CURY
B3 LISTED NM

# EARNINGS RELEASE

# 3Q26 and 9M26

Cury reports **record** **net revenue of R$ 1.8 billion** and **net income of R$ 370 million** in **3Q26**, achieves **ROE of 73%,** and completes its **30th consecutive quarter** of **positive cash generation**.

São Paulo, November 10, 2026.

Cury Construtora e Incorporadora S.A. ("Company" or "Cury") (B3: CURY3), one of the leading residential real-estate developers in Brazil operating in the metropolitan regions of São Paulo and Rio de Janeiro, the Company discloses its operational and financial results for the third quarter of 2026 (3Q26) and in the first nine months of 2026 (9M26), compared to the same quarter and period of the previous year (3Q25 and 9M25).

Unless otherwise indicated, the financial and operational information is presented in Brazilian Reais (R$), in accordance with International Financial Reporting Standards (IFRS) and the Brazilian accounting principles applicable to real estate development entities in Brazil.

# EARNINGS RELEASE

# 3Q26 and 9M26

# 3Q26 HIGHLIGHTS

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## Net Sales %Cury
**R$1.8 BI**
+10.7% vs. 3Q25

## Productions
Units Produced
RECORD
**6,304**
+28.4% vs. 3Q25

## Landbank
RECORD
**R$26.1 BI**
+11.8% vs. 3Q25

## Cash Generation
**R$253.6 MI**
+8.8% vs. 3Q25

30th consecutive quarter of positive cash generation

## Net Revenue
RECORD
**R$1.8 BI**
+29.7% vs. 3Q25

## Net income (100%)
RECORD
**R$369.6 MI**
+30.5% vs. 3Q25

## Net margin (100%)
**20.1%**
Stable vs. 3Q25

## ROE
**73.2%**
+2.6 p.p. vs. 3Q25

# // MESSAGE FROM THE MANAGEMENT

Even in a quarter marked by external factors that affected industry dynamics, Cury maintained its operational consistency, achieving new records in net revenue and net income, preserving its margins, and completing its 30th consecutive quarter of positive cash generation. This performance, combined with the continued distribution of dividends, reflects the strength of our business model and our commitment to shareholders.

In engineering, we achieved a new record in units produced, reflecting the progress made following the restructuring of the area and the efficiency gains already observed. This evolution further consolidates an operation structured to support the Company's current scale, while maintaining productivity and quality.

Our sales force remains a key competitive advantage. We continue to strengthen our commercial structure and explore new sales channels, expanding our reach and enhancing our proximity to customers. This approach, combined with the attractive locations of our developments and the structural demand for affordable housing, contribute to maintaining high sales velocity (SoS) levels and reinforce our confidence in the potential of our business.

We also made progress on our ESG agenda with the publication of our fourth Sustainability Report, which highlights our main initiatives and achievements across environmental, social, and governance dimensions, reaffirming our commitment to responsible business practices and value creation for all our stakeholders.

While the scenario remains challenging, we reaffirm our confidence in the pillars underpinning the strength of our business: disciplined land acquisition, appropriate product definition and pricing strategy, a strong focus on sales, and disciplined execution, always seeking to preserve margins and generate cash. We will remain attentive to developments in the economic environment and their potential implications, maintaining the flexibility needed to adapt our operations to different market conditions while preserving efficiency, profitability, and our commitment to value creation.

We thank our employees, customers, partners, and shareholders for their trust and contributions to another quarter of achievements.

| Operating (R$ million) | 3Q26 | 2Q26 | % Q/Q | 3Q25 | % Y/Y | 9M26 | 9M25 | % Y/Y |
|---|---|---|---|---|---|---|---|---|
| Launches | 8 | 11 | -27.3% | 9 | -11.1% | 29 | 32 | -9.4% |
| PSV (R$ million) [1] | 2,123.1 | 2,256.9 | -5.9% | 1,986.4 | 6.9% | 7,026.8 | 6,995.2 | 0.5% |
| Units launched | 6,503 | 6,549 | -0.7% | 6,813 | -4.6% | 21,053 | 22,533 | -6.6% |
| Net pre-sales (R$ million) | 2,035.9* | 2,045.5 | -0.5% | 1,827.0 | 11.4% | 6,386.0* | 6,194.0 | 3.1% |
| Net SOS [2] | 39.7% | 40.5% | -0.8 p.p. | 40.6% | -0.9 p.p. | 67.3% | 69.8% | -2.5 p.p. |
| Net SOS LTM (%) | 72.0%* | 72.0% | 0.0 p.p. | 74.0% | -2.0 p.p. | 72.0%* | 74.0% | -2.0 p.p. |
| LandBank (PSV, R$ million) | 26,108.4 | 26,092.8 | 0.1% | 23,343.7 | 11.8% | 26,108.4 | 23,343.7 | 11.8% |
| Cash Generation (R$ million) | 253.6 | 144.9 | 75.0% | 233.1 | 8.8% | 491.8 | 362.2 | 35.8% |

*Represented

| Financial (R$ million) | 3Q26 | 2Q26 | % Q/Q | 3Q25 | % Y/Y | 9M26 | 9M25 | % Y/Y |
|---|---|---|---|---|---|---|---|---|
| Net Revenue | 1,837.7 | 1,690.6 | 8.7% | 1,416.9 | 29.7% | 5,140.9 | 3,979.7 | 29.2% |
| Gross profit | 725.5 | 668.4 | 8.5% | 566.2 | 28.1% | 2,023.5 | 1,573.9 | 28.6% |
| Gross margin | 39.5% | 39.5% | 0.0 p.p. | 40.0% | -0.5 p.p. | 39.4% | 39.5% | -0.1 p.p. |
| Adjusted gross margin [3] | 39.7% | 39.8% | -0.1 p.p. | 40.2% | -0.5 p.p. | 39.6% | 39.8% | -0.2 p.p. |
| Net income (100%) [4] | 369.6 | 311.2 | 18.8% | 283.2 | 30.5% | 1,032.0 | 784.0 | 31.6% |
| Net margin (100%) | 20.1% | 18.4% | 1.7 p.p. | 20.0% | 0.1 p.p. | 20.1% | 19.7% | 0.4 p.p. |
| Net income %Cury [5] | 313.9 | 270.5 | 16.0% | 255.3 | 23.0% | 887.2 | 705.5 | 25.8% |
| Net margin %Cury | 17.1% | 16.0% | 1.1 p.p. | 18.0% | -0.9 p.p. | 17.3% | 17.7% | -0.4 p.p. |
| ROE [6] | 73.2% | 73.6% | -0.4 p.p. | 70.6% | 2.6 p.p. | 73.2% | 70.6% | 2.6 p.p. |

1) Gross Sales Value (PSV) of the launches carried out during the period.

2) Sales Over Supply, an indicator of the percentage sold in relation to the total inventory available during the period

3) Gross Margin Adjusted for Capitalized Interest.

4) IFRS Net Income from 100% of operations, including portions attributable to controlling interests and non-controlling partners in joint ventures. Capitalized Interest.

5) Net Income attributable only to controlling interests (Cury's ownership percentage).

6) ROE (Return on Equity), calculated using Cury's average attributable equity (Controlling Interests) and Net Income attributable to Cury (Controlling Interests) over the last 12 months.



Click Here to access historical data.

# OPERATIONAL **PERFORMANCE**

CURY

WL Boa Vista



# // LAUNCHES

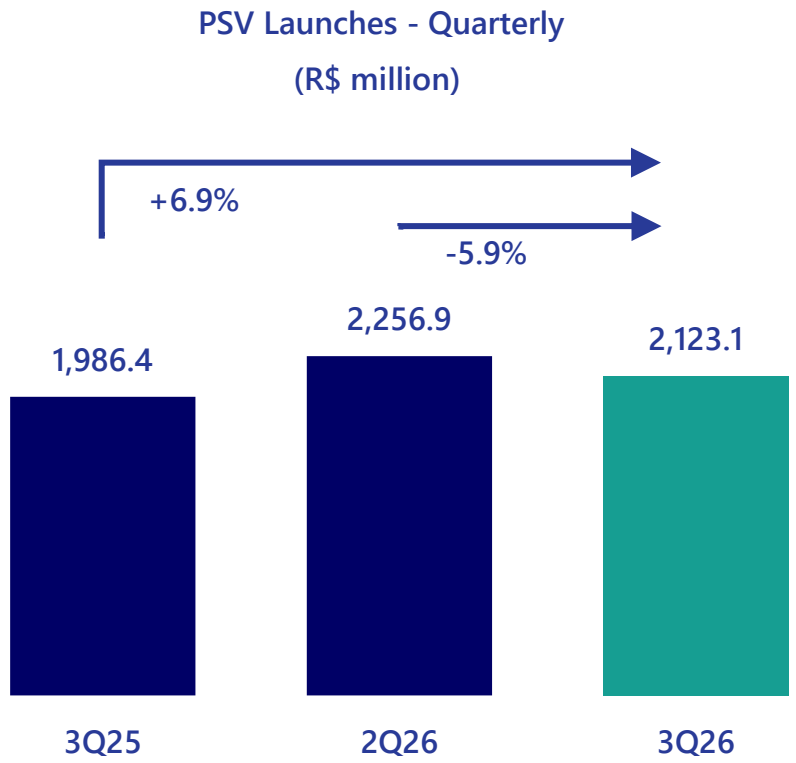
In 3Q26, 8 projects were launched, with 5 located in SP and 3 in RJ, totaling a PSV of

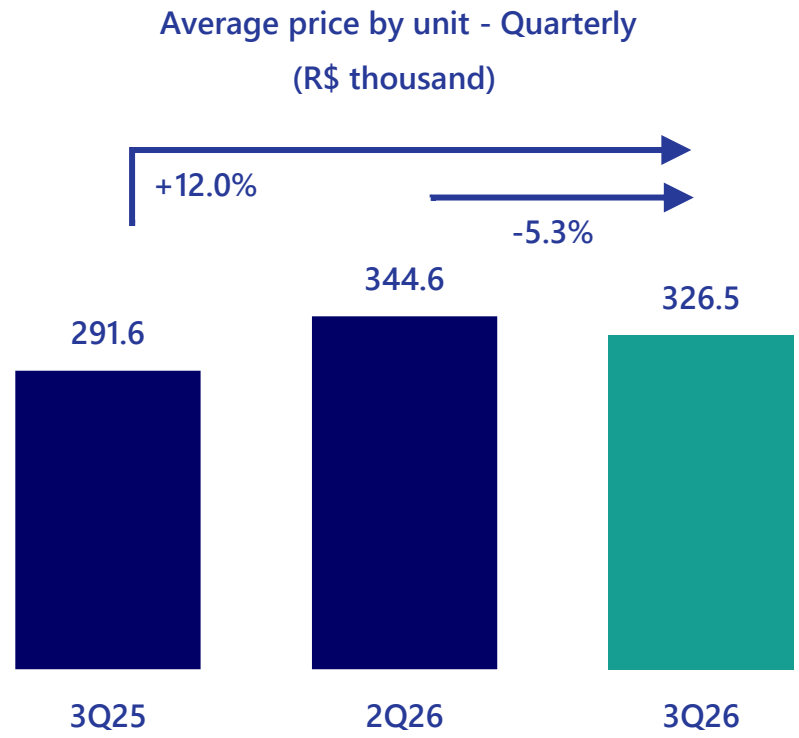
**R$2,123.1** MILLION,

which represents an increase of 6.9% compared to the same period of the previous year.

| Launches | 3Q26 | 2Q26 | % Q/Q | 3Q25 | % Y/Y | 9M26 | 9M25 | % Y/Y |
|---|---|---|---|---|---|---|---|---|
| Number of launches | 8 | 11 | -27.3% | 9 | -11.1% | 29 | 32 | -9.4% |
| PSV (R$ million) | 2,123.1 | 2,256.9 | -5.9% | 1,986.4 | 6.9% | 7,026.8 | 6,995.2 | 0.5% |
| Units launched | 6,503 | 6,549 | -0.7% | 6,813 | -4.6% | 21,053 | 22,533 | -6.6% |
| Average price per unit (R$ '000) | 326.5 | 344.6 | -5.3% | 291.6 | 12.0% | 333.8 | 310.4 | 7.5% |
| Average unit per launch | 813 | 596 | 36.4% | 757 | 7.4% | 726 | 704 | 3.1% |
| Share Cury (PSV) | 1,858.6 | 1,943.9 | -4.4% | 1,733.9 | 7.2% | 6,071.5 | 6,360.7 | -4.5% |
| Share Cury (%) | 87.5% | 86.1% | 1.4 p.p. | 87.3% | 0.2 p.p. | 86.4% | 90.9% | -4.5 p.p. |

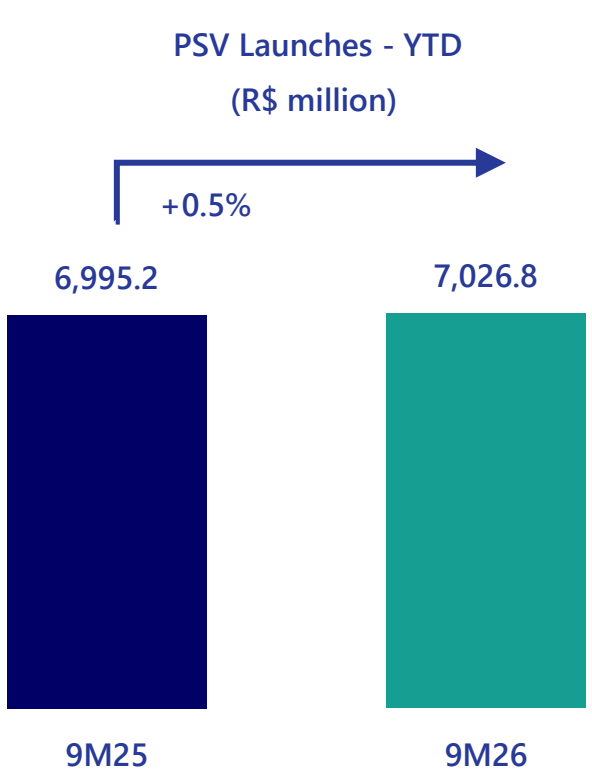
# // LAUNCHES

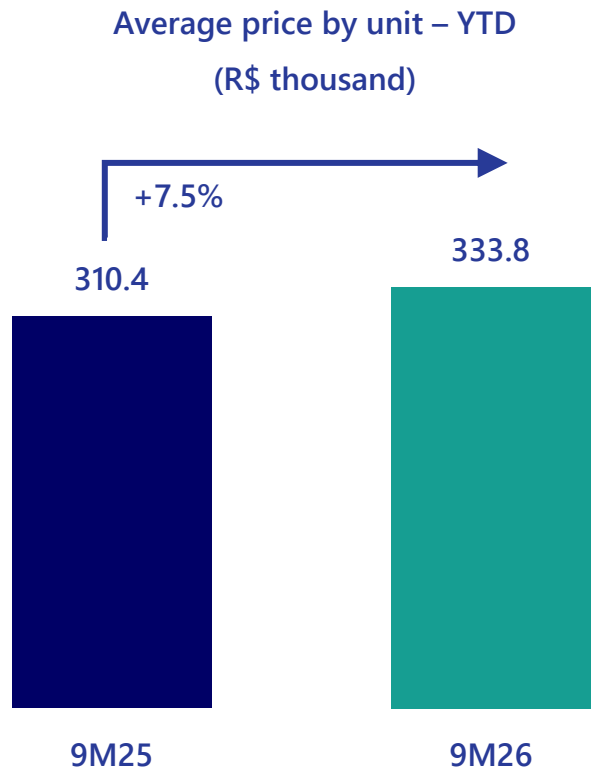



The total PSV of launches reached R$2,123.1 million, in 3Q26, which represents an increase of 6.9% compared to 3Q25 and decreased 5.9% compared to 2Q26. The average price per unit launched was R$326.5 thousand, which represents an increase of 12.0% compared to 3Q25 and decreased 5.3% compared to 2Q26.

# // LAUNCHES




The total PSV of launches in the first nine months of 2026 reached R$7,026.8 million, stable at 0.5% compared to the same period of the previous year. The average price per unit launched was R$333.8 thousand, increased of 7.5% compared to the same period of the previous year.

% sold until 11/09/2026



## Alto Granja Julieta

São Paulo
Jul/26

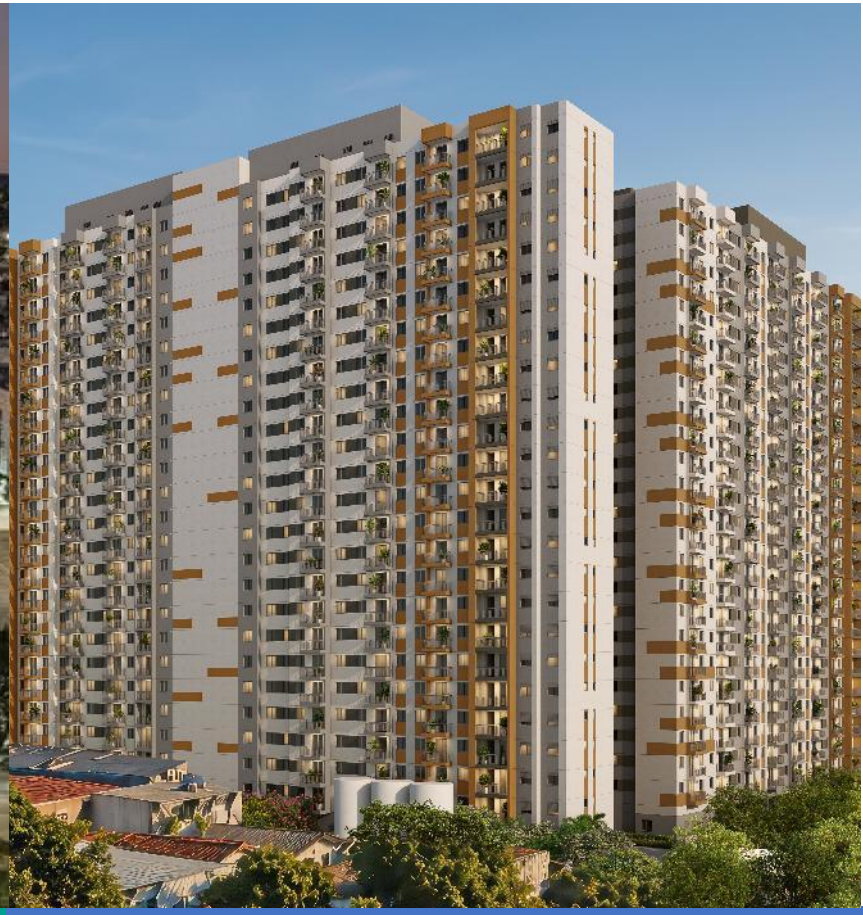
PSV – R$215 MM
62% Sold



## Saudosa Praça Onze

Rio de Janeiro
Jul/26

PSV – R$171 MM
99% Sold



## Cidade Parque Guarapiranga

São Paulo
Jul/26

PSV – R$529 MM
60% Sold

# // NET PRE-SALES

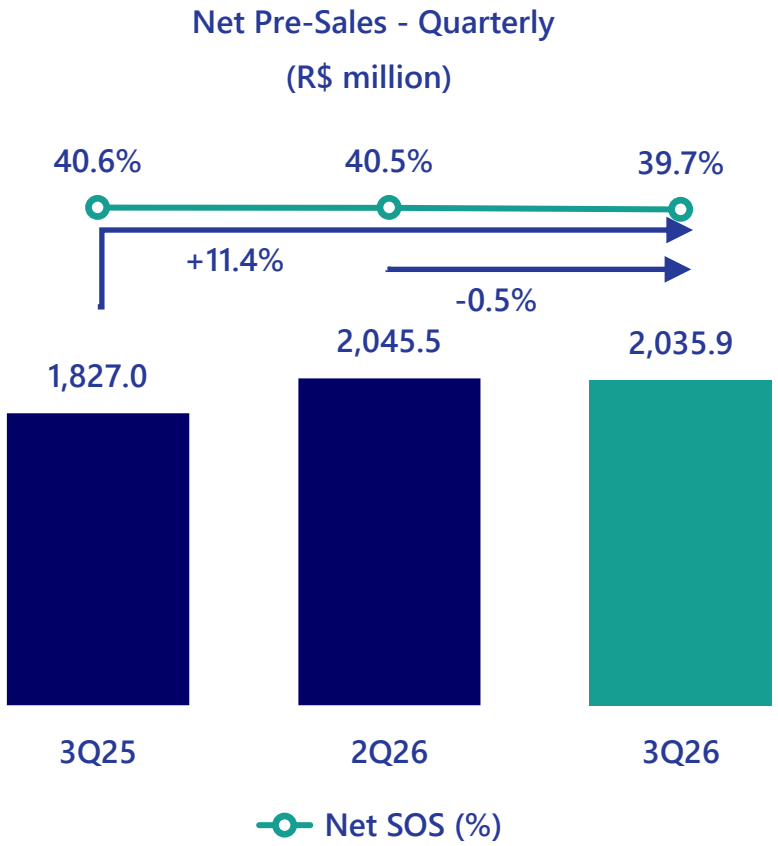
In the 3Q26, net sales totaled **R$2,035.9 MILLION,** which corresponds to an increase of 11.4% compared to 3Q25.

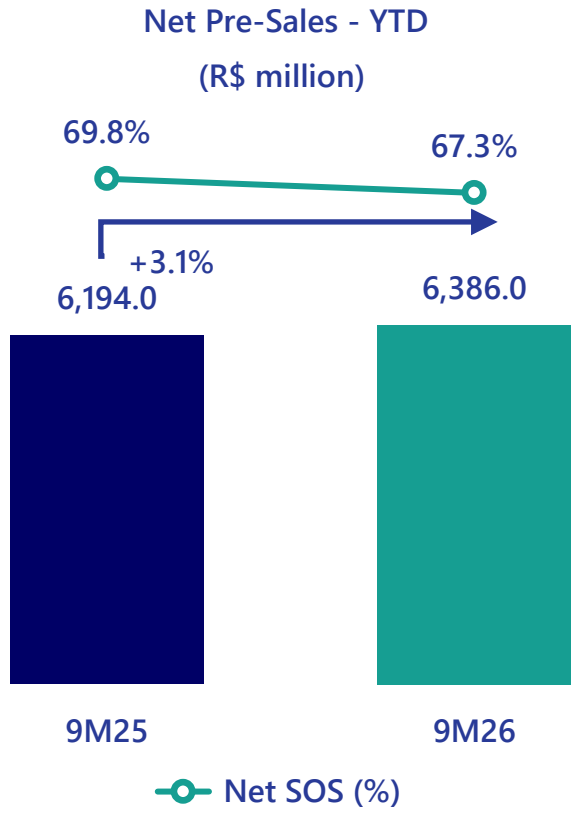
| Pre-sales, %SOS | 3Q26 | 2Q26 | % Q/Q | 3Q25 | % Y/Y | 9M26 | 9M25 | % Y/Y |
|---|---|---|---|---|---|---|---|---|
| Gross pre-sales (R$ million PSV) | 2,394.0* | 2,216.7 | 8.0% | 2,051.9 | 16.7% | 7,144.6* | 6,775.3 | 5.5% |
| # units sold | 7,417* | 6,697 | 10.8% | 6,847 | 8.3% | 21,900* | 22,087 | -0.8% |
| Average price per unit (R$ '000) | 322.8 | 331.0 | -2.5% | 299.7 | 7.7% | 326.2 | 306.8 | 6.3% |
| Gross SOS (%) | 43.6% | 42.4% | 1.2 p.p. | 43.4% | 0.2 p.p. | 69.8% | 71.7% | -1.9 p.p. |
| Cancellations (R$ million) | 358.2 | 171.2 | 109.2% | 224.8 | 59.3% | 758.6 | 581.3 | 30.5% |
| Net pre-sales (R$ million PSV) | 2,035.9* | 2,045.5 | -0.5% | 1,827.0 | 11.4% | 6,386.0* | 6,194.0 | 3.1% |
| % Launches | 45.1%* | 61.5% | -16.4 p.p. | 56.2% | -11.1 p.p. | 54.9% | 61.4% | -6.5 p.p. |
| % Inventories | 54.9%* | 38.5% | 16.4 p.p. | 43.8% | 11.1 p.p. | 45.1% | 38.6% | 6.5 p.p. |
| Cancellations / Gross pre-sales | 15.0% | 7.7% | 7.3 p.p. | 11.0% | 4.0 p.p. | 10.6% | 8.6% | 2.0 p.p. |
| Net SOS (%) | 39.7% | 40.5% | -0.8 p.p. | 40.6% | -0.9 p.p. | 67.3% | 69.8% | -2.5 p.p. |
| Net SOS LTM (%) | 72.0%* | 72.0% | 0.0 p.p. | 74.0% | -2.0 p.p. | 72.0%* | 74.0% | -2.0 p.p. |
| Share Cury Net Pre-Sales (R$ million PSV) | 1,805.1* | 1,748.8 | 3.2% | 1,630.2 | 10.7% | 5,447.5* | 5,556.7 | -2.0% |
| Share Cury Net Pre-Sales (%) | 88.7% | 85.5% | 3.2 p.p. | 89.2% | -0.5 p.p. | 85.3% | 89.7% | -4.4 p.p. |

*Represented

The average selling price recorded in 3Q26 was R$322.8 thousand, representing an increase of 7.7% compared to 3Q25.

# // NET PRE-SALES



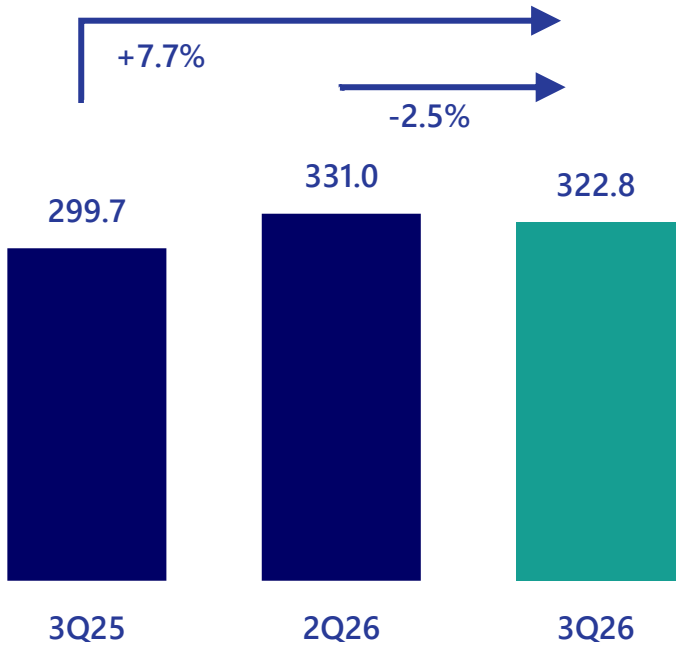




In 3Q26, the net VSO was 39.7%, reduction of 0.8 p.p. compared to 40.5% in 2Q26, and a reduction of 0.9 p.p. compared to 40.6% in 3Q25.

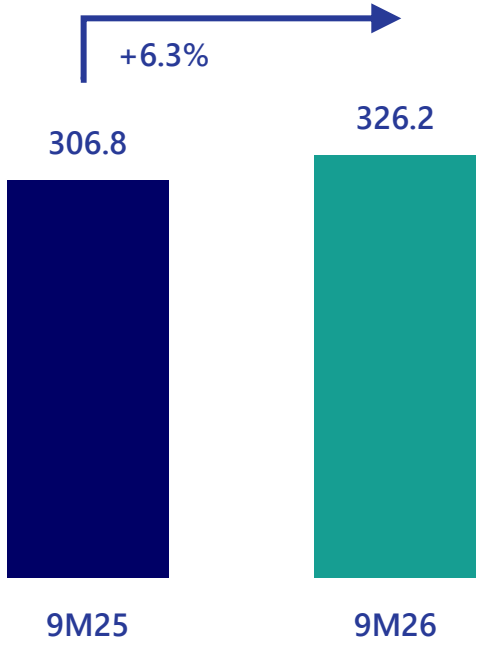
In the first nine months of 2026, the net VSO was 67.3%, reduction of 2.5 p.p. compared to 69.8% in the same period of the previous year.

# // NET PRE-SALES

Average price by unit - Quarterly
(R$ thousand)




Average price by unit - YTD
(R$ thousand)




In 3Q26, **95.2% of sales had a unit selling price of up to R$600,000**.

# // TRANSFER

The PSV transferred in 3Q26 totaled R$1,293.7 million, representing a reduction of 35.8% compared to 2Q26 and 13.0% compared to 3Q25. The number of units transferred was 4,138, a decrease of 34.3% compared to 2Q26 and reduction of 18.9% compared to 3Q25.

| Transfers | 3Q26 | 2Q26 | % Q/Q | 3Q25 | % Y/Y | 9M26 | 9M25 | % Y/Y |
|---|---|---|---|---|---|---|---|---|
| **PSV transferred (R$ million)** | 1,293.7 | 2,015.0 | -35.8% | 1,487.2 | -13.0% | 4,648.4 | 4,759.4 | -2.3% |
| **Units transferred** | 4,138 | 6,296 | -34.3% | 5,101 | -18.9% | 14,798 | 16,039 | -7.7% |

Considering the performance in the nine-month period of 2026, the PSV transferred totaled a reduction of 2.3% compared to the period of 9M25, while the number of units transferred decreased from 16,039 in 9M25 to 14,798 in 9M26.

# // PRODUCTION




In 3Q26, there were produced

**6,304 units,**

which represents an increase of 28.4% compared to the same period of the previous year.

The Company produced 16,675 units in 9M26, growth of 4,358 units compared to 9M25, which represents an increase of 35.4%.

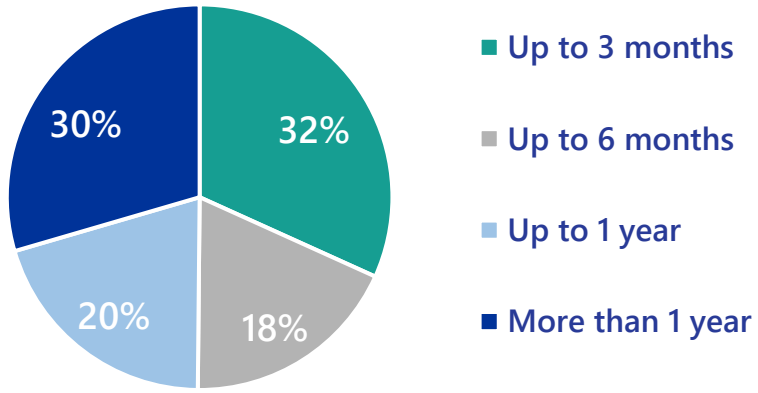
| Production | 3Q26 | 2Q26 | % Q/Q | 3Q25 | % Y/Y | 9M26 | 9M25 | % Y/Y |
|---|---|---|---|---|---|---|---|---|
| **Units Constructed** | 6,304 | 5,737 | 9.9% | 4,908 | 28.4% | 16,675 | 12,317 | 35.4% |
| **Units Completed** | 2,476 | 1,192 | 107.7% | 6,262 | -60.5% | 5,552 | 10,095 | -45.0% |
| **Construction Sites** | 93 | 87 | 6.9% | 82 | 13.4% | 87 | 79 | 10.1% |

Cury ended 3Q26 with an inventory of **R$3,096.3 million.**

| Inventories (R$ million, except % and units) | 3Q26 | 2Q26 | % Q/Q | 3Q25 | % Y/Y |
|---|---|---|---|---|---|
| Under Construction | 3,034.6 | 2,945.2 | 3.0% | 2,625.4 | 15.6% |
| % Total | 98.0% | 97.9% | 0.1 p.p. | 98.0% | 0.0 p.p. |
| Completed | 61.7 | 62.8* | -1.8% | 52.8 | 16.9% |
| % Total | 2.0% | 2.1% | -0.1 p.p. | 2.0% | 0.0 p.p. |
| Total | 3,096.3 | 3,008.0* | 2.9% | 2,678.2 | 15.6% |
| Total (Units) | 7,956 | 7,784* | 2.2% | 7,548 | 5.4% |

*Represented

Aging of Inventories 3Q26
(Based in the launches dates)




Of this total, 98.0% refer to units launched or under construction, and only 2.0% to completed units.

# // LANDBANK




Considering the recent launches as well as the acquisitions made, the Company ended 3Q26 with a landbank of

## R$26,108.4 MILLION IN POTENTIAL PSV,

an increase of 11.8% compared to the landbank at the end of 3Q25 and stable compared to 2Q26, which represents a total of 83,021 units.

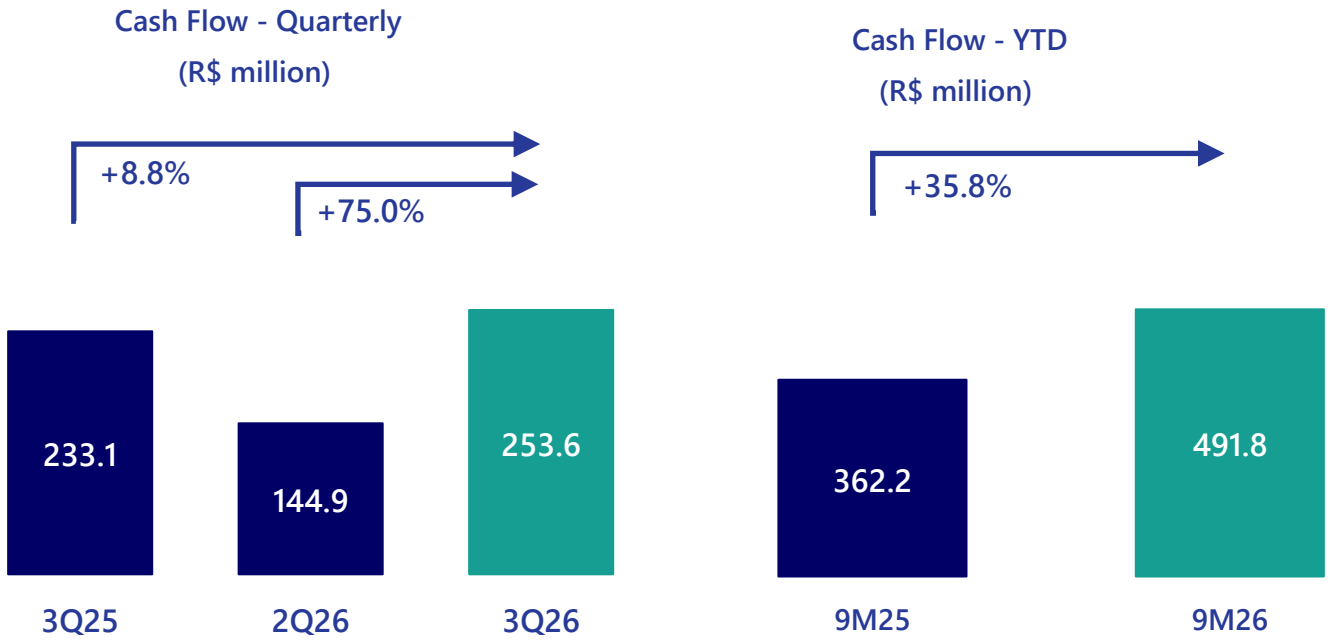
| Landbank | 3Q26 | 2Q26 | % Q/Q | 3Q25 | % Y/Y |
|---|---|---|---|---|---|
| **LandBank (PSV, R$ million)** | 26,108.4 | 26,092.8 | 0.1% | 23,343.7 | 11.8% |
| **# of projects** | 88 | 91 | -3.3% | 82 | 7.3% |
| **Potential # units on landbank** | 83,021 | 84,055 | -1.2% | 79,193 | 4.8% |
| **Average price per unit (R$ '000)** | 314.5 | 310.4 | 1.3% | 294.8 | 6.7% |

At the end of 3Q26, Cury's landbank consists of R$20,156.6 million located in São Paulo and R$5,951.9 million in Rio de Janeiro.

# // CASH FLOW

In 3Q26, the company presented Positive operational cash generation in the amount of

## R$253.6 MILLION

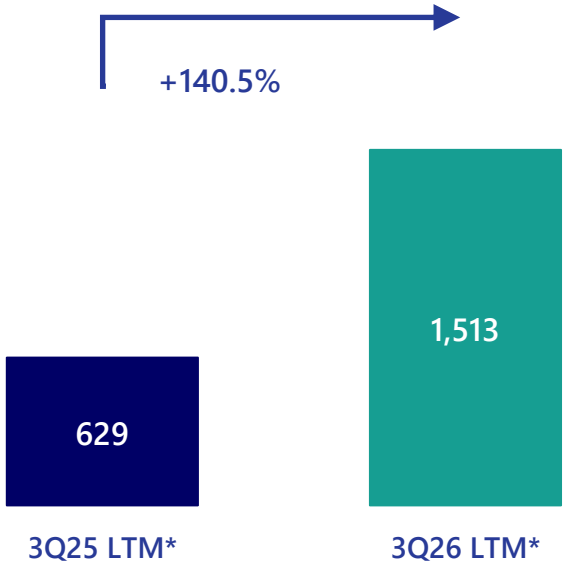



This is the **30th consecutive** quarter of **positive cash generation**.

# //DIVIDENDS

**Dividend Distributions – LTM**

**(R$ million)**




In **November 2026**, the Company announced an additional distribution of **R$200,0 million** in **dividends**, reaffirming its commitment to **generating value** for shareholders.

*LTM: Last twelve months

# FINANCIAL
# PERFORMANCE

CURY



# //REVENUE

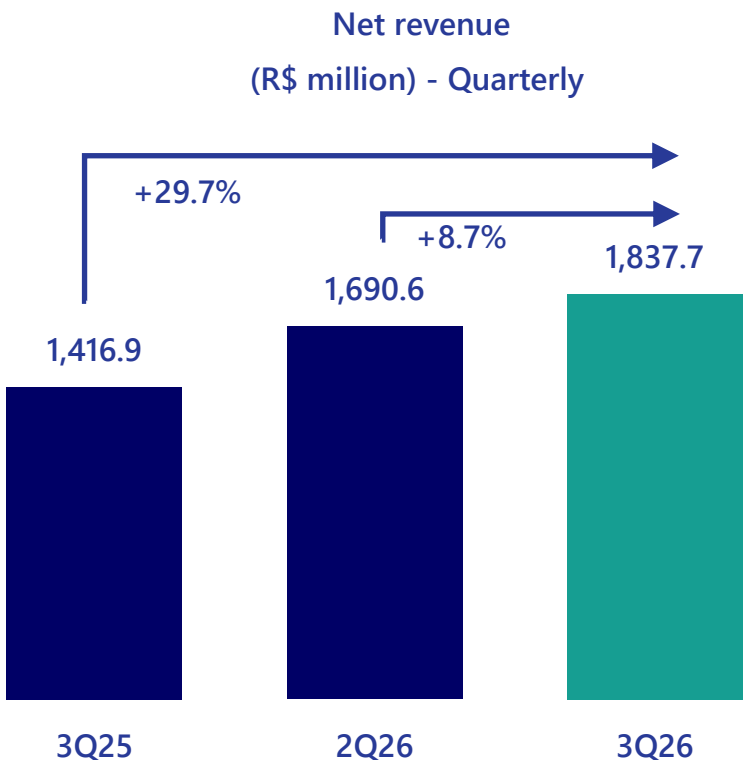
RECORD

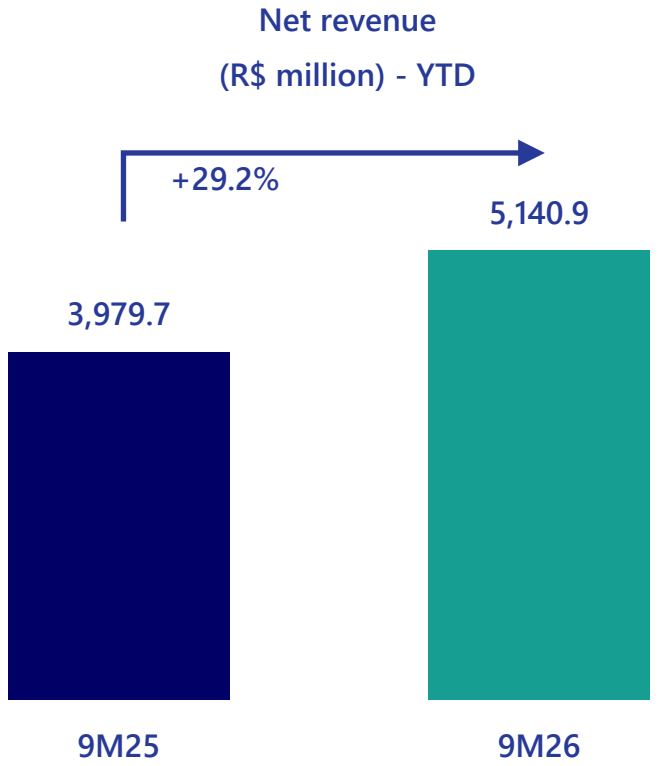
Net Revenue totaled in the quarter

**R$1,837.7 MI**

In the first nine months of 2026

**R$5,140.9 MI**



# //GROSS PROFIT

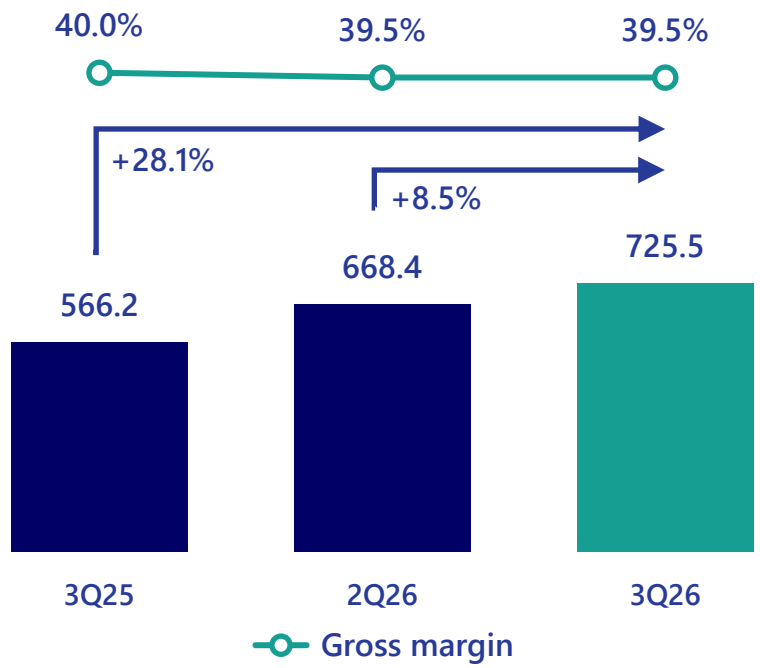
Gross profit totaled in the quarter

**R$725.5 MI**

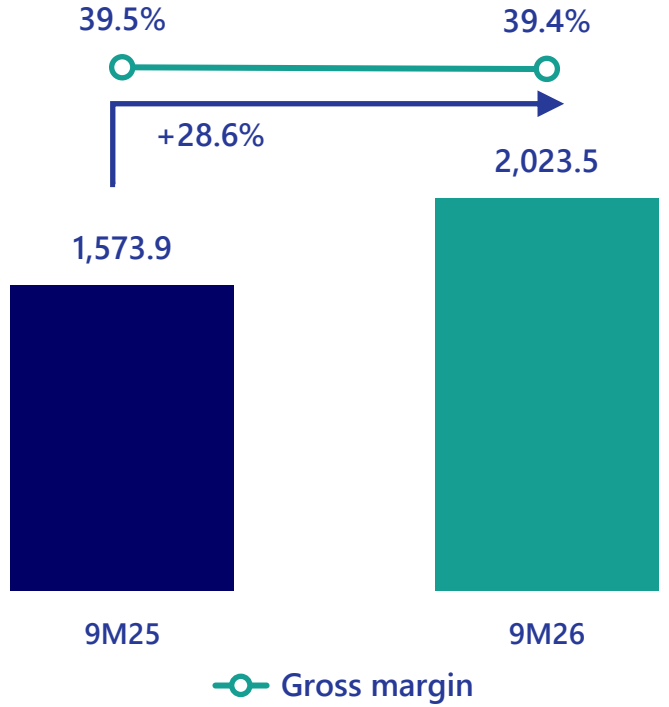
In the first nine months of 2026

**R$2,023.5 MI**

**Gross profit and Gross margin**
**(R$ million and %) - Quarterly**




**Gross profit and Gross margin**
**(R$ million and %) - YTD**



# //ADJUSTED GROSS PROFIT




## Gross Margin in 3Q26

**39.5%**

-0.5 p.p. vs. 3Q25

## Adjusted Gross Profit in 3Q26

**R$729.3 MI**

+28.1% vs. 3Q25

## Adjusted Gross Margin in 3Q26

**39.7%**

-0.5 p.p. vs. 3Q25

| Gross profit & Gross margin (R$ million, except %) | 3Q26 | 2Q26 | % Q/Q | 3Q25 | % Y/Y | 9M26 | 9M25 | % Y/Y |
|---|---|---|---|---|---|---|---|---|
| Gross profit (a) | 725.5 | 668.4 | 8.5% | 566.2 | 28.1% | 2,023.5 | 1,573.9 | 28.6% |
| Gross margin | 39.5% | 39.5% | 0.0 p.p. | 40.0% | -0.5 p.p. | 39.4% | 39.5% | -0.1 p.p. |
| Capitalized interest (b) | 3.8 | 5.3 | -28.3% | 3.1 | 22.6% | 13.3 | 8.2 | 62.2% |
| **Adjusted gross profit (a+b)** | **729.3** | **673.7** | **8.3%** | **569.3** | **28.1%** | **2,036.8** | **1,582.1** | **28.7%** |
| **Adjusted gross margin** | **39.7%** | **39.8%** | **-0.1 p.p.** | **40.2%** | **-0.5 p.p.** | **39.6%** | **39.8%** | **-0.2 p.p.** |

# //EXPENSES AND FINANCIAL RESULTS

| Operating expenses (R$ million, except %) | 3Q26 | 2Q26 | % Q/Q | 3Q25 | % Y/Y | 9M26 | 9M25 | % Y/Y |
|---|---|---|---|---|---|---|---|---|
| Selling expenses | -146.4 | -166.8 | -12.2% | -134.8 | 8.6% | -432.3 | -365.8 | 18.2% |
| % Net revenue | 8.0% | 9.9% | -1.9 p.p. | 9.5% | -1.5 p.p. | 8.4% | 9.2% | -0.8 p.p. |
| Administrative and general expenses | -88.3 | -78.4 | 12.6% | -66.0 | 33.8% | -231.6 | -180.8 | 28.1% |
| % Net revenue | 4.8% | 4.6% | 0.2 p.p. | 4.7% | 0.1 p.p. | 4.5% | 4.5% | 0.0 p.p. |
| Equity in net income of subsidiaries | 2.6 | 1.0 | 160.0% | 2.5 | 4.0% | 5.9 | 4.3 | 37.2% |
| % Net revenue | -0.1% | -0.1% | 0.0 p.p. | -0.2% | 0.1 p.p. | -0.1% | -0.1% | 0.0 p.p. |
| Other operating income/expenses | -60.7 | -45.8 | 32.5% | -39.2 | 54.8% | -151.3 | -109.4 | 38.3% |
| % Net revenue | 3.3% | 2.7% | 0.6 p.p. | 2.8% | 0.5 p.p. | 2.9% | 2.7% | 0.2 p.p. |
| **Operating expenses** | **-292.8** | **-290.0** | 1.0% | **-237.5** | 23.3% | **-809.3** | **-651.7** | **24.2%** |
| **% Net revenue** | **15.9%** | **17.2%** | **-1.3 p.p.** | **16.8%** | **-0.9 p.p.** | **15.7%** | **16.4%** | **-0.7 p.p.** |

In 3Q26, the net financial result was a financial expense of R$13.6 million, compared to a financial expense of R$ 8.7 million in 3Q25 and a financial expense of R$ 22.1 million in 2Q26.

| Financial income (expenses) (R$ million, except %) | 3Q26 | 2Q26 | % Q/Q | 3Q25 | % Y/Y | 9M26 | 9M25 | % Y/Y |
|---|---|---|---|---|---|---|---|---|
| Financial expenses | -72.3 | -70.3 | 2.8% | -56.1 | 28.9% | -202.4 | -158.2 | 27.9% |
| Financial income | 58.7 | 48.2 | 21.8% | 47.4 | 23.8% | 156.0 | 119.3 | 30.8% |
| Total Financial income (expenses) | -13.6 | -22.1 | -38.5% | -8.7 | 56.3% | -46.4 | -38.9 | 19.3% |

# // EBITDA AND MARGIN




The Company's EBITDA in 3Q26 reached

## R$442.5 MI

14.3% above in 2Q26 and 31.2% above compared to 3Q25.

| EBITDA (R$ million, except %) | 3Q26 | 2Q26 | % Q/Q | 3Q25 | % Y/Y | 9M26 | 9M25 | % Y/Y |
|---|---|---|---|---|---|---|---|---|
| Earnings before financial result | 432.7 | 378.4 | 14.3% | 328.7 | 31.6% | 1,214.3 | 922.1 | 31.7% |
| (+) Depreciation and amortization | 9.8 | 8.6 | 14.0% | 8.5 | 15.3% | 26.7 | 25.8 | 3.5% |
| **EBITDA** | **442.5** | **387.0** | **14.3%** | **337.2** | **31.2%** | **1,241.0** | **947.9** | **30.9%** |
| EBITDA margin | 24.1% | 22.9% | 1.2 p.p. | 23.8% | 0.3 p.p. | 24.1% | 23.8% | 0.3 p.p. |
| (+) Charges and financial cost | 3.8 | 5.3 | -28.3% | 3.1 | 22.6% | 13.3 | 8.2 | 62.2% |
| **Adjusted EBITDA** | **446.3** | **392.3** | 13.8% | **340.3** | **31.1%** | **1254.3** | **956.1** | **31.2%** |
| Adjusted EBITDA margin | 24.3% | 23.2% | 1.1 p.p. | 24.0% | 0.3 p.p. | 24.4% | 24.0% | 0.4 p.p. |

The Ebitda Margin was **24.1%**

Stable compared to 3Q25.

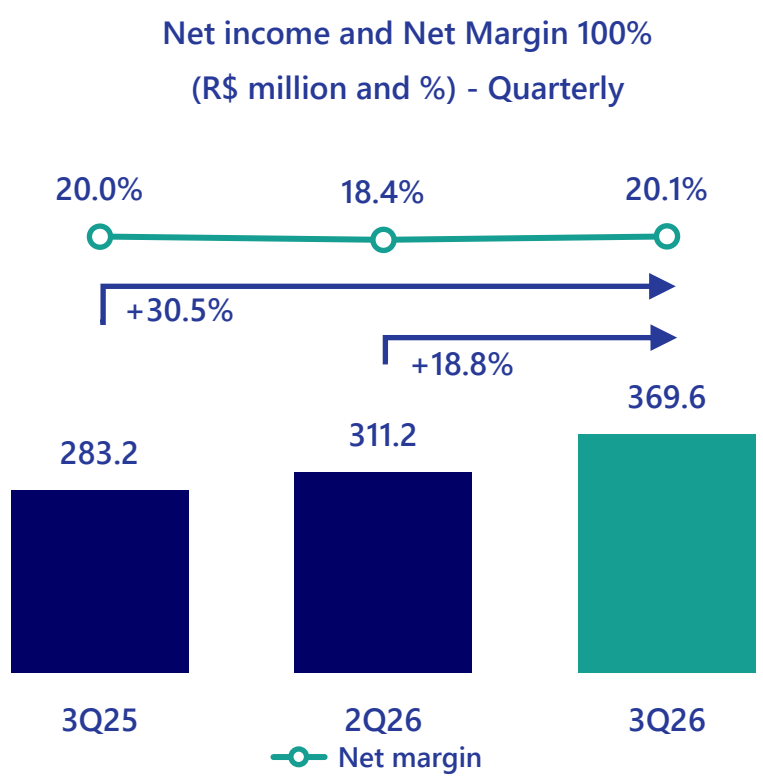
# // NET INCOME & 100% MARGIN

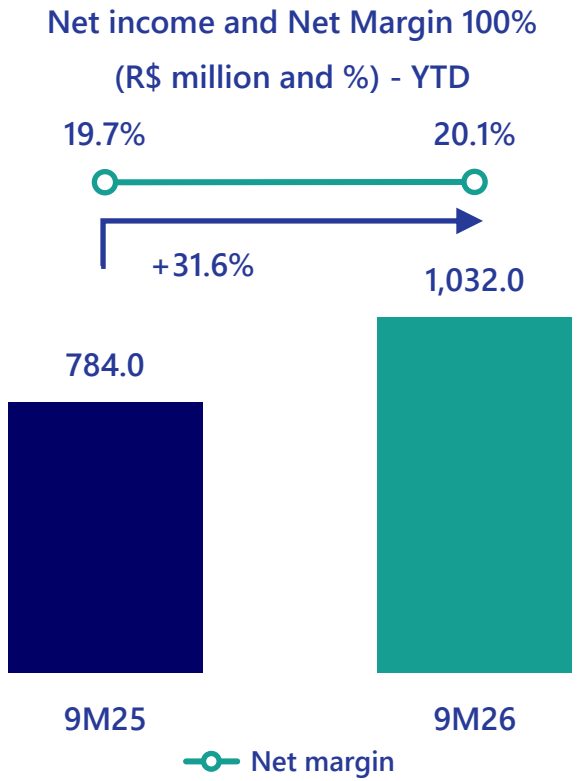
Cury reported 100% Activity Net Income of **R$369.6 MI**

The **100% operational net margin** reached **20.1%**

In the 9M26, Cury's 100% Activity Net Income Was **R$1,032.0 MI**

The **100% operational net margin** reached **20.1%**



# // NET INCOME AND %CURY MARGIN // ROE

RECORD

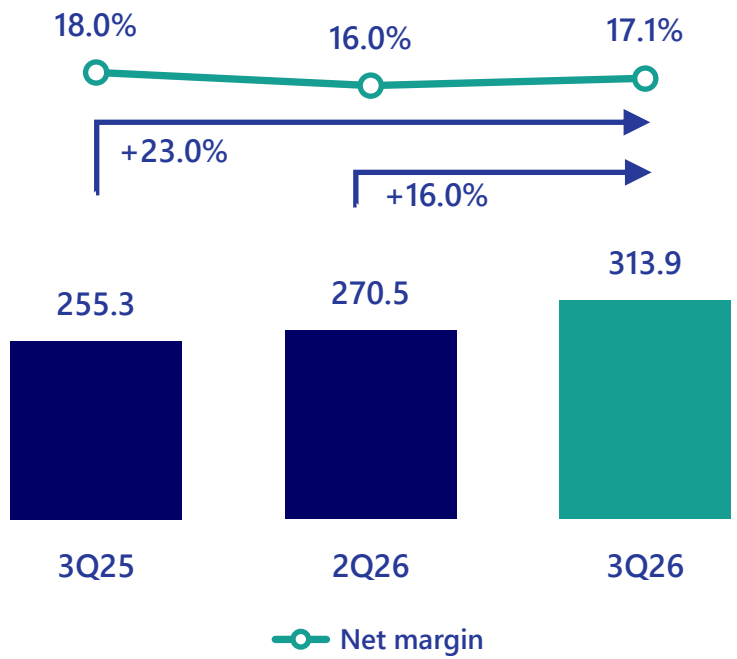
Cury's Attributable **Net Income** was **R$313.9 MI**

Considering Cury's Attributable **net income %Cury**, the net margin stood at **17.1%**

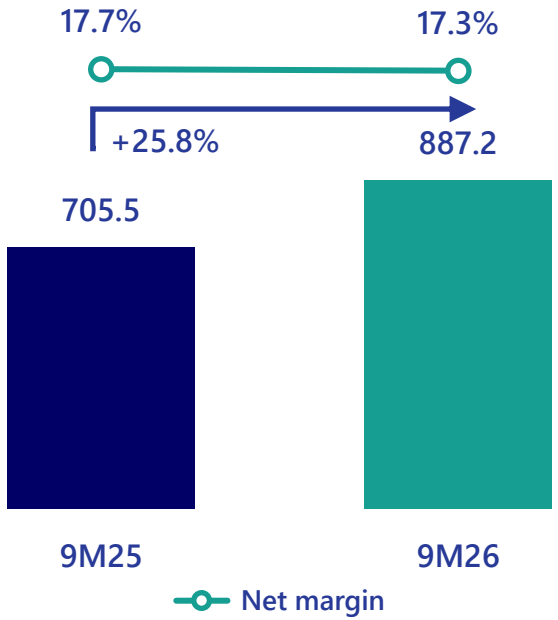
In the 9M26 was **R$887.2 MI**

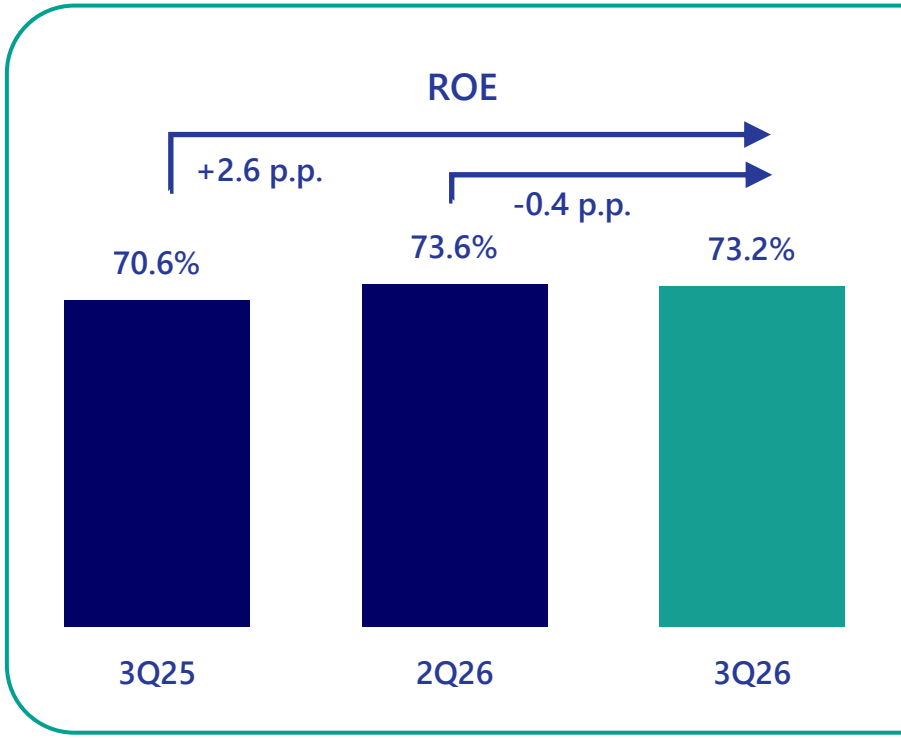
with **net margin %Cury** of **17.3%**

Net income and Net Margin %Cury
(R$ million and %) - Quarterly




Net income and Net Margin %Cury
(R$ million and %) - YTD



# ANALYSIS
# BALANCE SHEET

CURY



Residencial Erê

# // CASH AND DEBT

**R$2,091.7 MI**

in Cash and Cash Equivalents, growth of 16.8% vs. 12/31/2025

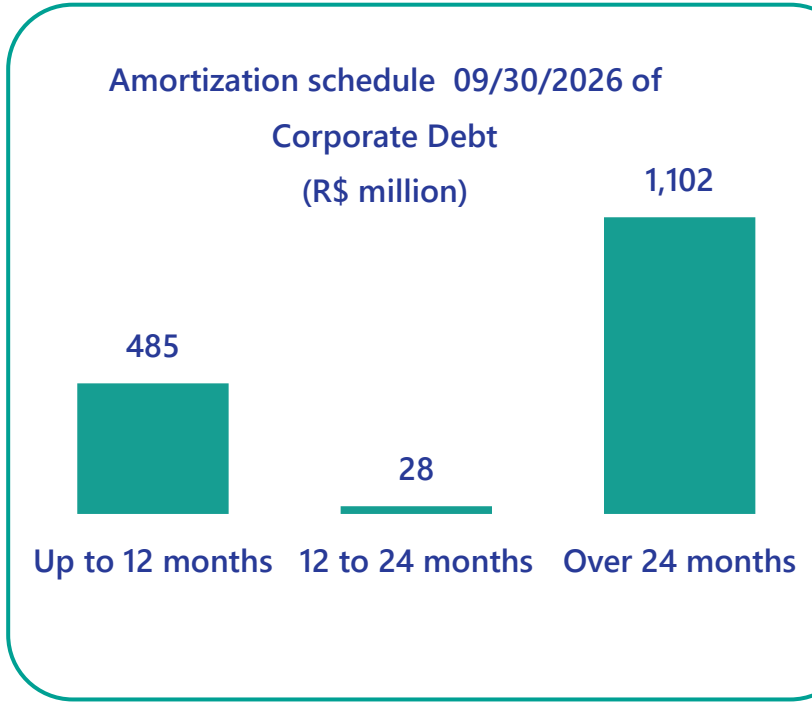
**R$1,779.0 MI**

in Gross Debt, growth of 20.6% vs. 12/31/2025

**R$312.7 MI**

in Net Cash, compared to R$316.0 million no 12/31/2025

| Debt Profile (R$ million) | 09/30/2026 | 12/31/2025 | Var % |
|---|---|---|---|
| Short-term | 648.6 | 299.9 | 116.3% |
| Long-term | 1,130.4 | 1,175.0 | -3.8% |
| **Gross debt** | **1,779.0** | **1,474.9** | **20.6%** |
| Cash and cash equivalents | 2,091.7 | 1,790.9 | 16.8% |
| Debt/(net cash) | -312.7 | -316.0 | -1.0% |




The Company's gross debt as of 09/30/2026 has 63.5% of maturities in the long term, extending until 2035 and positive net cash of R$312.7 million.

# // UNEARNED REVENUE (REF)

The result of unearned real estate sales, not recognized in the quarterly financial statements, came to

## R$3,905.2 MI

increase 15.5% compared to 12/31/2025

| Result to be appropriated (R$ million) | 09/30/2026 | 12/31/2025 | Var % |
|---|---|---|---|
| Revenues to be appropriated | 9,045.1 | 7,802.3 | 15.9% |
| (-) Projected cost of pre-sold units | -5,139.9 | -4,420.5 | 16.3% |
| (=) result from pre-sales of real estate units to be appropriated | 3,905.2 | 3,381.8 | 15.5% |
| Gross Margin of the Result to be Appropriated | 43.2% | 43.3% | -0.1 p.p. |

The Gross Margin of the Result to be appropriated was **43.2%**

stable compared to 12/31/2025

# // RECEIVABLES PORTFOLIO & ACCOUNTS RECEIVABLE

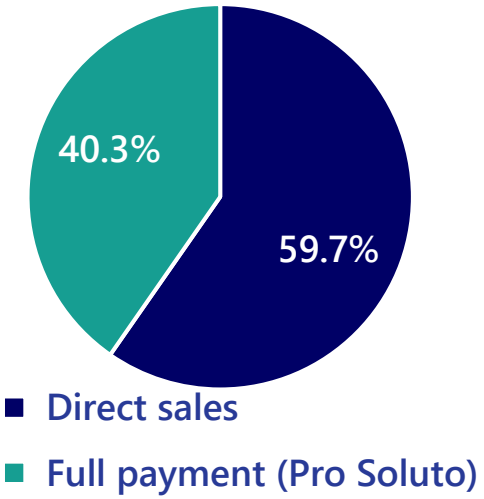
The receivables portfolio grew 13.1% during the quarter.

| Cury's Portfolio (R$ million) | 3Q26 | 2Q26 | % Q/Q | 3Q25 | % Y/Y |
|---|---|---|---|---|---|
| **Total Portfolio** | **4,312.1** | **3,813.5** | **13.1%** | **3,236.4** | **33.2%** |
| Units completed | 443.8 | 407.4 | 8.9% | 309.5 | 43.4% |
| %Total | 10.3% | 10.7% | -0.4 p.p. | 9.6% | 0.7 p.p. |
| Units in constructions | 3,868.3 | 3,406.1 | 13.6% | 2,926.9 | 32.2% |
| %Total | 89.7% | 89.3% | 0.4 p.p. | 90.4% | -0.7 p.p. |
| **Full Payment (Pro Soluto)** | **1,738.5** | **1,627.6** | **6.8%** | **1,333.9** | **30.3%** |
| %Total | 40.3% | 42.7% | -2.4 p.p. | 41.2% | -0.9 p.p. |
| Units completed | 299.1 | 278.2 | 7.5% | 212.4 | 40.8% |
| %Total | 6.9% | 7.3% | -0.4 p.p. | 6.6% | 0.3 p.p. |
| Units in constructions | 1,439.4 | 1,349.3 | 6.7% | 1,121.5 | 28.3% |
| %Total | 33.4% | 35.4% | -2.0 p.p. | 34.7% | -1.3 p.p. |
| **Direct sales** | **2,573.6** | **2,185.9** | **17.7%** | **1,902.5** | **35.3%** |
| %Total | 59.7% | 57.3% | 2.4 p.p. | 58.8% | 0.9 p.p. |
| Units completed | 144.7 | 129.2 | 12.0% | 97.1 | 49.0% |
| %Total | 3.4% | 3.4% | 0.0 p.p. | 3.0% | 0.4 p.p. |
| Units in constructions | 2,428.9 | 2,056.8 | 18.1% | 1,805.4 | 34.5% |
| %Total | 56.3% | 53.9% | 2.4 p.p. | 55.8% | 0.5 p.p. |

| Accounts receivable (R$ million) | 09/30/2026 | 12/31/2025 | Var % |
|---|---|---|---|
| **Accounts receivable** | 2,856.7 | 2,157.9 | 32.4% |

The table below shows the management control of our portfolio. It relates to non-bank receivables, that is, only those under the Company's management, as the following breakdown: (i) For Full Payment (Pro-Soluto), the portion of the housing units that cannot be funded by financial institutions and; (ii) Direct Sales, which are those made without the intermediation of a financial agent, in which the payment is made directly to Cury. Completed Direct Sales units involve a Fiduciary Title, which provides the Company with an additional guarantee of receipt.

Receivable Portfolio



# // ATTACHMENT I - BALANCE SHEET

| Asset | Consolidated | |
|---|---|---|
| | 09/30/2026 | 12/31/2025 |
| **Current assets** | | |
| Cash and cash equivalents | 1,463,487 | 1,355,394 |
| Fair Value Securities | 628,199 | 435,543 |
| Accounts receivable | 585,454 | 286,215 |
| Properties for sale | 1,136,290 | 919,547 |
| Advances to suppliers | 7,052 | 11,708 |
| Other receivables | 237,715 | 203,465 |
| **Total current assets** | **4,058,197** | **3,211,872** |
| **Non-current assets** | | |
| **Long-term receivables** | | |
| Accounts receivable | 2,271,249 | 1,871,728 |
| Real estate properties for sale | 343,195 | 429,102 |
| Amounts receivable between related parties | 20,137 | 11,893 |
| Other receivables | 51,265 | 47,276 |
| **Total long-term receivables** | **2,685,846** | **2,359,999** |
| Investments | 32,798 | 41,321 |
| Property and equipment | 54,260 | 41,203 |
| **Total non-current assets** | **2,772,904** | **2,442,523** |
| **Total Assets** | **6,831,101** | **5,654,395** |

| Liabilities and equity | Consolidated | |
|---|---|---|
| | 09/30/2026 | 12/31/2025 |
| **Current liabilities** | | |
| Suppliers | 395,267 | 278,476 |
| Loans and financing | 648,622 | 299,859 |
| Labor obligations | 81,668 | 43,999 |
| Taxes payable | 43,027 | 42,103 |
| Committed property creditors | 878,361 | 717,439 |
| Advances from customers | 358,828 | 333,123 |
| Deferred taxes and contributions | 15,536 | 10,146 |
| Dividends payable | 30,000 | - |
| Provision for labor, civil and tax risks | 13,432 | 12,388 |
| Other accounts payable | 6,881 | 6,167 |
| **Total current liabilities** | **2,471,622** | **1,743,700** |
| **Non-current liabilities** | | |
| Loans and financing | 1,130,355 | 1,175,028 |
| Provision for guarantee of construction works | 113,673 | 91,000 |
| Committed property creditors | 778,489 | 864,061 |
| Provision for labor, civil and tax risks | 46,386 | 28,640 |
| Provision for investment losses | 999 | 896 |
| Deferred taxes and contributions | 85,308 | 71,175 |
| Other accounts payable | 20,913 | 17,841 |
| **Total non-current liabilities** | **2,176,123** | **2,248,641** |
| **Equity** | | |
| Stock Capital | 642,267 | 642,267 |
| Capital reserve | 462,875 | 462,875 |
| Legal reserve | 93,860 | 93,860 |
| Profit reserve | 579,935 | 182,704 |
| **Subtotal equity** | **1,778,937** | **1,381,706** |
| Non-controlling interest | 404,419 | 280,348 |
| **Total equity** | **2,183,356** | **1,662,054** |
| **Total liabilities and equity** | **6,831,101** | **5,654,395** |

# // ATTACHMENT II- STATEMENT OF INCOME

| Income Statement (R$ Million) | 3Q26 | 2Q26 | % Q/Q | 3Q25 | % Y/Y | 9M26 | 9M25 | % Y/Y |
|---|---|---|---|---|---|---|---|---|
| Net revenue | 1,837.7 | 1,690.6 | 8.7% | 1,416.9 | 29.7% | 5,140.9 | 3,979.7 | 29.2% |
| Total cost | -1,112.2 | -1,022.2 | 8.8% | -850.7 | 30.7% | -3,117.4 | -2,405.8 | 29.6% |
| Gross profit | 725.5 | 668.4 | 8.5% | 566.2 | 28.1% | 2,023.5 | 1,573.9 | 28.6% |
| Gross margin | 39.5% | 39.5% | 0.0 p.p. | 40.0% | -0.5 p.p. | 39.4% | 39.5% | -0.1 p.p. |
| Adjusted gross margin | 39.7% | 39.8% | -0.1 p.p. | 40.2% | -0.5 p.p. | 39.6% | 39.8% | -0.2 p.p. |
| | | | | | | | | |
| Operating income (expenses) | | | | | | | | |
| Selling expenses | -146.4 | -166.8 | -12.2% | -134.8 | 8.6% | -432.3 | -365.8 | 18.2% |
| Administrative and general expenses | -88.3 | -78.4 | 12.6% | -66.0 | 33.8% | -231.6 | -180.8 | 28.1% |
| Equity in net income of subsidiaries | 2.6 | 1.0 | 160.0% | 2.5 | 4.0% | 5.9 | 4.3 | 37.2% |
| Other operating income (expenses) | -60.7 | -45.8 | 32.5% | -39.2 | 54.8% | -151.3 | -109.4 | 38.3% |
| Total operating income (expenses) | -292.8 | -290.0 | 1.0% | -237.5 | 23.3% | -809.3 | -651.7 | 24.2% |
| | | | | | | | | |
| Income before Financial income (expenses) | 432.7 | 378.4 | 14.3% | 328.7 | 31.6% | 1,214.3 | 922.1 | 31.7% |
| | | | | | | | | |
| Financial income (expenses) | | | | | | | | |
| Financial expenses | -72.3 | -70.3 | 2.8% | -56.1 | 28.9% | -202.4 | -158.2 | 27.9% |
| Financial income | 58.7 | 48.2 | 21.8% | 47.4 | 23.8% | 156.0 | 119.3 | 30.8% |
| Total Financial income (expenses) | -13.6 | -22.1 | -38.5% | -8.7 | 56.3% | -46.4 | -38.9 | 19.3% |
| | | | | | | | | |
| Earnings before taxes | 419.1 | 356.3 | 17.6% | 320.0 | 31.0% | 1,167.9 | 883.2 | 32.2% |
| | | | | | | | | |
| Income tax and social contribution | | | | | | | | |
| Current | -47.1 | -42.1 | 11.9% | -37.0 | 27.3% | -126.5 | -87.9 | 43.9% |
| Deferred | -2.4 | -3.0 | -20.0% | 0.3 | n.a. | -9.4 | -11.3 | -16.8% |
| Total income tax and social contribution | -49.5 | -45.1 | 9.8% | -36.8 | 34.5% | -135.9 | -99.2 | 37.0% |
| | | | | | | | | |
| Net income | 369.6 | 311.2 | 18.8% | 283.2 | 30.5% | 1,032.0 | 784.0 | 31.6% |
| Net margin | 20.1% | 18.4% | 1.7 p.p. | 20.0% | 0.1 p.p. | 20.1% | 19.7% | 0.4 p.p. |
| | | | | | | | | |
| Net lincome % Cury | 313.9 | 270.5 | 16.0% | 255.3 | 23.0% | 887.2 | 705.5 | 25.8% |
| Net margin % Cury | 17.1% | 16.0% | 1.1 p.p. | 18.0% | -0.9 p.p. | 17.3% | 17.7% | -0.4 p.p. |
| Earnings per share basic and diluted | 1.0190 | 0.8780 | 16.1% | 0.8745 | 16.5% | 2.8802 | 2.4170 | 19.2% |

This report contains calculations that may not demonstrate an accurate sum due to rounding adjustments.

CURY


Ronaldo Cury de Capua
IR Officer

Nádia Santos
IR Manager

Gustavo Capelli
IR Analyst

Thiago Leal
IR Analyst

Camila Almeida
IR Assistant

**RI@CURY.NET**


Great Place To Work. Certificada JUN 2026-JUN 2027 Brasil

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**SUSTAINABILITY REPORT 2025**

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| | | |
|---|---|---|
| IBOV | SMLL | IBrX 100 B3 |
| ICON | IGCT B3 | IBrX 50 B3 |
| IMOB | IGC B3 | IDIV B3 |
| IBrA | IGC-NM B3 | INDX B32 |
| IGPTW | | ITAG B3 |

# 3Q26 Earnings Conference Call

November 11, 2026 - 10:00 A.M (Brasília Time) | 08:00 A.M (US EST)

Portuguese - with simultaneous English

CURY

B3 LISTED NM

For 63 years, we have evolved, invested in quality and innovation, and grown to become one of Brazil's leading construction companies.

Cury, where tradition and stability meet the dynamism of a Company in constant evolution.

Today, this evolution is reflected in our new brand identity - because true progress means continuous improvement.

# // GLOSSARY

**LandBank**: Land held in inventory with the estimate of future Potential Sales Value (PSV). It is the Company's landbank and includes all acquired but not yet launched land.

**Cash and Equivalents:** Comprised of the balance of cash and cash equivalents and financial investments (Fair Value Securities).

**Associative Credit:** Exclusively granted by public banks, it is a form of financing for the construction sector since the construction phase. During the construction period of the property, the customer pays only the interest on the disbursement to the developer and the full payment (pro-soluto), and only after the completion of the construction the amortization of the financing is initiated.

**Net Cash/Net Debt:** (Gross Debt + Passive Derivative Financing Instruments) - (Total Cash + Active Derivative Financing Instruments). When the result of this operation is positive, it is called Net Debt, and if it is negative, it is called Net Cash.

**EBITDA:** Earnings Before Interest, Taxes, Depreciation and Amortization. It is a widely used indicator to evaluate publicly traded companies, as it represents the Company's operational cash generation, that is, how much the Company generates in resources only in its operational activities, without considering the financial, tax, and depreciation effects.

**Launch:** Occurs when the project is available for sale.

**Earnings per share:** Net profit for the period divided by the number of shares (on the last day of the quarter) issued.

**Adjusted Gross Margin:** Adjusted gross margin excludes capitalized interest used as financing for each period's project. As Cury has a very high sales speeds, not all our projects require financing from Caixa Econômica Federal.

**Minha Casa Minha Vida:** The “Minha Casa Minha Vida” program, known as MCMV, is the national housing program of the Federal Government, which aims to reduce the Housing Deficit. To be eligible for special conditions and subsidies, the program sets a ceiling on the unit value (currently at R$600,000) and on the monthly family income, which ranges from R$2,640 to R$13,000. Percentage of Completion ("PoC"): Incurred cost divided by the total cost of the project. Revenue is recognized up to the limit of the "incurred cost / total cost" ratio.

**Percentage of Completion ("PoC"):** Incurred cost divided by the total cost of the project. Revenue is recognized up to the limit of the "incurred cost / total cost" ratio.

**Swap:** An alternative for purchasing land that consists of paying the landowner with units (in the case of physical swap) or with the cash flow from unit sales (in the case of financial swap).

**Transfer:** The real estate transfer is the portion of the property value that will be financed by the bank for the client. In the case of Cury, the transfer is always done through Caixa Econômica Federal using Associative Credit, which provides financing from the beginning of construction.

cost, and margin of units sold that was not recognized in the income statement because it awaits the progress of the construction. Due to the "PoC" accounting method, the result of the units sold is recognized as the financial progress of the construction evolves. Therefore, it is the result that will be recognized as the incurred cost evolves.

**ROE:** Return On Equity. ROE is defined as the quotient of the net income attributable to controlling shareholders and the average value of the equity attributable to controlling shareholders.

**SBPE:** Brazilian Savings and Loan System - a bank financing that sources funds from savings. In the case of Cury, units financed under this modality are 100% operated by Caixa Econômica Federal, which uses Associative Credit and therefore offers financing from the construction phase.

**PSV:** Potential Sales Value, which is the amount in BRL that can be obtained by selling each real estate unit.

**PSV Launched:** Potential Sales Value of units launched in a certain period.

**PSV Transferred:** Potential Sales Value transferred to Caixa.

**SoS:** Sale over Supplies (SoS) is an indicator used in the real estate market that shows the total number of properties sold in relation to the total available for sale.

## RELATIONSHIP WITH INDEPENDENT AUDITORS

In accordance with CVM Resolution No. 162/22, we inform that the independent auditors Ernst & Young Auditores Independentes (“EY”) provided services related to the independent audit of our quarterly financial information during the period ended September 30, 2026.The engagement of independent auditors is based on the principles that safeguard auditor independence, which consist of: (a) the auditor must not audit their own work; (b) the auditor must not perform management functions; and (c) the auditor must not provide any services that may be considered prohibited under applicable regulations.

The information contained in the Performance Report that is not clearly identified as having been reproduced from the individual and consolidated interim financial information has not been audited or reviewed by the independent auditors.