Cyrela Reports Net Income of R$481 million and Cash Generation of R$341 million in the quarter

São Paulo, November 12, 2026 - Cyrela Brazil Realty S.A. Empreendimentos e Participações ("CBR" or "Company" or "Cyrela") (B3: CYRE3/CYRE4; OTCQPink: CYRBY), one of the largest residential real estate developers in Brazil, announces its earnings results for the third quarter of 2026 (3Q26). The financial and operational information contained herein, except where otherwise indicated, is presented in Brazilian Reais (R$) and follows the International Financial Reporting Standards (IFRS), which are in line with technical guideline OCPC 04 and technical interpretation ICPC 02, the Brazilian accounting principles, the financial reporting standards applicable to the Brazilian real estate developers and the relevant regulation. The comparisons herein refer to the same period of 2025 (3Q25) and, where applicable, to the second quarter of 2026 (2Q26).

LAUNCHES

In 3Q26:
R$2,863 million, 16% lower than 3Q25 and 25% down from 2Q26

In 9M26:
R$8,450 million, 13% lower than 9M25

GROSS MARGIN

In 3Q26:
34.0%, 1.0 p.p. up from 3Q25 and 0.4 p.p. lower than 2Q26

In 9M26:
33.8%, 1.0 p.p. higher than 9M25

ROE – RETURN ON EQUITY

of 18.7%

(Net income for the past 12 months over the period's average adjusted shareholders' equity, excluding minority interests)

SALES

In 3Q26:
R$2,117 million, 14% lower than 3Q25 and 17% down from 2Q26

In 9M26:
R$6,842 million, in line with 9M25

NET INCOME

In 3Q26:
R$481 million net income, vs. R$609 million in 3Q25 and R$452 million in 2Q26

In 9M26:
R$1,230 million vs. R$1,325 million in 9M25

CASH GENERATION

In 3Q26:
Cash generation of R$341 million vs. cash generation of R$423 million in 3Q25 and cash generation of R$272 million in 2Q26

In 9M26
Cash generation of R$747 million vs. cash generation of R$103 million in 9M25

CYRE3
CYRE4
(11/12/2026)

# of Shares (ex Treasury):
CYRE3:
360,872,839
CYRE4:
68,291,650

Conference Call on the 3Q26 Results

Portuguese
(with simultaneous interpretation)

November 13, 2026

11:00 a.m. (BRT)
09:00 a.m. (U.S. Eastern Time)

ZOOM: click here

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http://ri.cyrela.com.br/en/

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MESSAGE FROM MANAGEMENT

The quarter was marked by heightened uncertainty in both the domestic and external environments, particularly due to the local elections and geopolitical tensions. In this context, the Company continued to advance its strategy, with discipline in decision-making, selectivity in launches, and rigor in capital allocation.

Launches reached R$2.9 billion in the quarter and R$8.5 billion year to date, reflecting our strategy of developing differentiated products aligned with the demands of each market. **Contracted sales totaled R$2.1 billion in the period and R$6.8 billion year to date**, remaining stable compared with the first nine months of 2025.

Regarding financial results, we recorded **net revenue of R$2.4 billion and gross margin of 34.0%**, a level that reflects the quality of our portfolio and discipline in project execution. **Net income reached R$481 million**, and **adjusted ROE for the last twelve months remained at a healthy level of 18.7%**. The highlight was **cash generation of R$341 million**, which contributed to the reduction of the **net debt-to-adjusted equity ratio to 28.5%***, further strengthening the Company's capital structure.

We recognize the challenges that lie ahead in this new chapter of our journey and, accordingly, we remain attentive to the evolution of the environment and to the opportunities that arise throughout the cycle. Cyrela will remain focused on excellence in the customer journey and on delivering sustainable results over the long term. We thank our employees, customers, shareholders, and other stakeholders for their trust.

* excluding CashMe's Assets and Liabilities

MAIN INDICATORS

	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.
Inventories								
PSV Inventory at Market Value - R$ Million (%CBR)	**13,753**	**11,092**	**24%**	**12,813**	**7%**	**13,753**	**11,092**	**24%**
PSV Inventory at Market Value - R$ Million (100%)	18,111	15,043	20%	17,181	5%	18,111	15,043	20%
PSV Finished Inventory at Market Value - R$ Million (%CBR)	**1,546**	**1,773**	**-13%**	**1,714**	**-10%**	**1,546**	**1,773**	**-13%**
PSV Finished Inventory at Market Value - R$ Million (100%)	1,938	2,068	-6%	2,148	-10%	1,938	2,068	-6%
Landbank								
PSV with exchange - R$ Million (100%)	17,786	18,435	-4%	17,476	2%	17,786	18,435	-4%
% Swap over land value	46%	42%	3.2 p.p.	46%	-0.3 p.p.	46%	42%	3.2 p.p.
Cyrela's Share	89%	93%	-3.8 p.p.	92%	-2.8 p.p.	89%	93%	-3.8 p.p.
Deliveries								
Number of Projects Delivered	7	15	-8	11	-4	26	32	-6
Delivered PSV ex-swaps - R$ Million (%CBR)	**1,515**	**1,680**	**-10%**	**1,516**	**0%**	**3,860**	**3,867**	**0%**
Delivered PSV - R$ Million (100%)	3,200	2,252	42%	2,206	45%	6,536	4,922	33%
Cyrela's Share	52%	80%	-27.6 p.p.	72%	-19.4 p.p.	63%	82%	-19.1 p.p.
Financial Indicators								
Net Revenue (R$ Million)	2,382	2,128	12%	2,481	-4%	6,888	6,188	11%
Gross Profit (R$ Million)	809	702	15%	853	-5%	2,328	2,027	15%
Gross Margin	34.0%	33.0%	1.0 p.p.	34.4%	-0.4 p.p.	33.8%	32.7%	1.0 p.p.
Adjusted Gross Margin	37.0%	35.3%	1.7 p.p.	37.3%	-0.3 p.p.	36.9%	34.9%	2.0 p.p.
Sales Expenses (R$ Million)	308	238	30%	294	5%	878	664	32%
G&A Expenses (R$ Million)	138	132	5%	134	3%	407	385	6%
Net Income (R$ Million)	481	609	-21%	452	7%	1,230	1,325	-7%
Net Margin	20.2%	28.6%	-8.4 p.p.	18.2%	2.0 p.p.	17.9%	21.4%	-3.5 p.p.
Adjusted LTM ROE [2]	18.7%	19.9%	-1.2 p.p.	20.9%	-2.2 p.p.	18.7%	19.9%	-1.2 p.p.
Adjusted Net Debt / Adjusted Shareholders' Equity [3]	14.4%	8.2%	6.2 p.p.	16.5%	-2.1 p.p.	14.4%	8.2%	6.2 p.p.
Cash Generation / Burn (R$ Million)	341	423	-19%	272	25%	747	103	629%

Backlog	**09/30/2026**	**09/30/2025**	**Chg.**	**06/30/2026**	**Chg.**
Revenues to be Recognized (R$ Million)	12,083	9,631	25%	12,229	-1%
Margin to be Recognized	36.4%	36.3%	0.0 p.p.	36.2%	0.2 p.p.

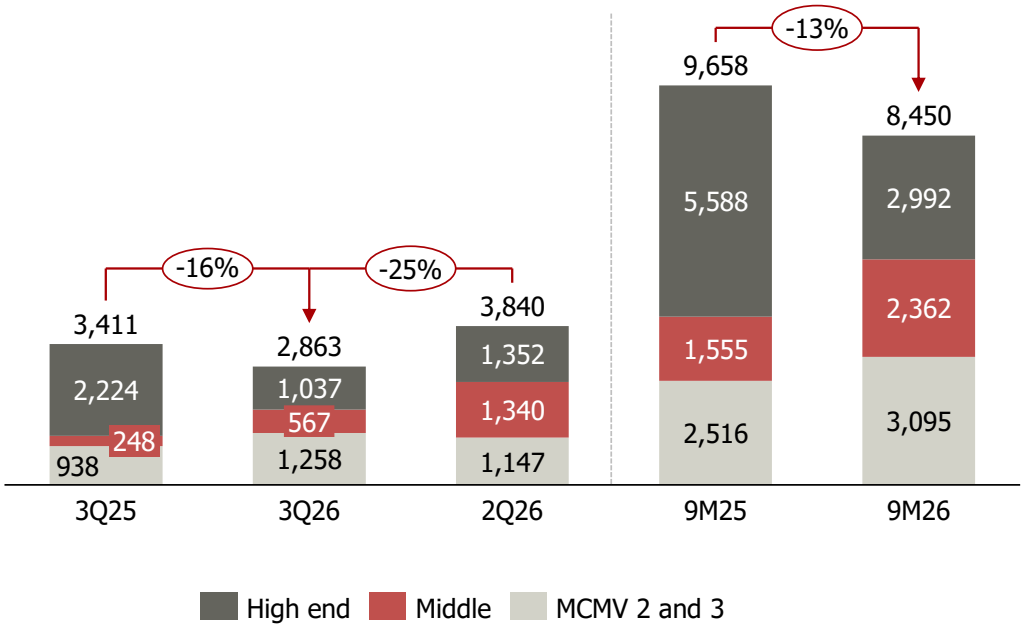
(1) Net of cancellations
(2) Net Income LTM / Average Shareholders' Equity excluding CashMe's FVTOCI
(3) Net debt and Total Shareholders' Equity excluding CashMe's FVTOCI

OPERATIONAL PERFORMANCE

LAUNCHES

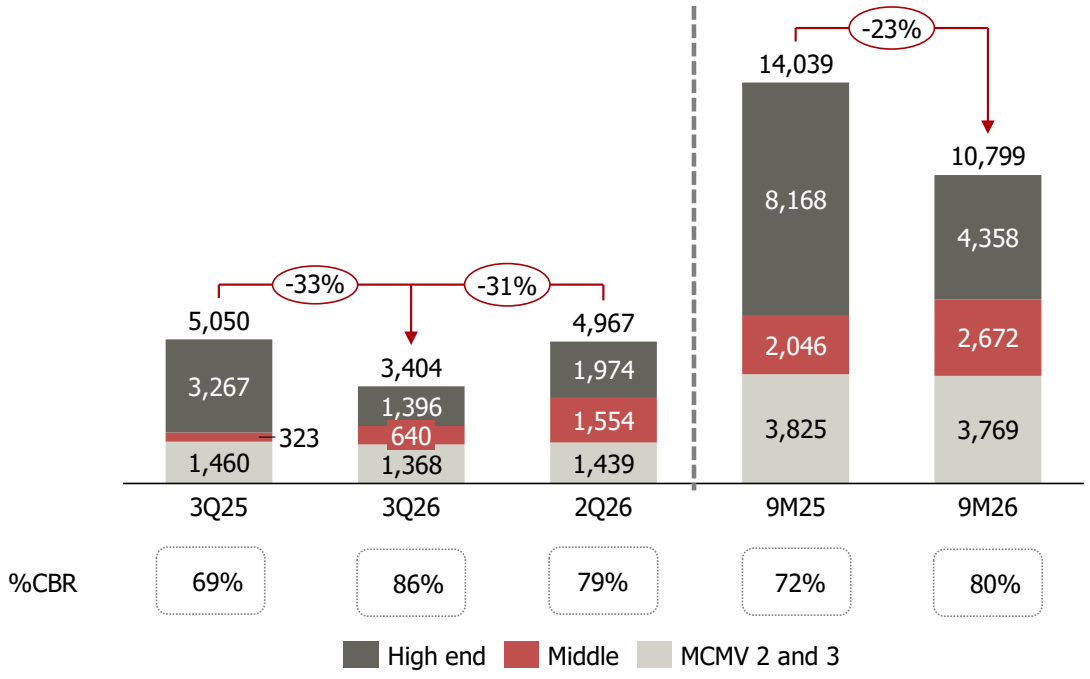
Cyrela launched 15 projects in the quarter, reaching a volume of R$2,863 million, excluding swaps and considering only the %CBR, 16% lower than in 3Q25 (R$3,411 million) and 25% down from 2Q26 (R$3,840 million). In 9M26, the PSV launched totaled R$8,450 million, compared with R$9,658 million in 9M25.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

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



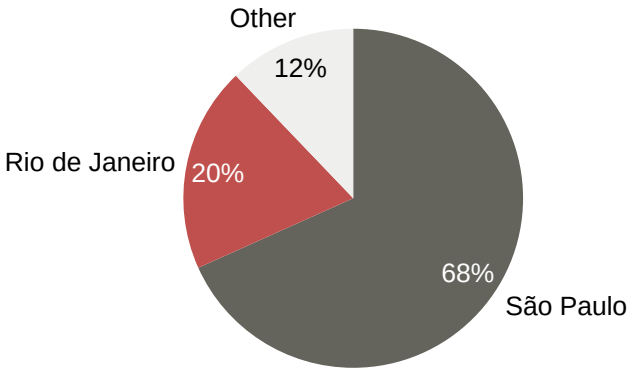
On a 100% basis and including swaps, launched PSV totaled R$3,404 million in 3Q26, 33% lower than the launches of the same quarter of the previous year (R$5,050 million in 3Q25) and 31% down from 2Q26 (R$4,967 million). Swaps accounted for R$95 million in the launches of the quarter vs. R$126 million 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 the quarter, 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%)

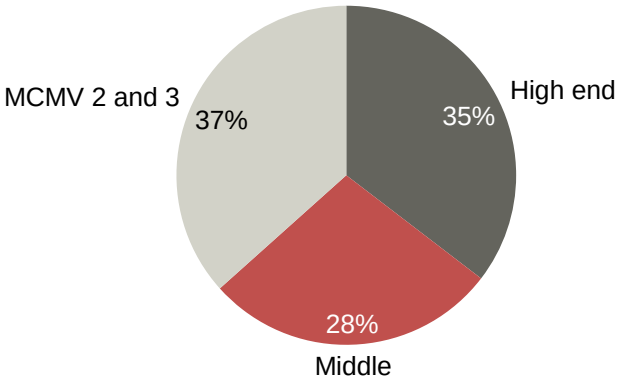


The breakdown of launches by geographical region and segment in 2026 is disclosed below:

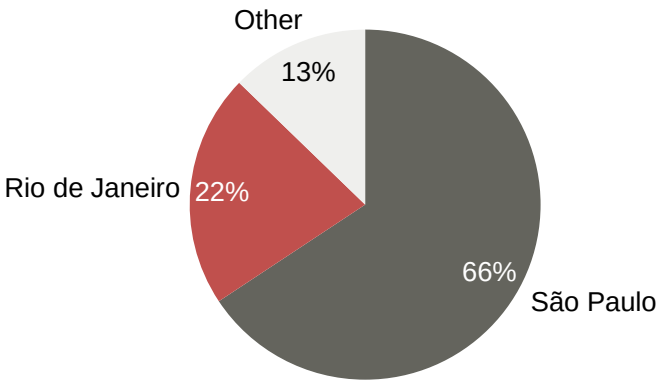
Launches per Region – 2026
%CBR ex-swaps



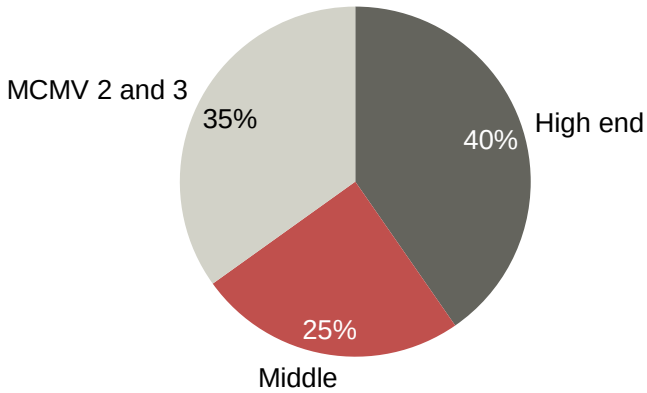
Launches per Product – 2026
%CBR ex-swaps



Launches per Region – 2026
100% with swaps



Launches per Product – 2026
100% with swaps

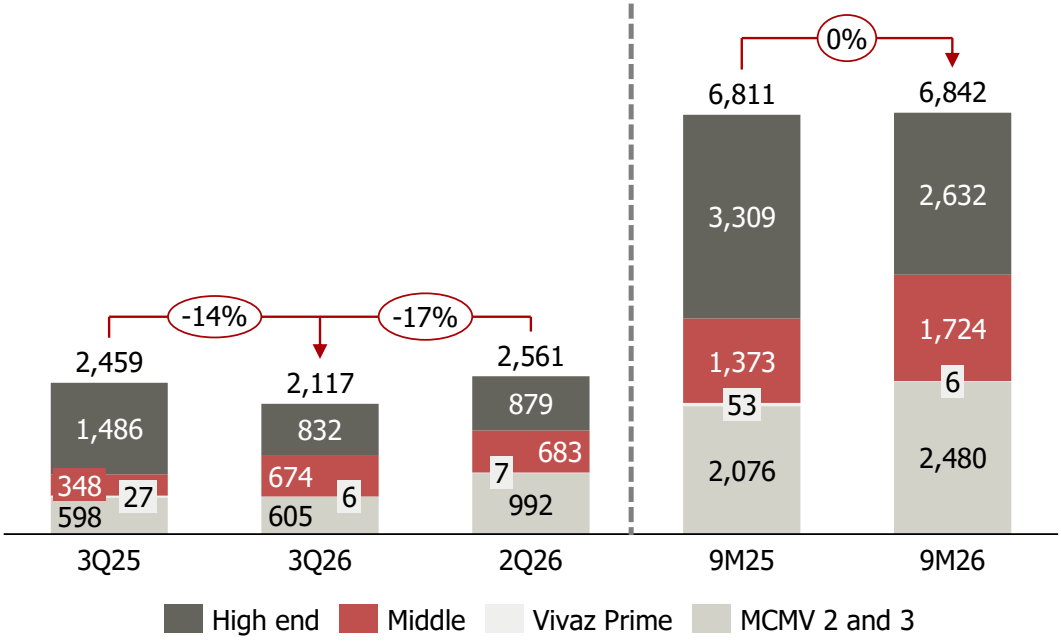


PRE-SALES

Note: detailed information on pre-sales can be found at the end of this report in the appendix tables.

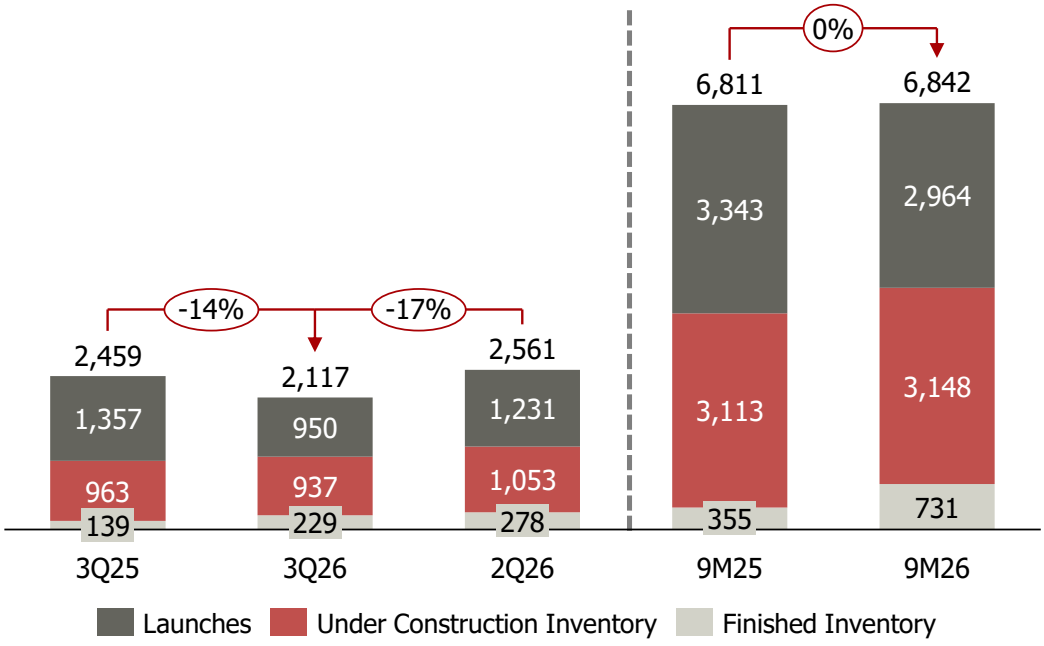
Excluding swaps and considering only the %CBR, net pre-sales volume totaled R$2,117 million in the quarter, 14% down from 3Q25 (R$2,459 million) and 17% lower than 2Q26 (R$2,561 million). Of the total net pre-sales of the quarter, 91% will be recognized through full consolidation and 9% through the equity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



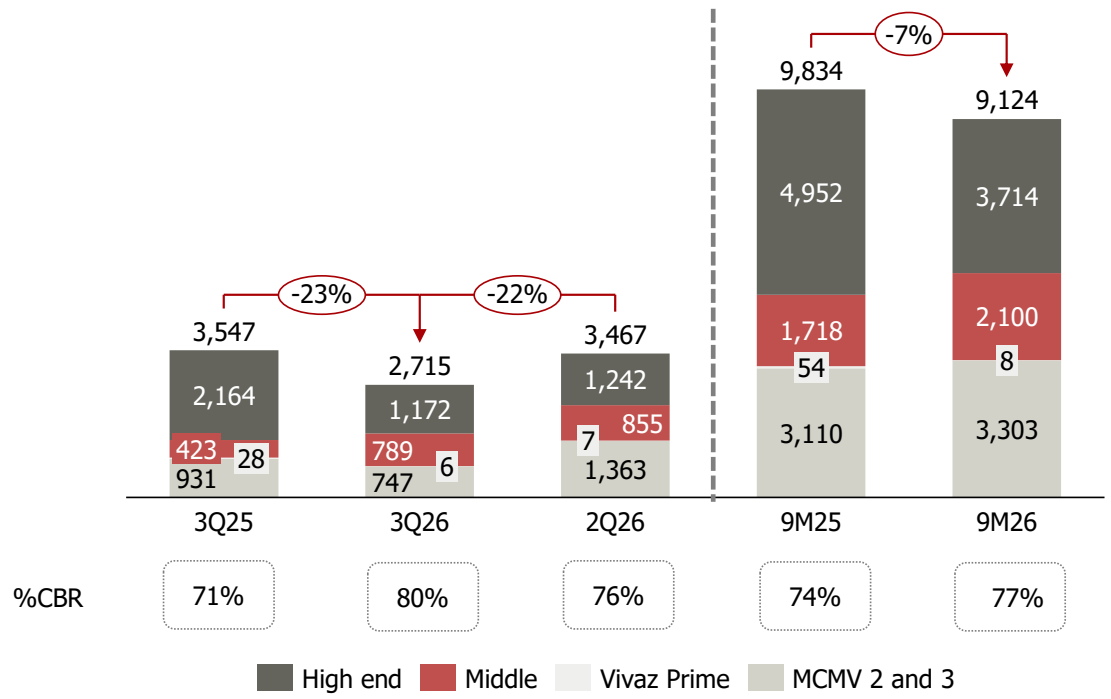
Of total net pre-sales in the quarter, R$229 million was attributable to finished inventory sales (11%), R$937 million to sales of inventory under construction (44%) and R$950 million to sales from launches (45%). Sales speed for projects launched in the quarter reached 33%.

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



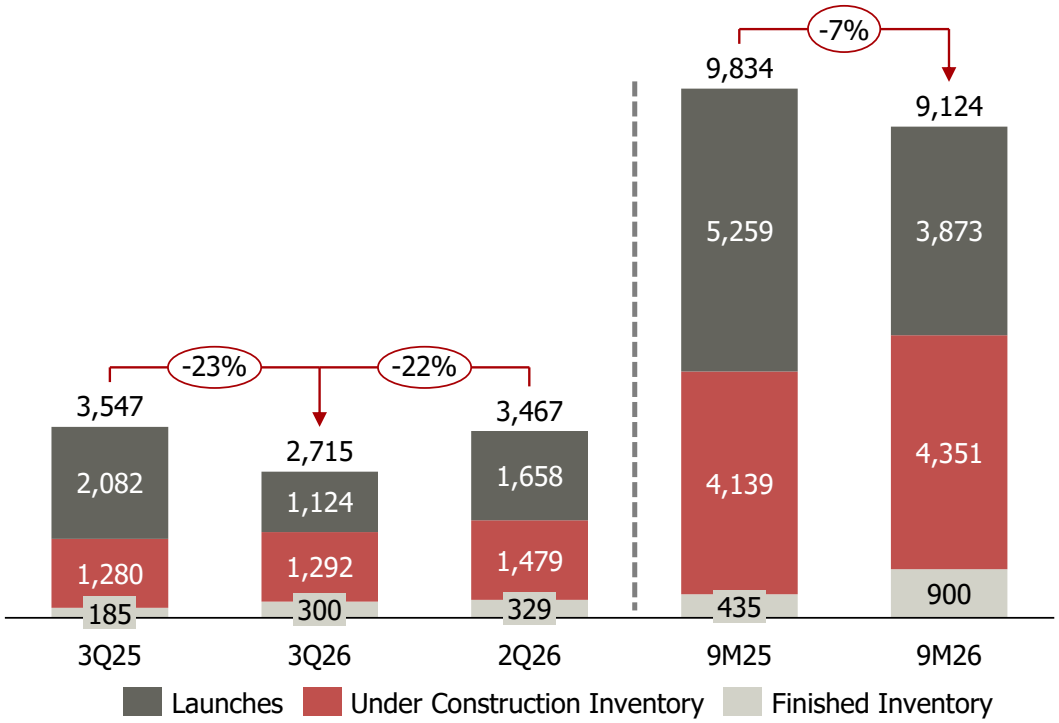
On a 100% basis and including swaps, net pre-sales totaled R$2,715 million in 3Q26, 23% lower than the same period of 2025 (R$3,547 million in 3Q25) and 22% down from 2Q26 (R$3,467 million). Cyrela's stake in the volume sold in the quarter was 80%, higher than the same quarter of 2025 (71%) and up from 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 pre-sales accounted for R$9,124 million, 7% lower than the previous year.

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



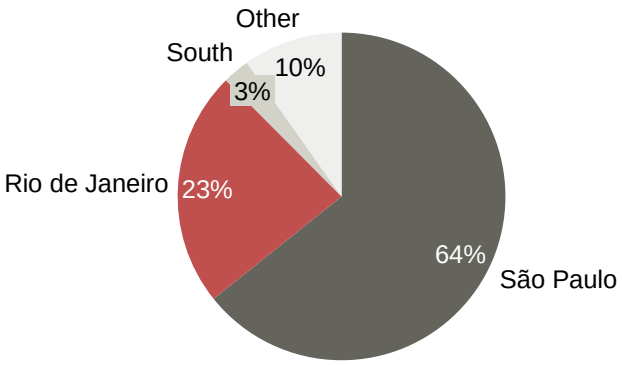
Of total net pre-sales in the quarter, R$300 million was attributable to finished inventory sales (11%), R$1,292 million to sales of under construction inventory (48%) and R$1,124 million to sales from launches (41%). Sales speed for projects launched in the quarter reached 33%.

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

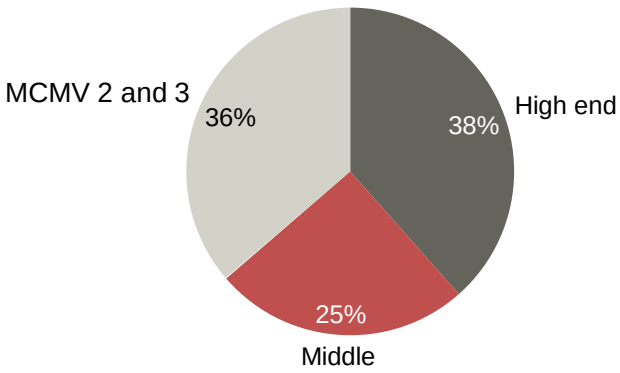


The breakdown of sales by geographical region and segment in 2026 can be seen below:

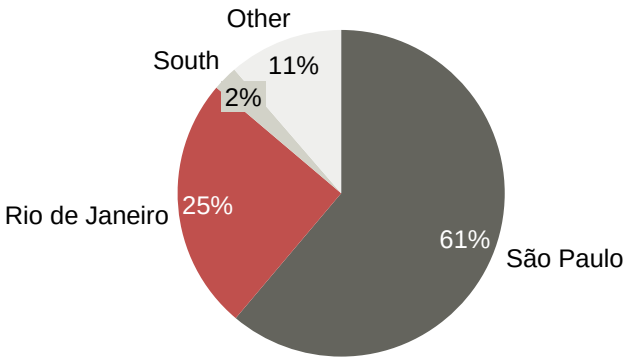
Sales per Region – 2026
%CBR ex-swaps



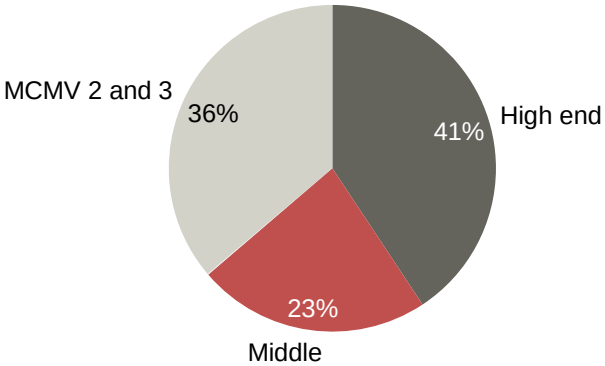
Sales per Product – 2026
%CBR ex-swaps



Sales per Region – 2026
100% with swaps



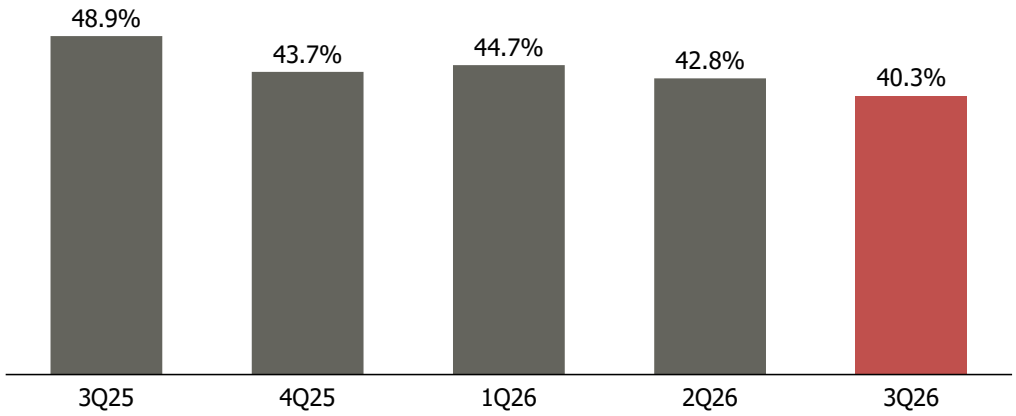
Sales per Product –2026
100% with swaps



SALES SPEED (SOS)

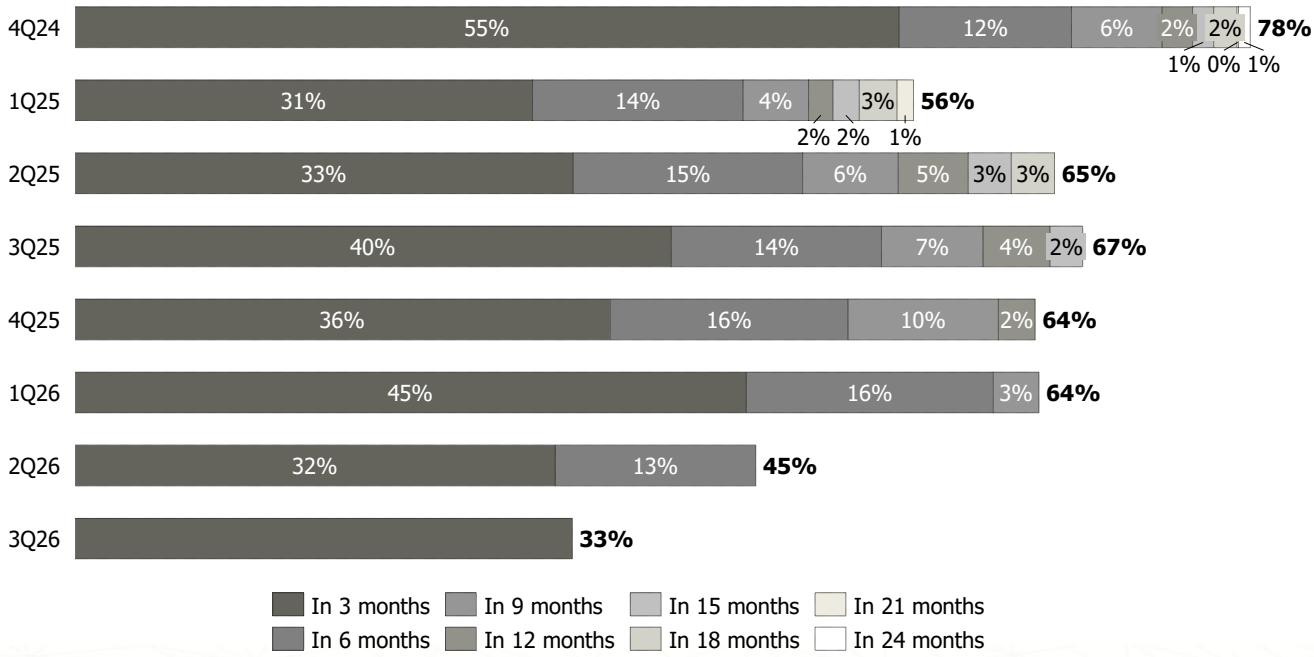
The operating performance resulted in an LTM Sales over Supply (SoS) ratio of 40.3%, below 48.9% in 3Q25 and 42.8% in 2Q26.

SoS (12 months) – Ex-swaps and %CBR



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

Sales by Launch Vintage – Ex-swaps and %CBR

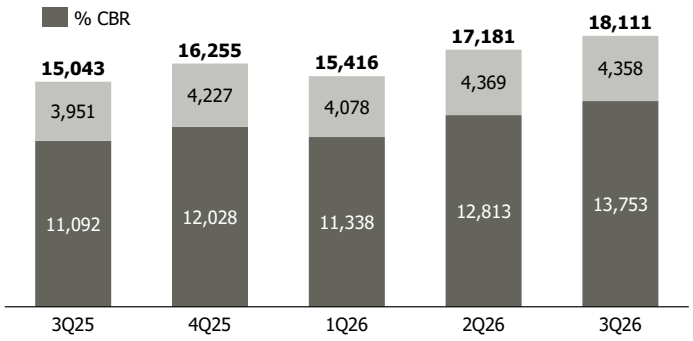


INVENTORIES

At the end of 3Q26, the inventory at market value amounted to R$13,753 million (%CBR). There was a quarter-over-quarter increase of 7% in the total inventory at market value.

From the total inventory in the amount of R$13,753 million, the share to be consolidated into the Company's revenues is R$12,488 million, whereas the amount of R$1,264 million will be accounted for under the "Equity Income" line.

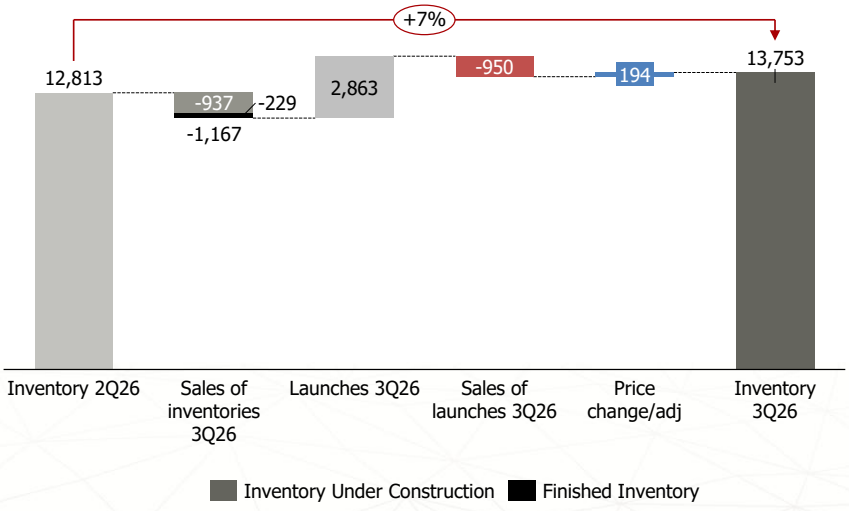
PSV Inventory at Market Value (R$ MM)



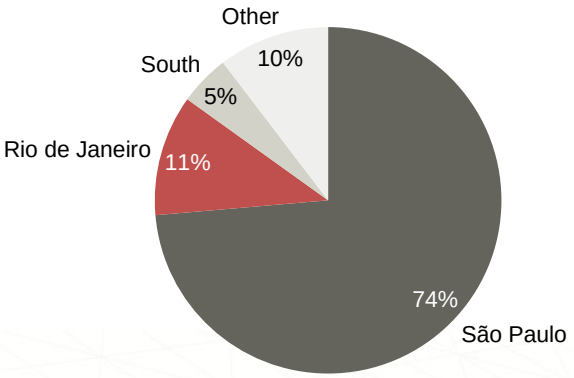
Inventory %CBR by Delivery Schedule (R$ MM)

Delivery Schedule	Total	Consolidation	Equity
Finished	1,546	1,409	137
12 Months	1,198	967	231
24 Months	1,861	1,556	305
36 Months	5,034	4,741	294
+36 Months	4,114	3,816	298
Total	**13,753**	**12,488**	**1,264**

Change in Inventory % CBR (R$ million)



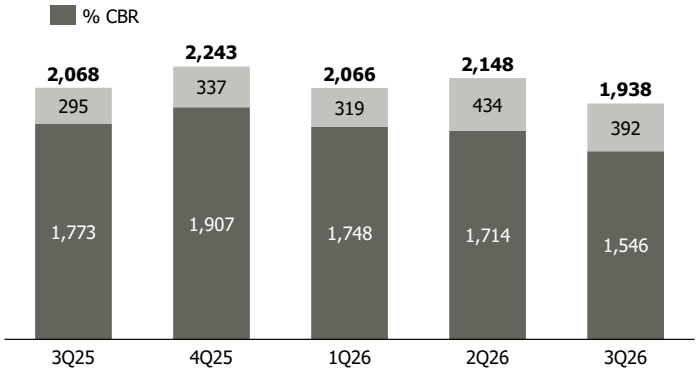
Total Inventory Breakdown %CBR



In 3Q26, the Company sold 13% of its finished inventory (%CBR) from the beginning of the quarter. Considering all deliveries, the Company's inventory of finished units decreased from R$1,714 million in 2Q26 to R$1,546 million in 3Q26.

The share of the finished inventory to be consolidated into the Company's revenues is R$1,409 million, whereas R$137 million will be accounted for under the "Equity Income" line.

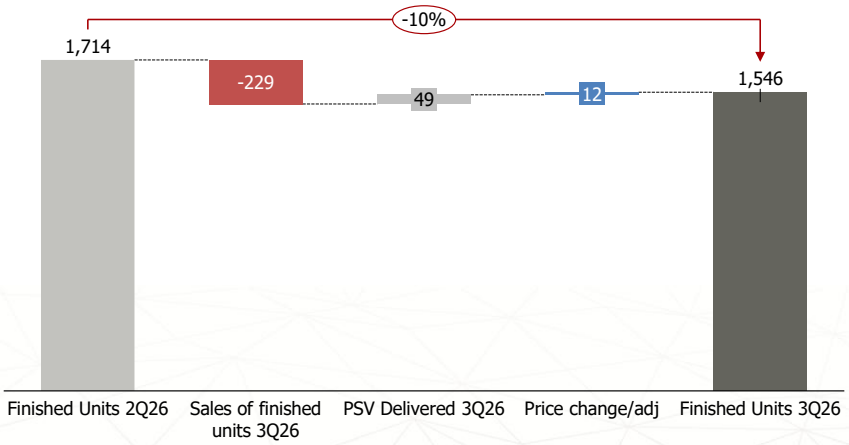
PSV Finished Inventory at Market Value (R$MM)



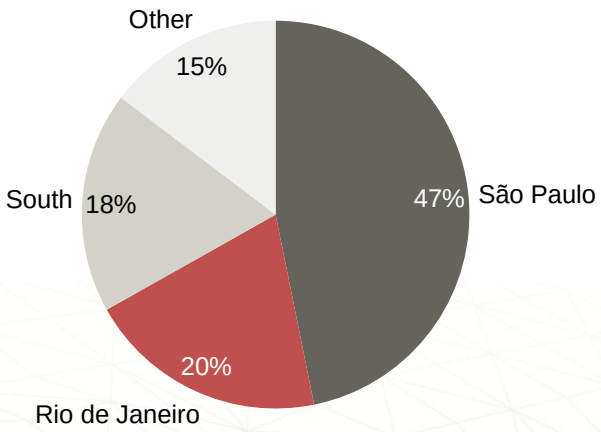
Finished Inventory %CBR by Delivery Period (R$MM)

Delivery Period	Total	Consolidation	Equity
>60 Months	232	191	41
48 Months	55	45	10
36 Months	135	135	0
24 Months	539	518	21
12 Months	585	520	65
Total	**1,546**	**1,409**	**137**

Change in Finished Inventory %CBR (R$MM)



Finished Inventory %CBR Breakdown



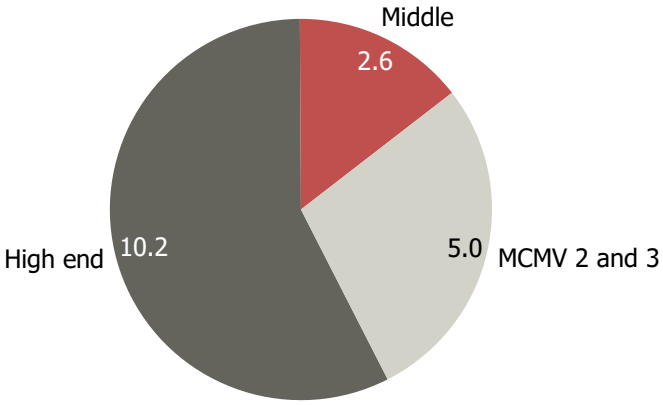
LANDBANK

Note: detailed information on landbank can be found at the end of this report in the appendix tables.

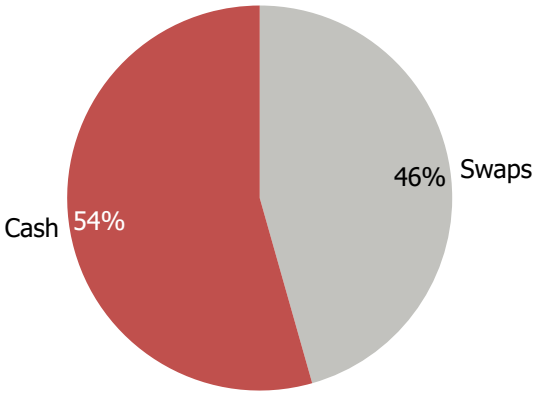
At the close of 3Q26, the Company's registered landbank amounted potential sales of R$17.8 billion. Cyrela's share in the landbank is 89%, equivalent to R$15.9 billion. During the quarter, Cyrela registered 6 land plots, with 4 in the city of São Paulo and 2 in Rio de Janeiro, with PSV of R$2.5 billion (Cyrela's stake of 77%).

Landbank on 09.30.2026*

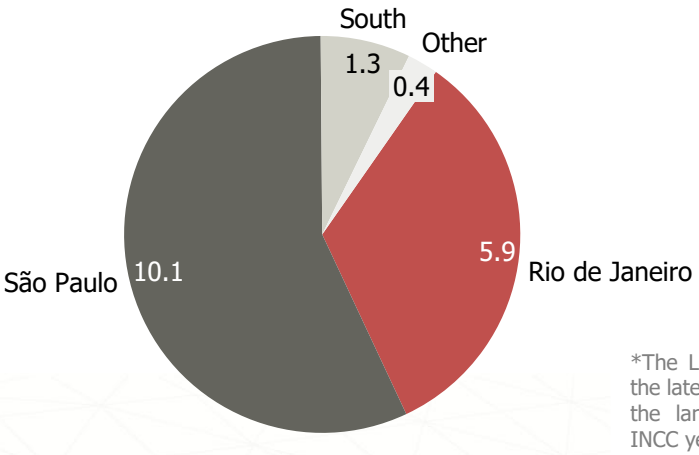
Breakdown by Segment (PSV in R$ billion)



Method of Acquisition (in %)



Breakdown by Region (PSV in R$ billion)



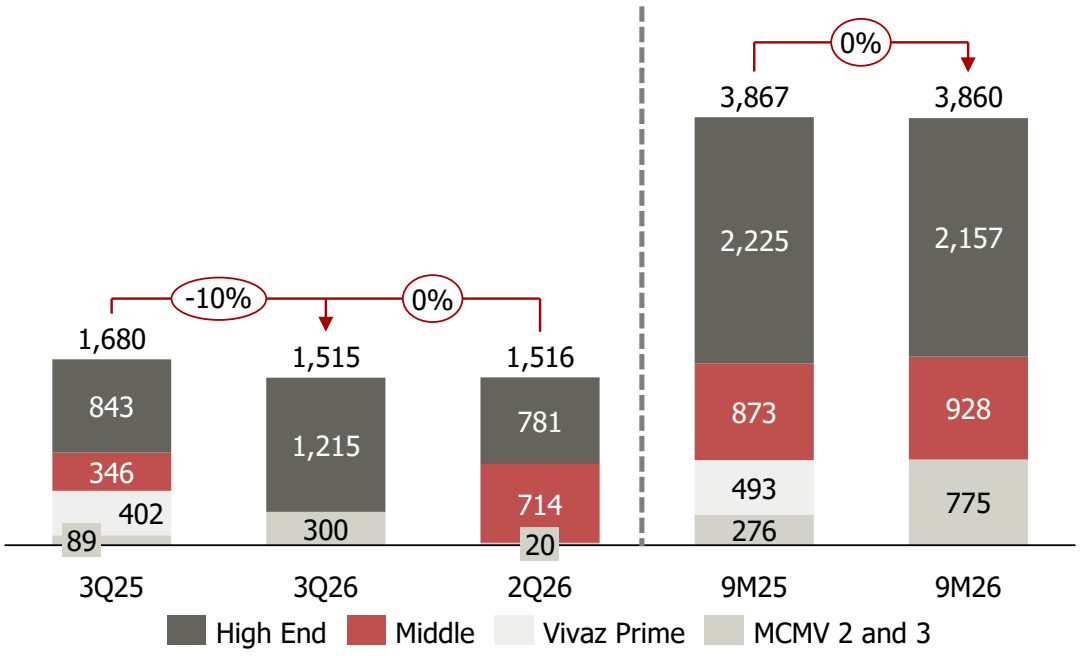
*The Landbank PSV is based on the latest feasibility assessment of the land plot, adjusted by the INCC year-to-date.

DELIVERIES

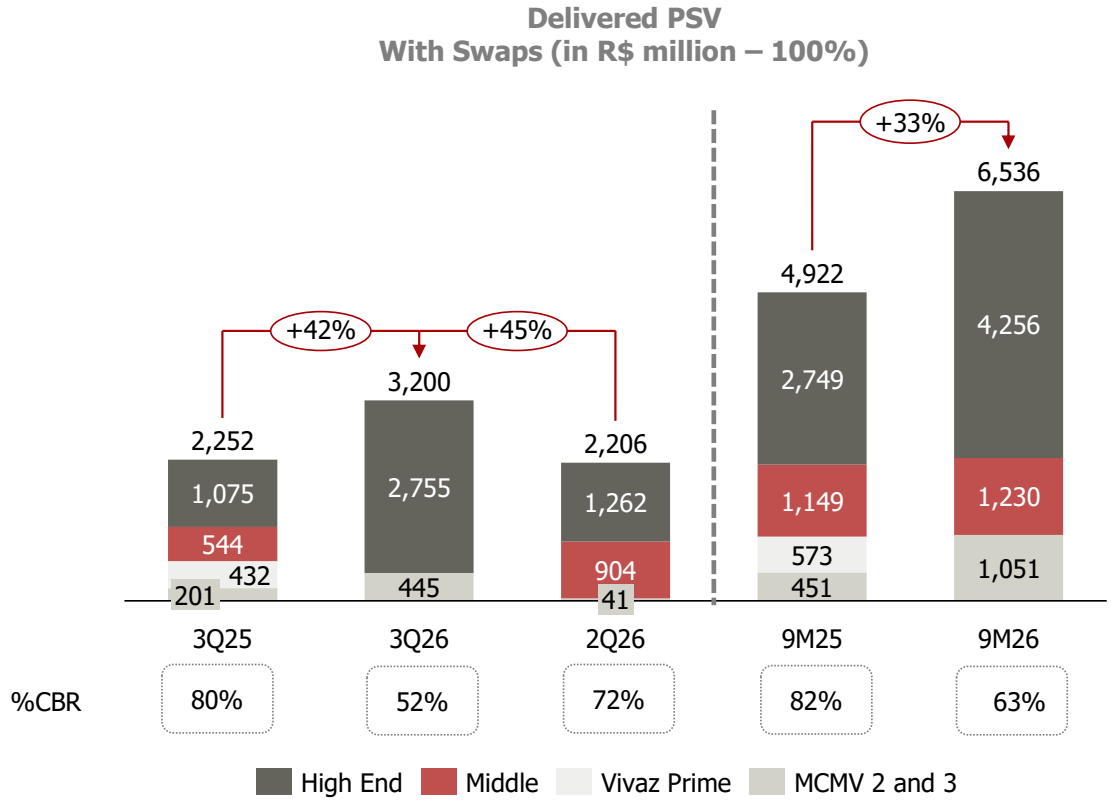
Note: detailed information on delivered units can be found in the appendix tables at the end of this report.

Cyrela delivered 7 projects in the quarter, totaling a PSV (%CBR and excluding swaps) of R$1,515 million on the dates of their respective launches, 10% lower than the volume presented in 3Q25 (R$1,680 million) and in line with 2Q26 (R$1,516 million). In 9M26, the Company delivered R$3,860 million compared to R$3,867 million in 9M25.

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

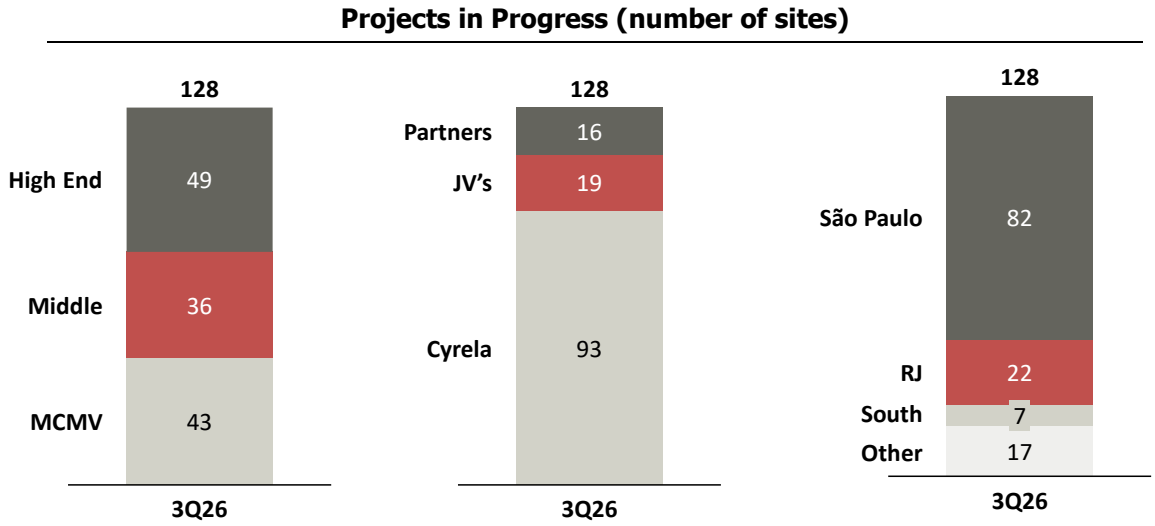


On a 100% basis and including swaps, deliveries totaled R$3,200 million in 3Q26, 42% higher than the same period of 2025 (R$2,252 million in 3Q25) and 45% up from 2Q26 (R$2,206 million). Cyrela's stake in the volume delivered in the quarter was 52%, lower than the same quarter of 2025 (80%) and down from 2Q26 (72%). In 9M26, deliveries accounted for R$6,536 million compared to R$4,922 million in 9M25.

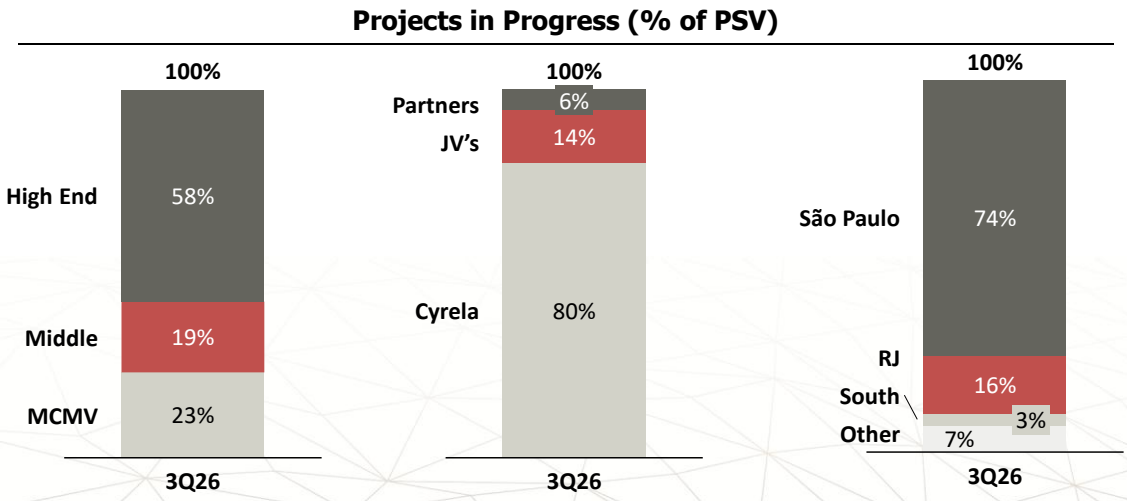


CONSTRUCTION SITES

At the close of 3Q26, there were 128 projects in progress, broken down as follows, by segment, execution and geographic location, and according to the active construction site criteria.



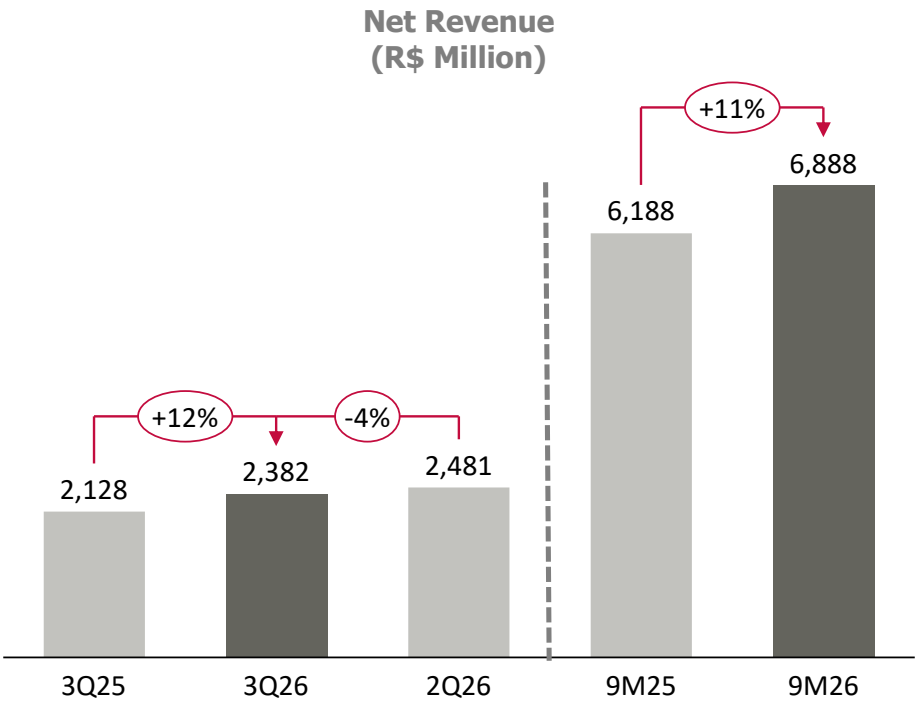
In line with its strategic guidelines, the Company manages a large share of the construction sites, to ensure proper monitoring of their execution. At the close of the quarter, 94% of the total PSV in construction (R$39.7 billion on the dates of their respective launches) were managed by the Company's own teams or by JV teams. This corroborates Cyrela's commitment to cost management and product quality.



ECONOMIC AND FINANCIAL PERFORMANCE

REVENUE

The Company's total net revenues accounted for R$2,382 million in 3Q26, 12% higher than the R$2,128 million in 3Q25 and 4% down from the R$2,481 million registered in 2Q26. In 9M26, revenues were R$6,888 million vs. R$6,188 million in 9M25.



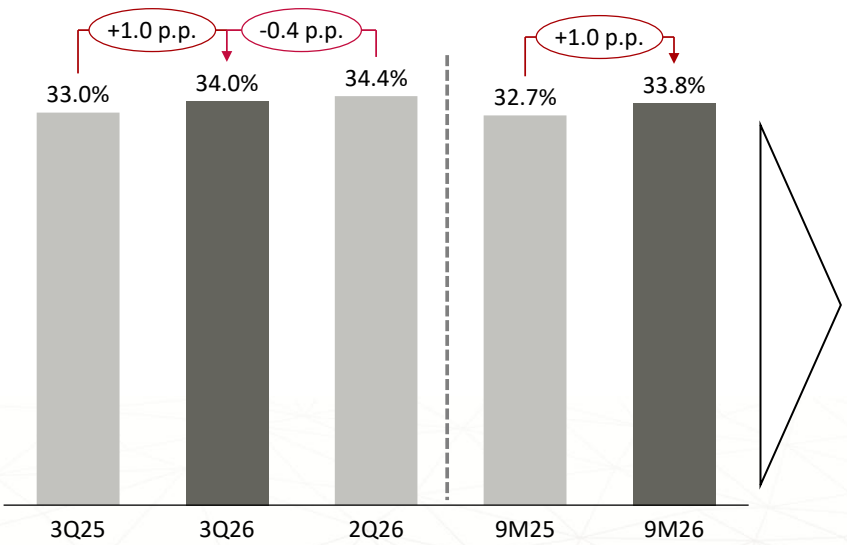
GROSS MARGIN

The Company's gross margin was 34.0% in 3Q26, 1.0 p.p. up from the margin presented in 3Q25 (33.0%) and 0.4 p.p. lower than the margin of 34.4% presented in 2Q26. In 9M26, gross margin achieved 33.8%, 1.0p.p. higher than 9M25 (32.7%). Adjusted gross margin was 37.0% in the quarter, 1.7 p.p. higher than the adj. gross margin recorded in 3Q25 (35.3%) and 0.3 p.p. down from the adj. gross margin of 2Q26 (37.3%). In 9M26, adj. gross margin achieved 36.9%, 2.0 p.p. higher than 9M25 (34.9%).

Gross Margin	3Q26 R$ MM	2Q26 R$ MM	3Q26 x 2Q26	3Q25 R$ MM	3Q26 x 3Q25	9M26 R$ MM	9M25 R$ MM	9M26 x 9M25
Net Revenue	2,382	2,481	-4%	2,128	12%	6,888	6,188	11%
Gross Profit	809	853	-5%	702	15%	2,328	2,027	15%
Gross Margin	**34.0%**	**34.4%**	**-0.4 p.p.**	**33.0%**	**1.0 p.p.**	**33.8%**	**32.7%**	**1.0 p.p.**
Capitalized Interest from COGS	73	73	1%	49	51%	211	131	62%
Adjusted Gross Margin	**37.0%**	**37.3%**	**-0.3 p.p.**	**35.3%**	**1.7 p.p.**	**36.9%**	**34.9%**	**2.0 p.p.**

The improvement in gross margin across the comparison periods was driven by higher margins in the Vivaz segment and the increased contribution of Vivaz to the Company's revenue.

Gross Margin Evolution

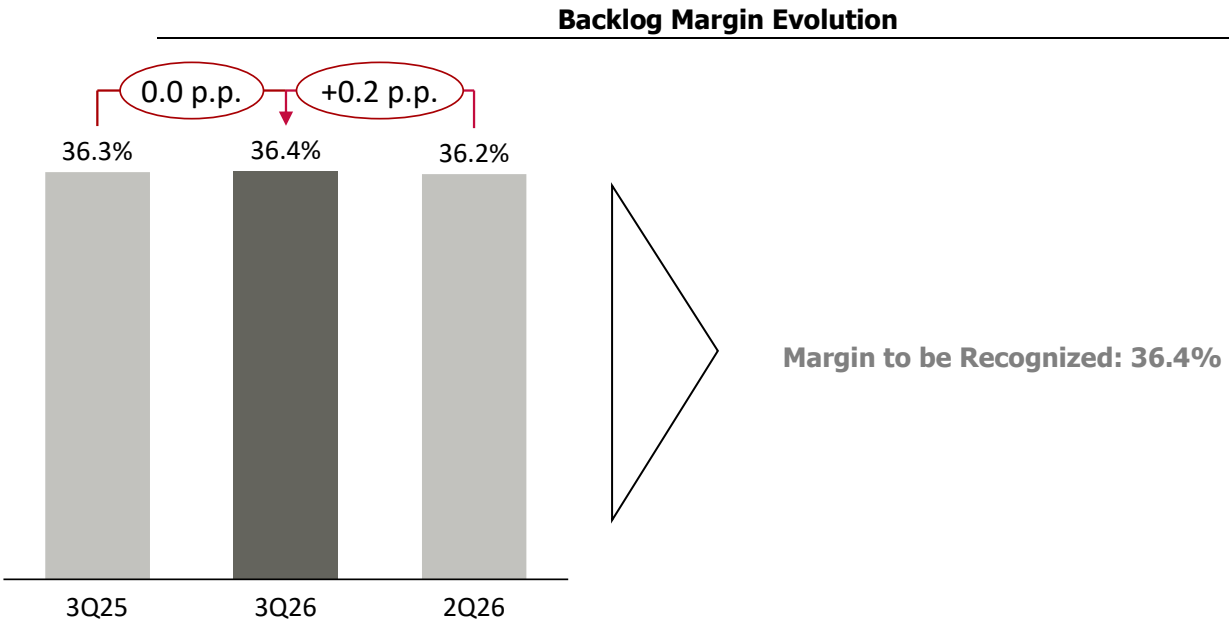


Gross Profit 3Q26: R$809 million

Gross Margin 3Q26: 34.0%

SALES TO BE RECOGNIZED

At the close of 3Q26, net revenues from sales to be recognized totaled R$12,083 million. Gross margin from revenues to be recognized stood at 36.4%, in line with 3Q25 (36.3%) and 0.2 p.p. up from 2Q26 (36.2%).



Sales to be Recognized (R$ MM)	3Q26	2Q26	3Q26 x 2Q26	3Q25	3Q26 x 3Q25
Sales to be Recognized	12,330	12,482	-1%	9,830	25%
Taxes to be Recognized	(248)	(254)	-2%	(198)	25%
Net Revenues to be Recognized	**12,083**	**12,229**	**-1%**	**9,631**	**25%**
Costs of Units Sold to be Recognized	(7,686)	(7,805)	-2%	(6,130)	25%
Gross Profit to be Recognized	**4,397**	**4,424**	**-1%**	**3,501**	**26%**
Gross Margin to be Recognized	**36.4%**	**36.2%**	**0.2 p.p.**	**36.3%**	**0.0 p.p.**

SELLING EXPENSES

Selling expenses for the quarter were R$308 million, higher than 3Q25 (R$238 million) and up from 2Q26 (R$294 million). In 9M26, sales expenses totaled R$878 million, an increase of R$214 million compared to 9M25.

Sales Expenses	3Q26 R$ MM	2Q26 R$ MM	3Q26 x 2Q26	3Q25 R$ MM	3Q26 x 3Q25	9M26 R$ MM	9M25 R$ MM	9M26 x 9M25
Show-rooms	83	92	-10%	67	24%	269	169	59%
Media	47	50	-6%	41	16%	131	112	18%
Third-party Services	74	58	28%	49	51%	194	158	23%
Finished Inventory Maintenance	20	21	-3%	16	28%	58	45	28%
Other	46	39	18%	37	23%	120	96	26%
CashMe	37	34	10%	28	34%	106	85	25%
Total	**308**	**294**	**5%**	**238**	**30%**	**878**	**664**	**32%**

The increase in selling expenses compared to the previous quarter was mainly explained by higher Third-party services expenses. In 9M26, the increase in selling expenses was mainly driven by higher show-rooms expenses.

GENERAL & ADMINISTRATIVE EXPENSES

General and Administrative expenses totaled R$138 million in the quarter, R$7 million higher than 3Q25 (R$132 million) and R$4 million up from 2Q26 (R$134 million). In 9M26, G&A expenses amounted to R$407 million, R$21 million higher compared to 9M25 (R$385 million).

General & Administrative Expenses	3Q26 R$ MM	2Q26 R$ MM	3Q26 x 2Q26	3Q25 R$ MM	3Q26 x 3Q25	9M26 R$ MM	9M25 R$ MM	9M26 x 9M25
Salaries and Social Charges	62	60	4%	59	6%	179	170	5%
Board Members/Management Remuneratic	3	2	7%	2	27%	7	6	16%
Employee and Management Profit Sharing	21	22	-2%	21	3%	66	62	8%
Third-Party Services	39	36	8%	37	4%	113	109	3%
Rent, Travelling and Representation	5	6	-19%	5	-2%	15	14	7%
Other	9	9	3%	9	6%	26	23	11%
Total	**138**	**134**	**3%**	**132**	**5%**	**407**	**385**	**6%**

CashMe's G&A totaled R$17 million in the quarter, compared to R$15 million in 3Q25 and R$17 million in 2Q26. Year to date, CashMe's G&A expenses were R$52 million, up from the same period of 2025 (R$46 million).

INDEMNITIES

We detail below the composition of the indemnities recognized in the Income Statement for the quarter, under the heading Other Operating Expenses/Revenues.

Indemnities	3Q26 R$ MM	2Q26 R$ MM	3Q26 x 2Q26	3Q25 R$ MM	3Q26 x 3Q25	9M26 R$ MM	9M25 R$ MM	9M26 x 9M25
Change in Provision	22	5	356%	16	37%	35	34	5%
Indemnity Expenses (Cash)	(33)	(28)	17%	(26)	28%	(81)	(85)	-5%
Commitment to Indemnities	(0)	2	n.a	(3)	-99%	2	3	-42%
Total Impact Income Statement (Other Op. Expenses/Revenues)	**(11)**	**(22)**	**-50%**	**(12)**	**-12%**	**(44)**	**(49)**	**-10%**

EQUITY INCOME

In the section below, we detail the composition of the Equity Income line.

Equity Income	3Q26 R$ MM	2Q26 R$ MM	3Q26 x 2Q26	3Q25 R$ MM	3Q26 x 3Q25	9M26 R$ MM	9M25 R$ MM	9M26 x 9M25
Cury Construtora E Incorporadora S.A.	47	41	16%	44	8%	134	128	5%
Other SPEs with Cury	23	26	-10%	14	69%	65	41	58%
Lavvi Empreendimentos Imobiliários S.A.	26	23	10%	29	-13%	69	88	-21%
Other SPEs with Lavvi	14	6	146%	12	20%	32	29	12%
Plano & Plano Desenv. Imob. S.A.	18	18	3%	26	-30%	50	78	-36%
Other Projects and Entities	19	(7)	n.a	7	171%	33	21	59%
Total	**148**	**107**	**39%**	**132**	**12%**	**382**	**384**	**0%**

FINANCIAL RESULT

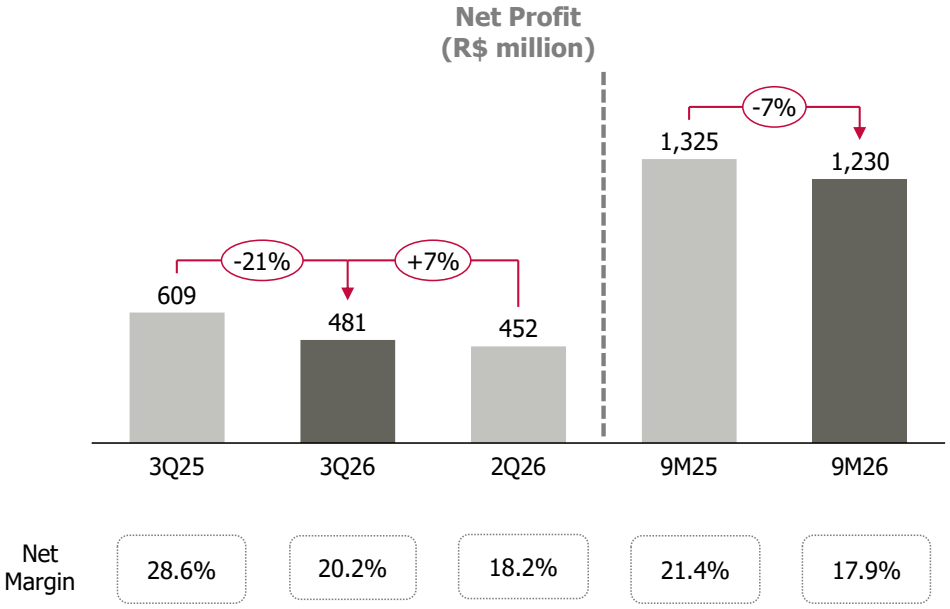
The Company recorded positive net financial result of R$119 million in 3Q26, up from R$57 million net positive result registered in 3Q25 and higher than the net positive R$69 million from 2Q26. In 9M26, the financial result was positive at R$226 million, higher than the R$182 million registered in 9M25.

Financial Result	3Q26 R$ MM	2Q26 R$ MM	3Q26 x 2Q26	3Q25 R$ MM	3Q26 x 3Q25	9M26 R$ MM	9M25 R$ MM	9M26 x 9M25
Financial Expenses								
SFH Interest	(91)	(79)	15%	(74)	22%	(260)	(199)	31%
Interest on Corporate Loans	(164)	(199)	-18%	(140)	17%	(544)	(403)	35%
Capitalized Interest	72	58	25%	54	34%	199	145	37%
Sub Total	**(182)**	**(219)**	**-17%**	**(160)**	**13%**	**(605)**	**(457)**	**32%**
Monetary Adjustment on Loans	(1)	(1)	16%	(0)	28%	(2)	(2)	-1%
Bank Expenses	(3)	(3)	8%	(2)	78%	(9)	(7)	39%
Other Financial Expenses	(18)	(40)	-54%	(28)	-34%	(75)	(64)	17%
Total Financial Expenses	**(204)**	**(263)**	**-23%**	**(190)**	**7%**	**(691)**	**(529)**	**31%**
Financial Revenues								
Income on Investments	292	304	-4%	229	27%	842	657	28%
Monetary Adjustment	9	4	135%	9	-1%	15	16	-6%
Other Financial Income	23	25	-9%	9	156%	60	38	60%
Total Financial Revenues	**323**	**333**	**-3%**	**247**	**31%**	**917**	**711**	**29%**
Financial Result	**119**	**69**	**72%**	**57**	**111%**	**226**	**182**	**24%**

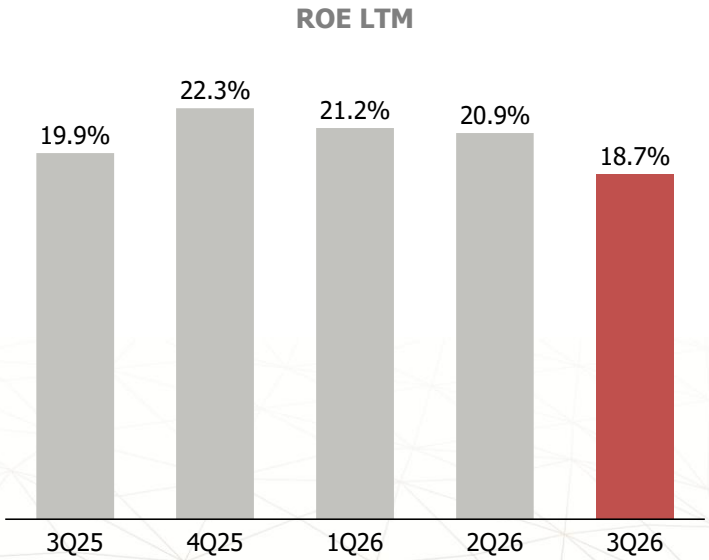
CashMe's participation in Net Financial Results totaled R$105 million in 3Q26, compared to R$61 million in 3Q25 and R$111 million in 2Q26. In 9M26, CashMe's financial result totaled R$278 million, compared to R$191 million in 9M25.

NET INCOME AND NET MARGIN

The Company recorded net income of R$481 million in 3Q26, versus net income of R$609 million in 3Q25 and R$452 million net income in 2Q26. In the quarter, the Company's earnings per share (EPS) was R$1.12, compared to R$1.66 in 3Q25 and R$1.04 in 2Q26. In 9M26, net income totaled R$1,230 million, a decrease of 7% compared to 9M25.



This result led to an adjusted LTM ROE of 18.7%.

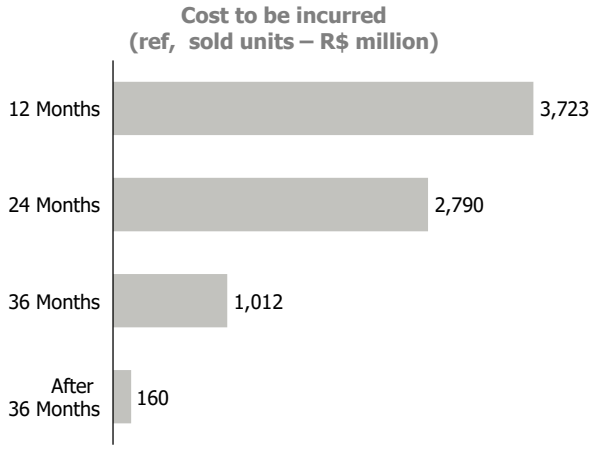


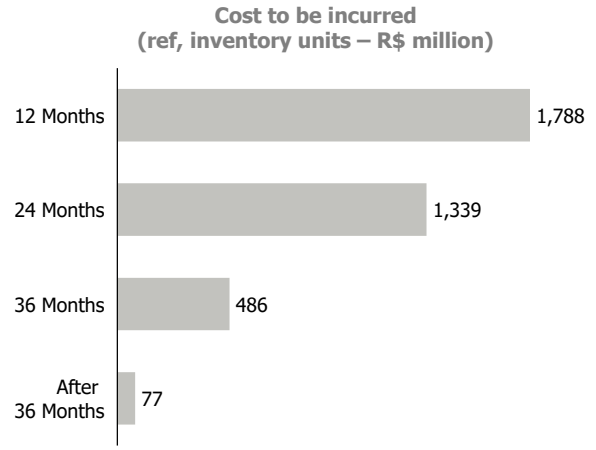
Financial Statements Highlights

ACCOUNTS RECEIVABLE

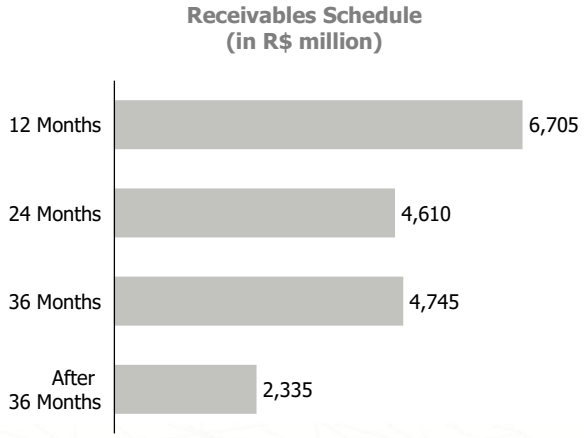
Considering all pre-sales contracts signed, Accounts Receivable totaled R$18.4 billion on September 30, 2026, representing a 2% decrease from June 30, 2026. In the Company's Balance Sheet, this amount accounts for R$6.4 billion, which is recognized through the construction progress of each project.

Delivered units account for 9% and units under construction or in the delivery process for 91% of the total amount. The average weighted collection period for Accounts Receivable is approximately 2.2 years (25.9 months).





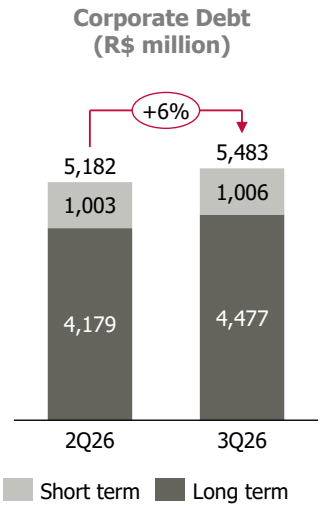
Accounts Receivable	3Q26 R$ MM	2Q26 R$ MM	3Q26 x 2Q26
Units under construction	16,797	17,122	-2%
Finished Units	1,596	1,563	2%
Total Accounts Receivable	**18,393**	**18,685**	**-2%**
Construction Cost to be Realized from sold units	(7,686)	(7,805)	-2%
Construction Cost to be Realized from inventory units	(3,690)	(3,510)	5%
Net Accounts Receivable	**7,017**	**7,370**	**-5%**



DEBT

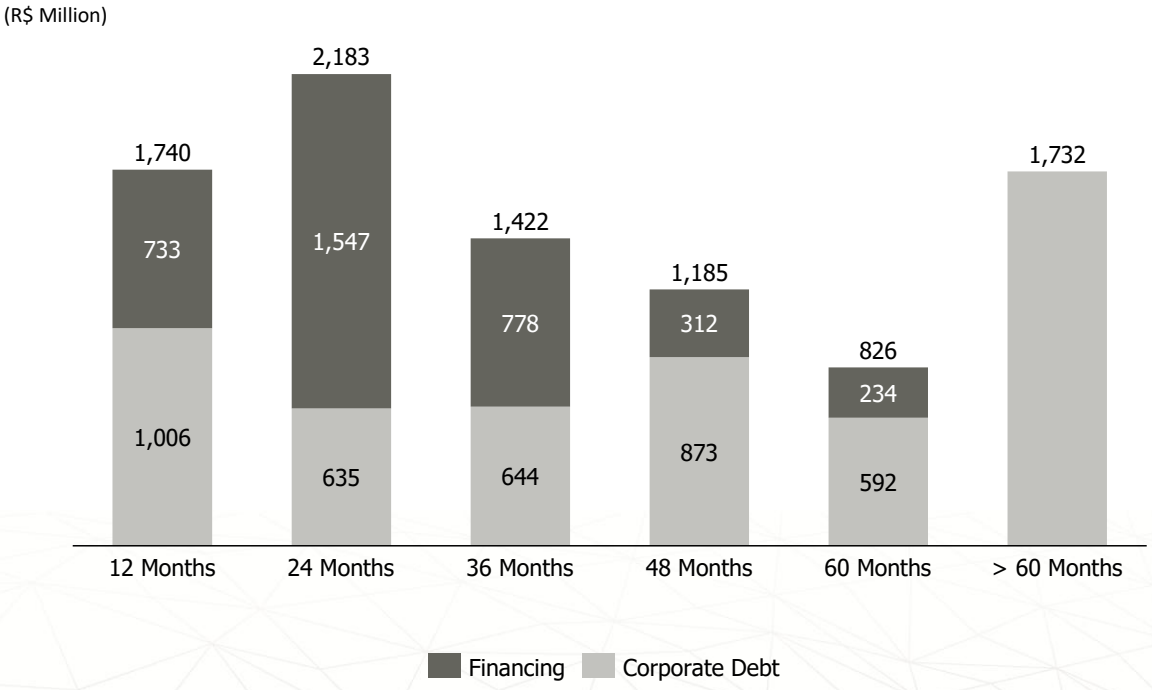
On September 30, 2026, gross debt including accrued interest amounted to R$9,308 million, 5% higher than the amount of R$8,874 million reported on June 30, 2026.

The balance of debt denominated in local currency and entirely related to construction financing accounted for 40% of the total debt (without accrued interest) and increased by 1% in the quarter.



Debt (R$ million)	3Q26	2Q26	3Q26 x 2Q26	3Q25	3Q26 x 3Q25
Construction financing	3,604	3,552	1%	2,826	28%
Corporate Debt - Cyrela	2,444	2,414	1%	1,980	23%
Corporate Debt - CashMe	3,039	2,768	10%	2,521	21%
Sub total	**9,087**	**8,735**	**4%**	**7,327**	**24%**
Interest and costs	221	139	59%	169	30%
Total	**9,308**	**8,874**	**5%**	**7,496**	**24%**

Debt Amortization Schedule



As a result, the balance of loans (corporate debt) denominated in local currency, comprising 60% of the total debt (without accrued interest), corresponds to:

R$ million	Issued In	Matures In	Cost p.y.	Balance
Cyrela Corporate Debt				
489th series of the 1st Issue of CRER - Opea	2022	Jun-27	CDI + 0.40%	121
490th series of the 1st Issue of CRER - Opea	2022	Jun-27	IPCA + 5.9068% (swap to CDI + 0.47%)	259
491st series of the 1st Issue of CRER - Opea	2022	Jun-29	IPCA + 6.1280% (swap to CDI + 0.79%)	100
1st series of the 57th Issue of CRER - Província Sec	2024	Apr-28	98% CDI	423
2nd series of the 57th Issue of CRER - Província Sec	2024	Apr-29	99% CDI	67
3rd series of the 57th Issue of CRER - Província Sec	2024	Apr-31	101% CDI	300
1st series of the 102nd Issue of CRER - Província Sec	2025	Apr-29	96% CDI	152
2nd series of the 102nd Issue of CRER - Província Sec	2025	Apr-30	97% CDI	348
1st series of the 127th Issue of CRER - Província Sec	2025	Nov-32	96.5% CDI	330
2nd series of the 127th Issue of CRER - Província Sec	2025	Nov-35	IPCA + 7.3149% (swap to CDI - 0.2125%)	222
3rd series of the 127th Issue of CRER - Província Sec	2025	Nov-40	IPCA + 7.29% (swap to CDI - 0.15%)	47
1st Issue of Commercial Notes of Cy10 Participações	2026	Feb-32	CDI + 1.07%	75
Subtotal				**2,444**

R$ million	Issued In	Matures In	Cost p.y.	Balance
CashMe Debt				
1st, 2nd and 3rd series of the 24th issue of CRER - True Sec	2022	2029	CDI + 1.375% / IPCA + 7.8049%	108
1st and 2nd series of the 155th issue of CRER - True Sec	2023	2028	CDI + 1.95% / IPCA + 7.8529%	35
1st, 2nd and 3rd series of the 113th issue of CRER - Vert Sec	2023	2027	CDI + 3.0% / CDI + 4.0%	11
1st and 2nd series of the 31st issue of CRER - Província Sec	2023	2030	IPCA + 9.0% / IPCA + 10.0%	49
1st and 2nd series of the 40th issue of CRER - Província Sec	2024	2032	IPCA + 7.0% / IPCA + 10.0%	65
1st and 2nd series of the 48th issue of CRER - Província Sec	2024	2031	CDI + 1.4% / IPCA + 7.4%	179
1st and 2nd series of the 139th issue of CRER - Vert Sec	2024	2032	IPCA + 7.4632% / IPCA + 9.75%	288
1st, 2nd and 3rd series of the 1st issue of CR - Província Sec	2024	2032	CDI + 1.15% / IPCA + 9.1146% / IPCA + 9.1146%	252
3rd series of the 102nd Issue of CRER - Província Sec (Debtor Cyrela	2025	2032	IPCA + 7.6693%	200
1st and 2nd series of the 101st issue of CRER - Província Sec	2025	2032	IPCA + 8.2347% / IPCA + 10.0%	286
1st and 2nd series of the 2nd issue of CR - Província Sec	2025	2033	CDI + 1.06% / CDI + 1.06%	447
CashMe I Credit Rights Investment Fund	2024	n.a.	CDI + 3.5%	260
1st and 2nd series of the 133rd issue of CRER - Província Sec	2026	2039	IPCA + 8.6078% / IPCA + 10.0%	354
1st, 2nd and 3rd series of the 3rd issue of CR - Província Sec	2026	2038	IPCA + 9.87% / CDI + 2.50% / CDI + 3.75%	188
1st serie of the 152nd issue of CRER - Província Sec	2026	2046	IPCA + 10.0%	178
1st and 2nd series of the 180th issue of CRER - Província Sec	2026	2046	IPCA +9.9% / IPCA + 12.9%	139
Subtotal				**3,039**
TOTAL CORPORATE DEBT				**5,483**

Cyrela's Adjusted Net Debt amounted to R$1,708 million, below the R$1,909 million recorded in 2Q26.

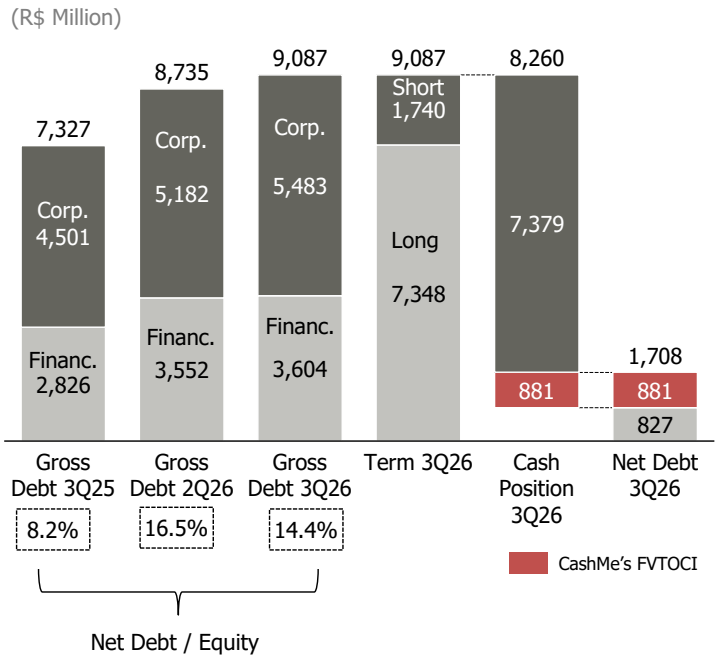
In R$ million	3Q26	2Q26	3Q26 x 2Q26	3Q25	3Q26 x 3Q25
Long-Term Debt	7,348	7,119	3%	6,279	17%
Short-Term Debt	1,740	1,616	8%	1,048	66%
Total Debt	**9,087**	**8,734**	**4%**	**7,327**	**24%**
Cash and Cash Equivalents	4,331	4,076	6%	4,198	3%
Long-Term Financial Investments	3,929	3,637	8%	2,874	37%
Total Cash and Equivalents	**8,260**	**7,712**	**7%**	**7,071**	**17%**
Accountant Net Debt	**827**	**1,022**	**-19%**	**256**	**224%**
FVTOCI CashMe	881	887	-1%	631	40%
Adjusted Net Debt	**1,708**	**1,909**	**-11%**	**886**	**93%**

The Company's leverage, as measured by means of the Adj. Net Debt / Adj. Total Equity ratio, reached 14.4% by the end of the quarter, reinforcing Cyrela's commitment to maintain this index in healthy levels and ratifying the financial strength of the Company. The net indebtedness includes R$3,039 million of gross debt and R$4,355 million of Marketable Securities of CashMe's operation. Excluding CashMe's assets and liabilities, the Adj. Net Debt would be R$3,024 million and leverage (measured by Adj. Net Debt / Adj. Total Equity ratio) would be 28.5%.

In R$ million	3Q26	2Q26	%Chg	3Q25	%Chg
Adjusted Net Debt	1,708	1,909	-11%	886	93%
Adjusted Shareholders' Equity	11,891	11,564	3%	10,858	10%
Construction Financing	3,604	3,552	1%	2,826	28%
Adj. Net Debt / Adj. Shareholders' Equity	**14.4%**	**16.5%**	**-2.1 p.p.**	**8.2%**	**6.2 p.p.**
Adj. Net Debt (ex Financing) / Adj. Shareholders' Equity	-15.9%	-14.2%	-1.7 p.p.	-17.9%	1.9 p.p.

Obs.: Net debt and Shareholders' Equity excluding CashMe's FVTOCI

Debt Overview



Indicators	Total Debt	Corporate Debt
Net Debt / Equity	14.4%	
Weighted Average Term*	3.0 years	4.1 years
Short Term	19%	18%
Long Term	81%	82%

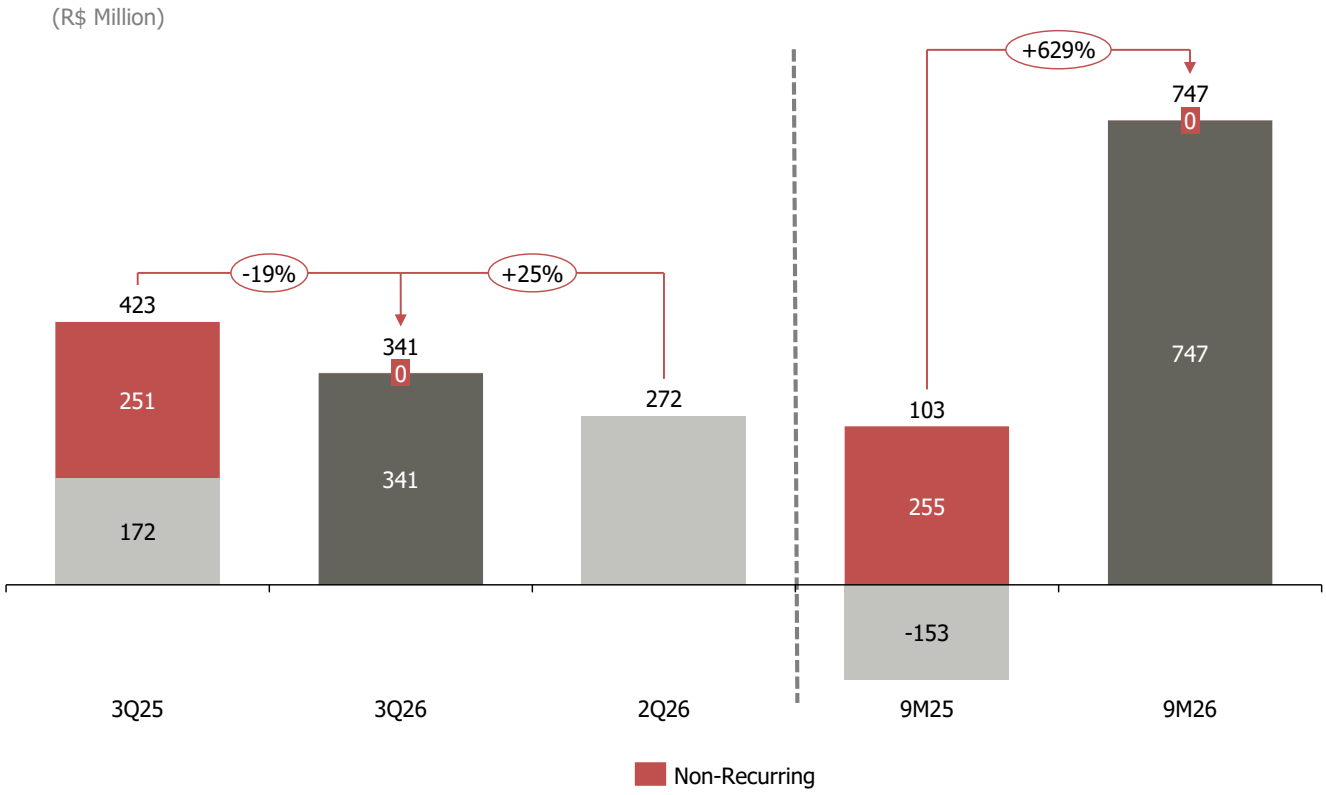
Average Cost of Financing		Average Cost of Corporate Debt*	
Savings Acc. + 2.61%	54.8%	97.9% of CDI	68.4%
TR + 9.09%	45.2%	CDI + 0.26%	31.6%
TOTAL	**100.0%**	**TOTAL**	**100.0%**
Minimum Rate	TR + 8.30%		
Maximum Rate	TR +12.50%		

* Excludes debt from CashMe and Cy.Capital (R$3,114 MM)

CASH GENERATION

In 3Q26, the Company recorded cash generation of R$341 million, compared to cash generation of R$423 million in 3Q25 and cash generation of R$272 million in 2Q26. In addition, the calculation of cash generation excludes the effect of CashMe's FVTOCI, for R$881 million. In 9M26, Cyrela recorded cash generation of R$747 million, compared to cash generation of R$103 million in 9M25.

Cash Generation/Consumption



Cash Burn/Generation (R$ MM)	3Q26 R$ MM	2Q26 R$ MM	Chg %	3Q25 R$ MM	Chg %	9M26 R$ MM	9M25 R$ MM	Chg % 9M26 x 9M25
Total Debt (Gross Debt without Interest payable)	**9,087**	**8,735**	**4%**	**7,327**	**24%**	**9,087**	**7,327**	**24%**
Cash & Marketable Securities	**8,260**	**7,712**	**7%**	**7,071**	**17%**	**8,260**	**7,071**	**17%**
Accountant Net Debt	**827**	**1,022**	**-19%**	**256**	**224%**	**827**	**256**	**224%**
(+) FVTOCI CashMe	881	887	-1%	631	40%	881	631	40%
Adjusted Net Debt	**1,708**	**1,909**	**-11%**	**886**	**93%**	**1,708**	**886**	**93%**
Δ Accountant Debt Change	201	272	-26%	423	-52%	607	99	514%
(+) Buyback Program	140	-	n.a.	-	n.a.	140	4	3781%
(+) Dividends	-	-	n.a.	-	n.a.	-	-	n.a.
Cash Generation/Burn	**341**	**272**	**25%**	**423**	**-19%**	**747**	**103**	**629%**
(+) Acquisition of Equity Interest	(0)	-	n.a.	(251)	-100%	(0)	(255)	-100%
Operational Cash Generation/Burn	**341**	**272**	**25%**	**172**	**98%**	**747**	**(153)**	**n.a.**

SUBSEQUENT EVENTS

On October 2, 2026, the Company's Board of Directors approved the terms and conditions of Cyrela's 20th issuance of simple, non-convertible debentures, in the amount of R$400 million and with a maximum maturity of 8 years.

In October 2026, Cyrela divested 350,000 shares issued by Cury (CURY3), for a total amount of R$12.2 million.

In October 2026, under Cyrela's Share Buyback Program, approved by the Company's Board of Directors on June 5, 2026, 4,200,000 ordinary shares (CYRE3) and 3,530,000 preferred shares (CYRE4) were repurchased, for a total amount of R$154.8 million.

ANNEX I – BALANCE SHEET

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES

Consolidated Balance Sheet
R$ million

	September 30, 2026	December 31, 2025
ASSETS		
Current Assets	**15,964**	**14,870**
Cash and Cash Equivalents	207	727
Marketable Securities	4,124	3,255
Accounts Receivable	4,909	4,578
Marketable Real Estate	5,990	5,775
Recoverable Taxes and Contributions	79	10
Deferred Taxes and Contributions	3	2
Selling Expenses to Be Recognized	114	103
Anticipated Expenses	68	50
Derivative financial instruments	61	36
Other Receivables	410	335
Non-Current Assets	**12,873**	**11,240**
Long Term	**8,723**	**7,335**
Accounts Receivable	1,511	1,537
LT Marketable Securities	3,929	3,026
Checking Accounts with Partners in Projects	11	11
Related Parties	199	186
Recoverable Taxes and Contributions	209	232
Deferred Income Tax and Social Contribution	2	1
Marketable Real Estate	2,555	2,055
Selling Expenses to be Recognized	110	95
Other Receivables	196	193
Permanent	**4,151**	**3,905**
Investment in Controlled Companies	3,418	3,157
Fixed Assets	707	640
Intangible	25	109
Total Assets	**28,838**	**26,110**

	September 30, 2026	December 31, 2025
LIABILITIES AND SHAREHOLDERS' EQUITY		
Current Liabilities	**5,097**	**3,869**
Loans and Financing	765	754
Debentures	-	-
Real Estate Certificates - CRER	1,187	748
Financial Instruments and Derivatives	-	1
Suppliers	327	276
Provision for Guarantees	90	80
Taxes and Contributions Payable	73	107
Deferred Taxes and Contributions	106	99
Payroll, social charges and profit sharing	274	249
Real Estate Acquisition Payable	1,221	948
Dividends Payable	-	-
Related Parties	148	128
Checking Accounts with Partners in Projects	14	12
Advances from Customers	339	135
Provisions for Social Security, Labor, Civil and Fiscal Risks	64	82
Other Payables	489	250
Long Term	**10,968**	**10,774**
Loans and Financing	3,206	3,010
Debentures	-	-
Real Estate Certificates - CRER	4,150	4,205
Suppliers	1	1
Provision for Guarantee	173	155
Real Estate Acquisition Payable	2,034	1,995
Provisions for Social Security, Labor, Civil and Fiscal Risks	55	72
Deferred Income Tax and Social Contribution	338	330
Advances from Customers	1,011	1,006
TOTAL SHAREHOLDERS' EQUITY	**12,772**	**11,467**
Minority Equity	**1,254**	**1,239**
Shareholders' Equity	**11,518**	**10,227**
Capital Stock	6,184	6,184
Capital Reserve	79	46
Legal Reserve	716	716
Surplus Reserve	2,845	2,845
Treasury Shares	(408)	(269)
Profit / Losses	1,230	-
Other Comprehensive Income	872	704
Total Liabilities and Shareholders' Equity	**28,838**	**26,110**

ANNEX II – INCOME STATEMENT

Consolidated Income Statement R$ million	3Q26	2Q26	% Change	9M26	9M25	% Change
Gross Revenue of Sales and/or Services						
Real Estate Development and Resales	2,310	2,491	-7%	6,912	6,199	11%
Lots for Development	33	3	1043%	46	67	-31%
Services Rendered	36	44	-18%	112	83	35%
Cancellations Provision	82	12	567%	26	24	6%
Provision for Doubtful Receivables	(15)	(2)	746%	(19)	(11)	75%
Deductions from Gross Revenue	(65)	(68)	-4%	(190)	(174)	9%
Total Net Revenue	**2,382**	**2,481**	**-4%**	**6,888**	**6,188**	**11%**
Real Estate Sales and Resales	(1,504)	(1,609)	-7%	(4,500)	(4,073)	10%
Lots for Development	(16)	(3)	372%	(27)	(55)	-52%
Services Rendered and Others	(2)	(7)	-76%	(17)	(20)	-15%
Cancellations Provision	(52)	(8)	514%	(17)	(13)	26%
Cost of Goods and/or Services Sold	**(1,573)**	**(1,628)**	**-3%**	**(4,560)**	**(4,162)**	**10%**
Gross Profit (Loss)	**809**	**853**	**-5%**	**2,328**	**2,027**	**15%**
Operating (Expenses) Revenues						
Selling Expenses	(308)	(294)	5%	(878)	(664)	32%
General and Administrative Expenses	(136)	(132)	3%	(399)	(379)	5%
Management Fees	(3)	(2)	7%	(7)	(6)	16%
Equity Result and Other Appreciations	148	107	39%	382	384	0%
Other Results in Investments	6	7	-3%	22	237	-91%
Other Operating Expenses/Revenues	(21)	(34)	-37%	(73)	(74)	-1%
	(313)	**(349)**	**-10%**	**(954)**	**(503)**	**90%**
Profit (Loss) Before Financial Result	**495**	**504**	**-2%**	**1,373**	**1,524**	**-10%**
Financial Expenses	(204)	(263)	-23%	(691)	(529)	31%
Financial Revenues	323	333	-3%	917	711	29%
Earnings Before Income Tax and Minority Interest	**615**	**574**	**7%**	**1,600**	**1,706**	**-6%**
Deferred	3	(2)	n.a	(4)	(8)	-50%
Current	(62)	(53)	18%	(161)	(141)	14%
Tax and Social Contribution	**(58)**	**(55)**	**6%**	**(165)**	**(150)**	**10%**
Income (Loss) Before Minority Interest	**556**	**519**	**7%**	**1,435**	**1,556**	**-8%**
Minority Interest	(75)	(67)	11%	(205)	(231)	-11%
Net Income (Loss)	**481**	**452**	**7%**	**1,230**	**1,325**	**-7%**

ANNEX III – REVENUE RECOGNITION

*Considers only revenues from Residential Real Estate Development activities

PROJECT	SEGMENT	RECOGNITION DATE	% ACCRUED FINANCIAL EVOLUTION		ACCRUED REVENUE (R$ MM)	
			3Q26	3Q25	3Q26	3Q25
Eden Park By Dror	High-End	Mar-23	3%	9%	61	138
La Isla Residence Club	High-End	Mar-24	8%	8%	45	50
Only By Living	Middle	Nov-23	7%	12%	41	53
Jardim Europa By Cyrela	High-End	Dec-21	0%	5%	37	26
Mandarim The Legend	High-End	Mar-24	8%	4%	34	16
Ox Park Design By Edsa	High-End	Sep-24	7%	4%	34	17
Vivaz Clube Barra Funda	MCMV 2 & 3	May-25	8%	2%	33	10
Gate By Yoo	High-End	Oct-24	11%	2%	33	8
Casa Gabrielle Cyrela	High-End	Jul-24	9%	3%	33	12
Coupé Tower 2 - Edifício Coupé	High-End	Feb-25	3%	2%	32	22
Casa Eden By Yoo East	High-End	Dec-23	5%	3%	30	23
Lis Moema	High-End	Nov-23	4%	7%	29	32
On The Sky – Wanders & Yoo	High-End	Dec-24	3%	2%	29	25
Woods Park Design By Edsa	High-End	Sep-24	8%	1%	28	7
Escape Eden	High-End	Jun-24	7%	3%	26	15
On The Sky Cyrela By Yoo	High-End	Jun-23	4%	6%	25	36
Vista Venezia	High-End	Dec-24	1%	1%	24	42
Vivaz Belenzinho	MCMV 2 & 3	Dec-24	13%	4%	23	8
Vivaz Parque Prime Freguesia Do Ó	MCMV 2 & 3	Oct-24	7%	8%	23	16
Aura Moema	High-End	Aug-23	5%	3%	20	16
Aura Pacaembu By Cyrela	High-End	Nov-24	4%	2%	20	15
Casa Ibirapuera	High-End	Jul-22	4%	5%	20	41
Living Grand Wish Jardim	Middle	Feb-24	7%	6%	20	14
Vivaz Ermelino Matarazzo 2	MCMV 2 & 3	Feb-25	12%	4%	20	6
Casa Eden By Yoo West	High-End	Dec-23	5%	3%	20	15
Other Projects					**910**	**1,457**
Sub-Total					**1,650**	**2,120**
Projects begun after September, 2025						
We Barra By Living	Middle	Jun-26	0%	0%	46	-
Living Full 24H	Middle	Aug-26	25%	0%	45	-
Endless Península By Edsa	High-End	Dec-25	3%	0%	42	-
The Grand Residence Brooklin	Middle	Jun-26	0%	0%	37	-
Living Full Eldorado	Middle	Sep-26	41%	0%	37	-
Epic Jardim Europa Design By Pininfarina	High-End	Oct-25	2%	0%	31	-
Cyrela Zen By Yoo	High-End	Dec-25	1%	0%	26	-
La Galerie	High-End	Jun-26	1%	0%	22	-
In The Park Cidade Jardim	High-End	Mar-26	3%	0%	20	-
Living Full Conceição	Middle	Sep-26	24%	0%	20	-
Grand Vivaz Estacao Tamanduatei 4	MCMV 2 & 3	Sep-26	27%	0%	20	-
The Palace Oasis	High-End	Oct-25	3%	0%	18	-
Vivaz Parque Barra Funda	MCMV 2 & 3	Sep-26	25%	0%	16	-
Vivaz Estacao Vila Sonia	MCMV 2 & 3	Sep-26	31%	0%	14	-
Grand Vivaz Penha 3	MCMV 2 & 3	Sep-26	19%	0%	14	-
Other Projects					**285**	**-**
Sub-Total					**693**	**-**
Total					**2,343**	**2,120**

ANNEX IV – LAUNCHES

	Project	Quarter	Month	Region	PSV (R$ MM)	Segment	%CBR
1	Vivaz Connection Adolfo Pinheiro	1Q26	Jan-26	SP	226	MCMV 2 and 3	100%
2	Mediterranée by Living - Studios	1Q26	Jan-26	SP	12	Middle	75%
3	Leven By Living	1Q26	Feb-26	SP	235	Middle	100%
4	Grand Vivaz Lapa	1Q26	Feb-26	SP	153	MCMV 2 and 3	75%
5	Vivaz Jardim de Paris	1Q26	Feb-26	SP	147	MCMV 2 and 3	100%
6	Epic Jardim Europa Design By Pininfarina - Studios	1Q26	Feb-26	SP	83	High end	50%
7	Living Wellness Grajaú	1Q26	Feb-26	RJ	231	Middle	100%
8	Residencial Pixinguinha - Condomínio Rosa	1Q26	Feb-26	RJ	184	MCMV 2 and 3	20%
9	Grand Vivaz Penha F2	1Q26	Mar-26	SP	189	MCMV 2 and 3	75%
10	Green Garden	1Q26	Mar-26	SP	322	High end	50%
11	In The Park Cidade Jardim	1Q26	Mar-26	RJ	583	High end	70%
12	Nova Norte Residencial - Raízes - F2	1Q26	Mar-26	RJ	63	MCMV 2 and 3	40%
13	Vivaz Mooca	2Q26	Apr-26	SP	119	MCMV 2 and 3	100%
14	Living Full Eldorado	2Q26	Apr-26	SP	253	Middle	100%
15	La Galerie	2Q26	Apr-26	SP	814	High end	85%
16	Vivaz Jardim de Versalhes	2Q26	Apr-26	SP	150	MCMV 2 and 3	100%
17	Casa Senses - Studios	2Q26	Apr-26	SP	50	High end	90%
18	Cidade Villa Lobos - Condomínio Tenor	2Q26	Apr-26	SP	117	MCMV 2 and 3	40%
19	Grand Vivaz Estação Giovanni Gronchi	2Q26	May-26	SP	203	MCMV 2 and 3	90%
20	Grand Vivaz Lapa F2	2Q26	May-26	SP	181	MCMV 2 and 3	75%
21	The Grand Residence	2Q26	May-26	SP	379	Middle	100%
22	Wellness Chácara Santo Antônio	2Q26	May-26	SP	286	Middle	100%
23	Vivaz Olaria	2Q26	May-26	RJ	125	MCMV 2 and 3	100%
24	Endless Peninsula By Edsa - F2	2Q26	May-26	RJ	272	High end	70%
25	Nova Leopoldina - Condominio Art - F1	2Q26	May-26	SP	117	MCMV 2 and 3	40%
26	Nova Caxias UP - F2	2Q26	Jun-26	RJ	51	MCMV 2 and 3	40%
27	Escape Brooklin	2Q26	Jun-26	SP	430	High end	75%
28	Grand Vivaz Estação Tamanduateí F3	2Q26	Jun-26	SP	160	MCMV 2 and 3	100%
29	Vivaz Nações Unidas F2	2Q26	Jun-26	SP	121	MCMV 2 and 3	100%
30	We Barra By Living	2Q26	Jun-26	RJ	636	Middle	70%
31	Now 29	2Q26	Jun-26	CO	96	MCMV 2 and 3	50%
32	Almá Pinheiros - F1	2Q26	Jun-26	SP	408	High end	35%
33	Grand Vivaz Estação Tamanduateí F4	3Q26	Jul-26	SP	165	MCMV 2 and 3	100%
34	Vivaz Estação Santo Amaro	3Q26	Jul-26	SP	165	MCMV 2 and 3	100%
35	Nova Leopoldina - Condominio Art - F2	3Q26	Jul-26	SP	99	MCMV 2 and 3	40%
36	Grand Vivaz Penha F3	3Q26	Aug-26	SP	200	MCMV 2 and 3	75%
37	Vivaz Estação Vila Sônia	3Q26	Aug-26	SP	226	MCMV 2 and 3	100%
38	Vivaz Parque Barra Funda	3Q26	Aug-26	SP	222	MCMV 2 and 3	100%
39	Living Full 24H	3Q26	Aug-26	RJ	183	Middle	100%
40	Grand Vivaz Jardim França - Lyon	3Q26	Sep-26	SP	159	MCMV 2 and 3	100%
41	Vivaz Nações Unidas	3Q26	Sep-26	SP	131	MCMV 2 and 3	100%
42	Living Full Conceição	3Q26	Sep-26	SP	225	Middle	100%
43	Well Home Chácara Santo Antônio	3Q26	Sep-26	SP	232	Middle	75%
44	Cyrela Zen By Yoo - Studios	3Q26	Sep-26	SP	115	High end	50%
45	Metropolitan Marista	3Q26	Sep-26	CO	525	High end	50%
46	Heritage Riviera	3Q26	Sep-26	SP - Other	97	High end	100%
47	Vista Riviera	3Q26	Sep-26	SP - Other	659	High end	100%
Total					**10,799**		

3Q26

Region	Launched PSV (R$ MM)			CBR Launched PSV (R$ MM)			%CBR			PSV - Swaps (R$ MM)		
	3Q26	3Q25	Chg %	3Q26	3Q25	Chg %	3Q26	3Q25	Chg p.p.	3Q26	3Q25	Chg %
São Paulo	1,940	3,202	-39%	1,715	2,370	-28%	88%	74%	14.4 p.p	17	104	-84%
Rio de Janeiro	183	1,314	-86%	183	743	-75%	100%	57%	43.5 p.p	10	0	n.a.
South	0	120	-100%	0	96	-100%	0%	80%	-80.0 p.p	0	0	n.a.
Other	1,281	414	210%	1,018	275	270%	80%	67%	13.0 p.p	68	22	208%
Total	**3,404**	**5,050**	**-33%**	**2,917**	**3,484**	**-16%**	**86%**	**69%**	**16.7 p.p**	**95**	**126**	**-25%**

Segment	Launched PSV (R$ MM)			CBR Launched PSV (R$ MM)			%CBR			PSV - Swaps (R$ MM)		
	3Q26	3Q25	Chg %	3Q26	3Q25	Chg %	3Q26	3Q25	Chg p.p.	3Q26	3Q25	Chg %
High end	1,396	3,267	-57%	1,076	2,271	-53%	77%	70%	7.6 p.p	77	86	-10%
Middle	640	323	99%	582	261	123%	91%	81%	9.9 p.p	17	18	-2%
MCMV 2 and 3	1,368	1,460	-6%	1,258	952	32%	92%	65%	26.8 p.p	0	22	-100%
Total	**3,404**	**5,050**	**-33%**	**2,917**	**3,484**	**-16%**	**86%**	**69%**	**16.7 p.p**	**95**	**126**	**-25%**

9M26

Region	Launched PSV (R$ MM)			CBR Launched PSV (R$ MM)			%CBR			PSV - Swaps (R$ MM)		
	9M26	9M25	Chg %	9M26	9M25	Chg %	9M26	9M25	Chg p.p.	9M26	9M25	Chg %
São Paulo	7,095	9,504	-25%	5,873	7,192	-18%	83%	76%	7.1 p.p	148	267	-45%
Rio de Janeiro	2,328	2,727	-15%	1,665	1,723	-3%	72%	63%	8.3 p.p	10	216	-95%
South	0	357	-100%	0	286	-100%	0%	80%	-80.0 p.p	0	18	-100%
Other	1,377	1,451	-5%	1,066	905	18%	77%	62%	15.1 p.p	82	86	-5%
Total	**10,799**	**14,039**	**-23%**	**8,604**	**10,106**	**-15%**	**80%**	**72%**	**7.7 p.p**	**239**	**587**	**-59%**

Segment	Launched PSV (R$ MM)			CBR Launched PSV (R$ MM)			%CBR			PSV - Swaps (R$ MM)		
	9M26	9M25	Chg %	9M26	9M25	Chg %	9M26	9M25	Chg p.p.	9M26	9M25	Chg %
High end	4,358	8,168	-47%	3,079	5,924	-48%	71%	73%	-1.9 p.p	163	418	-61%
Middle	2,672	2,046	31%	2,420	1,631	48%	91%	80%	10.9 p.p	60	119	-50%
MCMV 2 and 3	3,769	3,825	-1%	3,105	2,551	22%	82%	67%	15.7 p.p	16	50	-68%
Total	**10,799**	**14,039**	**-23%**	**8,604**	**10,106**	**-15%**	**80%**	**72%**	**7.7 p.p**	**239**	**587**	**-59%**

ANNEX V – SALES

3Q26

Region	Pre-Sales PSV (R$ MM)			CBR Pre-Sales PSV (R$ MM)			%CBR		
	3Q26	3Q25	Chg %	3Q26	3Q25	Chg %	3Q26	3Q25	Chg p.p.
São Paulo	1,374	2,316	-41%	1,125	1,745	-35%	82%	75%	6.5 p.p
Rio de Janeiro	613	748	-18%	487	420	16%	80%	56%	23.4 p.p
South	91	122	-25%	71	97	-27%	78%	80%	-1.4 p.p
Other	637	362	76%	487	271	80%	76%	75%	1.5 p.p
Total	**2,715**	**3,547**	**-23%**	**2,171**	**2,533**	**-14%**	**80%**	**71%**	**8.6 p.p**

Segment	Pre-Sales PSV (R$ MM)			CBR Pre-Sales PSV (R$ MM)			%CBR		
	3Q26	3Q25	Chg %	3Q26	3Q25	Chg %	3Q26	3Q25	Chg p.p.
High end	1,172	2,164	-46%	871	1,533	-43%	74%	71%	3.5 p.p
Middle	789	423	87%	689	361	91%	87%	85%	1.9 p.p
Vivaz Prime	6	28	-78%	6	27	-78%	94%	96%	-2.3 p.p
MCMV 2 and 3	747	931	-20%	605	612	-1%	81%	66%	15.2 p.p
Total	**2,715**	**3,547**	**-23%**	**2,171**	**2,533**	**-14%**	**80%**	**71%**	**8.6 p.p**

9M26

Region	Pre-Sales PSV (R$ MM)			CBR Pre-Sales PSV (R$ MM)			%CBR		
	9M26	9M25	Chg %	9M26	9M25	Chg %	9M26	9M25	Chg p.p.
São Paulo	5,579	6,248	-11%	4,500	4,775	-6%	81%	76%	4.2 p.p
Rio de Janeiro	2,285	2,184	5%	1,603	1,461	10%	70%	67%	3.3 p.p
South	226	442	-49%	181	354	-49%	80%	80%	0.1 p.p
Other	1,033	959	8%	712	668	7%	69%	70%	-0.8 p.p
Total	**9,124**	**9,834**	**-7%**	**6,997**	**7,259**	**-4%**	**77%**	**74%**	**2.9 p.p**

Segment	Pre-Sales PSV (R$ MM)			CBR Pre-Sales PSV (R$ MM)			%CBR		
	9M26	9M25	Chg %	9M26	9M25	Chg %	9M26	9M25	Chg p.p.
High end	3,714	4,952	-25%	2,719	3,645	-25%	73%	74%	-0.4 p.p
Middle	2,100	1,718	22%	1,782	1,449	23%	85%	84%	0.5 p.p
Vivaz Prime	8	54	-85%	6	53	-89%	74%	99%	-25.6 p.p
MCMV 2 and 3	3,303	3,110	6%	2,489	2,111	18%	75%	68%	7.5 p.p
Total	**9,124**	**9,834**	**-7%**	**6,997**	**7,259**	**-4%**	**77%**	**74%**	**2.9 p.p**

ANNEX VI – LANDBANK

Landbank

Region	PSV - with swaps (R$ MM)	PSV - without swaps (R$ MM)	# Land	Units	Swap	%CBR
São Paulo	10,112	9,202	32	21,553	42%	90%
Rio de Janeiro	5,922	5,400	21	8,607	46%	94%
South	1,307	1,015	1	1,190	75%	80%
Other	445	388	18	4,871	27%	35%
Total	**17,786**	**16,005**	**72**	**36,221**	**46%**	**89%**

Product	PSV - with swaps (R$ MM)	PSV - without swaps (R$ MM)	# Land	Units	Swap	%CBR
High end	10,211	8,834	35	10,219	47%	87%
Middle	2,597	2,359	14	6,487	36%	89%
MCMV 2 and 3	4,978	4,811	23	19,515	57%	94%
Total	**17,786**	**16,005**	**72**	**36,221**	**46%**	**89%**

Land Acquisition

Region	PSV - with swaps (R$MM)	PSV - without swaps (R$ MM)	# Land	Units	Swap	%CBR
São Paulo	2,033	1,724	4	2,747	53%	72%
Rio de Janeiro	501	501	2	1,877	0%	100%
South	0	0	0	0	0%	0%
Other	0	0	0	0	0%	0%
Total	**2,534**	**2,225**	**6**	**4,624**	**52%**	**77%**

Product	PSV - with swaps (R$MM)	PSV - without swaps (R$ MM)	# Land	Units	Swap	%CBR
High end	1,148	885	1	355	55%	50%
Middle	402	388	1	373	22%	100%
MCMV 2 and 3	984	951	4	3,896	55%	100%
Total	**2,534**	**2,225**	**6**	**4,624**	**52%**	**77%**

ANNEX VII – PROJECTS DELIVERED

	Delivered Projects	LaunchDate	DeliveryDate	Location	PSV Launched (R$ MM)	Product	%CBR
1	Now Reserva das Águas - F3	Sep-23	Jan-26	CO	48	MCMV 2 and 3	50%
2	Vivaz Cantareira - F2	Jul-23	Feb-26	SP	111	MCMV 2 and 3	100%
3	Vivaz Estação São Lucas	Sep-23	Feb-26	SP	71	MCMV 2 and 3	100%
4	Vivaz Penha - F3	May-23	Feb-26	SP	113	MCMV 2 and 3	75%
5	Oscar Freire 1.560	Jul-22	Mar-26	SP	240	High end	70%
6	Living Wellness Aclimação	Sep-22	Mar-26	SP	326	Middle	75%
7	Vivaz Prime Belenzinho	Jul-23	Mar-26	SP	116	MCMV 2 and 3	100%
8	Now Praça C8	Apr-23	Mar-26	CO	105	MCMV 2 and 3	50%
9	Living Infinity Nova Klabin	Mar-22	Apr-26	SP	305	Middle	75%
10	Living Full Vila Nova Conceição	Aug-22	Apr-26	SP	294	Middle	100%
11	Iconyc By Yoo	Aug-23	Apr-26	RJ	464	High end	60%
12	Skyglass - Parque Moinhos	Jun-23	Apr-26	South	125	High end	80%
13	Leaf Loefgren	Jun-22	Apr-26	SP	228	High end	33%
14	Wish 675	Mar-23	Apr-26	SP	56	Middle	50%
15	Heritage Campo	Aug-25	May-26	SP - Other	137	High end	100%
16	Nova Olaria	Oct-22	May-26	South	308	High end	70%
17	Now Parque Amazônia - F3	Sep-23	May-26	CO	41	MCMV 2 and 3	50%
18	Arq Mooca By Living	Mar-23	Jun-26	SP	160	Middle	100%
19	Smart Parque Areião	Jun-23	Jun-26	CO	88	Middle	50%
20	Mandara By Yoo	Sep-22	Jul-26	NE	701	High end	33%
21	Casa Ibirapuera	Jun-22	Sep-26	SP	715	High end	75%
22	Eden Park By Dror	Nov-22	Sep-26	SP	902	High end	45%
23	Eden Park By Dror - Torre I	Mar-23	Sep-26	SP	436	High end	45%
24	Vivaz Cantareira 3	Mar-24	Sep-26	SP	188	MCMV 2 and 3	100%
25	Vida Samambaia	Nov-23	Sep-26	CO	105	MCMV 2 and 3	50%
26	Residencial Porto Maravilha	Mar-24	Sep-26	RJ	153	MCMV 2 and 3	40%
	Total				**6,536**		

Glossary

PSV: Potential Sales Value, or the amount in R$ obtainable by selling each unit.

%CBR: the Company's share, or the sum of its direct and indirect share in each project.

Pre-sales: the sum of the values of all units sold for which contracts have been signed.

Percentage of Completion ("PoC"): construction costs incurred divided by total construction costs. Revenue is recognized based on the ratio of costs incurred to total costs.

Result to be recognized: due to the "PoC" accounting method, the results from sold units are recognized according to the progress of construction. Therefore, it represents the result that will be recognized as construction costs are incurred.

Net debt: total debt plus debenture and CRER issuance costs, net of accrued interest, less cash position (cash and cash equivalents + short- and long-term marketable securities).

Construction Progress: progress of construction of units already sold, in accordance with the "PoC" accounting method.

Earnings per share: net income for the period divided by total shares (on the last day of the quarter), net of Treasury shares.

Landbank: all the land available for future launches.

Swap: land purchase arrangement whereby the Company pays for land with units (in the case of unit swaps) or with cash flows from sales of units (in the case of financial swaps).

SFH: Sistema Financeiro da Habitação, or Financial Housing System.