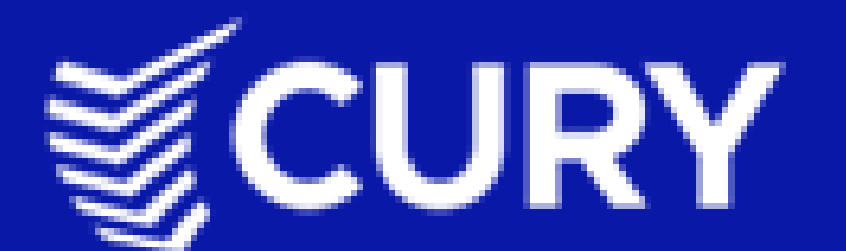


APRESENTAÇÃO INSTITUCIONAL



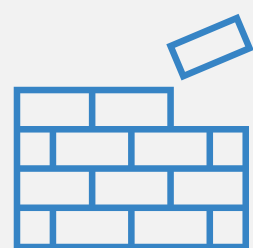
DISCLAIMER

As declarações contidas neste documento relacionadas às perspectivas dos negócios da CURY, projeções de resultados financeiros e operacionais e referências ao crescimento potencial da Companhia, constituem meras previsões e estão baseadas nas expectativas da Administração com relação ao desempenho futuro.

Estas previsões são altamente dependentes do comportamento do mercado, da situação econômica no Brasil e do setor (mudanças políticas e econômicas, volatilidade das taxas de juros e câmbio, mudanças tecnológicas, inflação, intermediação financeira, pressões competitivas sobre produtos e preços e mudanças na legislação tributária) e, portanto, sujeitas a mudanças sem qualquer aviso prévio.



VISÃO GERAL



Uma das empresas líderes na construção residencial do Brasil



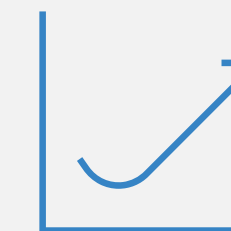
Comprometimento com os mercados de São Paulo e Rio de Janeiro



Expertise de 60 anos em engenharia de baixo custo de construção

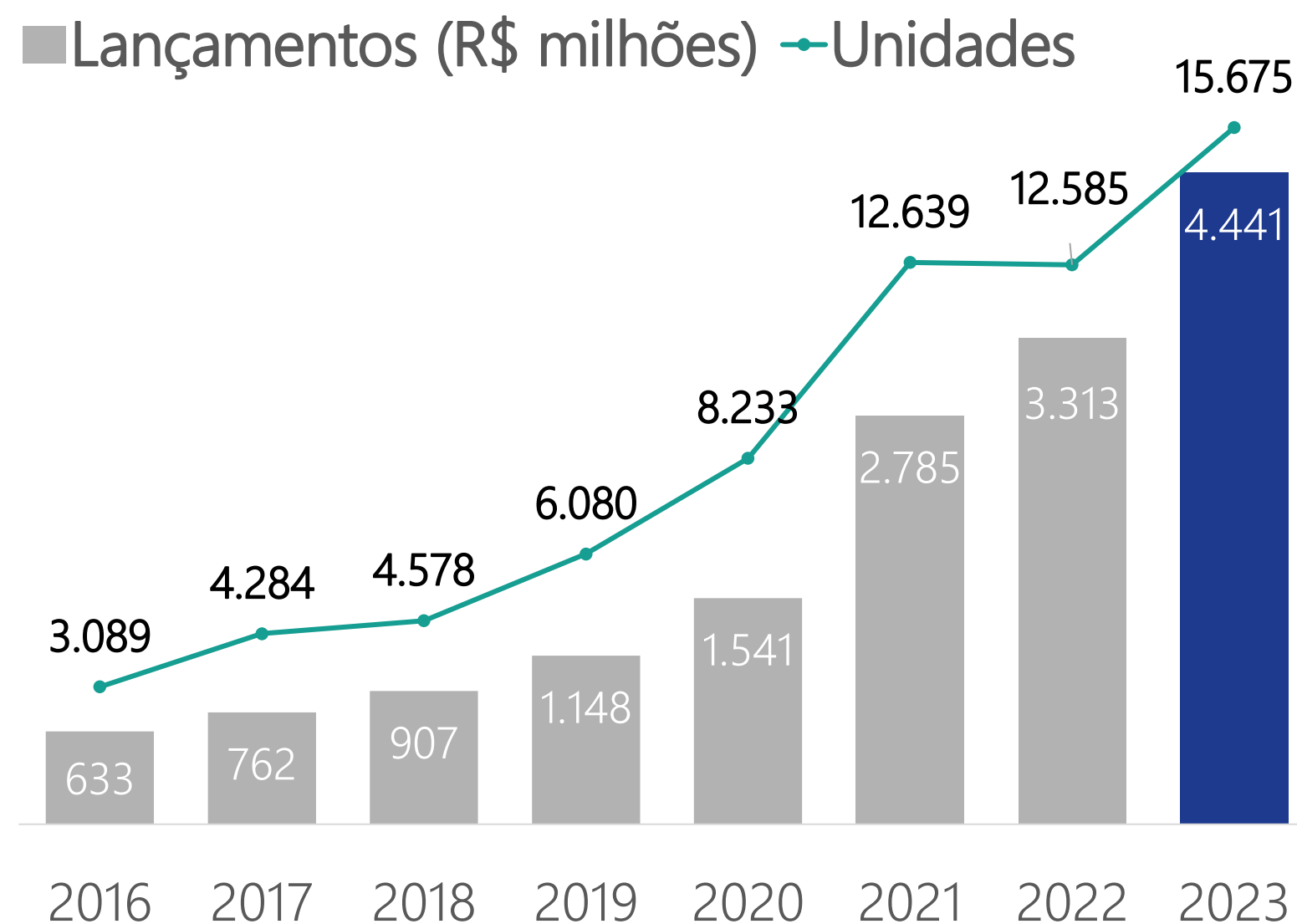


Portfolio de produtos completo e flexível, cobrindo ampla gama de faixas do segmento residencial



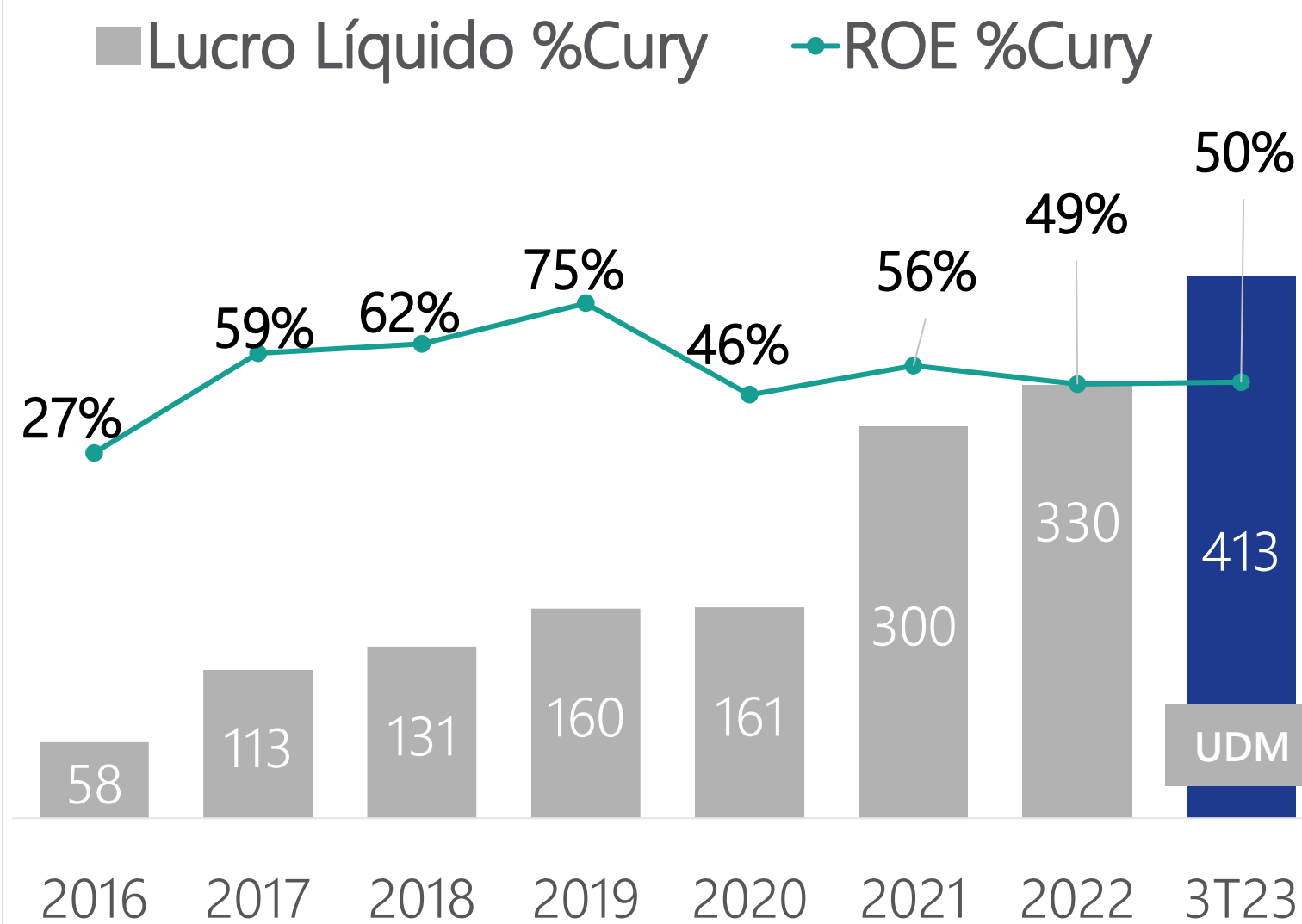
Disciplina financeira : crescimento + margens + retornos

Lançamentos



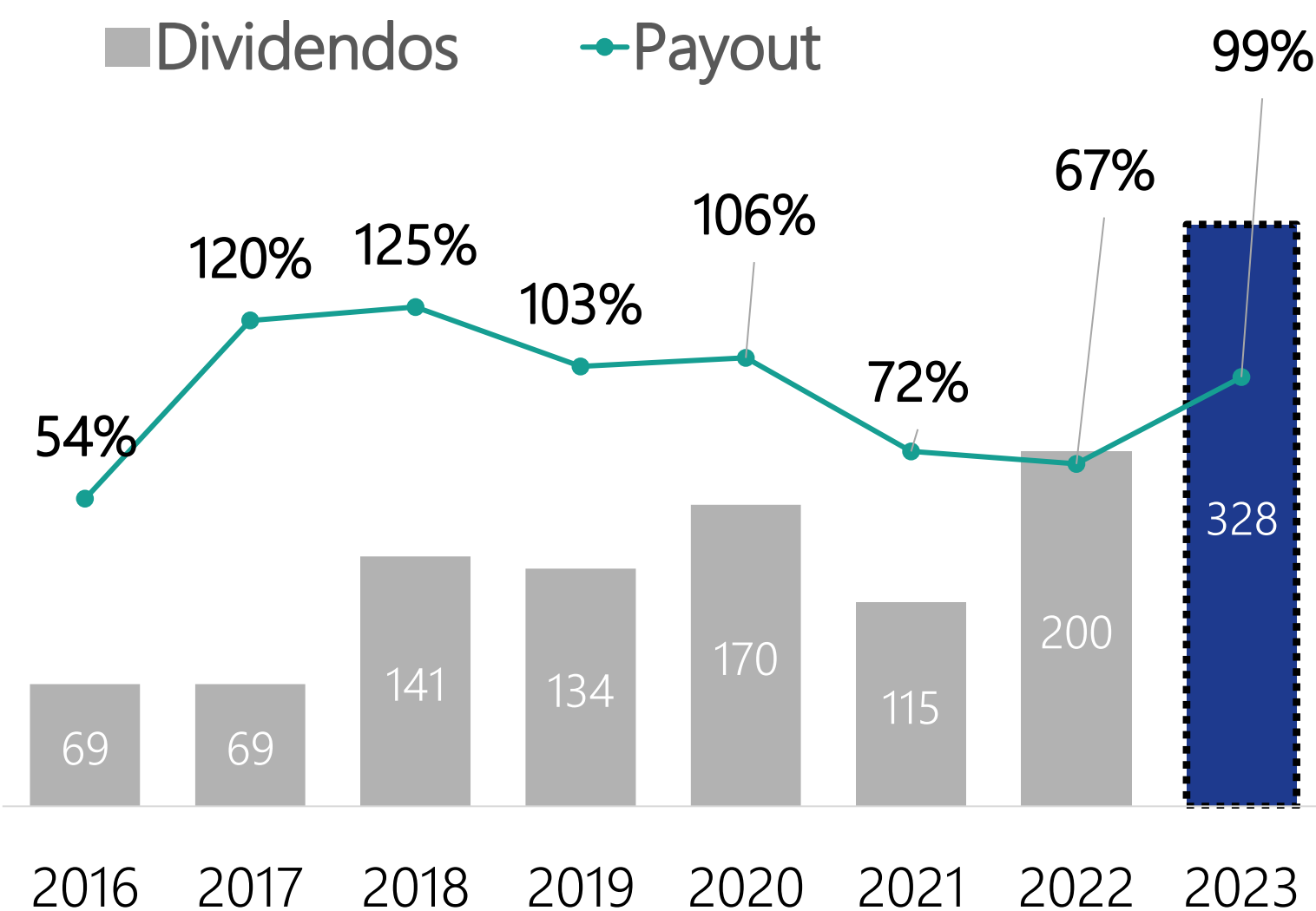
CAGR VGV (16-23) ~36,1%

Lucro líquido e ROE



ROE % Cury (2016-2023) +23 p.p.

Dividendos Distribuidos e Payout



Taxa média 93,2%



+ 100 MIL UNIDADES CONSTRUÍDAS

Uma longa história de desenvolvimento de grandes projetos residenciais

RIO DE JANEIRO



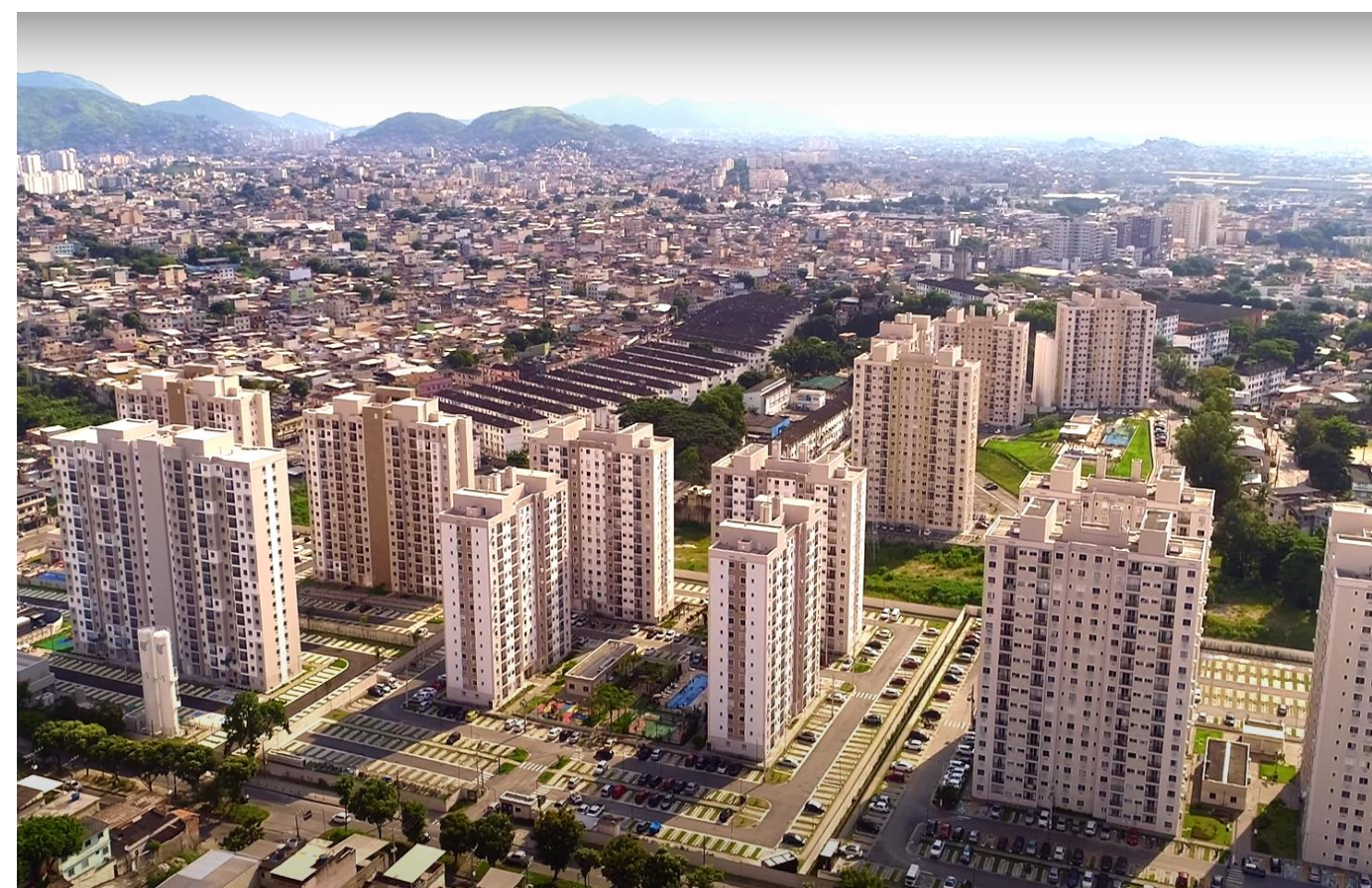
TOTAL DE 950 UNIDADES
MÉRITO JACAREPAGUÁ
 500 UNIDADES
DEZ JACAREPAGUÁ
 450 UNIDADES

LANÇAMENTO

OUT
2018

Lazer e Segurança em áreas de grande infraestrutura

RIO DE JANEIRO



TOTAL DE 1.940 UNIDADES
MÉRITO ZONA NORTE
 211 UNIDADES
URBAN ZONA NORTE
 388 UNIDADES
DEZ ZONA NORTE
 484 UNIDADES
DEZ IRAJÁ
 452 UNIDADES
DEZ VISTA ALEGRE
 405 UNIDADES

LANÇAMENTO

SET
2020

SÃO PAULO



SUPERCITTÁ CAMPINAS
 900 UNIDADES

LANÇAMENTO

JUN
2015

[Clique aqui para acessar o vídeo do evento de entrega de chaves](#)

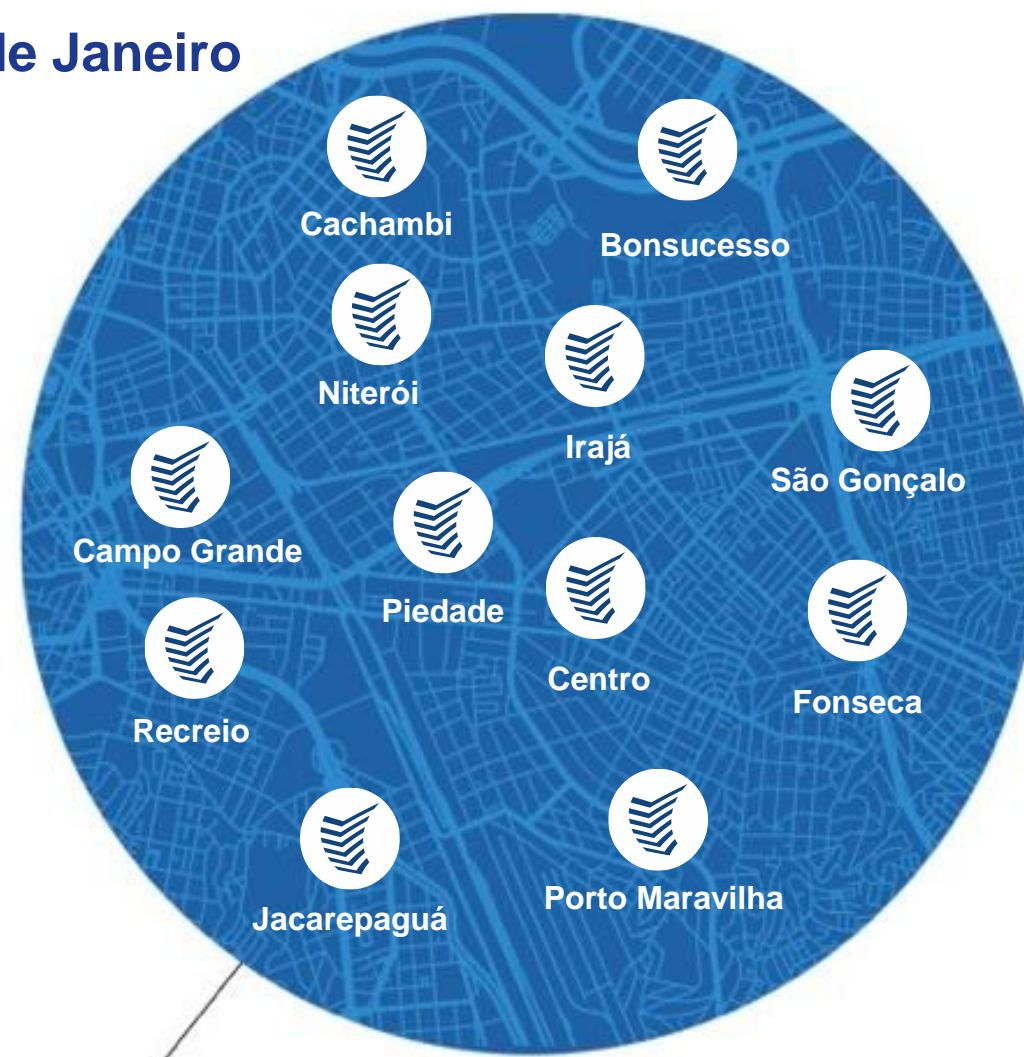
VOLTADO PARA OS PRINCIPAIS MERCADOS IMOBILIÁRIOS DO PAÍS

Foco nos estados de São Paulo e Rio de Janeiro - o eixo do Mercado Imobiliário no Brasil

São Paulo



Rio de Janeiro



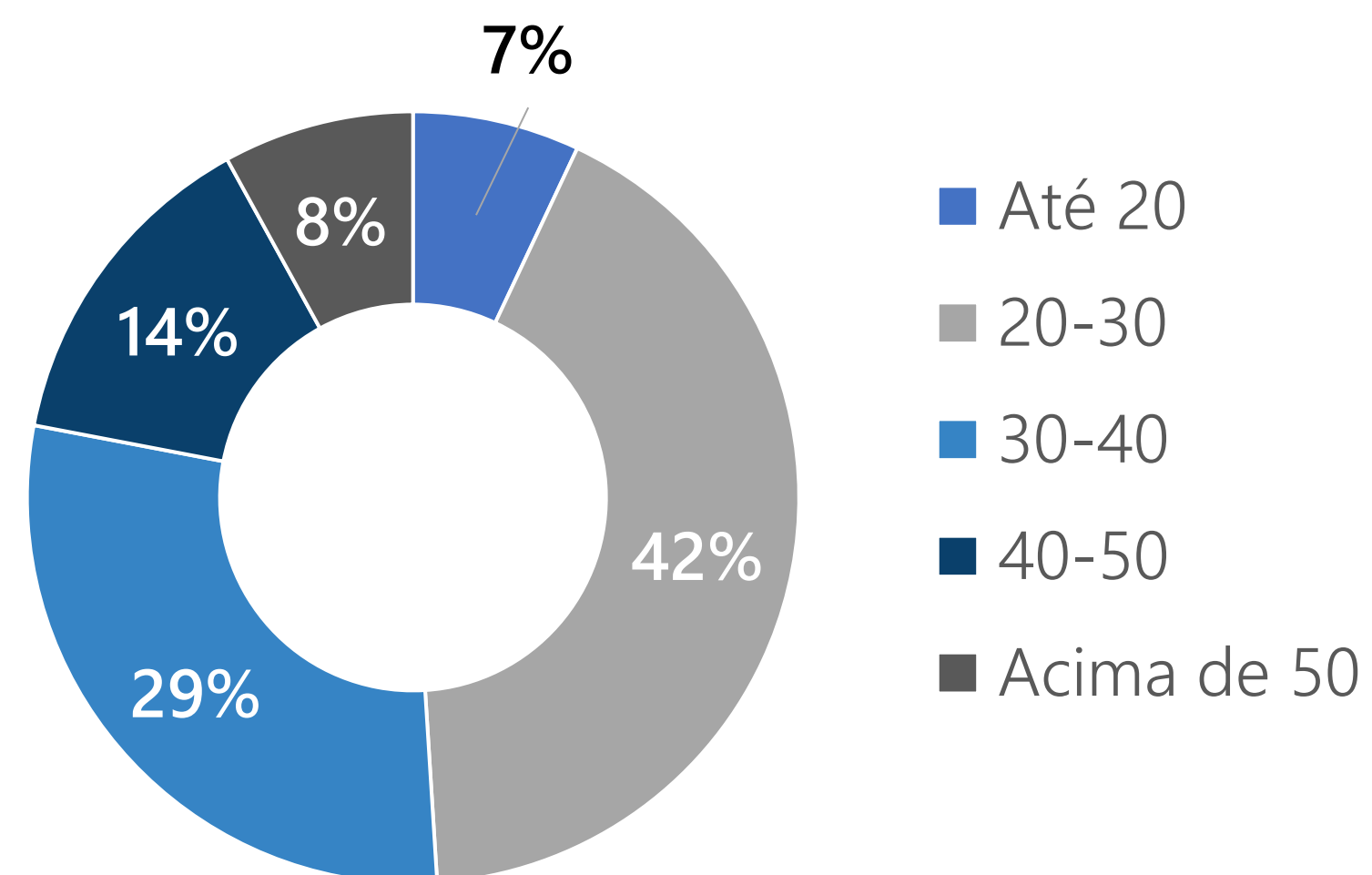
Estado	Lançamentos – UDM R\$ Milhões	Estoque R\$ Milhões	Unidades em construção
SP	2.935,2	883,4	21.535
%Total	66%	62%	69%
RJ	1.505,7	540,3	9.547
%Total	34%	38%	31%
TOTAL	4.440,9	1.423,8	31.082

Market Share de aproximadamente 4,0% na cidade de São Paulo

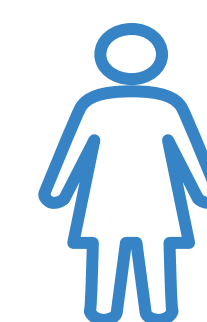
Market Share de aproximadamente 9,5% na cidade do Rio de Janeiro

PERFIL DOS CLIENTES

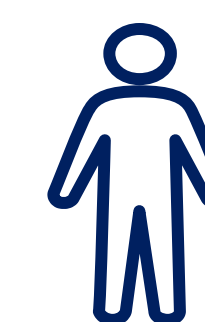
Faixa Etária



RENDA MÉDIA
DE R\$ 4.000 A R\$ 12.000
COMPRADORES DE PRIMEIRO IMÓVEL

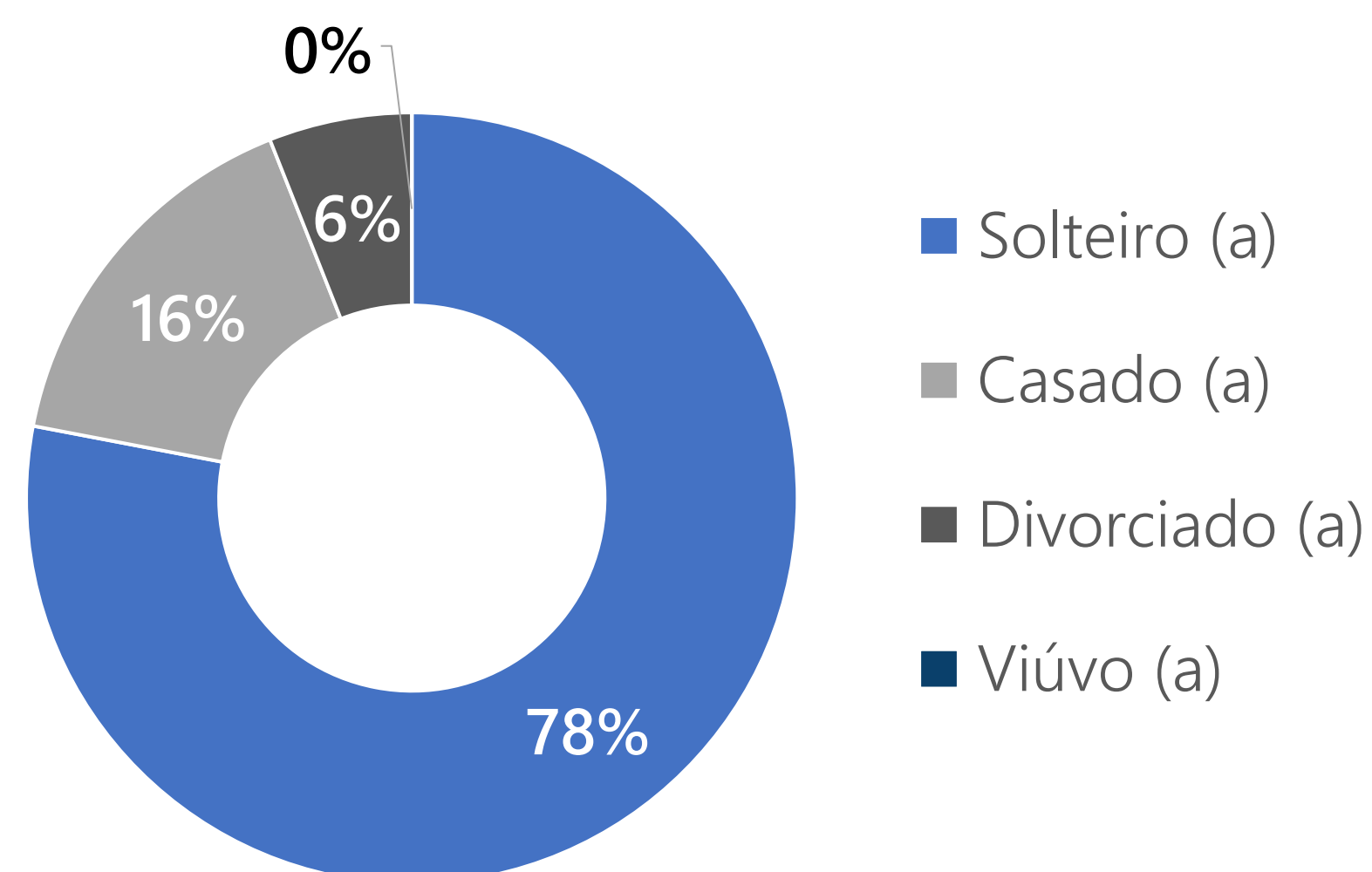


45%
Mulheres

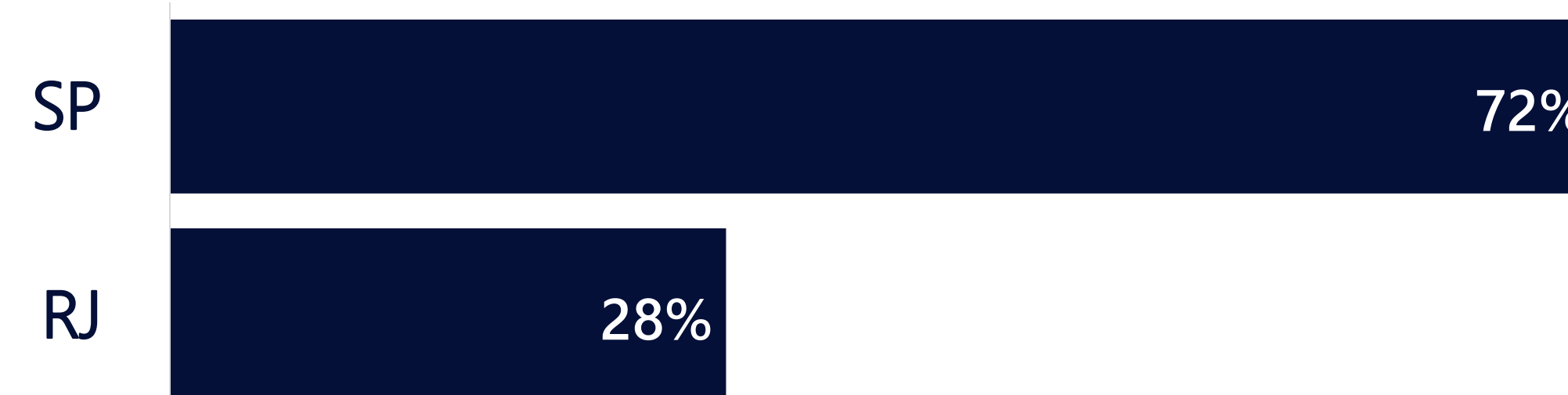


55%
Homens

Estado Civil



Regional



GERAÇÃO DE CAIXA POSITIVA

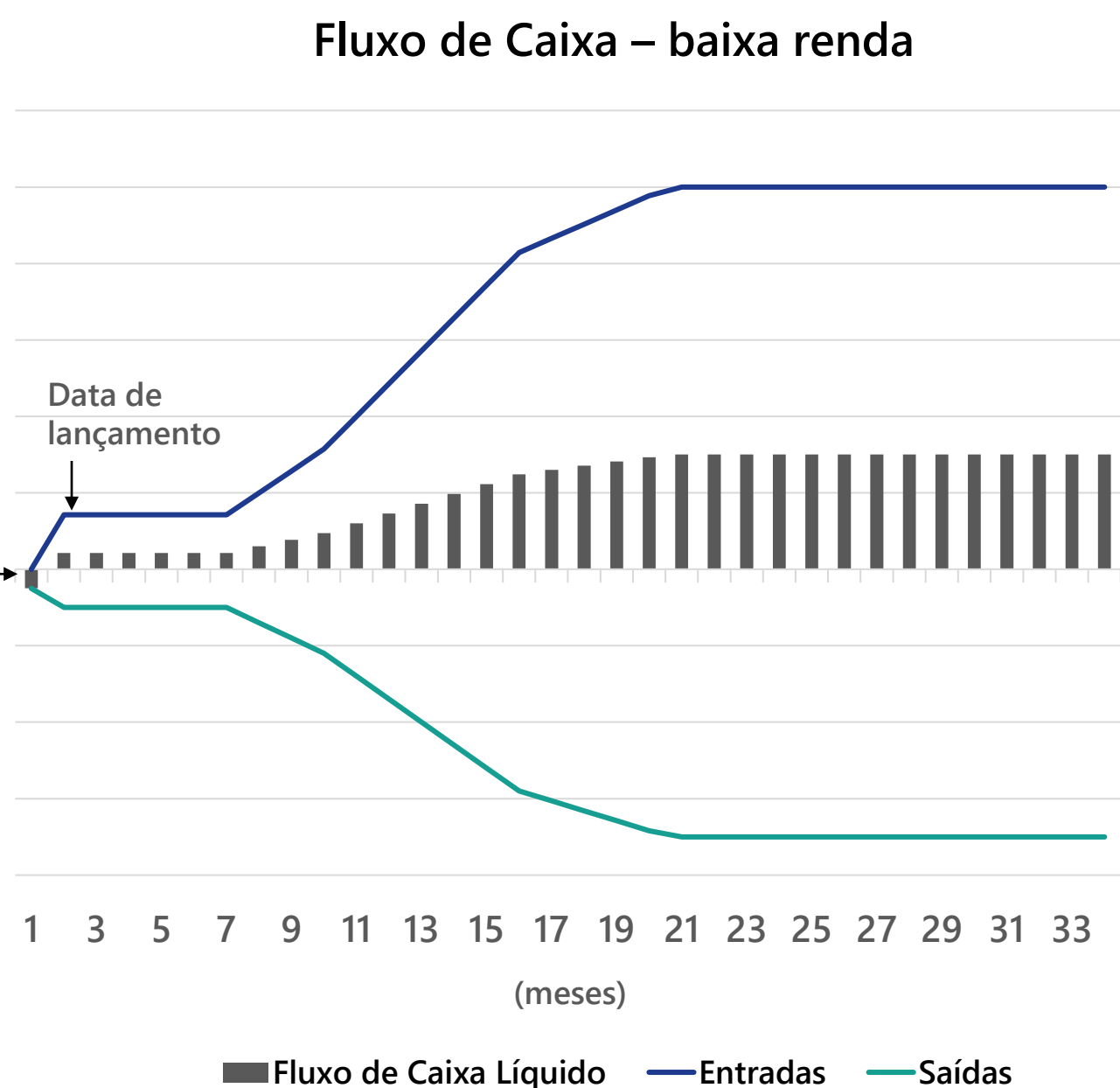
Análise Ilustrativa do Fluxo de Caixa Acumulado das Construtoras (% do VGV)

O crédito associativo permite a transferência de recebíveis para empresas construtoras pela instituição bancária logo após as vendas, proporcionando um grande benefício para a posição de caixa dessas empresas. Assim, a Cury pode completar um ciclo completo de construção em um curto período de tempo devido ao retorno esperado e entrada de recursos em dinheiro.*

Dinâmica Favorável da Indústria

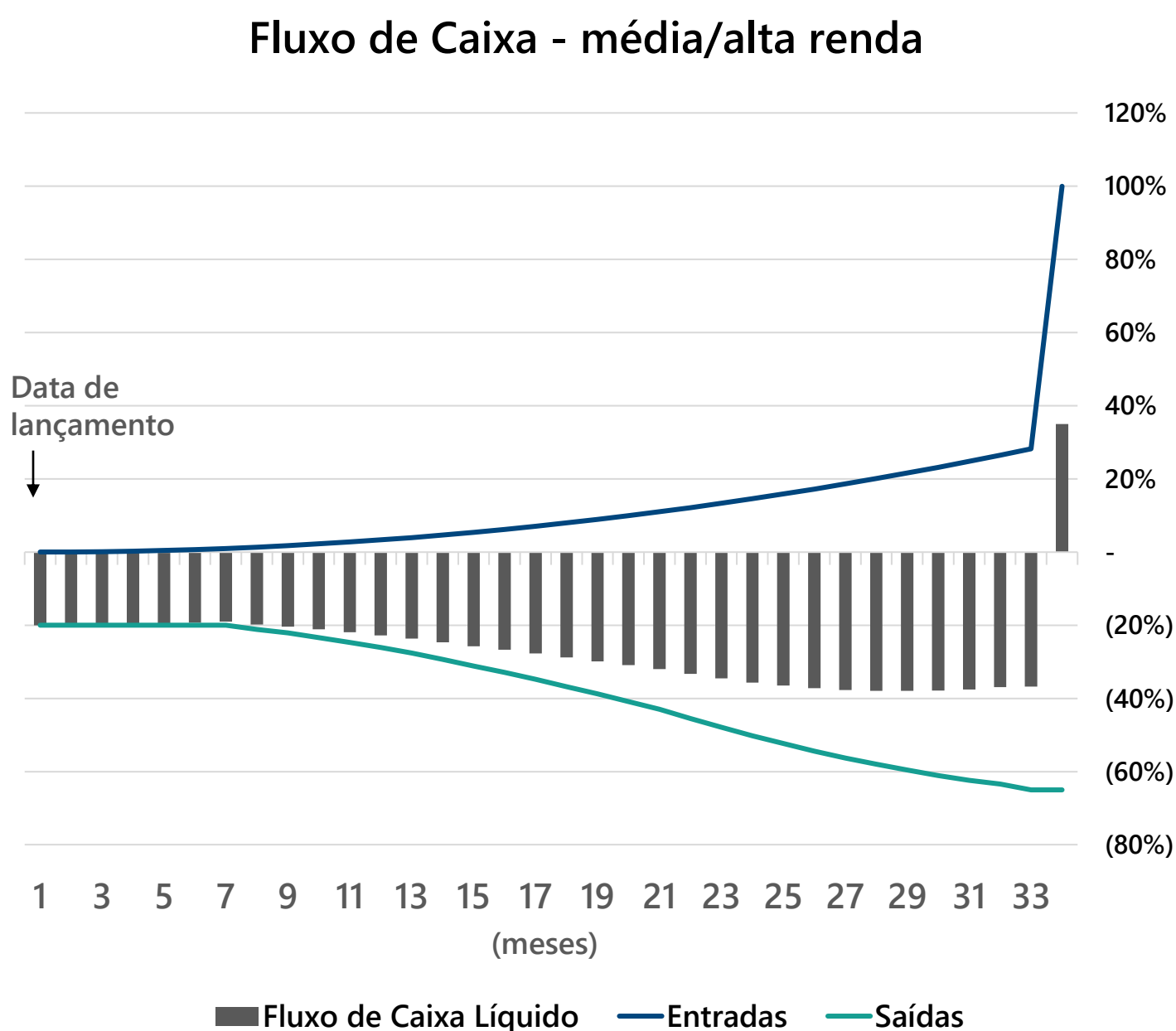
+

Comprovado o Modelo de Negócios



A

Permuta de Terrenos ou Parcelas de Longo Prazo Após a Aprovação do Projeto



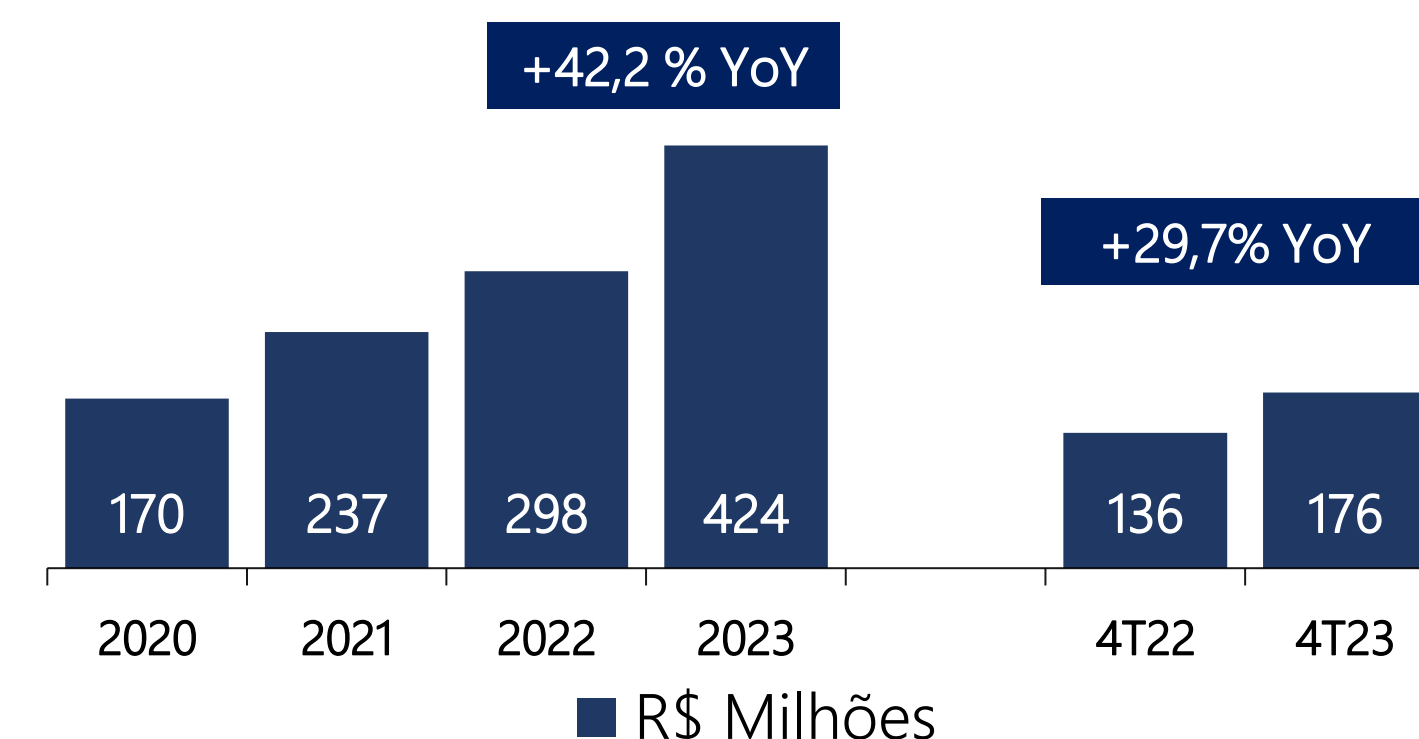
B

Projetos Lançados com Financiamento Já Aprovado

C

Repases Rápidos de Financiamento para a Instituição Financeira

Geração de Caixa



↔
13.266

Unidades Repassadas nos últimos 12 meses

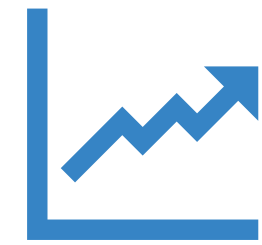
*Fonte: Analista Sell Side Victor Tapia UBS

HISTÓRICO CURY



1963

Cury Engenharia e Comércio
Foco na linha de crédito do BNH



70's

Milagre econômico brasileiro
Período de grande expansão



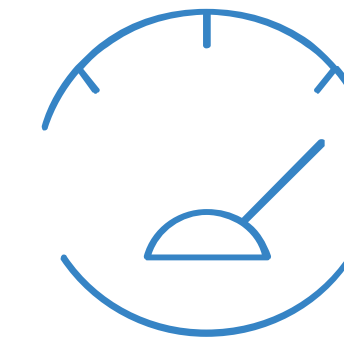
80's

Fim dos empréstimos do BNH
Foco direcionado para a construção de edifícios residenciais



90's

Ampliação do financiamento CEF para o setor habitacional
Incorporação da Cury Engenharia e Comércio na Cury Empreendimentos



2000

Aumento e expansão das linhas de Crédito
Cury Empreendimentos acelerou seu crescimento

CYRELA

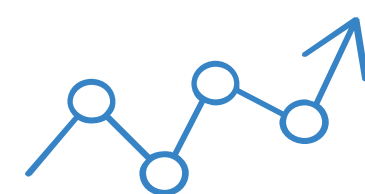
2007

Joint-venture
Criação da Cury Construtora



2009

Programa habitacional Minha Casa Minha Vida



2010

Entrada na Faixa 1 do MCMV e forte expansão



2020

"Casa Verde e Amarela"
IPO



2021

Rating de crédito corporativo de longo prazo
Escala nacional Brasil 2022
Emissão CRI



2022

Programa de ESG
Aprovação das Políticas de Inovação, Diversidade e de Sustentabilidade



2023

Relatório de Sustentabilidade

CURY: UM PLAYER RENTÁVEL NO SEGMENTO RESIDENCIAL DO BRASIL

- 1 Sólida Dinâmica do Setor
- 2 Extenso Banco de Terrenos Estrategicamente Localizados
- 3 Amplo Portfólio de Produtos
- 4 Expertise de Execução
- 5 Histórico Operacional e Financeiro de Excelência
- 6 Capacitada Equipe de Gestão Aliada a uma Parceria Única

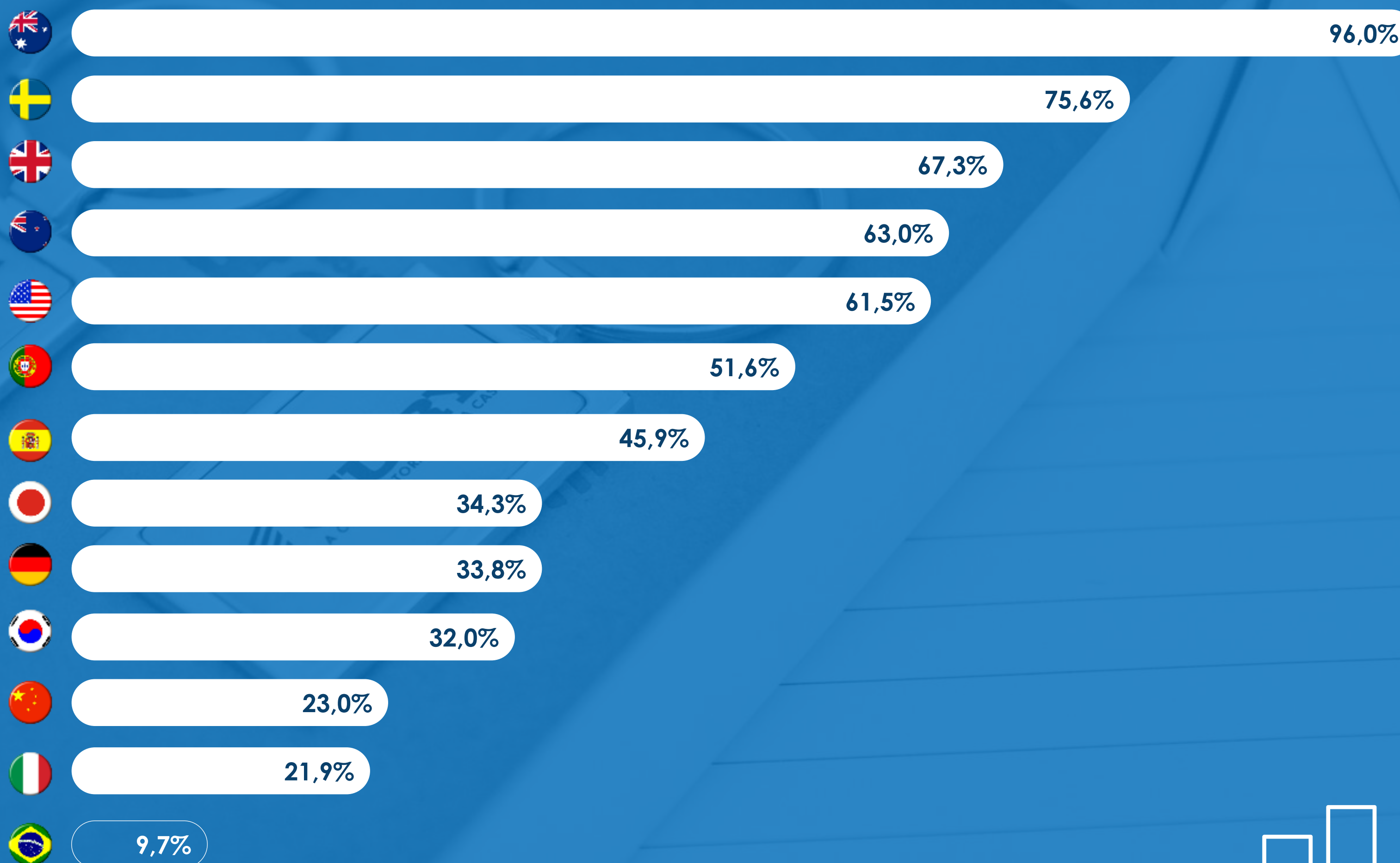


SETOR HABITACIONAL NO BRASIL

Potencial de Crescimento
Impulsionado pela Sólida
Dinâmica de Crédito

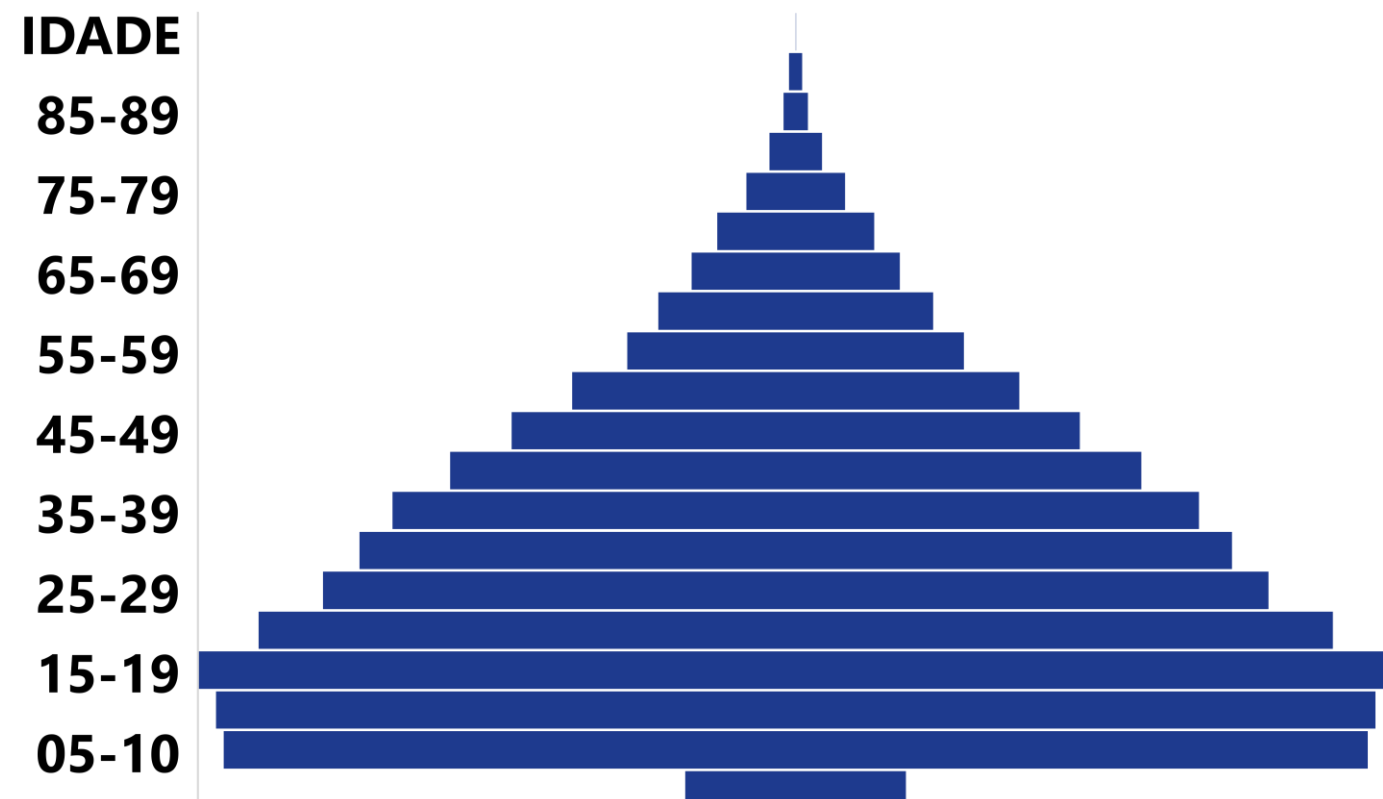
Potencial de crescimento do financiamento imobiliário no Brasil

Crédito Imobiliário (% do PIB)

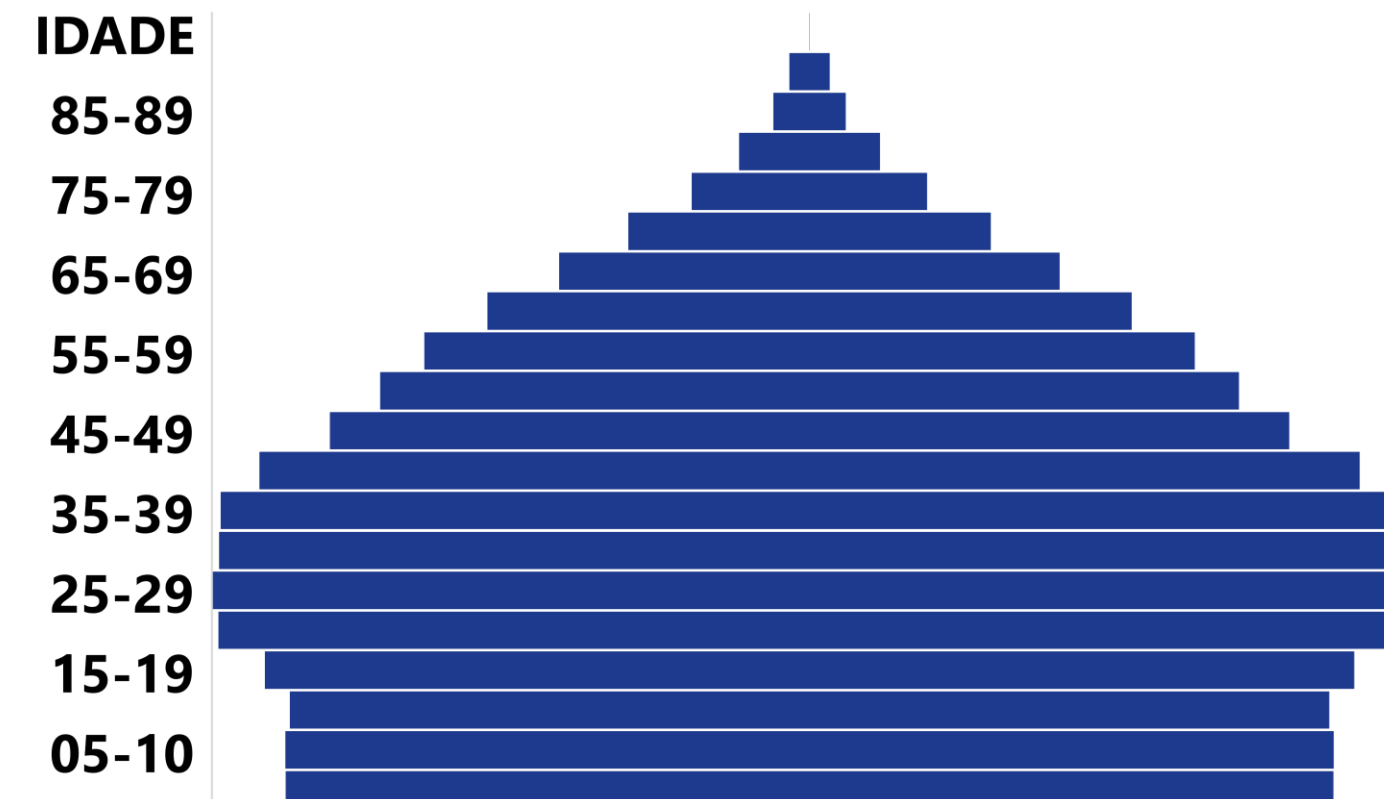


DEMANDA DE 70% NO SETOR

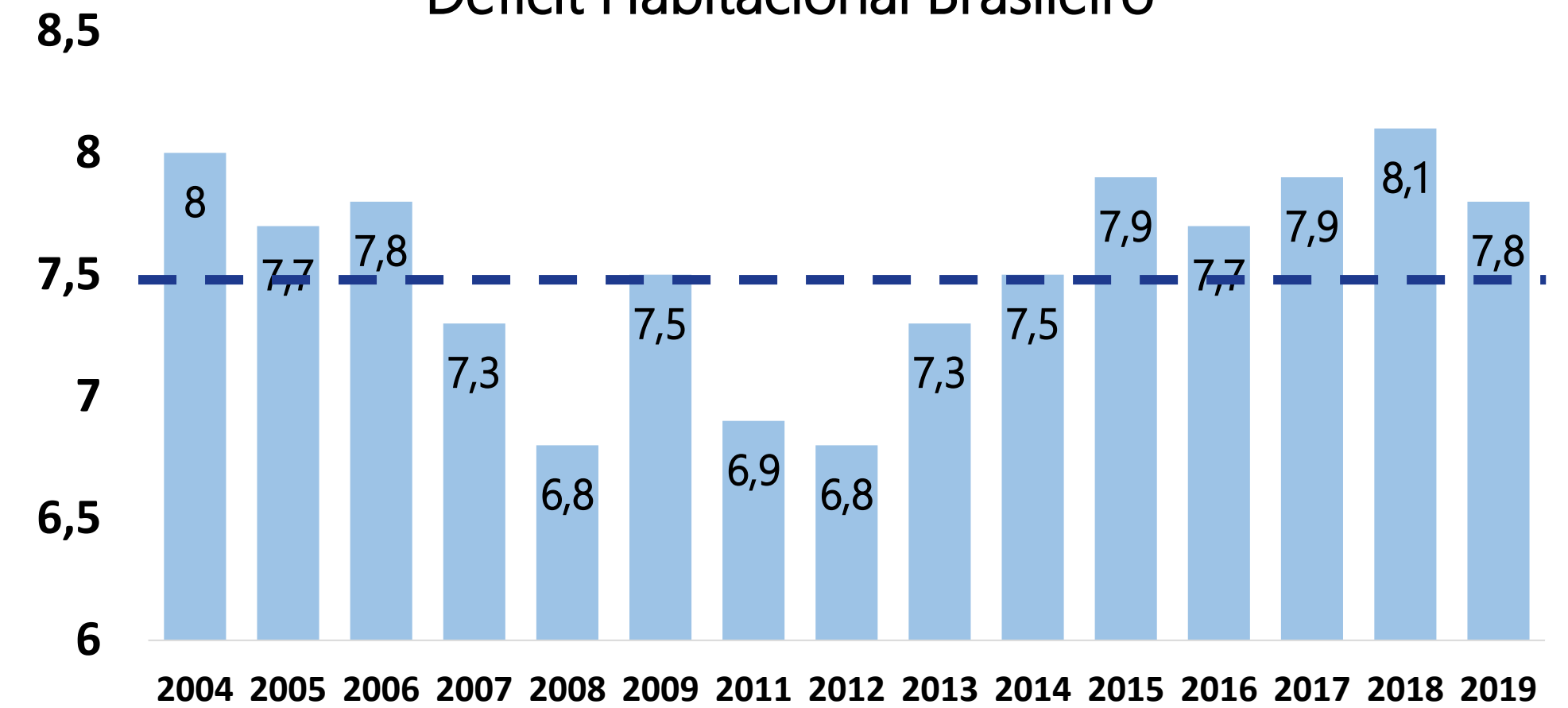
Pirâmide etária 2000



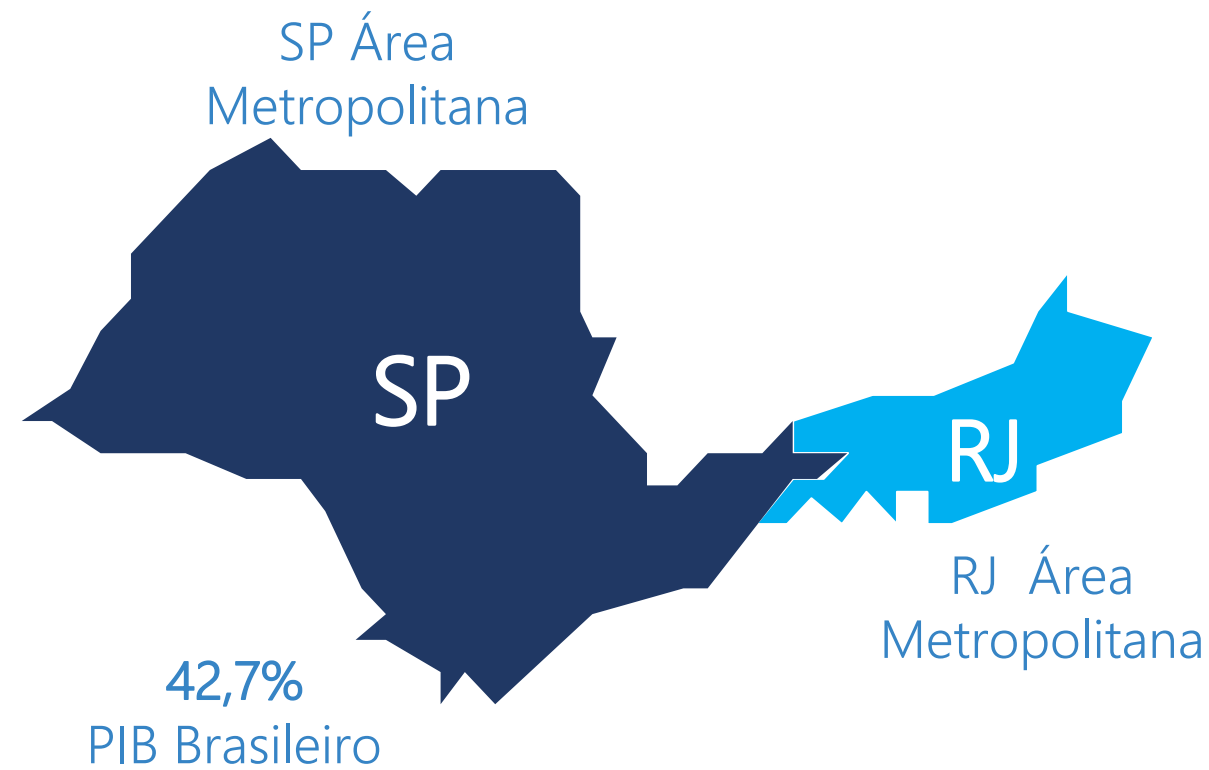
Pirâmide etária 2022



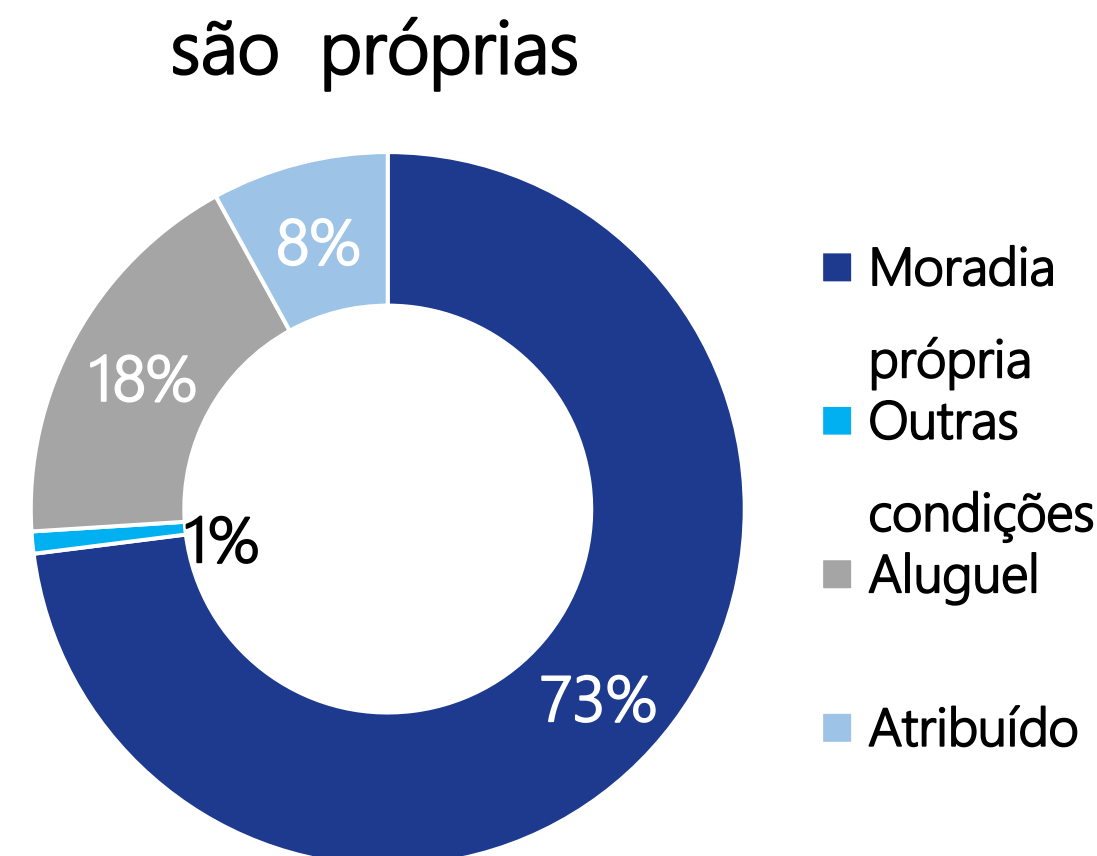
Déficit Habitacional Brasileiro



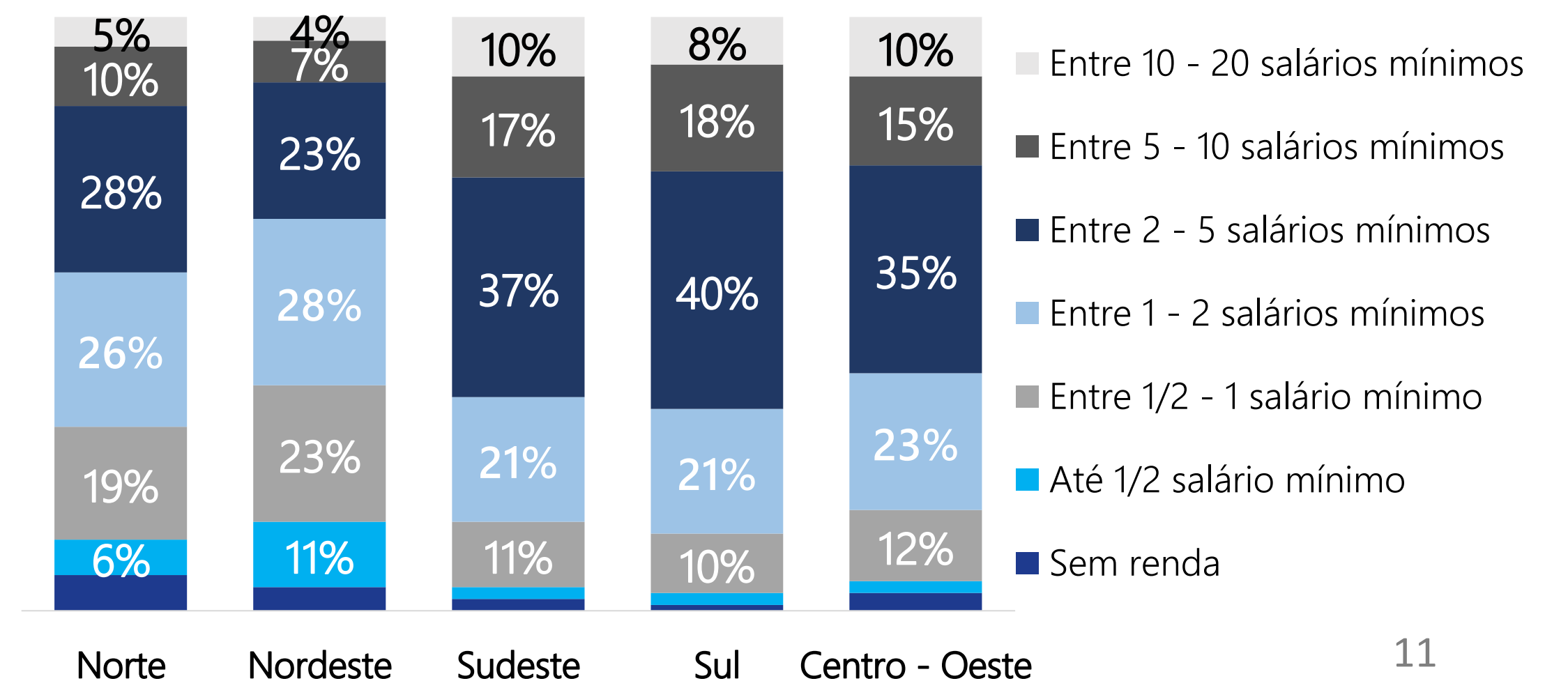
São Paulo e Rio de Janeiro concentram maior PIB Brasileiro



70% das moradias brasileiras são próprias



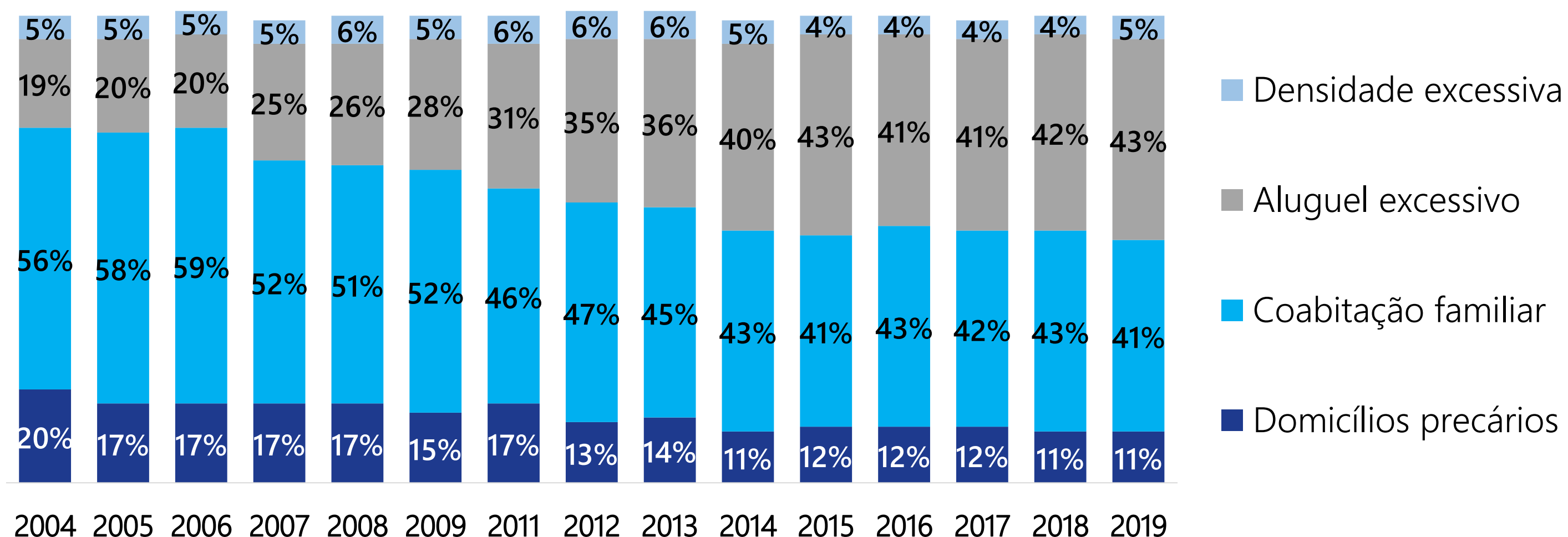
Renda das famílias brasileiras



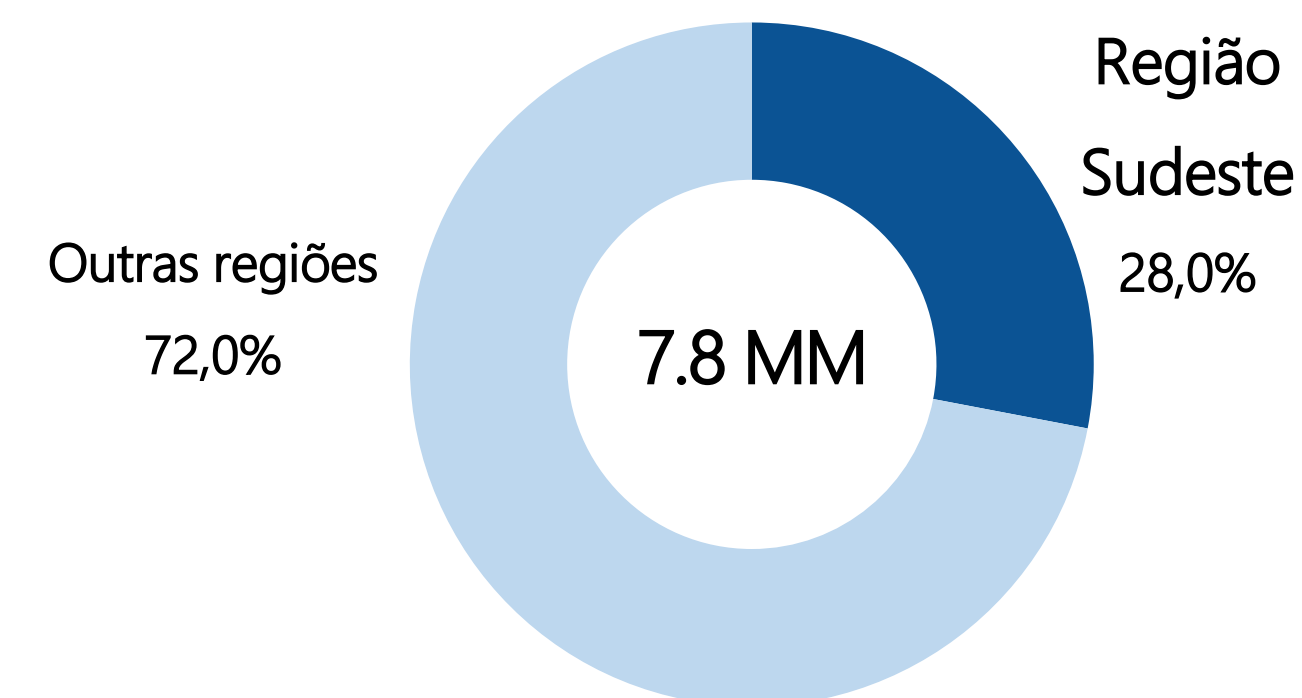
Fonte: IBGE, PNAD, UBS

DÉFICIT HABITACIONAL EM SÃO PAULO E RIO DE JANEIRO

Composição do Déficit Habitacional Brasileiro

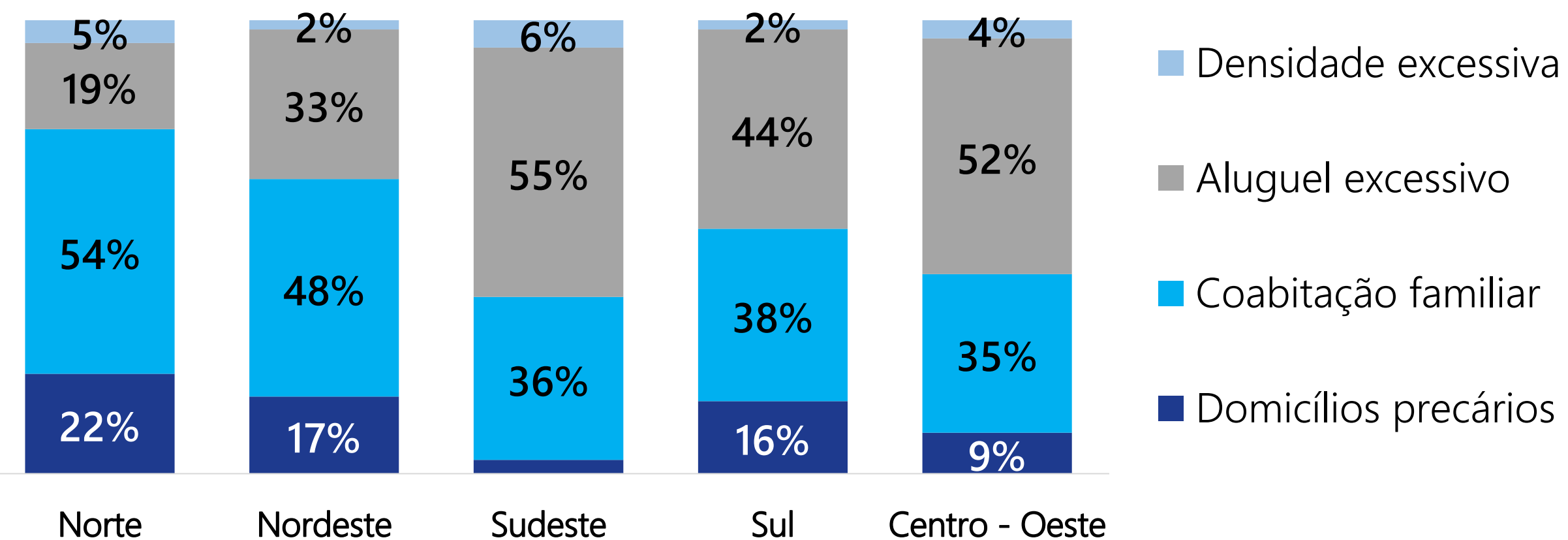


% do Déficit no Brasil

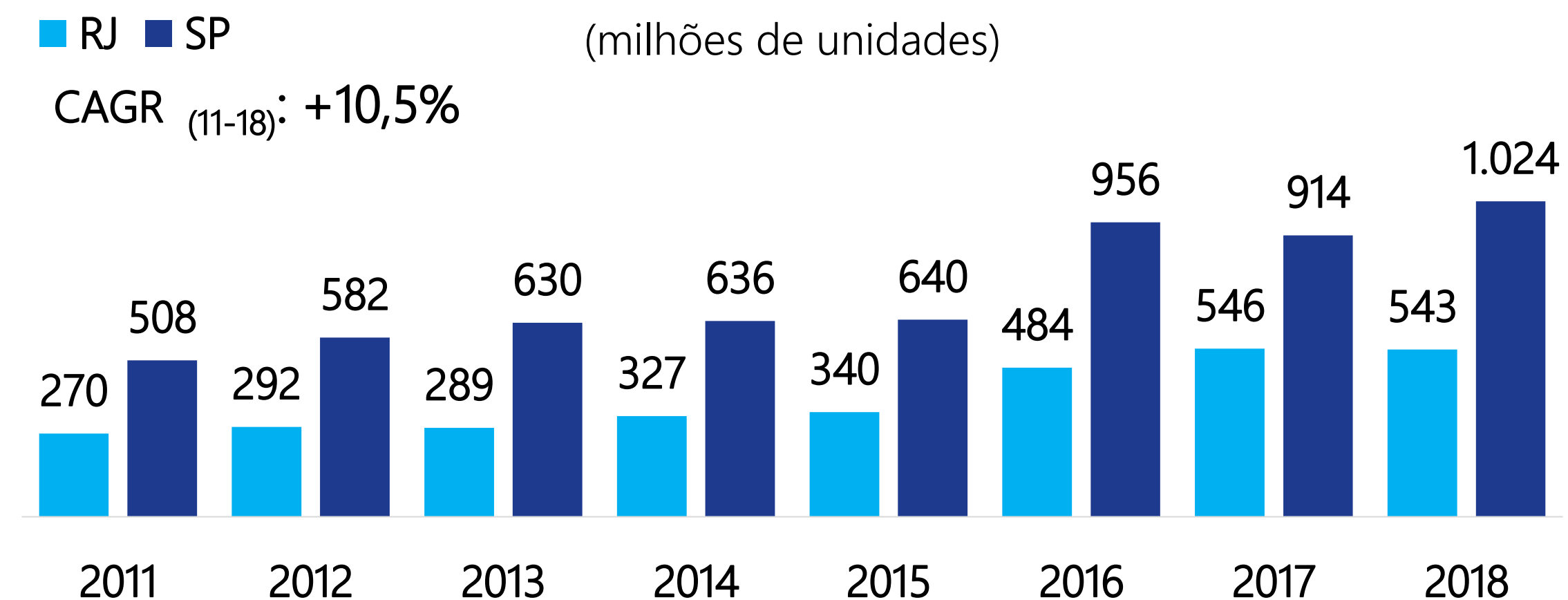


CAGR Sudeste (11-18): +10,5%
CAGR Brasil (11-15): +3,3%

Composição do Déficit Habitacional Brasileiro por região

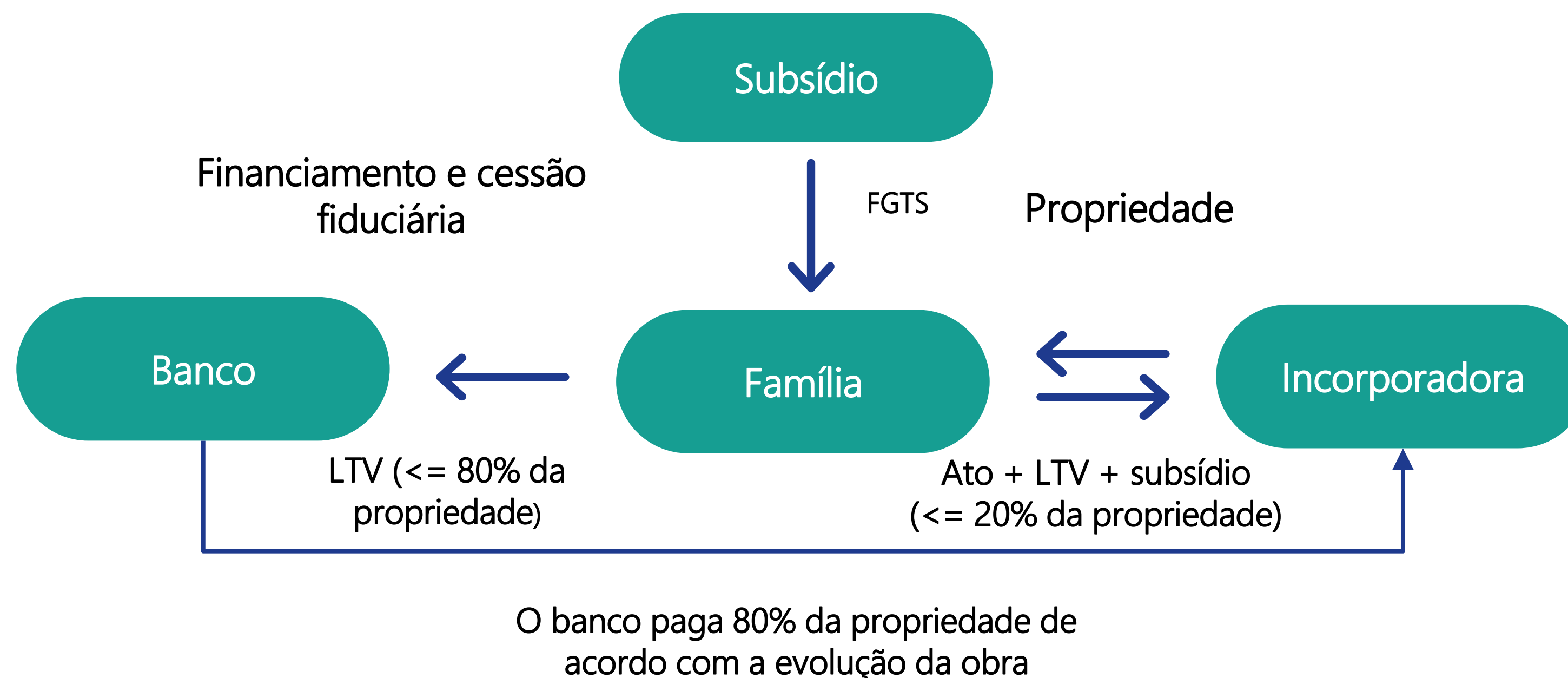


Déficit Habitacional em São Paulo e Rio de Janeiro



MINHA CASA MINHA VIDA

Criado em 2009 e depois chamado de Casa Verde e Amarela. Juntos, os dois programas já contrataram mais de 6 milhões de unidades habitacionais. É respaldado por forte demanda e financiado com recursos do FGTS (Fundo de Garantia de Tempo de Serviço) e OGU (Orçamento Geral da União - faixa 1).

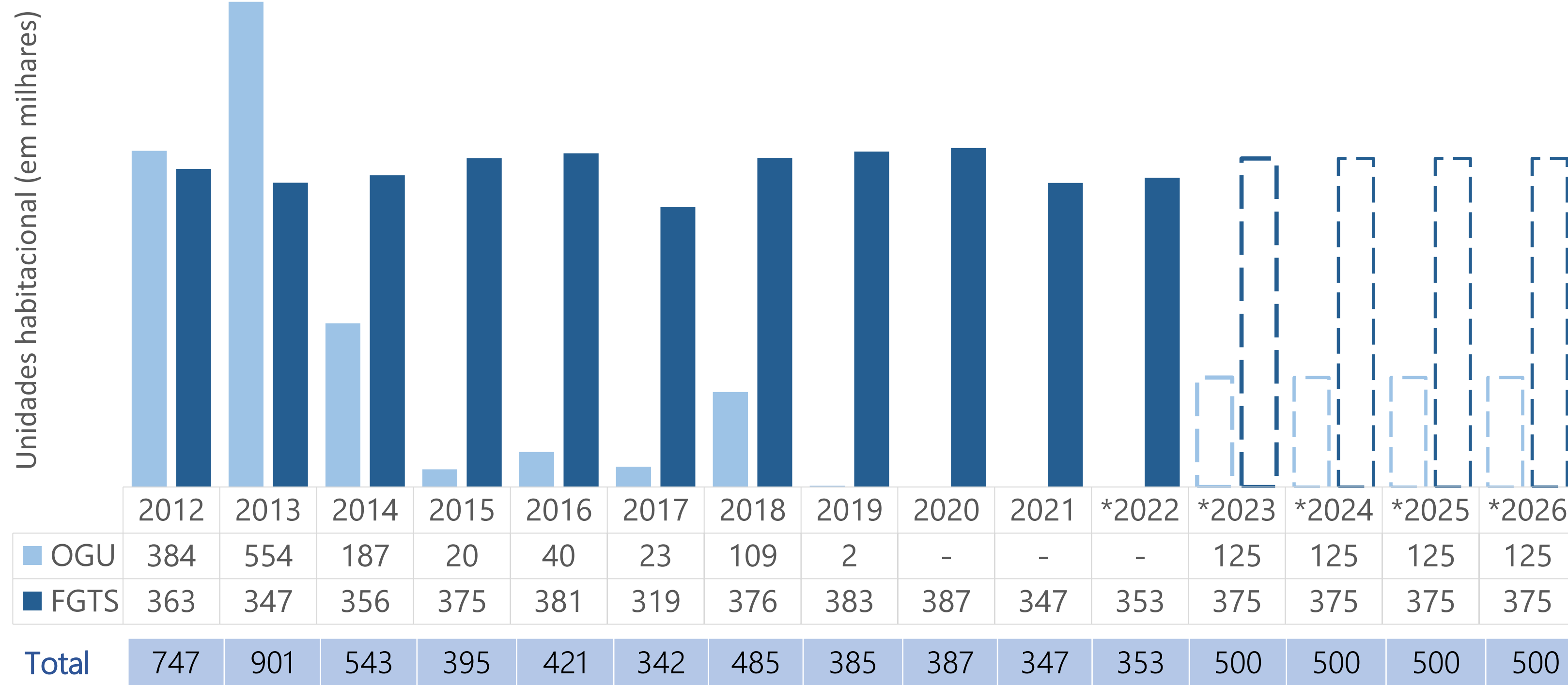


OPERADO PELA CAIXA ECONOMICA FEDERAL
QUANTO MENOR A RENDA MAIOR OS SUBSÍDIOS



RECURSOS DE FINANCIAMENTO DO PROGRAMA HABITACIONAL

UNIDADES HABITACIONAIS



* Valores estimados e sugeridos pela ABRAINC

ORÇAMENTO PARA 2023

R\$ 106 bilhões
do FGTS

R\$ 9,9 bi
SUBSÍDIO

ESPERADO PARA OS PRÓXIMOS ANOS

2 milhões

UNIDADES PRODUZIDAS NO TOTAL
(meta para os próximos 4 anos)

UTILIZAÇÃO DE RECURSOS DO FGTS – 2021 A 2023

2021

Em milhões de reais

Área	Orçamento Vigente	Empréstimo aos Agentes	% Emprestado
HABITAÇÃO	59.200.000	52.882.790	89,3%
Apoio à produção	38.668.425	35.562.818	92,0%
Carta de Crédito - Individual	19.331.575	17.041.625	88,2%
Pró-Moradia	1.000.000	156.250	15,6%
Carta de Crédito - Associativa Entidades	200.000	122.097	61,0%
SANEAMENTO	4.000.001	1.969.610	49,2%
Saneamento para Todos - Setor Privado	2.443.283	413.679	16,9%
Saneamento para Todos - Setor Público	1.556.718	1.555.931	99,9%
OPERAÇÕES DIVERSAS	300.000	103.001	34,3%
Pró-Cotista	300.000	103.001	34,3%
INFRAESTRUTURA	4.999.998	902.000	18,0%
Pró-Transporte - Setor Privado	3.894.998	624.500	16,0%
Pró-Cidades - Setor Público	700.000	157.500	22,5%
Pró-Transporte - Setor Público	300.000	15.000	5,0%
Pró-Cidades - Setor Privado	105.000	105.000	100,0%
SAÚDE	447.368	250.000	55,9%
FGTS-Saúde	447.368	250.000	55,9%
TOTAL	68.947.367	56.107.401	81,4%

2022

Em milhões de reais

Área	Orçamento Vigente	Empréstimo aos Agentes	% Emprestado
HABITAÇÃO	65.328.699	63.349.398	97,0%
Apoio à produção	44.400.000	43.276.685	97,5%
Carta de Crédito - Individual	20.007.086	19.624.401	98,1%
Pró-Moradia	721.613	400.874	55,6%
Carta de Crédito - Associativa Entidades	200.000	47.438	23,7%
MICROCRÉDITO FGTS	4.189.000	0	0,0%
FGTS-Microcrédito	4.189.000	0	0,0%
SANEAMENTO	4.000.000	2.988.488	74,7%
Saneamento para Todos - Setor Privado	2.539.168	1.649.920	65,0%
Saneamento para Todos - Setor Público	1.460.832	1.338.568	91,6%
OPERAÇÕES DIVERSAS	3.541.301	3.400.612	96,0%
Pró-Cotista	3.541.301	3.400.612	96,0%
INFRAESTRUTURA	3.500.000	1.037.000	29,6%
Pró-Transporte - Setor Privado	1.160.060	0	0,0%
Pró-Cidades - Setor Público	1.050.000	152.000	14,5%
Pró-Transporte - Setor Público	839.940	510.000	60,7%
Pró-Cidades - Setor Privado	450.000	375.000	83,3%
SAÚDE	2.519.000	2.000.000	79,4%
FGTS-Saúde	2.519.000	2.000.000	79,4%
TOTAL	83.078.000	72.775.498	87,6%

2023 - acumulado do ano

Em milhões de reais

Área	Orçamento Vigente	Empréstimo aos Agentes	% Emprestado
HABITAÇÃO	85.607.000	81.412.972	95,1%
Apoio à produção	56.265.000	52.819.972	93,9%
Carta de Crédito	28.142.000	27.893.000	99,1%
Pró-Moradia	1.200.000	700.000	58,3%
MICROCRÉDITO FGTS	0	0	0,0%
FGTS-Microcrédito	0	0	0,0%
SANEAMENTO	6.000.000	5.642.150	94,0%
Saneamento para Todos	6.000.000	5.642.150	94,0%
OPERAÇÕES DIVERSAS	11.350.000	11.309.648	99,6%
Pró-Cotista	11.350.000	11.309.648	99,6%
INFRAESTRUTURA	6.000.000	2.862.831	47,7%
Pró-Transporte - Setor Privado	4.000.000	1.812.831	45,3%
Pró-Cidades - Setor Público	2.000.000	1.050.000	52,5%
CA Infraestrutura	0	0	0,0%
SAÚDE	0	0	0,0%
FGTS-Saúde	0	0	0,0%
TOTAL	108.957.000	101.227.601	92,9%

ORÇAMENTO FGTS APROVADO – 2024 E 2025

Discriminação	2024	2025
Habitação	105.650.000	105.650.000
Apoio à produção	64.000.000	64.000.000
Carta de Crédito Associativo	300.000	300.000
Carta de Crédito Individual	31.550.000	31.550.000
Pró-Moradia	1.300.000	1.300.000
Pró-Cotista	8.500.000	8.500.000
Infraestrutura	6.000.000	6.000.000
Pró-Transporte	4.000.000	4.000.000
Pró-Cidades	2.000.000	2.000.000
Saneamento básico	6.000.000	6.000.000
Saneamento para todos	6.000.000	6.000.000
Total	117.650.000	117.650.000
Descontos	9.900.000	9.900.000

PROGRAMA HABITACIONAL MINHA CASA MINHA VIDA

NOVAS FAIXAS DE RENDA

		Taxa de juros nominal % a.a (cotista do FGTS)	Taxa de juros nominal % a.a (não cotista do FGTS)
Faixa 1	Até R\$ 2.000,00	4,00% - 4,25%	4,50% - 4,75%
	R\$ 2.000,01 a R\$ 2.640,00	4,25% - 4,50%	4,75% - 5,00%
Faixa 2	R\$ 2.640,01 a R\$ 3.200,00	4,75% - 5,00%	5,25% - 5,50%
	R\$ 3.200,01 a R\$ 3.800,00	5,50%	6,00%
	R\$ 3.800,01 a R\$ 4.400,00	6,50%	7,00%
Faixa 3	R\$ 4.400,01 a R\$ 8.000,00	7,66%	8,16%

Novo teto aprovado em jun/23: R\$ 350.000

AUMENTO DAS FAIXAS DE RENDA

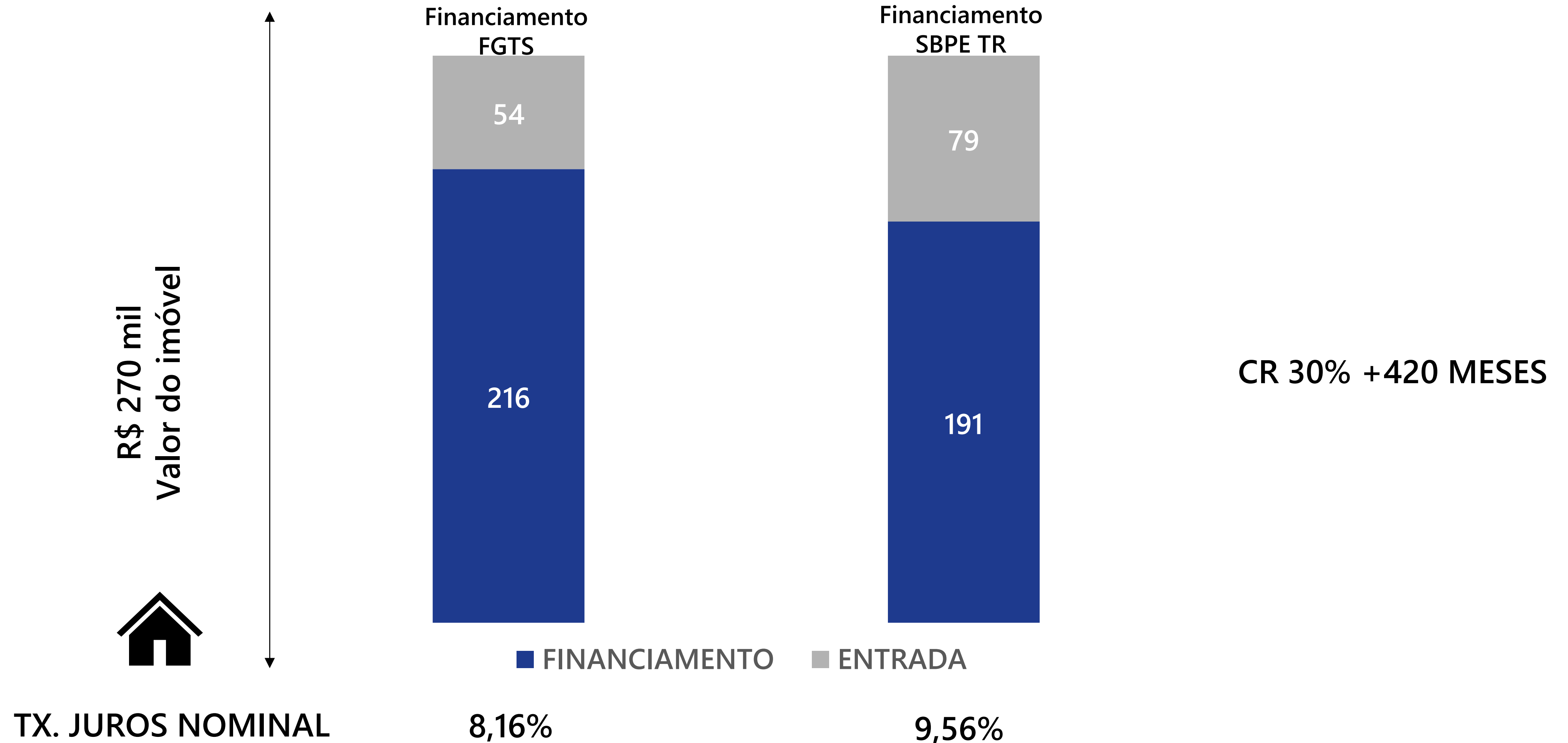
PRAZO FINANCIAMENTO = 30 PARA 35 ANOS

REVISÃO DO TETO DO PROGRAMA EM JUN/23

CARÊNCIA 6 MESES PARA PAGAMENTO PRESTAÇÃO PÓS CHAVES

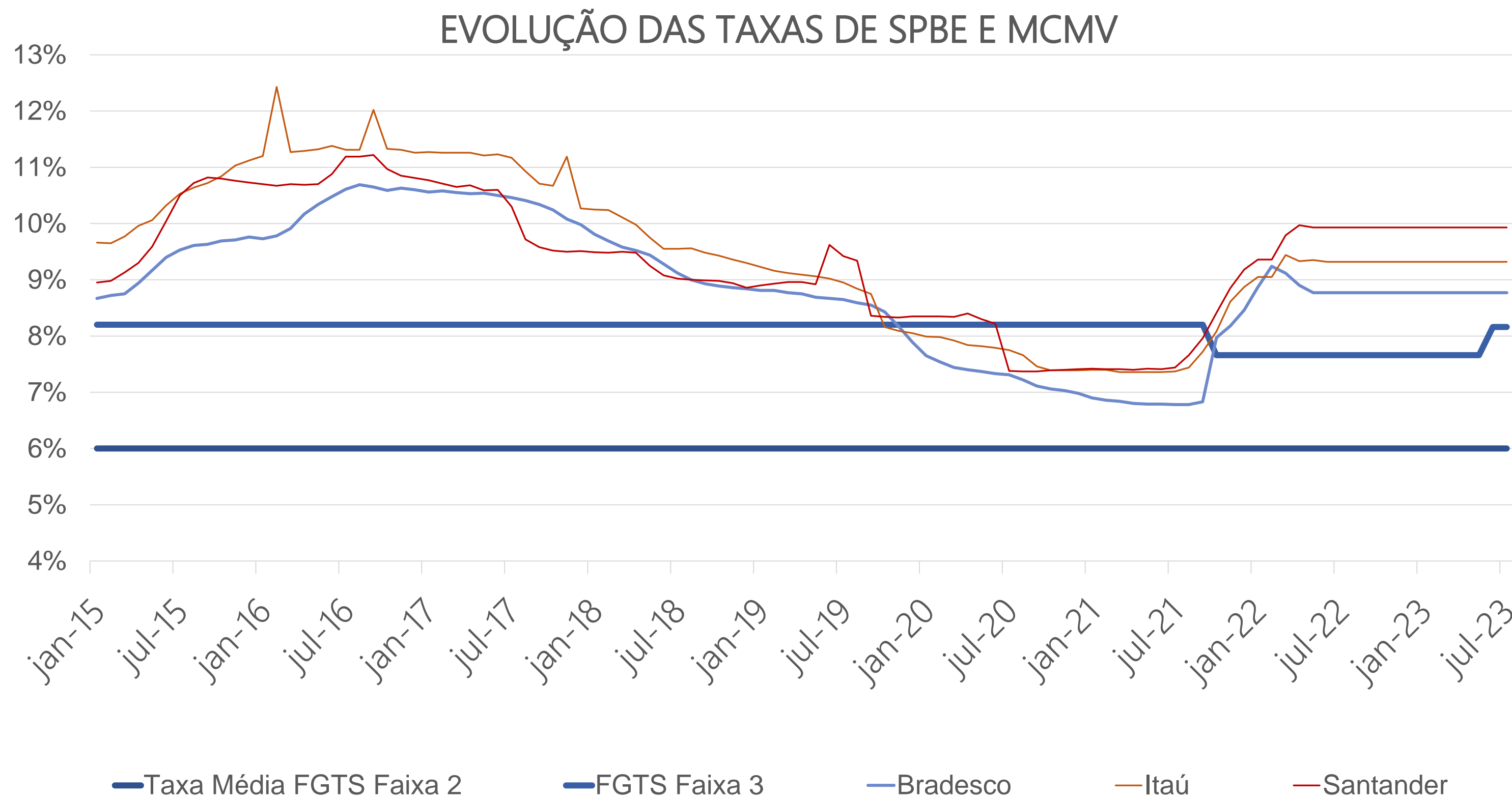
MAIS ACESSO DA CLASSE MÉDIA AO MCMV

Família com renda acima de R\$ 5,5 mil



VISÃO GERAL DAS LINHAS DE FINANCIAMENTO À HABITAÇÃO

Ainda que o FGTS tenha um papel preponderante no financiamento habitacional, outras opções competitivas de financiamento estão disponíveis

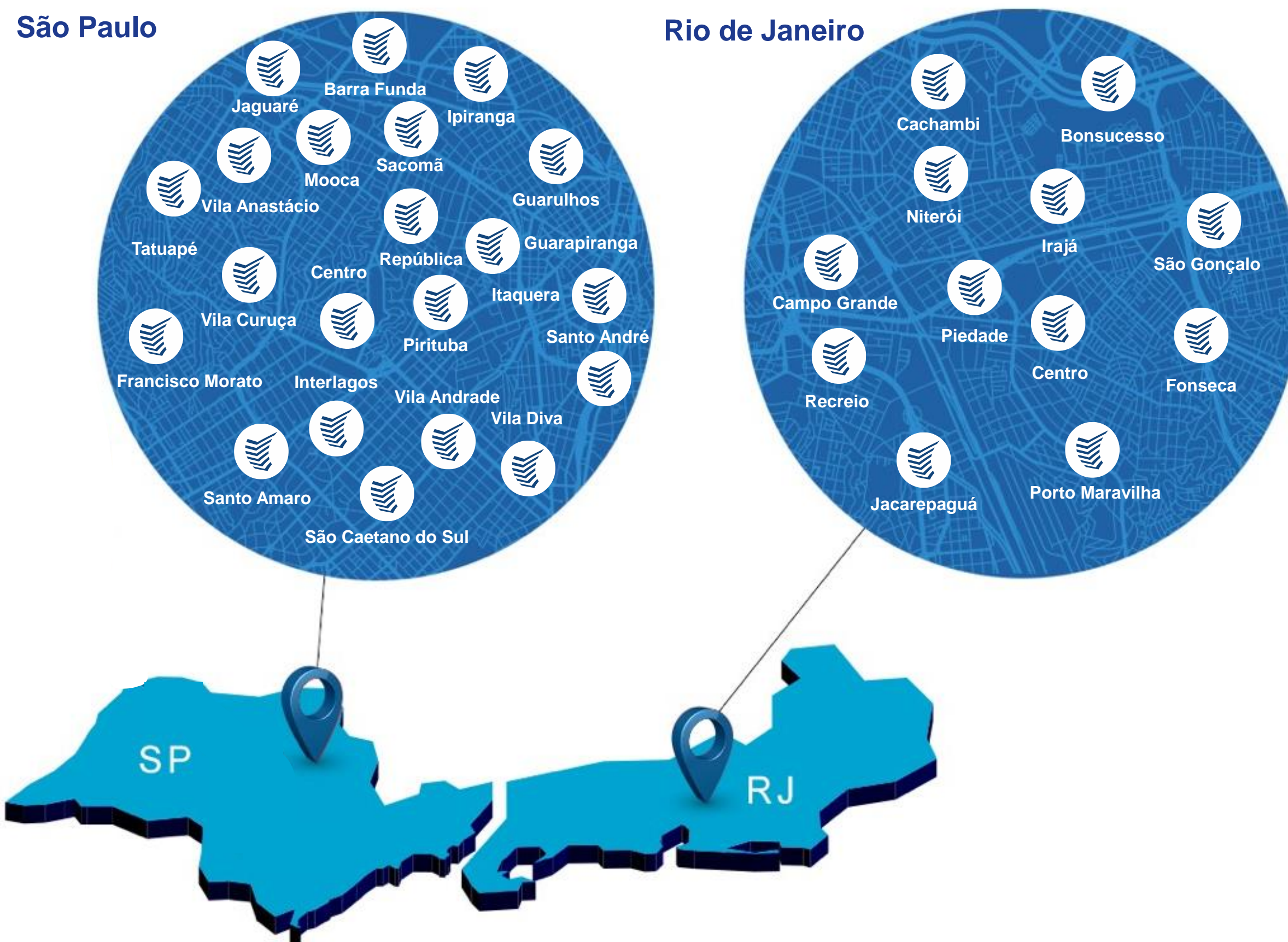


CAIXA	
SBPE - TR	Aquisição/Construção
Balcão	9,99%
Bonificação 1	9,89%
Bonificação 2	9,79%
Customizada	8,99%

Taxa pro-cotista FGTS 7,66% a.a. para imóveis até R\$ 350 mil

FONTE: SITE BACEN

LANDBANK ESTRATEGICAMENTE LOCALIZADO



Total	
~R\$14,5 bi VGV 100%	~50,7 mil Unidades
São Paulo	
~R\$9,5 bi VGV 100%	~36,5 mil Unidades
Rio de Janeiro	
~R\$5,0 bi VGV 100%	~14,2 mil Unidades

Processo de Aquisição de Terrenos

- 1 Conselho de Administração apresenta a diretriz estratégica
- 2 Equipe de desenvolvimento de negócios prospecta novas localizações
- 3 Comitê de aquisições
- 4 Comitê de produtos
- 5 Comitê de lançamentos
- 6 Comitê de vendas

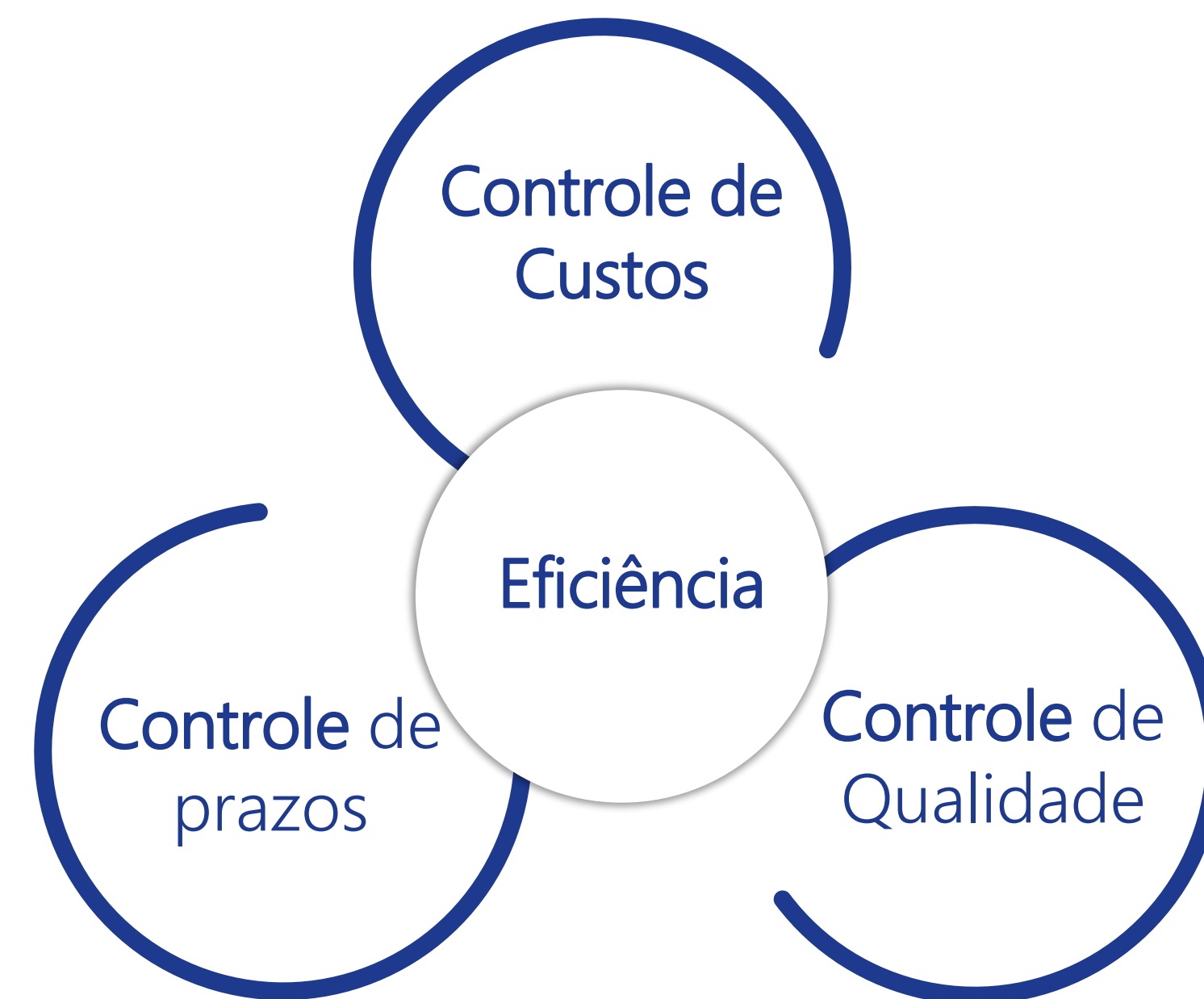
EXPERTISE EM ENGENHARIA

60 anos de experiência

Alvenaria Estrutural



Flexibilidade



DIVERSIFICAÇÃO DE REGIÕES GEOGRÁFICAS EM SP E RJ

LANÇAMENTOS ACUMULADOS EM 2023

Região	Empreendimentos	VGv	%
SP	20	2.935.153.631	66%
Centro	2	328.829.000	7%
Zona Leste	5	768.395.039	17%
Zona Sul	7	904.493.591	20%
Zona Oeste	2	265.581.000	6%
Zona Norte	2	305.000.001	7%
Santo André	1	185.855.000	4%
Guarulhos	1	177.000.000	4%
RJ	9	1.505.716.242	34%
Zona Norte	4	494.020.190	11%
Zona Oeste	2	198.804.052	4%
Porto	2	555.416.000	13%
Niterói	1	257.476.000	6%
TOTAL	29	4.440.869.873	100%

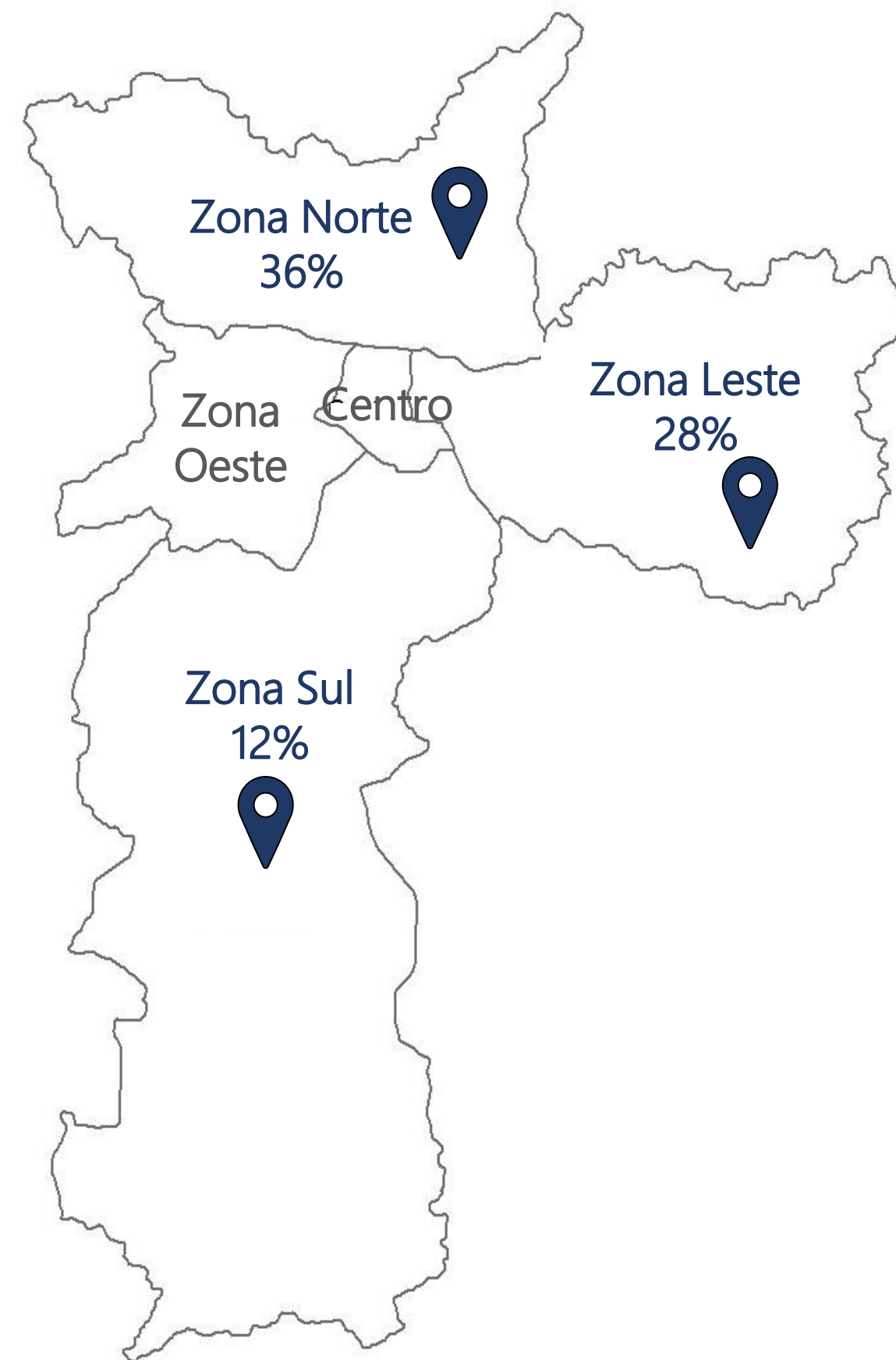


DIVERSIFICAÇÃO DE REGIÕES GEOGRÁFICAS EM SP E RJ

LANÇAMENTOS 4T23

SÃO PAULO

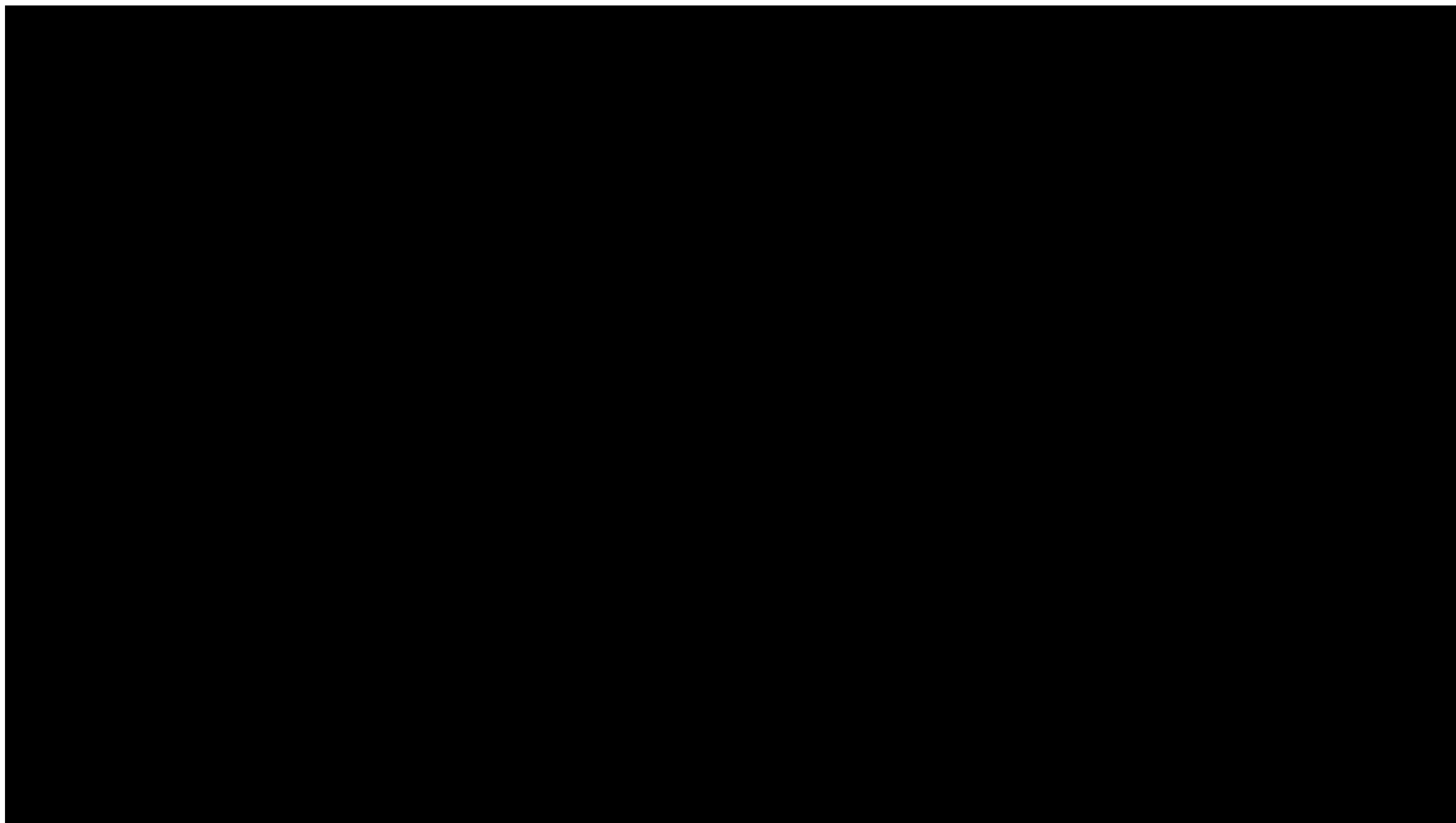
Região	Empreendimentos	VGV	%
SP	4	648.647.601	76%
Zona Leste	1	237.000.000	28%
Zona Sul	1	106.647.600	12%
Zona Norte	2	305.000.001	36%
RJ	2	207.959.052	24%
Zona Norte	1	118.163.000	14%
Zona Oeste	1	89.796.052	10%
TOTAL	6	856.606.653	100%



RIO DE JANEIRO



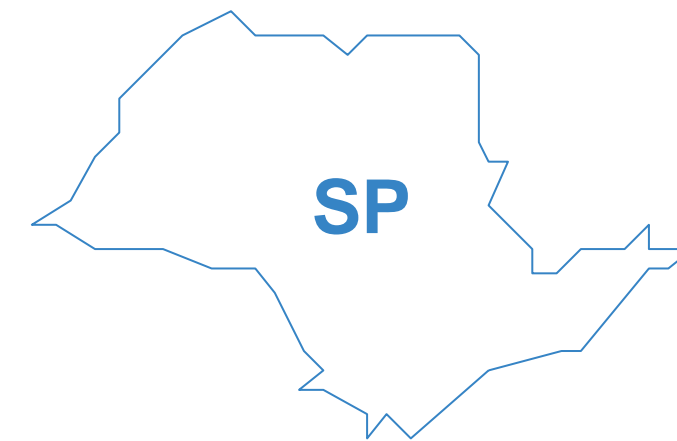
BAÍA – VGV R\$ 178 MI – 376 UNIDADES



STUDIO, 1, 2 E 3 QUARTOS
COM VARANDA E LAZER COMPLETO NA COBERTURA

[CLIQUE AQUI PARA ACESSAR O VÍDEO](#)

LANDBANK ESTRATEGICAMENTE LOCALIZADO



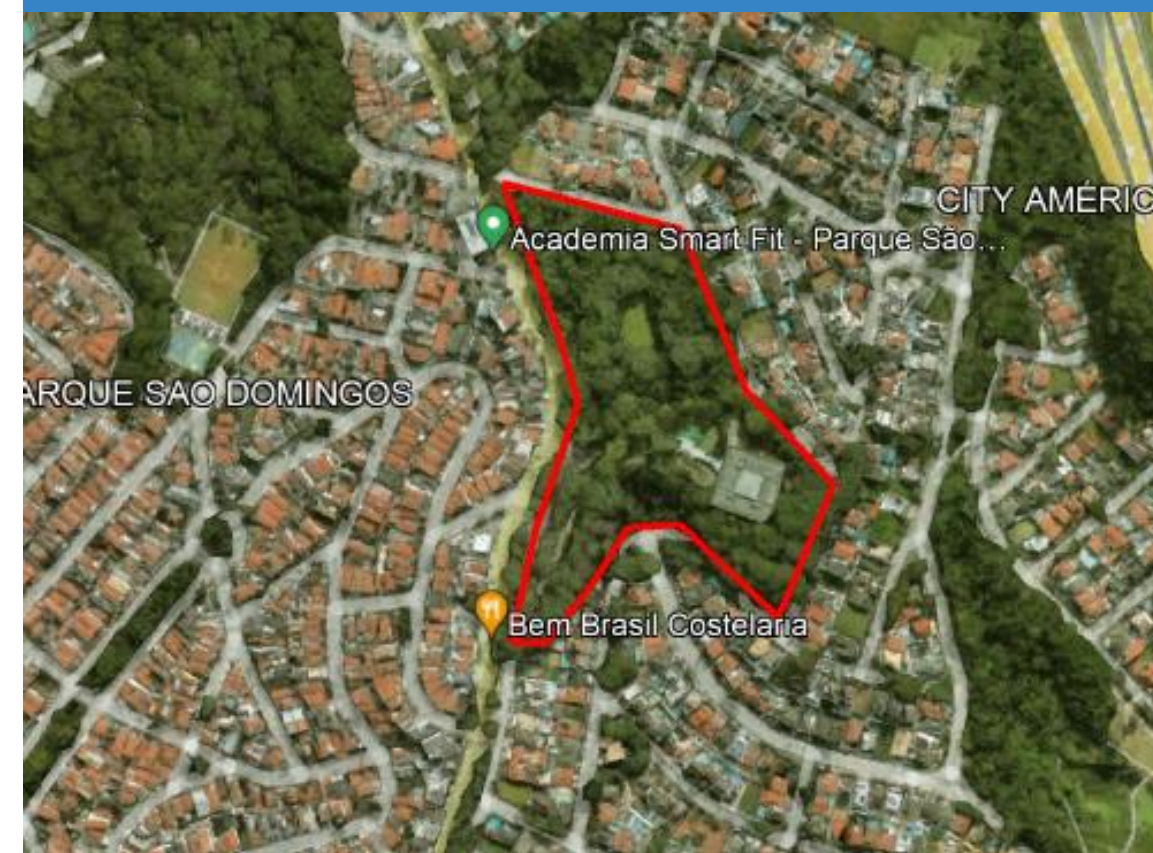
Rotary Lapa (Zona Oeste)



2.622 unidades

R\$ 678 mi VGV

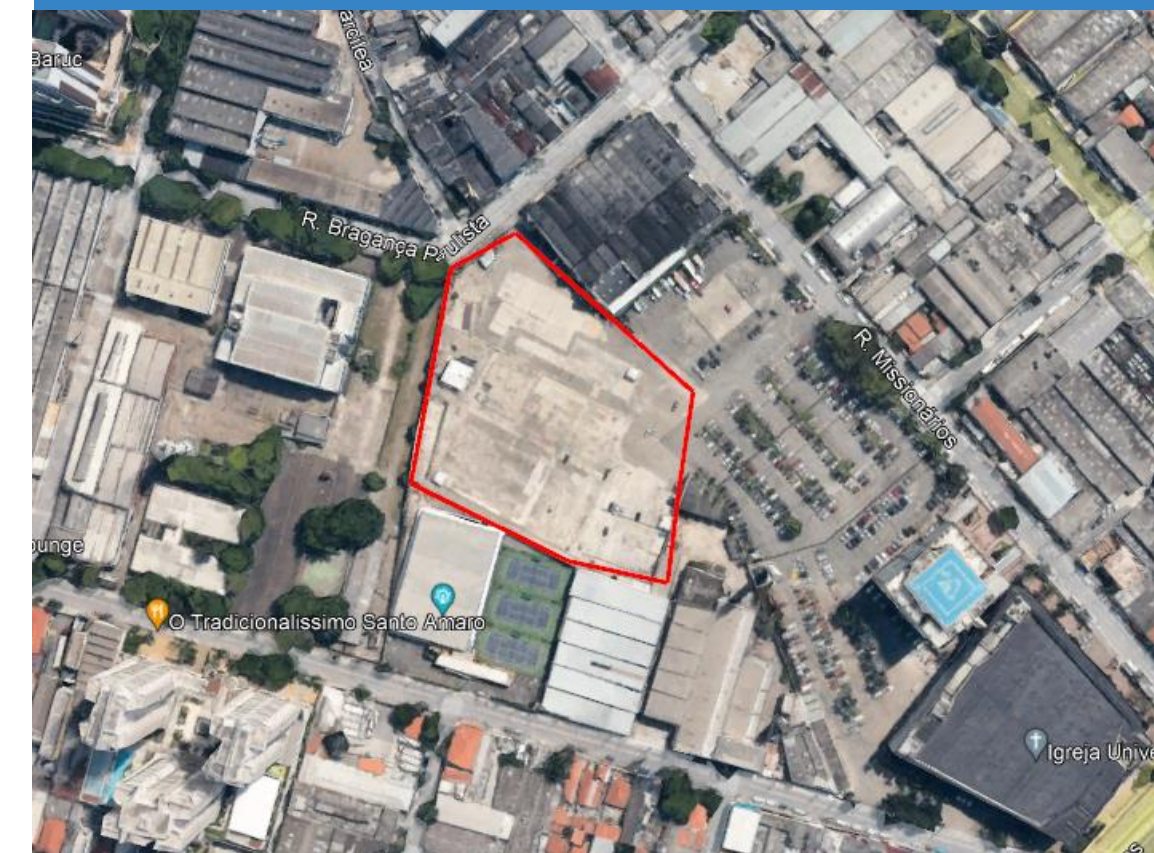
Anastácio –Hines (Zona Norte)



1.117 unidades

R\$ 312 mi VGV

Bragança Paulista (Zona Sul)



1.058 unidades

R\$ 289 mi VGV

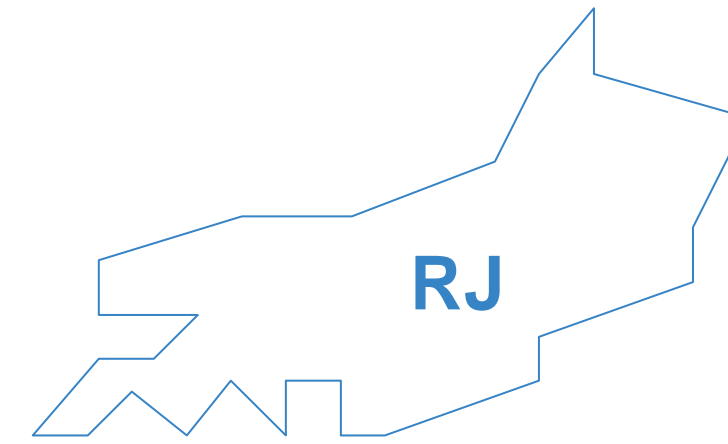
Corifeu (Zona Oeste)



1.426 unidades

R\$ 337 mi VGV

LANDBANK ESTRATEGICAMENTE LOCALIZADO



Quadra A
(Niterói)



570 unidades
 R\$ 210 mi VGV

Pro Matre
(Porto Maravilha)



399 unidades
 R\$ 161 mi VGV

Helbor
(Zona Oeste)



614 unidades
 R\$ 316 mi VGV

Centro Metropolitano
(Zona Oeste)



784 unidades
 R\$ 330 mi VGV

AMPLO PORTFÓLIO DE PRODUTOS

	Conceito	Público Alvo	Preço Médio 4T23 (R\$)	Faixa de Renda Mensal Alvo	Fonte de Financiamento	~Total %VGV Vendido em 4T23	Fotos Seleccionadas dos Imóveis
5 andares	Padrão (Meu Lar)	<ul style="list-style-type: none"> Grupos 1 e 2 do MCMV 	~155.000	R\$2.600 - R\$4.000	<ul style="list-style-type: none"> MCMV (1,5 e 2) 	0,0%	
	Superior (Completo/Parque dos Sonhos)	<ul style="list-style-type: none"> Grupo 2 do MCMV 	~207.000	R\$3.500 - R\$4.400	<ul style="list-style-type: none"> MCMV (2) 	0,1%	
21 andares	Padrão (Único/Dez)	<ul style="list-style-type: none"> Grupo 2 e 3 do MCMV 	~249.000	R\$4.000 - R\$7.000	<ul style="list-style-type: none"> MCMV (2 e 3) 	18,9%	
	Moderno (Urban)	<ul style="list-style-type: none"> Grupo 3 do MCMV 	~277.000	R\$5.000 - R\$10.000	<ul style="list-style-type: none"> MCMV (3) SBPE 	61,7%	
	Superior (Mérito)	<ul style="list-style-type: none"> Grupo SBPE 	~357.000	R\$6.000 - R\$13.000	<ul style="list-style-type: none"> MCMV (3) SBPE 	19,2%	

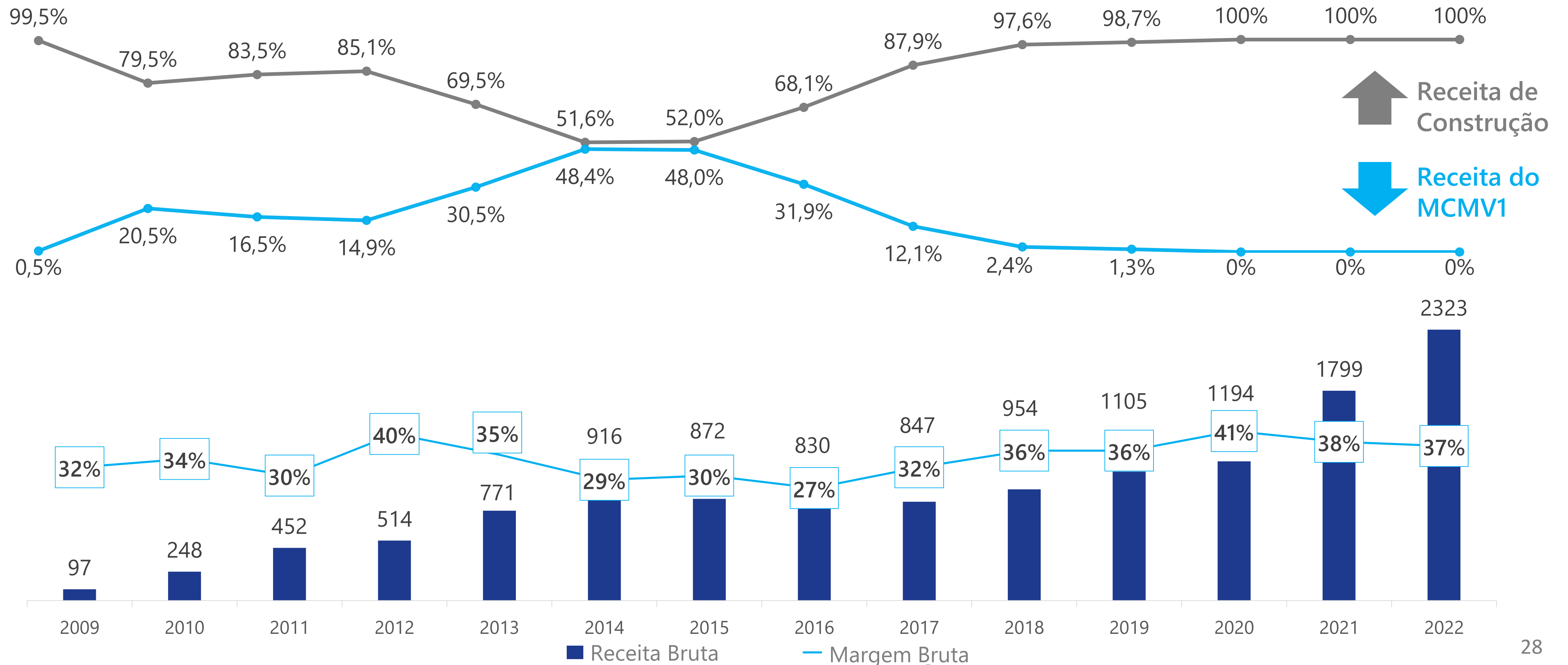
Extenso portfólio de produtos, cobrindo diversos níveis de faixa de renda, o que permite explorar amplo mercado acessível em três segmentos do Programa MCMV, além do SBPE

VERSATILIDADE ÚNICA TRADUZIDA EM CRESCIMENTO SUSTENTÁVEL

A sólida experiência e capacidade de execução superior da Cury permitem que a empresa se adapte às possíveis mudanças na dinâmica do mercado e proporcione crescimento sustentável ao longo de diferentes ciclos

Crescimento de Receita Bruta durante a última década

R\$ milhões e %



VITORIOSA ESTRATÉGIA INTERNA DE VENDAS

Profundo entendimento
de seus mercados...

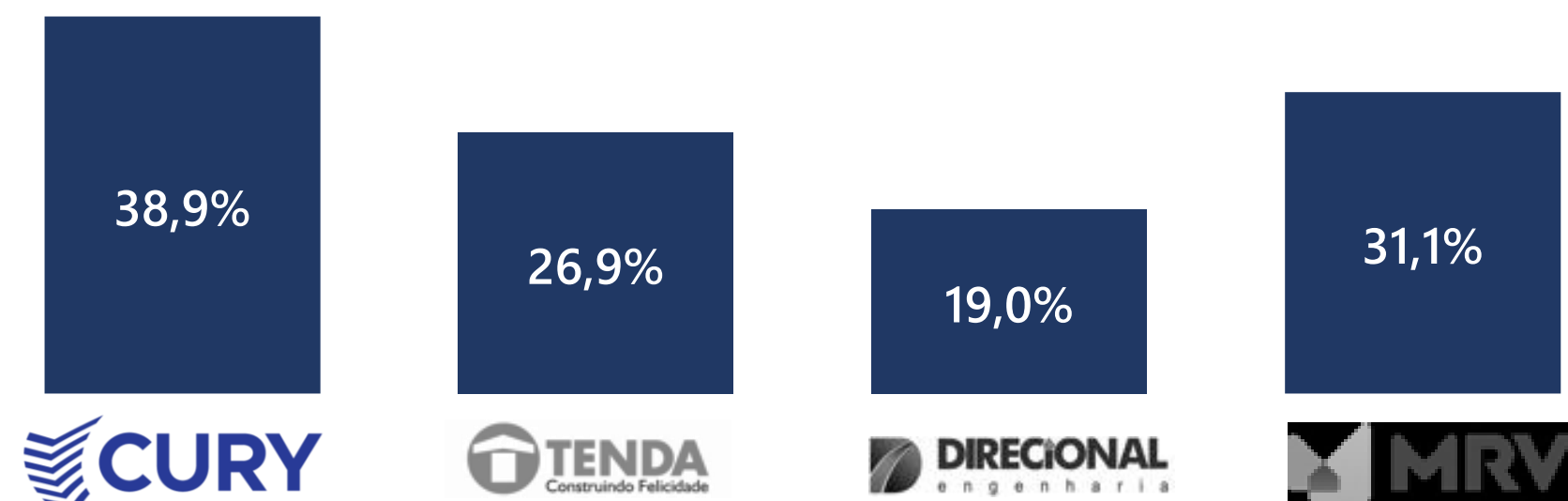
+

... força de vendas
comprometida

=

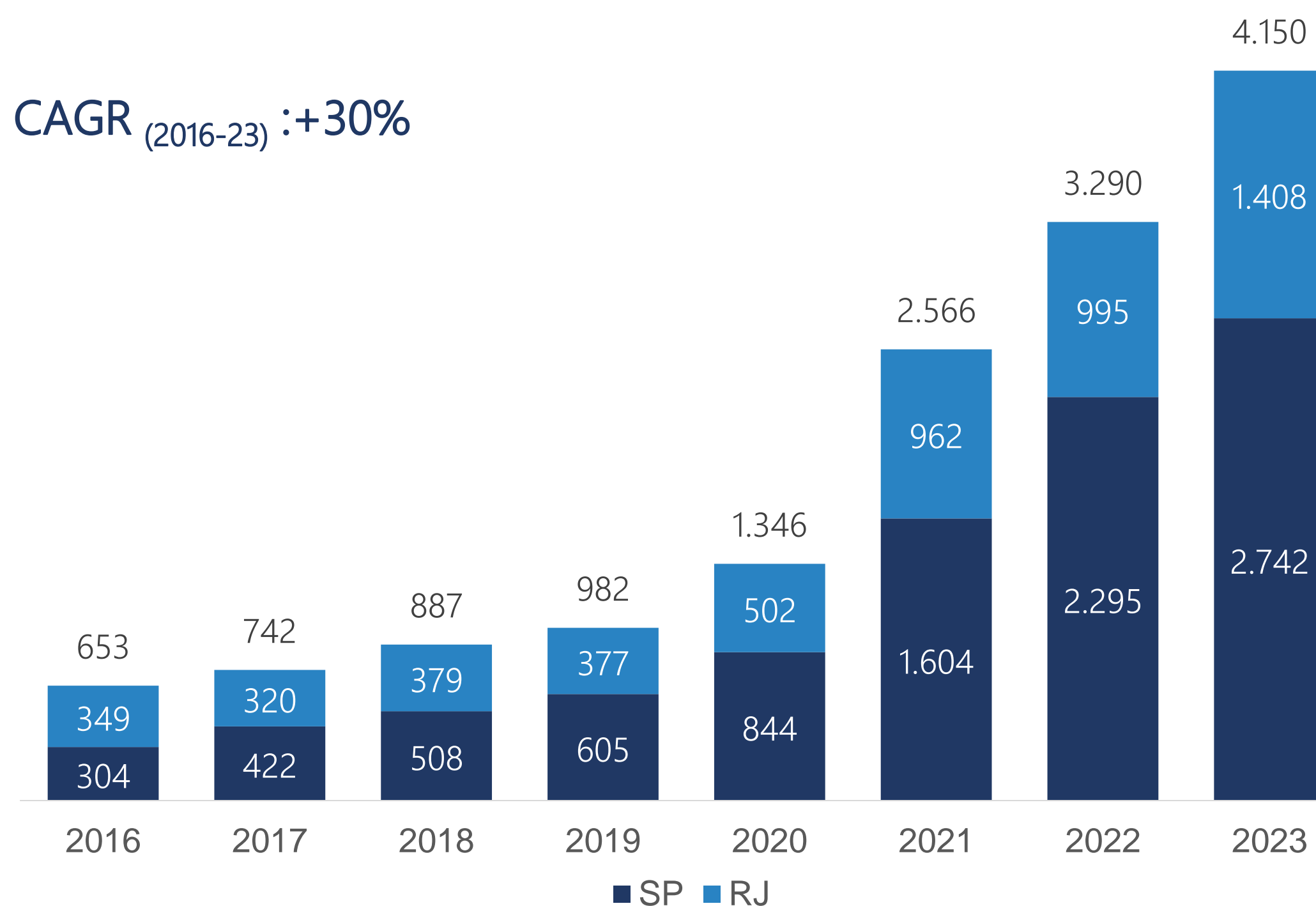
A Melhor Equipe de Vendas Capaz de
Vender a Maioria dos Apartamentos
ainda em Construção

VSO – Velocidade de Vendas (% 4T23)

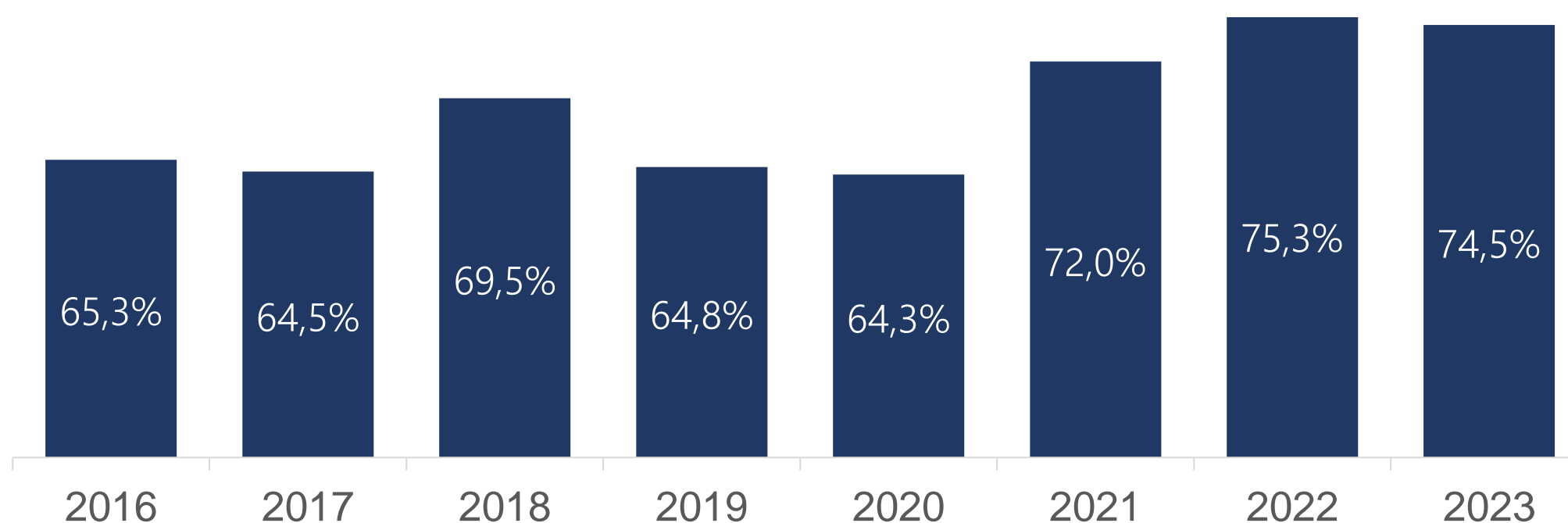


Vendas Líquidas (R\$ milhões)

CAGR (2016-23) : +30%



VSO – Velocidade de Vendas LTM (%)



EXPERIÊNCIA NO STAND

energy Guarulhos

VGv: R\$ 165 milhões

Endereço: Rua Padre Celestino, 579 – Guarulhos-SP

Área do terreno: 8.228,60m²

Número de torres: 2

Número de elevadores: Torres 1 e 2 – 6 elevadores + 1 transfer

Número de unidades: 680

Número de vagas: 351 (Carro); 37 (Moto); 07 (PCD); 04 (Carga e descarga); 34 (Visitantes)

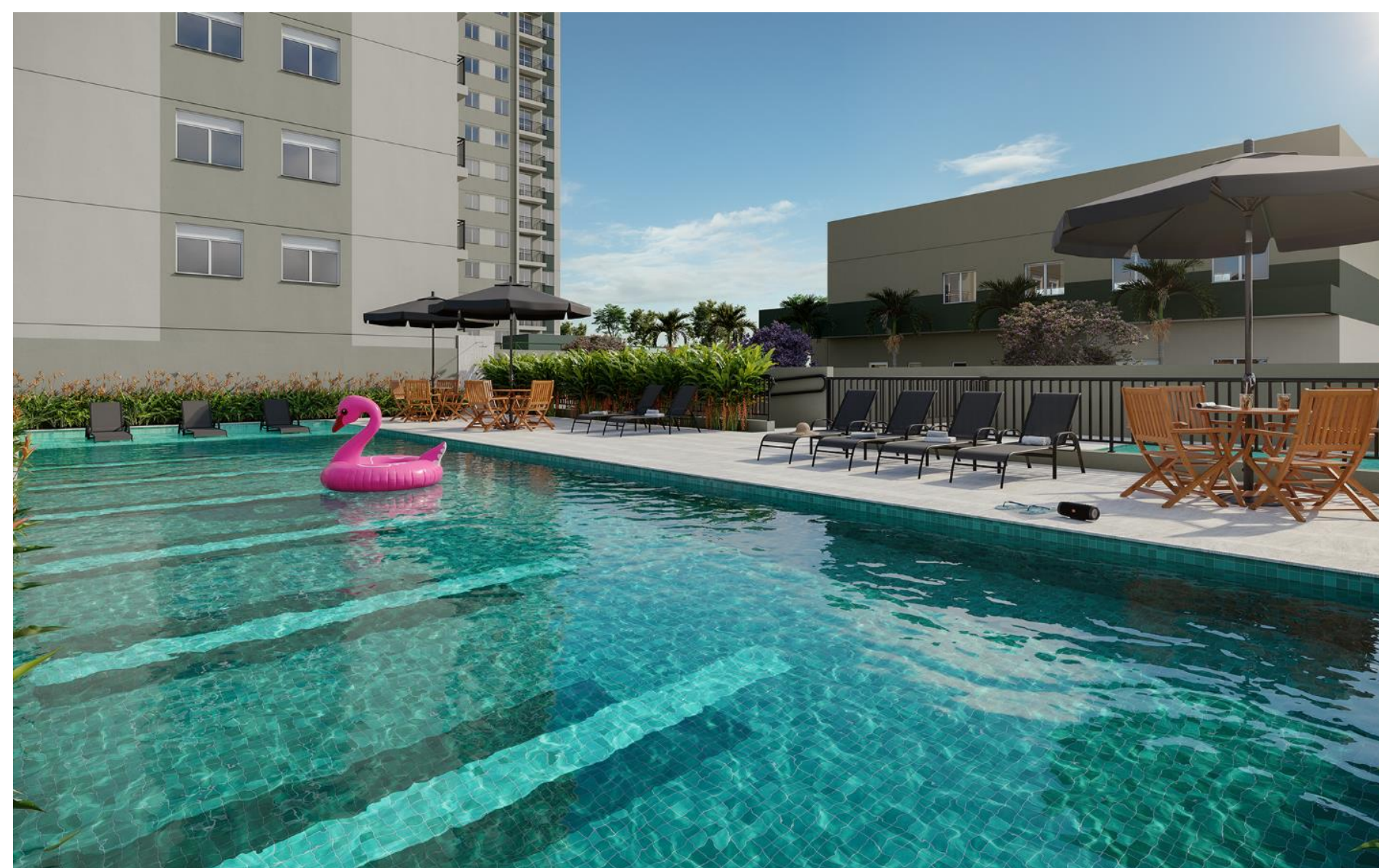
Número de andares: Térreo + 20 Pavimentos

Apartamentos por andar: Torres 1 e 2 – 18 unidades

Tipologia: Apartamentos de 1 e 2 dormitórios

Realização e Construção: Cury Construtora e Incorporadora S/A

Apartamento decorado possui 40m²



[CLIQUE AQUI PARA ACESSAR O VÍDEO](#)

ESTATÍSTICAS



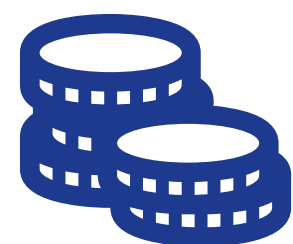
+29,5% do VGV Repassado
(R\$ Milhões) 4T23 X 4T22

+26,9% do VGV Repassado
(R\$ Milhões) 2023 X 2022



7,65% Taxa Média de Juros para
financiamento de clientes no 4T23.

Sendo: 6,28% MCMV, 8,00% MCMV 3,
8,87% PRO-COTISTA e 9,81% SBPE



R\$ 5.398/unidade

Subsídio médio no 4T23

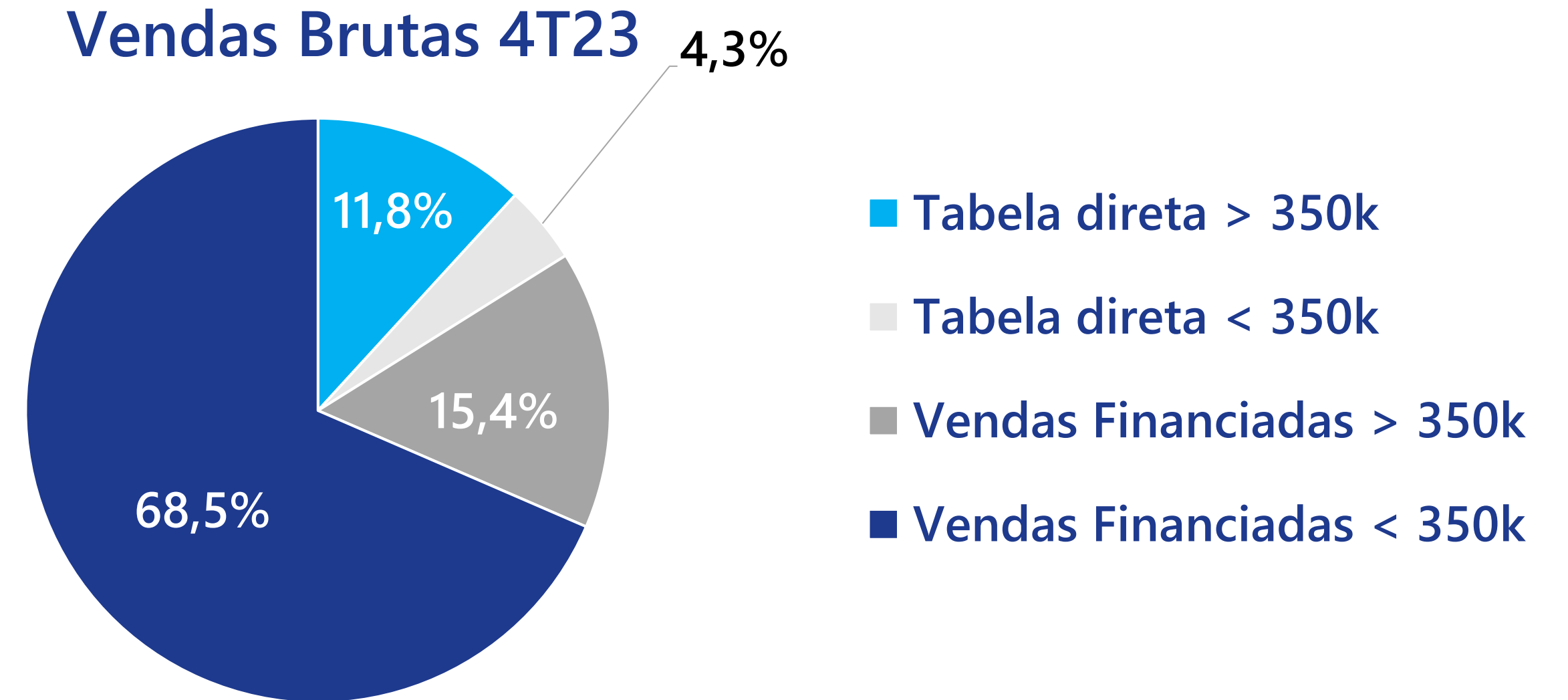
R\$ 2.357/unidade

Subsídio médio em 2023

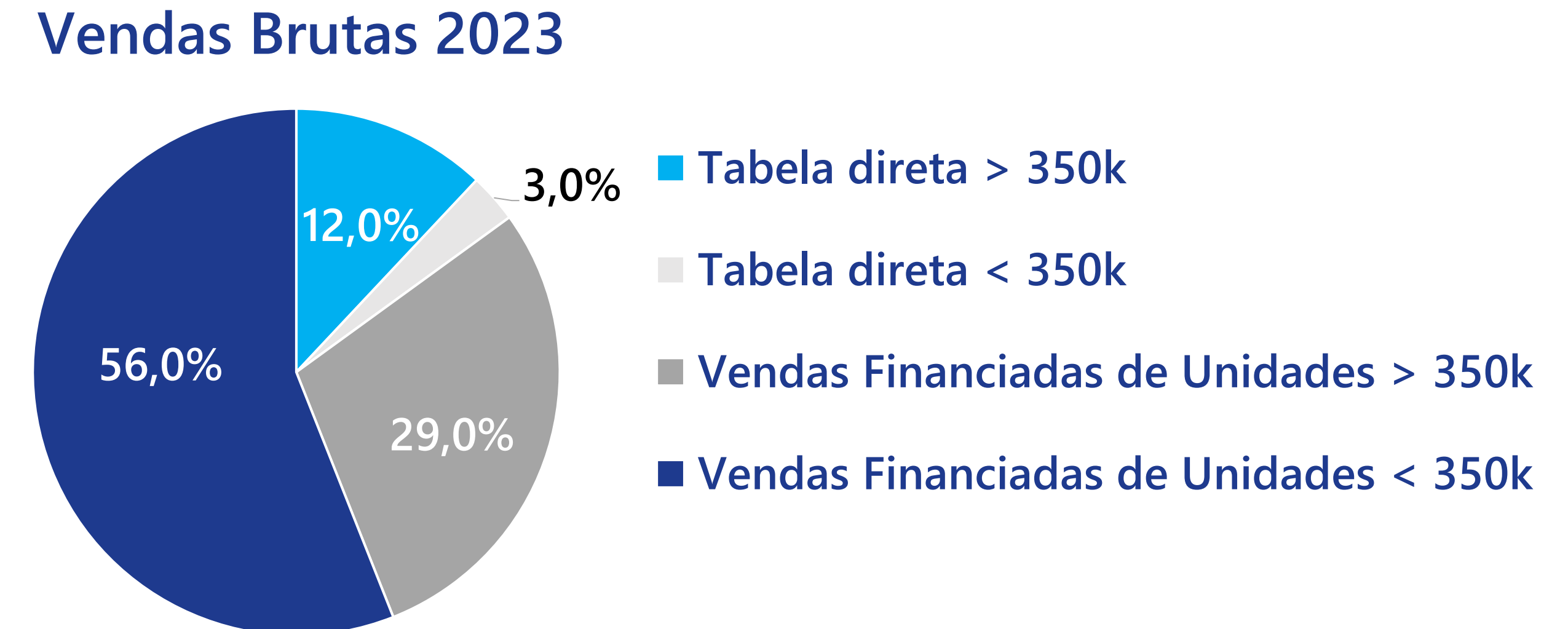
219 unidades subsidiadas

através do "Casa Paulista" nos UDM

Vendas Brutas 4T23



Vendas Brutas 2023



DIFERENCIAIS DE VENDAS



+ de 1.500
Corretores da Cury



[App Corretor](#)



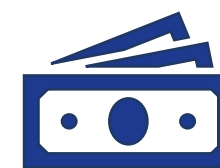
[App Gestor](#)



Programas de incentivo
aos clientes bons
pagadores



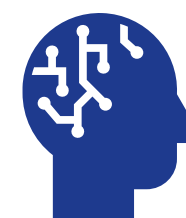
Imóvel Decorado
no Stand de
Vendas



Análise de crédito no
momento da visita ao
Stand



[Conheça o Programa](#)



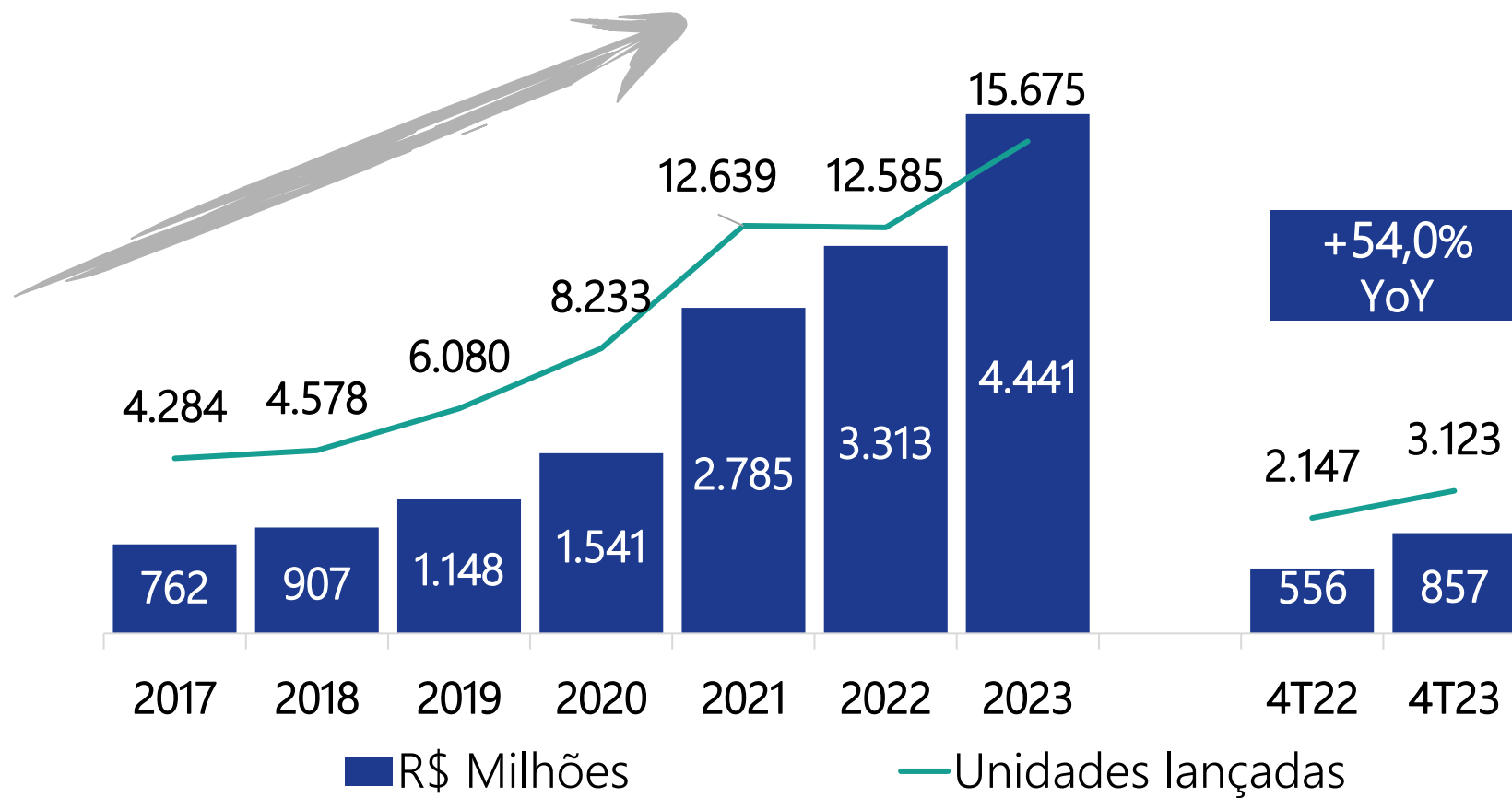
[Inteligência Artificial na
Cury](#)



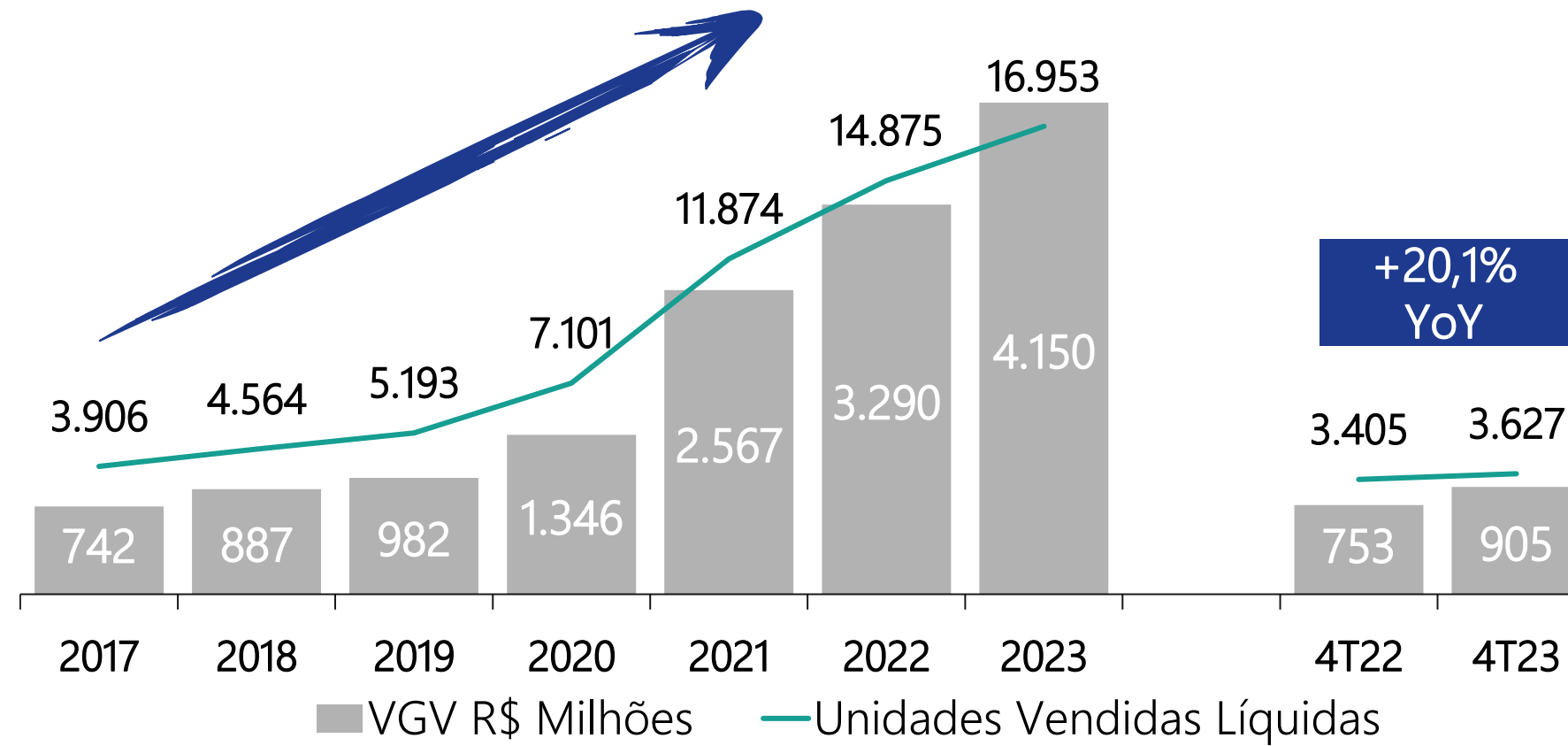
EXCEPCIONAL HISTÓRICO FINANCEIRO E OPERACIONAL

Capacidade de execução e sólido modelo de negócios se traduzem em crescimento, fortes margens e sólida geração de caixa

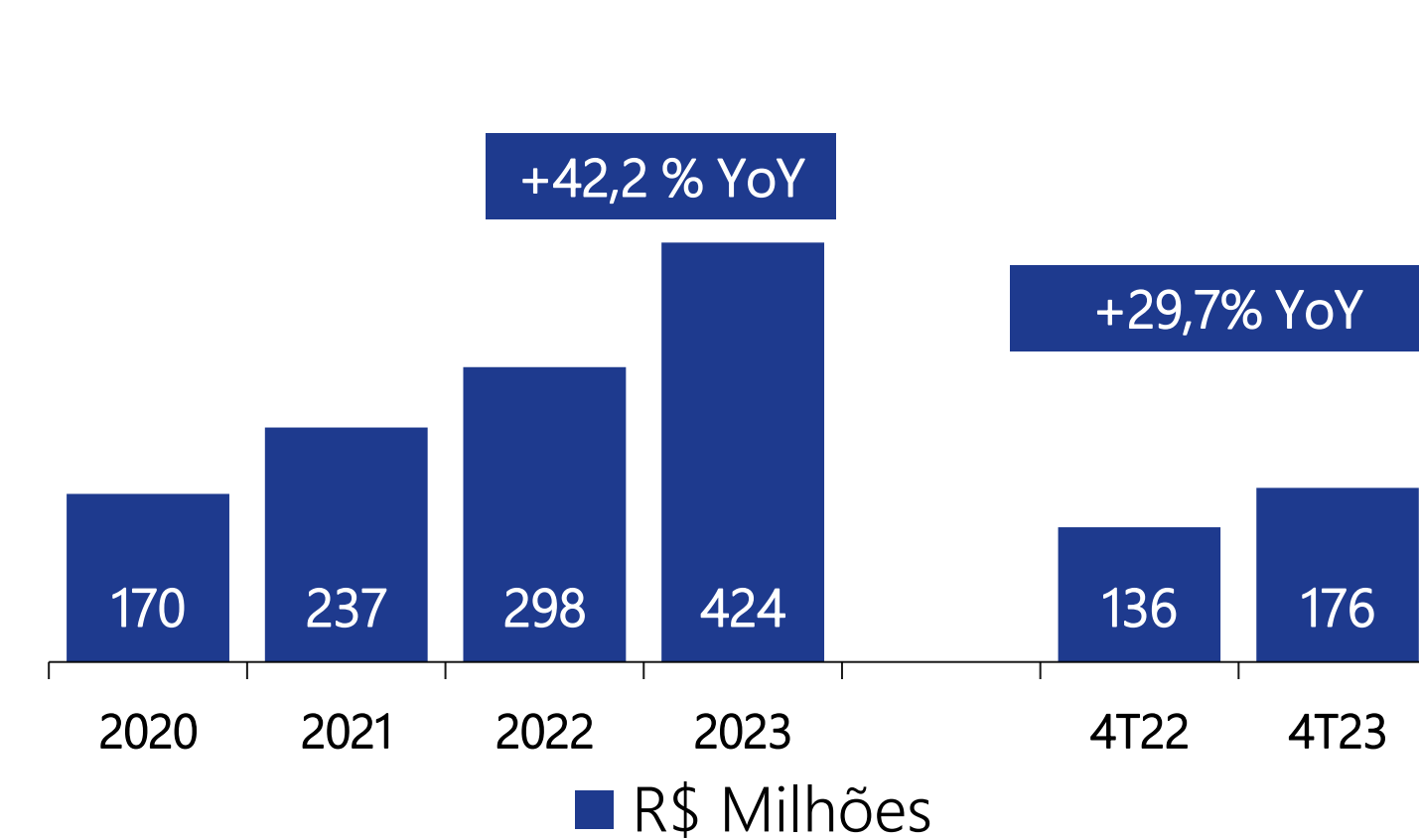
Lançamentos



Vendas Líquidas



Geração de Caixa



Repasses

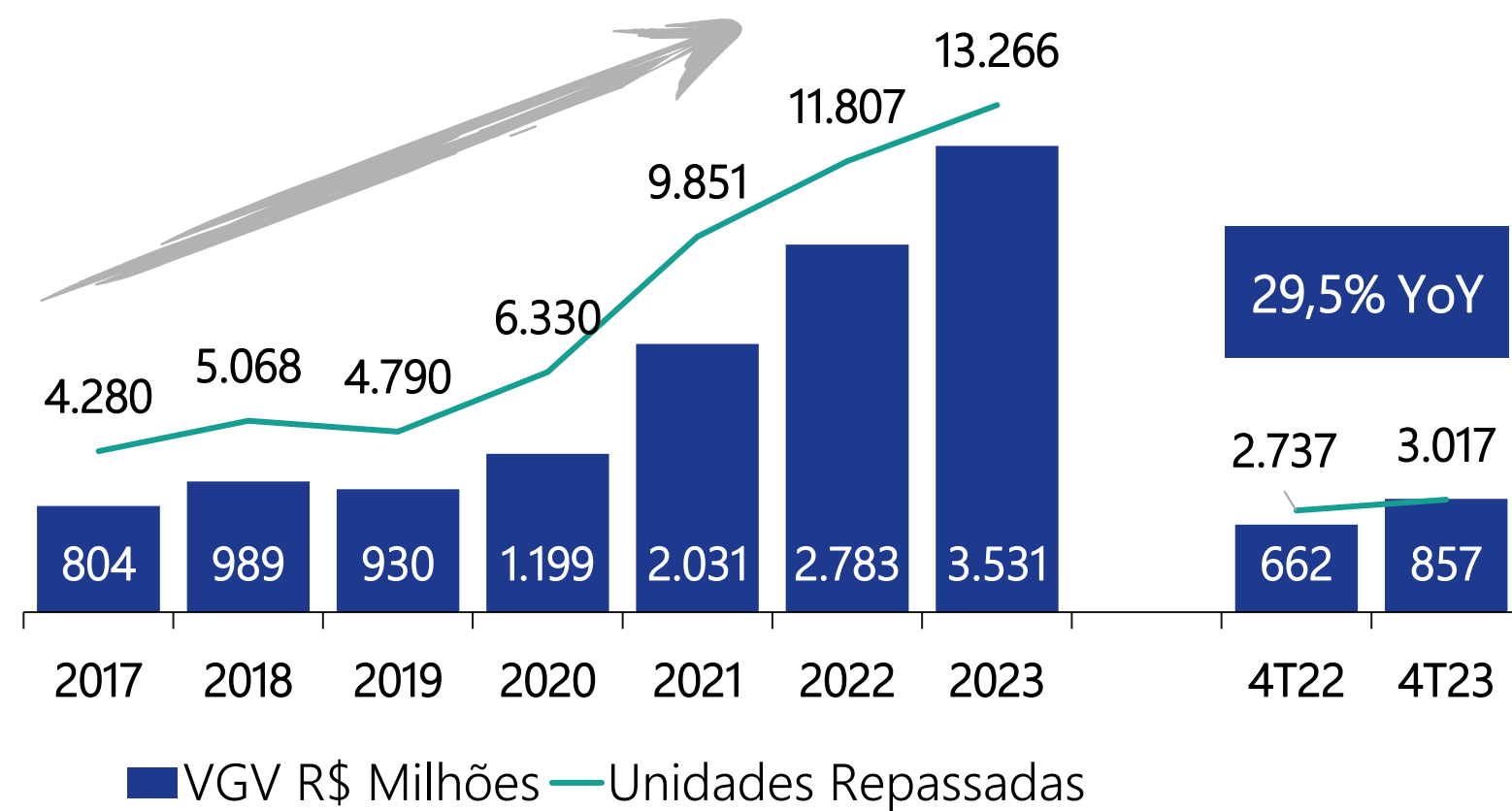
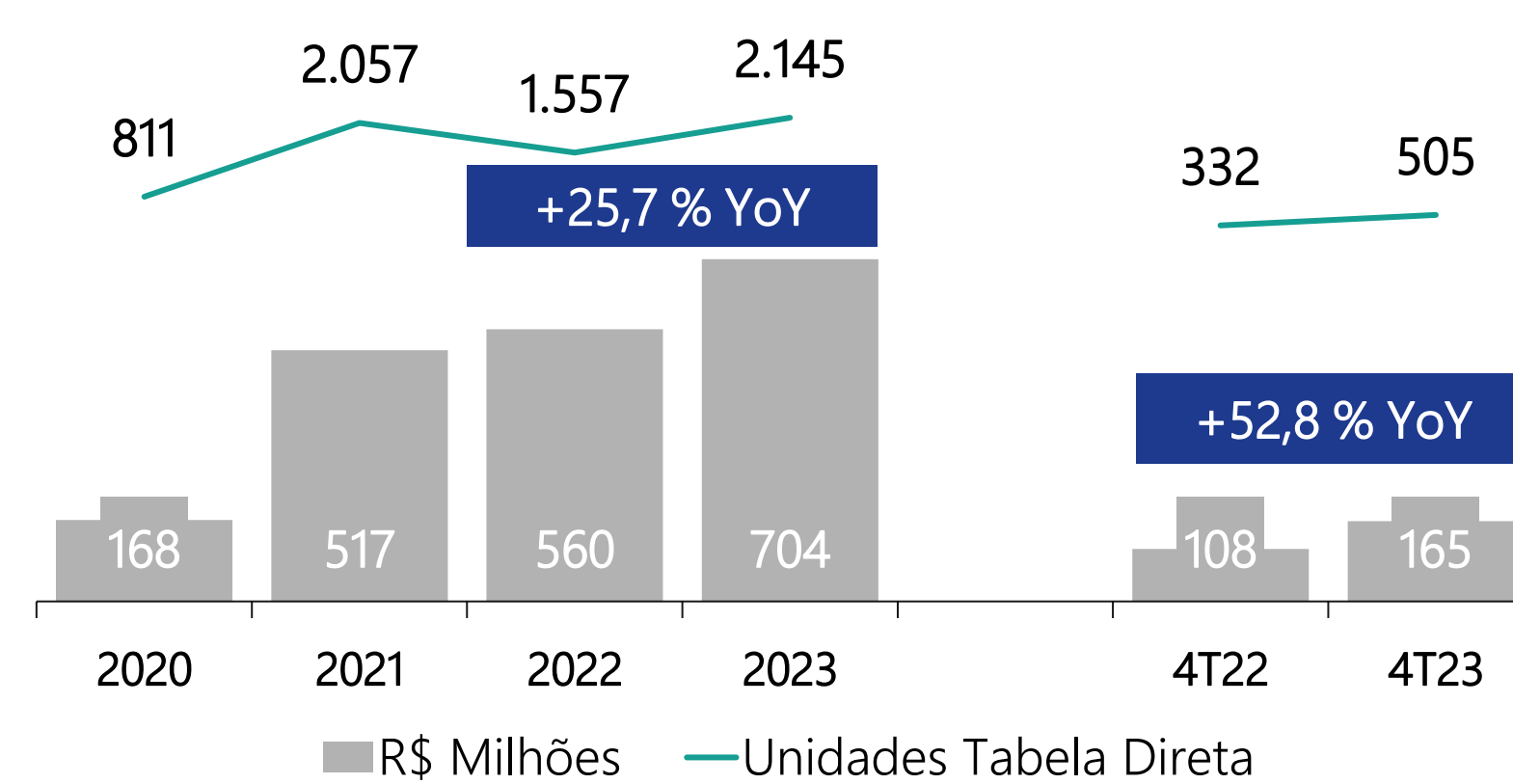
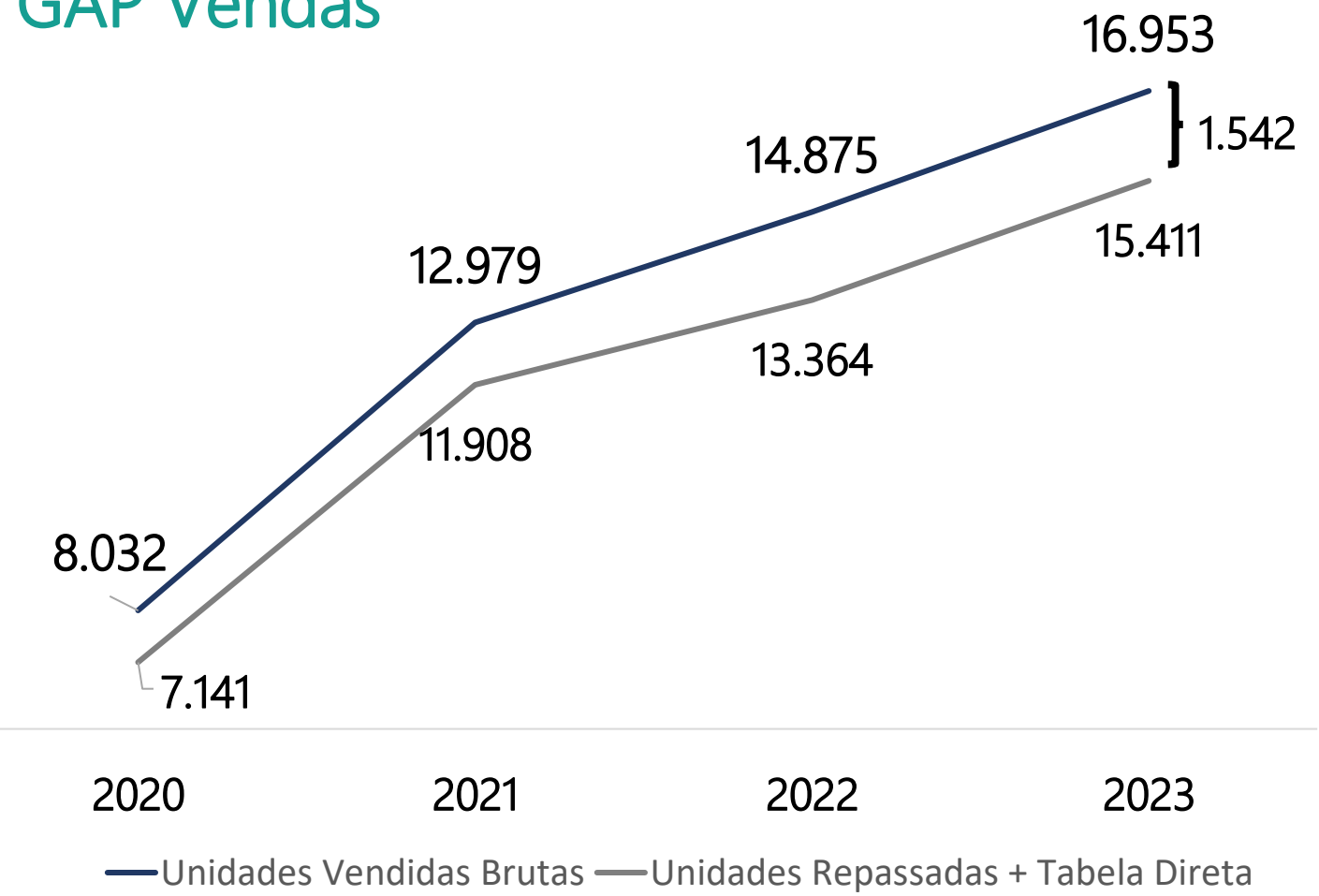


Tabela Direta



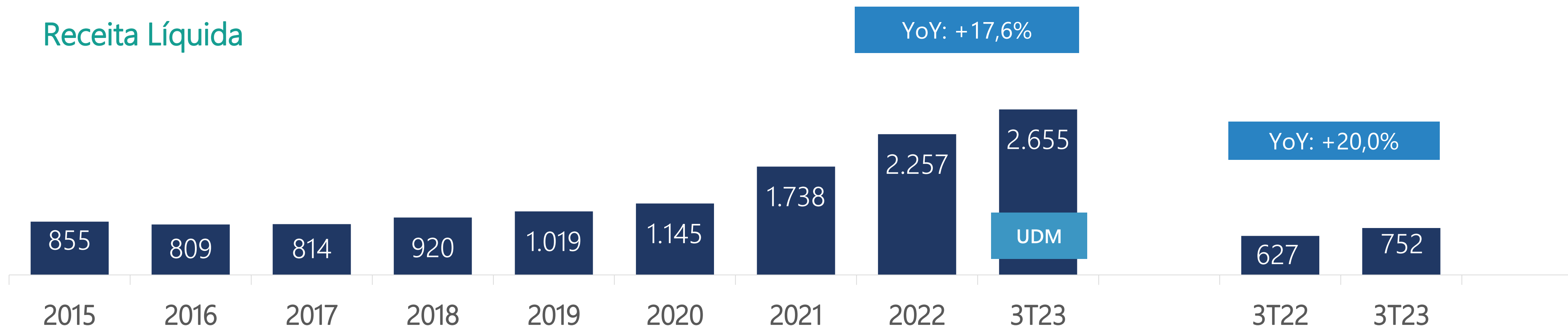
GAP Vendas



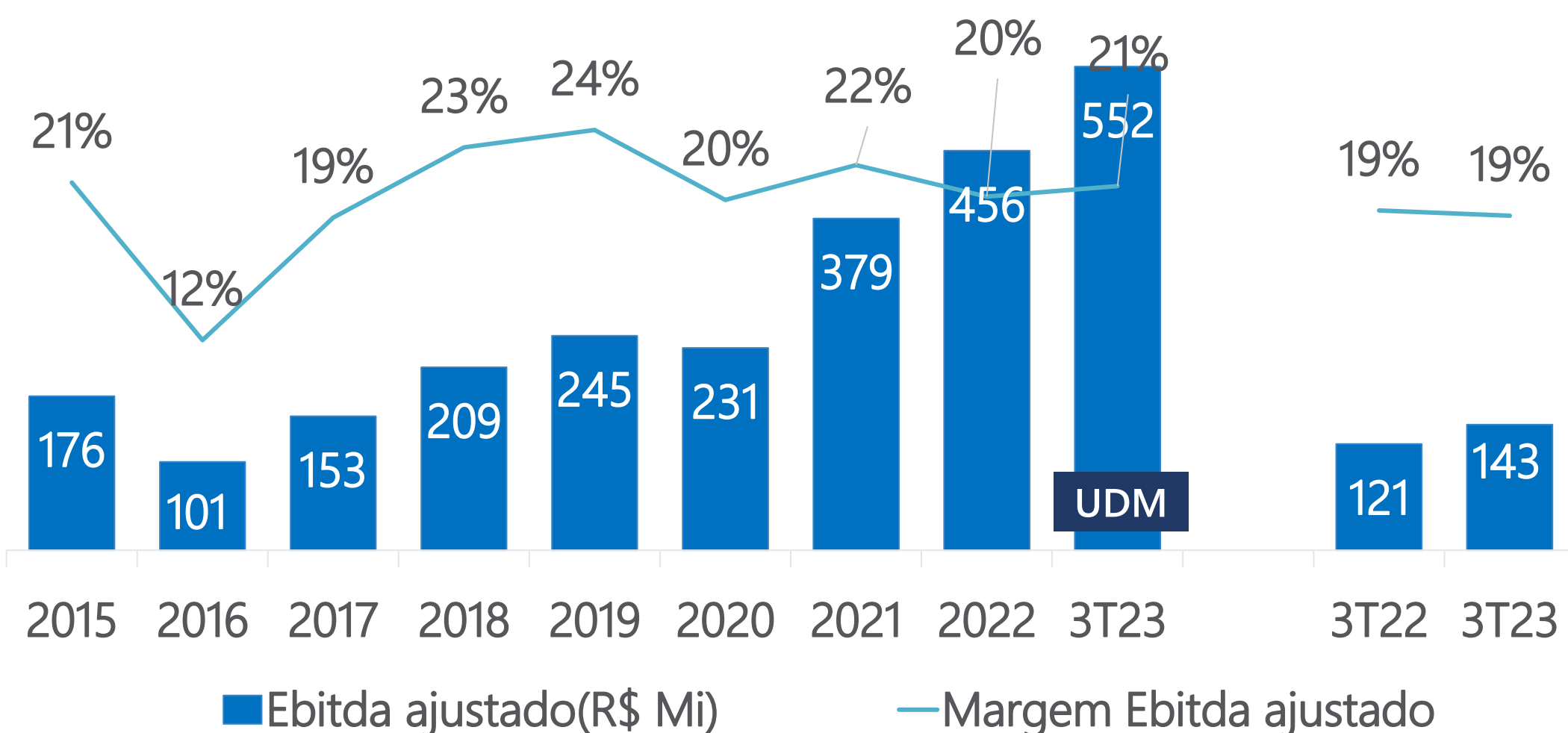
UM EXCEPCIONAL HISTÓRICO FINANCEIRO E OPERACIONAL

A excelência da Cury na capacidade de execução e o sólido modelo de negócios se traduzem em um crescimento substancial, fortes margens e sólida geração de caixa

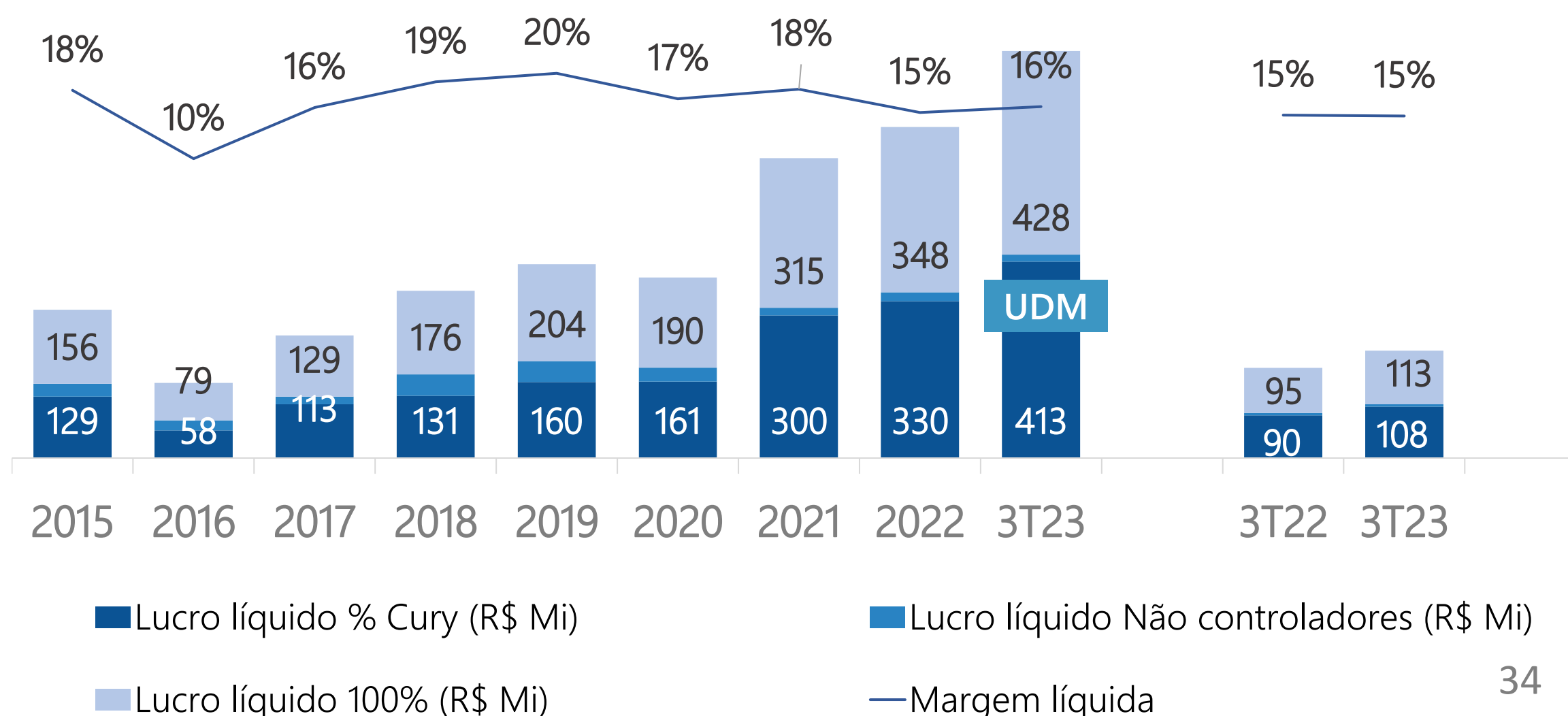
Receita Líquida



EBITDA Ajustado



Lucro Líquido



EXCEPCIONAL HISTÓRICO FINANCEIRO E OPERACIONAL

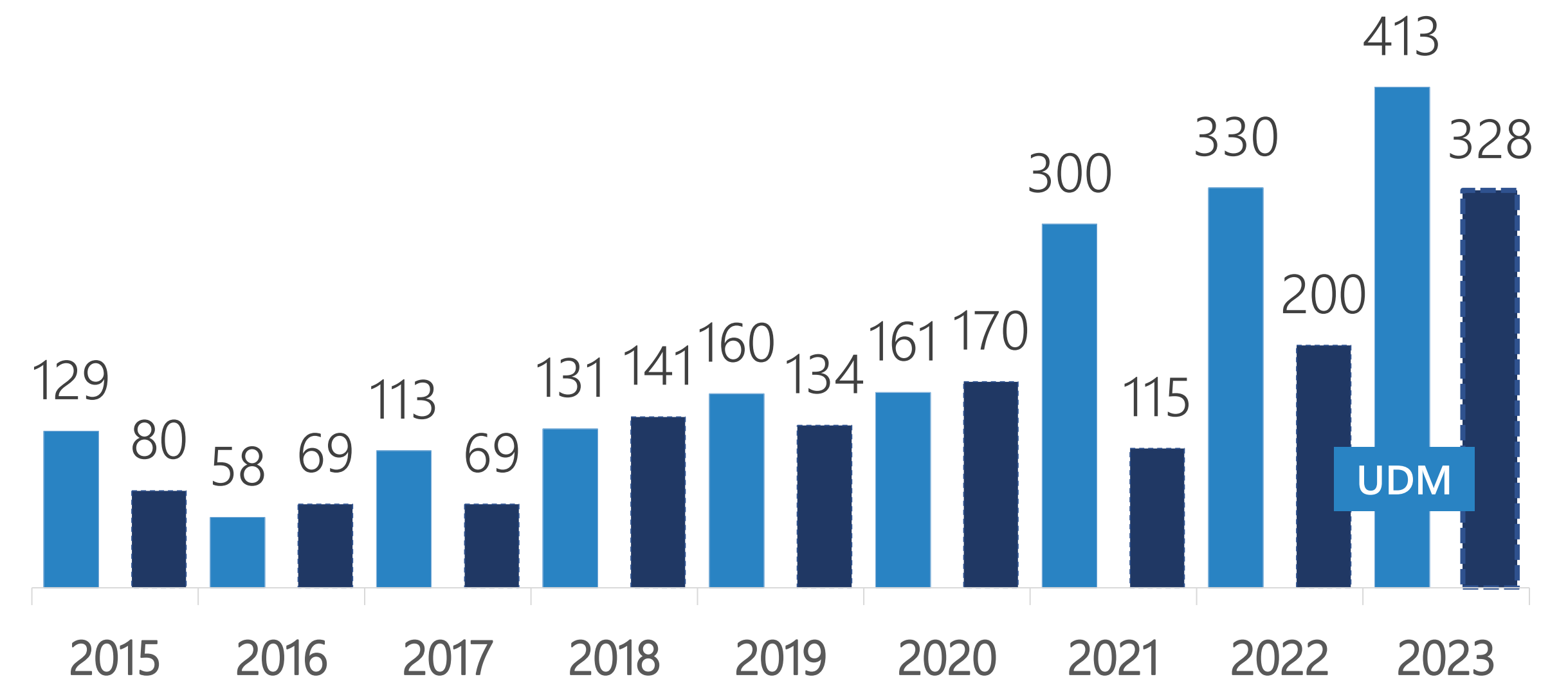
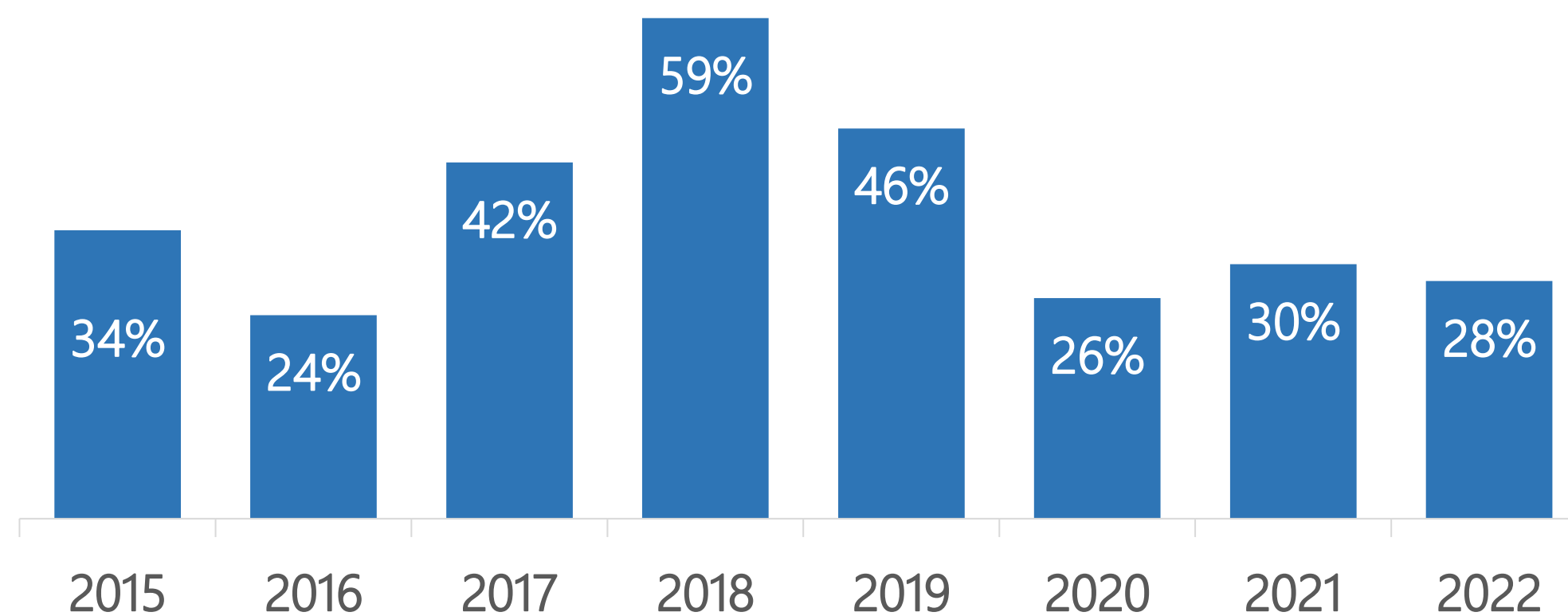
A excelência da Cury na capacidade de execução e o sólido modelo de negócios se traduzem em um crescimento substancial, fortes margens e sólida geração de caixa

ROIC - Return On Invested Capital

Lucro Líquido e Dividendos Distribuídos

■ Lucro líquido % Cury

■ Dividendos

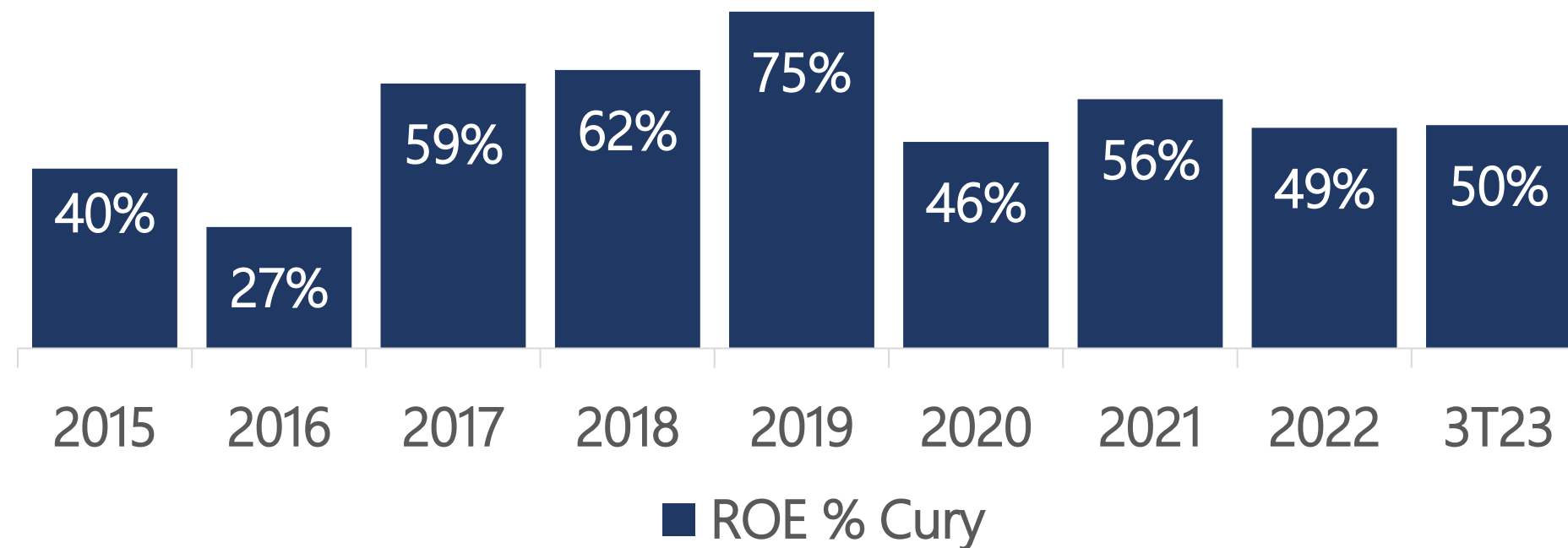


$$ROIC = \frac{\text{(Lucro antes do resultado financeiro – impostos)}}{\text{Empréstimos + Credores+ PL – Caixa e equivalentes}}$$

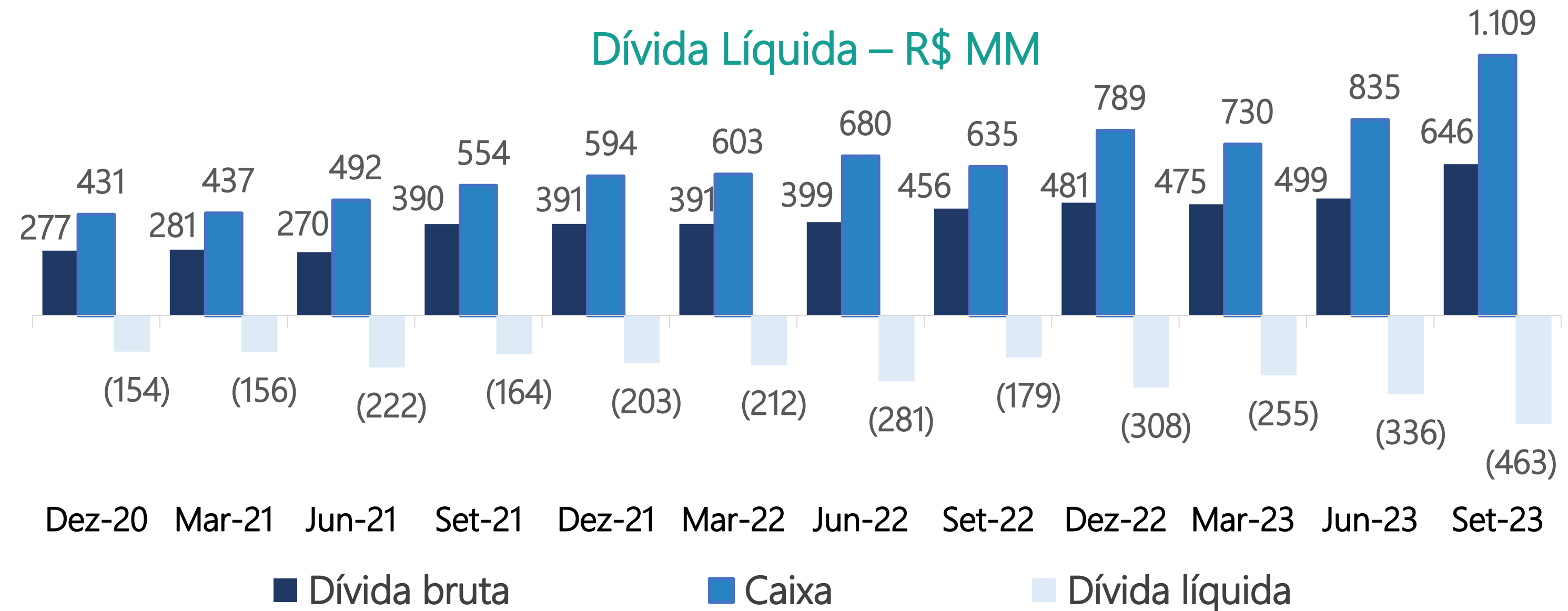
EXCEPCIONAL HISTÓRICO FINANCEIRO E OPERACIONAL

A excelência da Cury na capacidade de execução e o sólido modelo de negócios se traduzem em um crescimento substancial, fortes margens e sólida geração de caixa

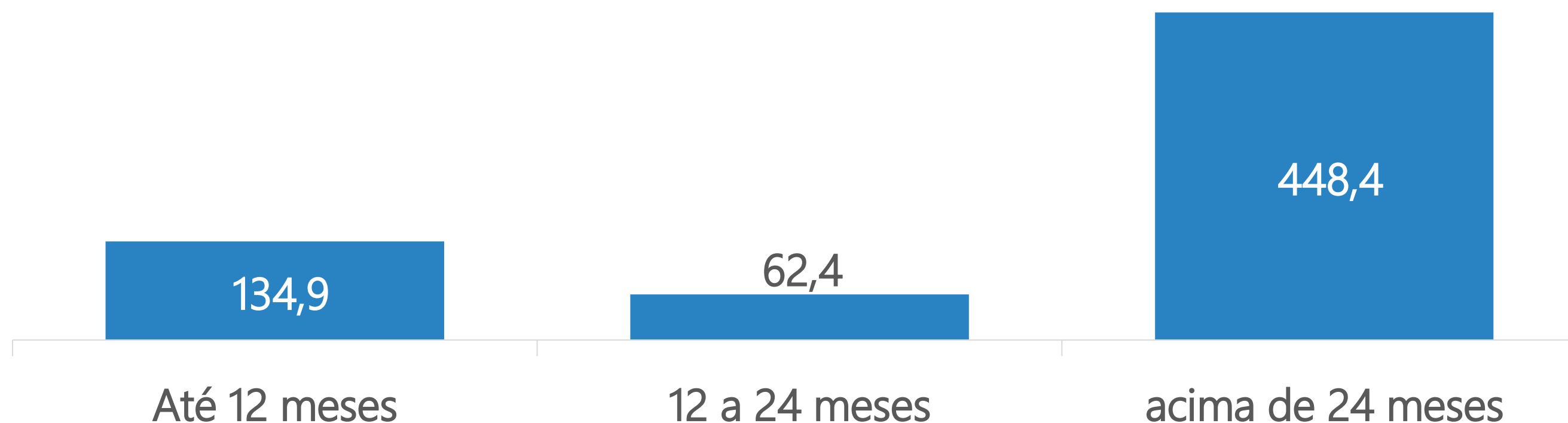
ROE - Return On Equity
(Lucro Líquido / PL)



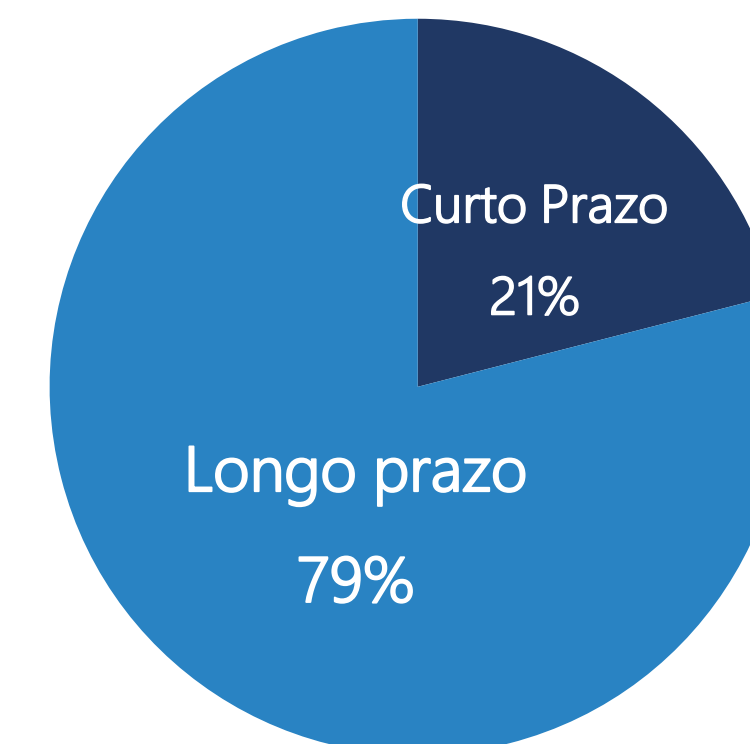
Dívida Líquida – R\$ MM



Cronograma de Amortização 30/09/2023



Perfil da Dívida



ESTRUTURA DE GOVERNANÇA



Conselho de Administração

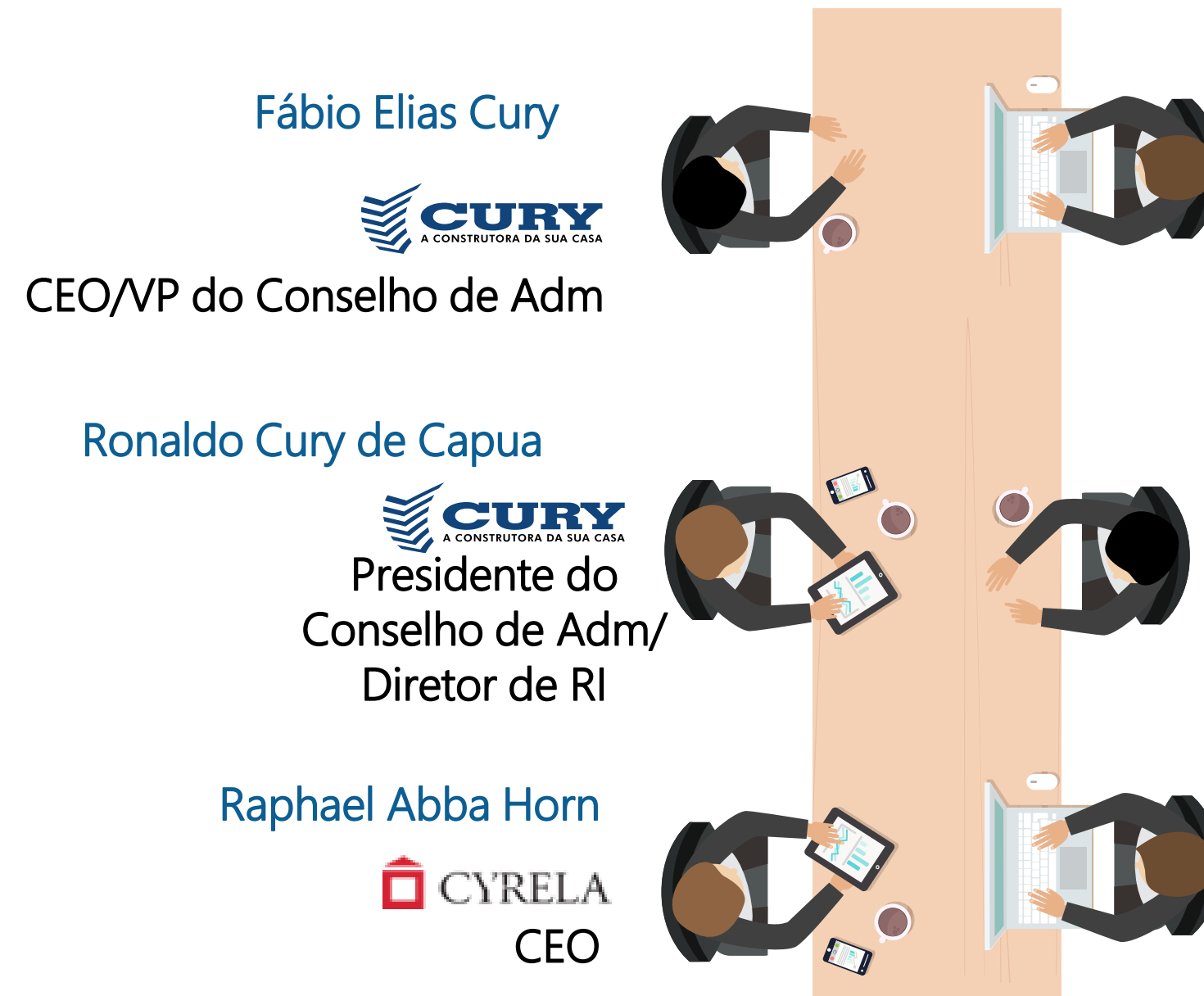


Conselho Fiscal

- Luiz Augusto Marques Paes
- Marcos S. de Almeida Prado
- Luciano Almeida Prado Neto

Comitê de Auditoria Interna

- Luiz França
- Luciano Colauto
- Alvin Francischetti
- Sergio Miyagi – Auditor Independente com reporte direto ao comitê

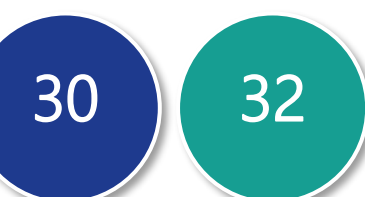


Acionista	% ON	
Cyrela Brazil Realty	21,78	} 32,39% Controlador Cury
Fabio Elias Cury	19,72	
Cury Empreend.	12,67	
Outros Controladores	2,78	
Outros (Free Float)	43,05	
Total	100,0	

ESTRUTURA DE GOVERNANÇA

Administração Experiente com um Background Excepcional

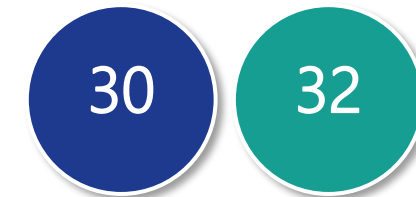
Fábio Cury



CEO

Graduado em Engenharia Civil pela Universidade Mackenzie
Desenvolvimento de Negócios

Paulo B. Curi



VP de Engenharia

Graduado em Engenharia Civil pela Universidade Mackenzie
Ex-Diretor de Engenharia da Cury

Leonardo Mesquita Cruz



VP de Vendas e Novos Negócios

Especializado em Fin. Imobiliário pela Wharton University
Pós-graduação pela Babson College

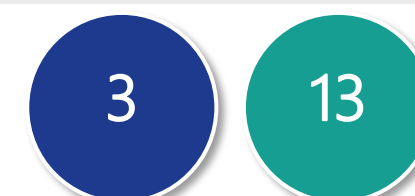
Ronaldo Cury de Capua



IRO

Pós-graduado em Invest. Imob. pela FGV, VP do SindusCon, cons. da ABRAIN e Membro do Real State da Poli-Usp

João Carlos Mazzuco



CFO

Graduado em Engenharia Naval pela Universidade de São Paulo
Já atuou em Investment Banking

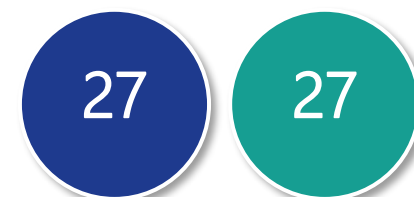
Sabrina Gonçalves Ribeiro



COO

Especializada em Gestão e Liderança Estratégica - Fundação Dom Cabral

Giuseppe F. Vergara



Diretor de Engenharia SP

Graduado em Eng. Civil pela Universidade Anhembi Morumbi
Foi Gerente Geral de Obras da Cury por 10 anos

David A. Nonno



Diretor de Engenharia RJ

Pós-graduado em Tecnologia da Gestão na Produção de Edifícios pela Poli-USP
Foi Gerente Geral de Obras da Cury por 11 anos

Bruna Santini



Diretora de Incorporação

Graduada em Arquitetura e Urbanismo pela Universidade Mackenzie
Foi Gerente de Produto na Cury por 3 anos



Anos de experiência



Anos na Cury

ESTRATÉGIA DA CURY PARA MANTER NÍVEIS ELEVADOS DE ROE

1

Liderança

Uma das maiores construtoras residenciais do País

2

Compromisso

com os mercados mais rentáveis: São Paulo e Rio de Janeiro

3

Estratégia

landbank estrategicamente localizado + expertise única em engenharia + estratégia de vendas bem sucedida

4

Incomparável

track-record de crescimento, rentabilidade superior e capacidade de execução comprovada.

5

Experiencia

Muitos anos atuando no mercado contando com profissionais experientes

6

Aquisição de terrenos por meio de permutas ou parcelas de longo prazo

7

Lançamento de projetos com financiamento já aprovado

8

Estratégia de vendas com meta de 70% em repasses no prazo de 6 meses

9

Métodos de construção e de engenharia altamente eficientes e flexíveis

10

Elevado *payout* de dividendos



Atenciosamente,

Ronaldo Cury de Capua – Diretor de RI
Nádia Santos – Gerente de RI
Alice Vasconcelos – Analista de RI
Héricles Camargo – Analista de RI
Liliane Brito – Estagiária de RI



CURY
B3 LISTED NM

ICON B3
IGCT B3

IMOB B3
IGCX B3

IBRA B3
IGNM B3

SMLL B3
ITAG B3

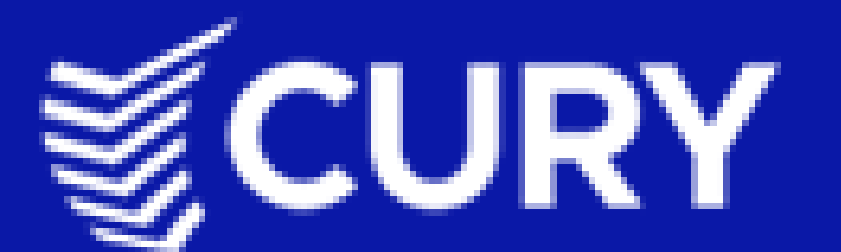




GESTÃO ESG - 2023

[CLIQUE AQUI PARA ACESSAR NOSSO RELATÓRIO DE SUSTENTABILIDADE](#)

INSTITUTIONAL PRESENTATION



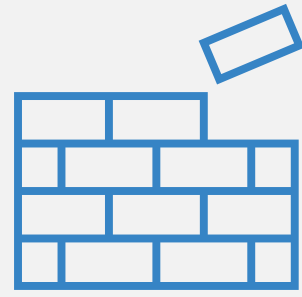
DISCLAIMER

Statements contained in this document related to the outlook for CURY's businesses, forecast of financial and operational results, and references to the Company's potential growth, constitute mere forecasts and are based on Management's expectations in relation to future performance.

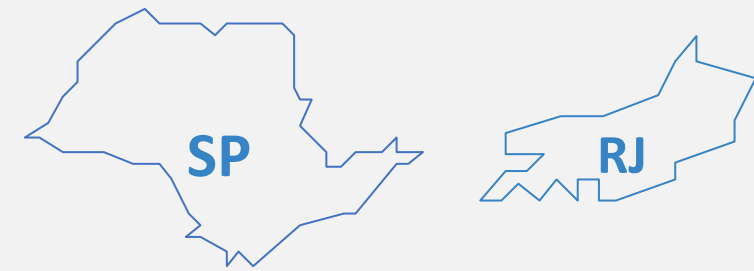
These forecasts are highly dependent on market behavior, the economic situation in Brazil and the sector (political and economic changes, volatility of interest and currency exchange rates, technological changes, inflation, financial disintermediation, competitive pressures on products and prices and changes in tax legislation) and, thus, subject to change without any advance warning.



CURY AT-A-GLANCE



One of the Leading companies of homebuilder segment in Brazil



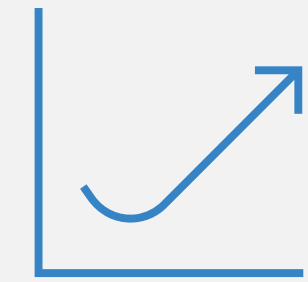
Commitment to São Paulo and Rio de Janeiro



Engineering expertise of 60 years of low-cost construction

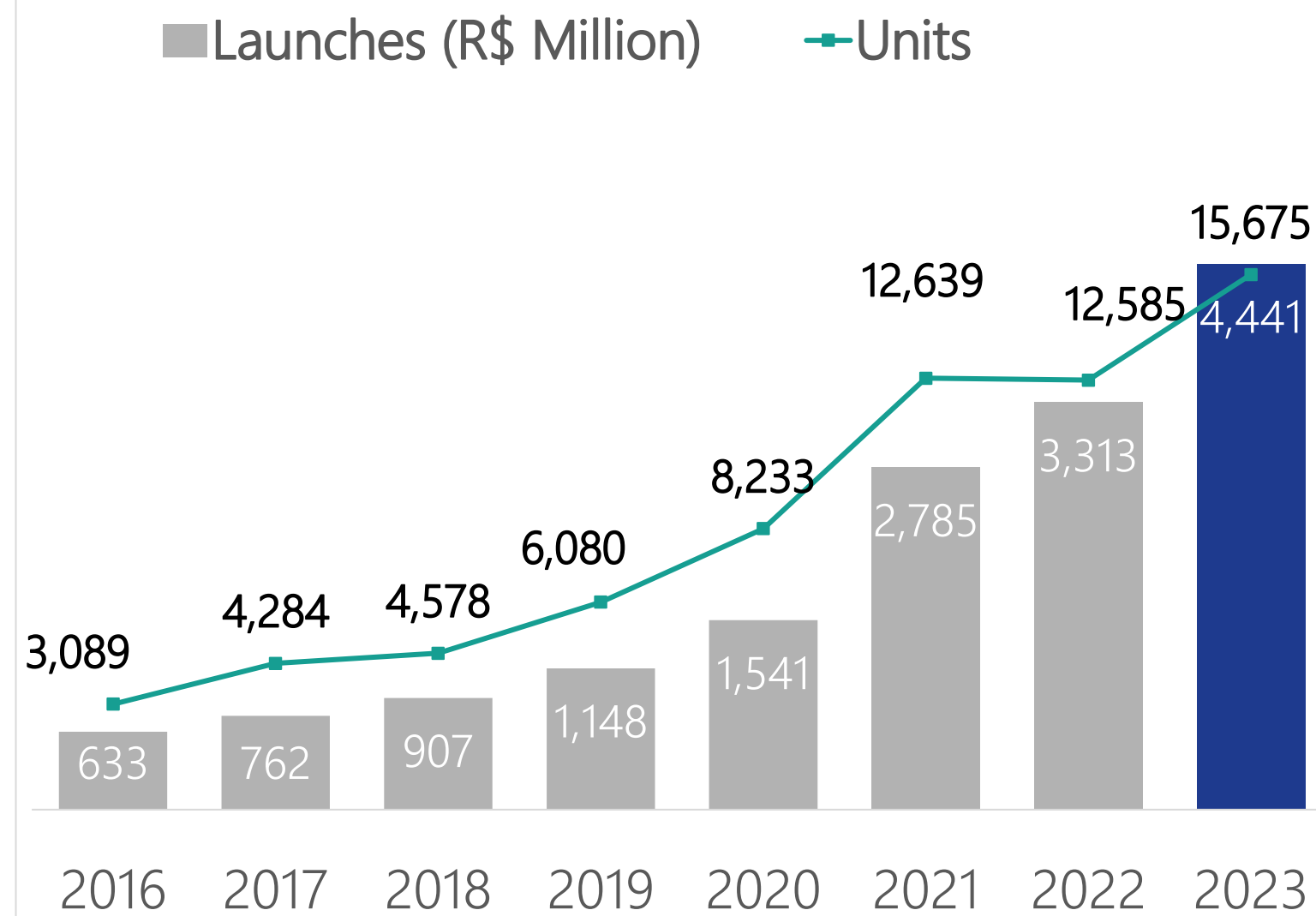


Complete and flexible product portfolio, covering a wide range of homebuilders' segment



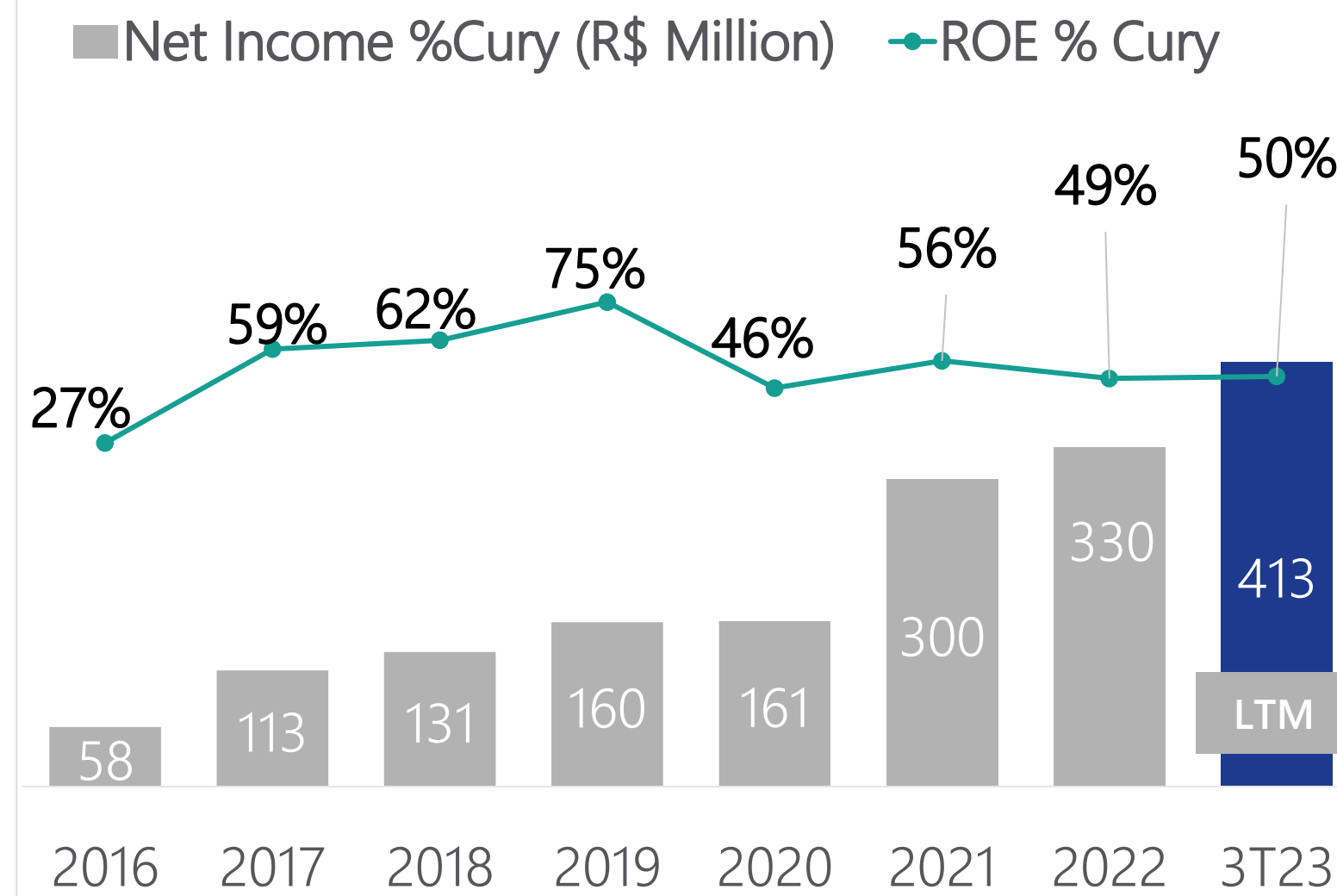
Unique financial profile: growth + margins + returns

Launches



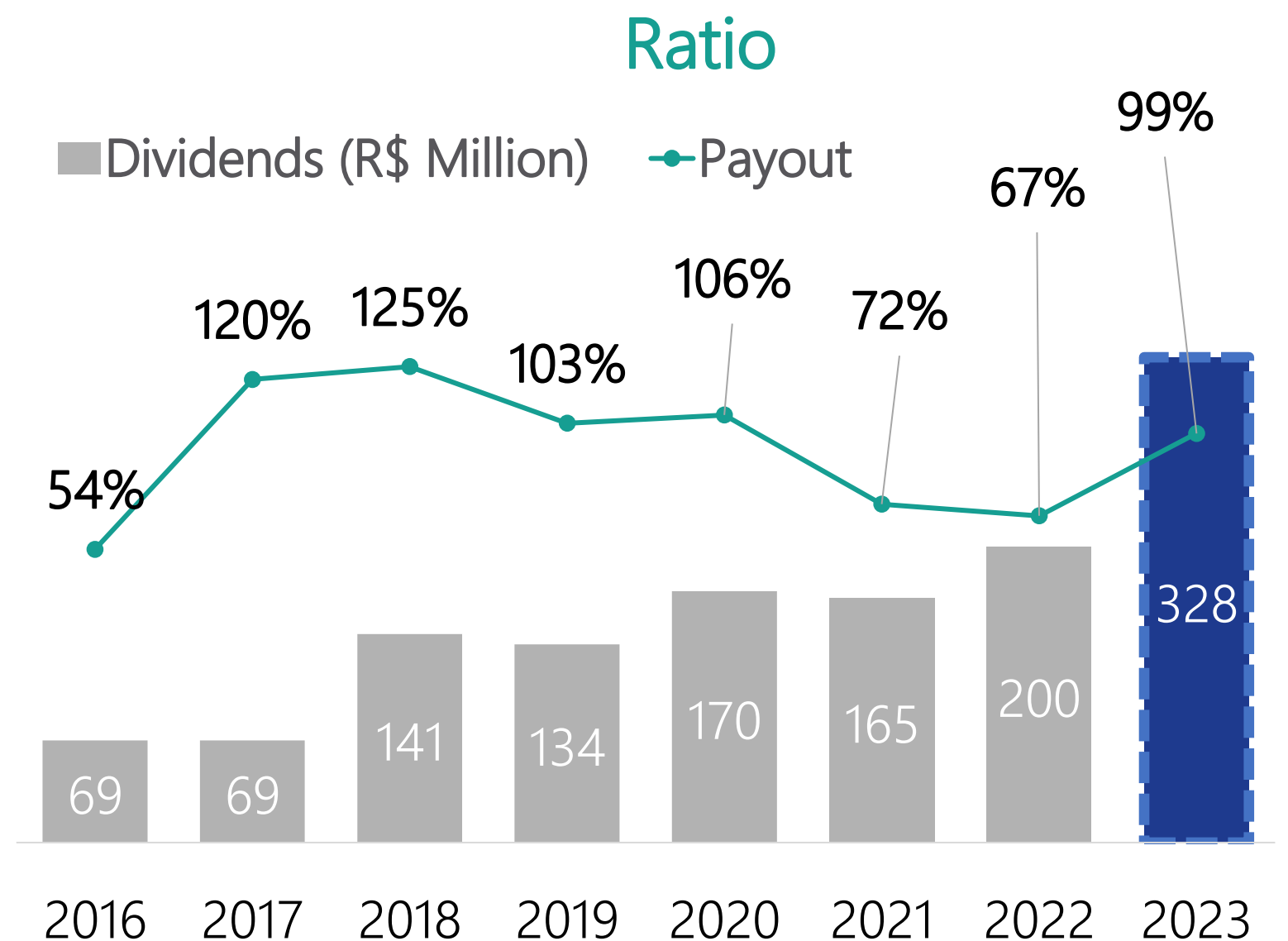
CAGR PSV (16-23) ~36.1%

Net Income and ROE



ROE % Cury (2016-2022) +23 p.p.

Dividends Distributed and Payout Ratio



Average ratio 86.3%

+ 100 THOUSAND CONSTRUCTED UNITS

An extensive history developing landmark projects for households

RIO DE JANEIRO



TOTAL OF 950 UNITS

MÉRITO JACAREPAGUÁ

500 UNITS

DEZ JACAREPAGUÁ

450 UNITS

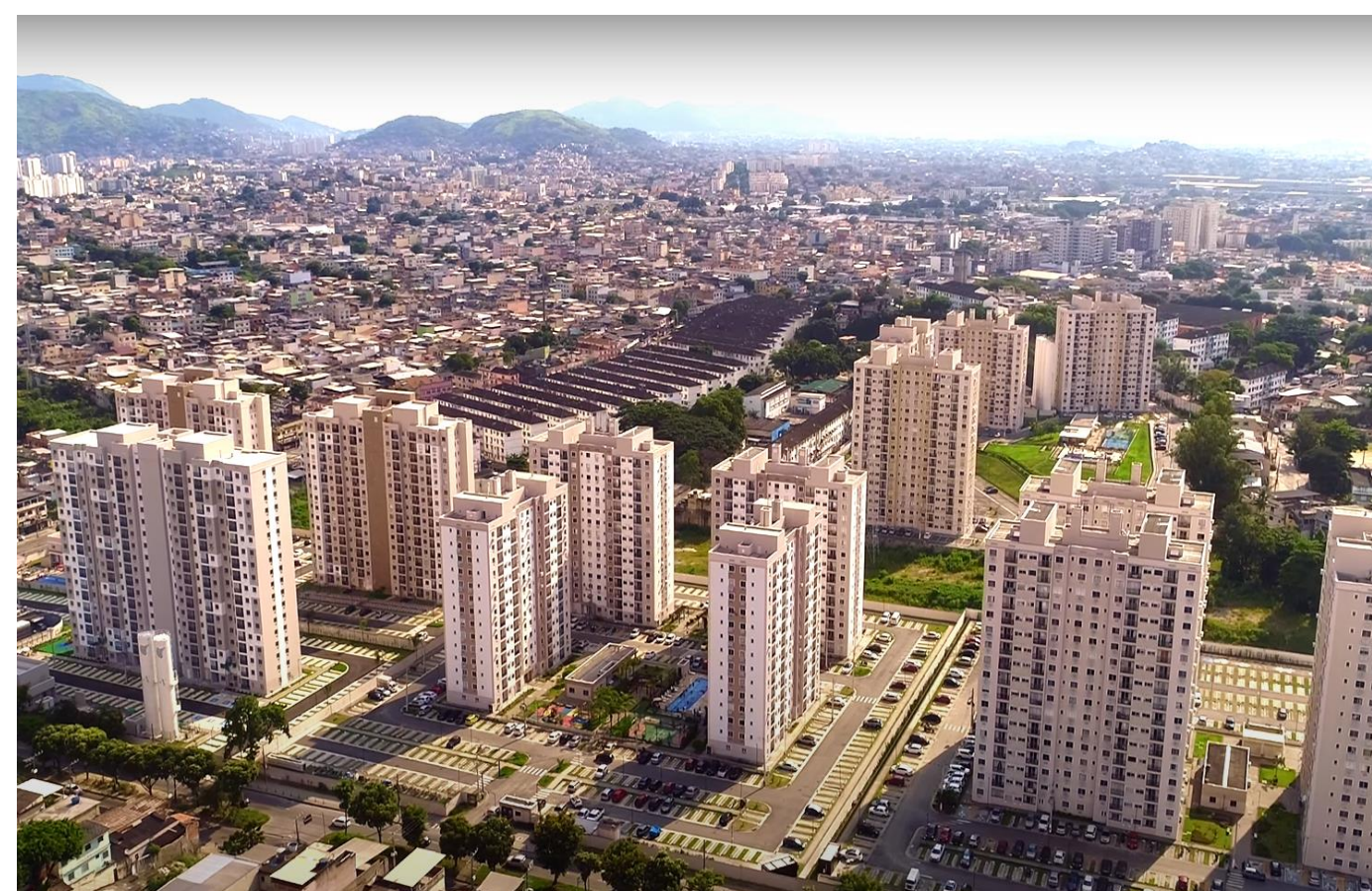
LAUNCH DATE

OCT

2018

Amenities and security in areas
with broad infrastructure

RIO DE JANEIRO



TOTAL OF 1,940 UNITS

MÉRITO ZONA NORTE

211 UNITS

URBAN ZONA NORTE

388 UNITS

DEZ ZONA NORTE

484 UNITS

DEZ IRAJÁ

452 UNITS

DEZ VISTA ALEGRE

405 UNITS

LAUNCH DATE

SEP

2020

SÃO PAULO



SUPERCITTÁ CAMPINAS

900 UNITS

LAUNCH DATE

JUN

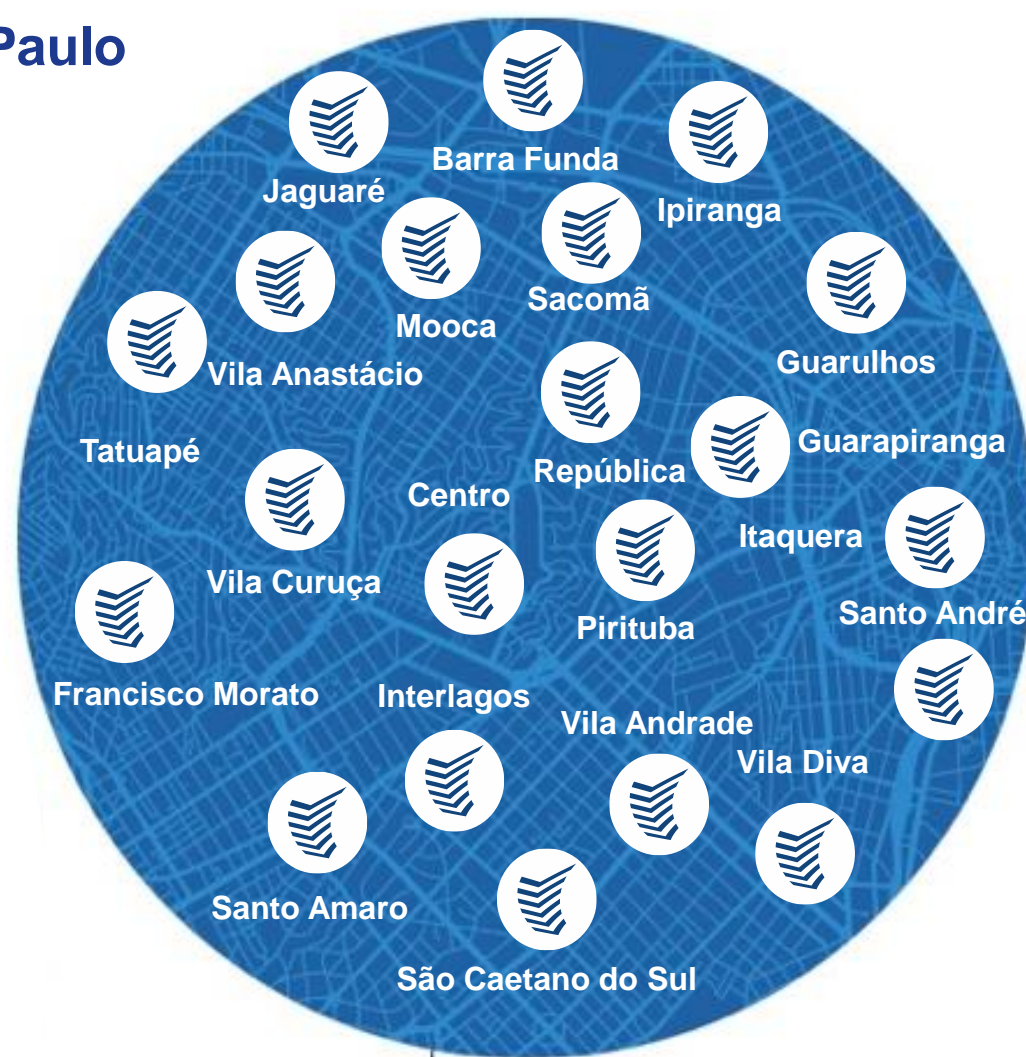
2015

[Click here to access the video
about the event where we deliver
the keys to the customer](#)

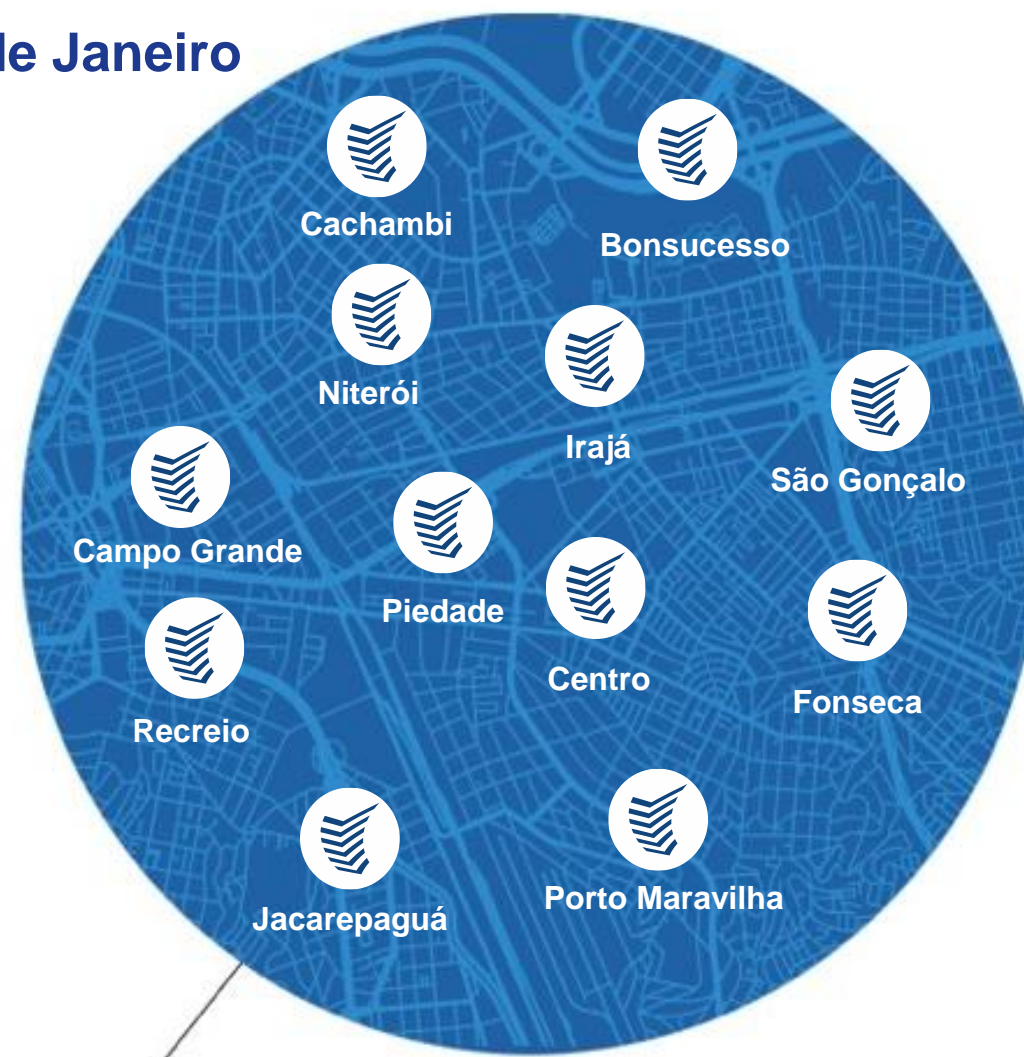
FOCUSED ON THE MAIN REAL ESTATE MARKETS IN BRAZIL

Geographically focused on the States of São Paulo and Rio de Janeiro – the core of Brazilian Real Estate Market

São Paulo



Rio de Janeiro



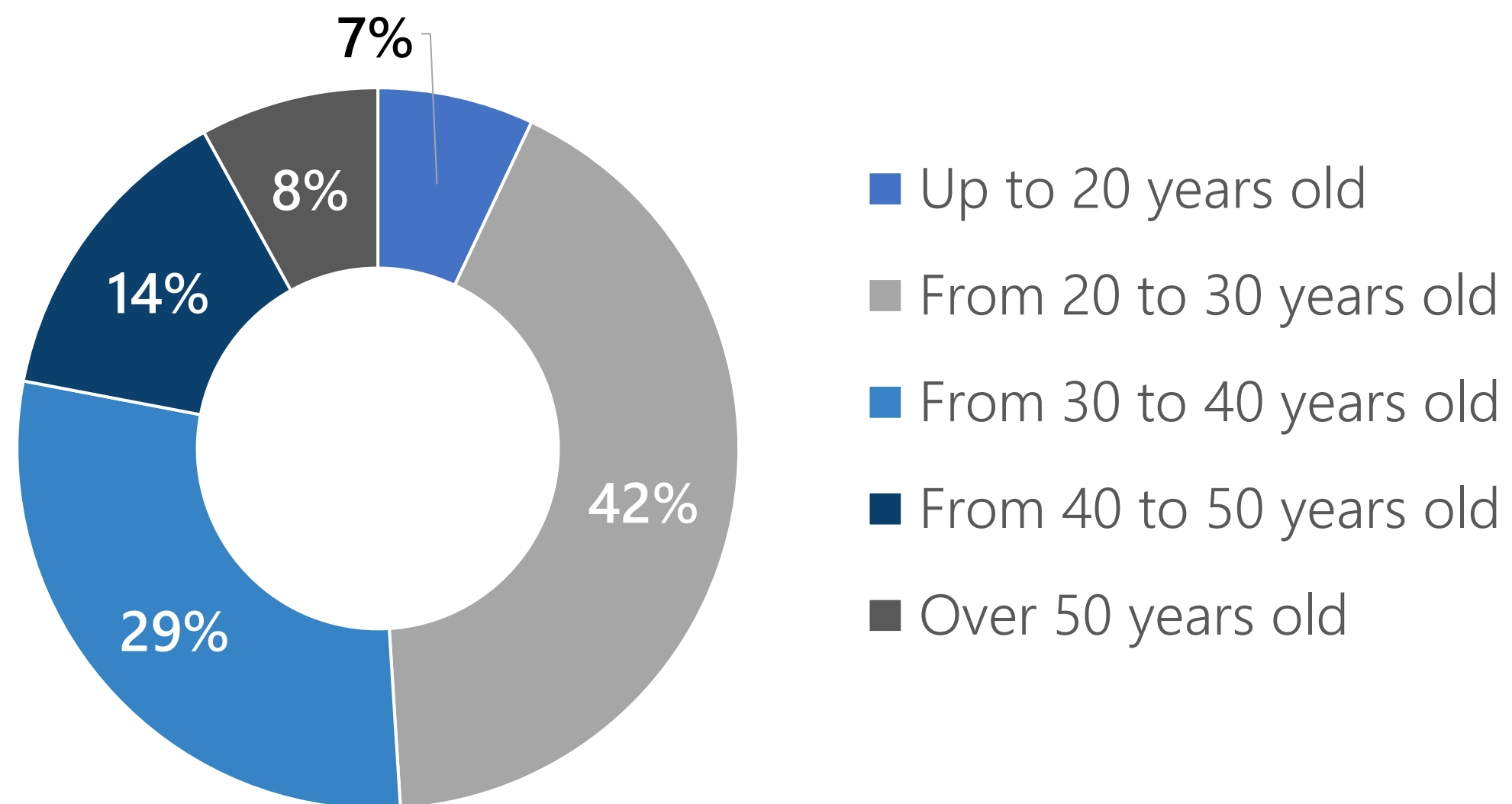
State	Launches – LTM R\$ million	Inventory R\$ million	Units under construction
SP	2,935.2	883.4	21,535
%Total	66%	62%	69%
RJ	1,505.7	540.3	9,547
%Total	34%	38%	31%
TOTAL	4,440.9	1,423.8	31,082

Market Share in the metropolitan area of São Paulo of 4.0%

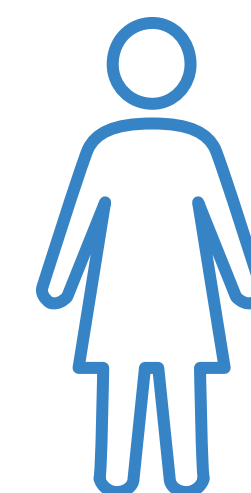
Market Share in the metropolitan area of Rio de Janeiro of 9.5%

CUSTOMER PROFILE

AGE



AVERAGE INCOME FROM R\$4,000 TO R\$12,000 FIRST-TIME BUYERS

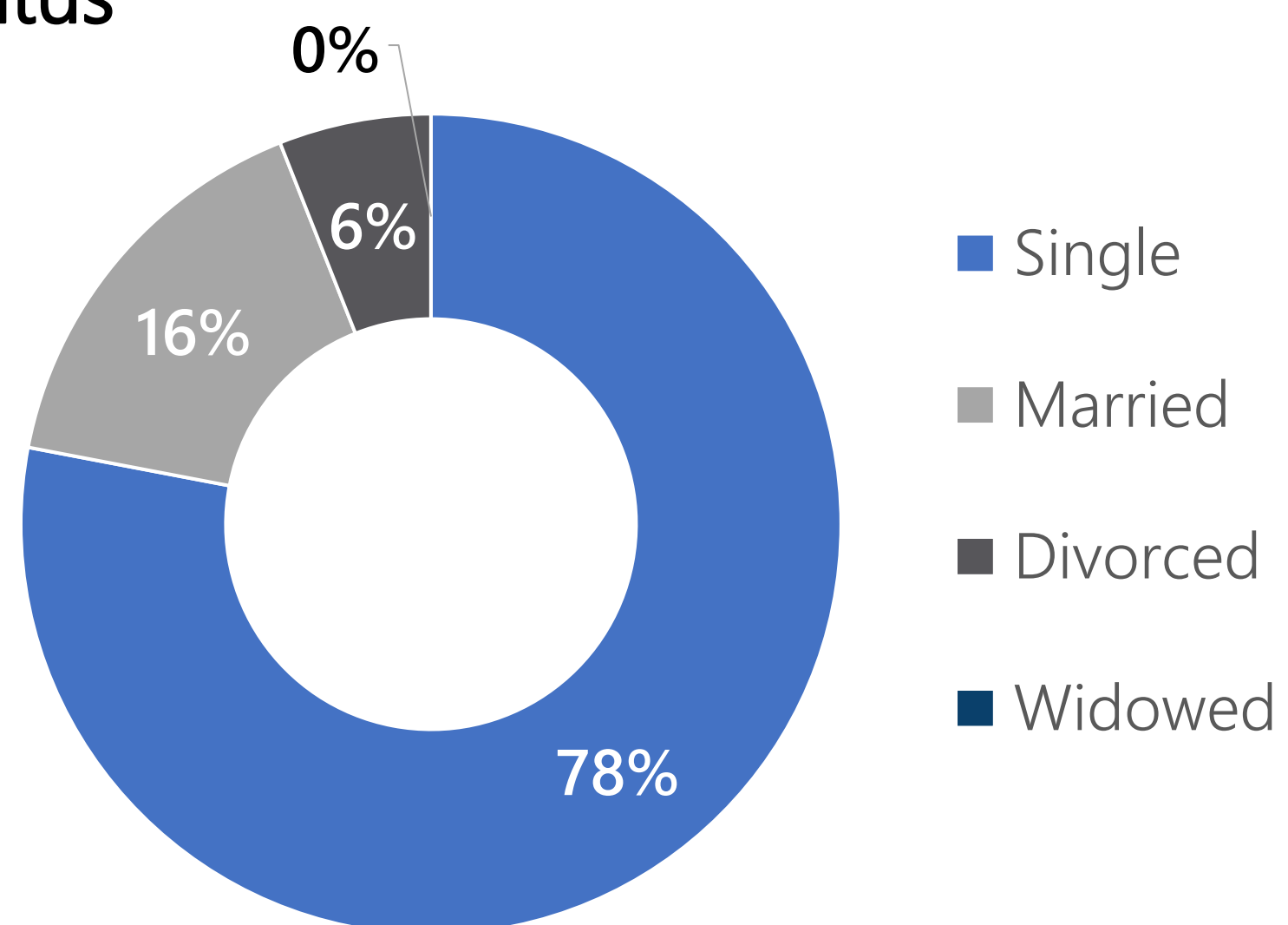


45%
Female

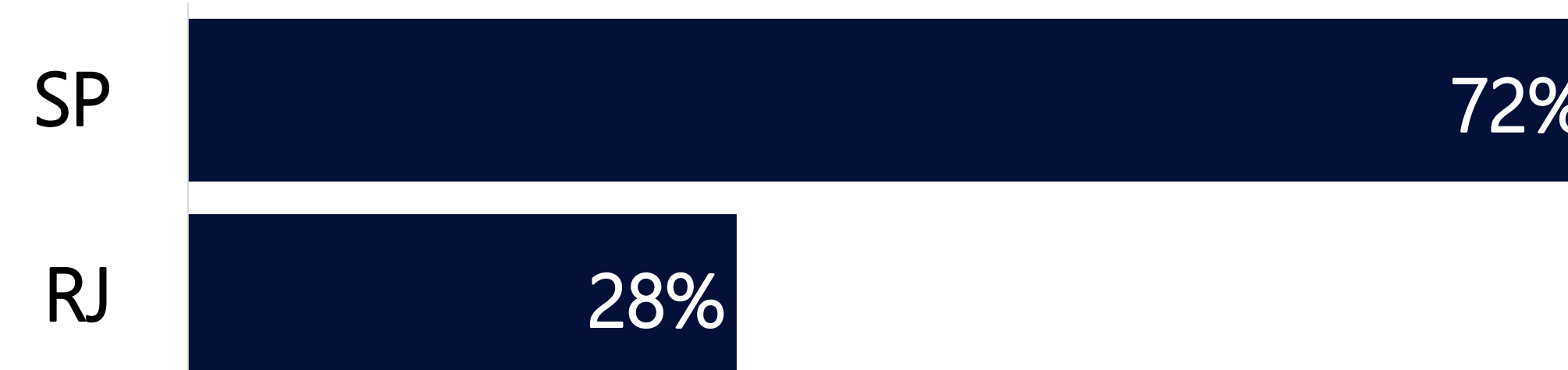


55%
Male

Marital Status



Region



POSITIVE CASH FLOW

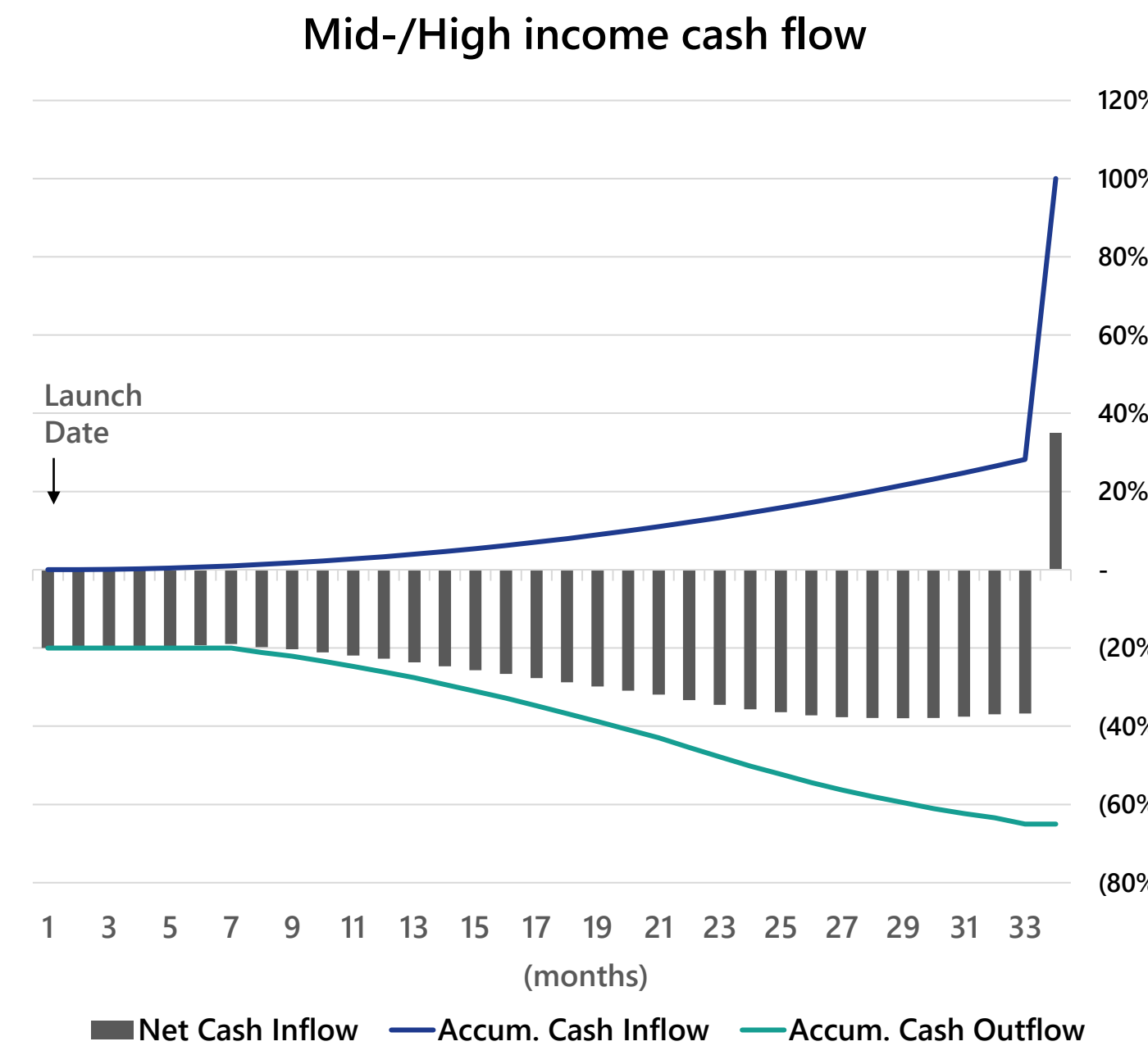
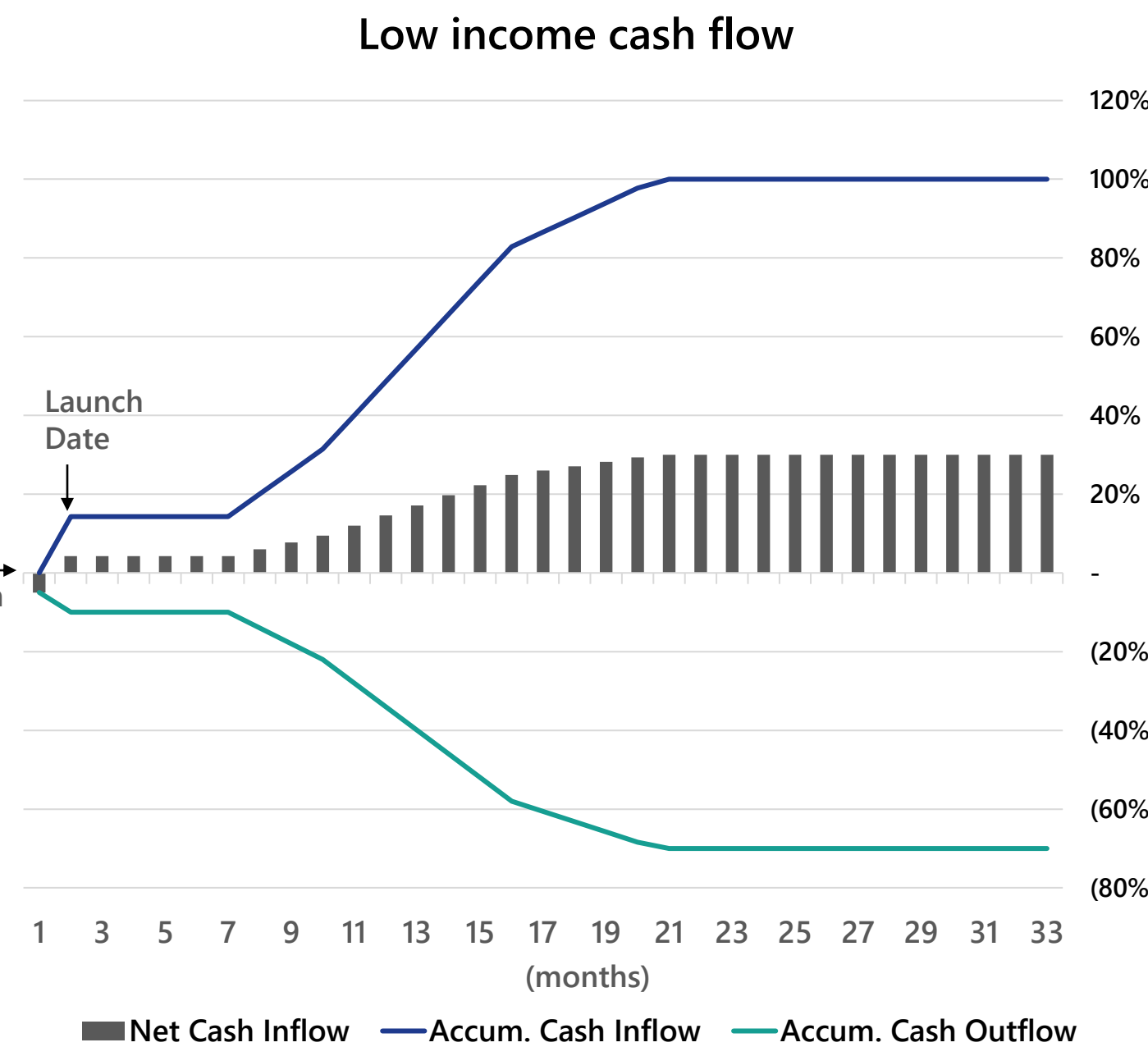
Homebuilders Accumulated Cash Flow Illustrative Analysis (% of PSV)

The credit model associated to the MCMV program allows for the transfer of receivables to homebuilder companies by the bank right after sales, with a great benefit for those companies' cash positions. Thus, Cury can complete a full construction cycle in a short time due to the expected return and cash inflow.*

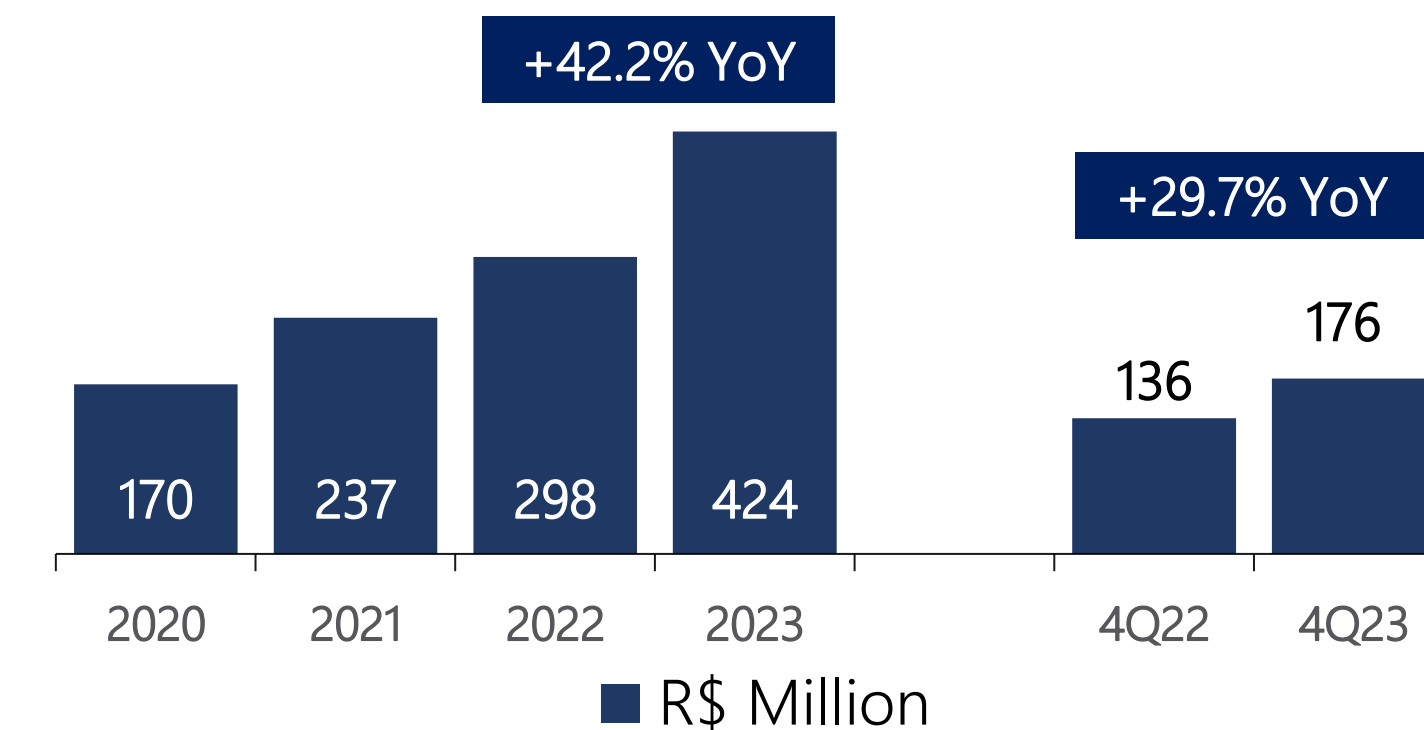
Favorable Industry Dynamics



Proven Business Model



Cash Generation



A Land Swaps or Long-Term Installments After Project Approval

B Projects Launched with Funding Already Approved

C Fast Financing Transfer (Repassé) to Financial Institution

↔
13,266
Units Transferred
in the last 12 months

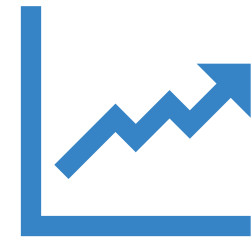
*Source: Sell Side Analyst Victor Tapia UBS

CURY'S HISTORY



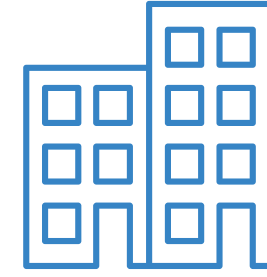
1963

Foundation of Cury Engenharia e Comércio in May-1963
Company focused on support from BNH loans



70's

Brazilian Economic Miracle
Great expansion of Cury Engenharia e Comércio



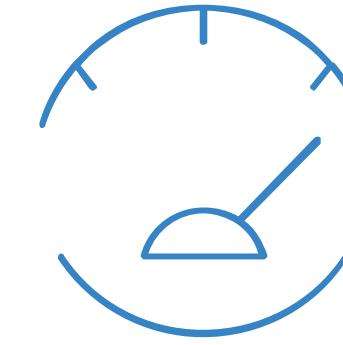
80's

End of BNH loans
Cury Engenharia e Comércio started to focus on construction residential buildings



90's

CEF(1) expanded its financing activities in the housing sector
Incorporation of Cury Engenharia e Comércio into Cury Empreendimentos



2000

Increase and expansion of credit lines
Cury Empreendimentos accelerated its growth

CYRELA

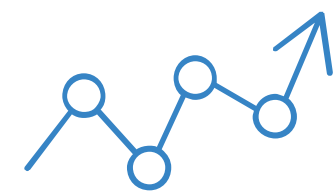
2007

Joint-venture with Cyrela
Creation of Cury Construtora



2009

Creation of housing program Minha Casa Minha Vida



2010

Beginning of Bracket 1 and great expansion



2020

"Casa Verde e Amarela" housing program IPO



S&P Global Ratings

brAA+ stable

2021

Long-term corporate credit rating
National Brazilian Scale
2022
CRI Issuance



2022

ESG Program
Approval of the Innovation, Diversity and Sustainability Policies



2023

Sustainability Report

CURY: A HIGHLY PROFITABLE HOUSEHOLD PLAYER IN BRAZIL

- 1 Solid Sector Dynamics
- 2 Extensive Strategically Located Landbank
- 3 Complete Product Portfolio
- 4 Unique Execution Expertise
- 5 Superior Operating and Financial History
- 6 Seasoned Management Team Coupled with Unique Sponsorship

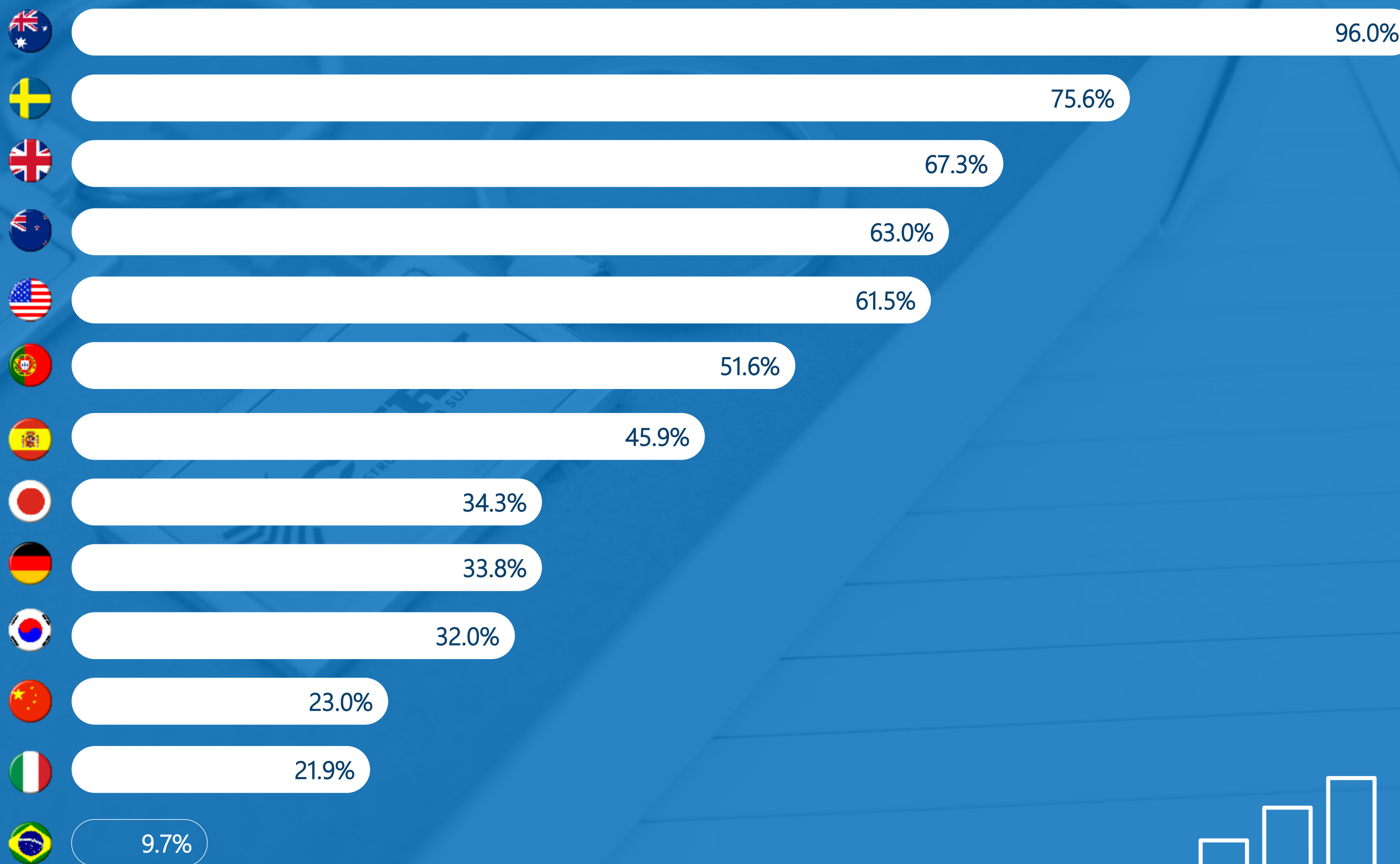


BRAZILIAN HOUSING SECTOR

Growth Potential for Real
Estate Funding in Brazil

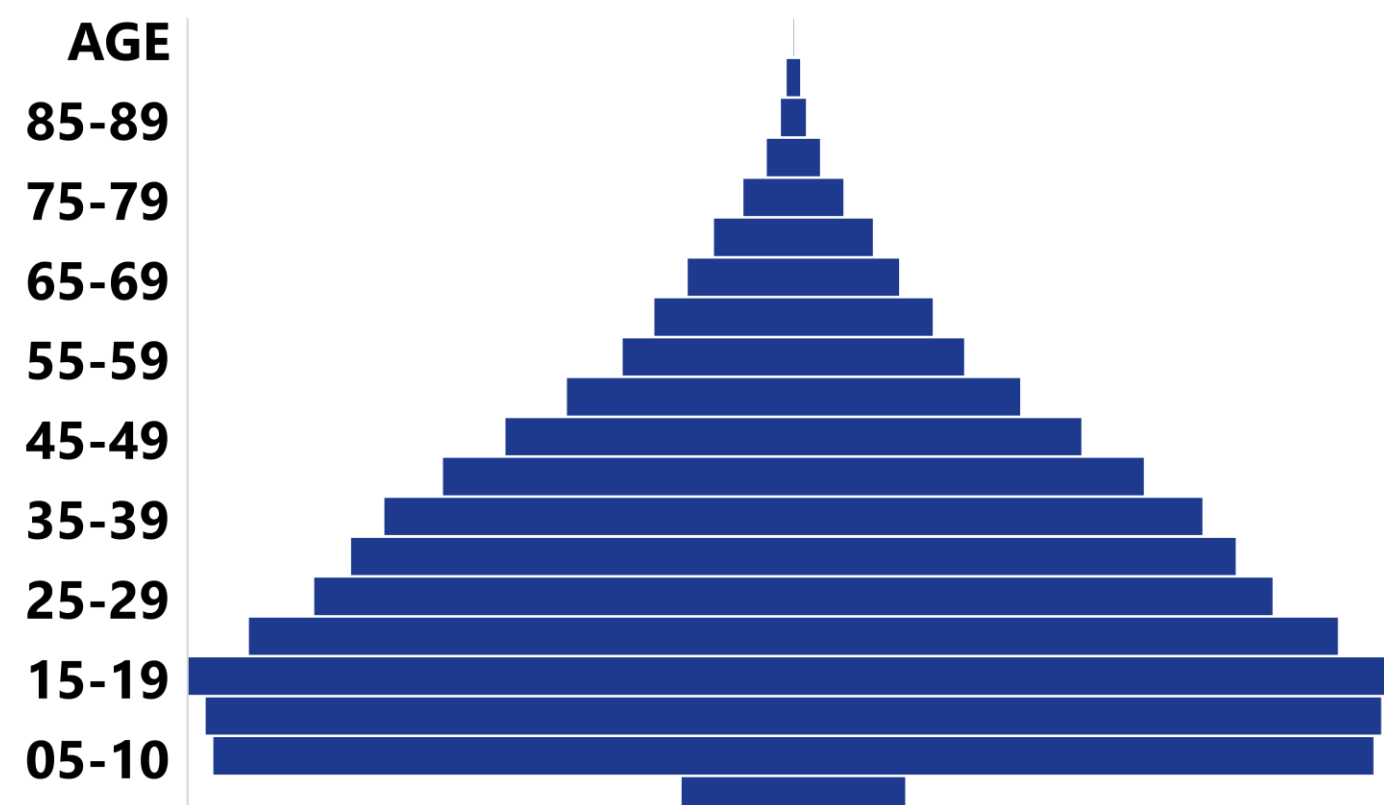
Growth Potential Fueled by Strong Credit Dynamics

Real Estate Credit (% of GDP)

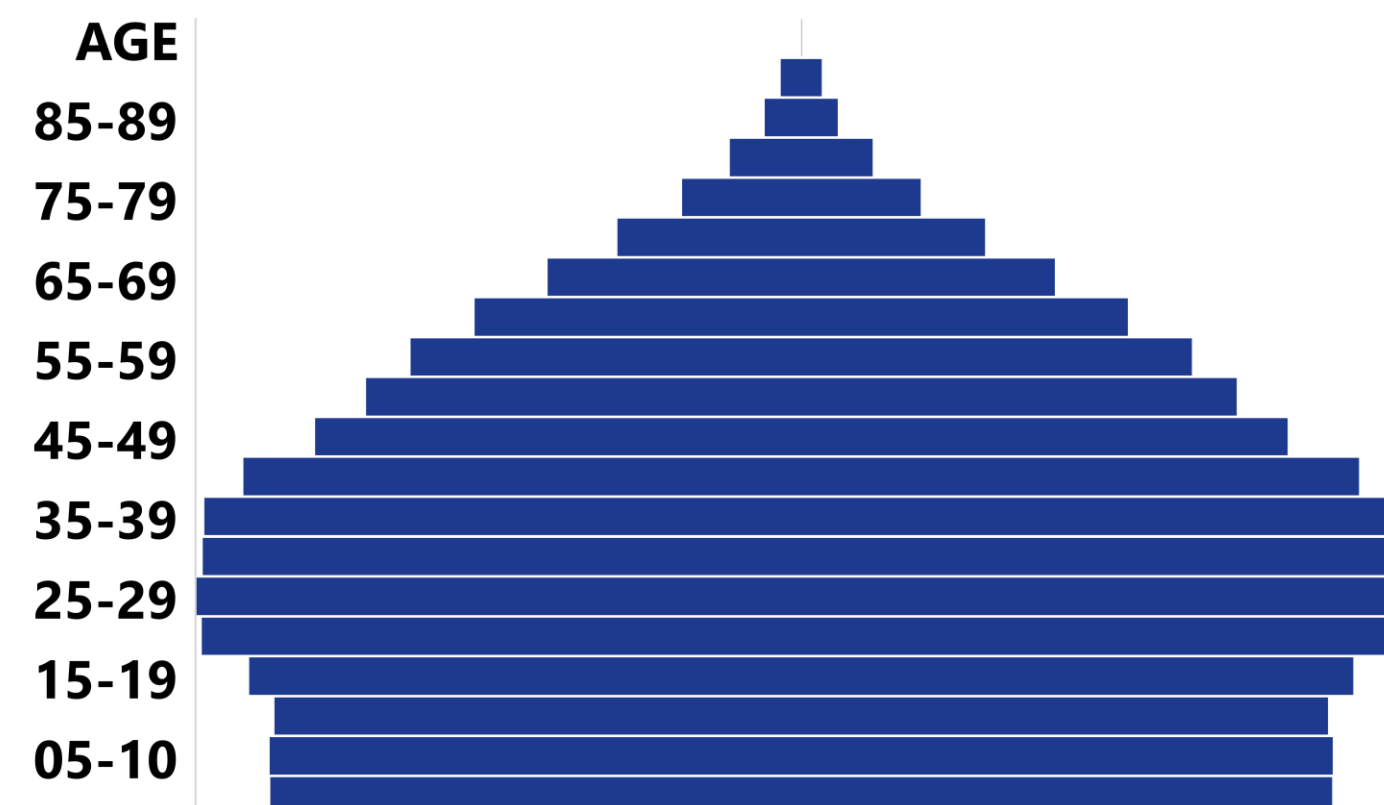


DEMAND DRIVERS IN THE SECTOR

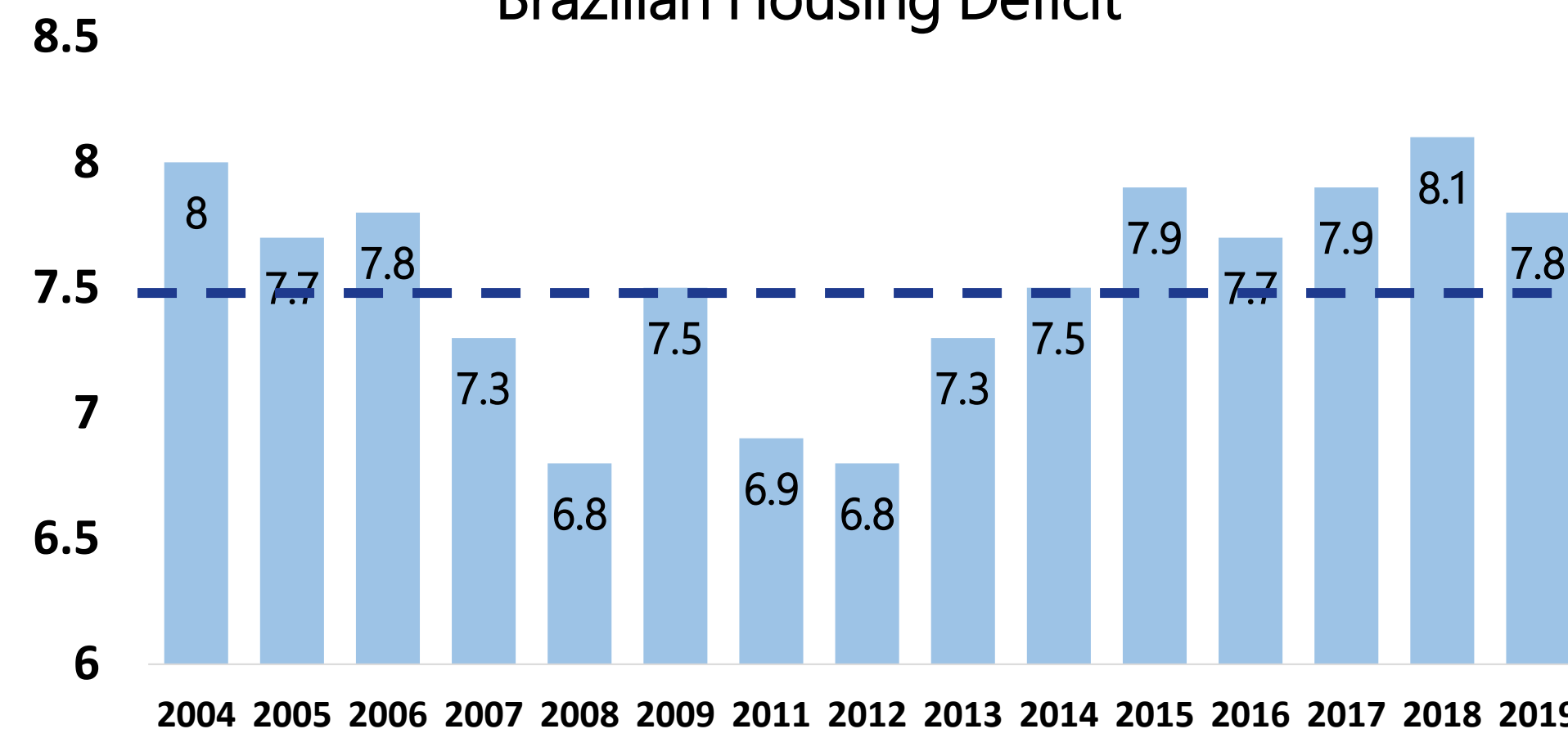
Age pyramid 2000



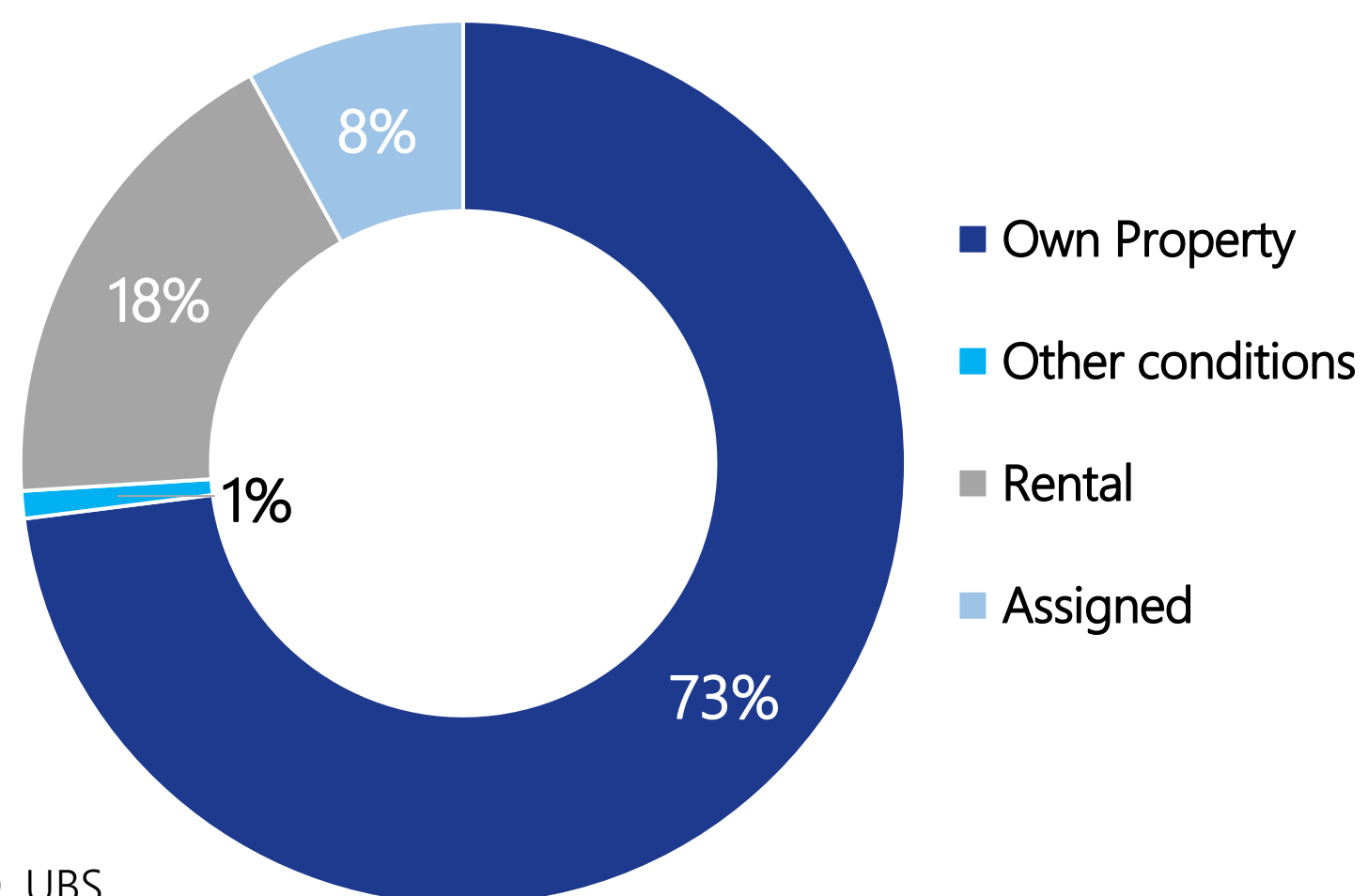
Age pyramid 2022



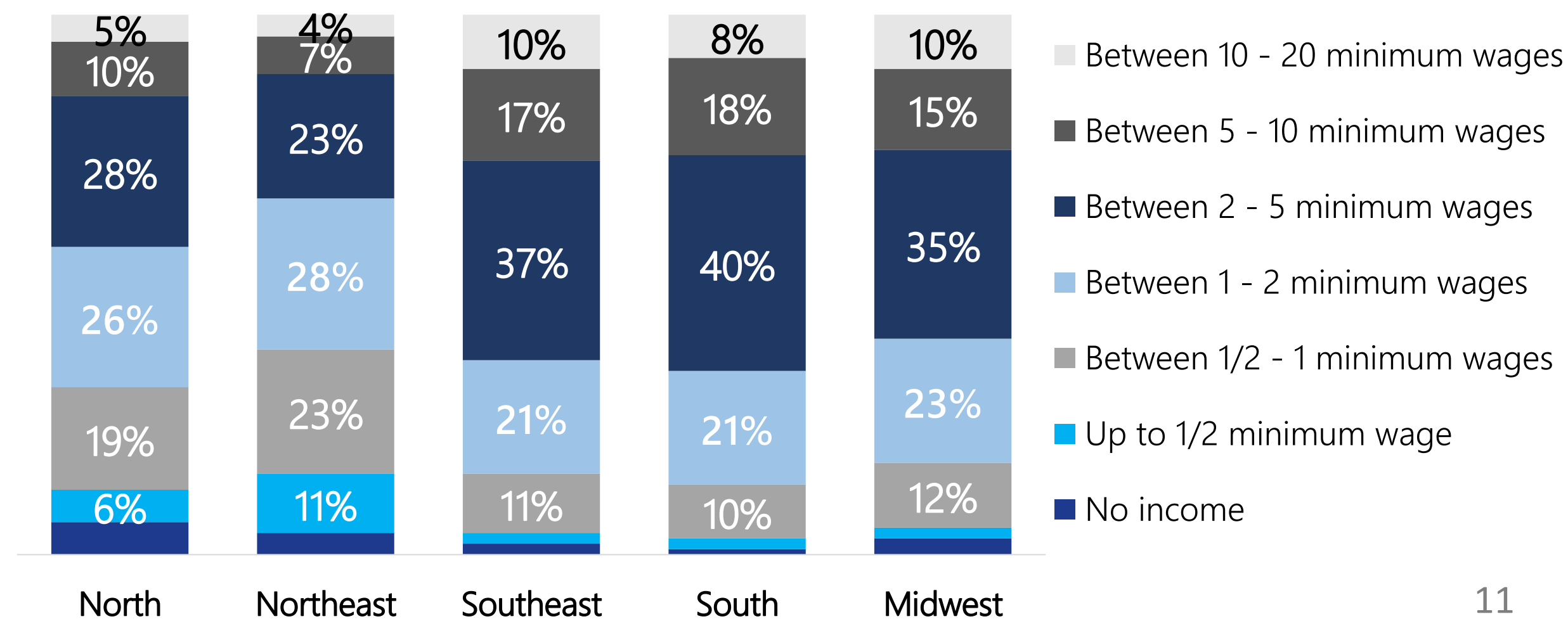
Brazilian Housing Deficit



70% of Brazilian Households are owned property



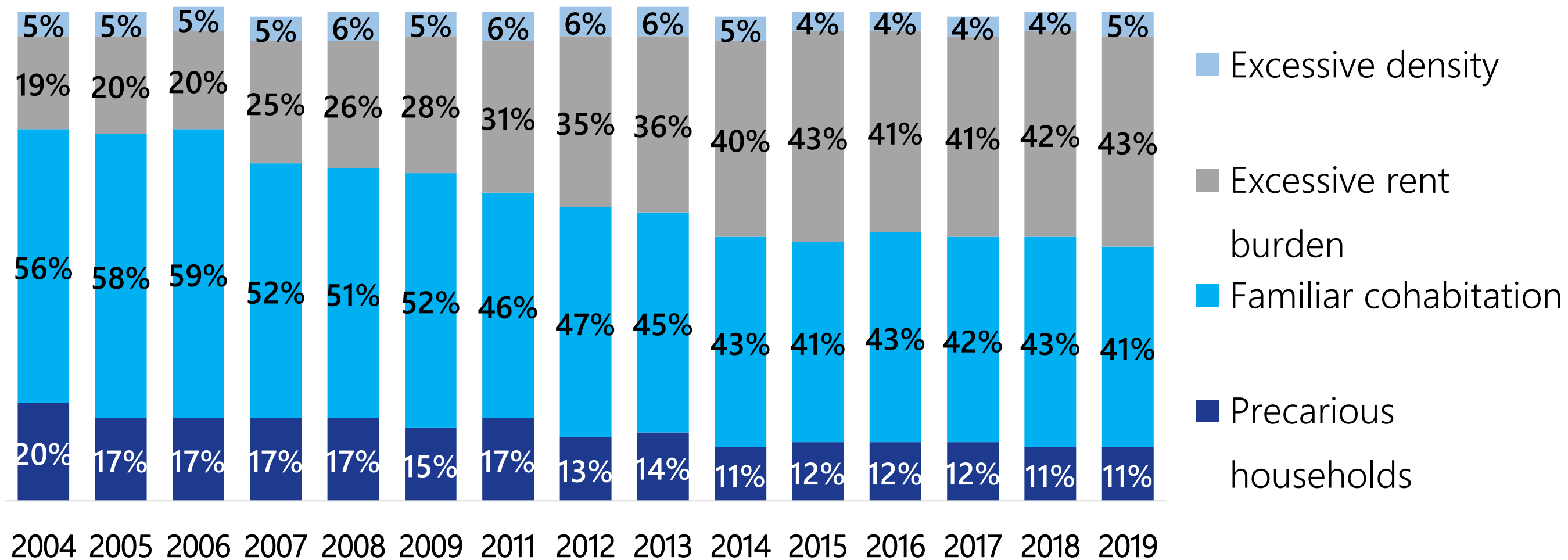
Brazilian Households Income



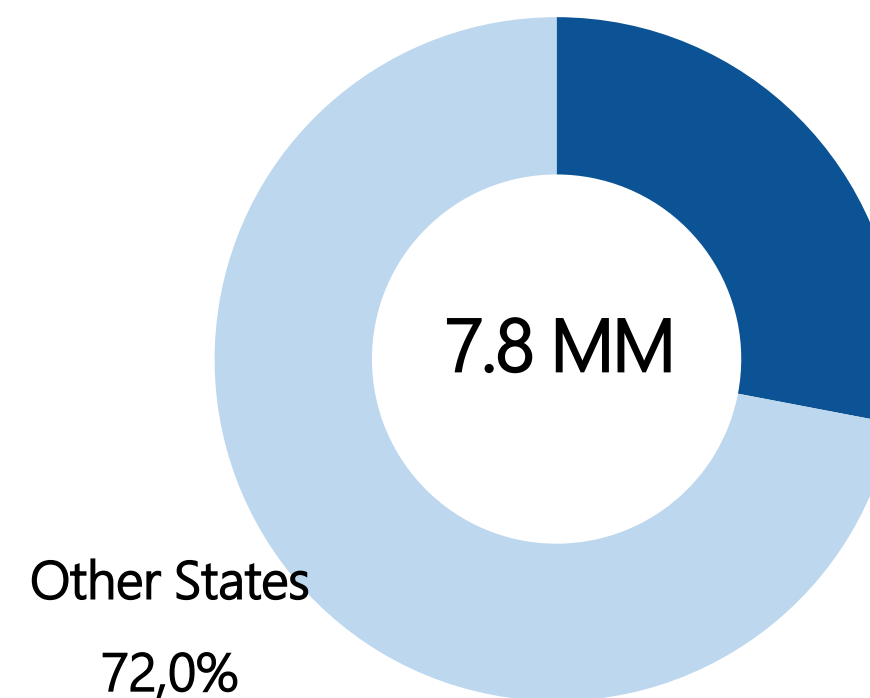
Source: IBGE, PNAD, UBS

HOUSING DEFICIT IN SÃO PAULO AND RIO DE JANEIRO

Brazilian housing deficit breakdown

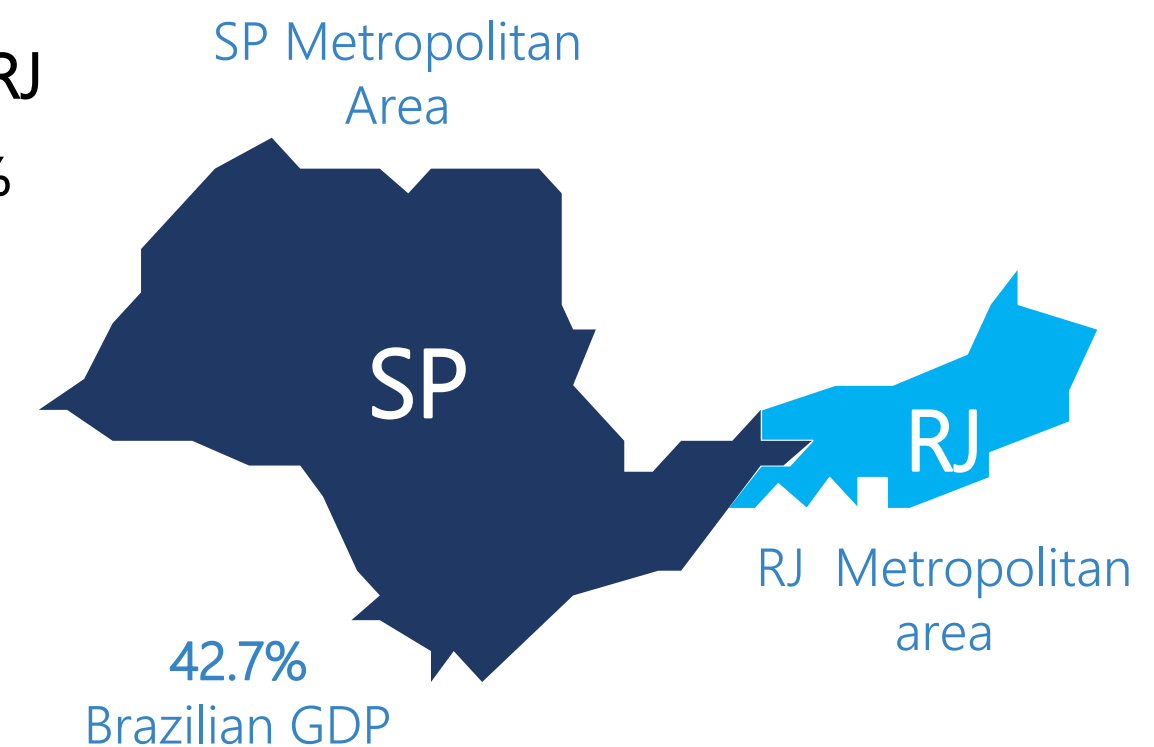


% Deficit in Brazil

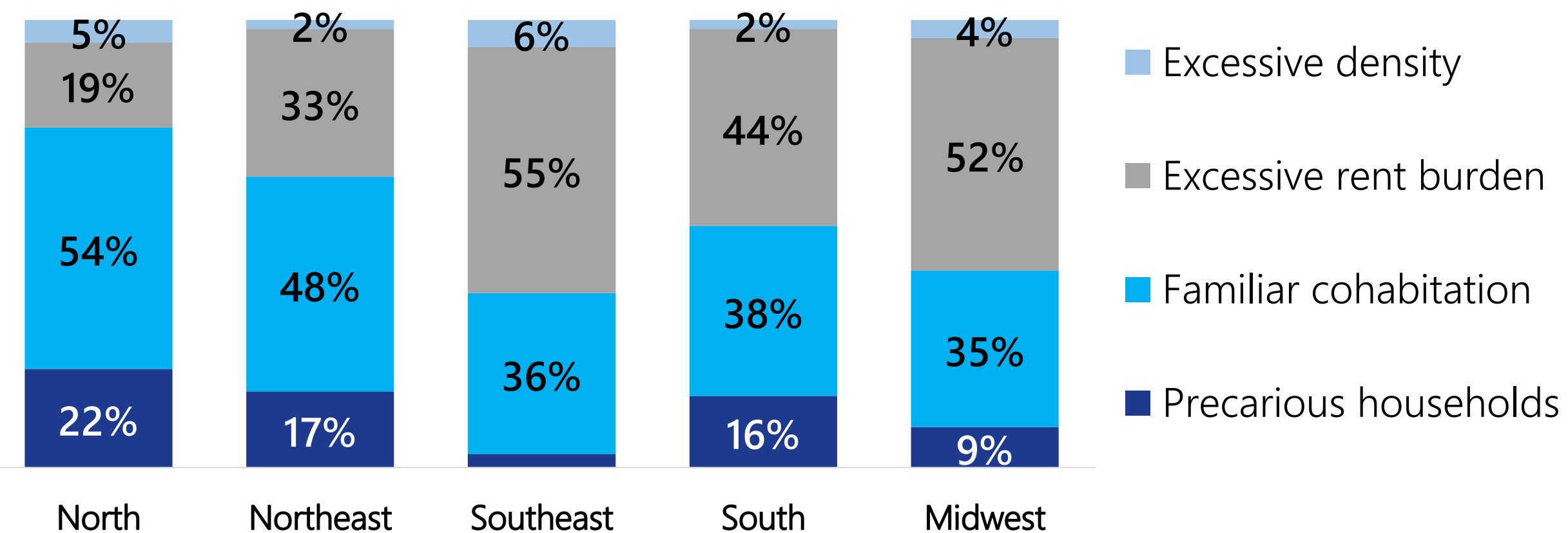


CAGR SP+RJ (11-18): +10,5%
CAGR Brazil (11-15): +3,3%

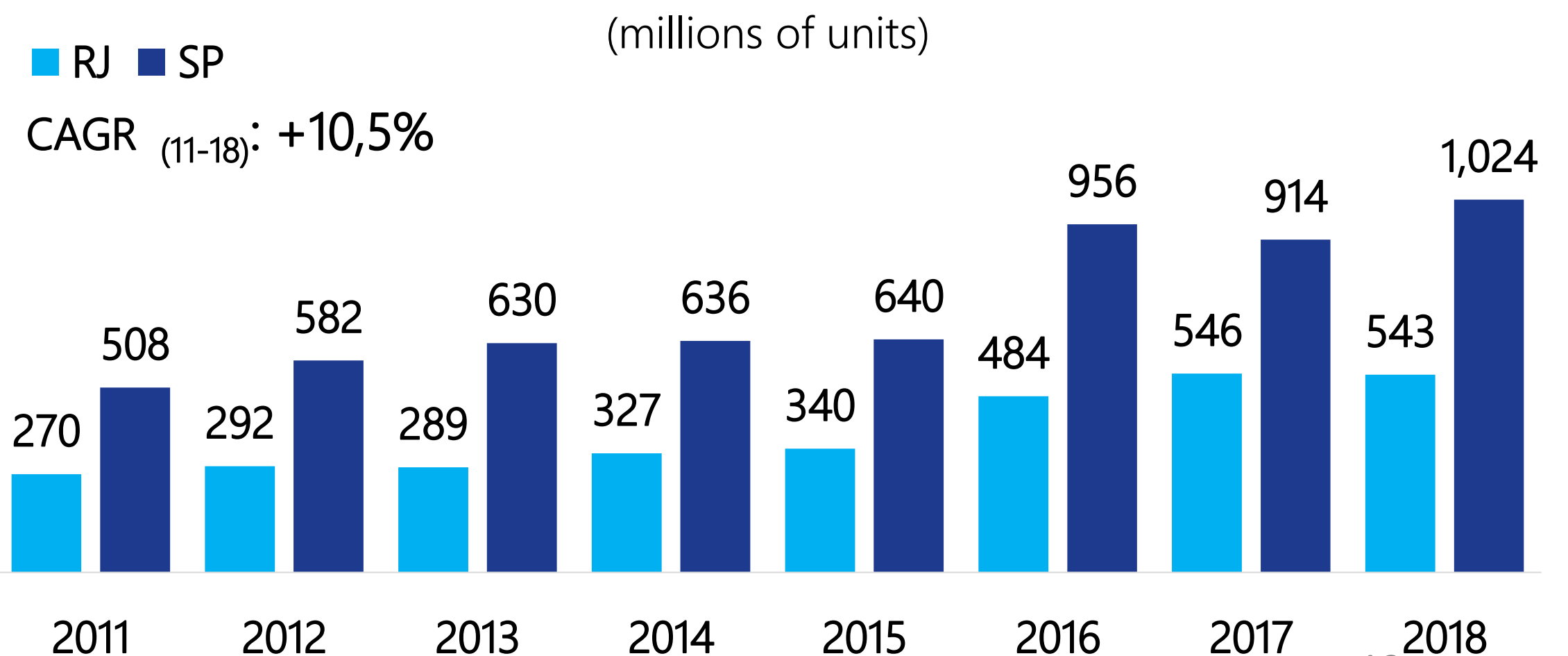
São Paulo and Rio de Janeiro concentrate Brazilian GDP



Housing deficit breakdown per region

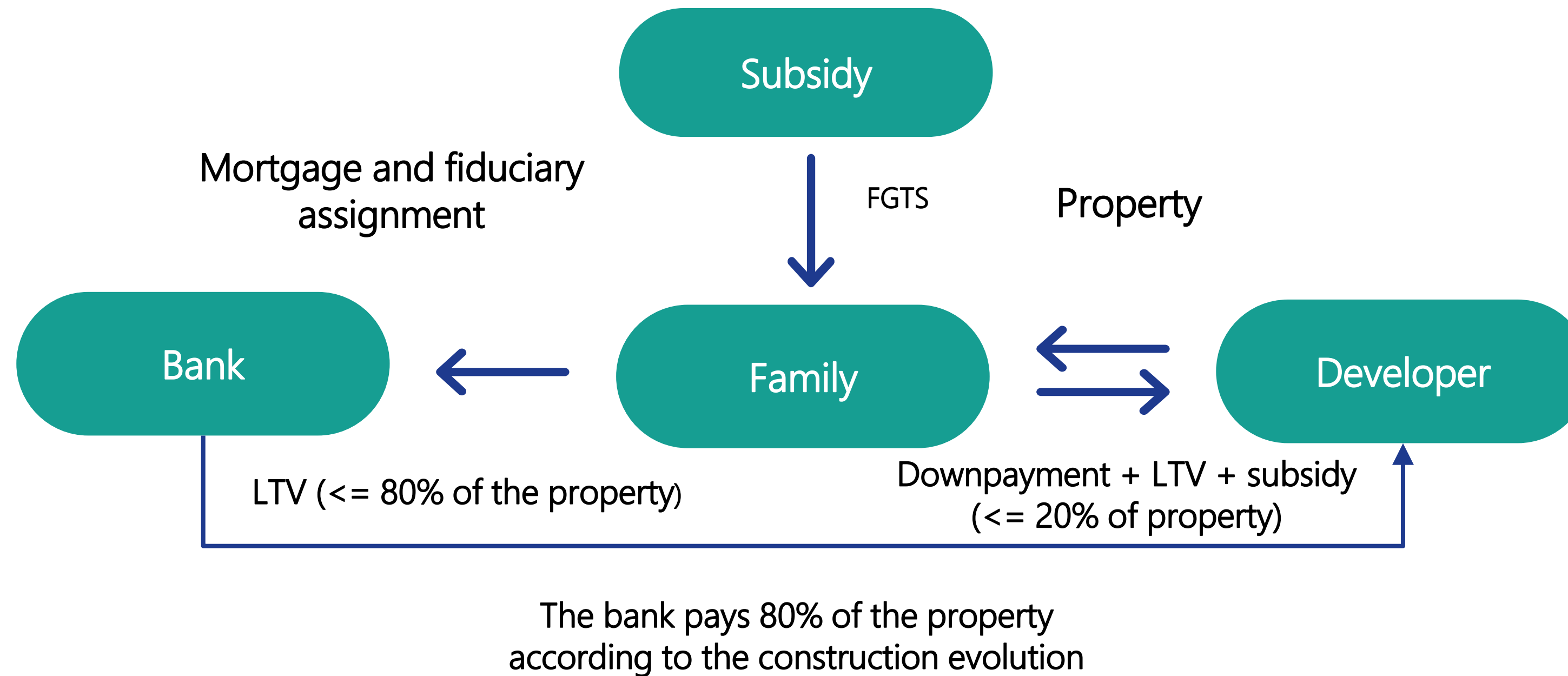


Housing deficit RJ and SP

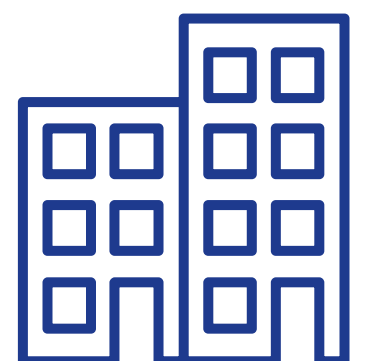


MINHA CASA MINHA VIDA PROGRAM

MCMV program was created in 2009 and, together, have already funded more than 6 million units in housing programs. The program is supported by strong demand and firm funding through FGTS (Severance Indemnity Fund for Employees) and OGU (General Budget of the Union - bracket 1).



OPERATED BY CAIXA ECONÔMICA FEDERAL
 THE LOWER THE INCOME THE HIGHER THE SUBSIDIES



HOUSING PROGRAM FINANCING SOURCES

HOUSING UNITS

BUDGET FOR 2024

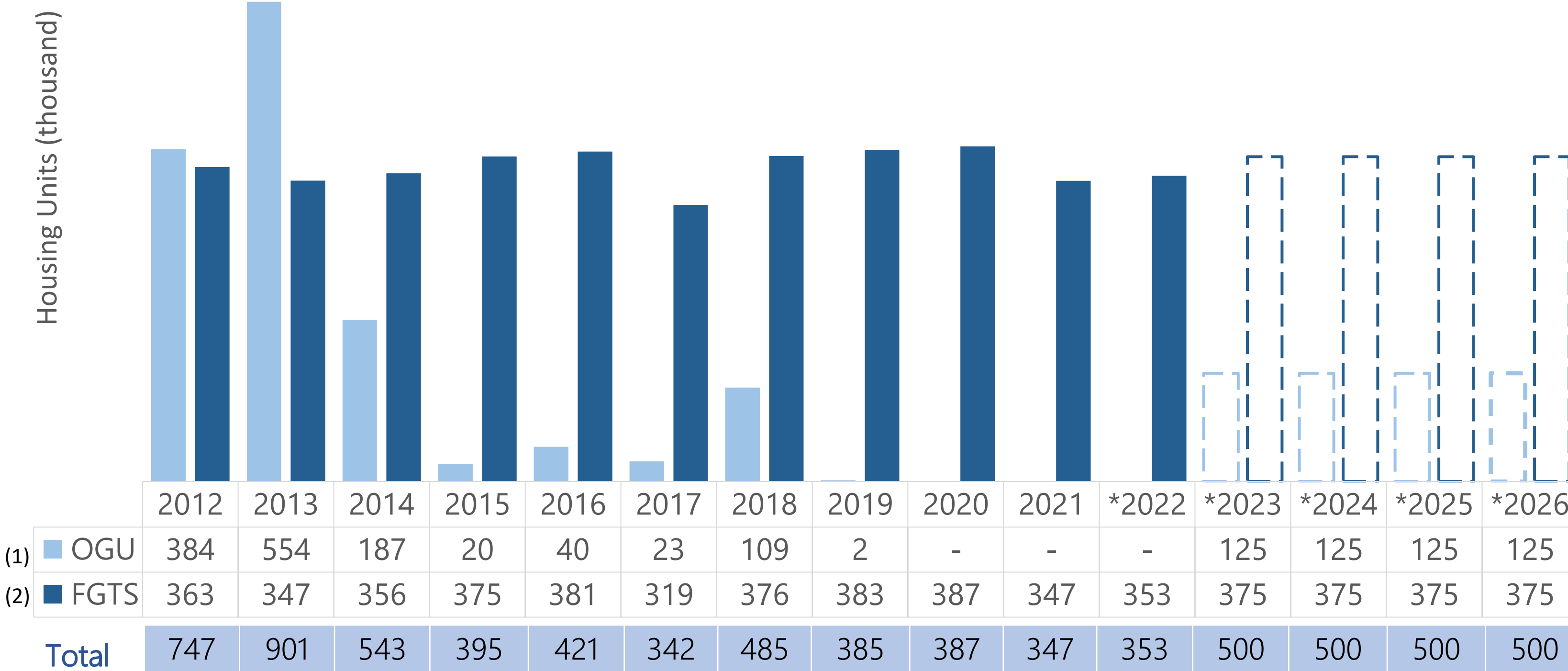
R\$106 Billion
from FGTS

R\$9.9 Billion
SUBSIDY

EXPECTED FOR THE COMING YEARS

2 MILLION

TOTAL PRODUCED UNITS
(goal for the next 4 years)



*Estimated

(1) – FGTS – Severance Indemnity Fund for employees

(2) – OGU General Budget for the Union

USE OF FGTS RESOURCES

2021

R\$ million

Area	Current Budget	Borrowings	% Borrowed
HOUSING	59.200.000	52.882.790	89,3%
Support to production	38.668.425	35.562.818	92,0%
Letter of Credit - Individual	19.331.575	17.041.625	88,2%
Pro-Housing	1.000.000	156.250	15,6%
Letter of Credit - Associative Entities	200.000	122.097	61,0%
SANITATION	4.000.001	1.969.610	49,2%
Sanitation for All - Private Sector	2.443.283	413.679	16,9%
Sanitation for All - Public Sector	1.556.718	1.555.931	99,9%
VARIOUS OPERATIONS	300.000	103.001	34,3%
Pro-Cotista	300.000	103.001	34,3%
INFRASTRUCTURE	4.999.998	902.000	18,0%
Pro-Transportation - Private Sector	3.894.998	624.500	16,0%
Pro-Cities - Public Sector	700.000	157.500	22,5%
Pro-Transportation - Public Sector	300.000	15.000	5,0%
Pro-Cities - Private Sector	105.000	105.000	100,0%
HEALTH	447.368	250.000	55,9%
FGTS-Health	447.368	250.000	55,9%
TOTAL	68.947.367	56.107.401	81,4%

2022

R\$ million

Area	Current Budget	Borrowings	% Borrowed
HOUSING	65.328.699	63.349.398	97,0%
Support to production	44.400.000	43.276.685	97,5%
Letter of Credit - Individual	20.007.086	19.624.401	98,1%
Pro-Housing	721.613	400.874	55,6%
Letter of Credit - Associative Entities	200.000	47.438	23,7%
FGTS Microcredit	4.189.000	0	0,0%
FGTS Microcredit	4.189.000	0	0,0%
SANITATION	4.000.000	2.988.488	74,7%
Sanitation for All - Private Sector	2.539.168	1.649.920	65,0%
Sanitation for All - Public Sector	1.460.832	1.338.568	91,6%
VARIOUS OPERATIONS	3.541.301	3.400.612	96,0%
Pro-Cotista	3.541.301	3.400.612	96,0%
INFRASTRUCTURE	3.500.000	1.037.000	29,6%
Pro-Transportation - Private Sector	1.160.060	0	0,0%
Pro-Cities - Public Sector	1.050.000	152.000	14,5%
Pro-Transportation - Public Sector	839.940	510.000	60,7%
Pro-Cities - Private Sector	450.000	375.000	83,3%
HEALTH	2.519.000	2.000.000	79,4%
FGTS-Health	2.519.000	2.000.000	79,4%
TOTAL	83.078.000	72.775.498	87,6%

2023 YTD

R\$ million

Area	Current Budget	Borrowings	% Borrowed
HOUSING	85.607.000	81.412.972	95,1%
Support to production	56.265.000	52.819.972	93,9%
Letter of Credit	28.142.000	27.893.000	99,1%
Pro-Housing	1.200.000	700.000	58,3%
FGTS Microcredit	0	0	0,0%
FGTS Microcredit	0	0	0,0%
SANITATION	6.000.000	5.642.150	94,0%
Sanitation for All	6.000.000	5.642.150	94,0%
VARIOUS OPERATIONS	11.350.000	11.309.648	99,6%
Pro-Cotista	11.350.000	11.309.648	99,6%
INFRASTRUCTURE	6.000.000	2.862.831	47,7%
Pro-Transportation	4.000.000	1.812.831	45,3%
Pro-Cities	2.000.000	1.050.000	52,5%
CA Infrastructure	0	0	0,0%
HEALTH	0	0	0,0%
FGTS-Health	0	0	0,0%
TOTAL	108.957.000	101.227.601	92,9%

FGTS APPROVED BUDGET – 2024 AND 2025

Area	2024	2025
Housing	105,650,000	105,650,000
Support to production	64,000,000	64,000,000
Letter of Credit - Associative Entities	300,000	300,000
Letter of Credit - Individual	31,500,000	31,500,000
Pro-Housing	1,300,000	1,300,000
Pro-Cotista	8,500,000	8,500,000
Infrastructure	6,000,000	6,000,000
Pro-Transportation	4,000,000	4,000,000
Pro-Cities	2,000,000	2,000,000
Sanitation	6,000,000	6,000,000
Sanitation for all	6,000,000	6,000,000
Total	117,650,000	117,650,000
Discount	9,900,000	9,900,000

"MINHA CASA MINHA VIDA" HOUSING PROGRAM

NEW INCOME BRACKETS

		Nominal interest rate % per year (FGTS holder)	Nominal interest rate % per year (FGTS non-holder)
Bracket 1	Up to R\$ 2,000.00	4.00% - 4.25%	4,50% - 4,75%
	R\$ 2,000.01 to R\$ 2,640.00	4.25% - 4.50%	4,75% - 5,00%
Bracket 2	R\$ 2,640.01 to R\$ 3,200.00	4.75% - 5.00%	5,25% - 5,50%
	R\$ 3,200.01 to R\$ 3,800.00	5.50%	6,00%
	R\$ 3,800.01 to R\$ 4,400.00	6.50%	7,00%
Bracket 3	R\$ 4,400.01 to R\$ 8,000.00	7.66%	8,16%

New approved ceiling in Jun/23: R\$ 350,000

INCREASE OF THE INCOME BRACKETS

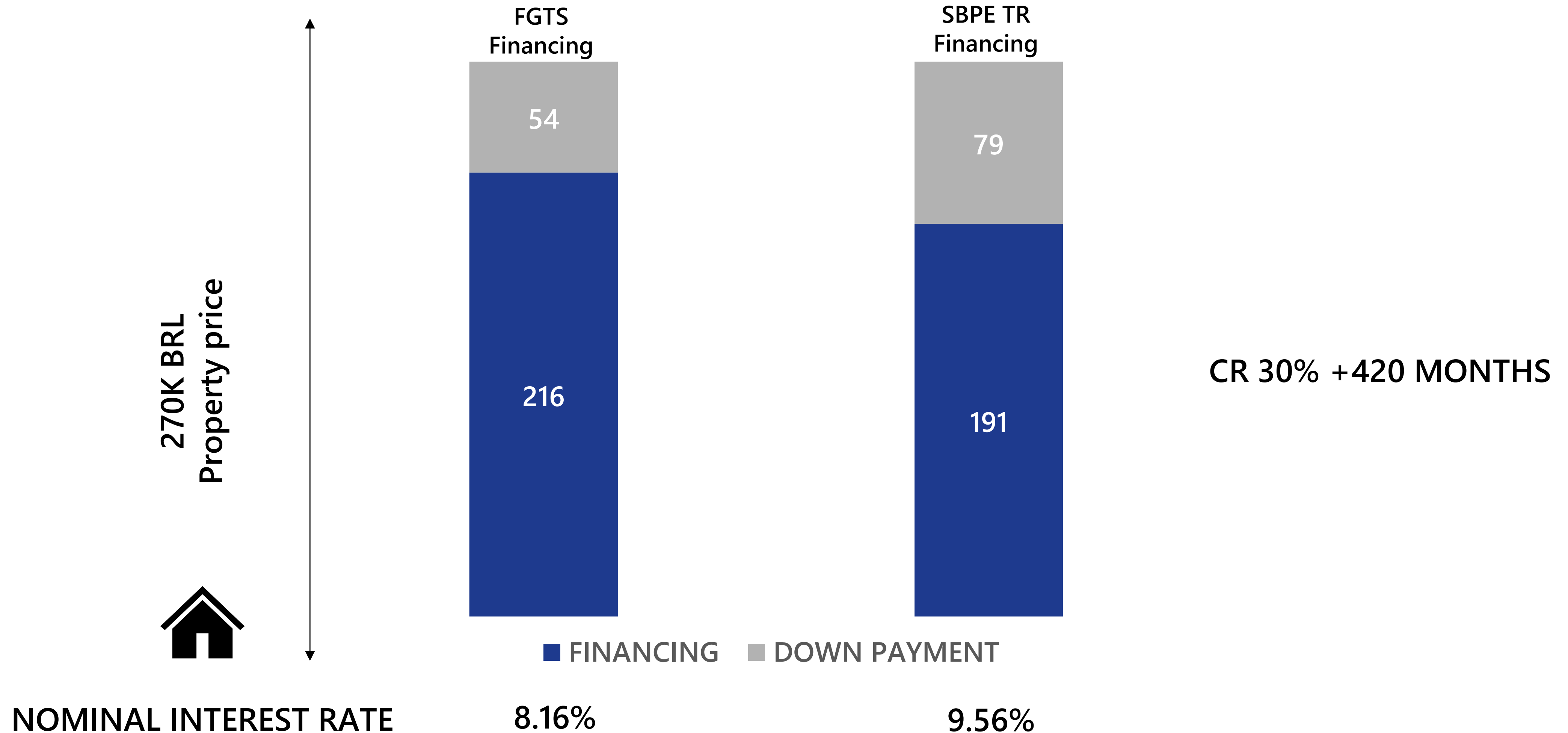
FINANCING TERM = 30 TO 35 YEARS

AMENDMENT TO THE PROGRAM'S CEILING PRICE IN JUN/23

6 MONTHS OF WAIT-TIME PERIOD TO PAY POST KEYS INSTALLMENT

GREATER ACCESS OF THE MIDDLE CLASS TO "MINHA CASA MINHA VIDA"

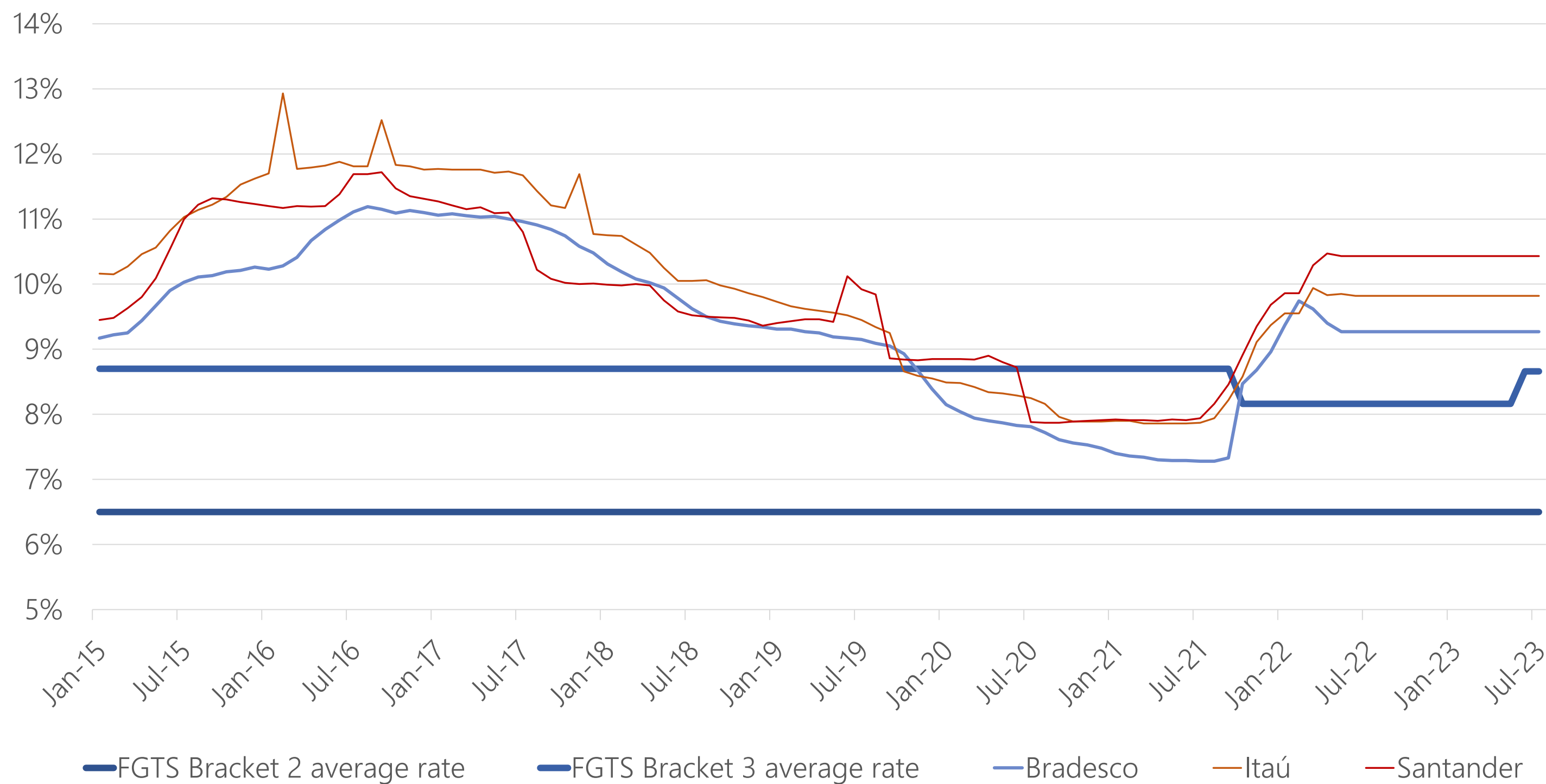
Family income over 5.5k BRL



OVERVIEW OF CURRENT FUNDING HOUSING PROGRAMS

Despite the SELIC's rate increases, the FGTS and SBPE from Caixa Economica Federal don't change

FIXED INTERES RATES WITH SBPE AND FGTS

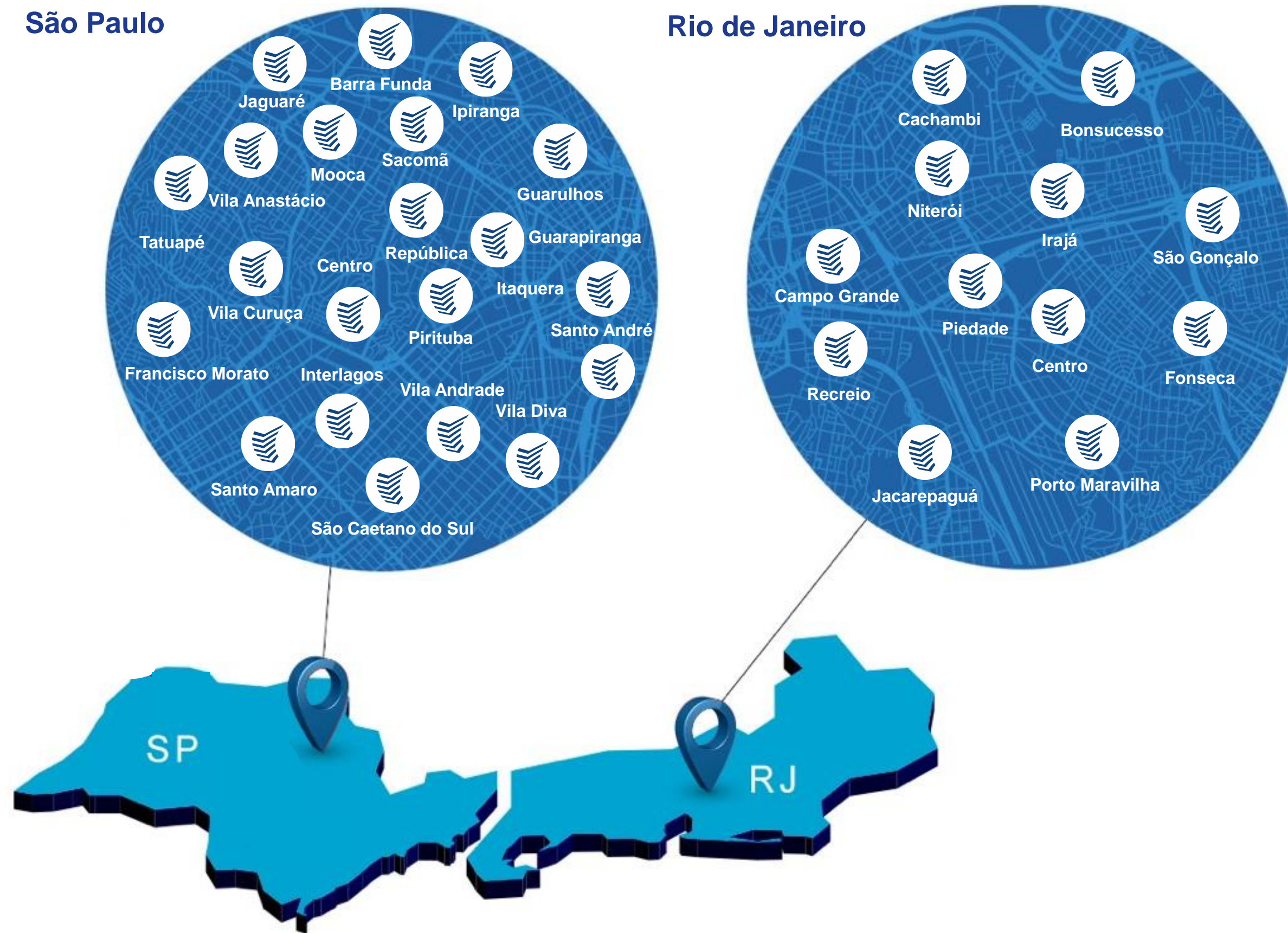


SOURCE: BACEN WEBSITE

SBPE - TR	Acquisition/ Construction
Over the counter	9.99%
Bonus 1	9.89%
Bonus 2	9.79%
Custom rate	8.99%

Pro-cotista
 FGTS interest 7.6% to
 realties until R\$350k

STRATEGICALLY LOCATED LANDBANK



Total	
~R\$14.5 bi PSV 100%	~50.7k Units
São Paulo	
~R\$9.5 bi PSV 100%	~36.5k Units
Rio de Janeiro	
~R\$5.0 bi PSV 100%	~14.2k Units

Landbank Acquisition Process

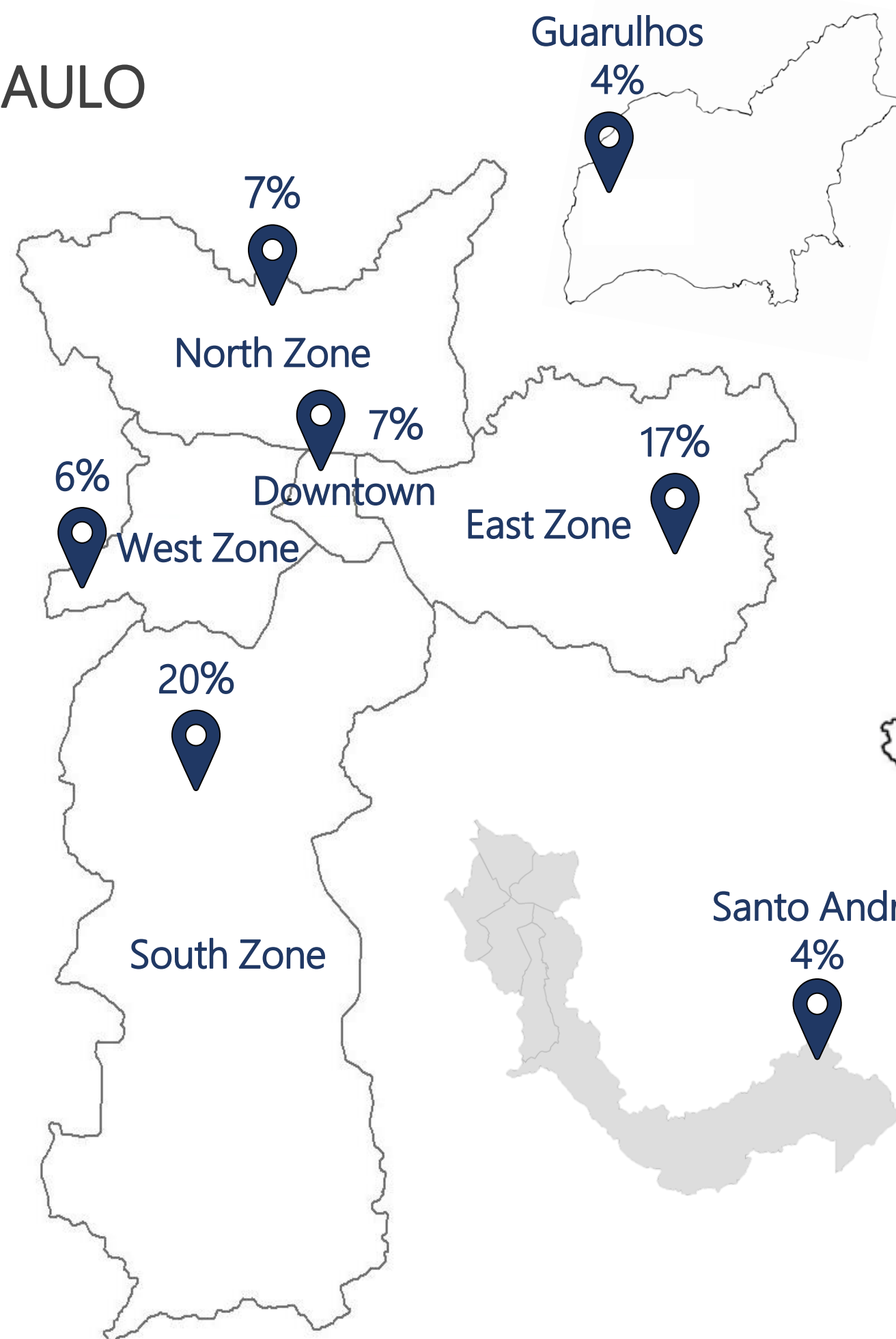
- 1 Board of Directors provides Company's strategic guidance
- 2 Business development team searches new locations
- 3 Acquisitions committee
- 4 Product committee
- 5 Launch committee
- 6 Sales committee

REGIONAL GEOGRAPHIC DIVERSIFICATION WITHIN SÃO PAULO AND RIO DE JANEIRO

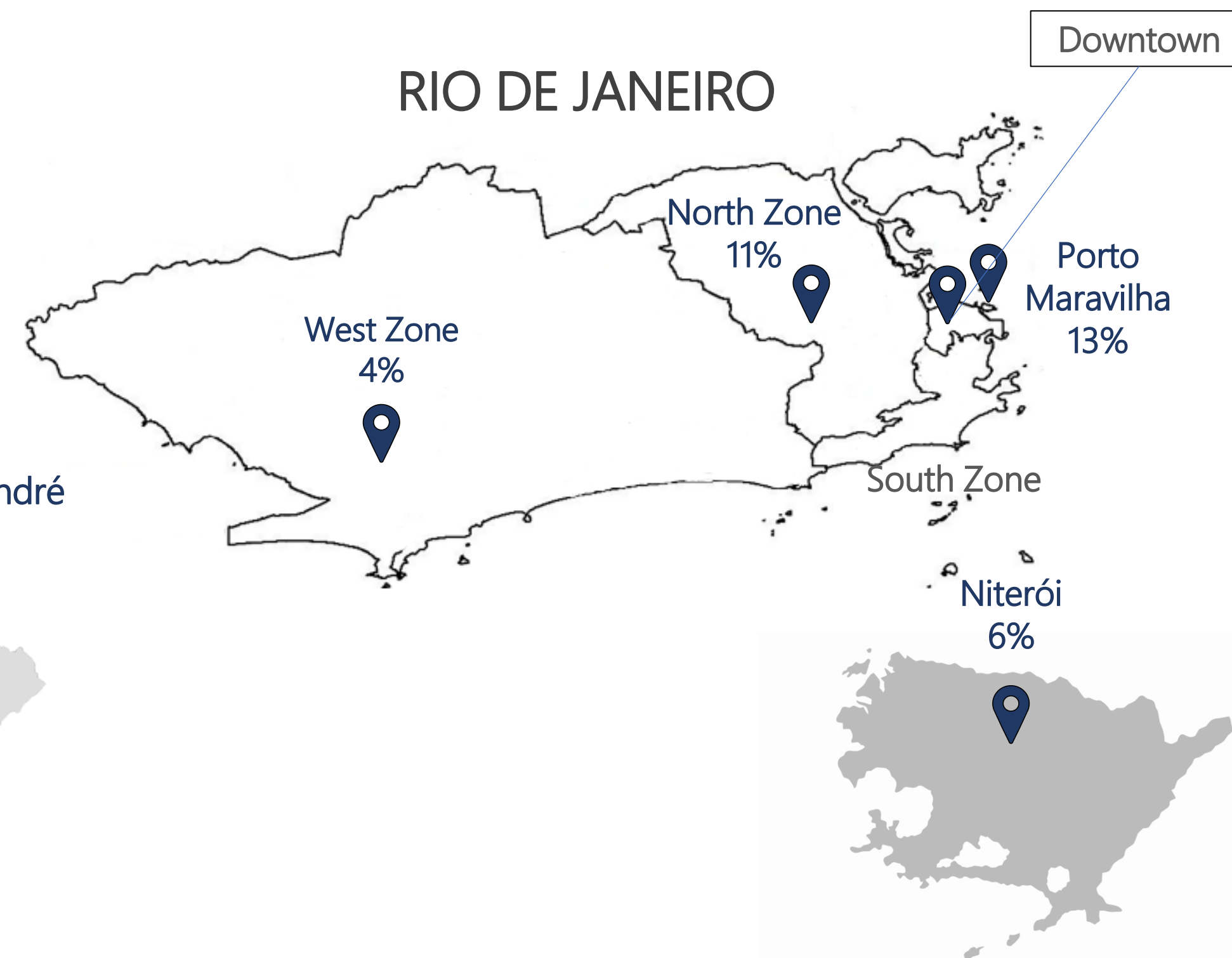
LAUNCHES IN 2023

Zone	Projects	PSV	%
SP	20	2.935.153.631	66%
Downtown	2	328.829.000	7%
East Zone	5	768.395.039	17%
South Zone	7	904.493.591	20%
West Zone	2	265.581.000	6%
North Zone	2	305.000.001	7%
Santo André	1	185.855.000	4%
Guarulhos	1	177.000.000	4%
RJ	9	1.505.716.242	34%
North Zone	4	494.020.190	11%
West Zone	2	198.804.052	4%
Porto	2	555.416.000	13%
Niterói	1	257.476.000	6%
TOTAL	29	4.440.869.873	100%

SÃO PAULO



RIO DE JANEIRO

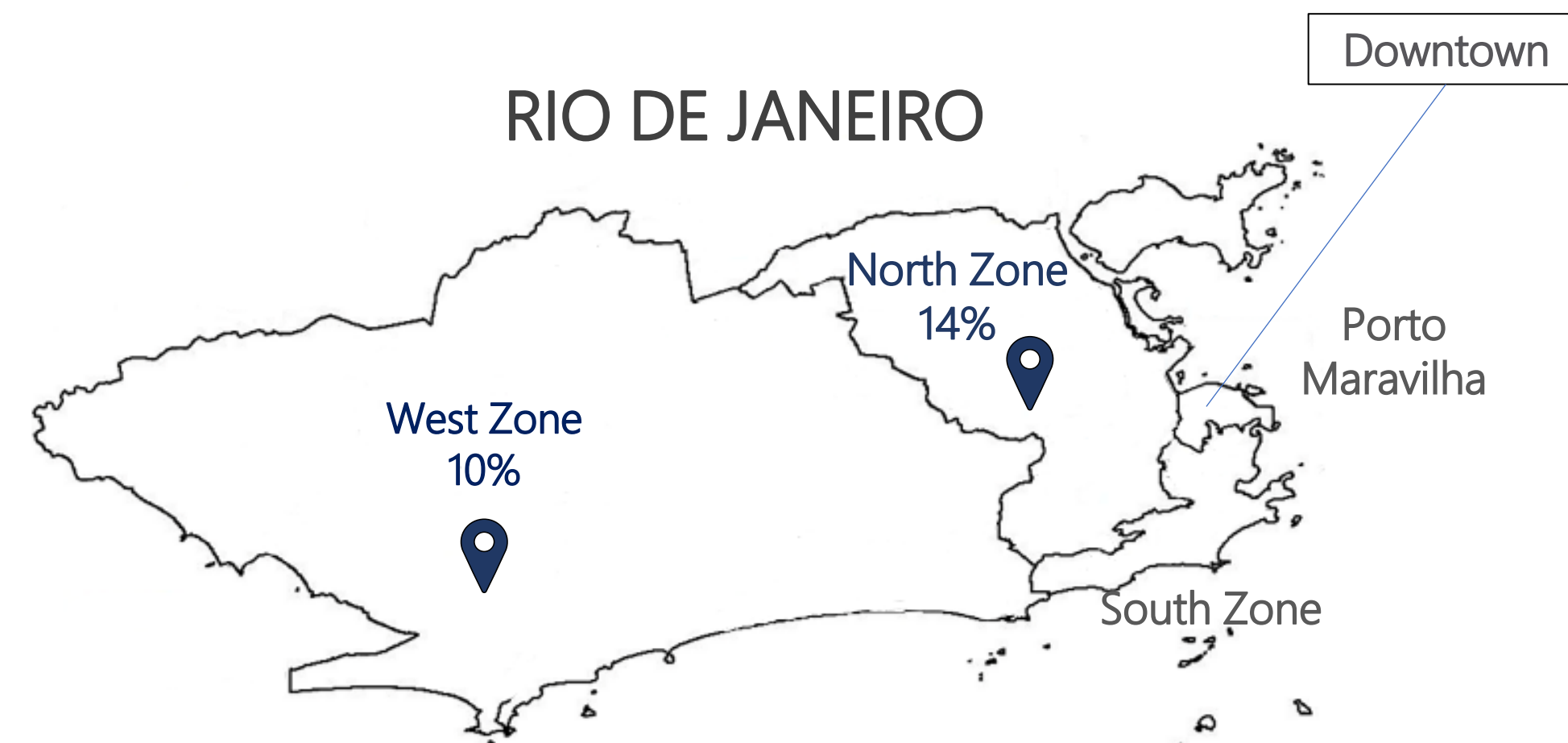
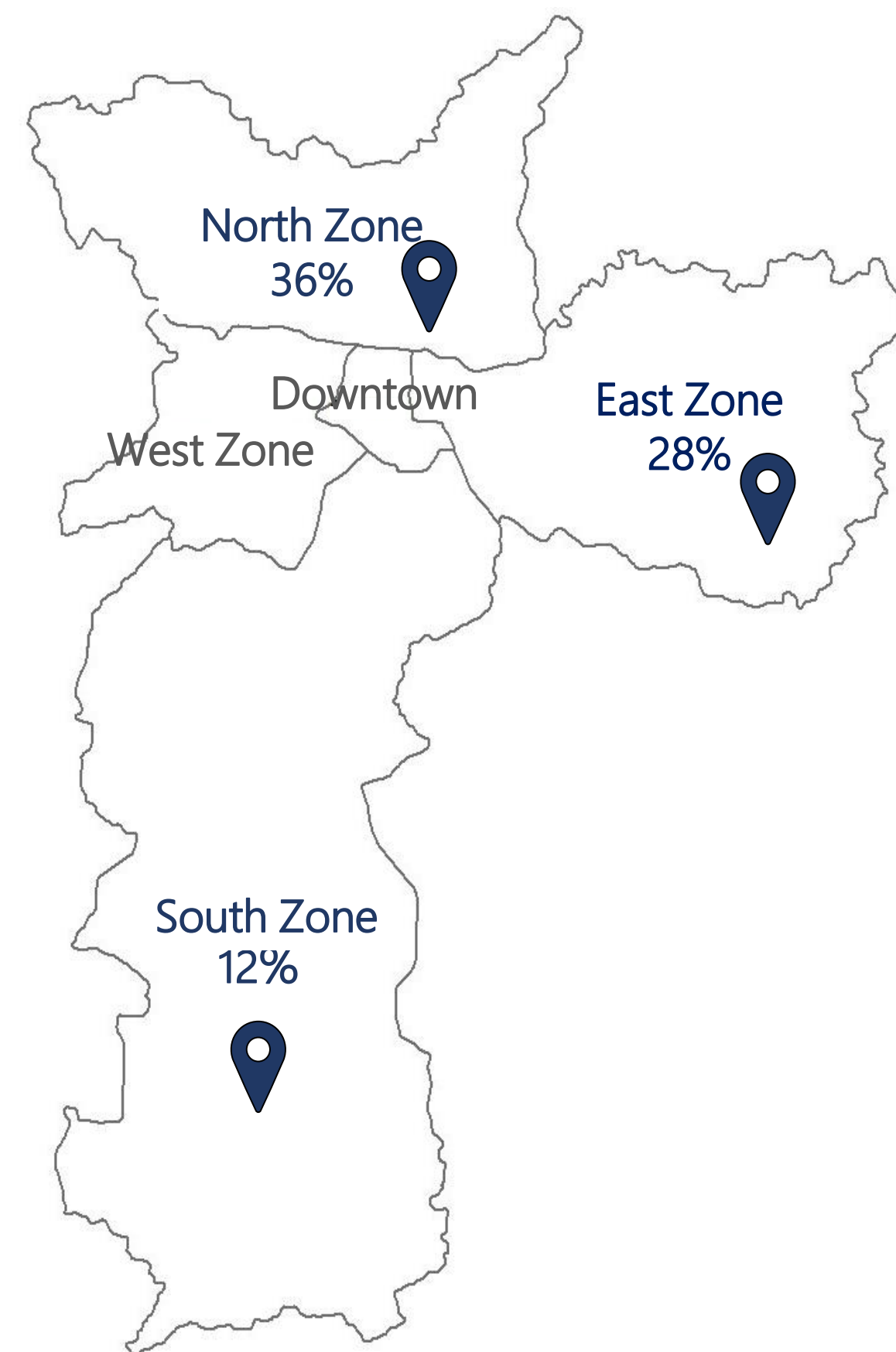


REGIONAL GEOGRAPHIC DIVERSIFICATION WITHIN SÃO PAULO AND RIO DE JANEIRO

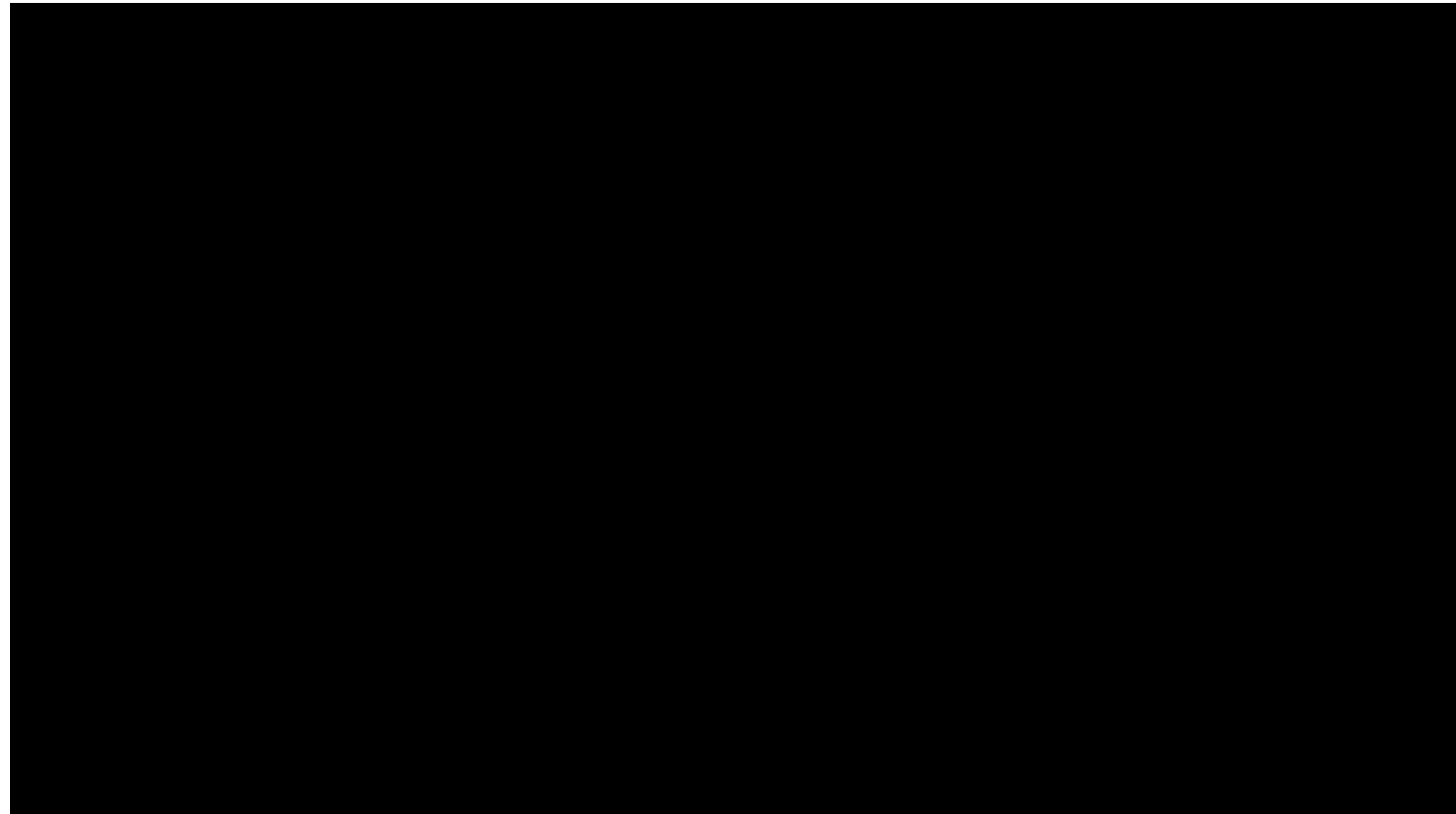
LAUNCHES 4Q23

SÃO PAULO

Zone	Projects	PSV	%
SP	4	648.647.601	76%
East Zone	1	237.000.000	28%
South Zone	1	106.647.600	12%
North Zone	2	305.000.001	36%
RJ	2	207.959.052	24%
North Zone	1	118.163.000	14%
West Zone	1	89.796.052	10%
TOTAL	6	856.606.653	100%



BAÍA – PSV R\$178 MILLION – 376 UNITS



STUDIO, 1, 2 E 3 BEDROOMS
WITH A BALCONY AND AMENITIES ON THE ROOFTOP

[CLICK HERE TO WATCH THE VIDEO](#)

STRATEGICALLY LOCATED LANDBANK



Rotary Lapa
(West Zone)



2,622 units

R\$678 MM PSV

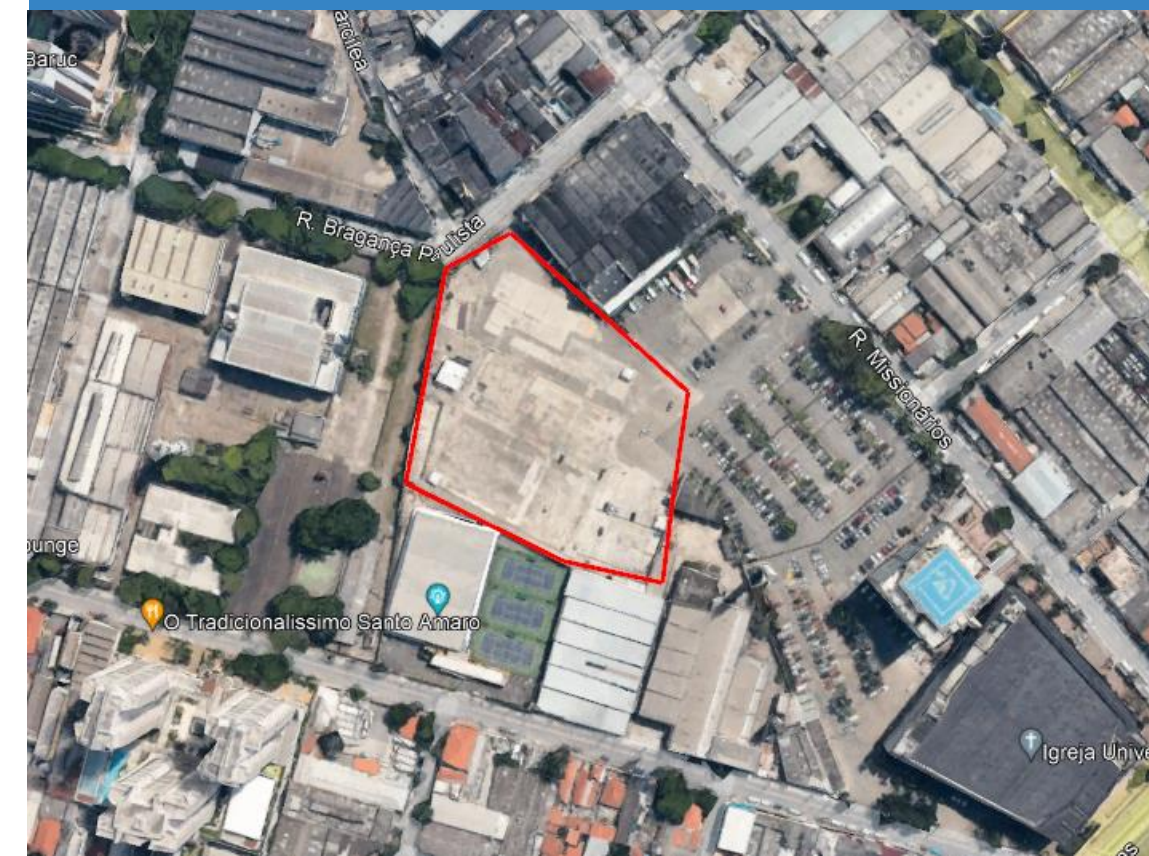
Anastácio - Hines
(North Zone)



1,117 units

R\$312 MM PSV

Bragança Paulista
(South Zone)



1,058 units

R\$289 MM PSV

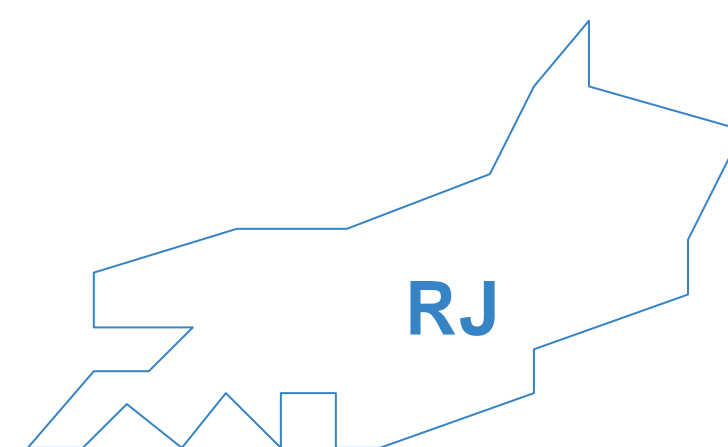
Corifeu
(West Zone)



1,426 units

R\$337 MM PSV

STRATEGICALLY LOCATED LANDBANK



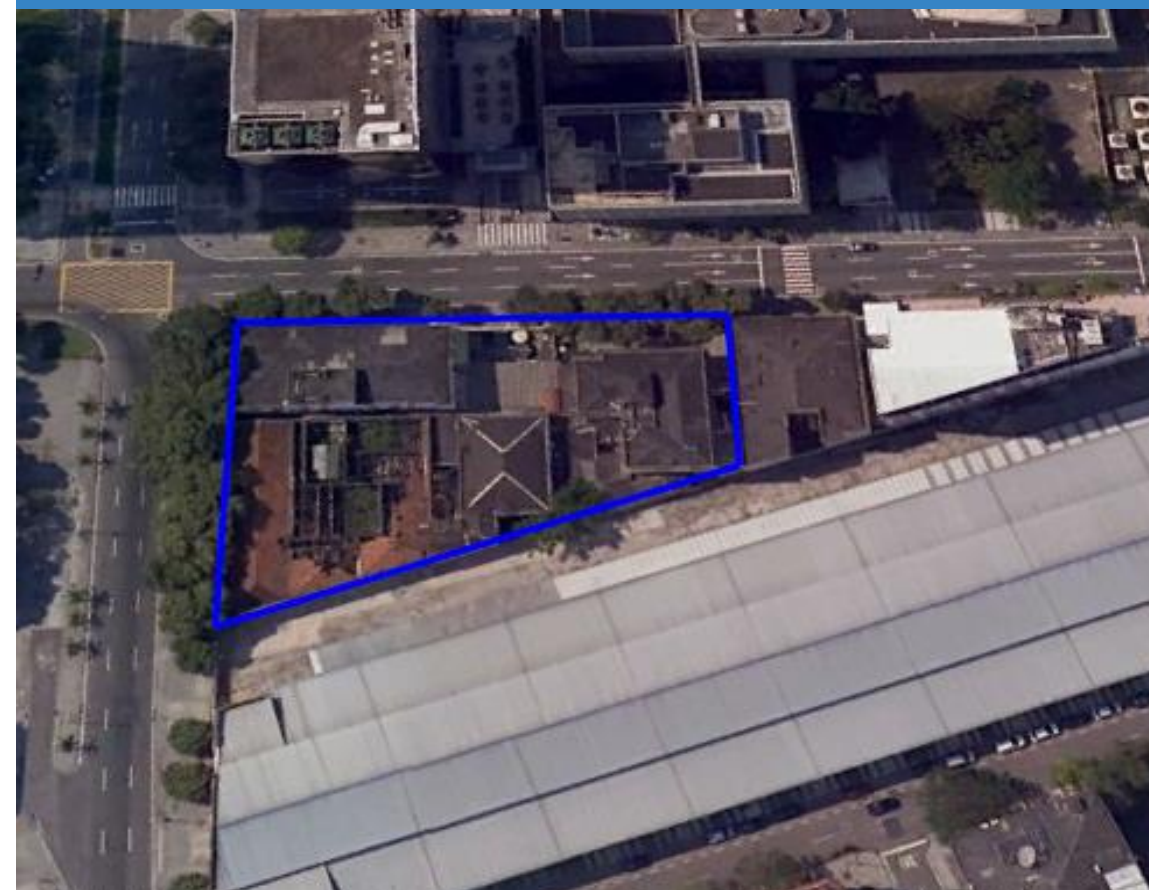
Quadra A
(Niterói)



570 units

R\$210 MM PSV

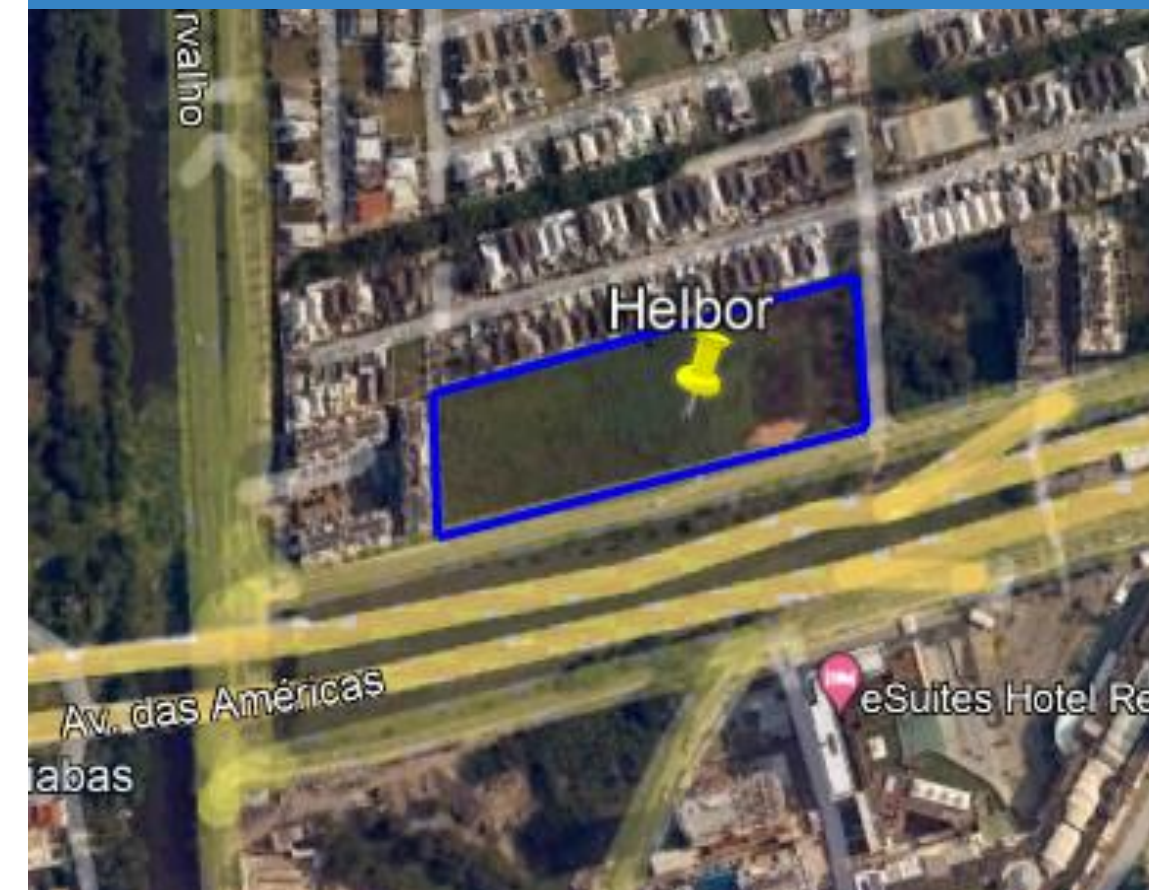
Pro Matre -Porto Maravilha
(Central Area)



399 units

R\$161 MM PSV

Helbor
(North Zone)



614 units

R\$316 MM PSV

P&G -Taquara
(North Zone)



784 units

R\$330 MM PSV

BROAD PRODUCT PORTFOLIO

	Concept	Highlights	Average Price 4Q23 (R\$)	Target Monthly Income Bracket	Funding Source	~Total %PSV Sold in 4Q23	Selected Pictures of the Properties
5 storey	Standard	<ul style="list-style-type: none"> Focused on the 1 and 2 groups of MCMV 	~155,000	R\$2,600 - R\$4,000	<ul style="list-style-type: none"> MCMV (1.5 and 2) 	0.0%	
	Standard	<ul style="list-style-type: none"> Focused on group 2 of MCMV 	~207,000	R\$3,500 - R\$4,400	<ul style="list-style-type: none"> MCMV (2) SBPE 	0.1%	
21 storey	Standard	<ul style="list-style-type: none"> Focused on group 2 and 3 of MCMV 	~249,000	R\$4,000 - R\$7,000	<ul style="list-style-type: none"> MCMV (2 and 3) 	18.9%	
	Modern	<ul style="list-style-type: none"> Focused on group 3 of MCMV 	~277,000	R\$5,000 - R\$10,000	<ul style="list-style-type: none"> MCMV (3) SBPE 	61.7%	
	Superior	<ul style="list-style-type: none"> Focused on SBPE group 	~357,000	R\$6,000 - R\$13,000	<ul style="list-style-type: none"> MCMV (3) SBPE 	19.2%	

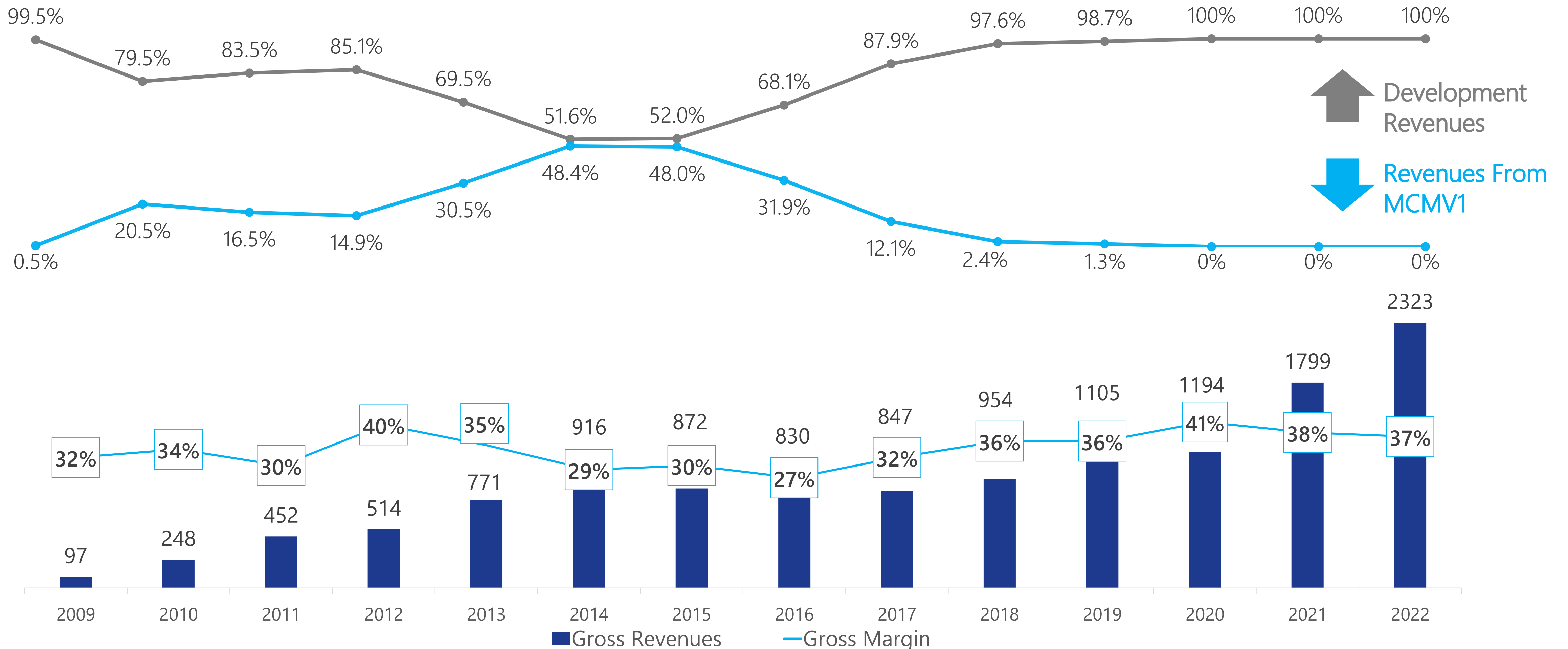
The Company offers an extensive portfolio of products, covering a wide range of income levels, which allows the group to explore a large accessible market, operating in three segments of the MCMV Program, in addition to the SBPE

UNIQUE VERSATILITY TRANSLATING INTO SUSTAINABLE GROWTH

Cury's solid expertise and superior execution capabilities enable the Company to adapt to potential changes in market dynamics and deliver sustainable growth throughout different cycles

Gross Revenues Growth over the Last Decade

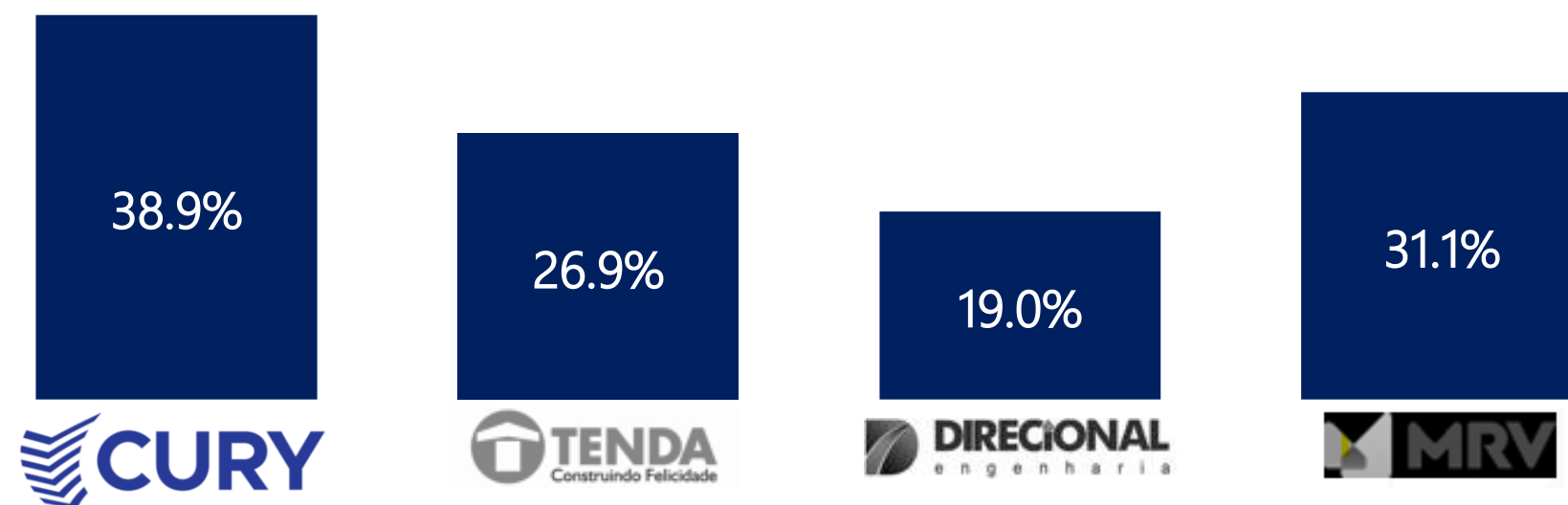
R\$ MM and %



WINNING IN-HOUSE SALES STRATEGY

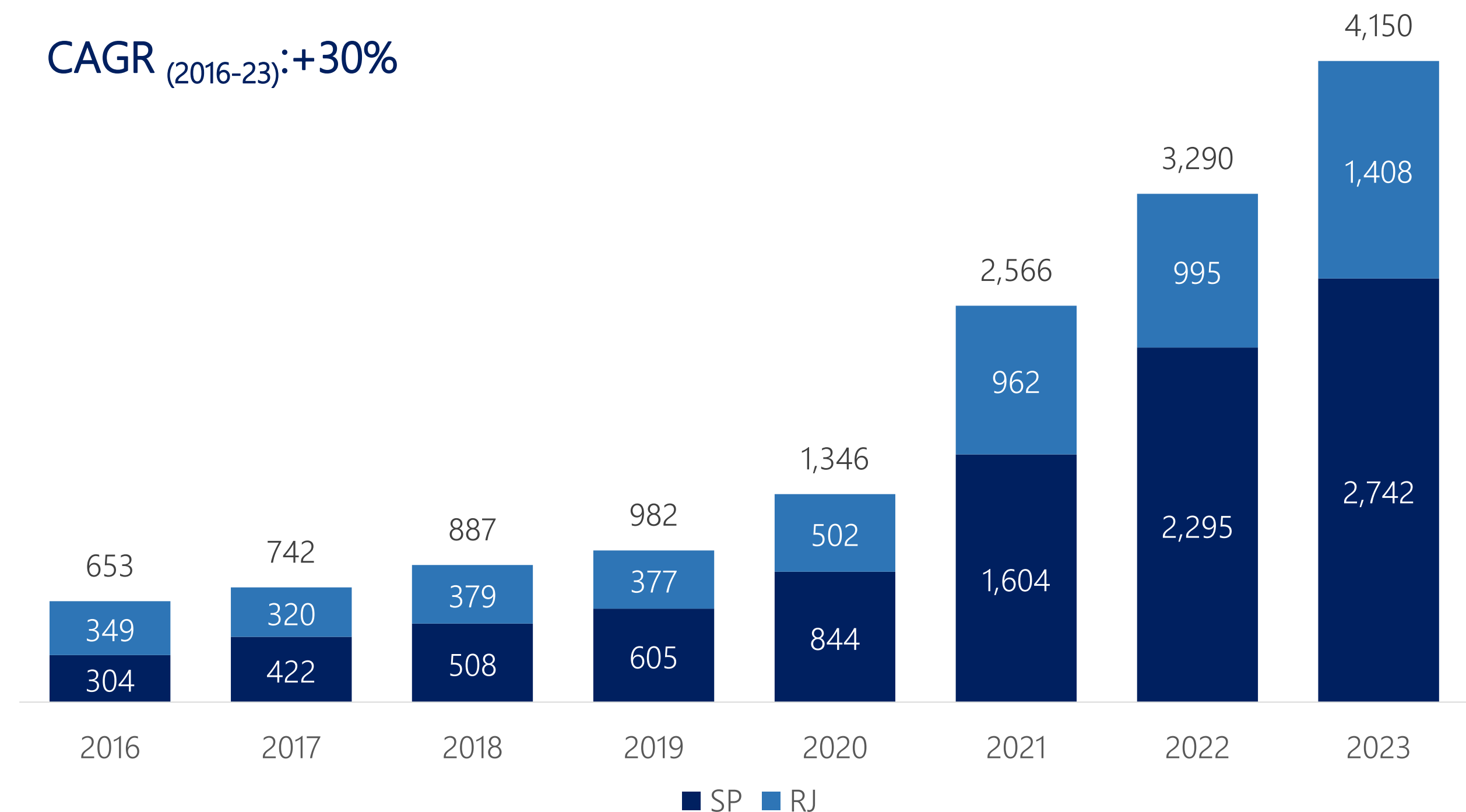


SoS - Sales over Supply (% , 4Q23)

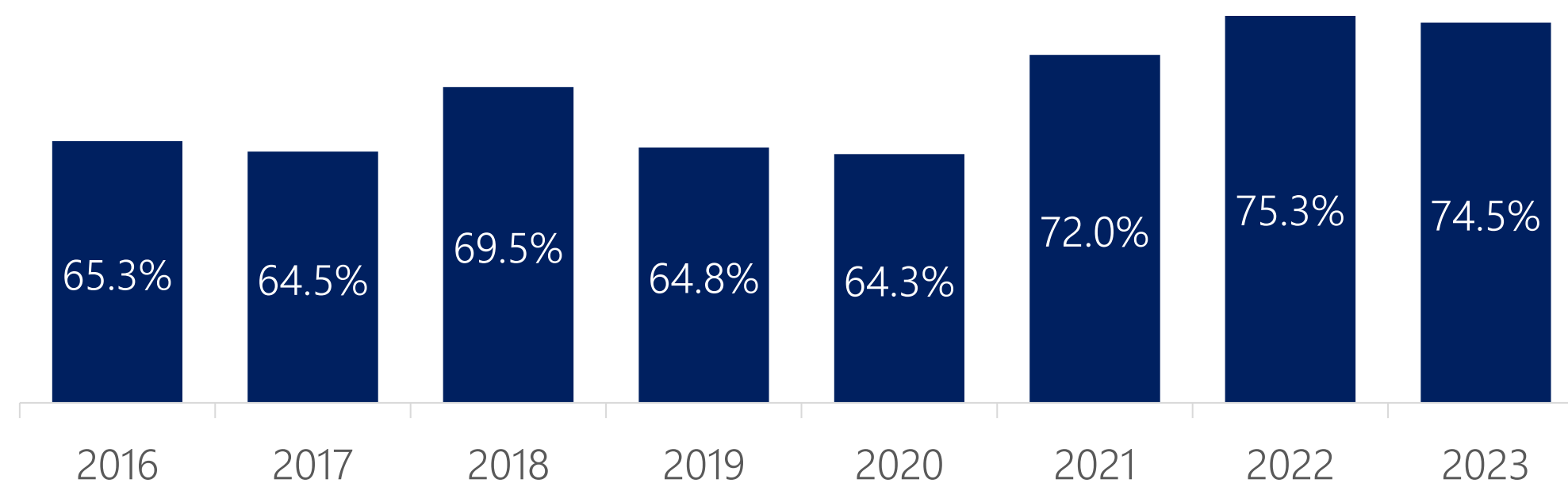


CAGR (2016-23): +30%

Net PSV Sold (R\$ mi)



SoS – Sales over Supply LTM (%)



SHOWROOM EXPERIENCE

energy Guarulhos

PSV: R\$165 million

Address: Rua Padre Celestino, 579 – Guarulhos-SP

Land area: 8,228.6m²

Number of Buildings: 2

Number of elevators: Building 1 and 2 – 6 elevators + 1 transfer

Number of units: 680

Number of parking Spaces: 351 (cars); 37 (motorcycles); 07 (PwD); 04 (loading and unloading); 34 (visitors)

Number of floors: Ground floor +20 floors

Apartments per floor: Buildings 1 and 2 – 18 per floor

Types: 1 and 2 bedrooms apartments

Construction: Cury Construtora e Incorporadora S/A

Decorated unit: 40m²



[CLICK HERE TO WATCH THE VIDEO](#)

STATISTICS



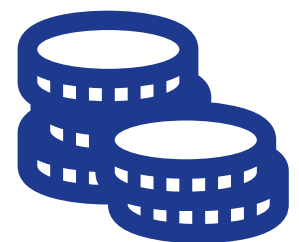
+29.5% of PSV Transferred
4T23 X 4T22

+26.9% of PSV Transferred
2023 X 2022



7.65% Average Interest Rate for customer
financing in 4Q23.

As follow: 6.28% MCMV, 8.00% MCMV 3,
8.87% PRO-COTISTA and 9.81% SBPE

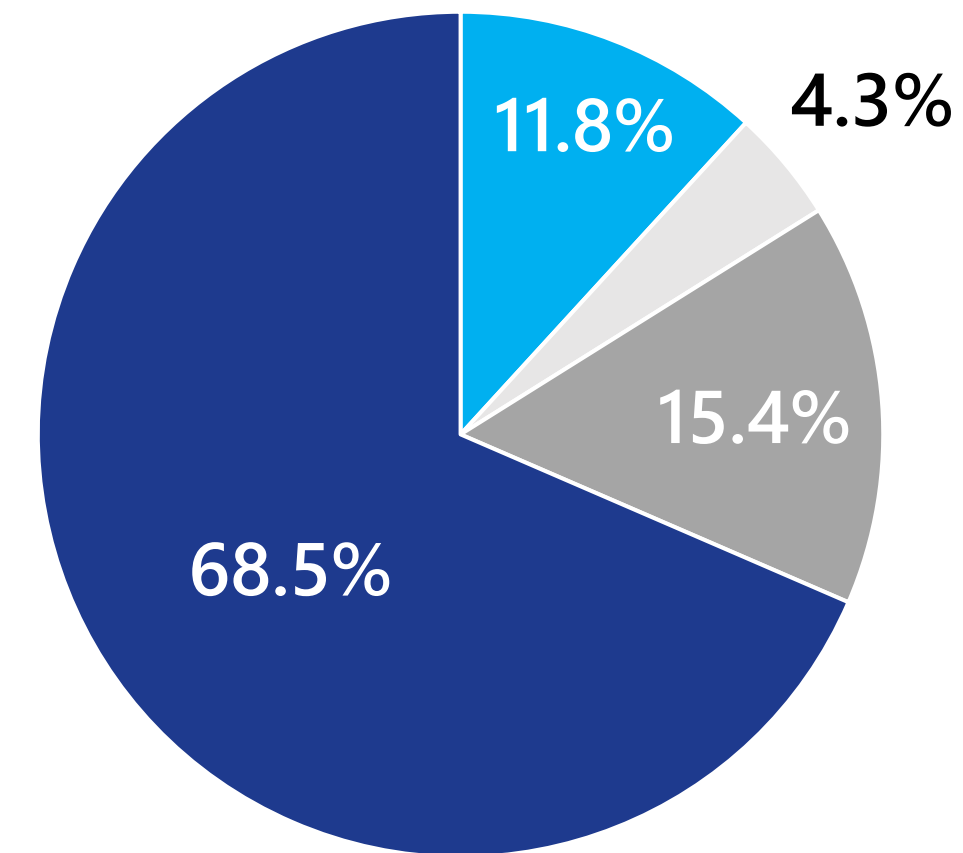


R\$5,398/unit
Average subsidy in 4Q23

R\$2,357/unit
Average subsidy in 2023

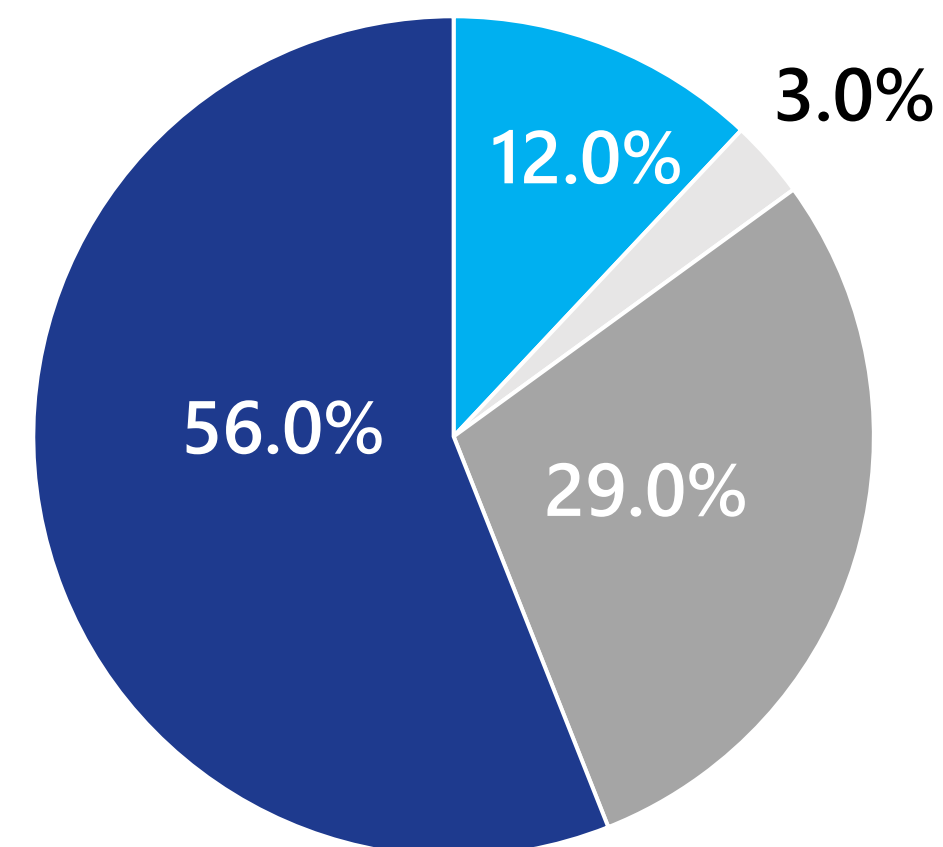
219 subsidized units
through Casa Paulista program in LTM

Gross Sales 4Q23



- Direct Table > 350k
- Direct Table < 350k
- Financed Sales > 350k
- Financed Sales < 350k

Gross Sales 2023



- Direct Table > 350k
- Direct Table < 350k
- Financed Sales > 350k
- Financed Sales < 350k

SALES DIFFERENTIALS



1,500+
Cury Real Estate Brokers



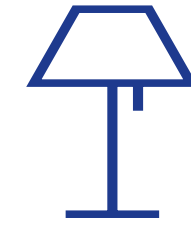
[Real Estate Brokers App](#)



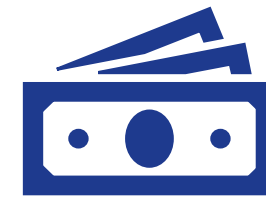
[Manager App](#)



Incentive programs for good paying customers



Decorated unit
In the showroom



Credit analysis at the time of visit to the showroom



[Learn more about the Program](#)



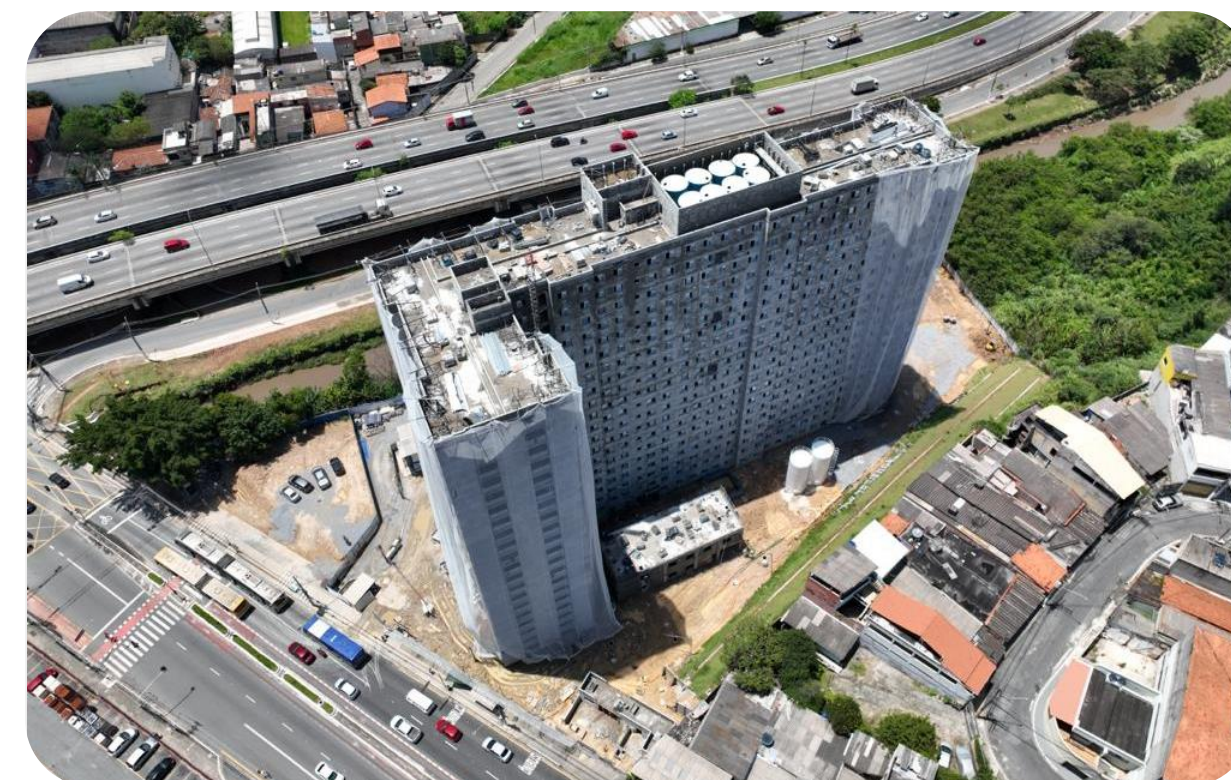
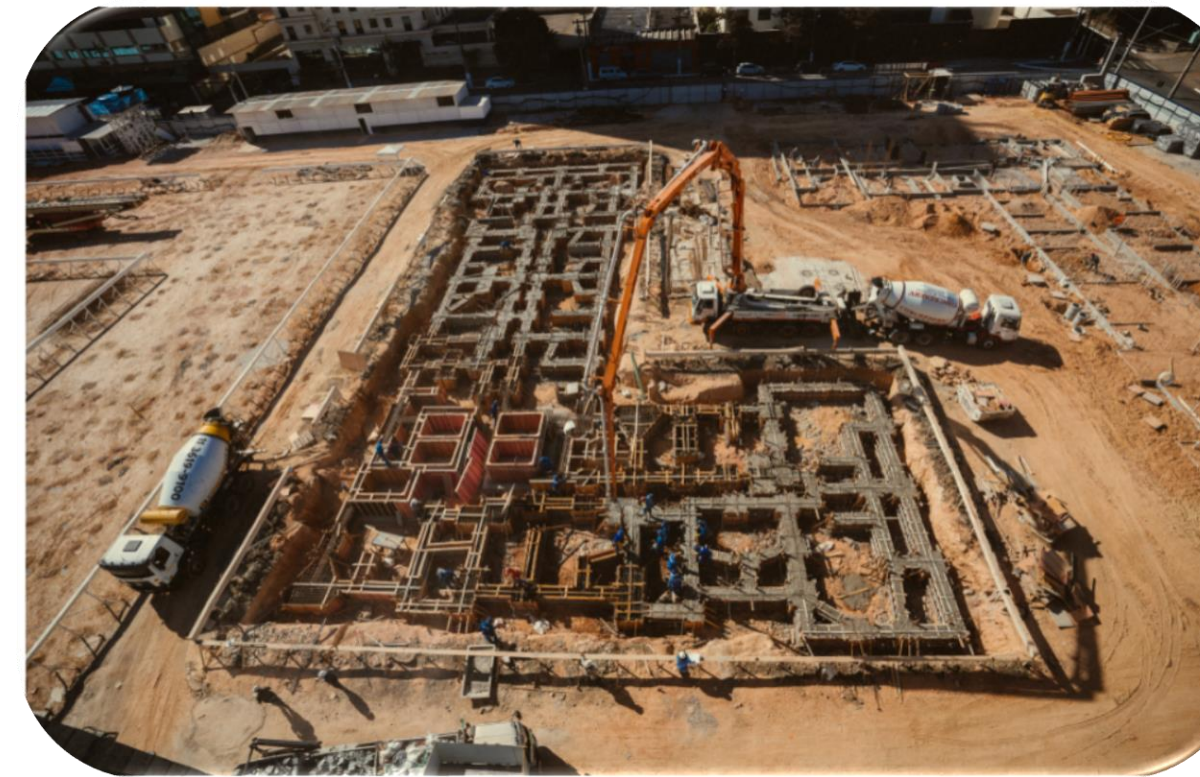
[Artificial Intelligence at Cury](#)



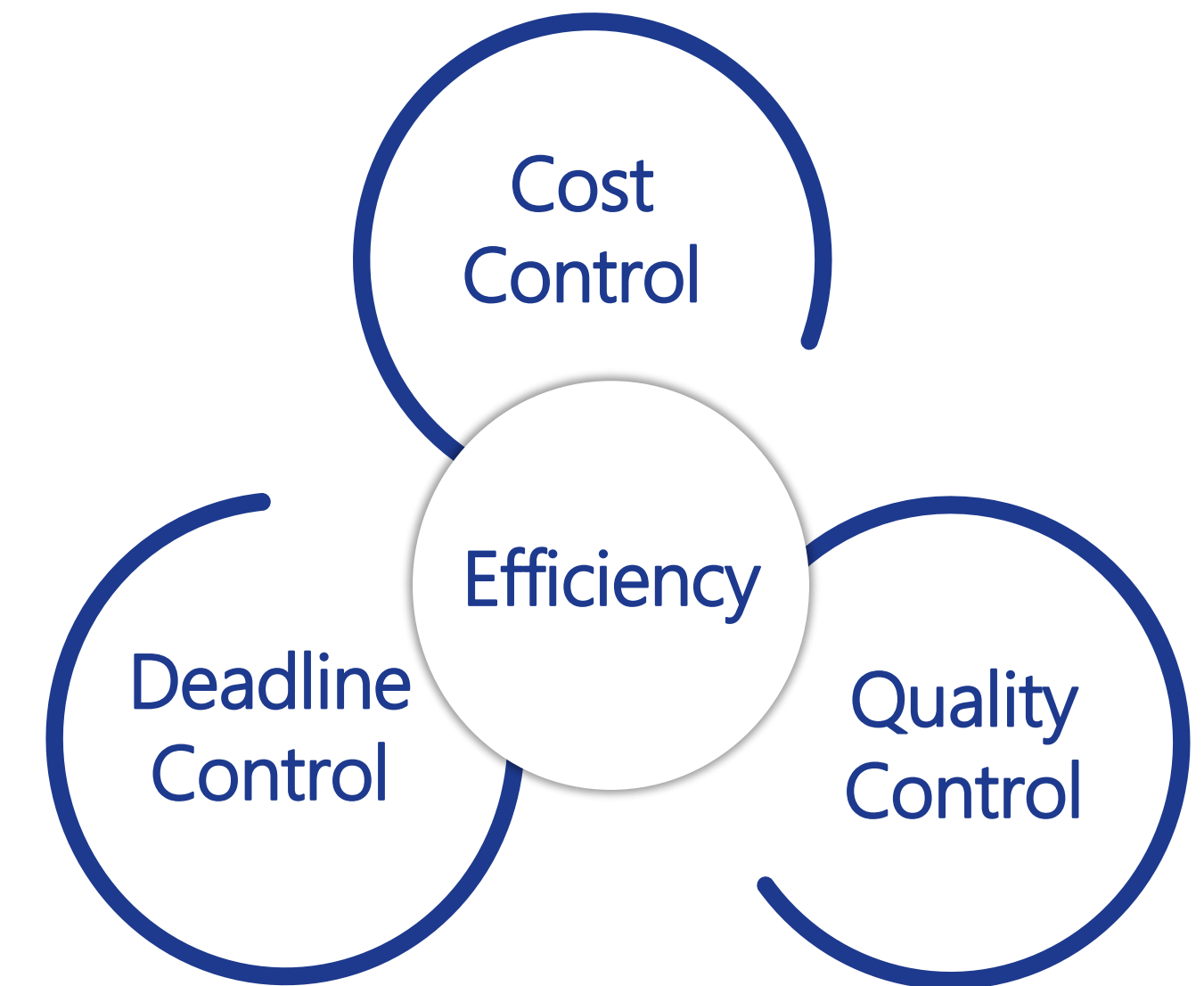
ENGINEERING EXPERTISE

60 years of experience

Load Bearing Masonry



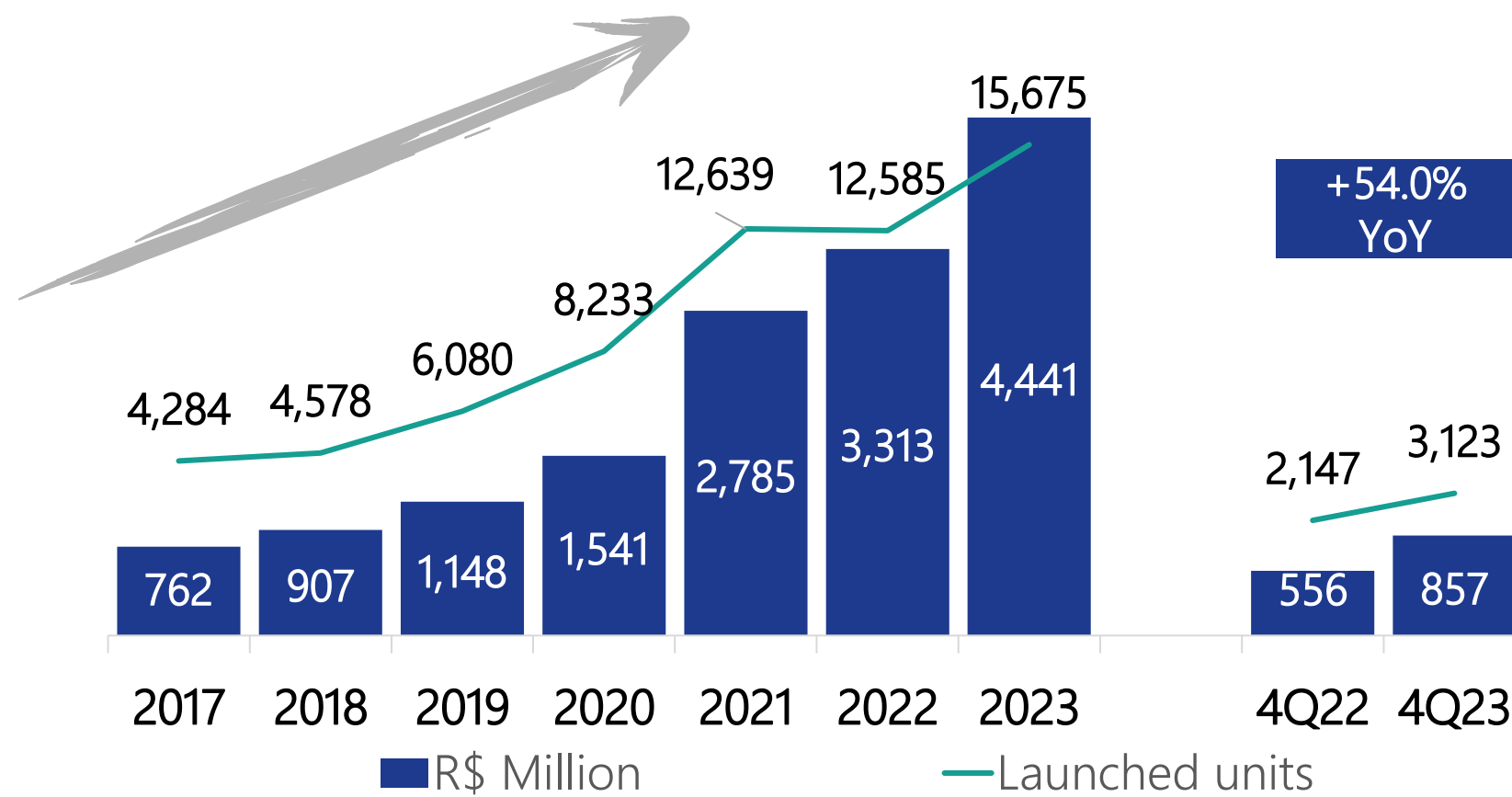
Flexibility



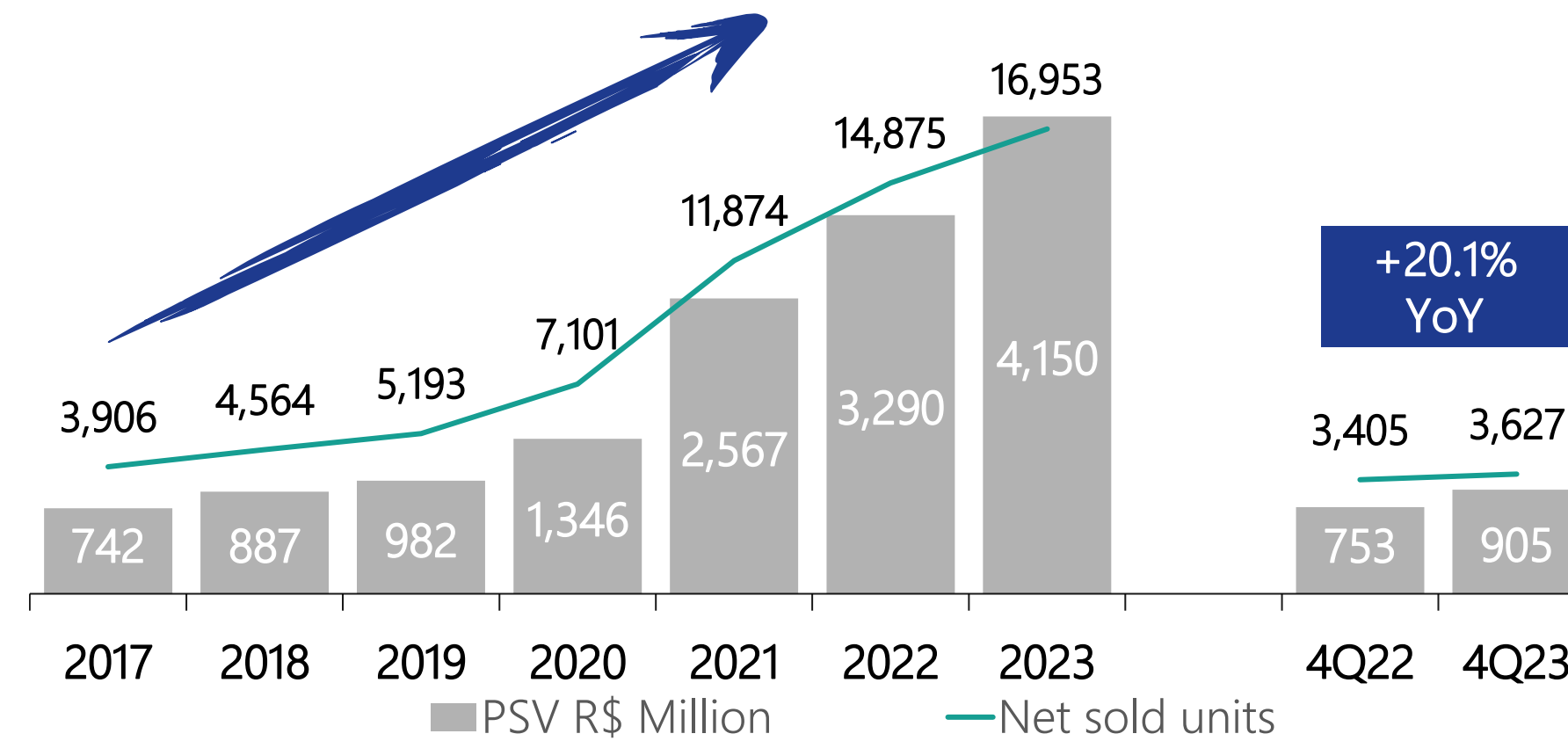
EXCEPTIONAL FINANCIAL AND OPERATIONAL HISTORY

Cury's excellence in execution capacity and solid business model translate into substantial growth, strong margins and solid cash generation

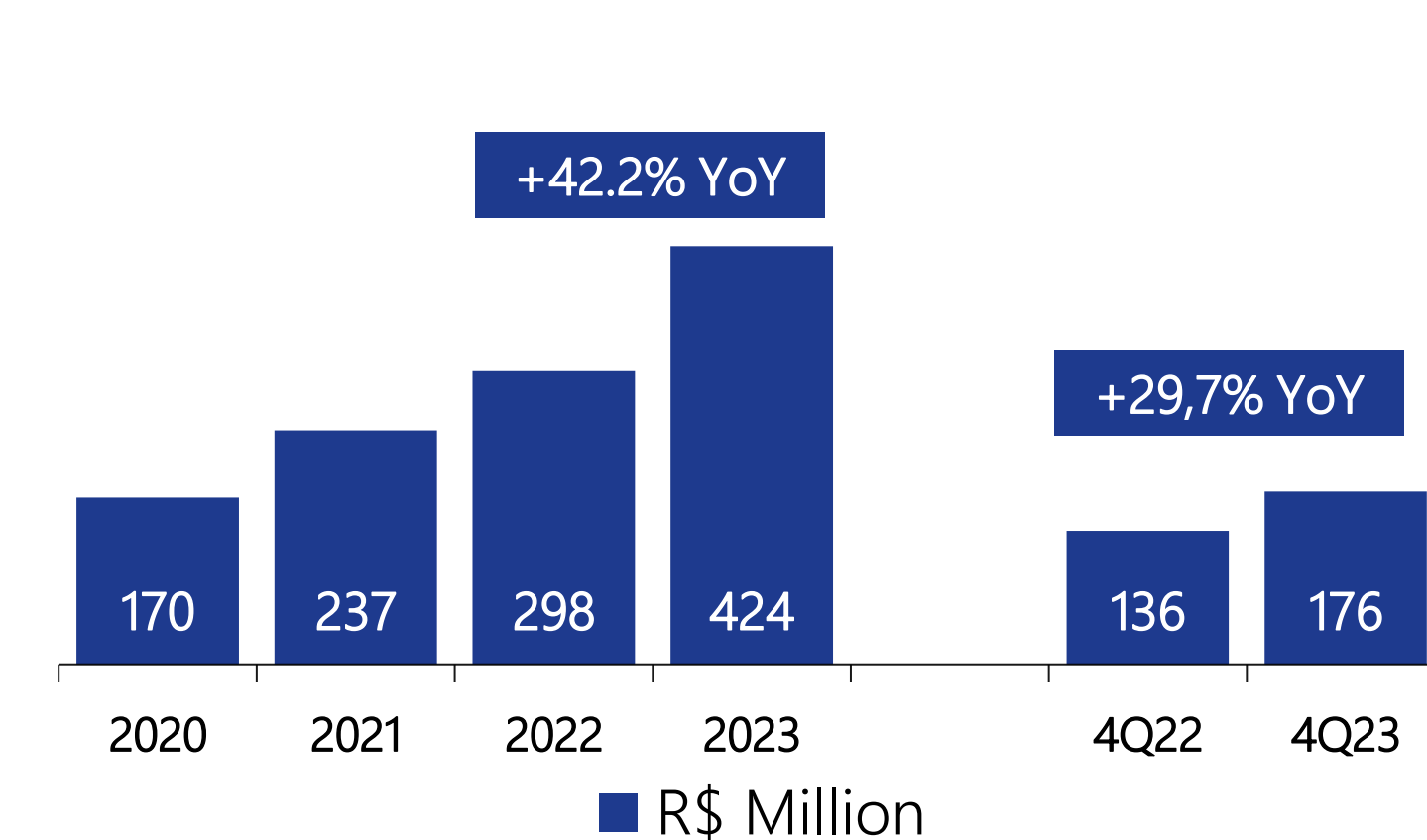
Launches



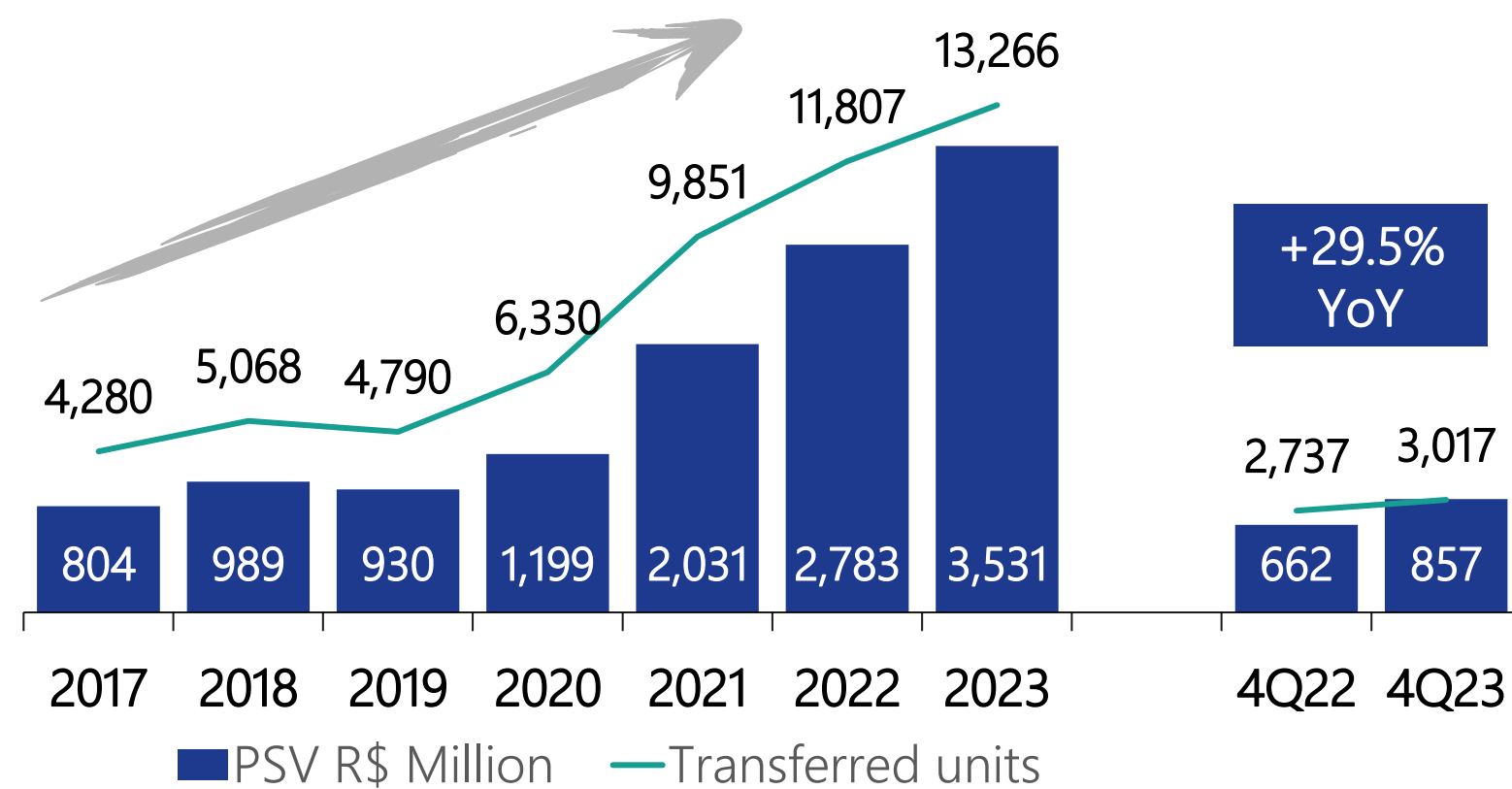
Net Sales



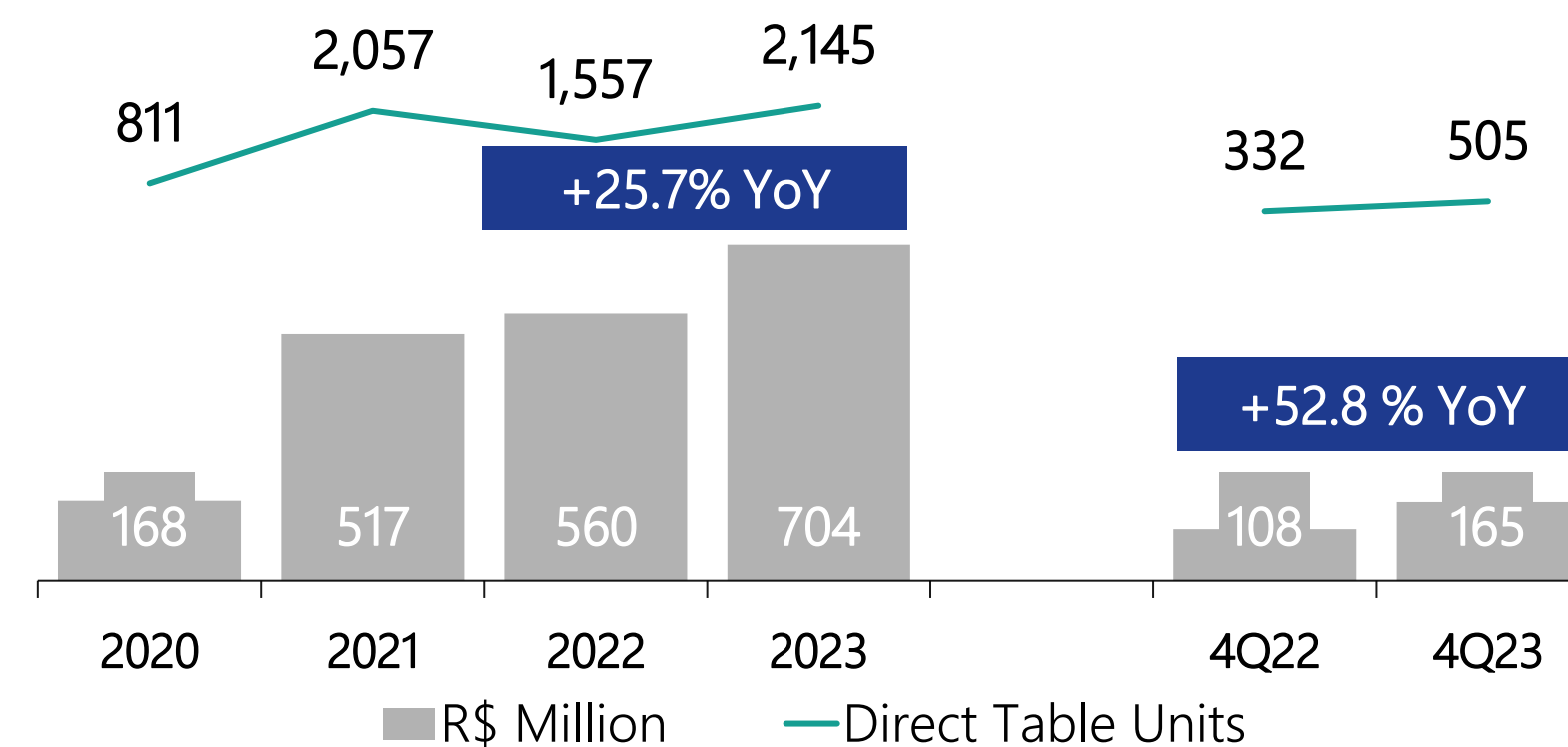
Cash Generation



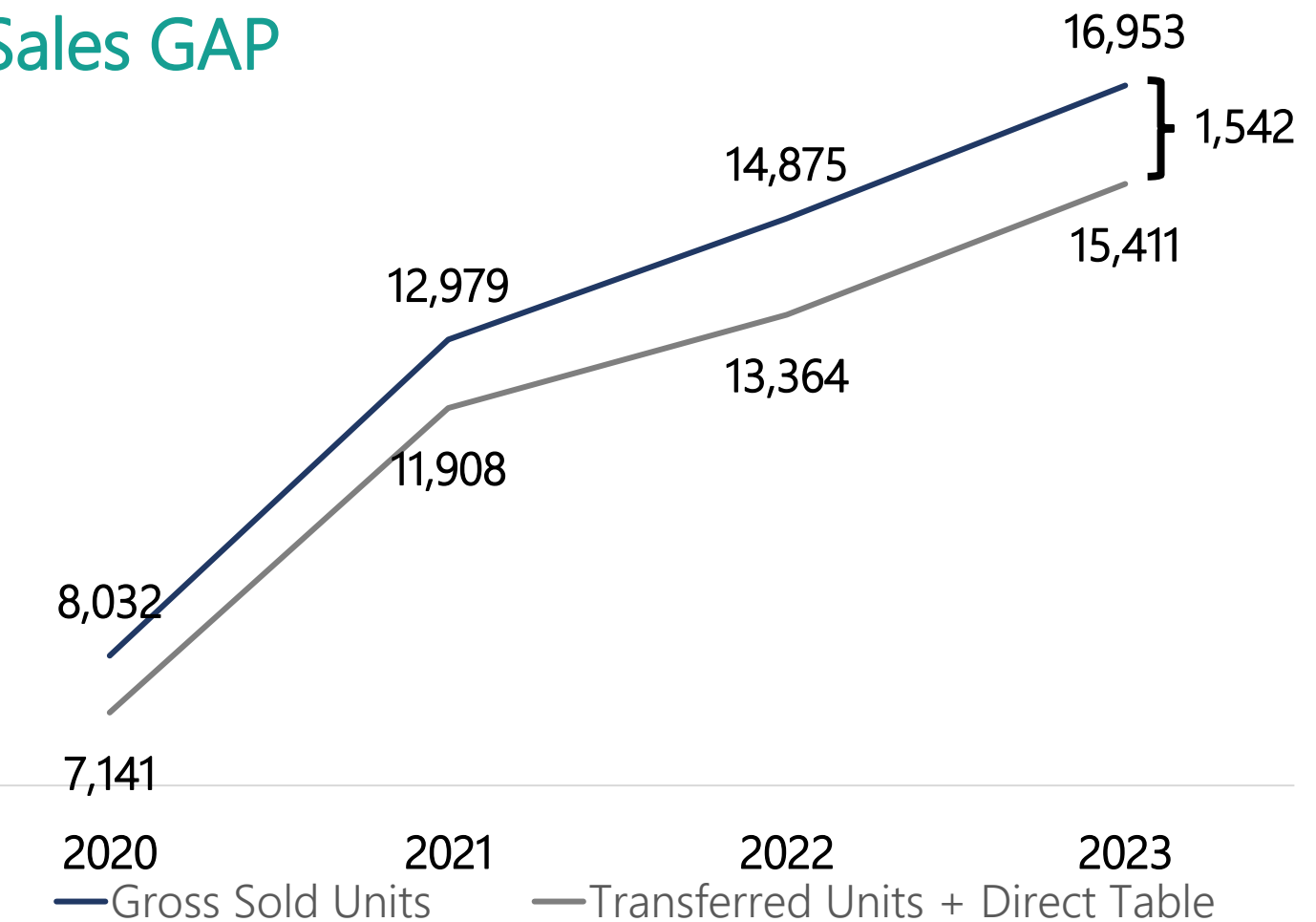
Transfers



Direct Table



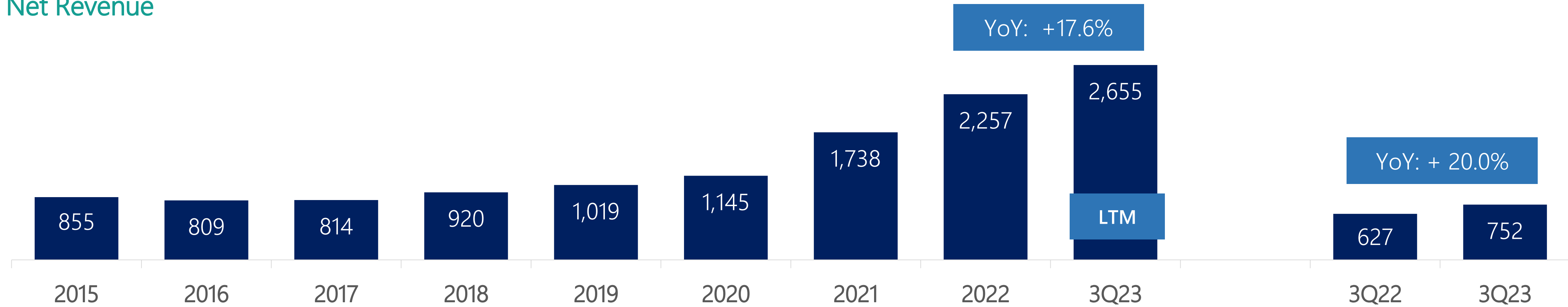
Sales GAP



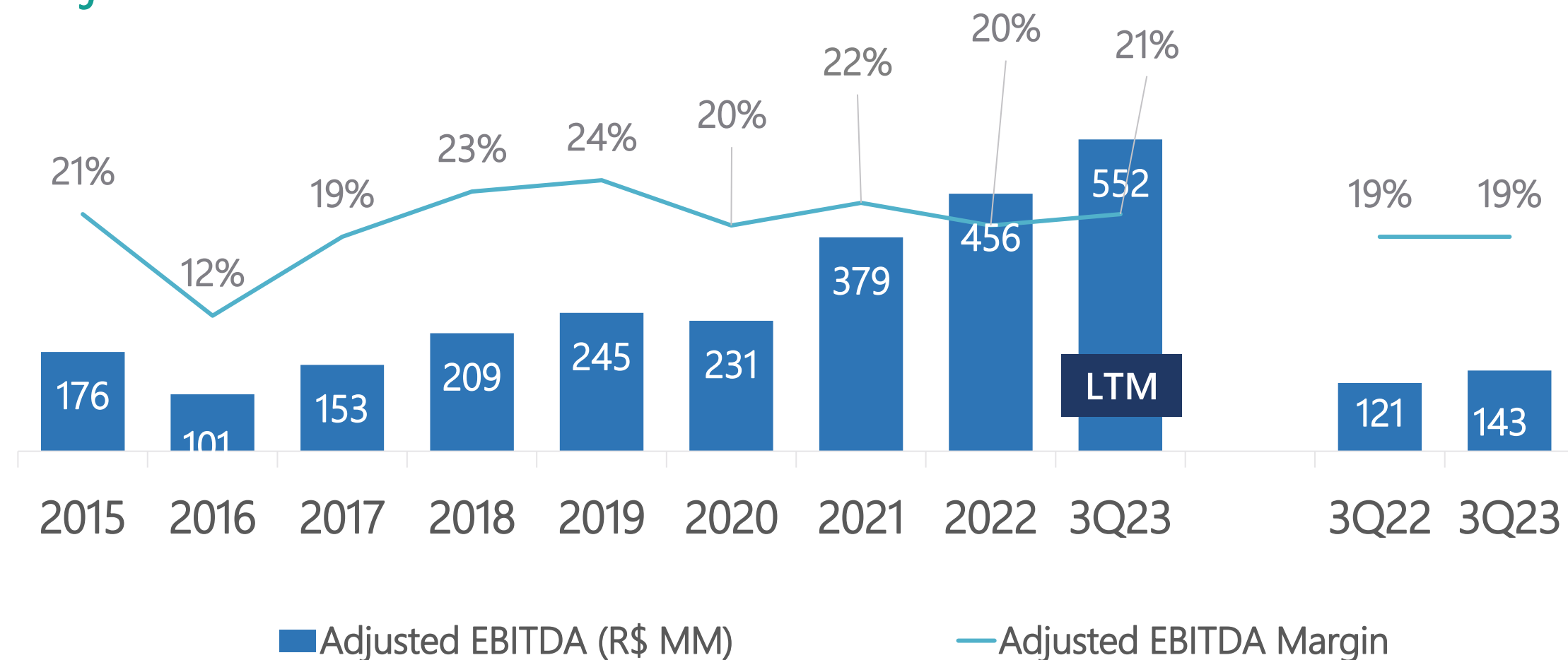
EXCEPTIONAL FINANCIAL AND OPERATIONAL HISTORY

Cury's excellence in execution capacity and solid business model translate into substantial growth, strong margins and solid cash generation

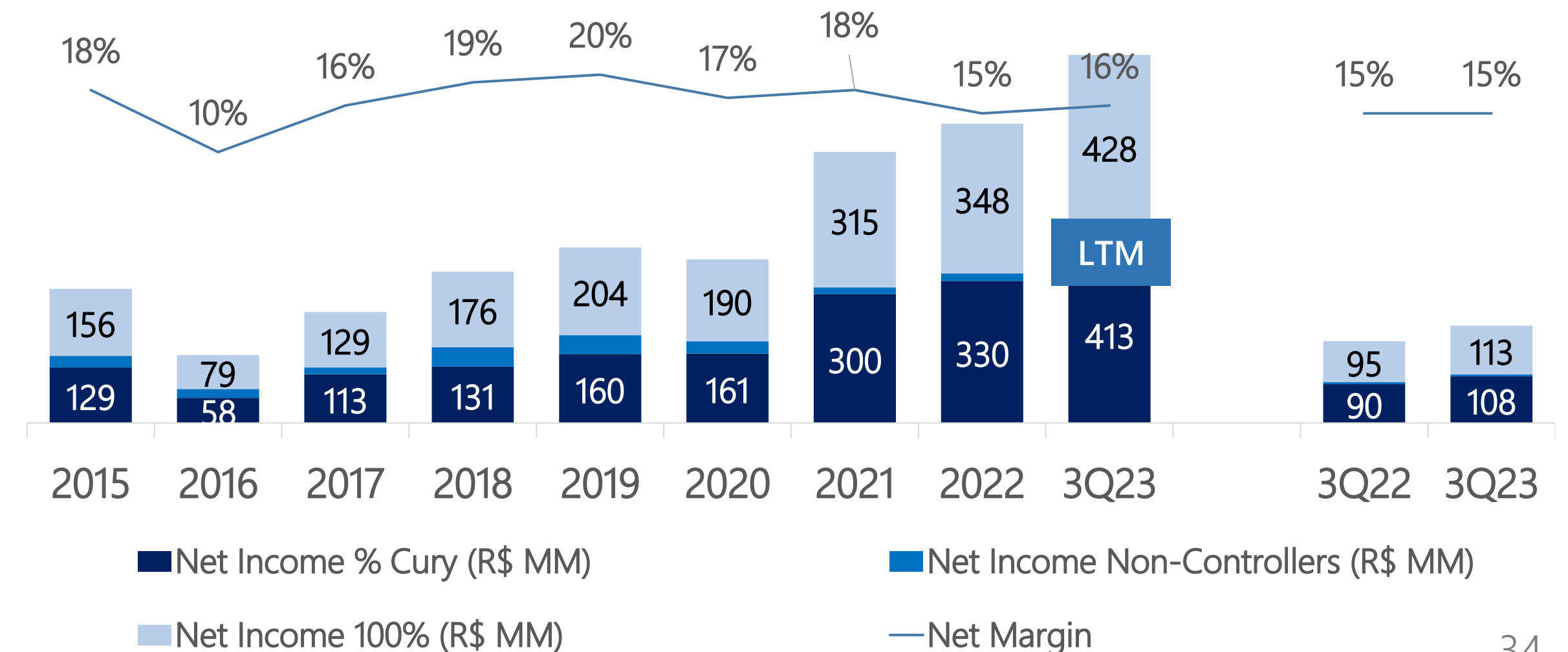
Net Revenue



Adjusted EBITDA



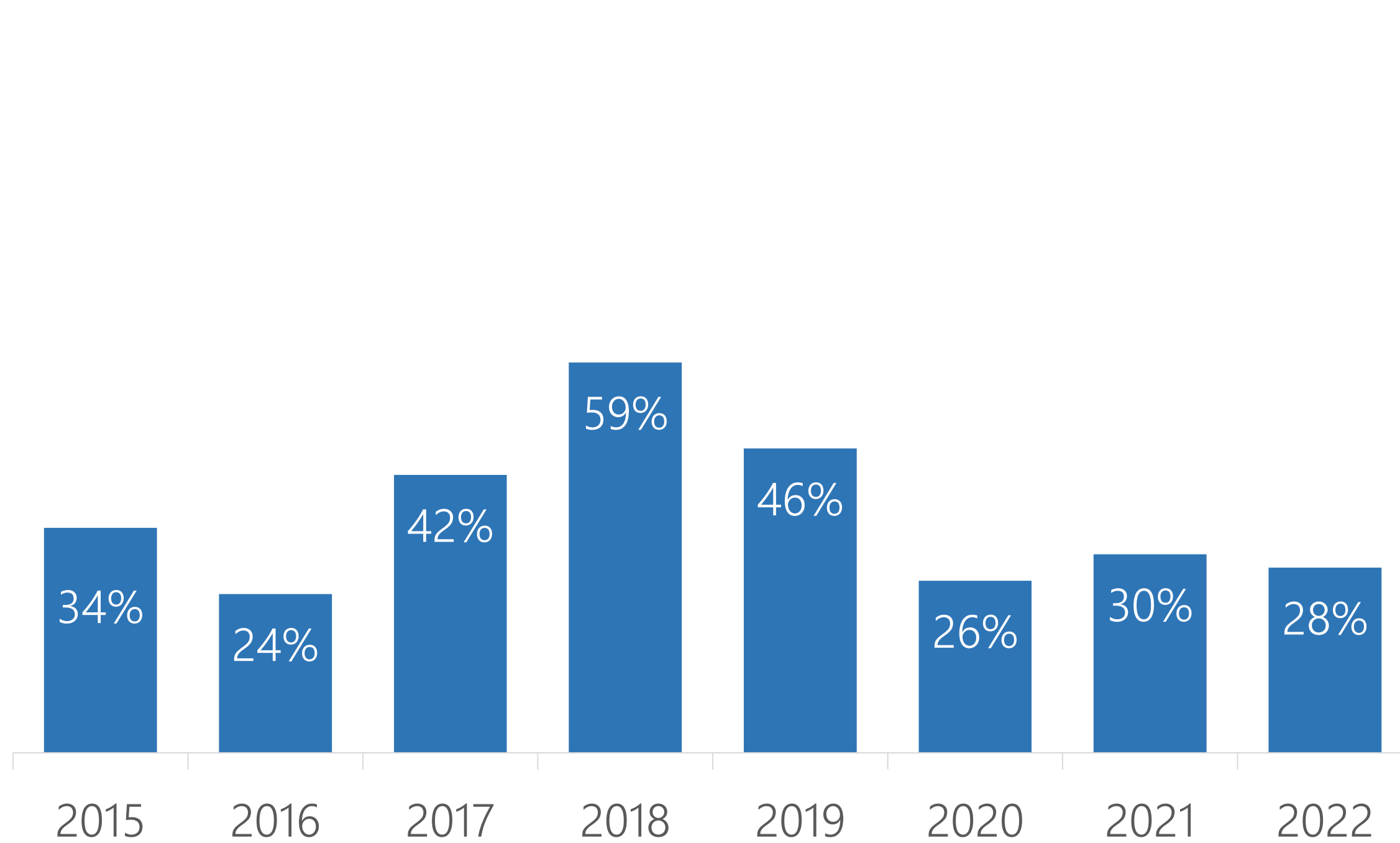
Net Income



EXCEPTIONAL FINANCIAL AND OPERATIONAL HISTORY

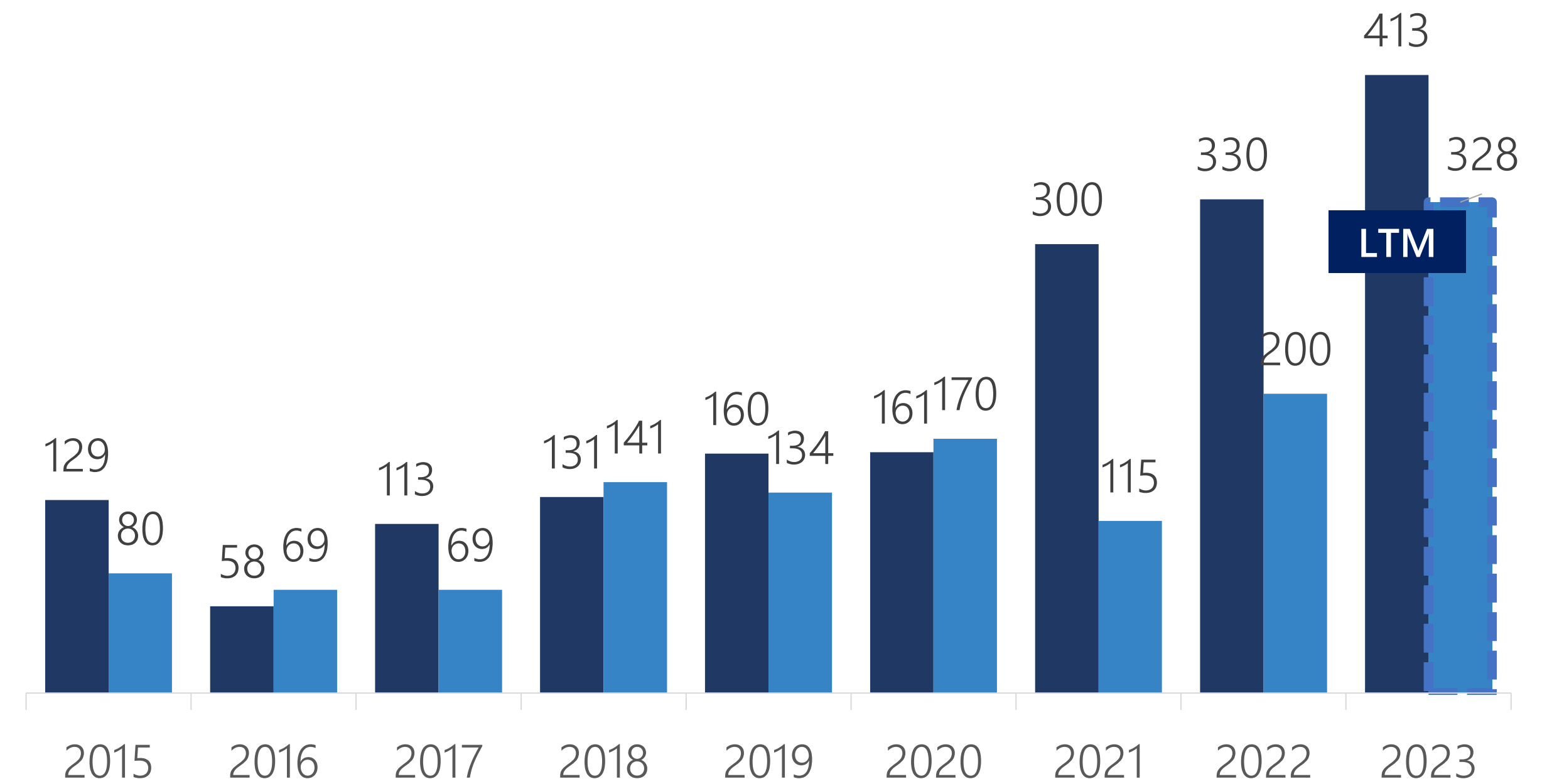
Cury's excellence in execution capacity and solid business model translate into substantial growth, strong margins and solid cash generation

ROIC – Return On Invest Capital



Net Income and Dividends Distributed

■ Net Income @ Stake ■ Dividends Distributed

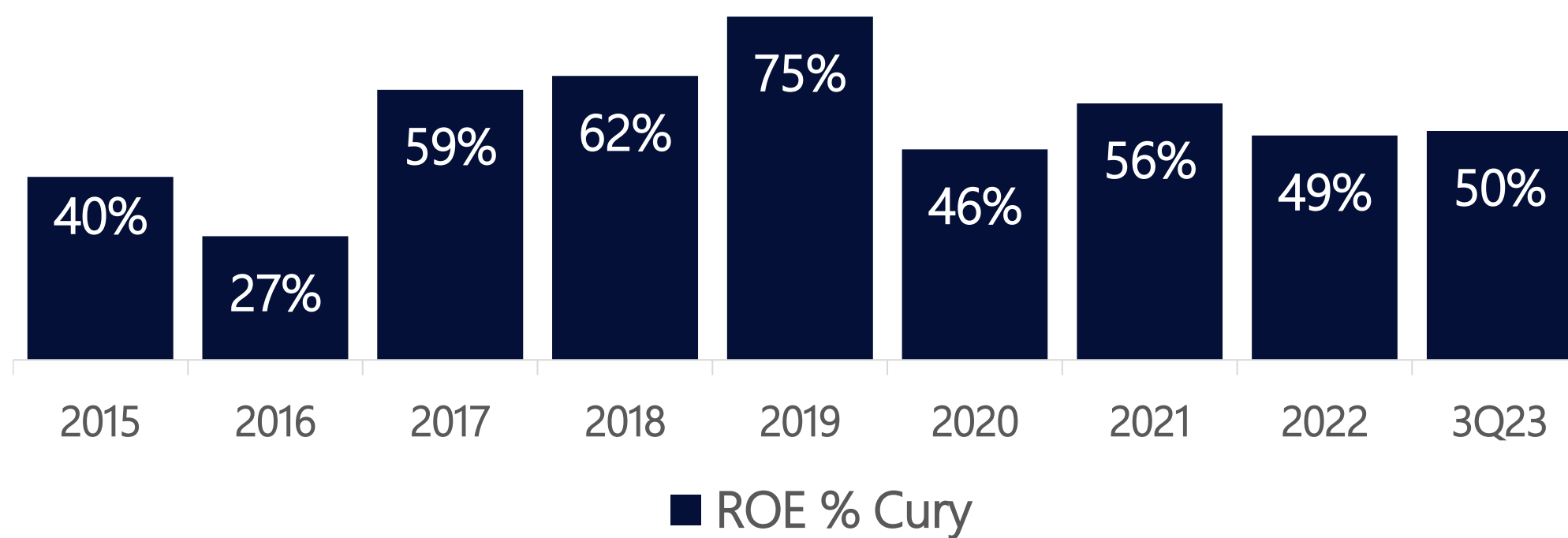


$$ROIC = \frac{\text{(Profit before financial result – taxes)}}{\text{(Loans + Creditors + Equity – Cash and equivalents)}}$$

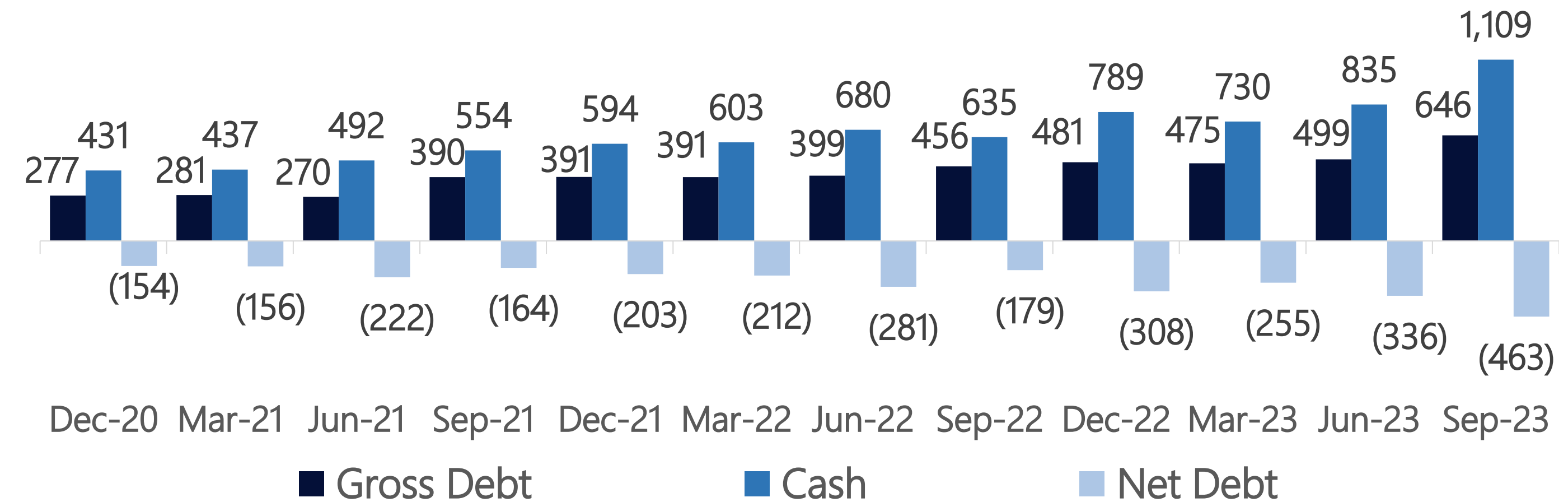
EXCEPTIONAL FINANCIAL AND OPERATIONAL HISTORY

Cury's excellence in execution capacity and solid business model translate into substantial growth, strong margins and solid cash generation

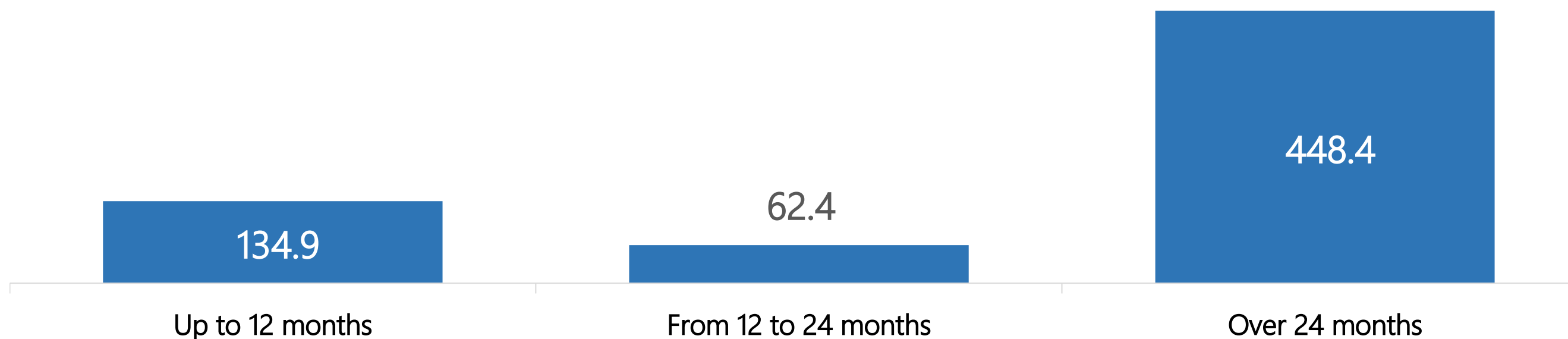
ROE – Return on Equity
(Net Income/Equity)



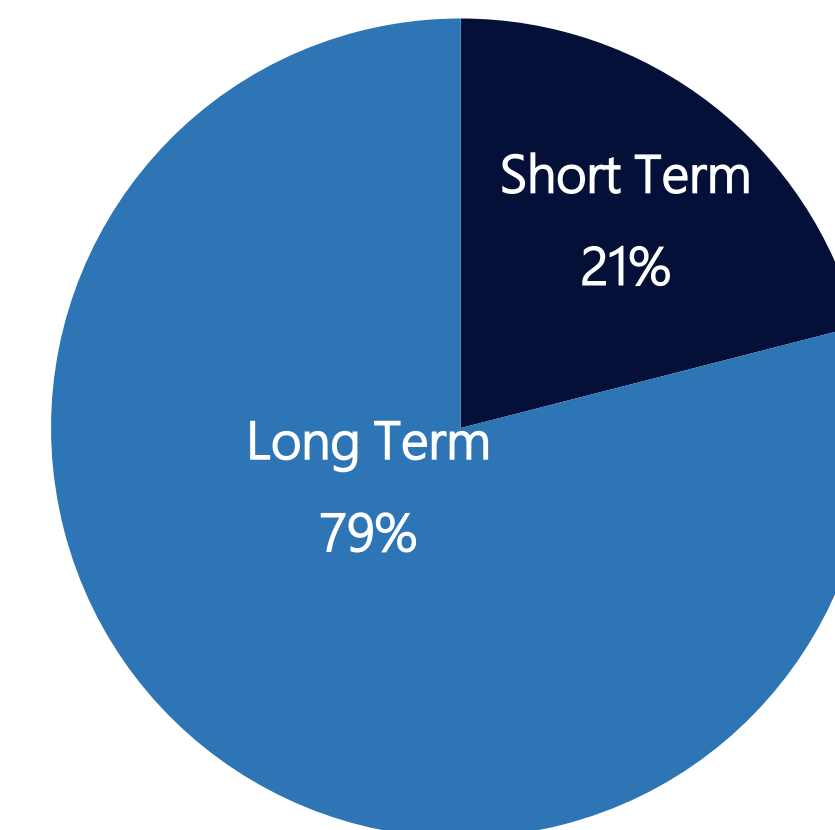
Net Debt– R\$ MM



Amortization Schedule – 09/30/2023



Debt Profile



CORPORATE GOVERNANCE STRUCTURE



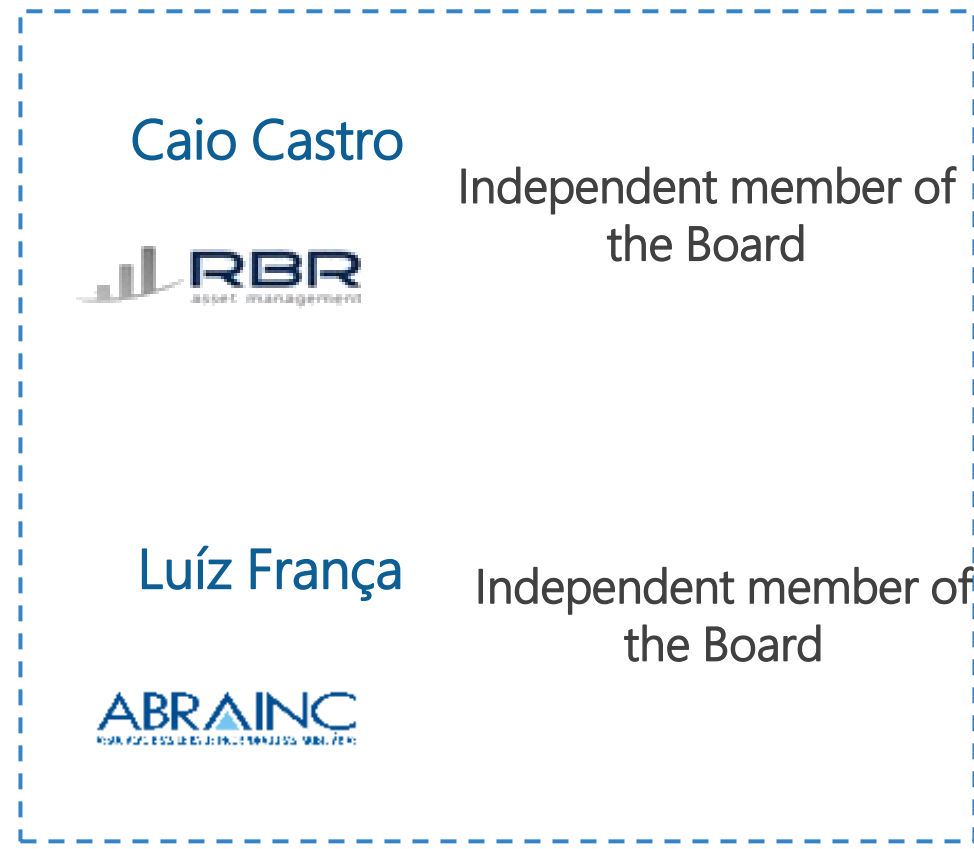
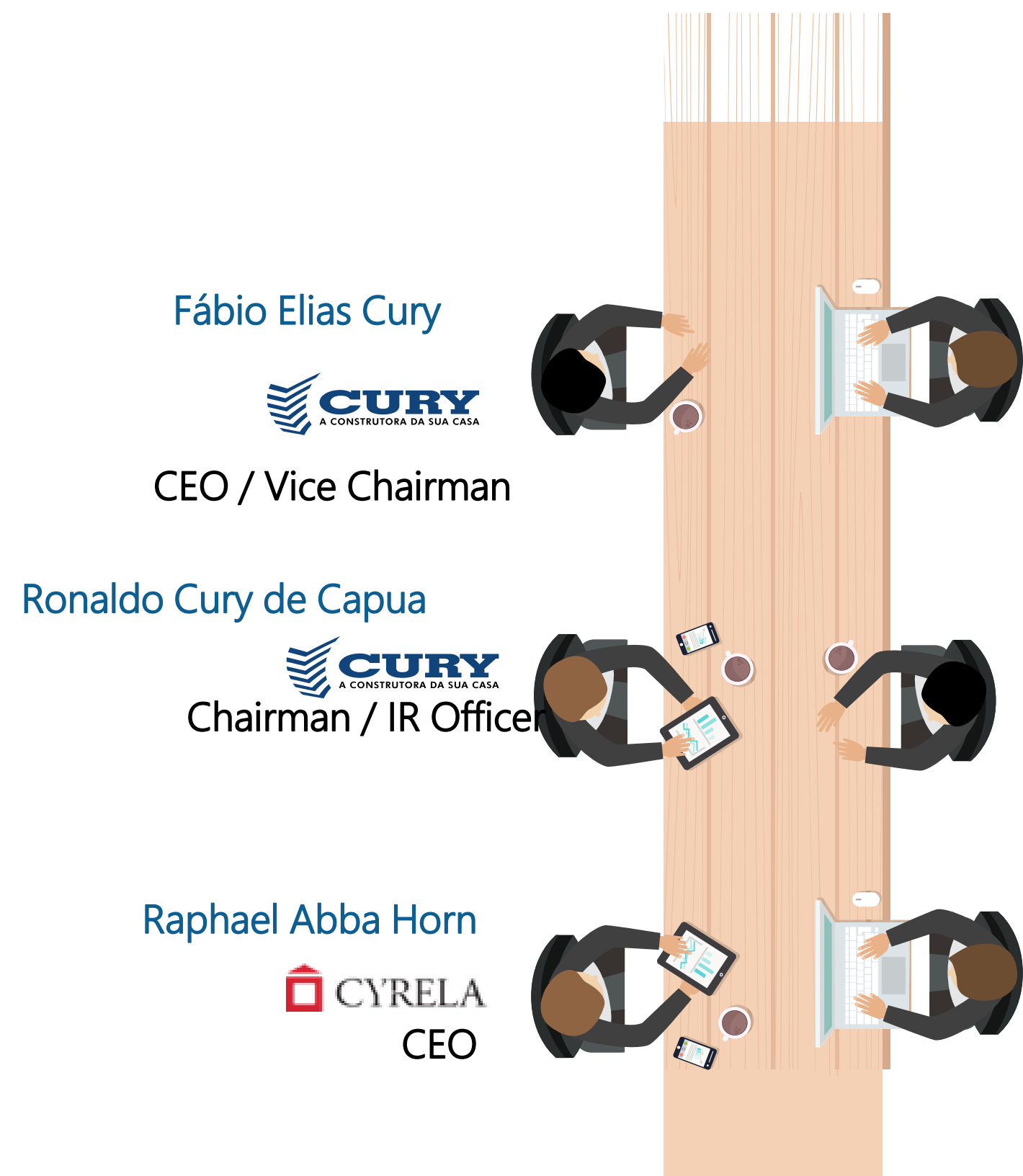
Board of Directors

Fiscal Council - Effective members:

- Luiz Augusto Marques Paes
- Marcos S. de Almeida Prado
- Luciano de Almeida Prado Neto

Internal Audit Committee

- Luiz França
- Luciano Colauto
- Alvin Francischetti
- Sergio Miyagi – Independent Auditor that reports directly to the committee



Miguel Mickelberg
CFO
CYRELA

Ownership	% ON
Cyrela Brazil Realty	21.78
Fabio Elias Cury	19.72
Cury Empreend.	12.67
Other controllers	2.78
Others (Free Float)	43.05
Total	100.0

32.39% Cury Controller



CORPORATE GOVERNANCE STRUCTURE

Experienced Management with an Exceptional Background

Fábio Cury 30 32

CEO

Graduated in Engineering from Mackenzie University
Still engaged in Business Development activities

Paulo B. Curi 30 32

Engineering VP

Graduated in Civil Engineering from Mackenzie University
Former Director of Engineering at Cury

Leonardo Mesquita Cruz 13 17

Sales and New Business VP

Specialized in Real Estate Finance from Wharton University
Graduate from Babson College

Ronaldo Cury de Capua 15 23

IRO

MBA in Real Estate Invest from FGV, VP of SindusCon, Board Memb. of ABRAINC and Memb. of the Real State of Poli-Usp

João Carlos Mazzuco 3 13

CFO

Naval Engineering from the University of São Paulo
Previously worked in Investment Banking

Sabrina Gonçalves Ribeiro 6 21

COO

Specialized in Strategic Management and Leadership - Dom Cabral foundation

Giuseppe F. Vergara 27 27

Engineering Director SP

Graduated in Civil Engineering from Anhembi Morumbi University
Former Constr. Gen. Manager at Cury for 10 years

David A. Nonno 14 27

Engineering Director RJ

Specialized in Buildings Production Management Tecnology from Poli-USP
Former Constr. Gen. Manager at Cury for 11 years

Bruna Santini 9 16

Incorporation Director

Graduated in Architecture and Urbanism from Mackenzie University
Former Product Manager at Cury for 3 years

● Years of experience ● Years at Cury

CURY'S STRATEGY TO MAINTAIN HIGH ROE LEVELS

1

Leadership

One of the grand Homebuilding company in Brazil

2

Committed

to the most profitable markets: São Paulo and Rio de Janeiro

3

Strategy

Strategically located landbank + Unique engineering expertise + Successful sales strategy

4

Incomparable

track-record growth, superior profitability and proven execution capability.

5

Experient

Many years operating in this market with experienced professionals

6

Acquisition of land through Long term swaps or installments

7

Launching of projects with financing already approved

8

Sales strategy with a 70% target in transfers within 6 months

9

Construction and engineering methods highly efficient and flexible

10

High dividend payout



THANK YOU!

Ronaldo Cury de Capua – IRO
Nádia Santos – IR Manager
Alice Vasconcelos – IR Analyst
Héricles Camargo – IR Analyst
Liliane Brito – IR Intern



CURY
B3 LISTED NM

ICON B3
IGCT B3

IMOB B3
IGCX B3

IBRA B3
IGNM B3

SMLL B3
ITAG B3





ESG MANAGEMENT - 2023

[CLICK HERE TO ACCESS THE SUSTANTABILITY REPORT](#)