

**CYRELA LAUNCHES R\$3,123 MILLION AND SELLS R\$3,201 MILLION IN THE QUARTER.
SOS OF LAUNCHES OF 62% IN THE QUARTER.**

São Paulo, October 8, 2024 - Cyrela Brazil Realty S.A. Empreendimentos e Participações (B3: CYRE3; OTCQPink: CYRBY), informs the preview of the operating results for the third quarter of 2024 (3Q24), versus the same period of 2023 (3Q23) and, as stated otherwise, versus the second quarter of 2024 (2Q24). The operating results presented are subject to review by auditors.

Operational Highlights	3Q24	3Q23	3Q24 x 3Q23	2Q24	3Q24 x 2Q24	9M24	9M23	9M24 x 9M23
Launches ⁽¹⁾								
Number of Launches	15	13	2	9	6	33	38	-5
Launched PSV - R\$ Million (100%)	3,123	2,165	44%	1,461	114%	6,284	7,024	-11%
Cyrela's Share	82%	72%	10.0 p.p.	74%	7.9 p.p.	79%	74%	4.5 p.p.
Swapped PSV - R\$ Million (100%)	98	89	9%	68	44%	329	420	-22%
Launched PSV ex-swaps - R\$ Million (%CBR)	2,479	1,498	65%	1,036	139%	4,711	4,911	-4%
Sales ⁽²⁾								
Pre-Sales Contracts - R\$ Million (100%)	3,201	2,263	41%	2,372	35%	7,719	6,299	23%
Cyrela's Share	79%	77%	2.0 p.p.	74%	5.0 p.p.	78%	78%	-0.5 p.p.
Pre-Sales ex-swaps - R\$ Million (%CBR)	2,457	1,690	45%	1,713	43%	5,747	4,614	25%
Sales Speed (SoS) LTM								
SoS LTM	54.9%	47.9%	7.0 p.p.	52.6%	2.3 p.p.	54.9%	47.9%	7.0 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.

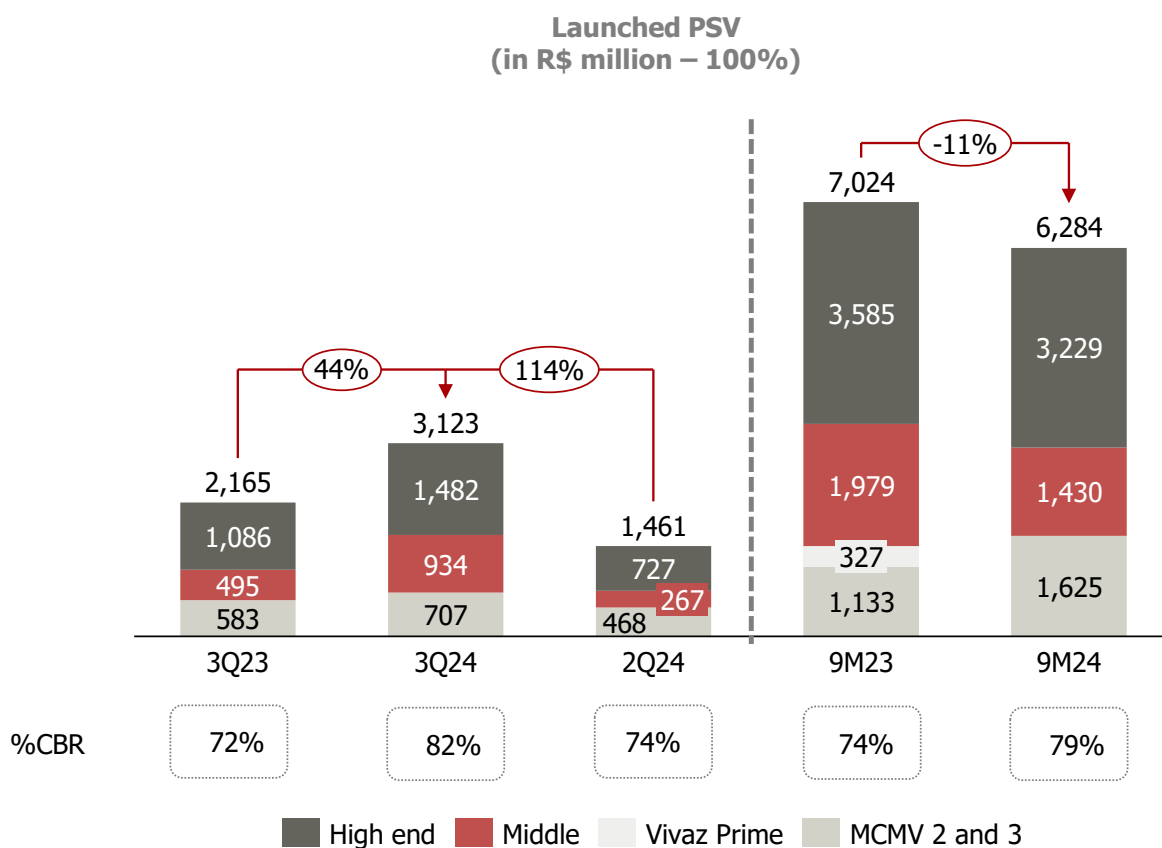
For further information, please contact:

Investor Relations

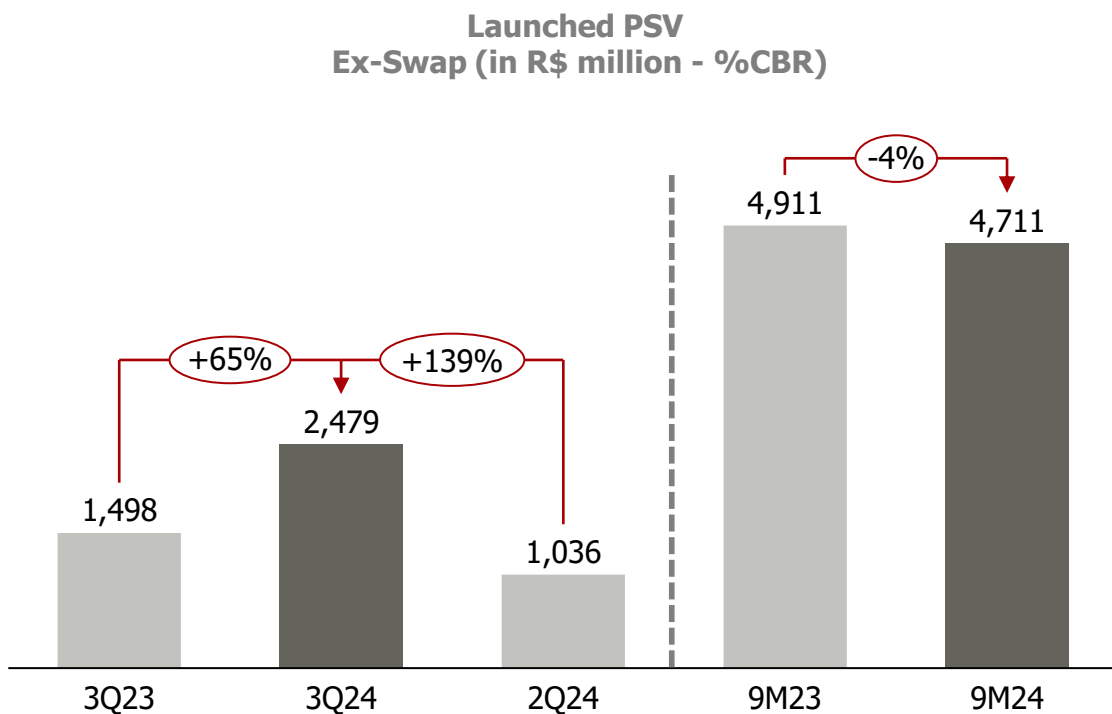
ri@cyrela.com.br | <http://ri.cyrela.com.br/en/>

LAUNCHES

Cyrela launched 15 projects in the quarter, reaching a volume of R\$3,123 million, 44% higher than the presented in 3Q23 (R\$2,165 million) and 114% up from 2Q24 (R\$1,461 million). Swaps accounted R\$98 million in the launches of the quarter vs. R\$89 million in 3Q23 and R\$68 million in 2Q24. Cyrela's stake in 3Q24 launches reached 82%, up from the stake presented in 3Q23 (72%) and higher than 2Q24 (74%). Of the total PSV launched in 3Q24, 87% will be recognized through full consolidation and 13% through the equity method. In 9M24, the PSV launched accounted for R\$6,284 million, 11% down from 9M23.

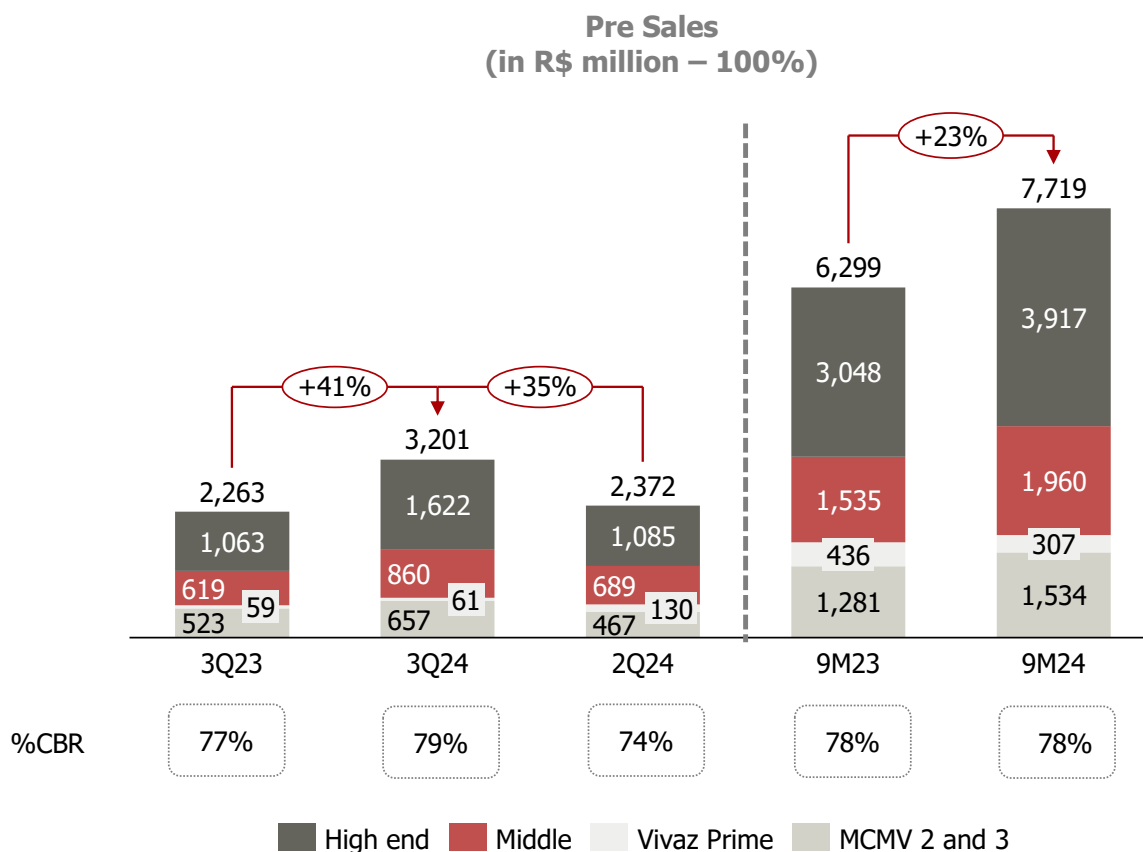


Excluding swaps and considering only the %CBR, the volume launched in the 3Q24 was R\$2,479 million, 65% higher than the launches of the same quarter of the previous year (R\$1,498 million in 3Q23) and 139% up from 2Q24 (R\$1,036 million). In the year, launches reached R\$4,711 million, compared to R\$4,911 million in 2023.

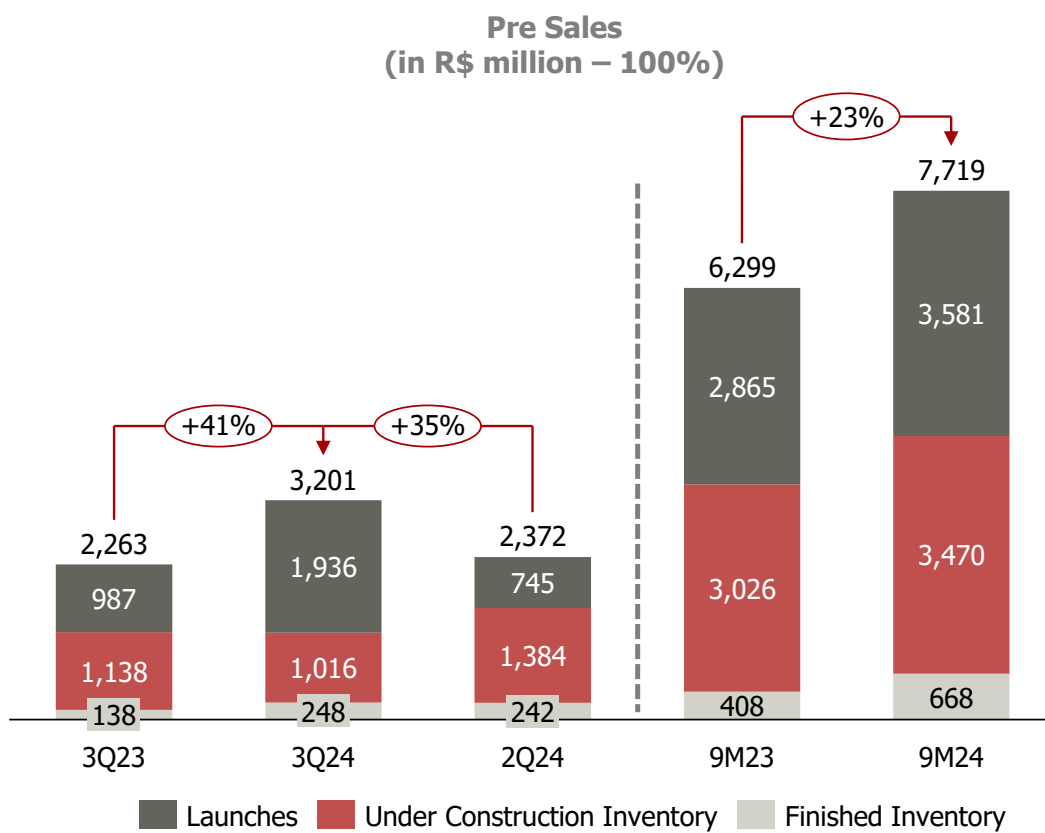


PRE-SALES

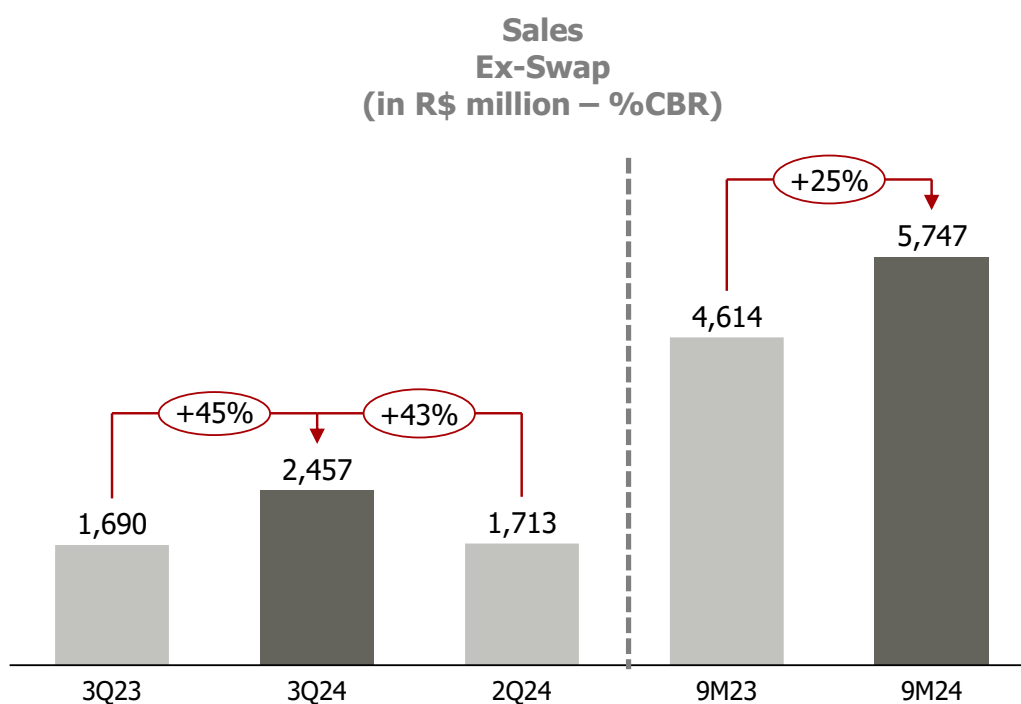
Net pre-sales volume totaled R\$3,201 million in the quarter, 41% up from 3Q23 (R\$2,263 million) and 35% higher than the presented in 2Q24 (R\$2,372 million). Cyrela's stake in the volume sold in the quarter was 79%, higher than the 77% presented in the same quarter of 2023 and up from 2Q24 (74%). Of the total sales of the quarter, 85% will be recognized through full consolidation and 15% through the equity method. In 9M24, net presales accounted for R\$7,719 million, 23% higher than the previous year.



In the quarter, R\$248 million of total net pre-sales refer to finished inventory sales (8%), R\$1,016 million refer to under construction inventory sales (32%) and R\$1,936 million refer to sales of launches (60%). The speed of sales of projects launched in the quarter reached 62%.

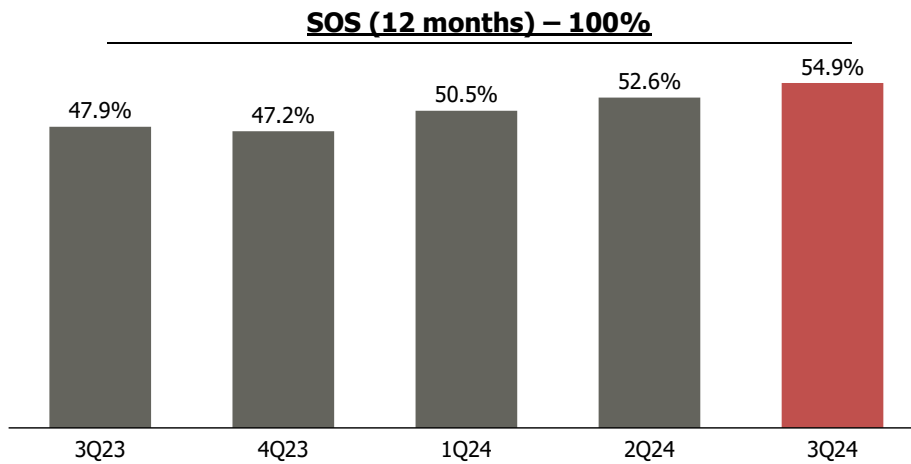


Excluding swaps and considering only %CBR, sales volume reached R\$2,457 million in 3Q24, 45% higher than the same period of 2023 (R\$1,690 million in 3Q23) and 43% up from 2Q24 (R\$1,713 million). In the year, sales reached R\$5,747 million, compared to R\$4,614 million in 2023.



SALES SPEED

The performance reported resulted in a sales' speed LTM (Sales over Supply ratio) of 54.9%, higher than the sales' speed LTM presented in the same quarter of 2023 (47.9%) and up from 2Q24 (52.6%).



Regarding sales speed by launch vintage, 62% of the 3Q24 vintage has been sold.

