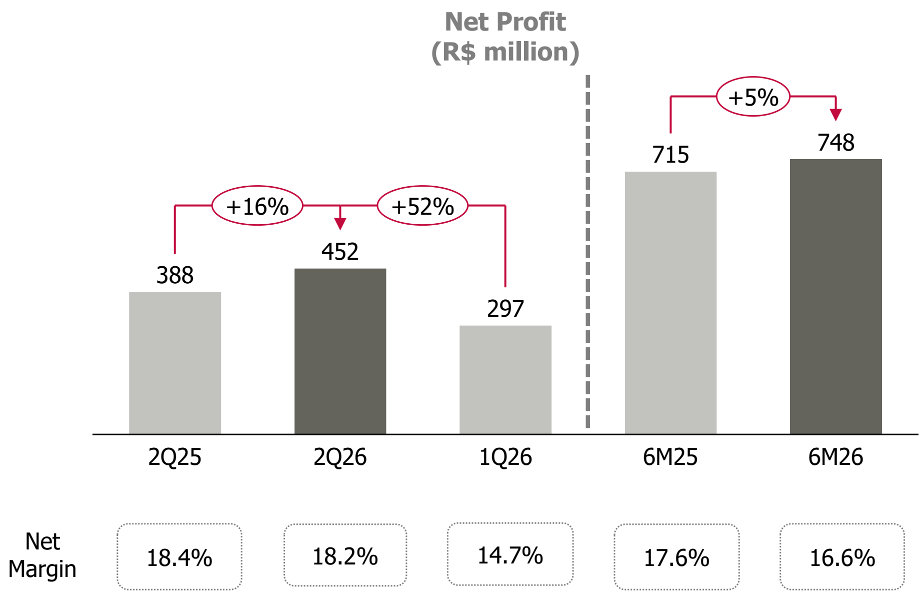
Financial Result	2Q26 R$ MM	1Q26 R$ MM	2Q26 x 1Q26	2Q25 R$ MM	2Q26 x 2Q25	6M26 R$ MM	6M25 R$ MM	6M26 x 6M25
Financial Expenses								
SFH Interest	(79)	(90)	-13%	(65)	21%	(169)	(125)	36%
Interest on Corporate Loans	(199)	(182)	9%	(141)	41%	(380)	(263)	45%
Capitalized Interest	58	68	-15%	49	18%	126	91	39%
Sub Total	**(219)**	**(204)**	**8%**	**(157)**	**40%**	**(423)**	**(297)**	**43%**
Monetary Adjustment on Loans	(1)	(1)	-22%	(1)	-24%	(1)	(1)	-11%
Bank Expenses	(3)	(3)	17%	(3)	26%	(6)	(5)	23%
Other Financial Expenses	(40)	(16)	147%	(26)	54%	(56)	(36)	56%
Total Financial Expenses	**(263)**	**(223)**	**18%**	**(186)**	**41%**	**(487)**	**(339)**	**44%**
Financial Revenues								
Income on Investments	304	246	24%	236	29%	550	428	28%
Monetary Adjustment	4	3	34%	4	2%	6	7	-12%
Other Financial Income	25	12	100%	13	85%	37	29	30%
Total Financial Revenues	**333**	**261**	**27%**	**253**	**32%**	**594**	**464**	**28%**
Financial Result	**69**	**38**	**84%**	**66**	**4%**	**107**	**125**	**-15%**

Year-to-date, the decline in the net financial result was primarily driven by higher financial expenses.

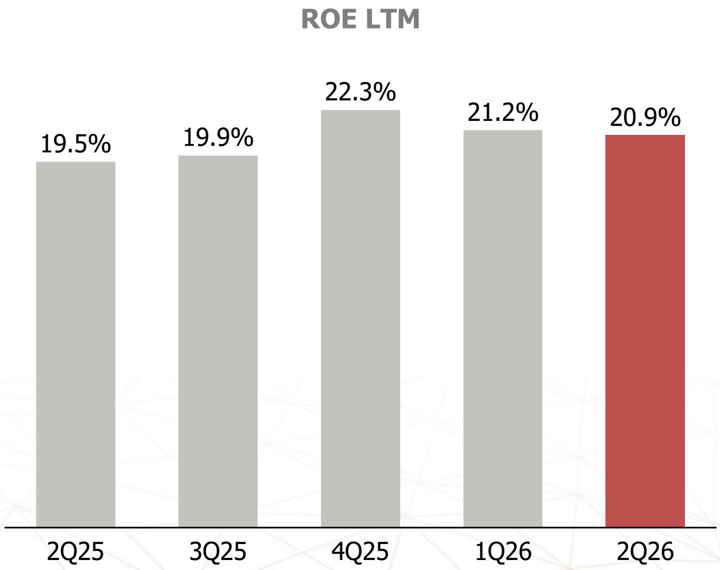
CashMe's participation in Net Financial Results totaled R$111 million in 2Q26, compared to R$72 million in 2Q25 and R$62 million in 1Q26. In 6M26, CashMe's accumulated financial result totaled R$173 million, compared to R$130 million in 6M25.

NET INCOME AND NET MARGIN

The Company recorded net income of R$452 million in 2Q26, versus net income of R$388 million in 2Q25 and R$297 million net income in 1Q26. In the quarter, the Company's earnings per share (EPS) was R$1.04, compared to R$1.06 in 2Q25 and R$0.68 in 1Q26. In 6M26, net income totaled R$748 million, an increase of 5% compared to 6M25.



This result led to an adjusted LTM ROE of 20.9%.



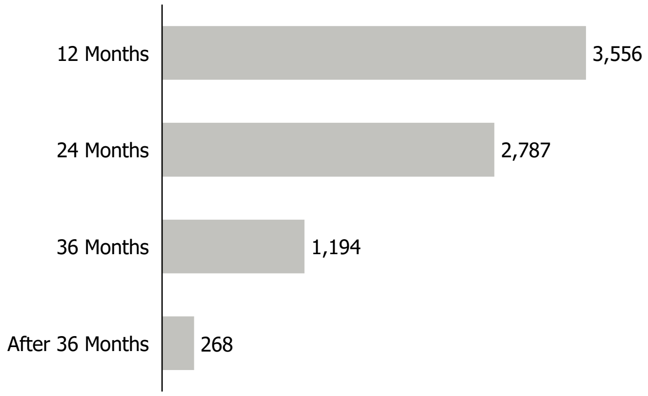
Financial Statements Highlights

ACCOUNTS RECEIVABLE

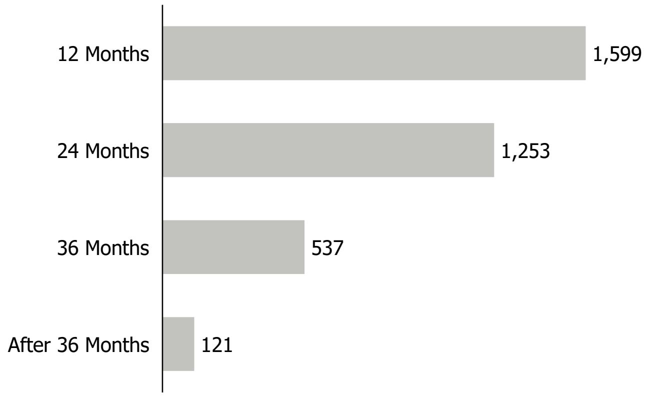
Considering all pre-sales contracts signed, Accounts Receivable totaled R$18.7 billion on June 30, 2026, representing a 4% increase from March 31, 2026. In the Company's Balance Sheet, this amount accounts for R$6.5 billion, which is recognized through the construction progress of each project.

Delivered units account for 8% and units under construction or in the delivery process for 92% of the total amount. The average weighted collection period for Accounts Receivable is approximately 2.1 years (25.7 months).

Cost to be incurred
(ref, sold units – R$ million)

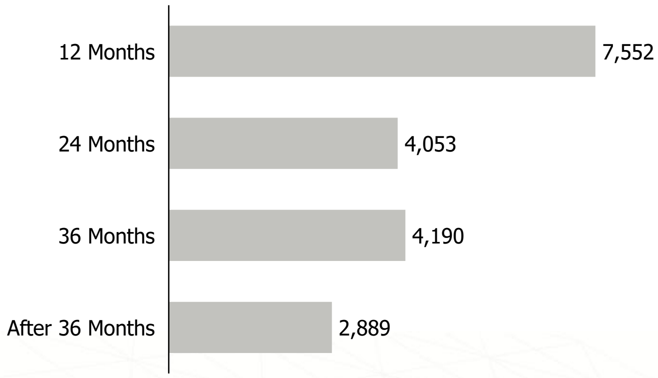


Cost to be incurred
(ref, inventory units – R$ million)

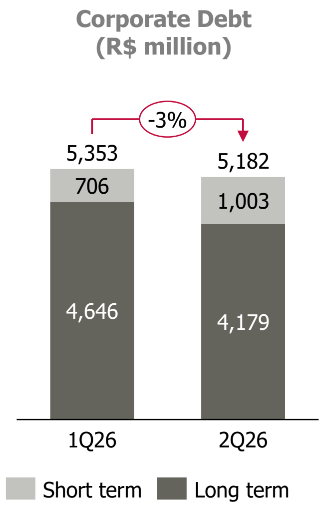


Accounts Receivable	2Q26 R$ MM	1Q26 R$ MM	2Q26 x 1Q26
Units under construction	17,122	16,575	3%
Finished Units	1,563	1,350	16%
Total Accounts Receivable	**18,685**	**17,925**	**4%**
Construction Cost to be Realized from sold units	(7,805)	(7,468)	5%
Construction Cost to be Realized from inventory units	(3,510)	(3,368)	4%
Net Accounts Receivable	**7,370**	**7,089**	**4%**

Receivables Schedule
(in R$ million)



DEBT

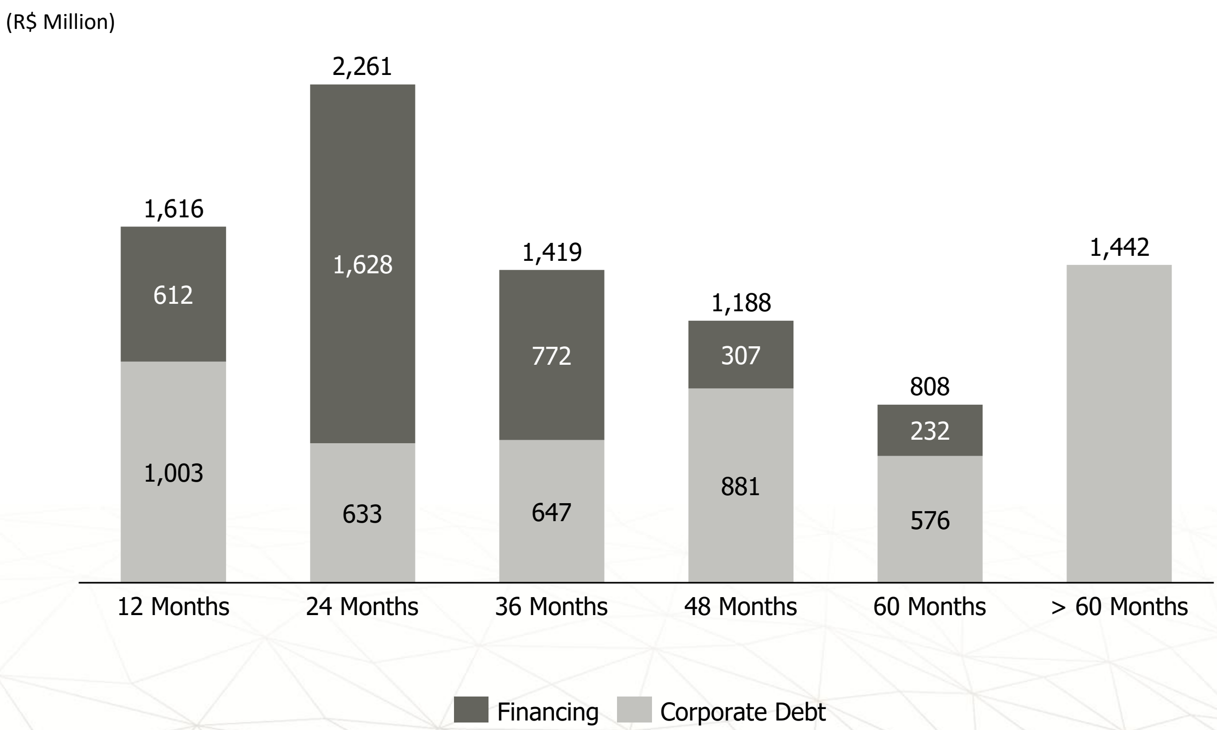


On June 30, 2026, gross debt including accrued interest amounted to R$8,874 million, 1% higher than the amount of R$8,792 million reported on March 31, 2026.

The balance of debt denominated in local currency and entirely related to construction financing accounted for 41% of the total debt (without accrued interest) and increased by 10% in the quarter.

Debt (R$ million)	2Q26	1Q26	2Q26 x 1Q26	2Q25	2Q26 x 2Q25
Construction financing	3,552	3,238	10%	2,583	38%
Corporate Debt - Cyrela	2,414	2,595	-7%	1,980	22%
Corporate Debt - CashMe	2,768	2,757	0%	2,235	24%
Sub total	**8,735**	**8,590**	**2%**	**6,798**	**28%**
Interest and costs	139	202	-31%	91	52%
Total	**8,874**	**8,792**	**1%**	**6,890**	**29%**

Debt Amortization Schedule



As a result, the balance of loans (corporate debt) denominated in local currency, comprising 59% of the total debt (without accrued interest), corresponds to:

R$ million	Issued In	Matures In	Cost p.y.	Balance
Cyrela Corporate Debt				
489th series of the 1st Issue of CRER - Opea	2022	Jun-27	CDI + 0.40%	121
490th series of the 1st Issue of CRER - Opea	2022	Jun-27	IPCA + 5.9068% (swap to CDI + 0.47%)	259
491st series of the 1st Issue of CRER - Opea	2022	Jun-29	IPCA + 6.1280% (swap to CDI + 0.79%)	100
1st series of the 57th Issue of CRER - Província Sec	2024	Apr-28	98% CDI	423
2nd series of the 57th Issue of CRER - Província Sec	2024	Apr-29	99% CDI	67
3rd series of the 57th Issue of CRER - Província Sec	2024	Apr-31	101% CDI	300
1st series of the 102nd Issue of CRER - Província Sec	2025	Apr-29	96% CDI	152
2nd series of the 102nd Issue of CRER - Província Sec	2025	Apr-30	97% CDI	348
1st series of the 127th Issue of CRER - Província Sec	2025	Nov-32	96.5% CDI	330
2nd series of the 127th Issue of CRER - Província Sec	2025	Nov-35	IPCA + 7.3149% (swap to CDI - 0.2125%)	222
3rd series of the 127th Issue of CRER - Província Sec	2025	Nov-40	IPCA + 7.29% (swap to CDI - 0.15%)	47
1st Issue of Commercial Notes of Cy10 Participações	2026	Feb-32	CDI + 1.07%	45
Subtotal				**2,414**

R$ million	Issued In	Matures In	Cost p.y.	Balance
CashMe Debt				
1st, 2nd and 3rd series of the 24th issue of CRER - True Sec	2022	2029	CDI + 1.375% / IPCA + 7.8049%	120
1st and 2nd series of the 155th issue of CRER - True Sec	2023	2028	CDI + 1.95% / IPCA + 7.8529%	43
1st, 2nd and 3rd series of the 113th issue of CRER - Vert Sec	2023	2027	CDI + 3.0% / CDI + 4.0%	17
1st and 2nd series of the 31st issue of CRER - Província Sec	2023	2030	IPCA + 9.0% / IPCA + 10.0%	54
1st and 2nd series of the 40th issue of CRER - Província Sec	2024	2032	IPCA + 7.0% / IPCA + 10.0%	69
1st and 2nd series of the 48th issue of CRER - Província Sec	2024	2031	CDI + 1.4% / IPCA + 7.4%	188
1st and 2nd series of the 139th issue of CRER - Vert Sec	2024	2032	IPCA + 7.4632% / IPCA + 9.75%	301
1st, 2nd and 3rd series of the 1st issue of CR - Província Sec	2024	2032	CDI + 1.15% / IPCA + 9.1146% / IPCA + 9.1146%	263
3rd series of the 102nd Issue of CRER - Província Sec (Debtor Cyrela)	2025	2032	IPCA + 7.6693%	200
1st and 2nd series of the 101st issue of CRER - Província Sec	2025	2032	IPCA + 8.2347% / IPCA + 10.0%	295
1st and 2nd series of the 2nd issue of CR - Província Sec	2025	2033	CDI + 1.06% / CDI + 1.06%	457
CashMe I Credit Rights Investment Fund	2024	n.a.	CDI + 3.5%	210
1st and 2nd series of the 133rd issue of CRER - Província Sec	2026	2039	IPCA + 8.6078% / IPCA + 10.0%	365
1st, 2nd and 3rd series of the 3rd issue of CR - Província Sec	2026	2038	IPCA + 9.87% / CDI + 2.50% / CDI + 3.75%	186
Subtotal				**2,768**
TOTAL CORPORATE DEBT				**5,182**

Cyrela's Adjusted Net Debt amounted to R$1,909 million, below the R$2,181 million recorded in 1Q26.

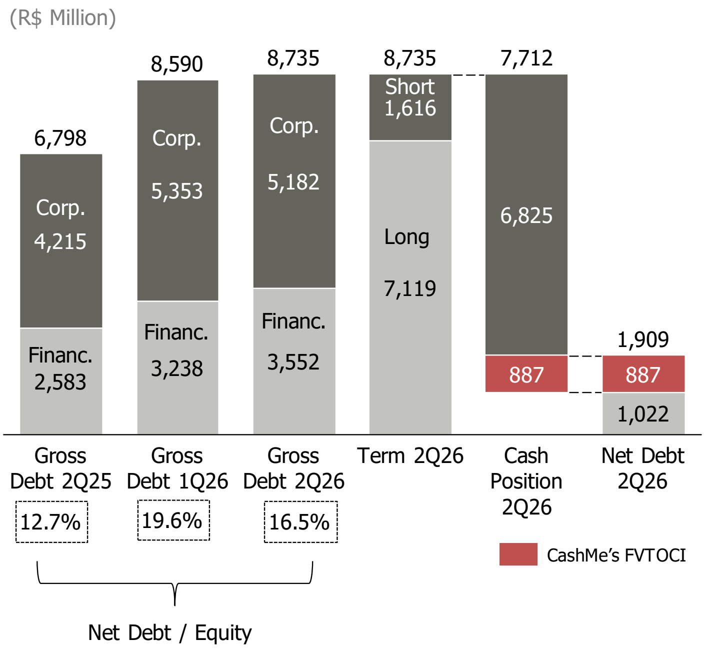
In R$ million	2Q26	1Q26	2Q26 x 1Q26	2Q25	2Q26 x 2Q25
Long-Term Debt	7,119	7,471	-5%	5,724	24%
Short-Term Debt	1,616	1,119	44%	1,075	50%
Total Debt	**8,734**	**8,590**	**2%**	**6,798**	**28%**
Cash and Cash Equivalents	4,076	3,870	5%	3,267	25%
Long-Term Financial Investments	3,637	3,342	9%	2,814	29%
Total Cash and Equivalents	**7,712**	**7,212**	**7%**	**6,081**	**27%**
Accountant Net Debt	**1,022**	**1,378**	**-26%**	**717**	**43%**
FVTOCI CashMe	887	803	10%	592	50%
Adjusted Net Debt	**1,909**	**2,181**	**-12%**	**1,309**	**46%**

The Company's leverage, as measured by means of the Adj. Net Debt / Adj. Total Equity ratio, reached 16.5% by the end of the quarter, reinforcing Cyrela's commitment to maintain this index in healthy levels and ratifying the financial strength of the Company. The net indebtedness includes R$2,768 million of gross debt and R$4,028 million of Marketable Securities of CashMe's operation. Excluding CashMe's assets and liabilities, the Adj. Net Debt would be R$3,170 million and leverage (measured by Adj. Net Debt / Adj. Total Equity ratio) would be 30.7%.

In R$ million	2Q26	1Q26	%Chg	2Q25	%Chg
Adjusted Net Debt	1,909	2,181	-12%	1,309	46%
Adjusted Shareholders' Equity	11,564	11,125	4%	10,283	12%
Construction Financing	3,552	3,238	10%	2,583	38%
Adj. Net Debt / Adj. Shareholders' Equity	**16.5%**	**19.6%**	**-3.1 p.p.**	**12.7%**	**3.8 p.p.**
Adj. Net Debt (ex Financing) / Adj. Shareholders' Equity	-14.2%	-9.5%	-4.7 p.p.	-12.4%	-1.8 p.p.

Obs.: Net debt and Shareholders' Equity excluding CashMe's FVTOCI

Debt Overview



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

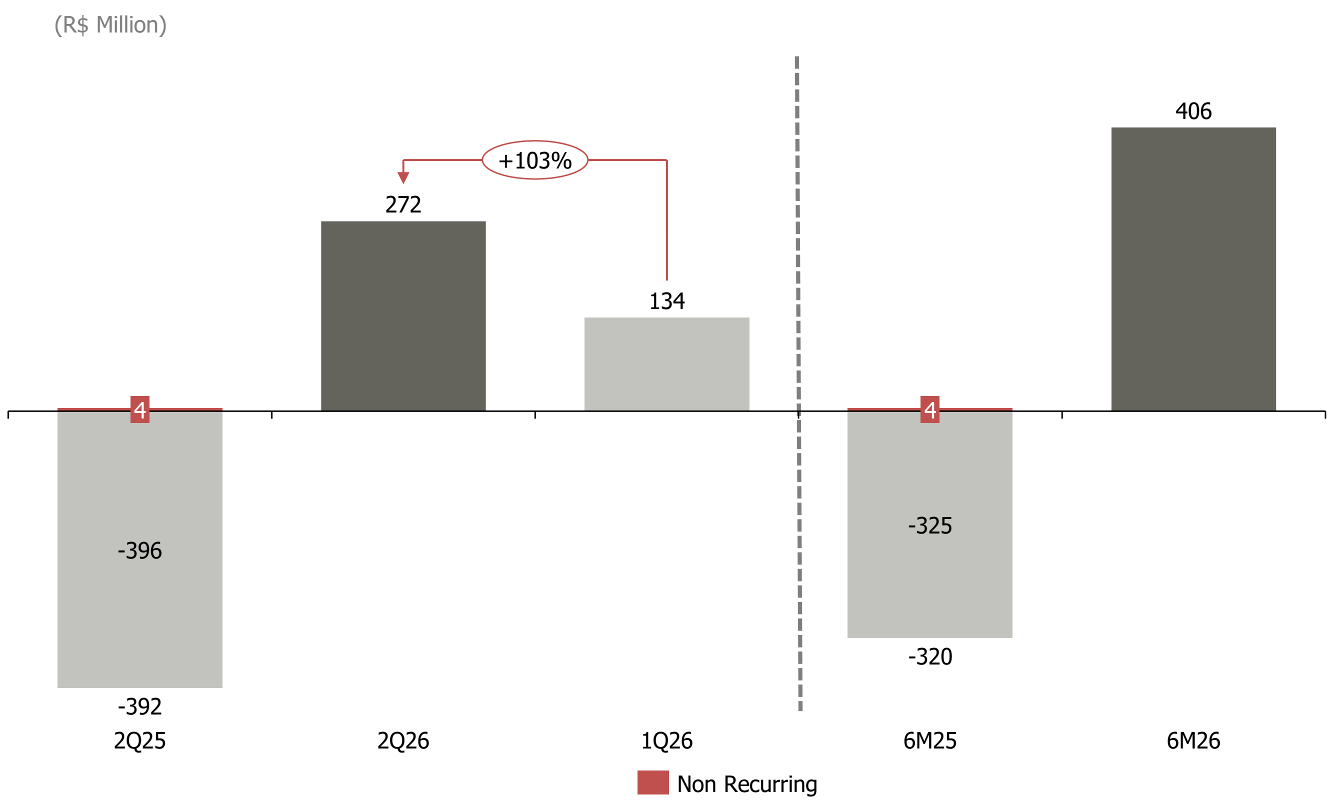
Average Cost of Financing		Average Cost of Corporate Debt*	
Savings Acc. + 2.65%	61.2%	97.9% of CDI	68.4%
TR + 9.01%	38.8%	CDI + 0.26%	31.6%
TOTAL	**100.0%**	**TOTAL**	**100.0%**
Minimum Rate	TR + 8.30%		
Maximum Rate	TR +12.50%		

* Excludes debt from CashMe and Cy.Capital (R$2,813 MM)

CASH GENERATION

In 2Q26, the Company recorded cash generation of R$272 million, compared to cash burn of R$392 million in 2Q25 and cash generation of R$134 million in 1Q26. In addition, the calculation of cash generation excludes the effect of CashMe's FVTOCI, for R$887 million. In 6M26, Cyrela recorded cash generation of R$406 million, compared to cash burn of R$320 million in 6M25.

Cash Generation/Consumption



Cash Burn/Generation (R$ MM)	2Q26 R$ MM	1Q26 R$ MM	Chg %	2Q25 R$ MM	Chg %	6M26 R$ MM	6M25 R$ MM	Chg % 6M26 x 6M25
Total Debt (Gross Debt without Interest payable)	**8,735**	**8,590**	**2%**	**6,798**	**28%**	**8,735**	**6,798**	**28%**
Cash & Marketable Securities	**7,712**	**7,212**	**7%**	**6,081**	**27%**	**7,712**	**6,081**	**27%**
Accountant Net Debt	**1,022**	**1,378**	**-26%**	**717**	**43%**	**1,022**	**717**	**43%**
(+) FVTOCI CashMe	887	803	10%	592	50%	887	592	50%
Adjusted Net Debt	**1,909**	**2,181**	**-12%**	**1,309**	**46%**	**1,909**	**1,309**	**46%**
∆ Accountant Debt Change	272	134	103%	(392)	n.a.	406	(324)	n.a.
(+) Buyback Program	-	-	n.a.	-	n.a.	-	4	-100%
(+) Dividends	-	-	n.a.	-	n.a.	-	-	n.a.
Cash Generation/Burn	**272**	**134**	**103%**	**(392)**	**n.a.**	**406**	**(320) n.a.**	
(+) Acquisition of Equity Interest	-	-	n.a.	(4)	-100%	-	(4)	-100%
Operational Cash Generation/Burn	**272**	**134**	**103%**	**(396)**	**n.a.**	**406**	**(325)**	**n.a.**

SUBSEQUENT EVENTS

As disclosed in the Material Fact issued on August 5, 2026, the Company entered into a non-binding memorandum of understanding with the TRXF11 fund and its asset manager, TRX, setting forth the main terms and conditions of a potential transaction involving the sale of the Cyrela Oscar Freire Corporate Building and other rights related to four logistics warehouses, for an approximate amount of R$2.14 billion, which may be increased by up to R$103 million in the event of the acquisition of interests held by certain third parties, with approximately 50% of the consideration to be paid in cash and approximately 50% in TRXF11 units.

ANNEX I – BALANCE SHEET

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES

Consolidated Balance Sheet
R$ million

	June 30, 2026	December 31, 2025
ASSETS		
Current Assets	**15,927**	**14,870**
Cash and Cash Equivalents	231	727
Marketable Securities	3,845	3,255
Accounts Receivable	5,156	4,578
Marketable Real Estate	6,054	5,775
Recoverable Taxes and Contributions	61	10
Deferred Taxes and Contributions	3	2
Selling Expenses to Be Recognized	107	103
Anticipated Expenses	41	50
Derivative financial instruments	49	36
Other Receivables	379	335
Non-Current Assets	**11,813**	**11,240**
Long Term	**7,840**	**7,335**
Accounts Receivable	1,368	1,537
LT Marketable Securities	3,637	3,026
Checking Accounts with Partners in Projects	11	11
Related Parties	259	186
Recoverable Taxes and Contributions	216	232
Deferred Income Tax and Social Contribution	1	1
Marketable Real Estate	2,038	2,055
Selling Expenses to be Recognized	111	95
Other Receivables	200	193
Permanent	**3,973**	**3,905**
Investment in Controlled Companies	3,290	3,157
Fixed Assets	658	640
Intangible	26	109
Total Assets	**27,741**	**26,110**

	June 30, 2026	December 31, 2025
LIABILITIES AND SHAREHOLDERS' EQUITY		
Current Liabilities	**4,729**	**3,869**
Loans and Financing	644	754
Debentures	-	-
Real Estate Certificates - CRER	1,106	748
Financial Instruments and Derivatives	-	1
Suppliers	309	276
Provision for Guarantees	85	80
Taxes and Contributions Payable	69	107
Deferred Taxes and Contributions	112	99
Payroll, social charges and profit sharing	243	249
Real Estate Acquisition Payable	1,208	948
Dividends Payable	-	-
Related Parties	181	128
Checking Accounts with Partners in Projects	13	12
Advances from Customers	297	135
Provisions for Social Security, Labor, Civil and Fiscal Risks	75	82
Other Payables	387	250
Long Term	**10,560**	**10,774**
Loans and Financing	3,195	3,010
Debentures	-	-
Real Estate Certificates - CRER	3,929	4,205
Suppliers	1	1
Provision for Guarantee	167	155
Real Estate Acquisition Payable	1,979	1,995
Provisions for Social Security, Labor, Civil and Fiscal Risks	66	72
Deferred Income Tax and Social Contribution	333	330
Advances from Customers	891	1,006
TOTAL SHAREHOLDERS' EQUITY	**12,452**	**11,467**
Minority Equity	**1,283**	**1,239**
Shareholders' Equity	**11,168**	**10,227**
Capital Stock	6,184	6,184
Capital Reserve	65	46
Legal Reserve	716	716
Surplus Reserve	2,845	2,845
Treasury Shares	(269)	(269)
Profit / Losses	748	-
Other Comprehensive Income	878	704
Total Liabilities and Shareholders' Equity	**27,741**	**26,110**

ANNEX II – INCOME STATEMENT

Consolidated Income Statement
R$ million

	2Q26	1Q26	% Change	6M26	6M25	% Change
Gross Revenue of Sales and/or Services						
Real Estate Development and Resales	2,491	2,110	18%	4,601	4,146	11%
Lots for Development	3	11	-73%	14	0	4892%
Services Rendered	44	31	42%	76	54	39%
Cancellations Provision	12	(69)	n.a	(56)	(29)	97%
Provision for Doubtful Receivables	(2)	(2)	-21%	(4)	(1)	287%
Deductions from Gross Revenue	(68)	(56)	21%	(124)	(111)	12%
Total Net Revenue	**2,481**	**2,025**	**23%**	**4,506**	**4,060**	**11%**
Real Estate Sales and Resales	(1,609)	(1,388)	16%	(2,997)	(2,742)	9%
Lots for Development	(3)	(8)	-56%	(11)	1	n.a
Services Rendered and Others	(7)	(8)	-5%	(15)	(14)	4%
Cancellations Provision	(8)	44	n.a	35	20	80%
Cost of Goods and/or Services Sold	**(1,628)**	**(1,359)**	**20%**	**(2,987)**	**(2,736)**	**9%**
Gross Profit (Loss)	**853**	**666**	**28%**	**1,519**	**1,324**	**15%**
Operating (Expenses) Revenues						
Selling Expenses	(294)	(277)	6%	(571)	(426)	34%
General and Administrative Expenses	(132)	(132)	0%	(263)	(249)	6%
Management Fees	(2)	(2)	10%	(5)	(4)	11%
Equity Result and Other Appreciations	107	128	-17%	235	252	-7%
Other Results in Investments	7	9	-24%	15	(2)	n.a
Other Operating Expenses/Revenues	(34)	(19)	81%	(52)	(53)	-2%
	(349)	**(292)**	**19%**	**(641)**	**(483)**	**33%**
Profit (Loss) Before Financial Result	**504**	**374**	**35%**	**878**	**841**	**4%**
Financial Expenses	(263)	(223)	18%	(487)	(339)	44%
Financial Revenues	333	261	27%	594	464	28%
Earnings Before Income Tax and Minority Interest	**574**	**411**	**39%**	**985**	**967**	**2%**
Deferred	(2)	(5)	-53%	(8)	(7)	4%
Current	(53)	(46)	14%	(99)	(87)	14%
Tax and Social Contribution	**(55)**	**(51)**	**7%**	**(106)**	**(94)**	**13%**
Income (Loss) Before Minority Interest	**519**	**360**	**44%**	**879**	**873**	**1%**
Minority Interest	(67)	(63)	6%	(130)	(157)	-17%
Net Income (Loss)	**452**	**297**	**52%**	**748**	**715**	**5%**

ANNEX III – REVENUE RECOGNITION

*Considers only revenues from Residential Real Estate Development activities

PROJECT	SEGMENT	RECOGNITION DATE	% ACCRUED FINANCIAL EVOLUTION		ACCRUED REVENUE (R$ MM)	
			2Q26	2Q25	2Q26	2Q25
Eden Park By Dror	High-End	Mar-23	7%	9%	129	121
Cyrela Moema By Yoo	High-End	Sep-21	0%	3%	43	16
Mandarim The Legend	High-End	Mar-24	10%	3%	39	12
La Isla Residence Club	High-End	Mar-24	6%	5%	39	29
Lis Moema	High-End	Nov-23	5%	6%	36	30
Ox Park Design By Edsa	High-End	Sep-24	9%	1%	36	10
Casa Ibirapuera	High-End	Jul-22	4%	5%	30	45
On The Sky Cyrela By Yoo	High-End	Jun-23	3%	5%	29	34
Woods Park Design By Edsa	High-End	Sep-24	7%	1%	29	11
Only By Living	Middle	Nov-23	5%	12%	28	51
On The Sky – Wanders & Yoo	High-End	Dec-24	2%	1%	27	49
Casa Eden By Yoo West	High-End	Dec-23	6%	3%	26	17
Casa Eden By Yoo East	High-End	Dec-23	5%	3%	25	18
The Park Inspired By Dror	High-End	Apr-21	0%	3%	25	3
Aura Moema	High-End	Aug-23	4%	3%	25	14
United Living Ipiranga	Middle	Jun-23	4%	10%	24	25
Living Wellness Aclimação	Middle	Mar-23	3%	5%	24	17
Iconyc By Yoo	High-End	Sep-23	1%	7%	23	39
Vista Praia De Belas	High-End	Aug-24	14%	2%	22	3
Vivaz Santa Marina	MCMV 2 & 3	Jul-24	10%	4%	21	9
Escape Eden	High-End	Jun-24	6%	2%	21	15
Coupé Tower 2 - Edifício Coupé	High-End	Feb-25	2%	1%	21	24
Living Grand Wish Jardim	Middle	Feb-24	6%	4%	21	9
Vivaz Parque Prime Freguesia Do Ó	MCMV 2 & 3	Oct-24	10%	6%	21	14
Living Address Alto Do Ipiranga	Middle	Jun-23	6%	8%	20	27
Other Projects					**879**	**1,429**
Sub-Total					**1,663**	**2,071**
Projects begun after June, 2025						
La Galerie	High-End	Jun-26	49%	0%	141	-
We Barra By Living	High-End	Jun-26	25%	0%	87	-
The Grand Residence Brooklin	Middle	Jun-26	39%	0%	48	-
Cyrela Zen By Yoo	High-End	Dec-25	1%	0%	39	-
Vista Milano	High-End	Dec-25	0%	0%	26	-
Grand Vivaz Estação Giovanni Gronchi	MCMV 2 & 3	Jun-26	25%	0%	23	-
Endless Península By Edsa	High-End	Dec-25	0%	0%	18	-
Casa Senses	High-End	Dec-25	0%	0%	17	-
Vivaz Selection Santo Amaro	MCMV 2 & 3	Dec-25	1%	0%	17	-
Capri	High-End	Dec-25	0%	0%	17	-
Vivaz Jardim De Versalhes	MCMV 2 & 3	Jun-26	29%	0%	17	-
In The Park Cidade Jardim	High-End	Mar-26	0%	0%	17	-
Grand Vivaz Lapa 2	MCMV 2 & 3	Jun-26	23%	0%	17	-
Skyline Menino Deus	High-End	Dec-25	3%	0%	16	-
Grand Vivaz Estação Tamanduateí 3	MCMV 2 & 3	Jun-26	21%	0%	16	-
Other Projects					**315**	**-**
Sub-Total					**831**	**-**
Total					**2,494**	**2,071**

ANNEX IV – LAUNCHES

	Project	Quarter	Month	Region	PSV (R$ MM)	Segment	%CBR
1	Vivaz Connection Adolfo Pinheiro	1Q26	Jan-26	SP	226	MCMV 2 and 3	100%
2	Mediterranée by Living - Studios	1Q26	Jan-26	SP	12	Middle	75%
3	Leven By Living	1Q26	Feb-26	SP	235	Middle	100%
4	Grand Vivaz Lapa	1Q26	Feb-26	SP	153	MCMV 2 and 3	75%
5	Vivaz Jardim de Paris	1Q26	Feb-26	SP	147	MCMV 2 and 3	100%
6	Epic Jardim Europa Design By Pininfarina - Studios	1Q26	Feb-26	SP	83	High end	50%
7	Living Wellness Grajaú	1Q26	Feb-26	RJ	231	Middle	100%
8	Residencial Pixinguinha - Condomínio Rosa	1Q26	Feb-26	RJ	184	MCMV 2 and 3	20%
9	Grand Vivaz Penha F2	1Q26	Mar-26	SP	189	MCMV 2 and 3	75%
10	Green Garden	1Q26	Mar-26	SP	322	High end	50%
11	In The Park Cidade Jardim	1Q26	Mar-26	RJ	583	High end	70%
12	Nova Norte Residencial - Raízes - F2	1Q26	Mar-26	RJ	63	MCMV 2 and 3	40%
13	Vivaz Mooca	2Q26	Apr-26	SP	119	MCMV 2 and 3	100%
14	Living Full Eldorado	2Q26	Apr-26	SP	253	Middle	100%
15	La Galerie	2Q26	Apr-26	SP	814	High end	85%
16	Vivaz Jardim de Versalhes	2Q26	Apr-26	SP	150	MCMV 2 and 3	100%
17	Casa Senses - Studios	2Q26	Apr-26	SP	50	High end	90%
18	Cidade Villa Lobos - Condomínio Tenor	2Q26	Apr-26	SP	117	MCMV 2 and 3	40%
19	Grand Vivaz Estação Giovanni Gronchi	2Q26	May-26	SP	203	MCMV 2 and 3	90%
20	Grand Vivaz Lapa F2	2Q26	May-26	SP	181	MCMV 2 and 3	75%
21	The Grand Residence	2Q26	May-26	SP	379	Middle	100%
22	Wellness Chácara Santo Antônio	2Q26	May-26	SP	286	Middle	100%
23	Vivaz Olaria	2Q26	May-26	RJ	125	MCMV 2 and 3	100%
24	Endless Peninsula By Edsa - F2	2Q26	May-26	RJ	272	High end	70%
25	Nova Leopoldina - Condominio Art - F1	2Q26	May-26	SP	117	MCMV 2 and 3	40%
26	Nova Caxias UP - F2	2Q26	Jun-26	RJ	51	MCMV 2 and 3	40%
27	Escape Brooklin	2Q26	Jun-26	SP	430	High end	75%
28	Grand Vivaz Estação Tamanduateí F3	2Q26	Jun-26	SP	160	MCMV 2 and 3	100%
29	Vivaz Nações Unidas F2	2Q26	Jun-26	SP	121	MCMV 2 and 3	100%
30	We Barra By Living	2Q26	Jun-26	RJ	636	Middle	70%
31	Now 29	2Q26	Jun-26	CO	96	MCMV 2 and 3	50%
32	Almá Pinheiros - F1	2Q26	Jun-26	SP	408	High end	35%
Total					**7,395**		

2Q26

Region	Launched PSV (R$ MM)			CBR Launched PSV (R$ MM)			% CBR			PSV - Swaps (R$ MM)		
	2Q26	2Q25	Chg %	2Q26	2Q25	Chg %	2Q26	2Q25	Chg p.p.	2Q26	2Q25	Chg %
São Paulo	3,787	2,740	38%	3,081	2,344	31%	81%	86%	-4.2 p.p	92	113	-18%
Rio de Janeiro	1,084	466	133%	781	148	426%	72%	32%	40.2 p.p	0	0	n.a.
South	0	237	-100%	0	190	-100%	0%	80%	-80.0 p.p	0	18	-100%
Other	96	684	-86%	48	317	-85%	50%	46%	3.6 p.p	14	64	-78%
Total	**4,967**	**4,126**	**20%**	**3,910**	**2,999**	**30%**	**79%**	**73%**	**6.1 p.p**	**106**	**195**	**-45%**

Segment	Launched PSV (R$ MM)			CBR Launched PSV (R$ MM)			% CBR			PSV - Swaps (R$ MM)		
	2Q26	2Q25	Chg %	2Q26	2Q25	Chg %	2Q26	2Q25	Chg p.p.	2Q26	2Q25	Chg %
High end	1,974	1,707	16%	1,393	1,367	2%	71%	80%	-9.6 p.p	70	85	-18%
Middle	1,554	1,104	41%	1,363	791	72%	88%	72%	16.1 p.p	22	84	-73%
MCMV 2 and 3	1,439	1,316	9%	1,154	841	37%	80%	64%	16.4 p.p	14	26	-46%
Total	**4,967**	**4,126**	**20%**	**3,910**	**2,999**	**30%**	**79%**	**73%**	**6.1 p.p**	**106**	**195**	**-45%**

6M26

Region	Launched PSV (R$ MM)			CBR Launched PSV (R$ MM)			% CBR			PSV - Swaps (R$ MM)		
	6M26	6M25	Chg %	6M26	6M25	Chg %	6M26	6M25	Chg p.p.	6M26	6M25	Chg %
São Paulo	5,154	6,302	-18%	4,158	4,822	-14%	81%	77%	4.1 p.p	131	163	-20%
Rio de Janeiro	2,145	1,413	52%	1,482	981	51%	69%	69%	-0.3 p.p	0	216	-100%
South	0	237	-100%	0	190	-100%	0%	80%	-80.0 p.p	0	18	-100%
Other	96	1,037	-91%	48	630	-92%	50%	61%	-10.7 p.p	14	64	-78%
Total	**7,395**	**8,989**	**-18%**	**5,687**	**6,622**	**-14%**	**77%**	**74%**	**3.2 p.p**	**144**	**461**	**-69%**

Segment	Launched PSV (R$ MM)			CBR Launched PSV (R$ MM)			% CBR			PSV - Swaps (R$ MM)		
	6M26	6M25	Chg %	6M26	6M25	Chg %	6M26	6M25	Chg p.p.	6M26	6M25	Chg %
High end	2,962	4,901	-40%	2,003	3,653	-45%	68%	75%	-6.9 p.p	86	332	-74%
Middle	2,032	1,724	18%	1,838	1,370	34%	90%	79%	11.0 p.p	43	102	-58%
MCMV 2 and 3	2,401	2,364	2%	1,846	1,599	15%	77%	68%	9.2 p.p	16	27	-41%
Total	**7,395**	**8,989**	**-18%**	**5,687**	**6,622**	**-14%**	**77%**	**74%**	**3.2 p.p**	**144**	**461**	**-69%**

ANNEX V – SALES

2Q26

Region	Pre-Sales PSV (R$ MM)			CBR Pre-Sales PSV (R$ MM)			%CBR		
	2Q26	2Q25	Chg %	2Q26	2Q25	Chg %	2Q26	2Q25	Chg p.p.
São Paulo	2,371	2,171	9%	1,902	1,725	10%	80%	79%	0.7 p.p
Rio de Janeiro	796	488	63%	534	259	106%	67%	53%	14.1 p.p
South	96	237	-59%	78	190	-59%	81%	80%	1.0 p.p
Other	203	362	-44%	117	200	-42%	57%	55%	2.1 p.p
Total	**3,467**	**3,258**	**6%**	**2,631**	**2,374**	**11%**	**76%**	**73%**	**3.0 p.p**

Segment	Pre-Sales PSV (R$ MM)			CBR Pre-Sales PSV (R$ MM)			%CBR		
	2Q26	2Q25	Chg %	2Q26	2Q25	Chg %	2Q26	2Q25	Chg p.p.
High end	1,242	1,237	0%	919	939	-2%	74%	76%	-1.9 p.p
Middle	855	701	22%	706	545	29%	83%	78%	4.8 p.p
Vivaz Prime	7	18	-57%	7	18	-60%	94%	101%	-6.7 p.p
MCMV 2 and 3	1,363	1,303	5%	999	872	15%	73%	67%	6.4 p.p
Total	**3,467**	**3,258**	**6%**	**2,631**	**2,374**	**11%**	**76%**	**73%**	**3.0 p.p**

6M26

Region	Pre-Sales PSV (R$ MM)			CBR Pre-Sales PSV (R$ MM)			% CBR		
	6M26	6M25	Chg %	6M26	6M25	Chg %	6M26	6M25	Chg p.p.
São Paulo	4,205	3,932	7%	3,374	3,031	11%	80%	77%	3.2 p.p
Rio de Janeiro	1,672	1,437	16%	1,116	1,042	7%	67%	73%	-5.8 p.p
South	135	320	-58%	110	257	-57%	81%	80%	1.2 p.p
Other	396	598	-34%	225	397	-43%	57%	66%	-9.6 p.p
Total	**6,408**	**6,287**	**2%**	**4,826**	**4,726**	**2%**	**75%**	**75%**	**0.1 p.p**

Segment	Pre-Sales PSV (R$ MM)			CBR Pre-Sales PSV (R$ MM)			% CBR		
	6M26	6M25	Chg %	6M26	6M25	Chg %	6M26	6M25	Chg p.p.
High end	2,541	2,788	-9%	1,848	2,113	-13%	73%	76%	-3.1 p.p
Middle	1,310	1,295	1%	1,093	1,088	0%	83%	84%	-0.6 p.p
Vivaz Prime	1	25	-94%	0	26	-101%	-14%	103%	-117.2 p.p
MCMV 2 and 3	2,555	2,179	17%	1,885	1,500	26%	74%	69%	4.9 p.p
Total	**6,408**	**6,287**	**2%**	**4,826**	**4,726**	**2%**	**75%**	**75%**	**0.1 p.p**

ANNEX VI – LANDBANK

Landbank

Region	PSV - with swaps (R$ MM)	PSV - without swaps (R$ MM)	# Land	Units	Swap	%CBR
São Paulo	9,787	9,038	31	25,205	41%	95%
Rio de Janeiro	5,937	5,390	26	9,599	47%	94%
South	1,307	1,015	1	1,190	75%	80%
Other	445	388	19	4,871	26%	35%
Total	**17,476**	**15,831**	**77**	**40,865**	**46%**	**92%**

Product	PSV - with swaps (R$ MM)	PSV - without swaps (R$ MM)	# Land	Units	Swap	%CBR
High end	9,063	7,949	31	9,675	45%	92%
Middle	2,824	2,568	16	7,568	36%	88%
MCMV 2 and 3	5,589	5,314	30	23,622	68%	95%
Total	**17,476**	**15,831**	**77**	**40,865**	**46%**	**92%**

Land Acquisition

Region	PSV - with swaps (R$MM)	PSV - without swaps (R$ MM)	# Land	Units	Swap	%CBR
São Paulo	1,366	1,304	4	5,054	40%	90%
Rio de Janeiro	883	859	6	2,656	21%	92%
South	0	0	0	0	0%	0%
Other	0	0	0	0	0%	0%
Total	**2,249**	**2,164**	**10**	**7,710**	**32%**	**91%**

Product	PSV - with swaps (R$MM)	PSV - without swaps (R$ MM)	# Land	Units	Swap	%CBR
High end	0	0	0	0	0%	0%
Middle	896	870	4	2,284	16%	92%
MCMV 2 and 3	1,353	1,294	6	5,426	63%	90%
Total	**2,249**	**2,164**	**10**	**7,710**	**32%**	**91%**

ANNEX VII – PROJECTS DELIVERED

	Delivered Projects	LaunchDate	DeliveryDate	Location	PSV Launched (R$ MM)	Product	%CBR
1	Now Reserva das Águas - F3	Sep-23	Jan-26	CO	48	MCMV 2 and 3	50%
2	Vivaz Cantareira - F2	Jul-23	Feb-26	SP	111	MCMV 2 and 3	100%
3	Vivaz Estação São Lucas	Sep-23	Feb-26	SP	71	MCMV 2 and 3	100%
4	Vivaz Penha - F3	May-23	Feb-26	SP	113	MCMV 2 and 3	75%
5	Oscar Freire 1.560	Jul-22	Mar-26	SP	240	High end	70%
6	Living Wellness Aclimação	Sep-22	Mar-26	SP	326	Middle	75%
7	Vivaz Prime Belenzinho	Jul-23	Mar-26	SP	116	MCMV 2 and 3	100%
8	Now Praça C8	Apr-23	Mar-26	CO	105	MCMV 2 and 3	50%
9	Living Infinity Nova Klabin	Mar-22	Apr-26	SP	305	Middle	75%
10	Living Full Vila Nova Conceição	Aug-22	Apr-26	SP	294	Middle	100%
11	Iconyc By Yoo	Aug-23	Apr-26	RJ	464	High end	60%
12	Skyglass - Parque Moinhos	Jun-23	Apr-26	South	125	High end	80%
13	Leaf Loefgren	Jun-22	Apr-26	SP	228	High end	33%
14	Wish 675	Mar-23	Apr-26	SP	56	Middle	50%
15	Heritage Campo	Aug-25	May-26	SP - Other	137	High end	100%
16	Nova Olaria	Oct-22	May-26	South	308	High end	70%
17	Now Parque Amazônia - F3	Sep-23	May-26	CO	41	MCMV 2 and 3	50%
18	Arq Mooca By Living	Mar-23	Jun-26	SP	160	Middle	100%
19	Smart Parque Areião	Jun-23	Jun-26	CO	88	Middle	50%
	Total				**3,336**		

Glossary

PSV: Pre-Sales Value, or the amount in R$ obtainable by selling each unit.

%CBR: the Company's share, or the sum of its direct and indirect share in each project.

Pre-sales: the sum of the values of all units sold for which contracts have been signed.

Percentage of Completion ("PoC"): construction costs incurred divided by total construction costs. Revenue is recognized based on the ratio of costs incurred to total costs.

Result to be recognized: due to the "PoC" accounting method, the results from sold units are recognized according to the progress of construction. Therefore, it represents the result that will be recognized as construction costs are incurred.

Net debt: total debt plus debenture and CRER issuance costs, net of accrued interest, less cash position (cash and cash equivalents + short- and long-term marketable securities).

Construction Progress: progress of construction of units already sold, in accordance with the "PoC" accounting method.

Earnings per share: net income for the period divided by total shares (on the last day of the quarter), net of Treasury shares.

Landbank: all the land available for future launches.

Swap: land purchase arrangement whereby the Company pays for land with units (in the case of unit swaps) or with cash flows from sales of units (in the case of financial swaps).

SFH: Sistema Financeiro da Habitação, or Financial Housing System.