

CYRELA LAUNCHES R\$3,312 MILLION AND SELLS R\$2,368 MILLION IN THE QUARTER (%CBR EX-SWAPS).

São Paulo, January 15, 2026 - Cyrela Brazil Realty S.A. Empreendimentos e Participações (B3: CYRE3; OTCQPink: CYRBY), informs the preview of the operating results for the fourth quarter of 2025 (4Q25), versus the same period of 2024 (4Q24) and, as stated otherwise, versus the third quarter of 2025 (3Q25). The operating results presented are subject to review by auditors.

Operational Highlights	4Q25	4Q24	4Q25 x 4Q24	3Q25	4Q25 x 3Q25	2025	2024	2025 x 2024
Launches ⁽¹⁾								
Number of Launches	21	21	0	18	3	74	54	20
Launched PSV - R\$ Million (100%)	4,531	6,737	-33%	5,050	-10%	18,570	13,021	43%
Cyrela's Share	76%	74%	2.3 p.p.	69%	7.2 p.p.	73%	76%	-3.3 p.p.
Swapped PSV - R\$ Million (100%)	180	126	43%	126	43%	767	454	69%
Launched PSV ex-swaps - R\$ Million (%CBR)	3,312	4,875	-32%	3,411	-3%	12,971	9,586	35%
Sales ⁽²⁾								
Pre-Sales Contracts - R\$ Million (100%)	3,330	4,905	-32%	3,547	-6%	13,163	12,624	4%
Cyrela's Share	75%	74%	1.2 p.p.	71%	4.0 p.p.	74%	76%	-2.0 p.p.
Pre-Sales ex-swaps - R\$ Million (%CBR)	2,368	3,530	-33%	2,459	-4%	9,179	9,277	-1%
Sales Speed (SoS) LTM								
SoS LTM	45.2%	55.0%	-9.8 p.p.	50.0%	-4.8 p.p.	45.2%	55.0%	-9.8 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.

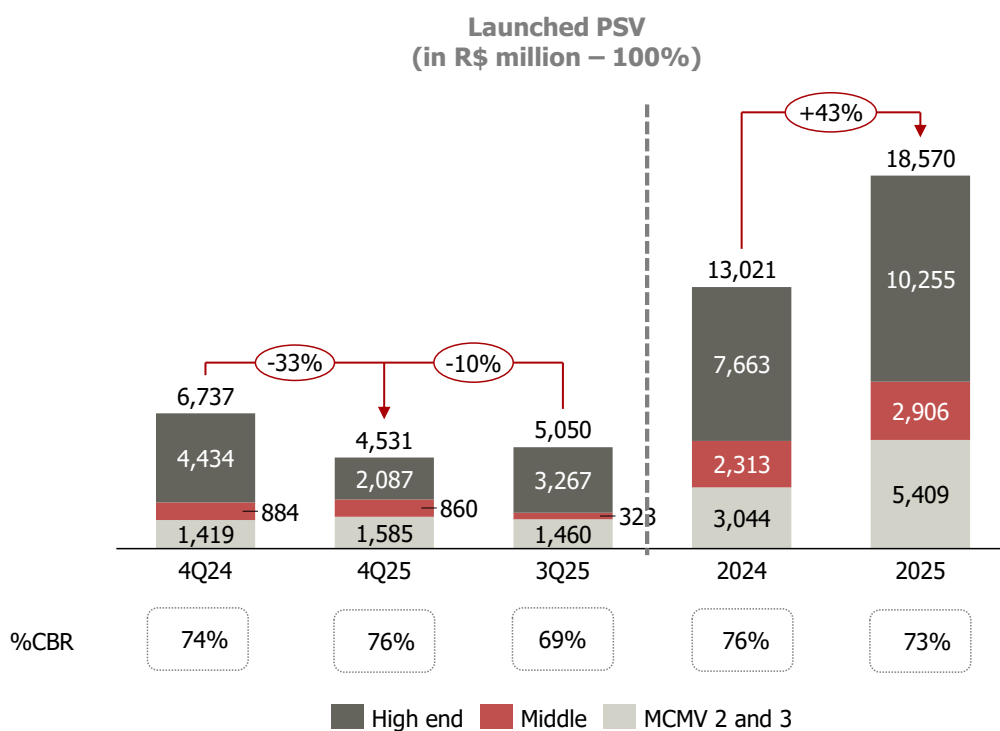
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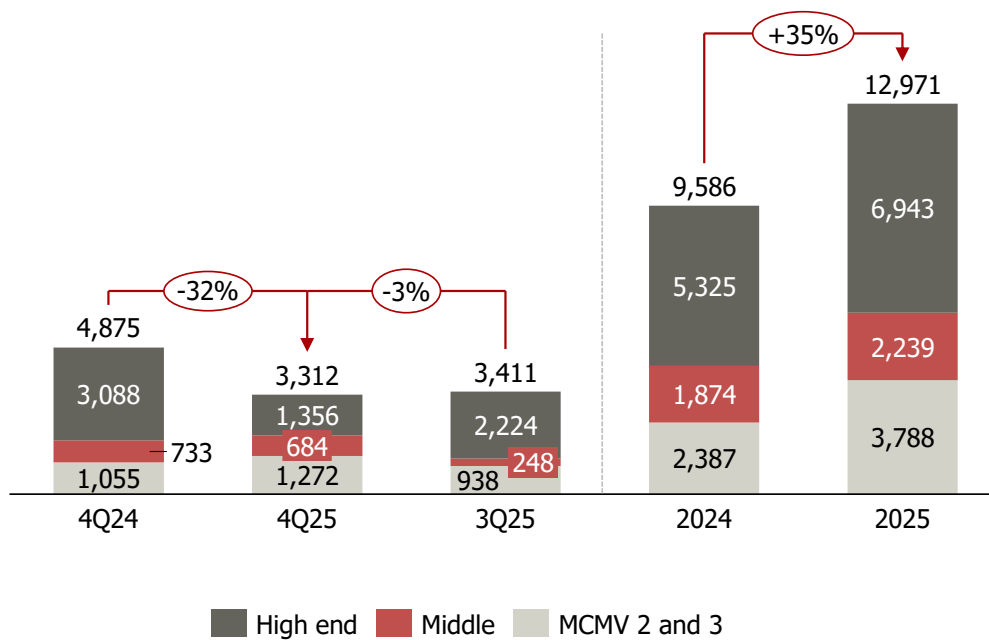
LAUNCHES

Cyrela launched 21 projects in the quarter, reaching a volume of R\$4,531 million, 33% lower than the presented in 4Q24 (R\$6,737 million) and 10% down from 3Q25 (R\$5,050 million). Swaps accounted R\$180 million in the launches of the quarter vs. R\$126 million in 4Q24 and R\$126 million in 3Q25. Cyrela's stake in 4Q25 launches reached 76%, up from the stake presented in 4Q24 (74%) and higher than 3Q25 (69%). Of the total PSV launched in 4Q25, 85% will be recognized through full consolidation and 15% through the equity method. In 2025, the PSV launched accounted for R\$18,570 million, 43% up from 2024.



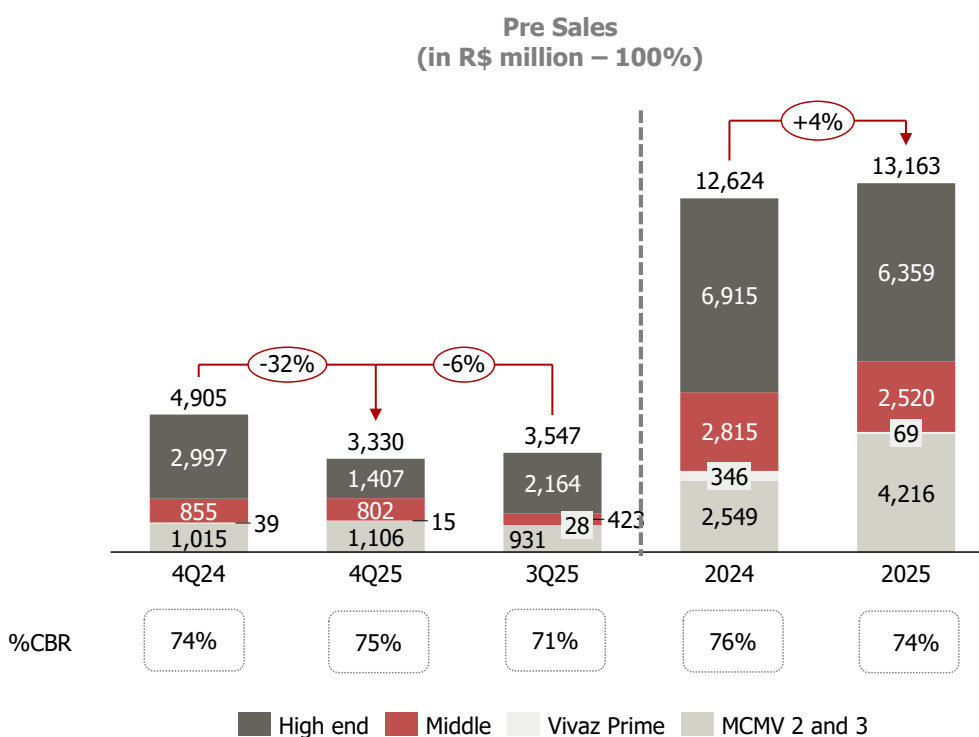
Excluding swaps and considering only the %CBR, the volume launched in the 4Q25 was R\$3,312 million, 32% lower than the launches of the same quarter of the previous year (R\$4,875 million in 4Q24) and 3% down from 3Q25 (R\$3,411 million). In the year, launches reached R\$12,971 million, compared to R\$9,586 million in 2024.

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

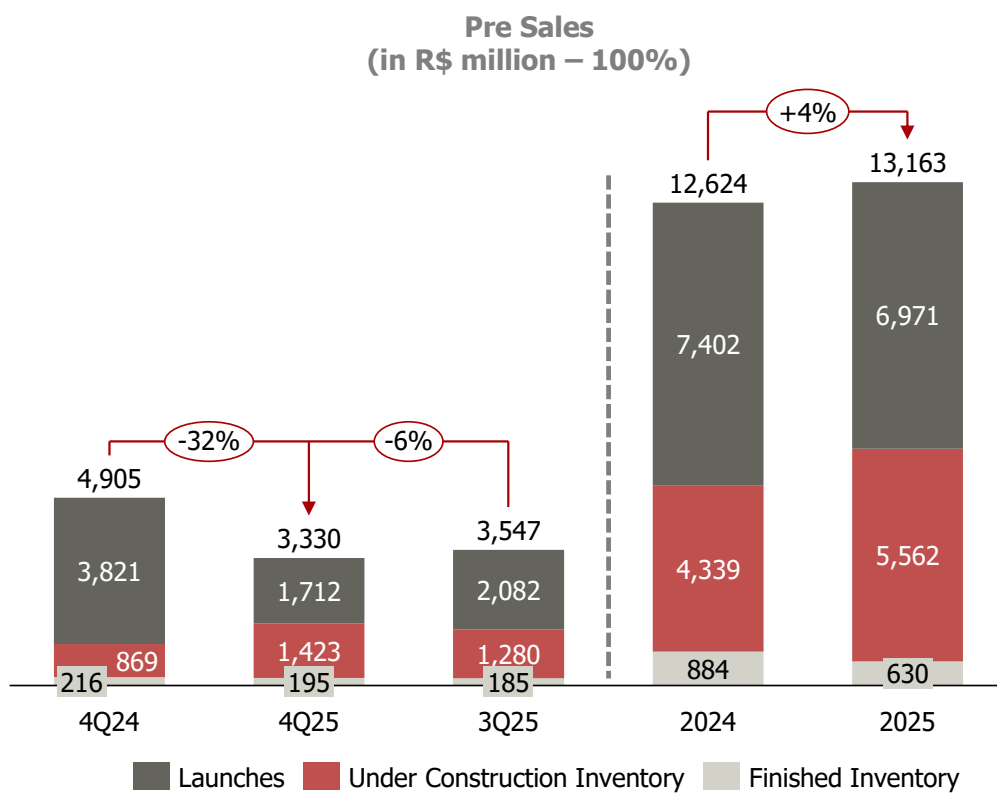


PRE-SALES

Net pre-sales volume totaled R\$3,330 million in the quarter, 32% down from 4Q24 (R\$4,905 million) and 6% lower than the presented in 3Q25 (R\$3,547 million). Cyrela's stake in the volume sold in the quarter was 75%, higher than the same quarter of 2024 (74%) and up from 3Q25 (71%). Of the total sales of the quarter, 82% will be recognized through full consolidation and 18% through the equity method. In 2025, net presales accounted for R\$13,163 million, 4% higher than the previous year.

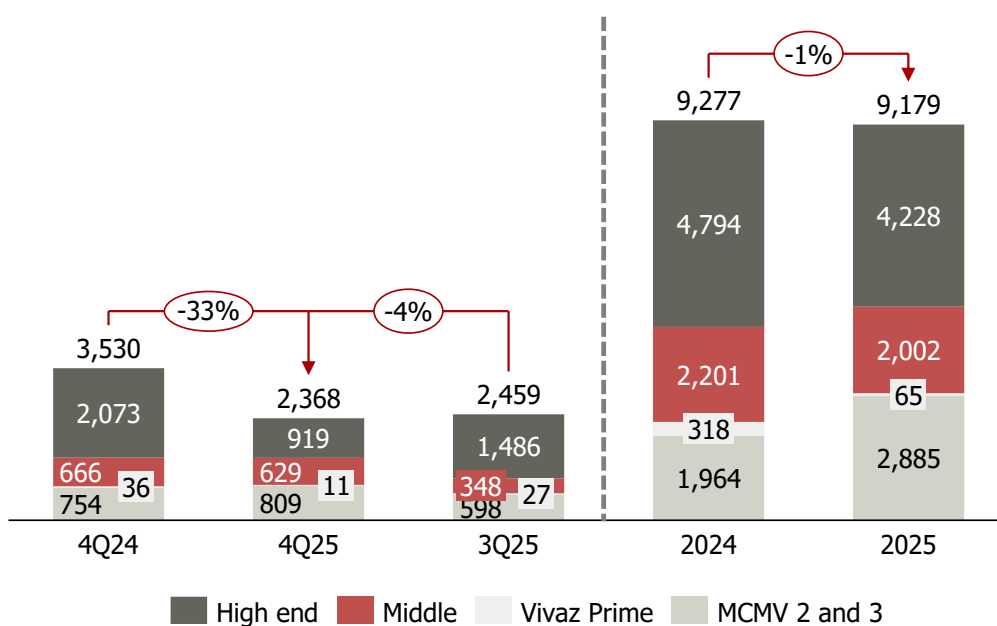


In the quarter, R\$195 million of total net pre-sales refer to finished inventory sales (6%), R\$1,423 million refer to under construction inventory sales (43%) and R\$1,712 million refer to sales of launches (51%). The speed of sales of projects launched in the quarter reached 38%.



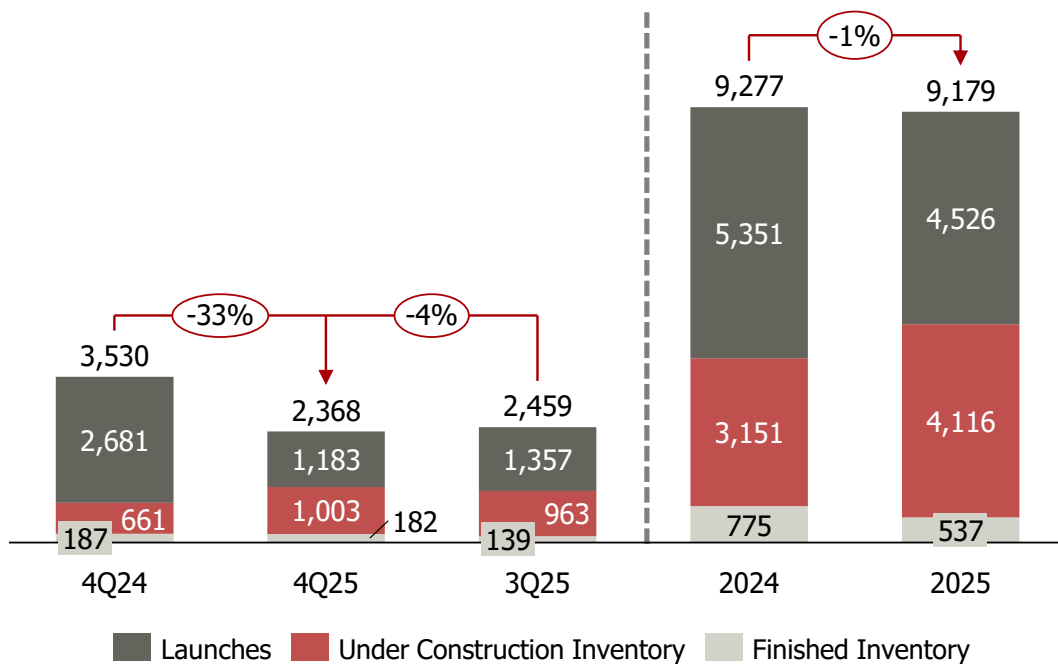
Excluding swaps and considering only %CBR, sales volume reached R\$2,368 million in 4Q25, 33% lower than the same period of 2024 (R\$3,530 million in 4Q24) and 4% down from 3Q25 (R\$2,459 million). In the year, sales reached R\$9,179 million, compared to R\$9,277 million in 2024.

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



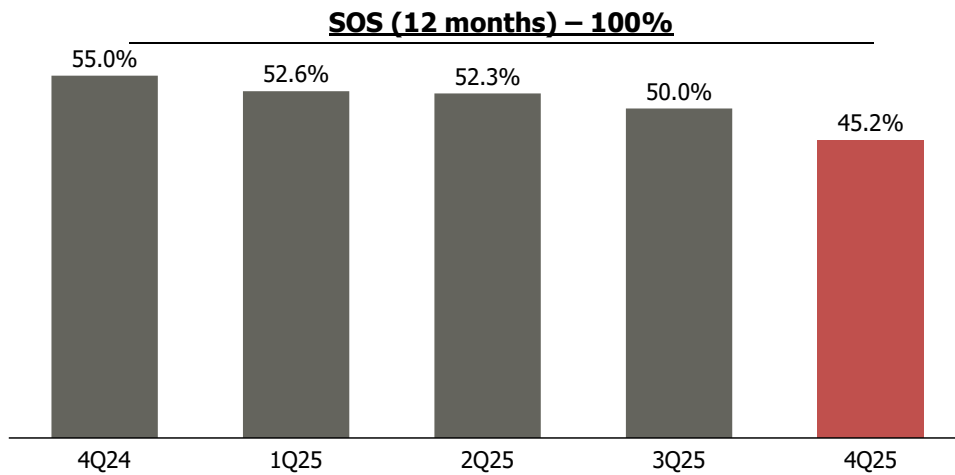
In the quarter, R\$182 million of total net pre-sales refer to finished inventory sales (8%), R\$1,003 million refer to under construction inventory sales (42%) and R\$1,183 million refer to sales of launches (50%).

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



SALES SPEED

The performance reported resulted in a sales' speed LTM (Sales over Supply ratio) of 45.2%, lower than the sales' speed LTM presented in the same quarter of 2024 (55.0% in 4Q24) and down from 3Q25 (50.0%).



Regarding sales speed by launch vintage, 38% of the 4Q25 vintage has been sold.

