CYRELA

OPERATING RESULTS PREVIEW 3Q25 | 2025

CYRELA LAUNCHES R$3,411 MILLION AND SELLS R$2,459 MILLION IN THE QUARTER (%CBR EX-SWAPS).

São Paulo, October 9, 2025 - Cyrela Brazil Realty S.A. Empreendimentos e Participações (B3: CYRE3; OTCQPink: CYRBY), informs the preview of the operating results for the third quarter of 2025 (3Q25), versus the same period of 2024 (3Q24) and, as stated otherwise, versus the second quarter of 2025 (2Q25). The operating results presented are subject to review by auditors.

Operational Highlights	3Q25	3Q24	3Q25 x 3Q24	2Q25	3Q25 x 2Q25	9M25	9M24	9M25 x 9M24
Launches (1)								
Number of Launches	18	15	3	17	1	53	33	20
Launched PSV - R$ Million (100%)	5,050	3,123	62%	4,126	22%	14,039	6,284	123%
Cyrela's Share	69%	82%	-12.7 p.p.	73%	-3.7 p.p.	72%	79%	-6.8 p.p.
Swapped PSV - R$ Million (100%)	126	98	29%	195	-35%	587	329	79%
Launched PSV ex-swaps - R$ Million (%CBR)	**3,411**	**2,479**	**38%**	**2,864**	**19%**	**9,658**	**4,711**	**105%**
Sales (2)								
Pre-Sales Contracts - R$ Million (100%)	3,547	3,201	11%	3,258	9%	9,834	7,719	27%
Cyrela's Share	71%	79%	-7.6 p.p.	73%	-1.5 p.p.	74%	78%	-3.8 p.p.
Pre-Sales ex-swaps - R$ Million (%CBR)	**2,459**	**2,457**	**0%**	**2,240**	**10%**	**6,811**	**5,747**	**19%**
Sales Speed (SoS) LTM								
SoS LTM	50.0%	54.9%	-4.9 p.p.	52.3%	-2.3 p.p.	50.0%	54.9%	-4.9 p.p.

(1) Including swapped units
(2) Net of cancellations, including swaps

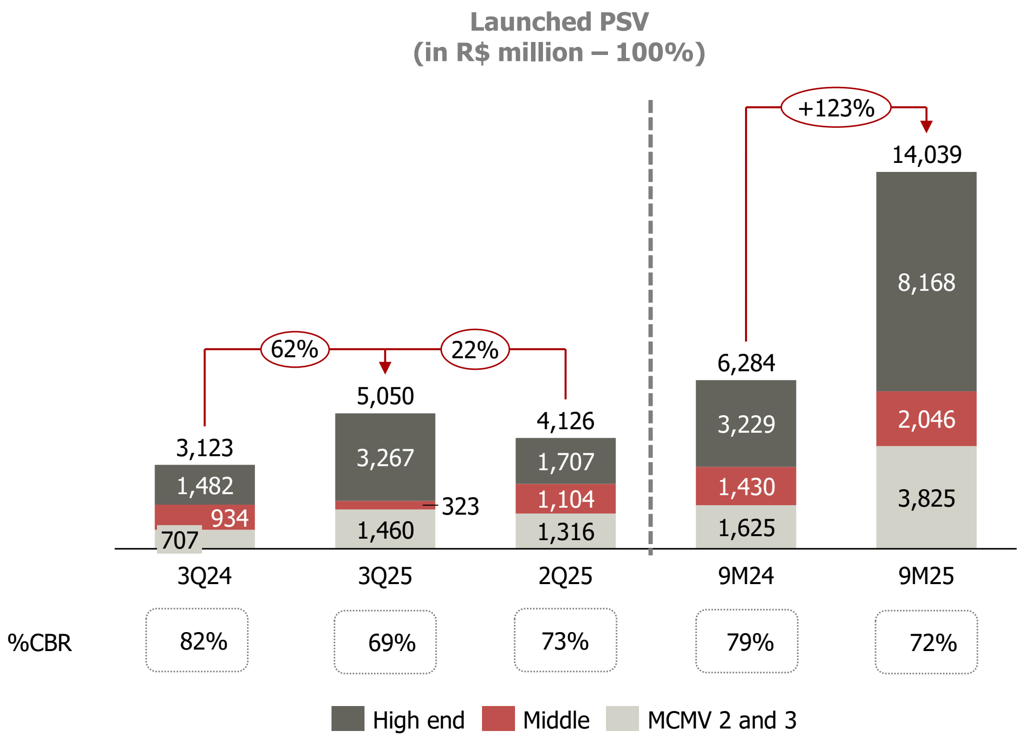
About Cyrela Brazil Realty: Cyrela Brazil Realty S.A. Empreendimentos e Participações is one of the largest residential real estate developers in Brazil. Cyrela is listed on B3's Novo Mercado under the ticker CYRE3.

For further information, please contact:

Investor Relations
ri@cyrela.com.br | http://ri.cyrela.com.br/en/

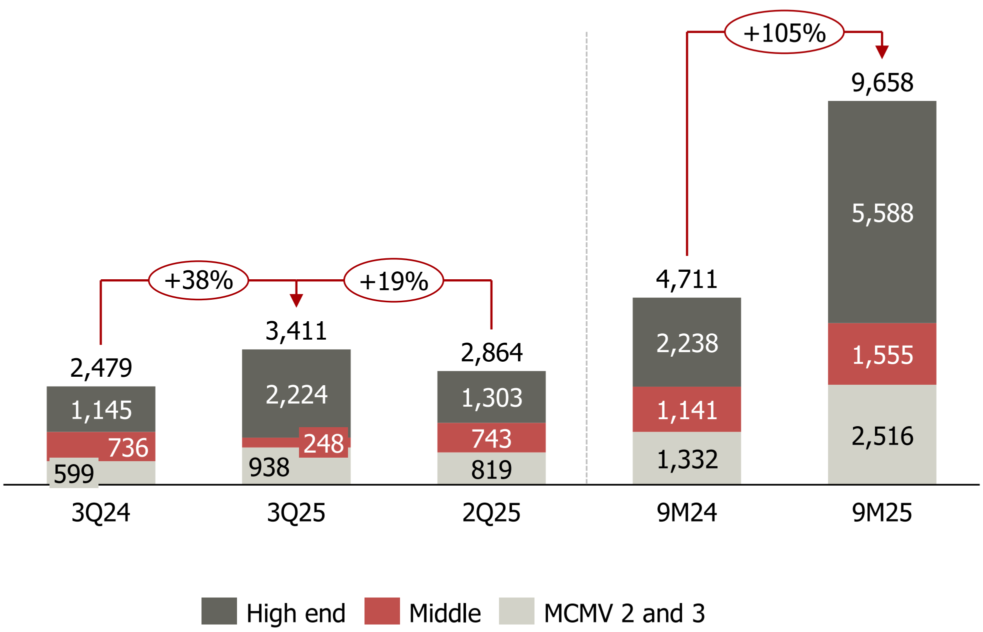
LAUNCHES

Cyrela launched 18 projects in the quarter, reaching a volume of R$5,050 million, 62% higher than the presented in 3Q24 (R$3,123 million) and 22% up from 2Q25 (R$4,126 million). Swaps accounted R$126 million in the launches of the quarter vs. R$98 million in 3Q24 and R$195 million in 2Q25. Cyrela's stake in 3Q25 launches reached 69%, down from the stake presented in 3Q24 (82%) and lower than 2Q25 (73%). Of the total PSV launched in 3Q25, 84% will be recognized through full consolidation and 16% through the equity method. In 9M25, the PSV launched accounted for R$14,039 million, 123% up from 9M24.



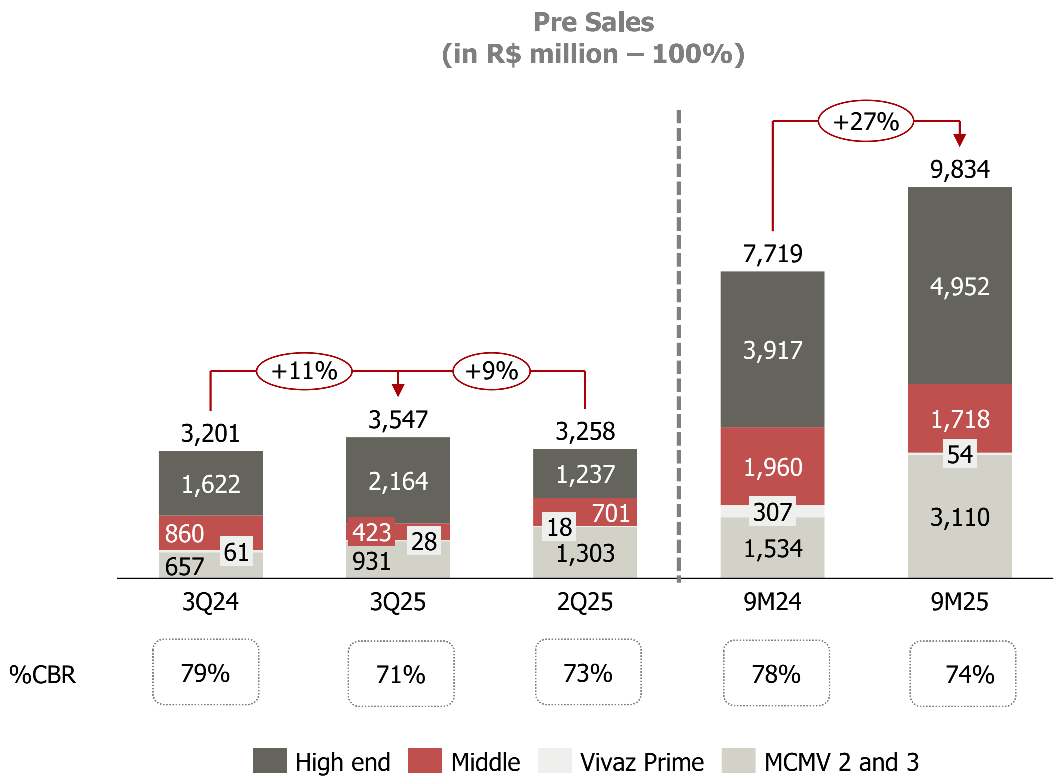
Excluding swaps and considering only the %CBR, the volume launched in the 3Q25 was R$3,411 million, 38% higher than the launches of the same quarter of the previous year (R$2,479 million in 3Q24) and 19% up from 2Q25 (R$2,864 million). In the year, launches reached R$9,658 million, compared to R$4,711 million in 2024.

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

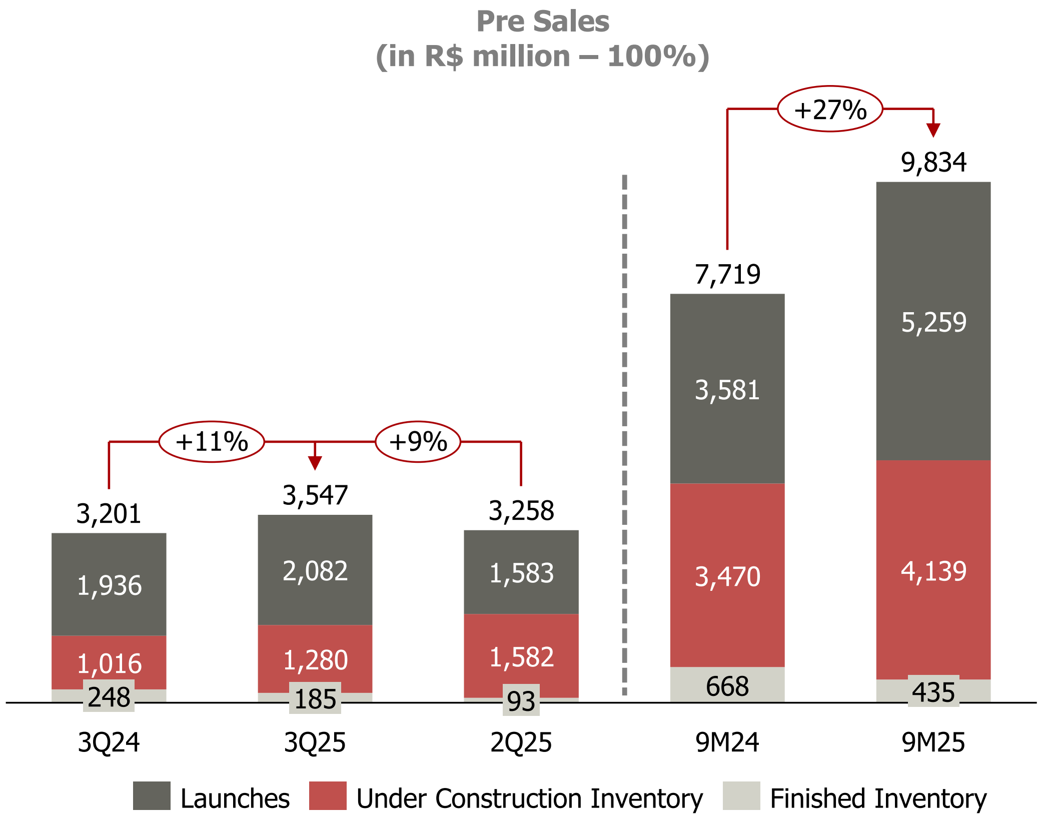


PRE-SALES

Net pre-sales volume totaled R$3,547 million in the quarter, 11% up from 3Q24 (R$3,201 million) and 9% higher than the presented in 2Q25 (R$3,258 million). Cyrela's stake in the volume sold in the quarter was 71%, lower than the same quarter of 2024 (79%) and down from 2Q25 (73%). Of the total sales of the quarter, 81% will be recognized through full consolidation and 19% through the equity method. In 9M25, net presales accounted for R$9,834 million, 27% higher than the previous year.

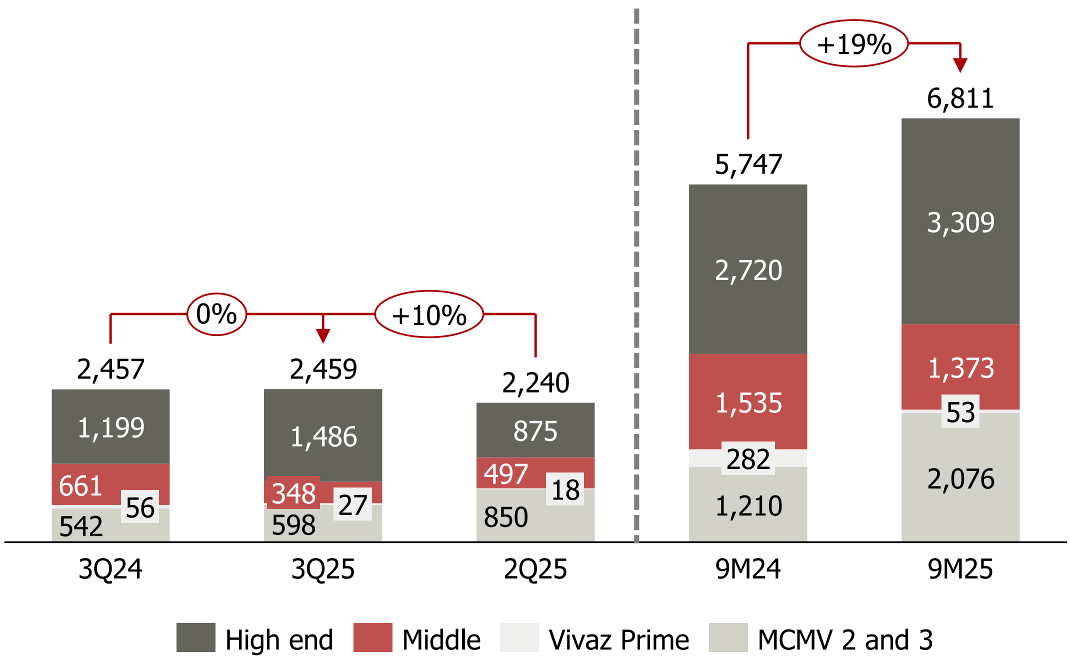


In the quarter, R$185 million of total net pre-sales refer to finished inventory sales (5%), R$1,280 million refer to under construction inventory sales (36%) and R$2,082 million refer to sales of launches (59%). The speed of sales of projects launched in the quarter reached 41%.



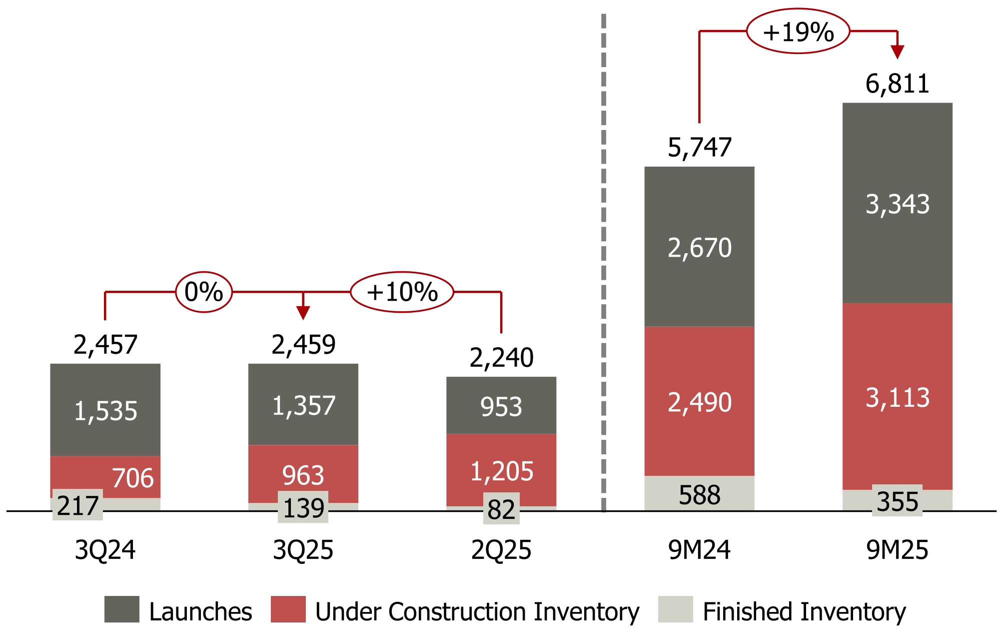
Excluding swaps and considering only %CBR, sales volume reached R$2,459 million in 3Q25, in line with the same period of 2024 (R$2,457 million in 3Q24) and 10% up from 2Q25 (R$2,240 million). In the year, sales reached R$6,811 million, compared to R$5,747 million in 2024.

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



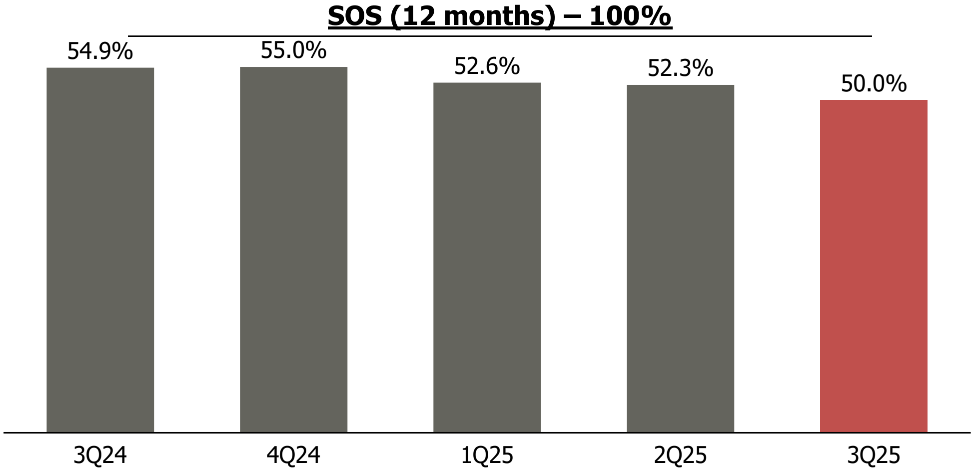
In the quarter, R$139 million of total net pre-sales refer to finished inventory sales (6%), R$963 million refer to under construction inventory sales (39%) and R$1,357 million refer to sales of launches (55%).

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



SALES SPEED

The performance reported resulted in a sales' speed LTM (Sales over Supply ratio) of 50.0%, lower than the sales' speed LTM presented in the same quarter of 2024 (54.9% in 3Q24) and down from 2Q25 (52.3%).



Regarding sales speed by launch vintage, 41% of the 3Q25 vintage has been sold.