

**CYRELA LAUNCHES R\$2,864 MILLION AND SELLS R\$2,240 MILLION IN THE QUARTER (%CBR EX-SWAPS).**

**São Paulo, July 8, 2025** - Cyrela Brazil Realty S.A. Empreendimentos e Participações (B3: CYRE3; OTCQPink: CYRBY), informs the preview of the operating results for the second quarter of 2025 (2Q25), versus the same period of 2024 (2Q24) and, as stated otherwise, versus the first quarter of 2025 (1Q25). The operating results presented are subject to review by auditors.

| Operational Highlights                            | 2Q25         | 2Q24         | 2Q25 x 2Q24 | 1Q25         | 2Q25 x 1Q25 | 6M25         | 6M24         | 6M25 x 6M24 |
|---|--------------|--------------|-------------|--------------|-------------|--------------|--------------|-------------|
| <b>Launches <sup>(1)</sup></b>                    |              |              |             |              |             |              |              |             |
| Number of Launches                                | 17           | 9            | 8           | 18           | -1          | 35           | 18           | 17          |
| Launched PSV - R\$ Million (100%)                 | 4,126        | 1,461        | 182%        | 4,862        | -15%        | 8,989        | 3,161        | 184%        |
| Cyrela's Share                                    | 73%          | 74%          | -1.2 p.p.   | 75%          | -1.9 p.p.   | 74%          | 76%          | -2.3 p.p.   |
| Swapped PSV - R\$ Million (100%)                  | 195          | 68           | 186%        | 266          | -27%        | 461          | 231          | 100%        |
| <b>Launched PSV ex-swaps - R\$ Million (%CBR)</b> | <b>2,864</b> | <b>1,036</b> | <b>176%</b> | <b>3,383</b> | <b>-15%</b> | <b>6,248</b> | <b>2,231</b> | <b>180%</b> |
| <b>Sales <sup>(2)</sup></b>                       |              |              |             |              |             |              |              |             |
| Pre-Sales Contracts - R\$ Million (100%)          | 3,258        | 2,372        | 37%         | 3,029        | 8%          | 6,287        | 4,519        | 39%         |
| Cyrela's Share                                    | 73%          | 74%          | -1.2 p.p.   | 78%          | -4.8 p.p.   | 75%          | 77%          | -1.4 p.p.   |
| <b>Pre-Sales ex-swaps - R\$ Million (%CBR)</b>    | <b>2,240</b> | <b>1,713</b> | <b>31%</b>  | <b>2,112</b> | <b>6%</b>   | <b>4,352</b> | <b>3,290</b> | <b>32%</b>  |
| <b>Sales Speed (SoS) LTM</b>                      |              |              |             |              |             |              |              |             |
| SoS LTM   | 52.3%        | 52.6%        | -0.3 p.p.   | 52.6%        | -0.3 p.p.   | 52.3%        | 52.6%        | -0.3 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.

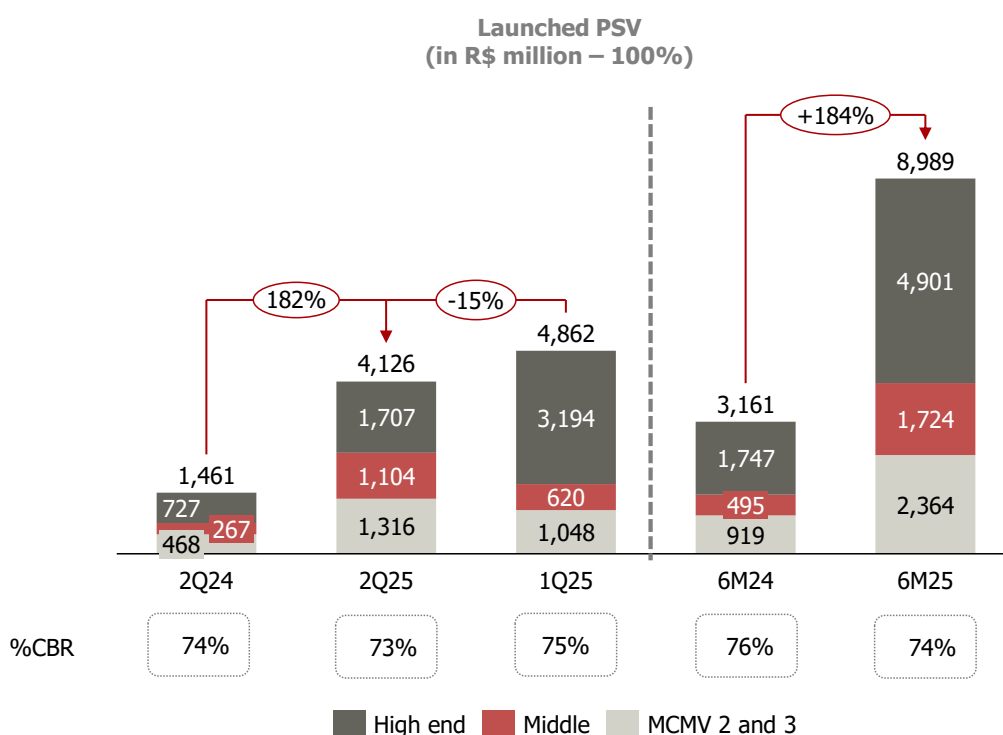
**For further information, please contact:**

Investor Relations

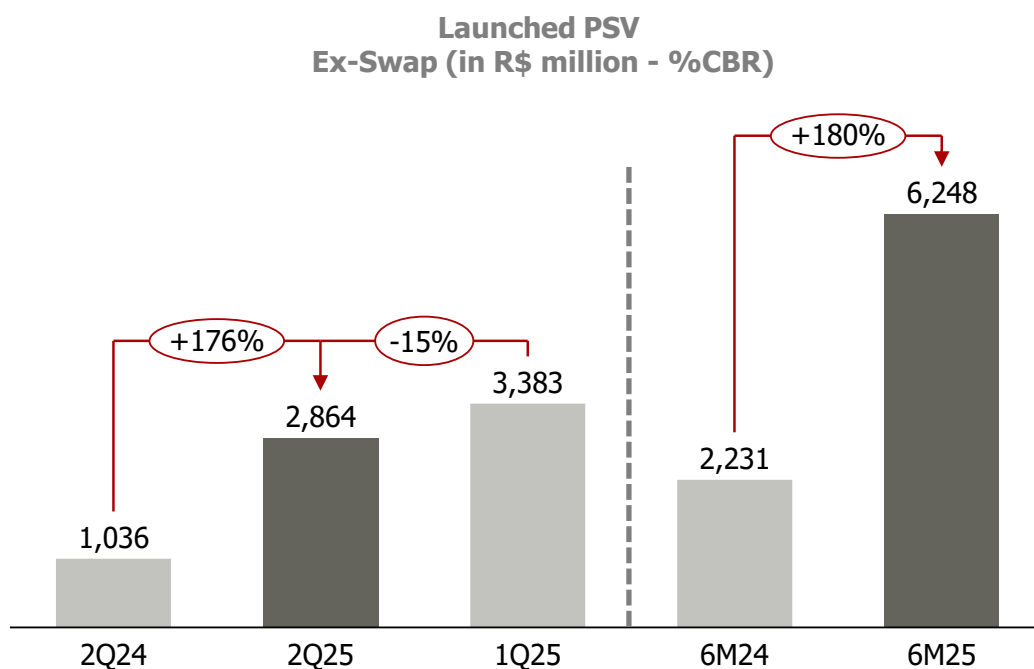
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## LAUNCHES

Cyrela launched 17 projects in the quarter, reaching a volume of R\$4,126 million, 182% higher than the presented in 2Q24 (R\$1,461 million) and 15% down from 1Q25 (R\$4,862 million). Swaps accounted R\$195 million in the launches of the quarter vs. R\$68 million in 2Q24 and R\$266 million in 1Q25. Cyrela's stake in 2Q25 launches reached 73%, down from the stake presented in 2Q24 (74%) and lower than 1Q25 (75%). Of the total PSV launched in 2Q25, 73% will be recognized through full consolidation and 27% through the equity method. In 6M25, the PSV launched accounted for R\$8,989 million, 184% up from 6M24.

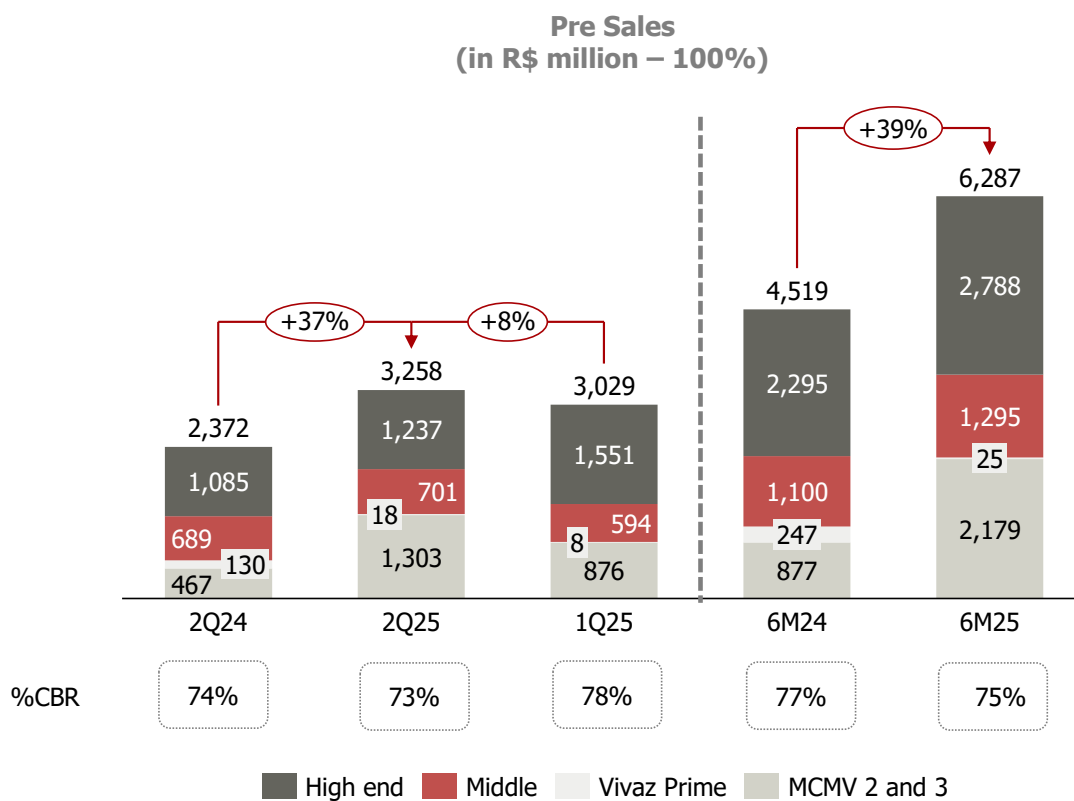


Excluding swaps and considering only the %CBR, the volume launched in the 2Q25 was R\$2,864 million, 176% higher than the launches of the same quarter of the previous year (R\$1,036 million in 2Q24) and 15% down from 1Q25 (R\$3,383 million). In the year, launches reached R\$6,248 million, compared to R\$2,231 million in 2023.

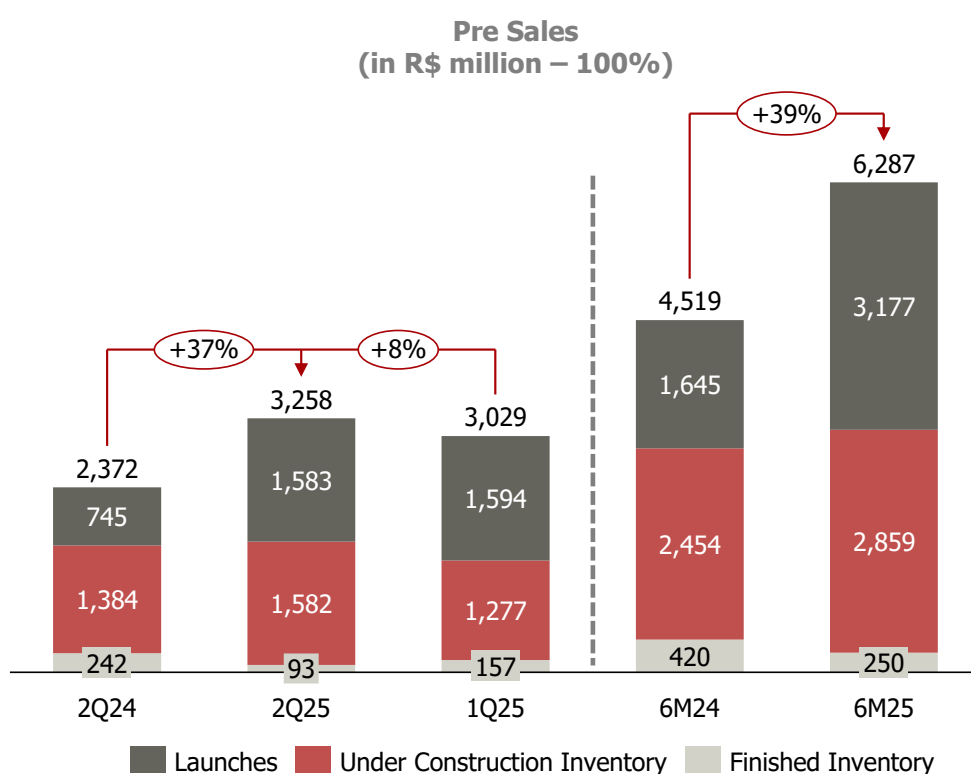


## PRE-SALES

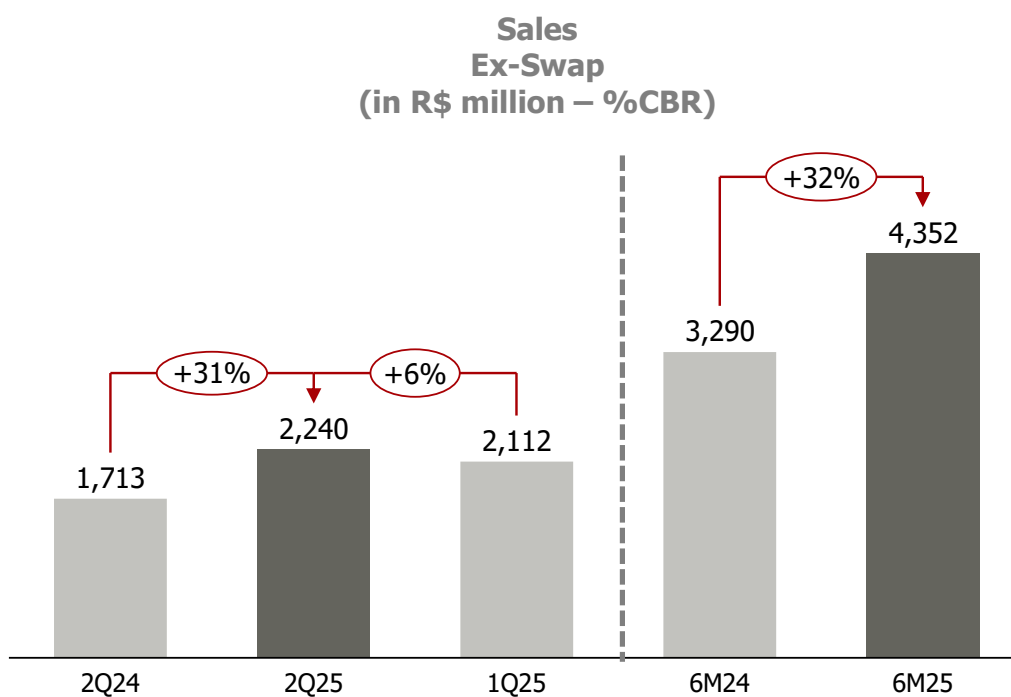
Net pre-sales volume totaled R\$3,258 million in the quarter, 37% up from 2Q24 (R\$2,372 million) and 8% higher than the presented in 1Q25 (R\$3,029 million). Cyrela's stake in the volume sold in the quarter was 73%, lower than the same quarter of 2024 (74%) and down from 1Q25 (78%). Of the total sales of the quarter, 74% will be recognized through full consolidation and 26% through the equity method. In 6M25, net presales accounted for R\$6,287 million, 39% higher than the previous year.



In the quarter, R\$93 million of total net pre-sales refer to finished inventory sales (3%), R\$1,582 million refer to under construction inventory sales (49%) and R\$1,583 million refer to sales of launches (49%). The speed of sales of projects launched in the quarter reached 38%.

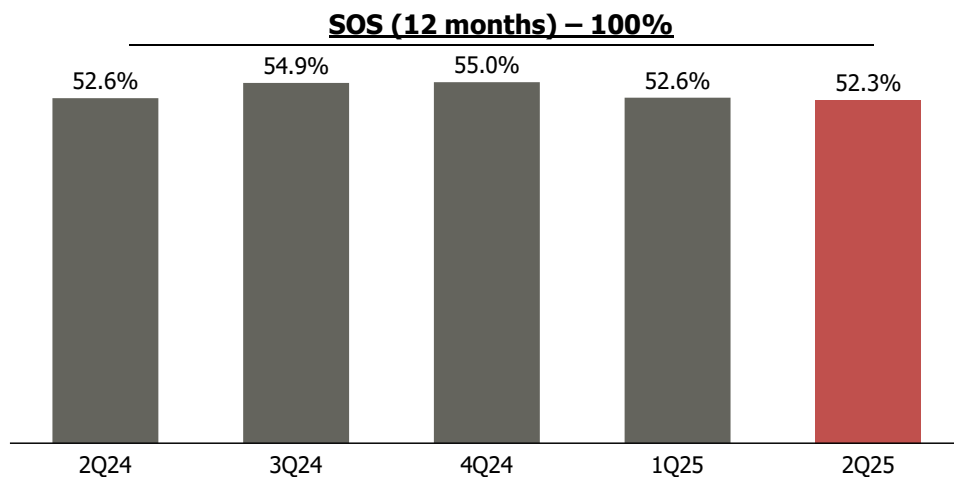


Excluding swaps and considering only %CBR, sales volume reached R\$2,240 million in 2Q25, 31% higher than the same period of 2024 (R\$1,713 million in 2Q24) and 6% up from 1Q25 (R\$2,112 million).



**SALES SPEED**

The performance reported resulted in a sales' speed LTM (Sales over Supply ratio) of 52.3%, lower than the sales' speed LTM presented in the same quarter of 2024 (52.6% in 2Q24) and down from 1Q25 (52.6%).



Regarding sales speed by launch vintage, 38% of the 2Q25 vintage has been sold.

