

# *RESULTS*

## *1Q26*

*MAY 15<sup>TH</sup>, 2026*



CYRELA

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# ***PARTICIPANTS***

***RAPHAEL HORN***  
***CO-CEO***

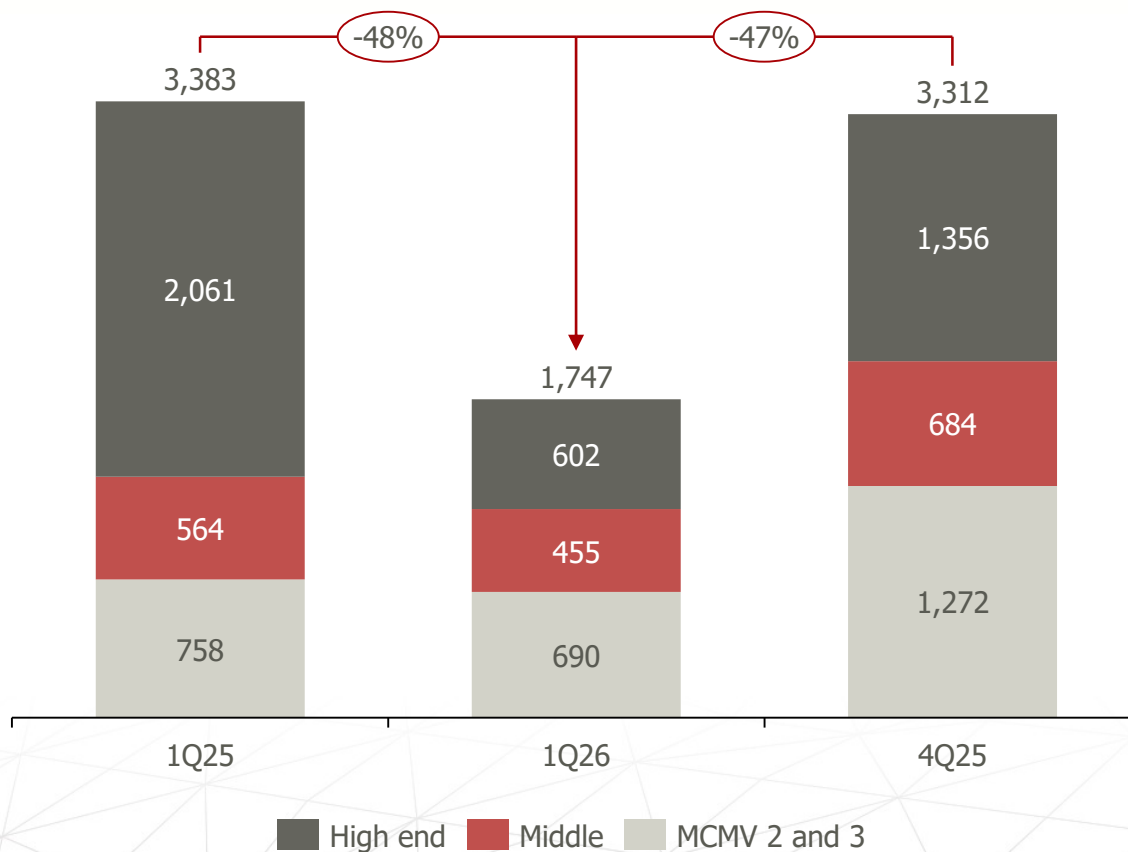
***MIGUEL MAIA MICKELBERG***  
***CFO AND INVESTOR RELATIONS OFFICER***

# ***OPERATING FIGURES***

# CYRELA'S LAUNCHES

- Launches PSV ex-swap and %CBR totaled R\$1,747 million in 1Q26, 48% lower vs 1Q25 and 47% down from 4Q25.
- 12 projects launched in the quarter.

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

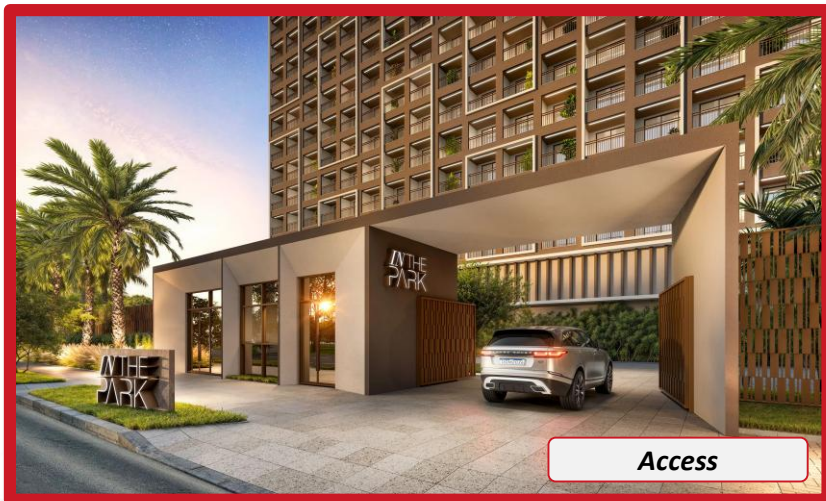


# HIGHLIGHTS

## CYRELA IN THE PARK CIDADE JARDIM

- Av. Vice Presidente José Alencar, Barra Olímpica – Rio de Janeiro
- PSV (%CBR ex-swap): R\$408 million

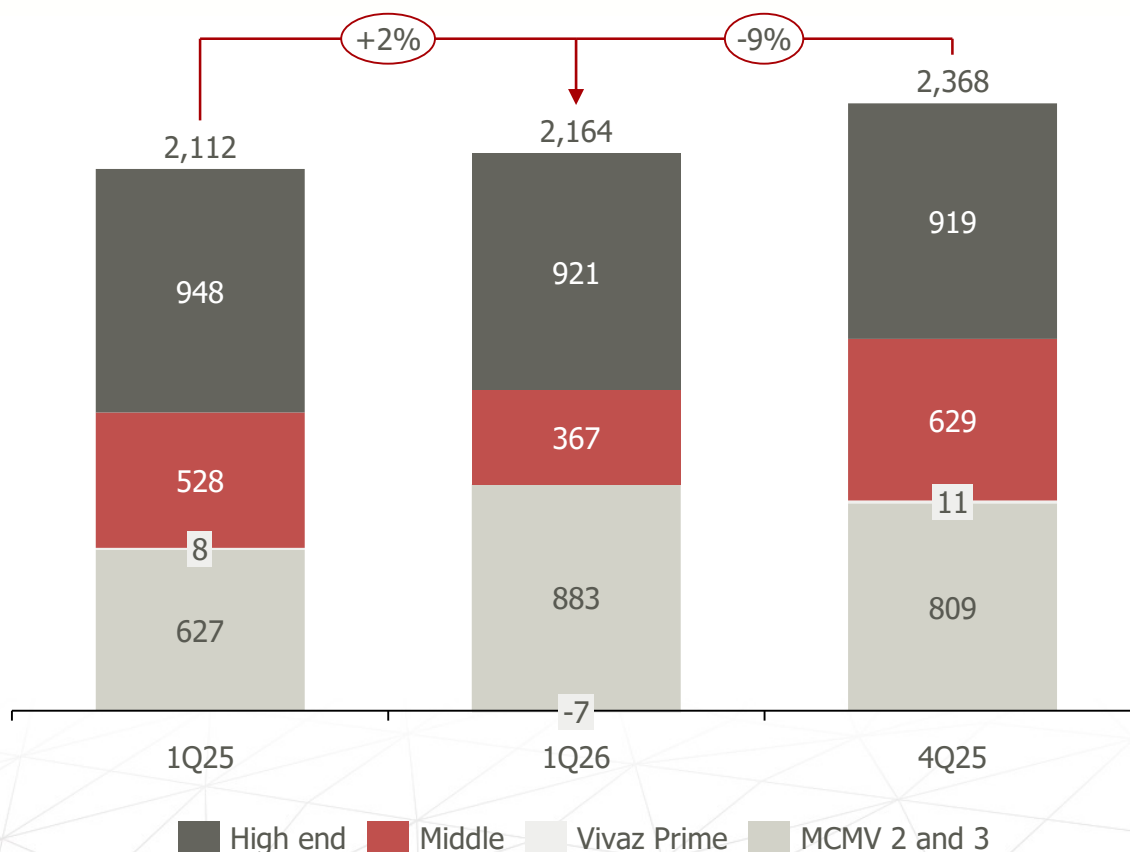
Access the project website: [Cyrela In The Park Cidade Jardim](#)



# CYRELA'S PRE-SALES

- Net pre-sales ex-swap and %CBR totaled R\$2,164 million in 1Q26, 2% up from 1Q25 and 9% lower than 4Q25.

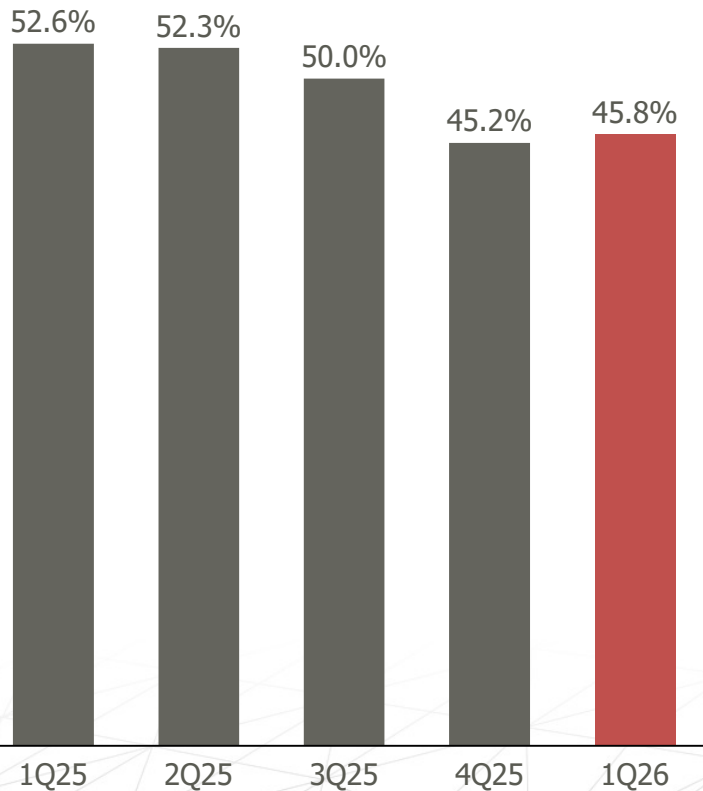
Pre Sales Ex-Swap (in R\$ million and %CBR)



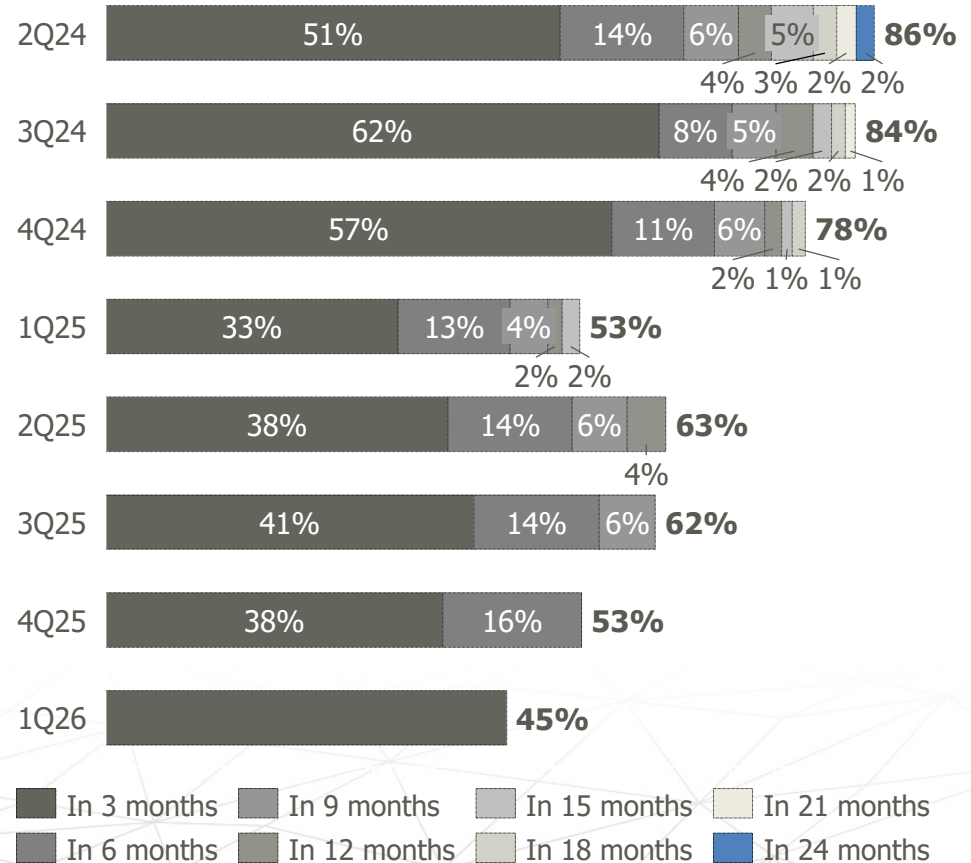
# SALES SPEED CYRELA

- The LTM SOS of 1Q25 reached 45.8%.

## Sales Speed (12 month period)



## Sales by Launch Vintage

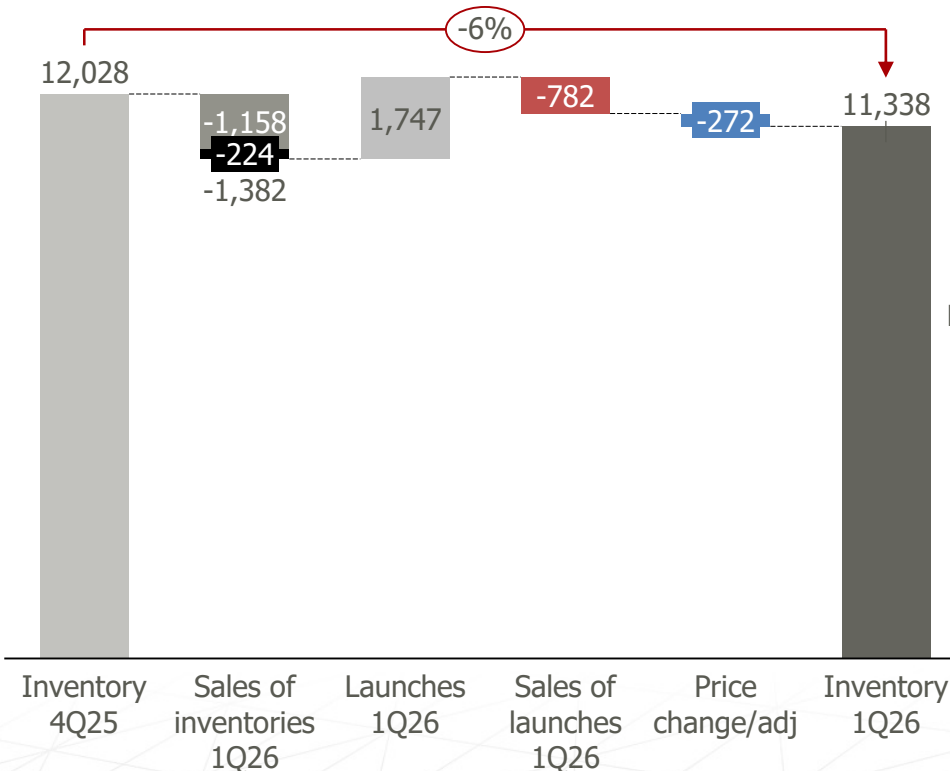


In 3 months
  In 6 months
  In 9 months
  In 12 months
  In 15 months
  In 18 months
  In 21 months
  In 24 months

# INVENTORY CYRELA

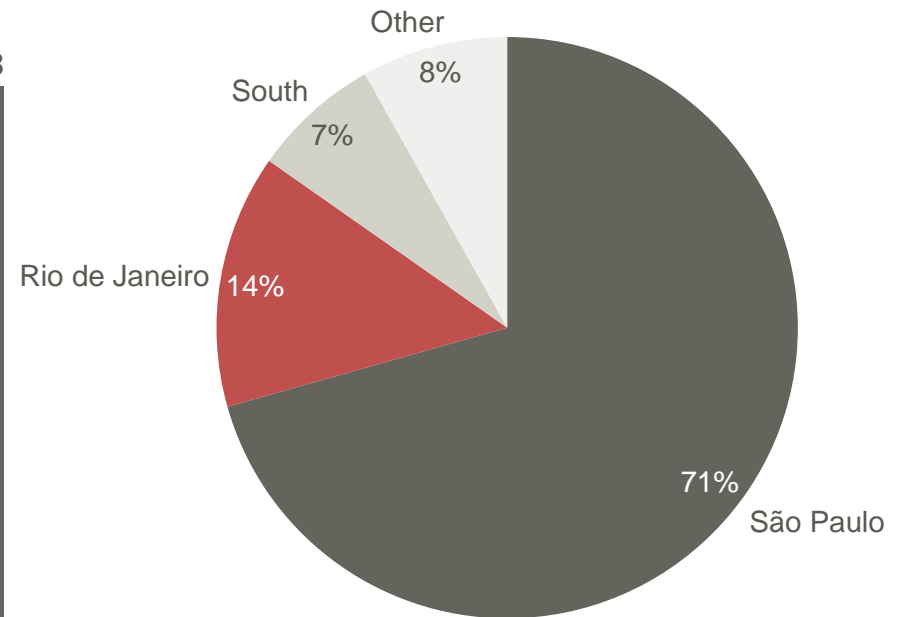
- R\$11,338 million in PSV inventory at market value in %CBR.

## Change in Inventory %CBR (R\$ Million)



■ Inventory under construction ■ Finished inventory

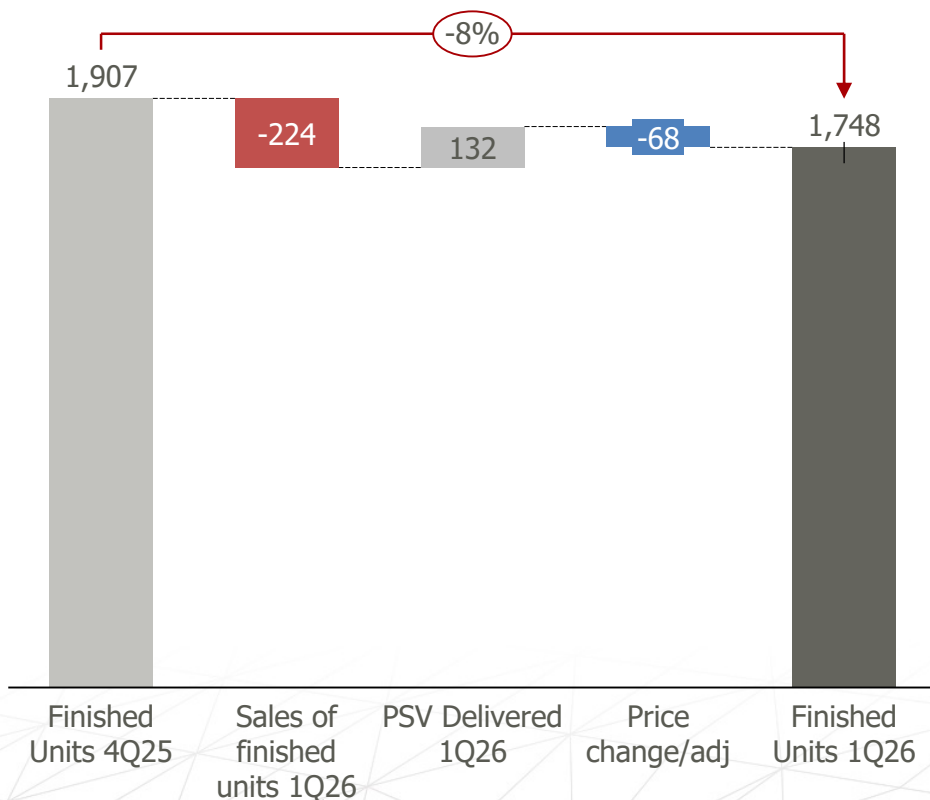
## Inventory Breakdown %CBR



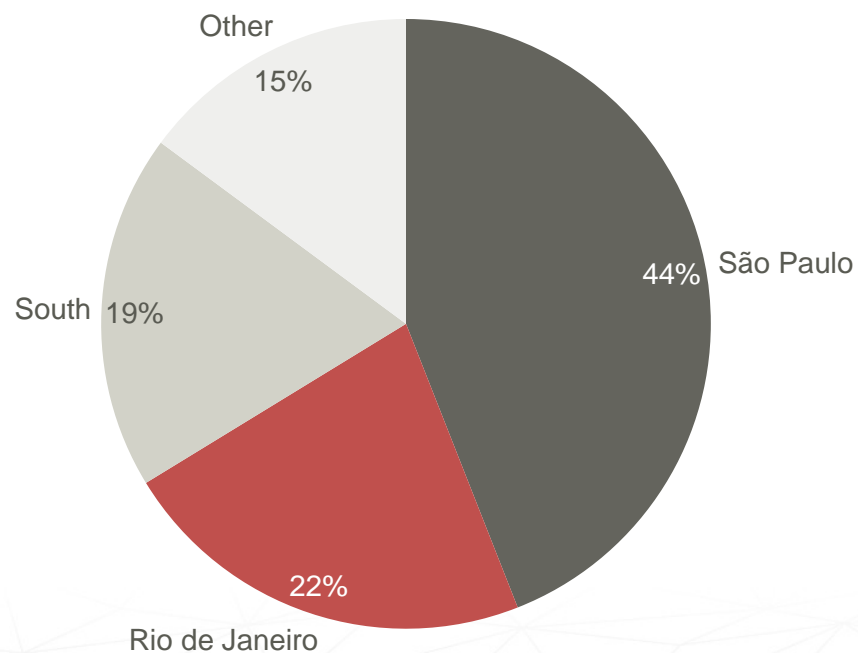
# FINISHED INVENTORY CYRELA

- R\$1,748 million in PSV finished inventory at market value in %CBR.

## Change in Finished Inventory %CBR (R\$ Million)



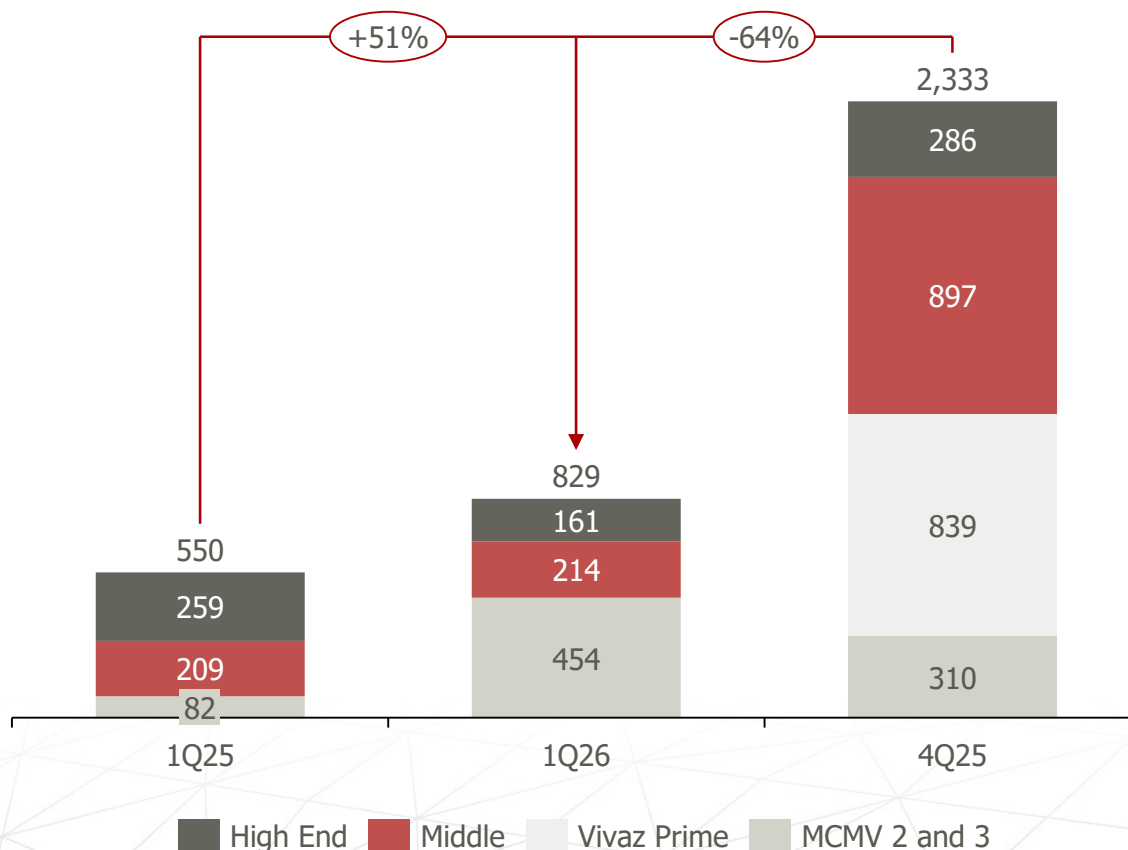
## Finished Inventory Breakdown %CBR



# DELIVERED UNITS CYRELA

- 8 projects delivered in 1Q26, totaling PSV ex-swap and %CBR of R\$829 million on the dates of their respective launches.

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

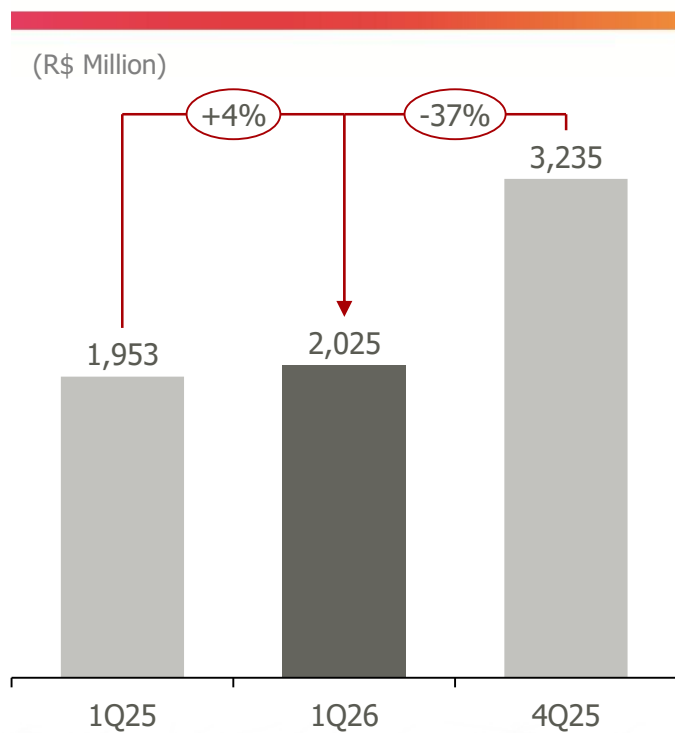


# ***FINANCIAL RESULTS***

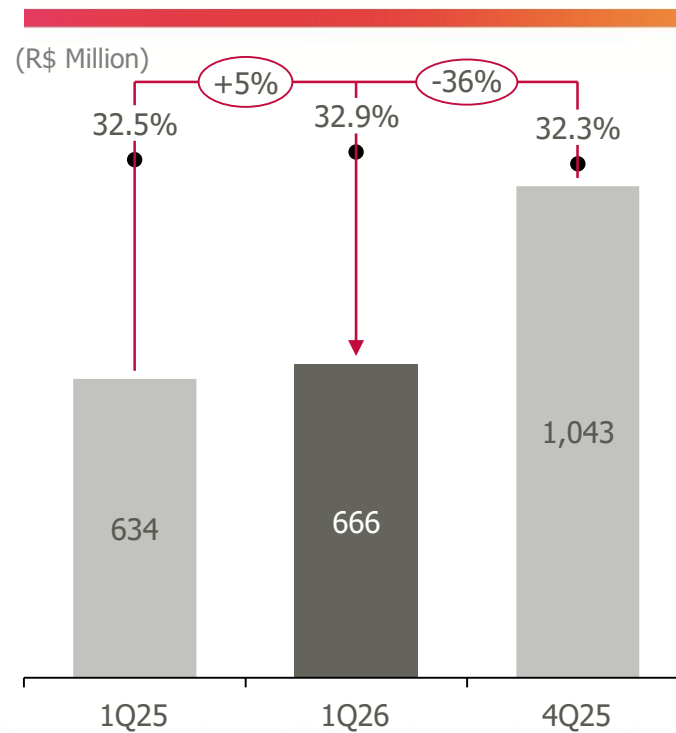
# FINANCIAL RESULTS

- Net revenues of R\$2,025 million in 1Q26.
- Gross margin of 32.9% in the quarter.

## Net Revenues



## Gross Profit and Gross Margin



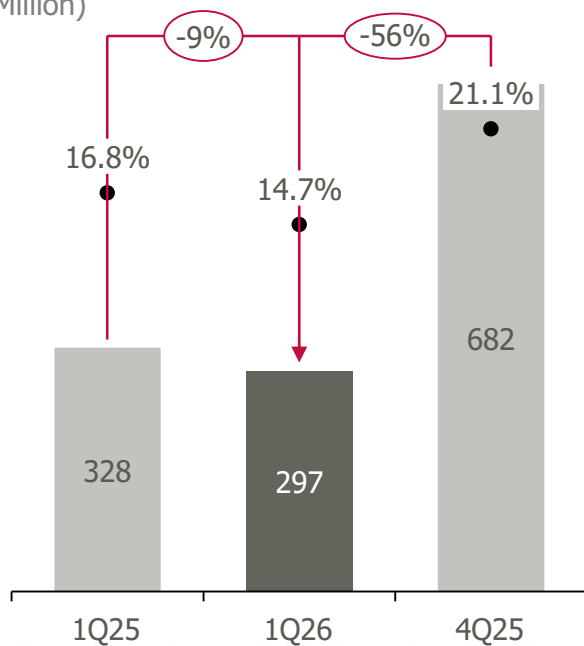
● Gross Margin

# NET INCOME AND PROFITABILITY

- The Return on Equity (Net Income LTM / average Equity ex-minorities and FVTOCI CashMe LTM) attained 21.2%.

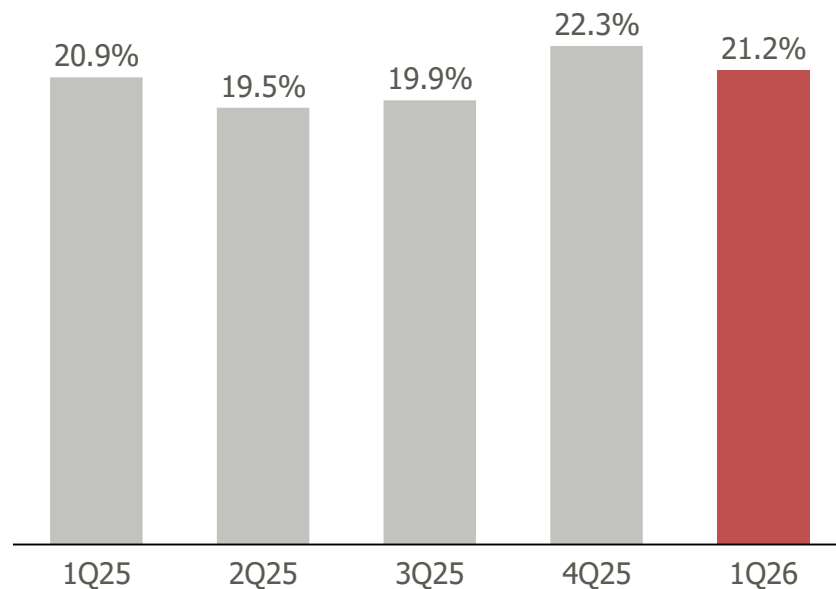
## Net Income and Net Margin

(R\$ Million)



● Net Margin

## ROE LTM

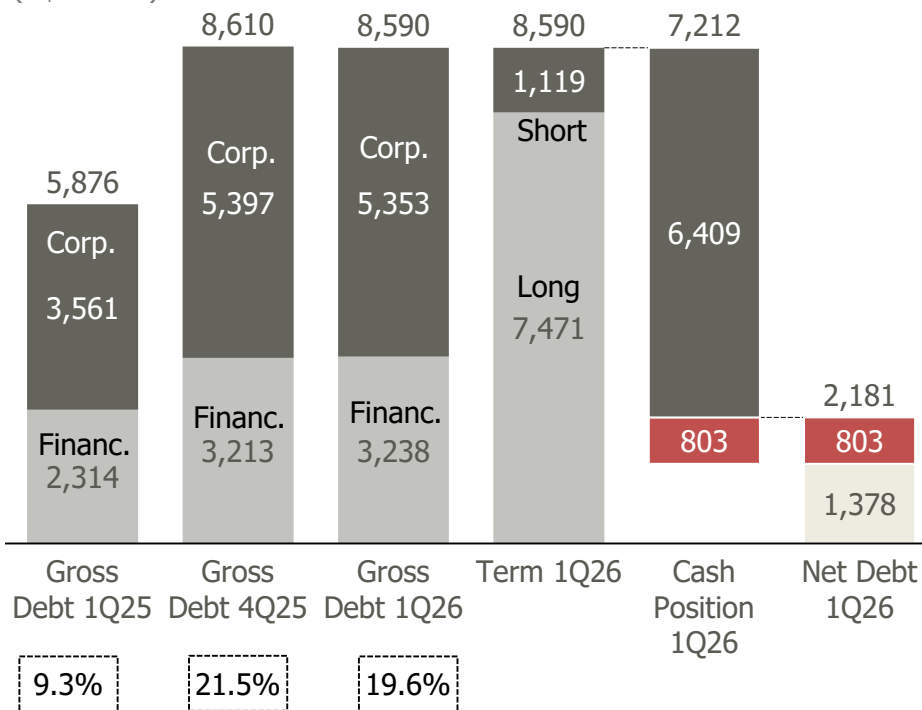


# LIQUIDITY AND DEBT

- Net Debt / Total Equity attained 19.6%.

## Debt Overview

(R\$ Million)



Net Debt / Equity

Indicators	Total Debt	Corporate Debt
Net Debt / Equity		19.6%
Average Term	3.4 y	4.5 y
Short Term	13%	13%
Long Term	87%	87%

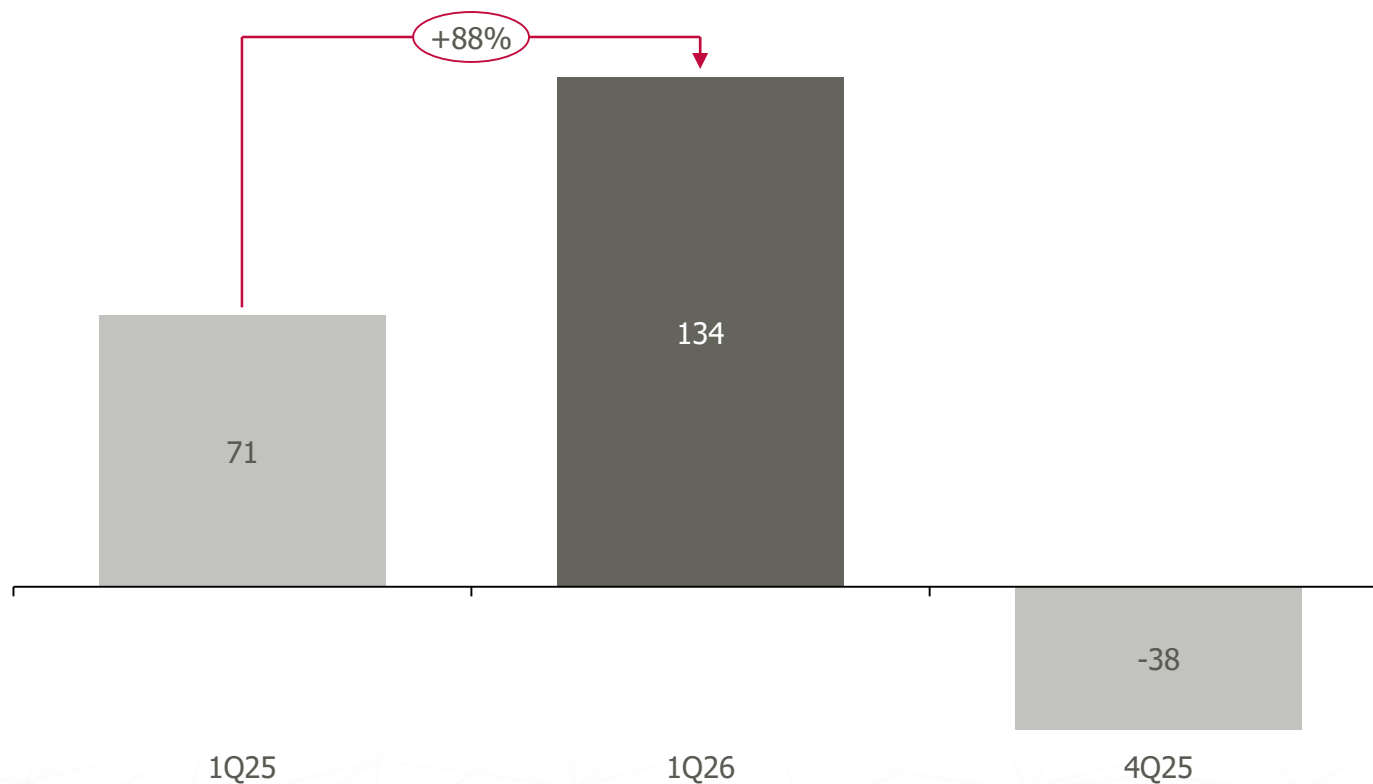
  

Average Cost of Financing	Average Cost of Corporate Debt*		
Savings Acc. + 2.69%	63.5%	97.9% of CDI	70.9%
TR + 9.00%	36.5%	CDI + 0.26%	29.1%
<b>TOTAL</b>	<b>100.0%</b>	<b>TOTAL</b>	<b>100.0%</b>
Minimum Rate	TR + 8.30%	* Excludes debt from CashMe and CyCapital (R\$2,773 MM)	
Maximum Rate	TR + 12.50%		

# CASH GENERATION\*

(R\$ Million)

- Cash generation of R\$134 million in the quarter.



\*Ex dividend payment and buyback program.

# CONTACT IR

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