CYRELA

OPERATING RESULTS PREVIEW 3Q26 | 2026

CYRELA LAUNCHES R$2,863 MILLION AND SELLS R$2,117 MILLION IN THE QUARTER (%CBR EX-SWAPS).

São Paulo, October 13, 2026 - Cyrela Brazil Realty S.A. Empreendimentos e Participações (B3: CYRE3/CYRE4; OTCQPink: CYRBY) announces its operating results preview for the third quarter of 2026 (3Q26), compared with the same period of 2025 (3Q25) and, where applicable, the second quarter of 2026 (2Q26). The operating results presented are subject to review by the independent auditors.

Operational Highlights	3Q26	3Q25	3Q26 x 3Q25	2Q26	3Q26 x 2Q26	9M26	9M25	9M26 x 9M25
Launches								
Number of Launches	15	18	-3	20	-5	47	53	-6
Launched PSV ex-swaps - R$ Million (%CBR)	**2,863**	**3,411**	**-16%**	**3,840**	**-25%**	**8,450**	**9,658**	**-13%**
Launched PSV with swaps - R$ Million (100%)	3,404	5,050	-33%	4,967	-31%	10,799	14,039	-23%
Cyrela's Share	86%	69%	16.7 p.p.	79%	6.9 p.p.	80%	72%	7.7 p.p.
Swapped PSV - R$ Million (100%)	95	126	-25%	106	-11%	239	587	-59%
Sales [(1)]								
Pre-Sales ex-swaps - R$ Million (%CBR)	**2,117**	**2,459**	**-14%**	**2,561**	**-17%**	**6,842**	**6,811**	**0%**
Pre-Sales with swaps - R$ Million (100%)	2,715	3,547	-23%	3,467	-22%	9,124	9,834	-7%
Cyrela's Share	80%	71%	8.6 p.p.	76%	4.1 p.p.	77%	74%	2.9 p.p.
Sales Speed (SoS) LTM								
SoS LTM ex-swaps - (%CBR)	40.3%	48.9%	-8.6 p.p.	42.8%	-2.5 p.p.	40.3%	48.9%	-8.6 p.p.

(1) Net of cancellations

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 tickers CYRE3 and CYRE4.

For further information, please contact:

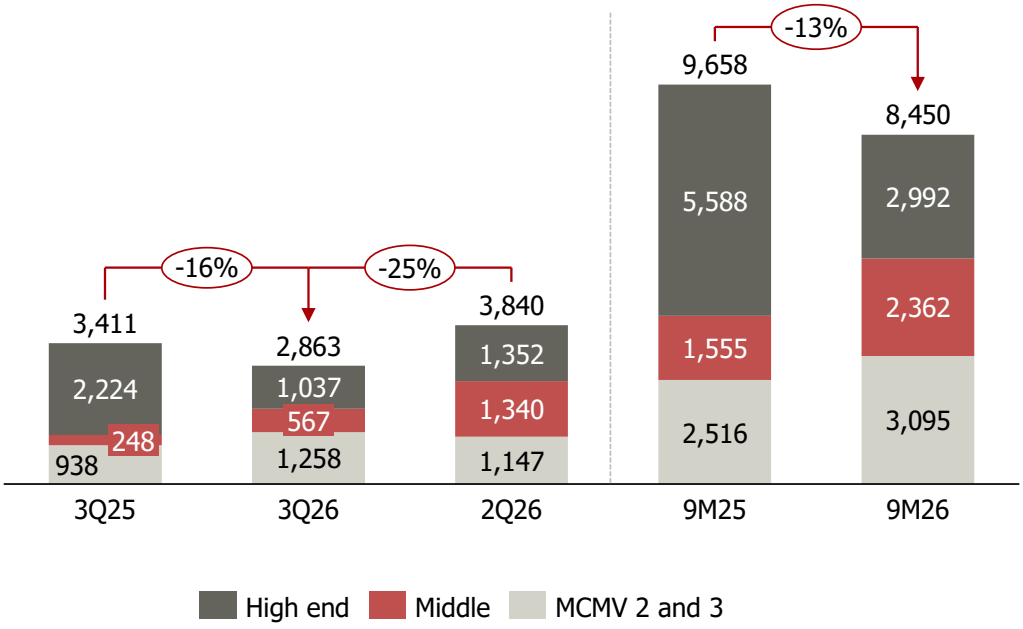
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LAUNCHES

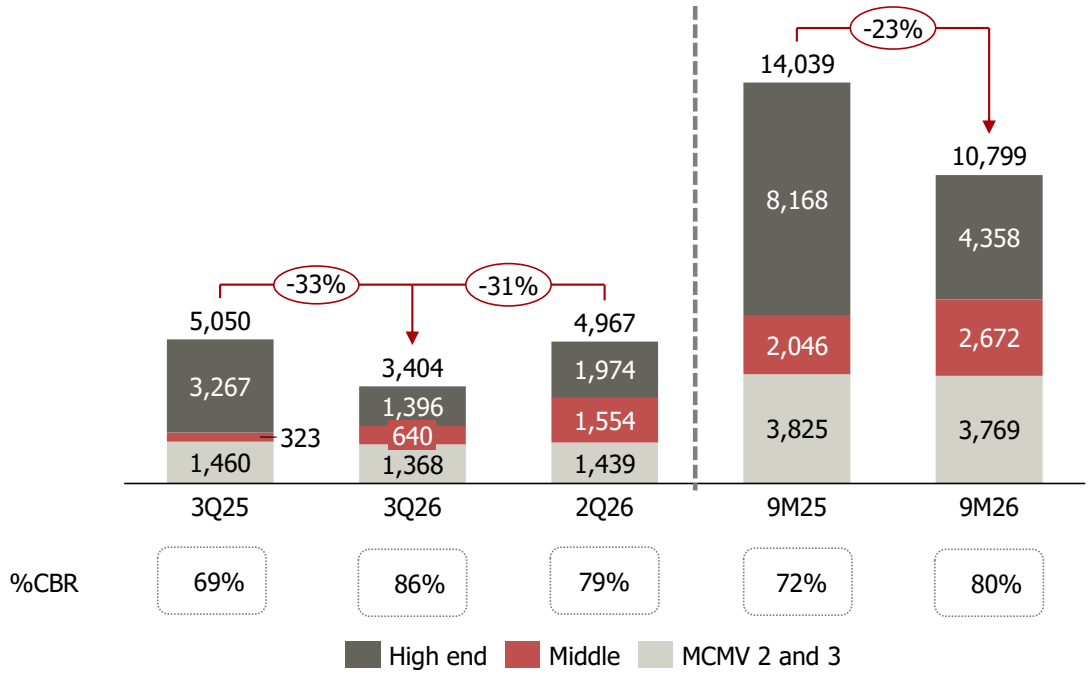
Cyrela launched 15 projects in the quarter, reaching a volume of R$2,863 million, excluding swaps and considering only the %CBR, 16% lower than in 3Q25 (R$3,411 million) and 25% down from 2Q26 (R$3,840 million). In 9M26, the PSV launched totaled R$8,450 million, compared with R$9,658 million in 9M25. Of the total PSV launched in 3Q26, 91% will be recognized through full consolidation and 9% through the equity method.

Launched PSV
Ex-Swaps (in R$ million –%CBR)



On a 100% basis and including swaps, launched PSV totaled R$3,404 million in 3Q26, 33% lower than the launches of the same quarter of the previous year (R$5,050 million in 3Q25) and 31% down from 2Q26 (R$4,967 million). Swaps accounted for R$95 million in the launches of the quarter vs. R$126 million in 3Q25 and R$106 million in 2Q26. Cyrela's stake in 3Q26 launches reached 86%, up from the stake presented in 3Q25 (69%) and higher than 2Q26 (79%). Of the total PSV launched in 3Q26, 82% will be recognized through full consolidation and 18% through the equity method. In the year, launches reached R$10,799 million, 23% lower than the same period of 2025.

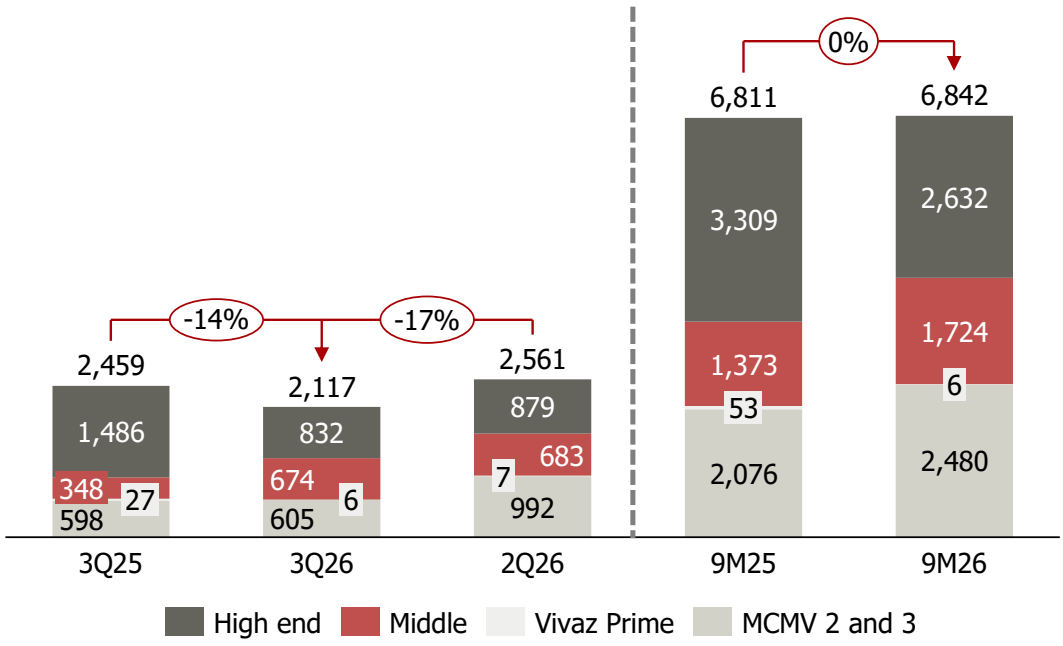
Launched PSV
With Swaps (in R$ million – 100%)



PRE-SALES

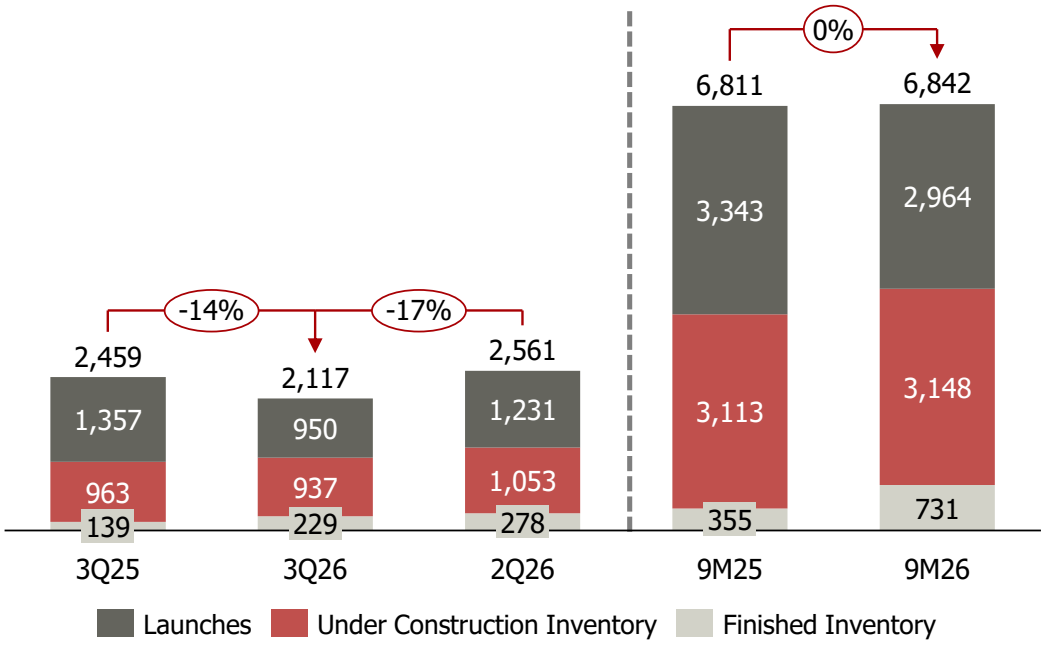
Excluding swaps and considering only the %CBR, net pre-sales volume totaled R$2,117 million in the quarter, 14% down from 3Q25 (R$2,459 million) and 17% lower than 2Q26 (R$2,561 million). Of the total net pre-sales of the quarter, 91% will be recognized through full consolidation and 9% through the equity method. In 9M26, net pre-sales totaled R$6,842 million, in line with the previous year.

Pre-Sales
Ex-Swaps (in R$ million – %CBR)



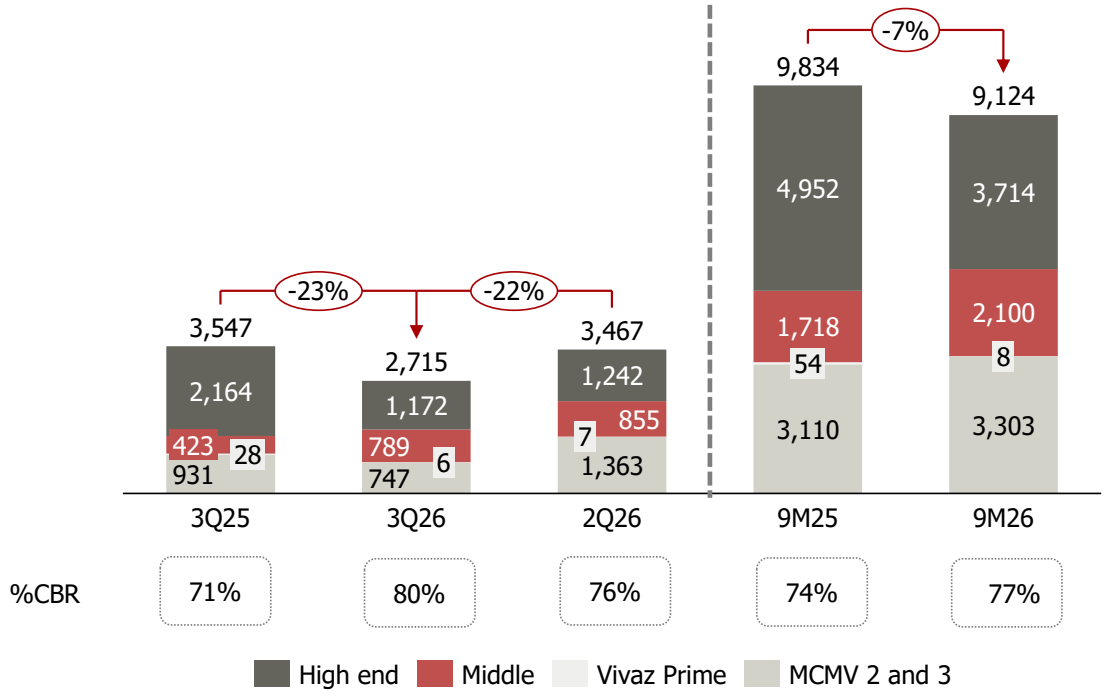
Of total net pre-sales in the quarter, R$229 million was attributable to finished inventory sales (11%), R$937 million to sales of inventory under construction (44%) and R$950 million to sales from launches (45%). Sales speed for projects launched in the quarter reached 33%.

Pre-Sales
Ex-Swaps (in R$ million – %CBR)



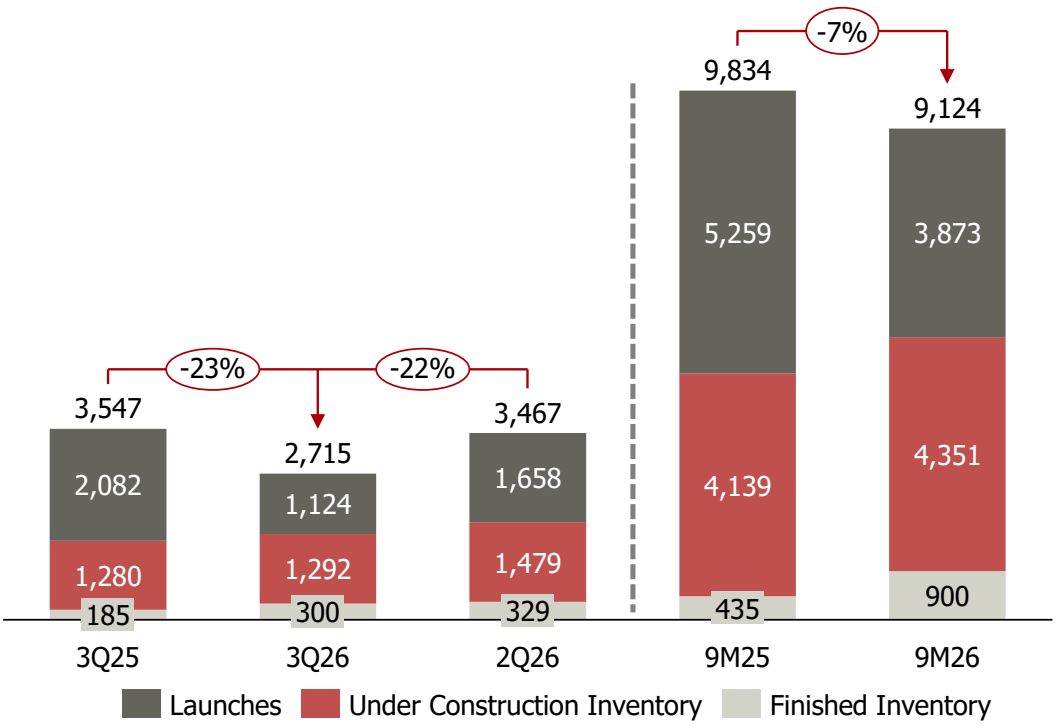
On a 100% basis and including swaps, net pre-sales totaled R$2,715 million in 3Q26, 23% lower than the same period of 2025 (R$3,547 million in 3Q25) and 22% down from 2Q26 (R$3,467 million). Cyrela's stake in the volume sold in the quarter was 80%, higher than the same quarter of 2025 (71%) and up from 2Q26 (76%). Of the total sales of the quarter, 80% will be recognized through full consolidation and 20% through the equity method. In 9M26, net presales accounted for R$9,124 million, 7% lower than the previous year.

Pre-Sales
With Swaps (in R$ million – 100%)



Of total net pre-sales in the quarter, R$300 million was attributable to finished inventory sales (11%), R$1,292 million to sales of under construction inventory (48%) and R$1,124 million to sales from launches (41%). Sales speed for projects launched in the quarter reached 33%.

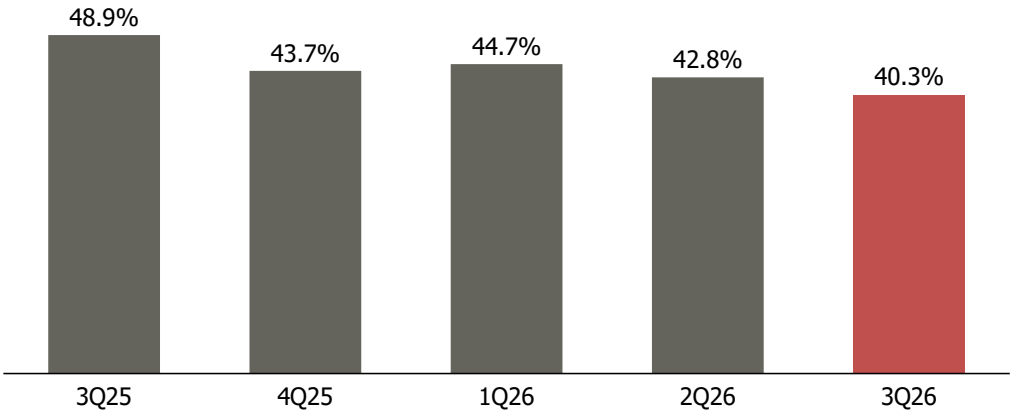
Pre-Sales
With Swaps (in R$ million – 100%)



SALES SPEED

The operating performance resulted in an LTM Sales over Supply (SoS) ratio of 40.3%, below 48.9% in 3Q25 and 42.8% in 2Q26.

SoS (12 months) – Ex-swaps and %CBR



Looking at sales speed by launch vantage, 33% of the 3Q26 vintage has been sold.

Sales by Launch Vintage – Ex-swaps and %CBR

