CYRELA

OPERATING RESULTS PREVIEW 2Q26 | 2026

CYRELA LAUNCHES R$3,840 MILLION AND SELLS R$2,561 MILLION IN THE QUARTER (%CBR EX-SWAPS).

São Paulo, July 13, 2026 - Cyrela Brazil Realty S.A. Empreendimentos e Participações (B3: CYRE3/CYRE4; OTCQPink: CYRBY) announces its operating results preview for the second quarter of 2026 (2Q26), compared with the same period of 2025 (2Q25) and, where applicable, the first quarter of 2026 (1Q26). The operating results presented are subject to review by the independent auditors.

Operational Highlights	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.

(1) Net of cancellations

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 tickers CYRE3 and CYRE4.

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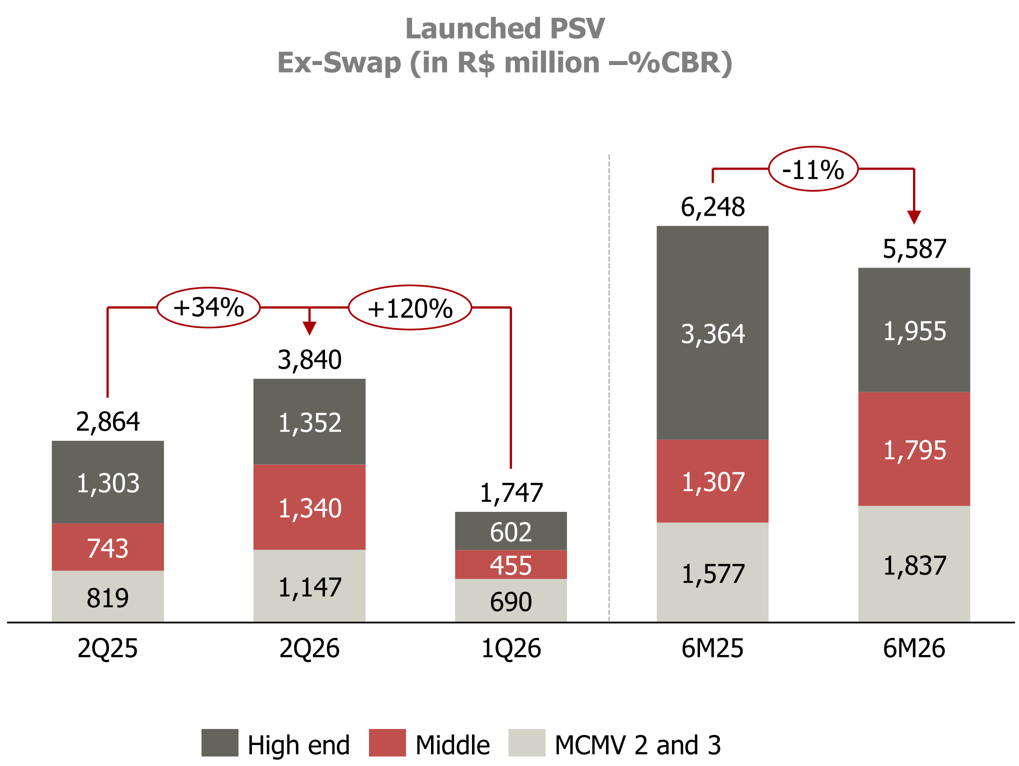
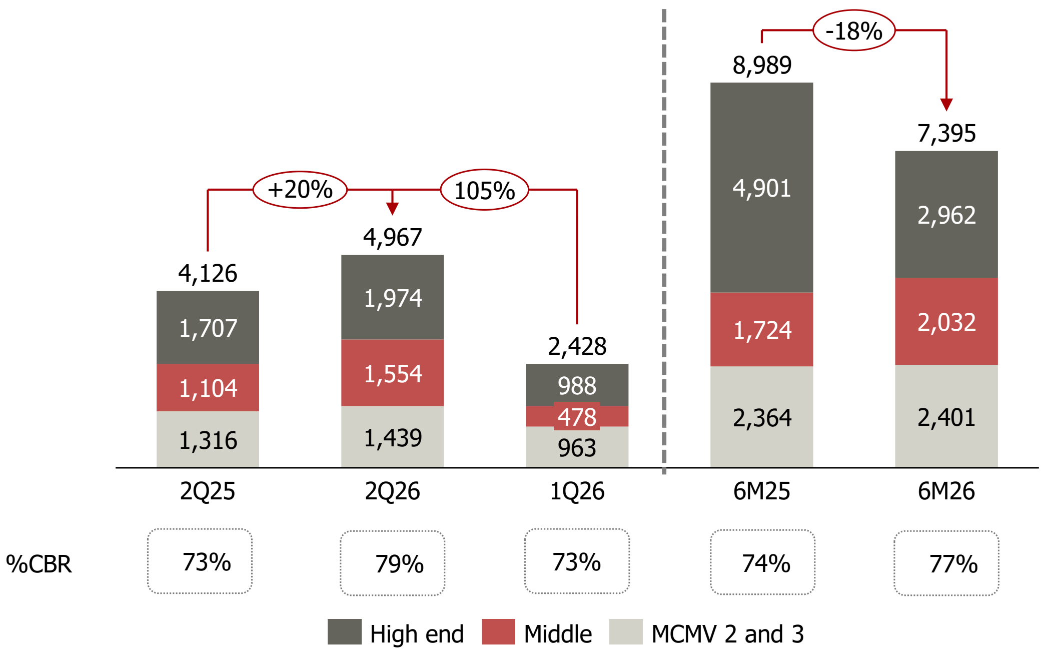
LAUNCHES

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.



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.

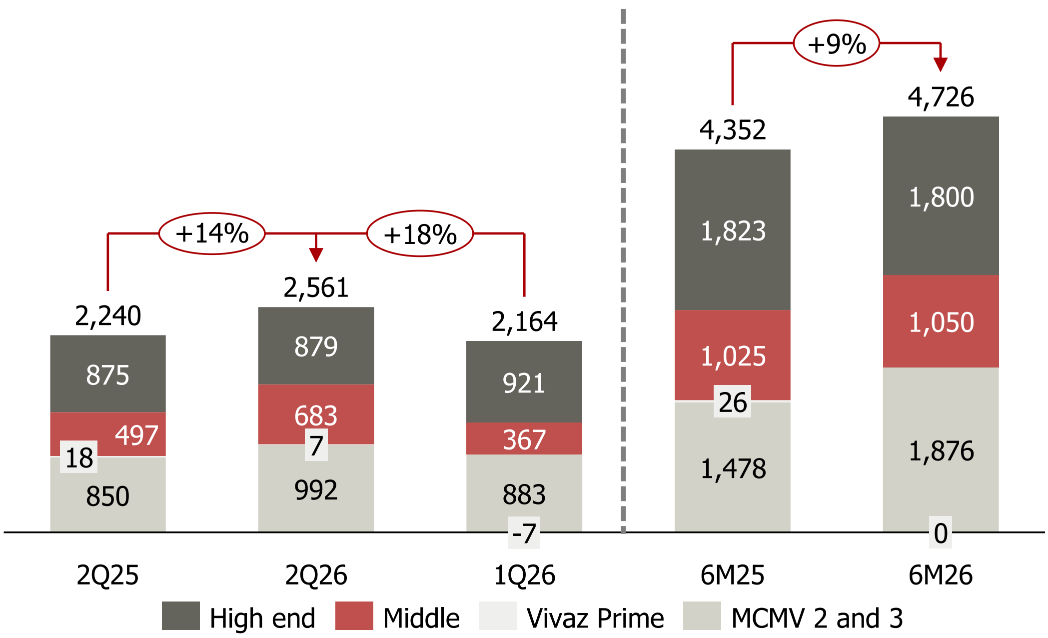
Launched PSV
With Swap (in R$ million – 100%)



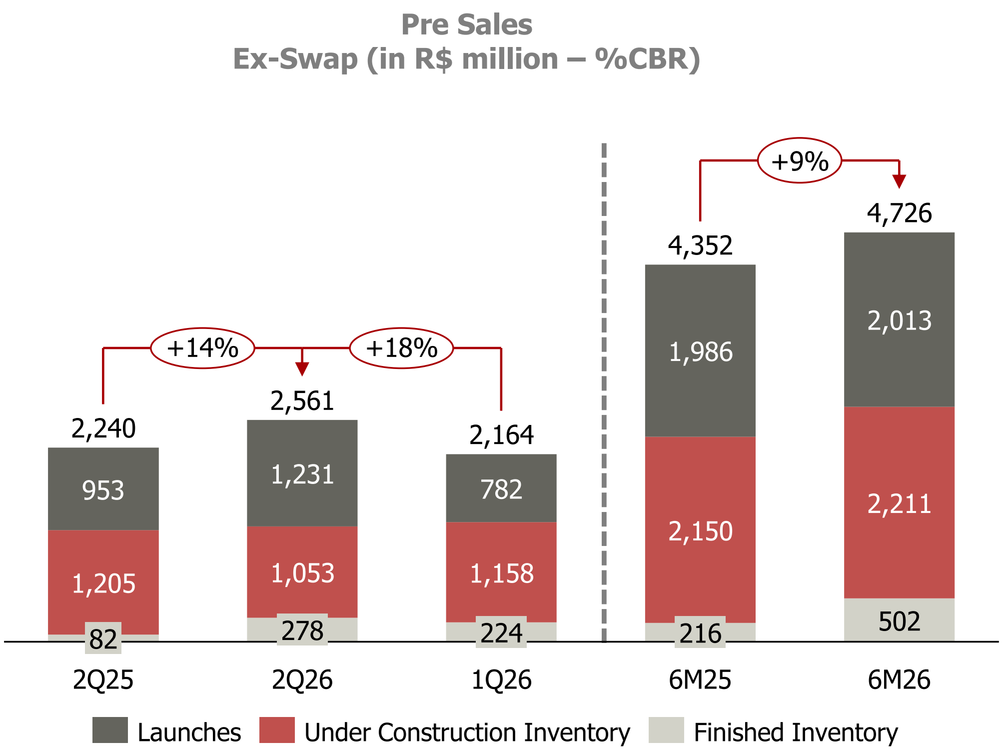
PRE-SALES

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.

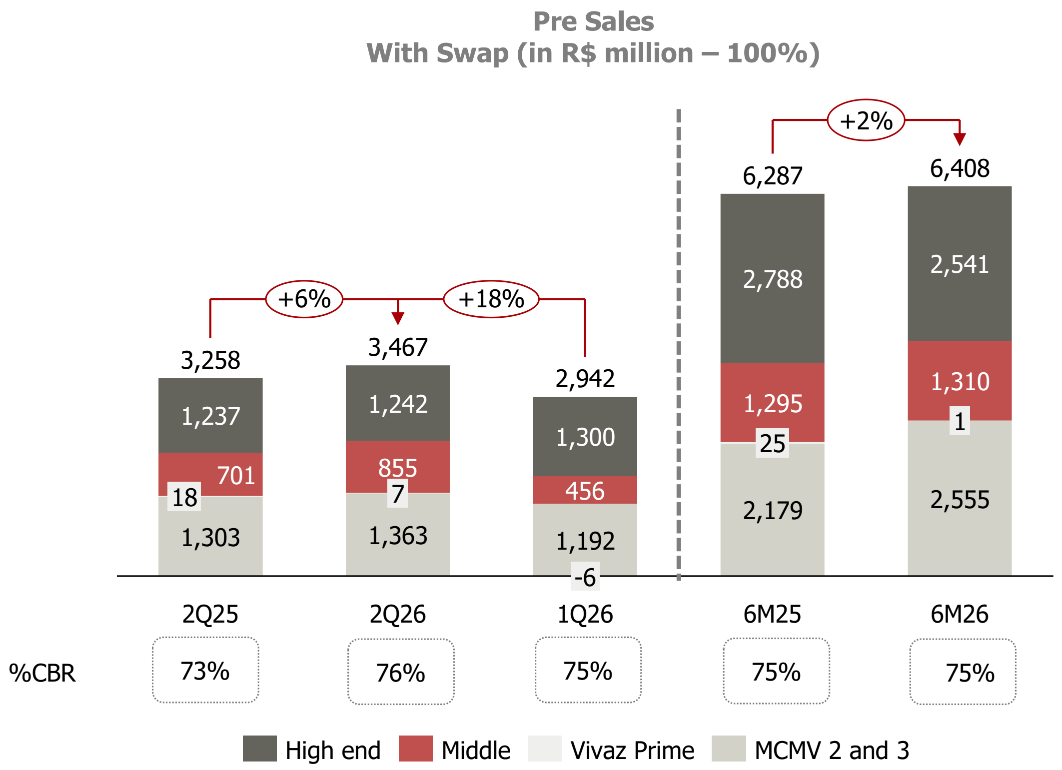
Pre Sales
Ex-Swap (in R$ million – %CBR)



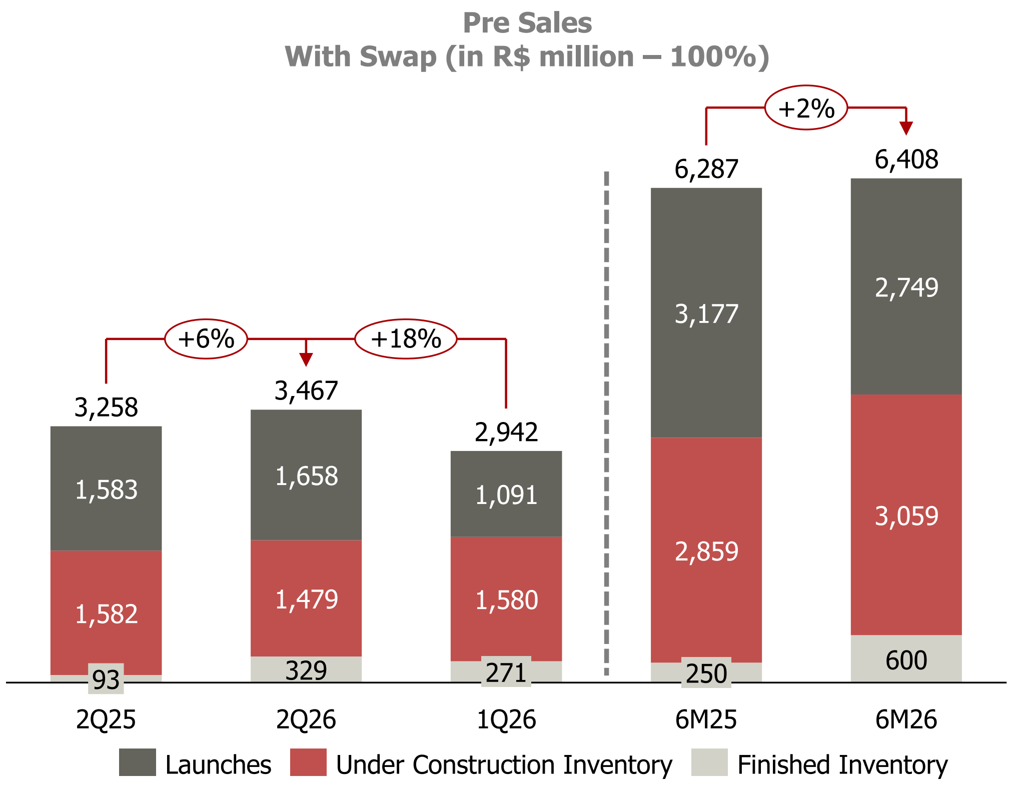
Of total net pre-sales in the quarter, R$278 million was attributable to finished inventory sales (11%), R$1,053 million to sales of inventory under construction (41%) and R$1,231 million to sales from launches (48%). Sales speed for projects launched in the quarter reached 32%.



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.



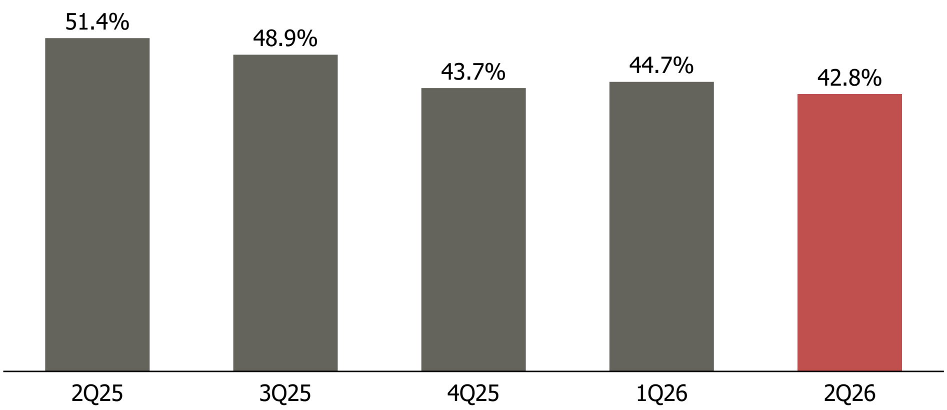
Of total net pre-sales in the quarter, R$329 million was attributable to finished inventory sales (9%), R$1,479 million to sales of under construction inventory (43%) and R$1,658 million to sales from launches (48%). Sales speed for projects launched in the quarter reached 33%.



SALES SPEED

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