

CYRELA LAUNCHES R\$1,461 MILLION AND SELLS R\$2,372 MILLION IN THE QUARTER. SOS OF LAUNCHES OF 51% IN THE QUARTER

São Paulo, July 11, 2024 - Cyrela Brazil Realty S.A. Empreendimentos e Participações (B3: CYRE3; OTCQPink: CYRBY), informs the preview of the operating results for the second quarter of 2024 (2Q24), versus the same period of 2023 (2Q23) and, as stated otherwise, versus the first quarter of 2024 (1Q24). The operating results presented are subject to review by auditors.

Operational Highlights	2Q24	2Q23	2Q24 x 2Q23	1Q24	2Q24 x 1Q24	6M24	6M23	6M24 x 6M23
Launches ⁽¹⁾								
Number of Launches	9	17	-8	9	0	18	25	-7
Launched PSV - R\$ Million (100%)	1,461	3,514	-58%	1,700	-14%	3,161	4,859	-35%
Cyrela's Share	74%	78%	-3.9 p.p.	78%	-4.0 p.p.	76%	75%	0.5 p.p.
Swapped PSV - R\$ Million (100%)	68	244	-72%	163	-58%	231	330	-30%
Launched PSV ex-swaps - R\$ Million (%CBR)	1,036	2,537	-59%	1,195	-13%	2,231	3,412	-35%
Sales ⁽²⁾								
Pre-Sales Contracts - R\$ Million (100%)	2,372	2,491	-5%	2,147	10%	4,519	4,036	12%
Cyrela's Share	74%	81%	-6.8 p.p.	79%	-5.4 p.p.	77%	79%	-2.0 p.p.
Pre-Sales ex-swaps - R\$ Million (%CBR)	1,713	1,825	-6%	1,577	9%	3,290	2,924	12%
Sales Speed (SoS) LTM								
SoS LTM	52.6%	48.1%	4.5 p.p.	50.5%	2.1 p.p.	52.6%	48.1%	4.5 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.

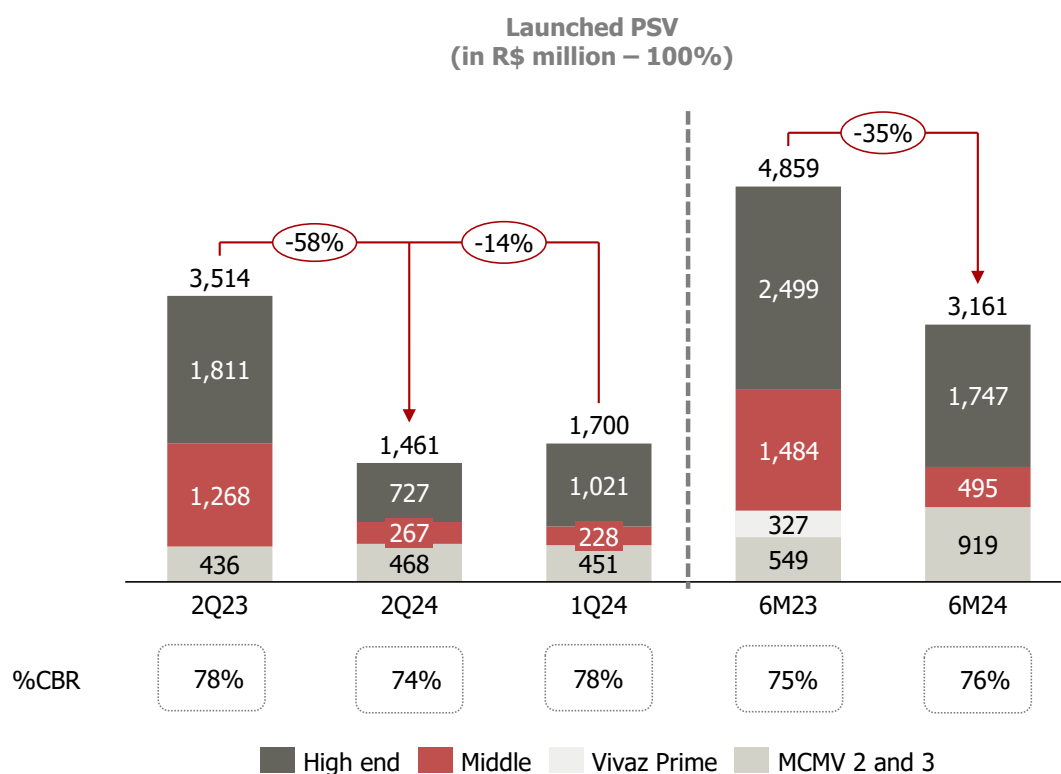
For further information, please contact:

Investor Relations

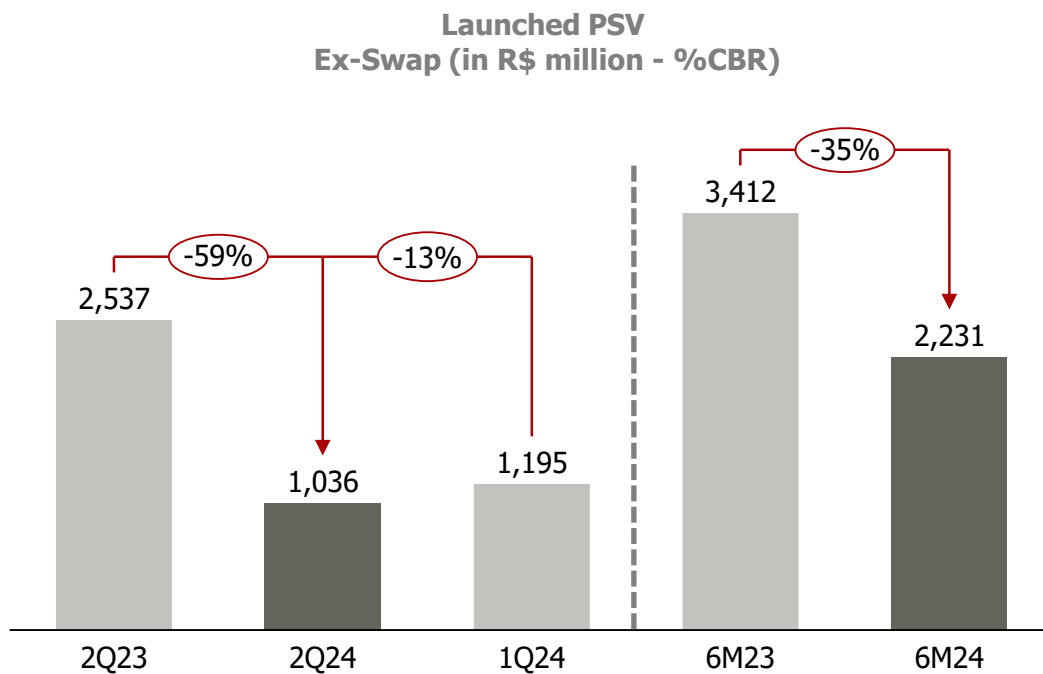
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LAUNCHES

Cyrela launched 9 projects in the quarter, reaching a volume of R\$1,461 million, 58% lower than the presented in 2Q23 (R\$3,514 million) and 14% down from 1Q24 (R\$1,700 million). Swaps accounted R\$68 million in the launches of the quarter vs. R\$244 million in 2Q23 and R\$163 million in 1Q24. Cyrela's stake in 2Q24 launches reached 74%, down from the stake presented in 2Q23 (78%) and lower than 1Q24 (78%). Of the total PSV launched in 2Q24, 80% will be recognized through full consolidation and 20% through the equity method. In 6M24, the PSV launched accounted for R\$3,161 million, 35% down from 6M23.

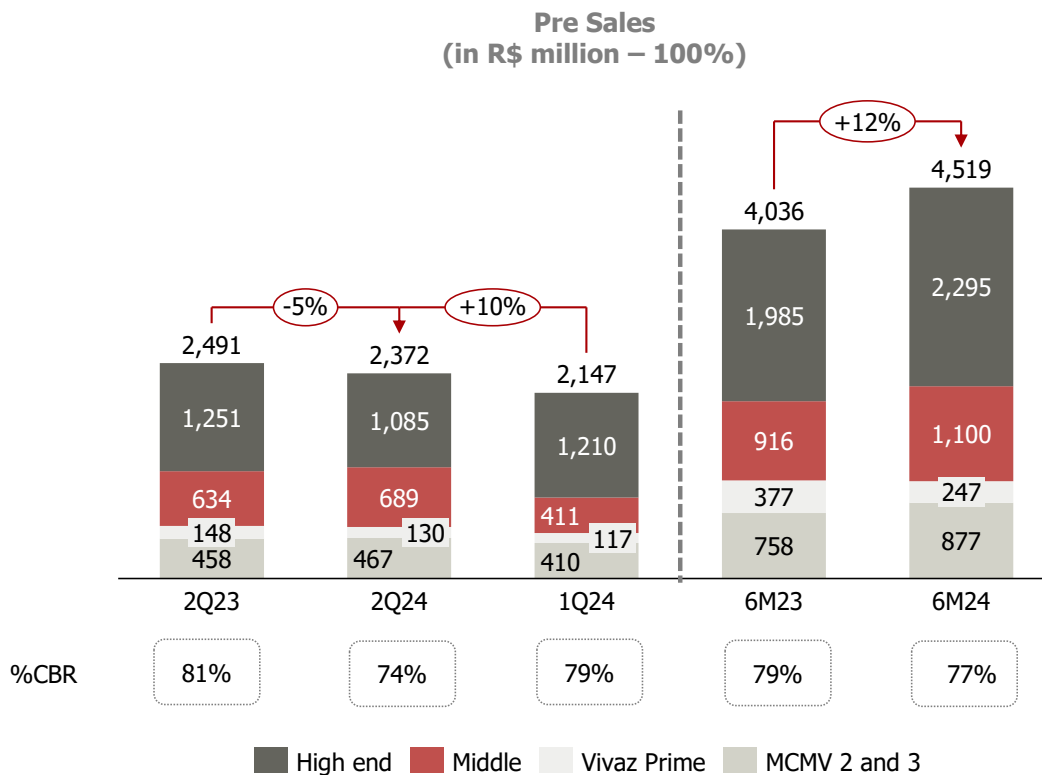


Excluding swaps and considering only the %CBR, the volume launched in the 2Q24 was R\$1,036 million, 59% lower than the launches of the same quarter of the previous year (R\$2,537 million in 2Q23) and 13% down from 1Q24 (R\$1,195 million). In the year, launches reached R\$2,231 million, compared to R\$3,412 million in 2023.

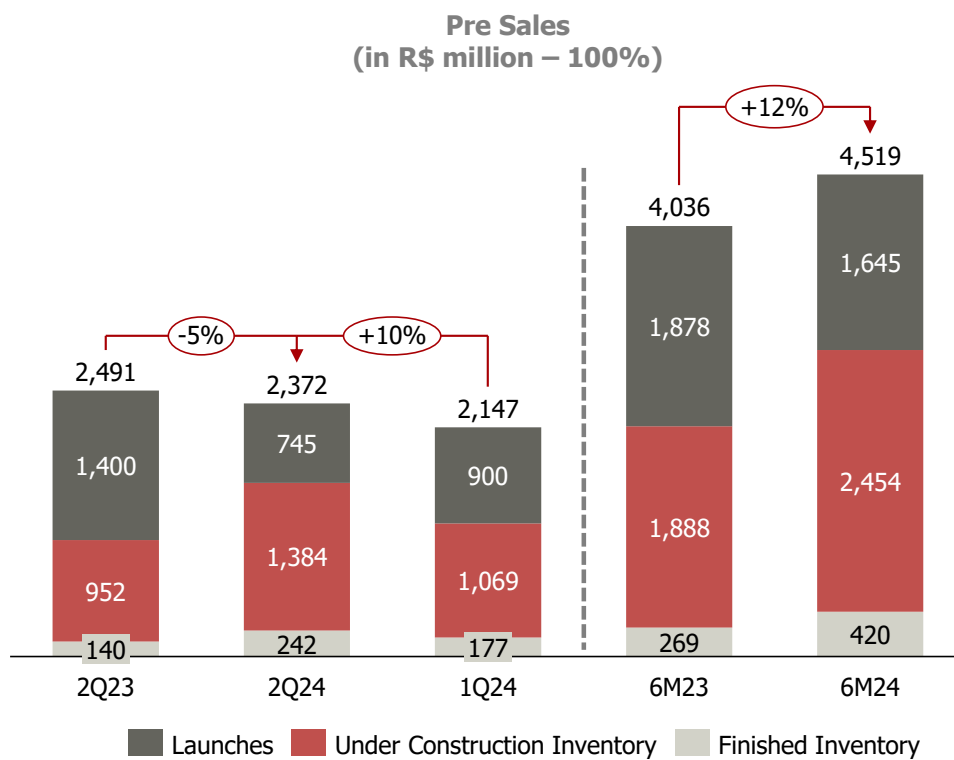


PRE-SALES

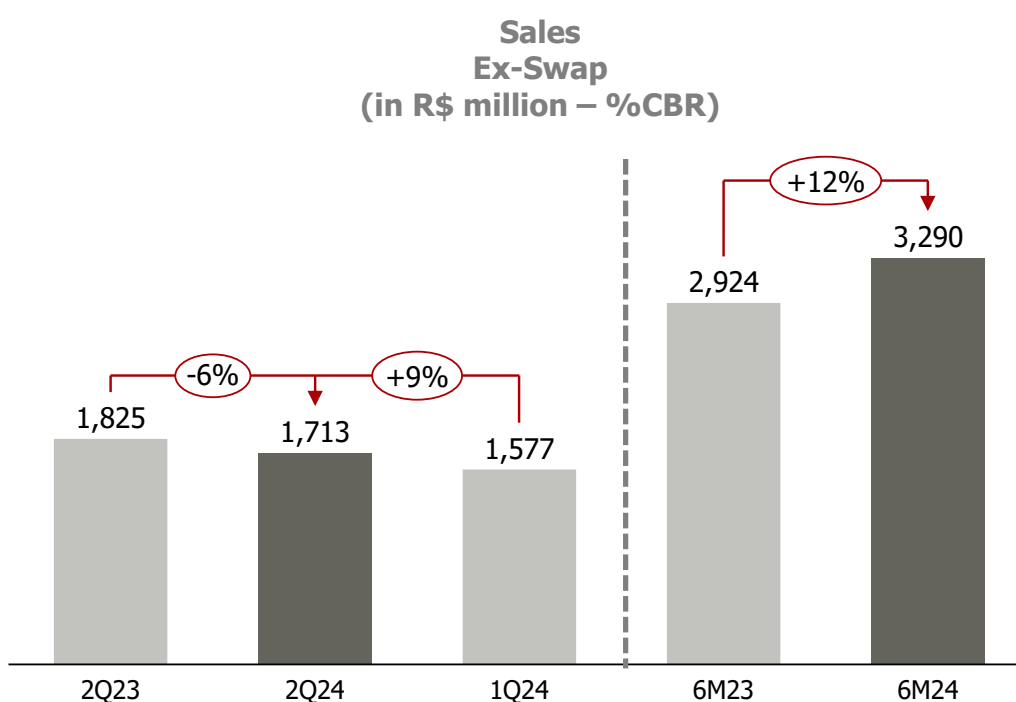
Net pre-sales volume totaled R\$2,372 million in the quarter, 5% down from 2Q23 (R\$2,491 million) and 10% higher than the presented in 1Q24 (R\$2,147 million). Cyrela's stake in the volume sold in the quarter was 74%, lower than the 81% presented in the same quarter of 2023 and down from 1Q24 (79%). Of the total sales of the quarter, 79% will be recognized through full consolidation and 21% through the equity method. In 6M23, net presales accounted for R\$4,519 million, 12% higher than the previous year.



In the quarter, R\$242 million of total net pre-sales refer to finished inventory sales (10%), R\$1,384 million refer to under construction inventory sales (59%) and R\$745 million refer to sales of launches (31%). The speed of sales of projects launched in the quarter reached 51%.

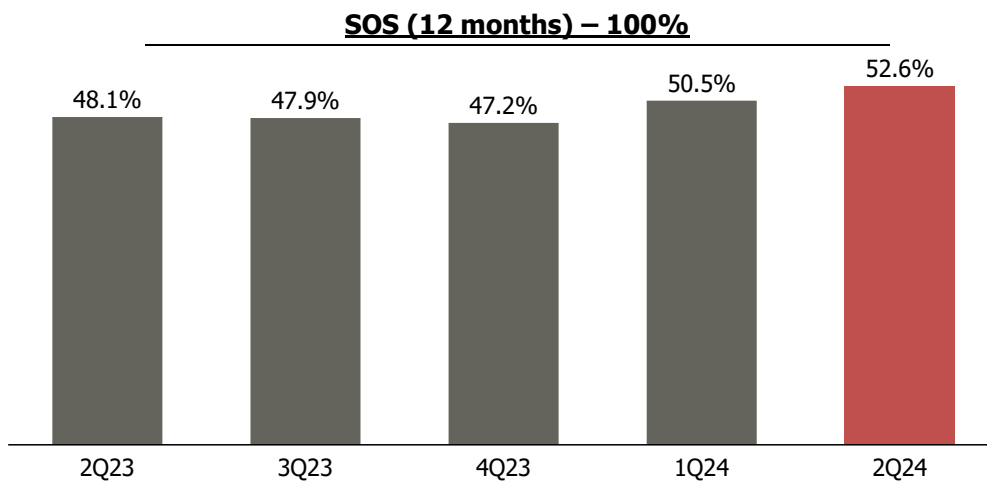


Excluding swaps and considering only %CBR, sales volume reached R\$1,713 million in 2Q24, 6% lower than the same period of 2023 (R\$1,825 million in 2Q23) and 9% up from 1Q24 (R\$1,577 million). In the year, sales reached R\$3,290 million, compared to R\$2,924 million in 2023.



SALES SPEED

The performance reported resulted in a sales' speed LTM (Sales over Supply ratio) of 52.6%, higher than the sales' speed LTM presented in the same quarter of 2023 (48.1%) and up from 1Q24 (50.5%).



Regarding sales speed by launch vintage, 51% of the 1Q24 vintage has been sold.

