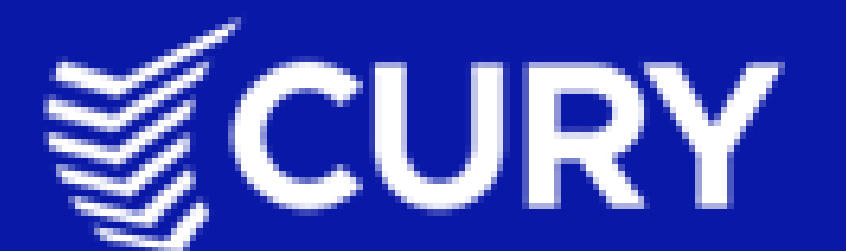


APRESENTAÇÃO INSTITUCIONAL



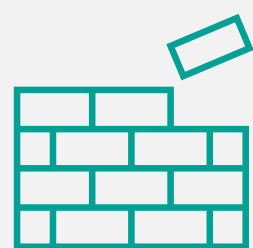
DISCLAIMER

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



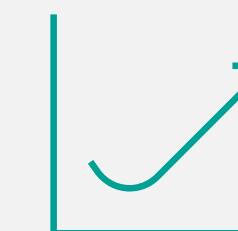
Comprometimento com os mercados de São Paulo e Rio de Janeiro



Expertise de mais de 60 anos em engenharia de baixo custo de construção

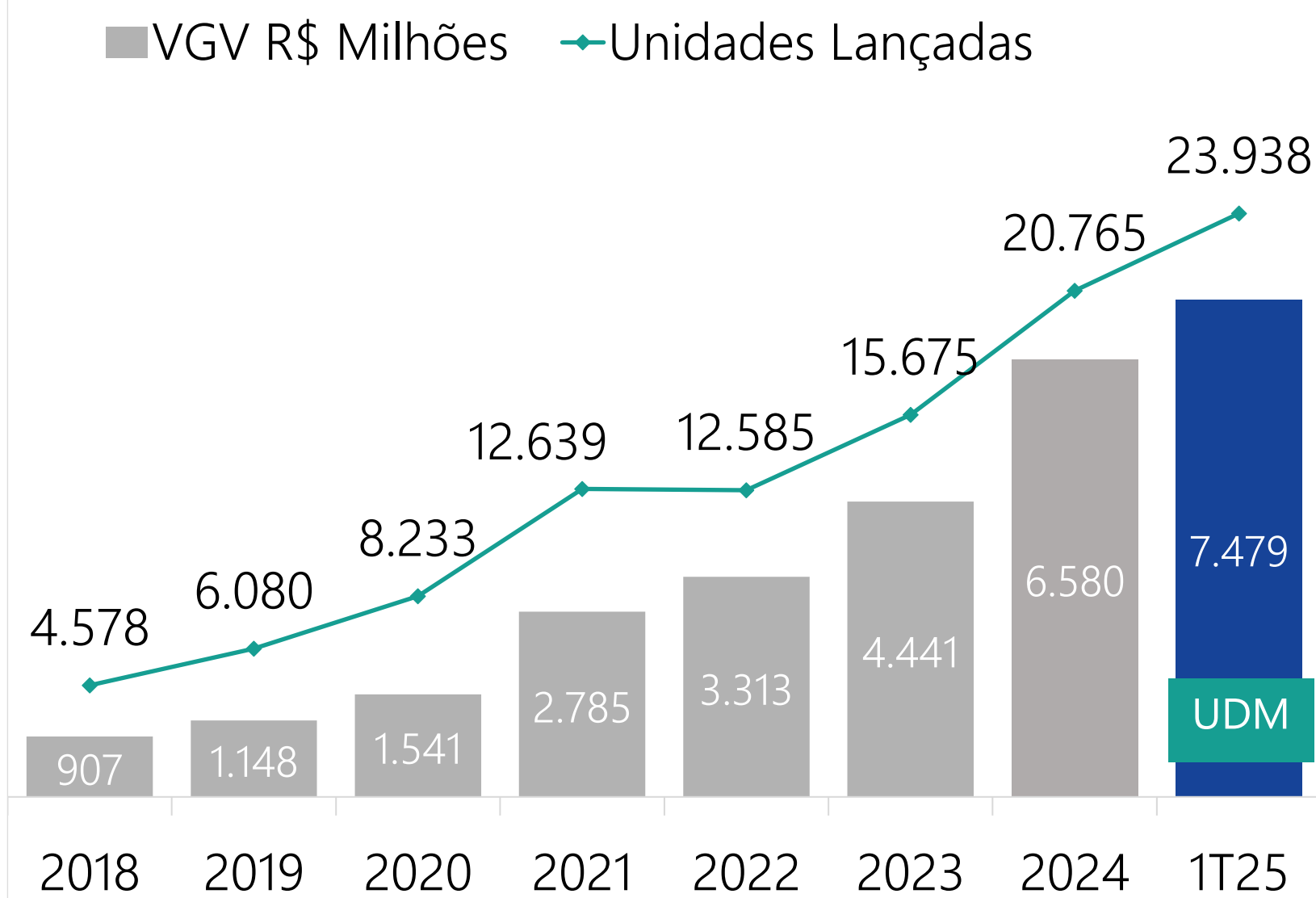


Portfolio de produtos completo e flexível, cobrindo ampla gama de faixas do segmento residencial



Disciplina financeira : crescimento + margens + retornos

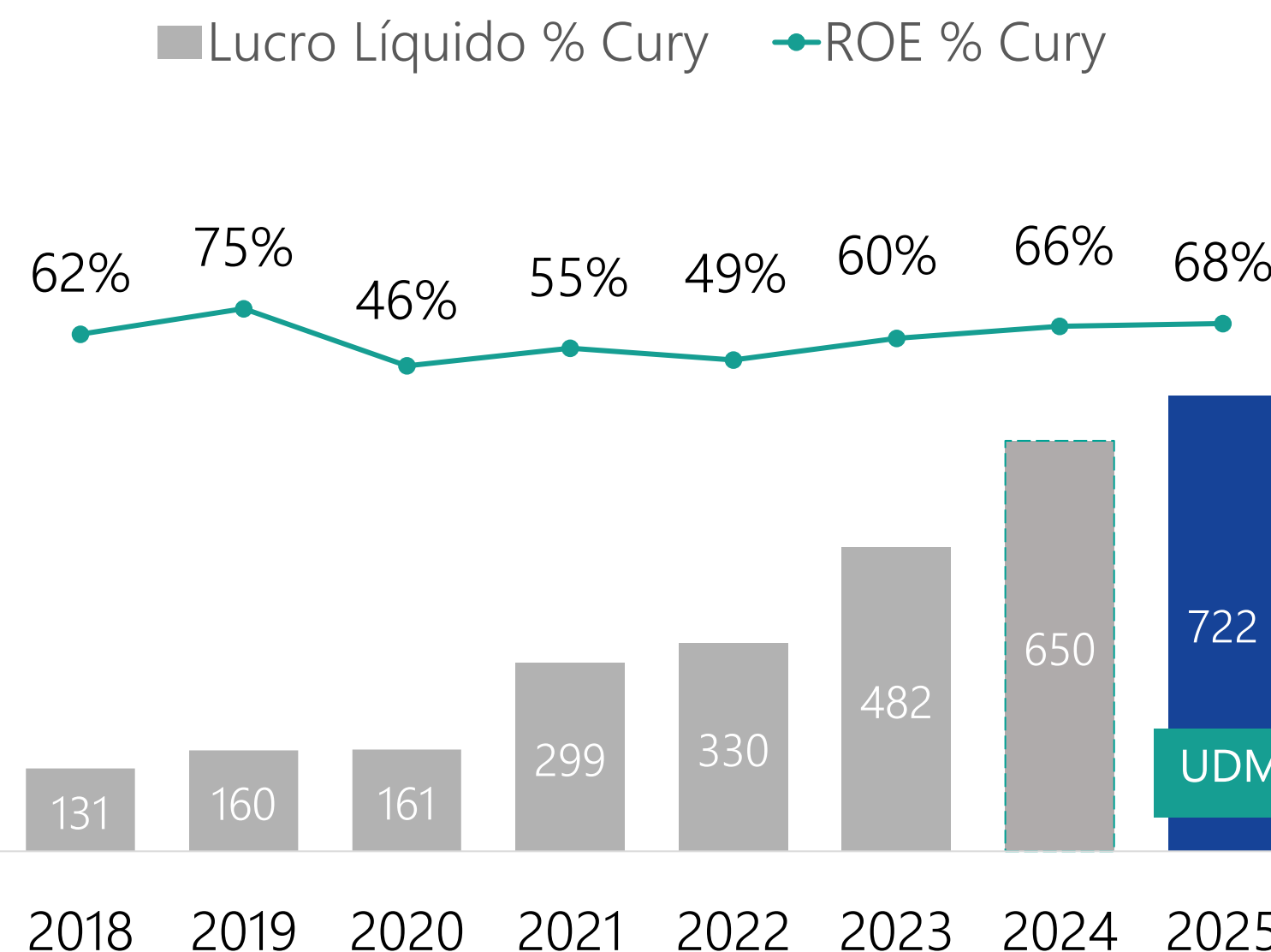
Lançamentos



CAGR VGV (18-25) ~35%
CAGR unid (18-25) ~ 27%

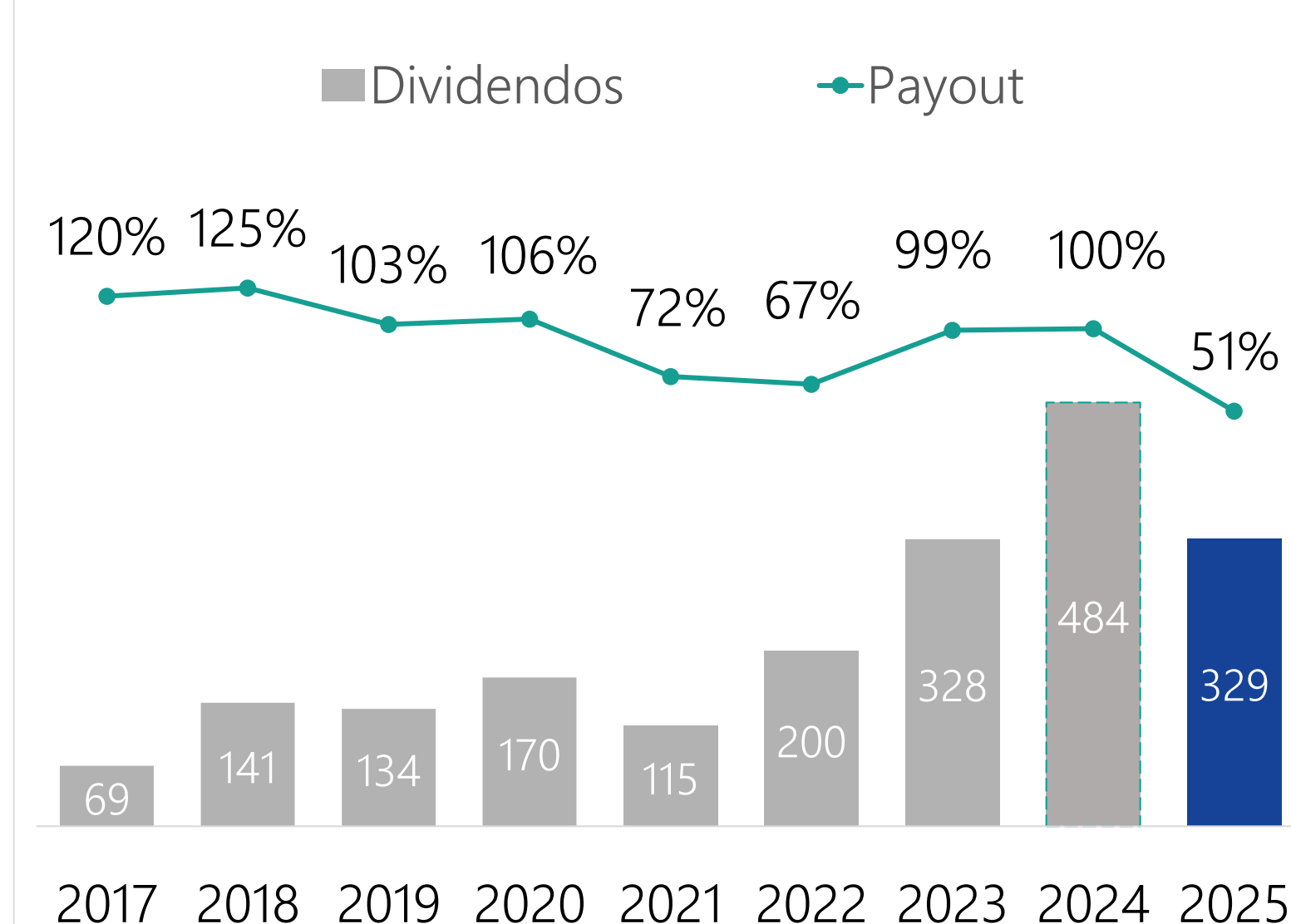
UDM: Últimos doze meses

Lucro Líquido e ROE



CAGR LL %Cury (2017-2025) ~27,6%
Σ 2018-1T25 R\$ 2,9 bilhões

Dividendos Distribuídos e Payout



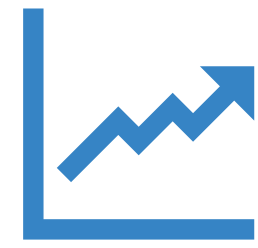
Taxa média 91,0%
Σ 2017-2025 R\$ 1,9 bilhão

HISTÓRICO CURY



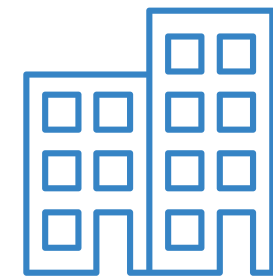
1963

Cury Engenharia e Comércio
Foco na linha de crédito do BNH



70's

Milagre econômico brasileiro
Período de grande expansão



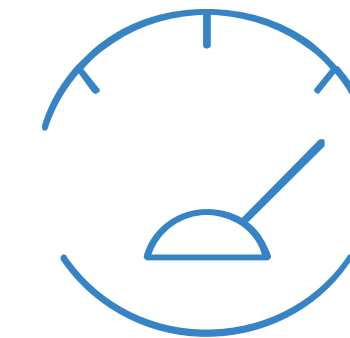
80's

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

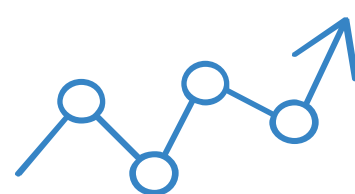
2007

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



S&P Global Ratings

brAA+ estável

2021

Rating de crédito corporativo de longo prazo
Escala nacional Brasil

2022

Emissão do CRI



2022

Programa de ESG
Aprovação de Políticas relacionadas ao tema

2023

Relatório de Sustentabilidade

S&P Global Ratings

brAAA estável

2024

Elevação de Rating de Crédito

NOSSO PRODUTO – SÃO PAULO

SQUARE PANAMBY

EM 2023:

- 785 unidades
- VGV de R\$ 278 milhões
- 900 m da estação de metrô Giovanni Gronchi
- 700 m do Supermercado Carrefour



CIDADE MOOCA

EM 2023:

- 1.486 unidades
- VGV de R\$ 367 milhões
- 700 m da estação de trem Juventus-Moooca
- 1.5 km da universidade FAM



NOSSO PRODUTO – RIO DE JANEIRO

PORTO MARAVILHA

EM 2023:

- 1.356 Unidades
- VGV de R\$ 555 milhões
- Todos os empreendimentos ao lado de paradas do VLT
- 1,5 km do “AquaRio”



JACAREPAGUÁ

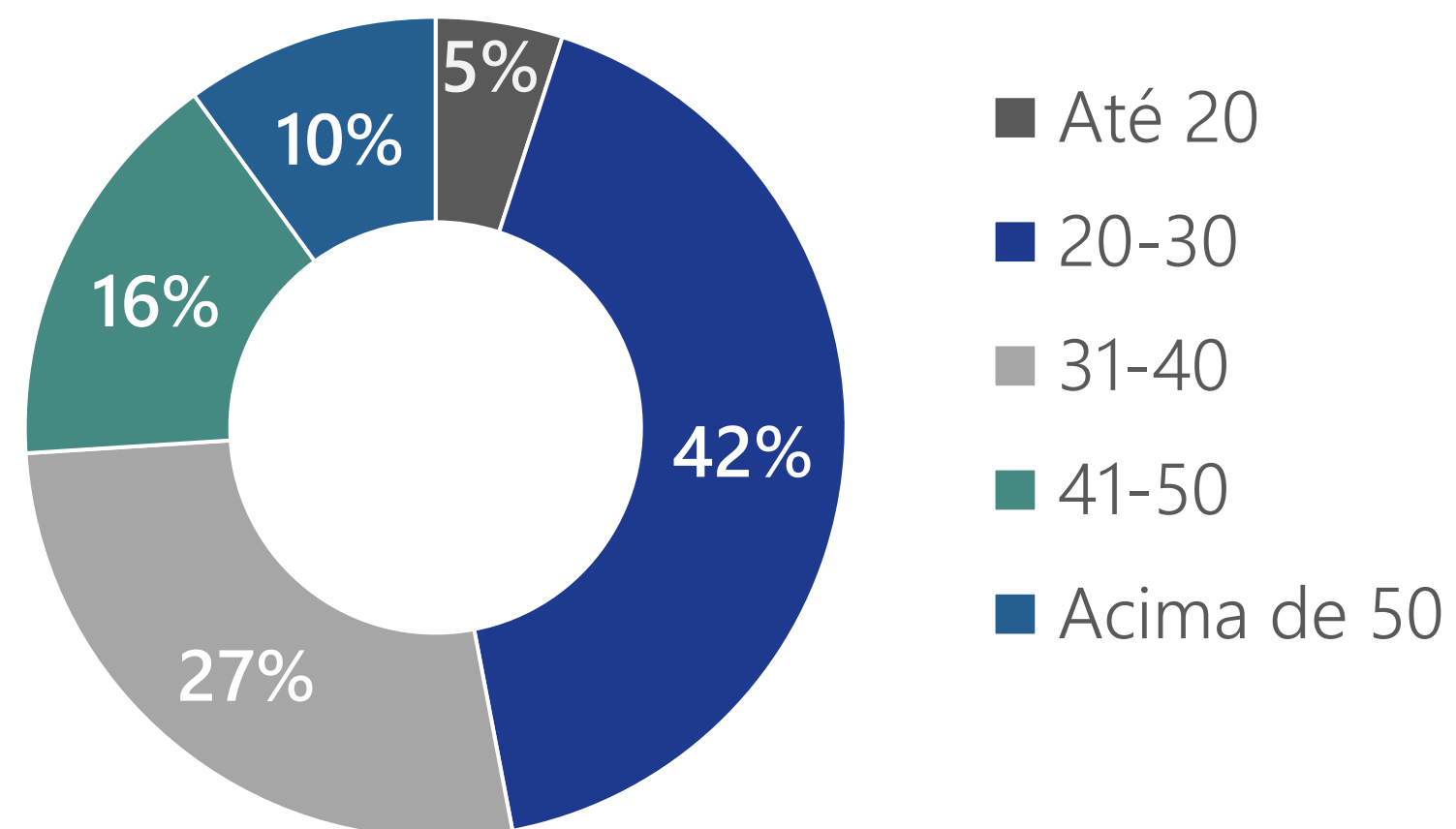
EM 2023:

- 480 Unidades
- VGV de R\$ 109 milhões
- Em frente ao ponto de ônibus Otávio Malta
- 180 m do Supermercado



NOSSO CLIENTE

Faixa Etária



RENDA MÉDIA
DE R\$ 2.000 A R\$ 13.000
COMPRADORES DE PRIMEIRO IMÓVEL

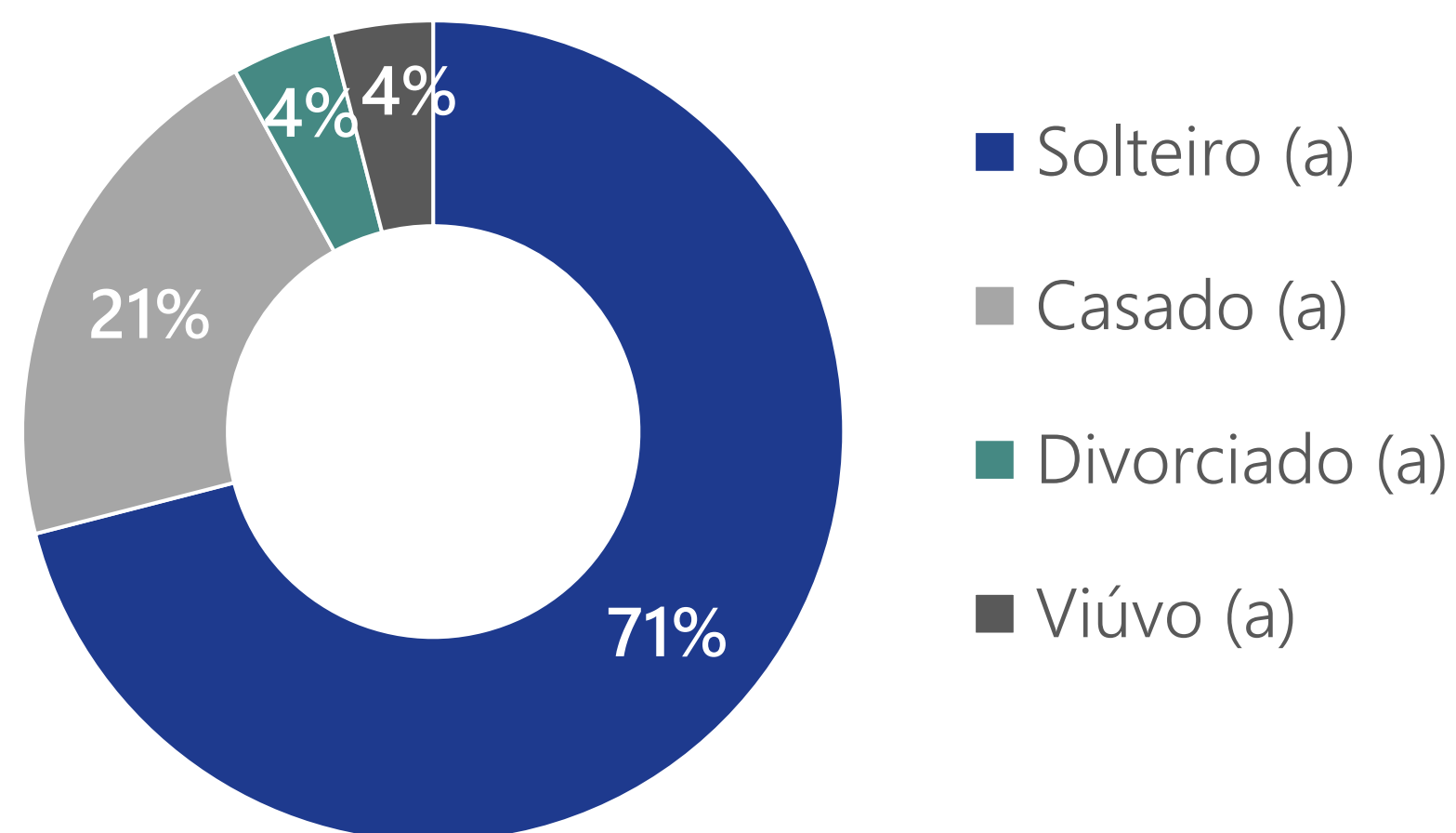


45%
Mulheres



55%
Homens

Estado Civil



Regional

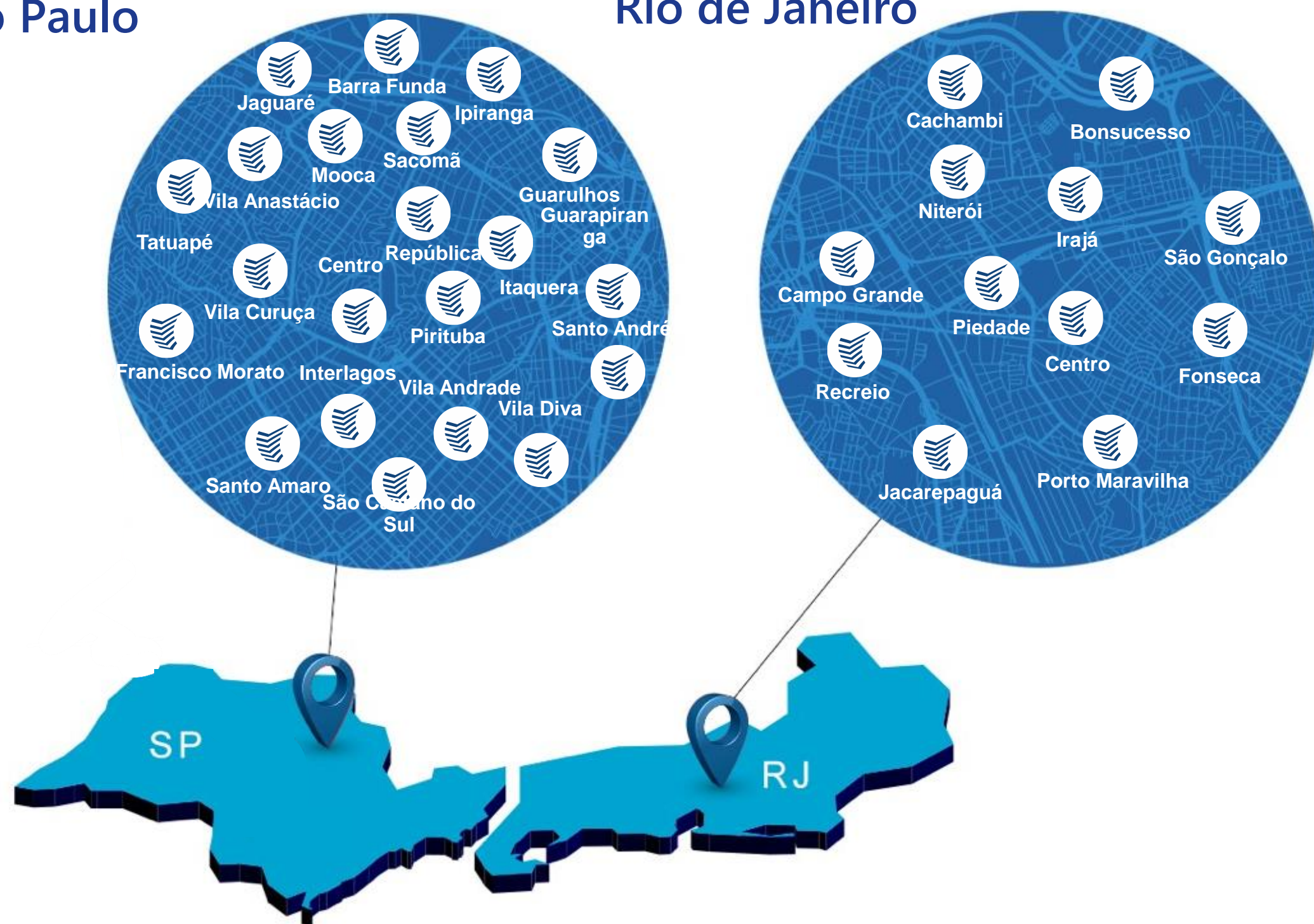


LOCALIZAÇÃO GEOGRÁFICA

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

São Paulo

Rio de Janeiro

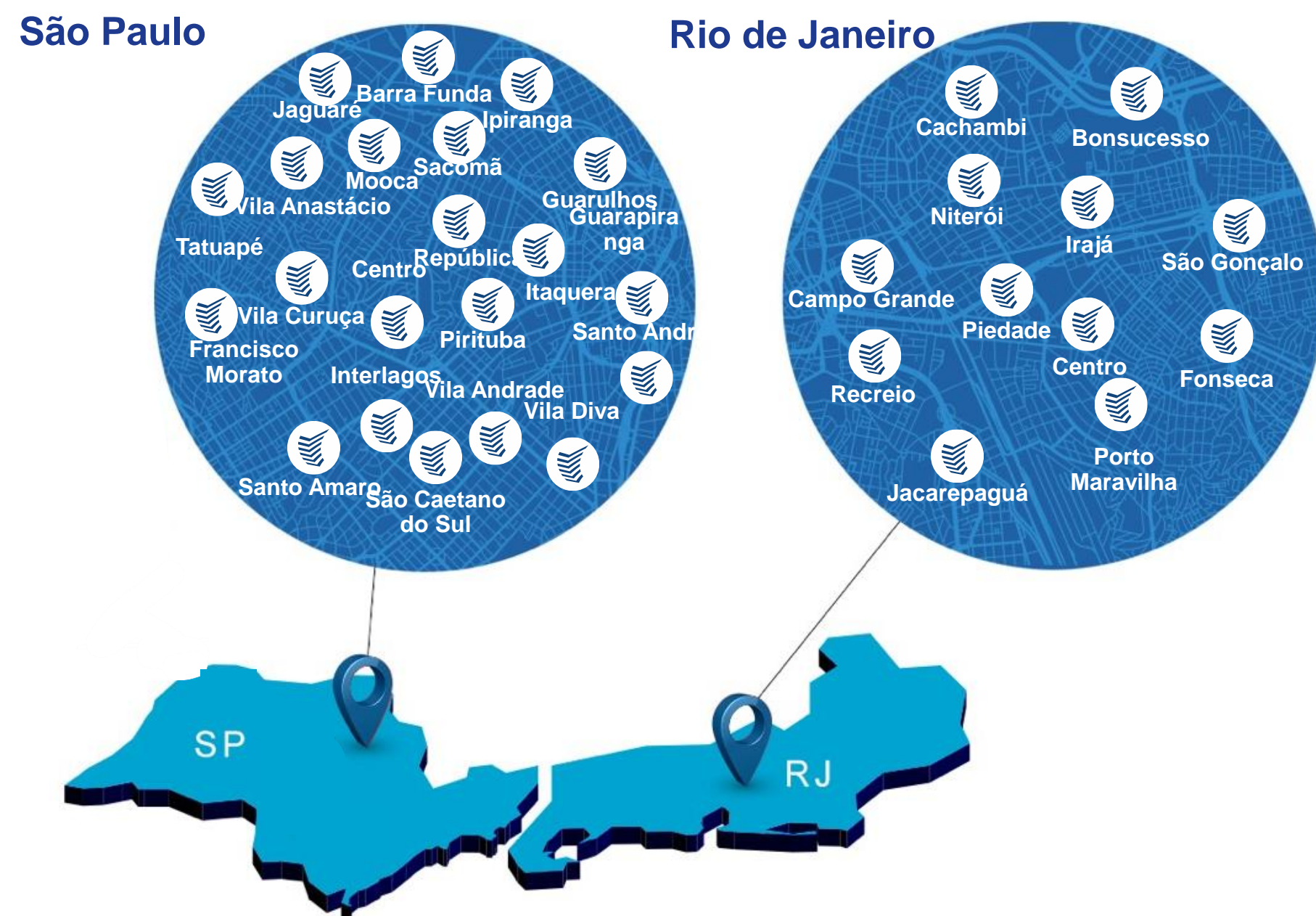


Estado	Lançamentos – UDM R\$ Milhões	Estoque R\$ Milhões	Unidades em construção
SP	4.867,7	1.438,6	33.245
%Total	65%	57%	72%
RJ	2.611,1	1.092,5	12.809
%Total	35%	43%	28%
TOTAL	7.478,7	2.531,0	46.054

Market Share de aproximadamente 6,6% na cidade de São Paulo

Market Share de aproximadamente 15,2% na cidade do Rio de Janeiro

NOSSO LANDBANK



Total	
~R\$19,8 bi VGV 100%	~68,2 mil Unidades
São Paulo	
~R\$14,1 bi VGV 100%	~51,1 mil Unidades
Rio de Janeiro	
~R\$5,7 bi VGV 100%	~17,1 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

Premissas para Aquisição

- 1 Terrenos comprados em permuta financeira ou em caixa
- 2 Contrato com cláusulas resolutivas antes da escrituração do terreno
- 3 Registro no balanço apenas após à escritura do terreno.
- 4 Prazos de pagamento alinhados com o prazo de construção (Média 36 meses)

EVOLUÇÃO PERFIL DO TERRENO



SÃO PAULO
ATÉ 2020

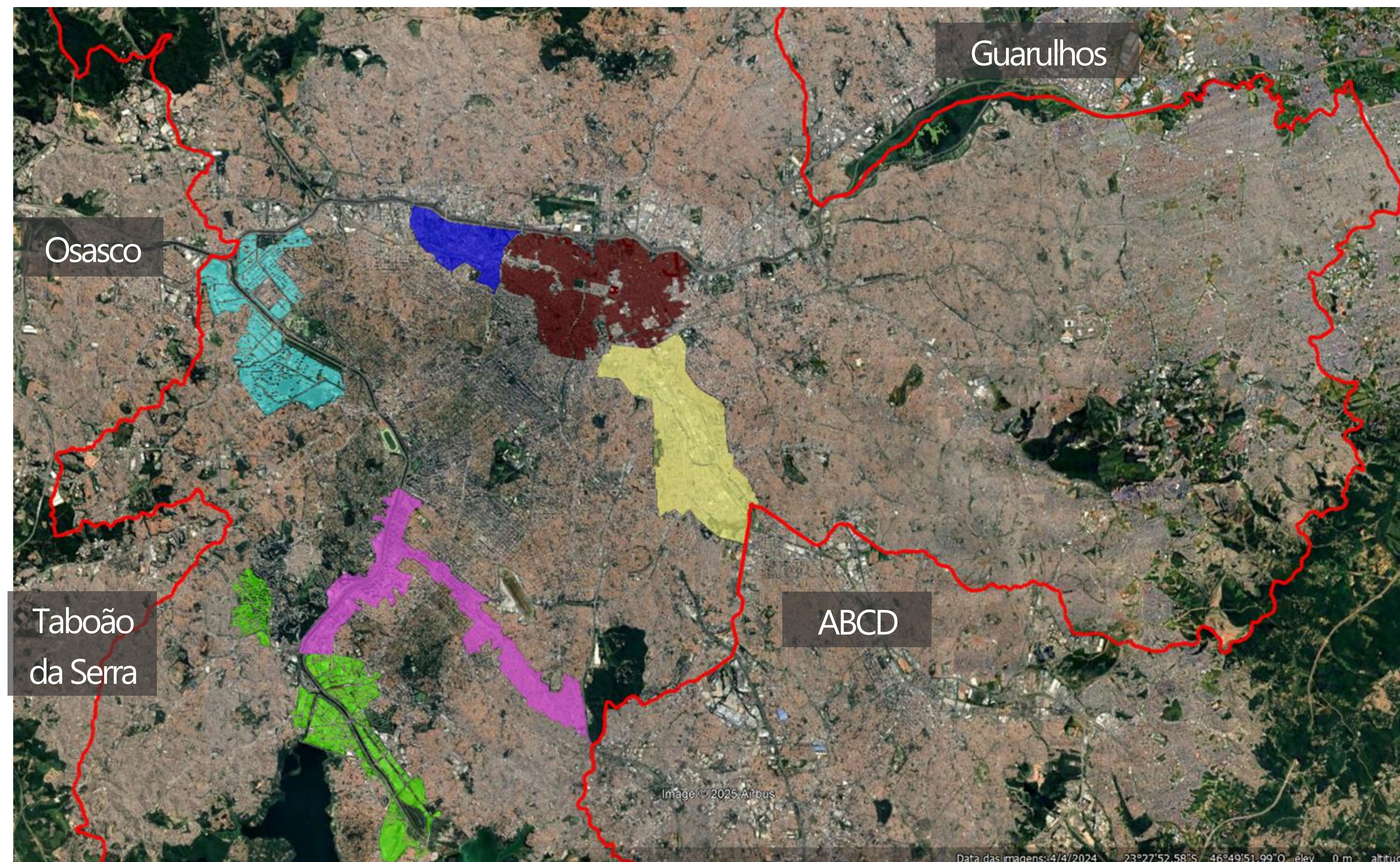
EVOLUÇÃO PERFIL DO TERRENO



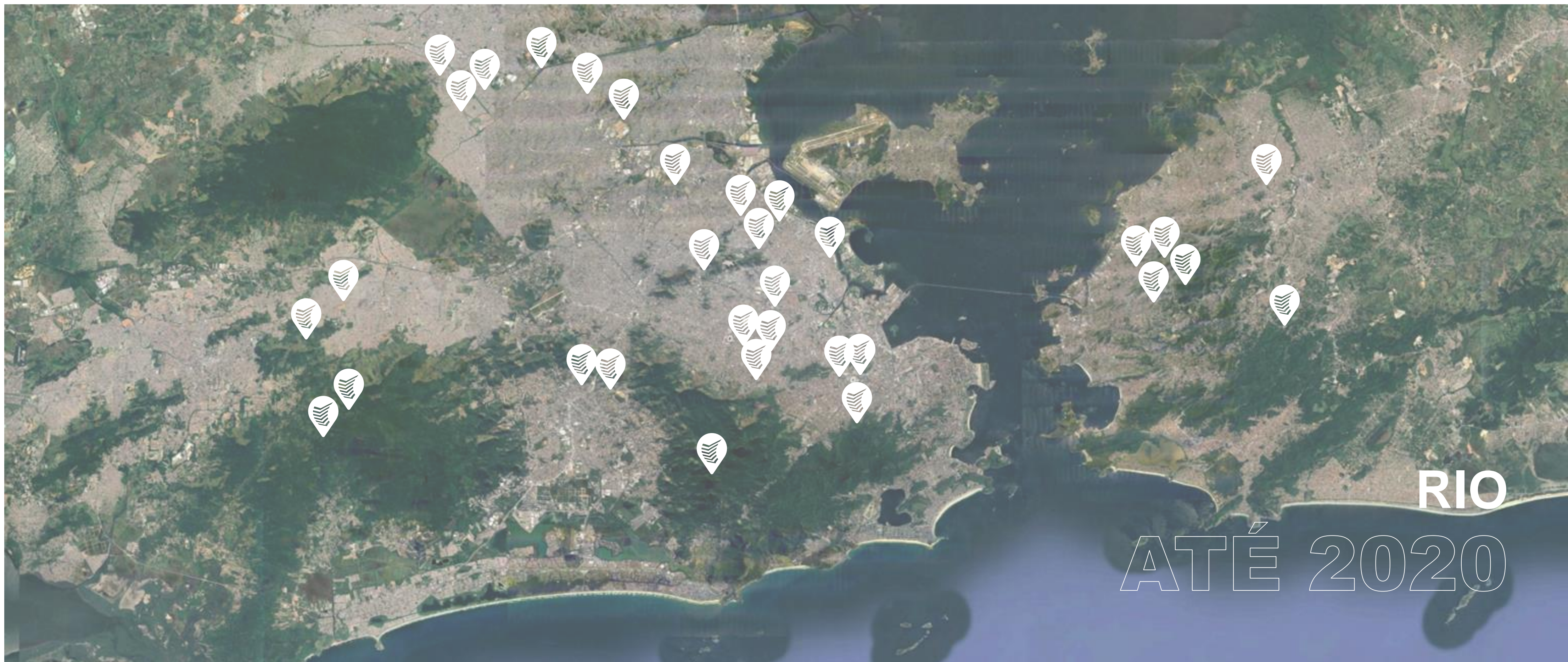
Operações e Planos de Intervenção Urbanas

As Operações e Planos de Intervenção Urbanas (OUCs e PIUs) são ferramentas de planejamento e gestão criadas para promover o desenvolvimento urbano, visando requalificar áreas urbanas, buscando soluções para problemas locais e promovendo crescimento econômico e social.

As OUCs e PIUs, com atuação da Cury, abrangem uma área de aproximadamente 82,33 km².



EVOLUÇÃO PERFIL DO TERRENO



RIO
ATÉ 2020

EVOLUÇÃO PERFIL DO TERRENO



RIO

2020-2025

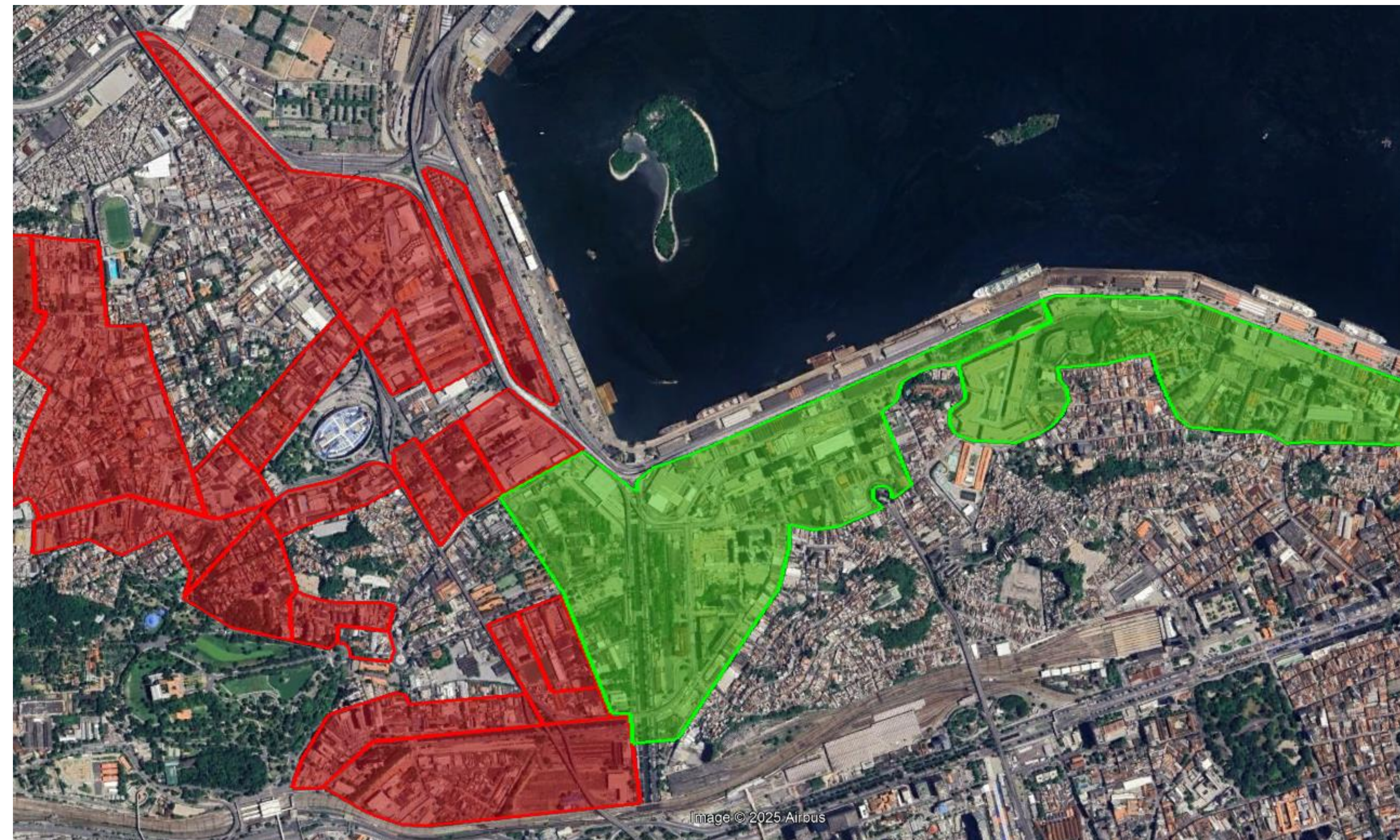
OUC Porto Maravilha

● Porto Maravilha

● São Cristóvão

A OUC Porto Maravilha originalmente tinha uma área de aproximadamente 5 km². A expansão da operação para o bairro de São Cristóvão teve um aumento significativo da área, conforme LC nº 267/2023, aumentando para 8,7 km².

A Zona Portuária deverá receber mais de 27 mil novos moradores nos próximos anos, representando um aumento de 90% na população do Porto.



Potencial de expansão Cury em OUC – Zona Norte

O novo plano diretor do Rio de Janeiro incentiva o desenvolvimento da Zona Norte da cidade aumentando o potencial da região de 2 para até 7 em algumas regiões.

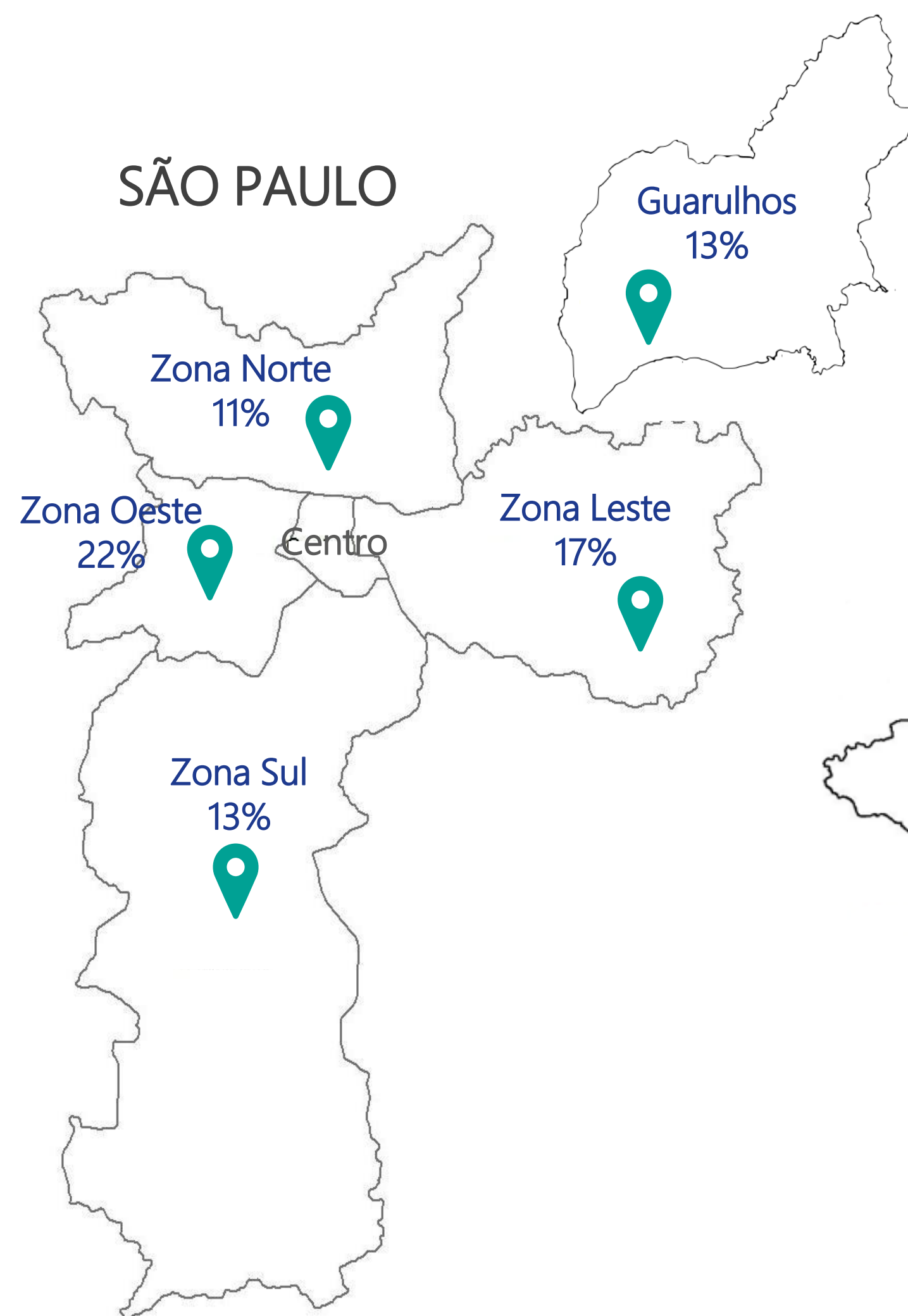
A Zona Norte do Rio de Janeiro tem cerca de 2,4 milhões de habitantes. Esta região concentra 38% da população do município.



DIVERSIFICAÇÃO DE REGIÕES GEOGRÁFICAS EM SP E RJ

LANÇAMENTOS 1T25

Região	Empreendimentos	VGv	%
SP	9	2.124.713	76%
Zona Norte	1	318.120	11%
Zona Sul	2	361.410	13%
Zona Leste	2	469.746	17%
Zona Oeste	3	609.562	22%
Guarulhos	1	365.875	13%
RJ	5	658.796	24%
Zona Norte	2	191.115	7%
Zona Oeste	1	141.237	5%
Porto	2	326.444	12%
TOTAL	14	2.783.509	100%



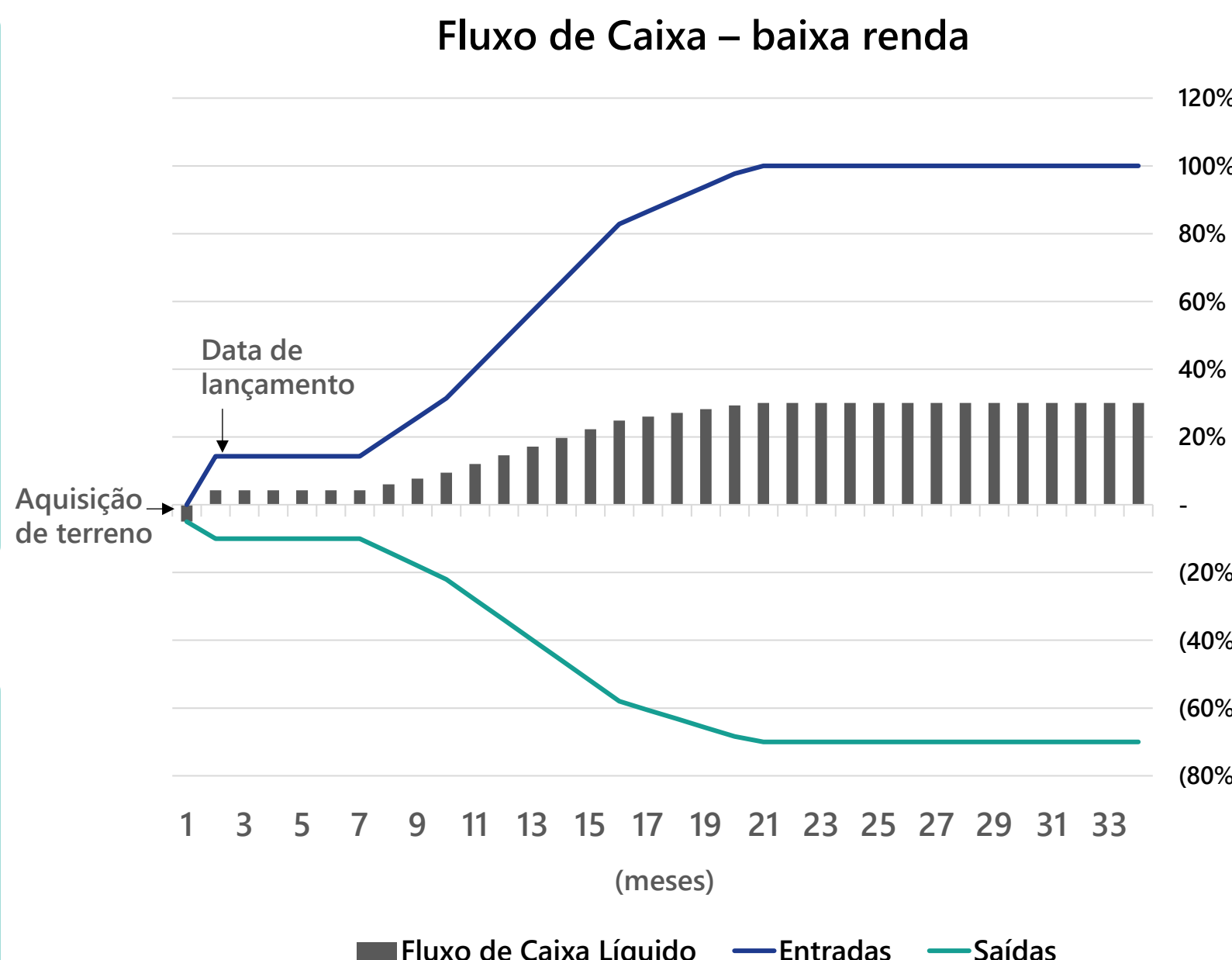
GERAÇÃO DE CAIXA – CRÉDITO ASSOCIATIVO

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.*

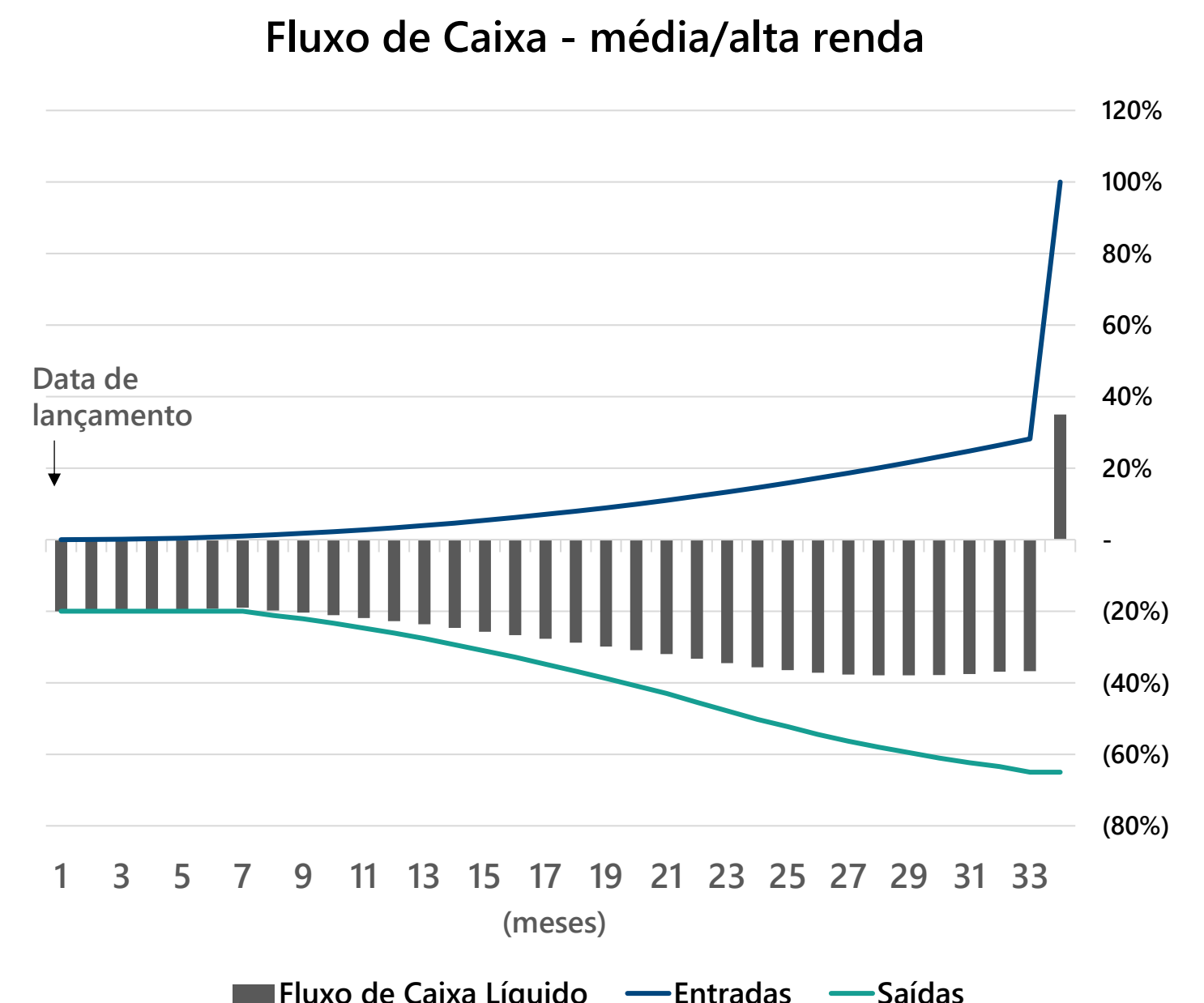
Dinâmica Favorável da Indústria

+
Comprovado Modelo de Negócios



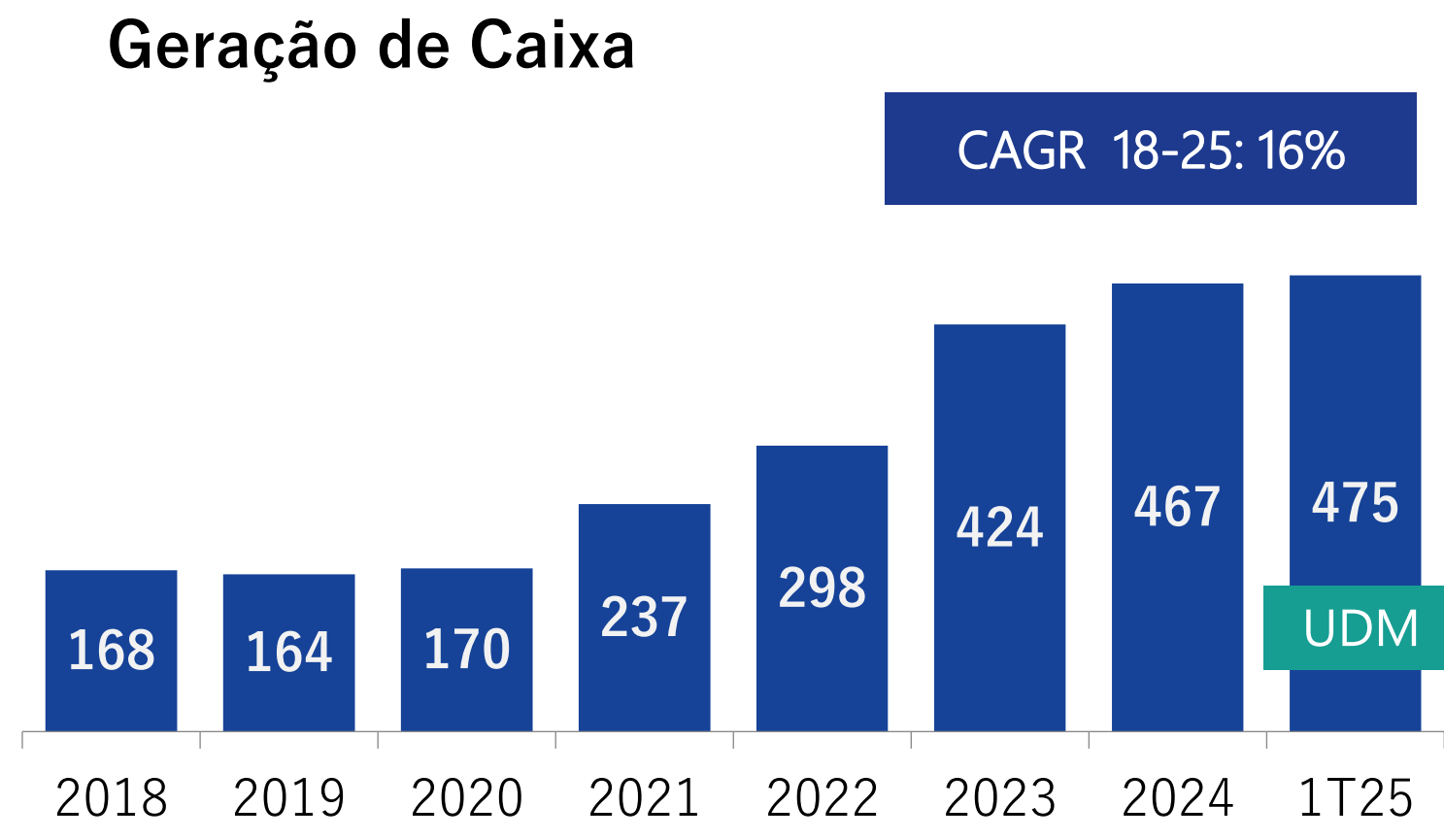
A

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



B

Projetos Lançados com Financiamento Já Aprovado



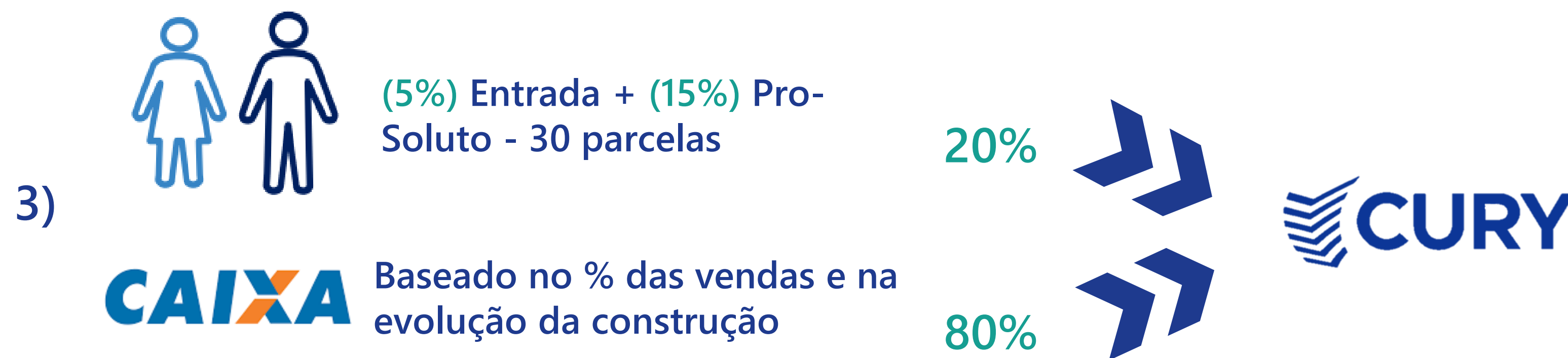
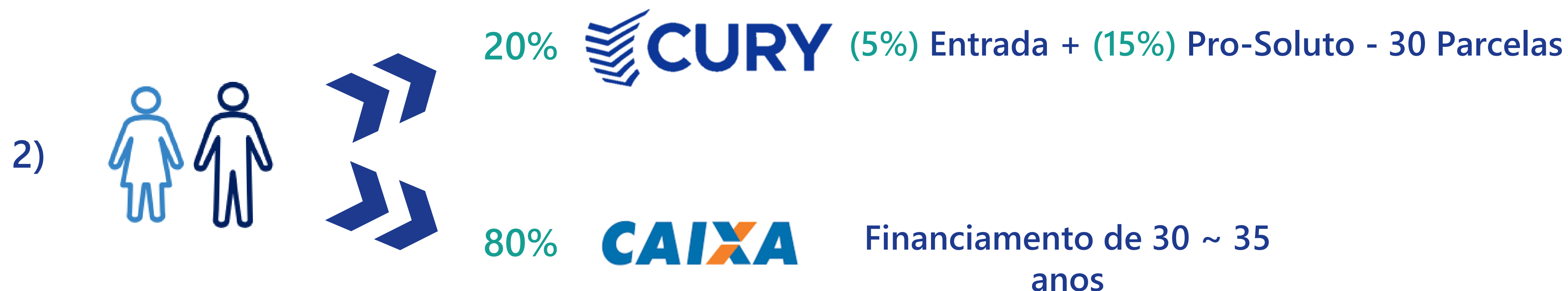
C

Repases Rápidos de Financiamento para a Instituição Financeira

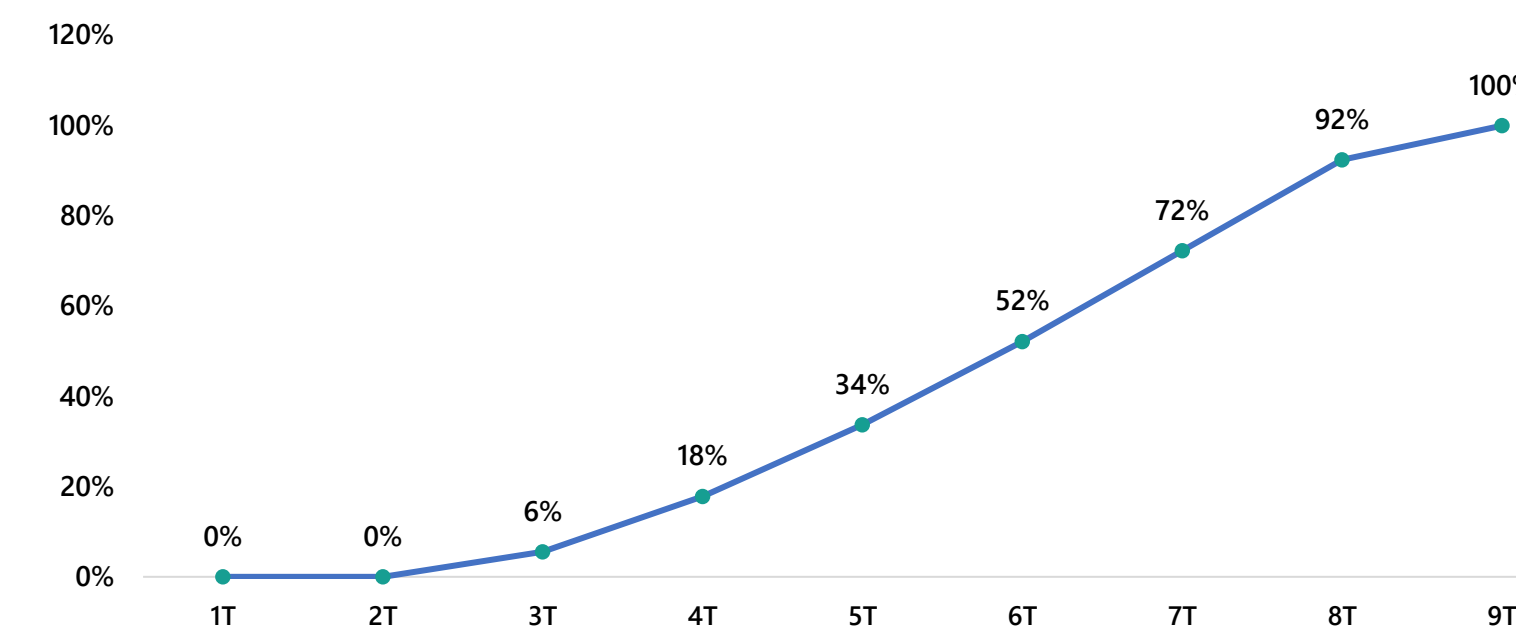
↔
16.741
Unidades Repassadas nos últimos 12 meses

*Fonte: Analista Sell Side Victor Tapia UBS

FLUXO DE PAGAMENTO PARA CLIENTE E PARA A CURY



Evolução de Obras



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

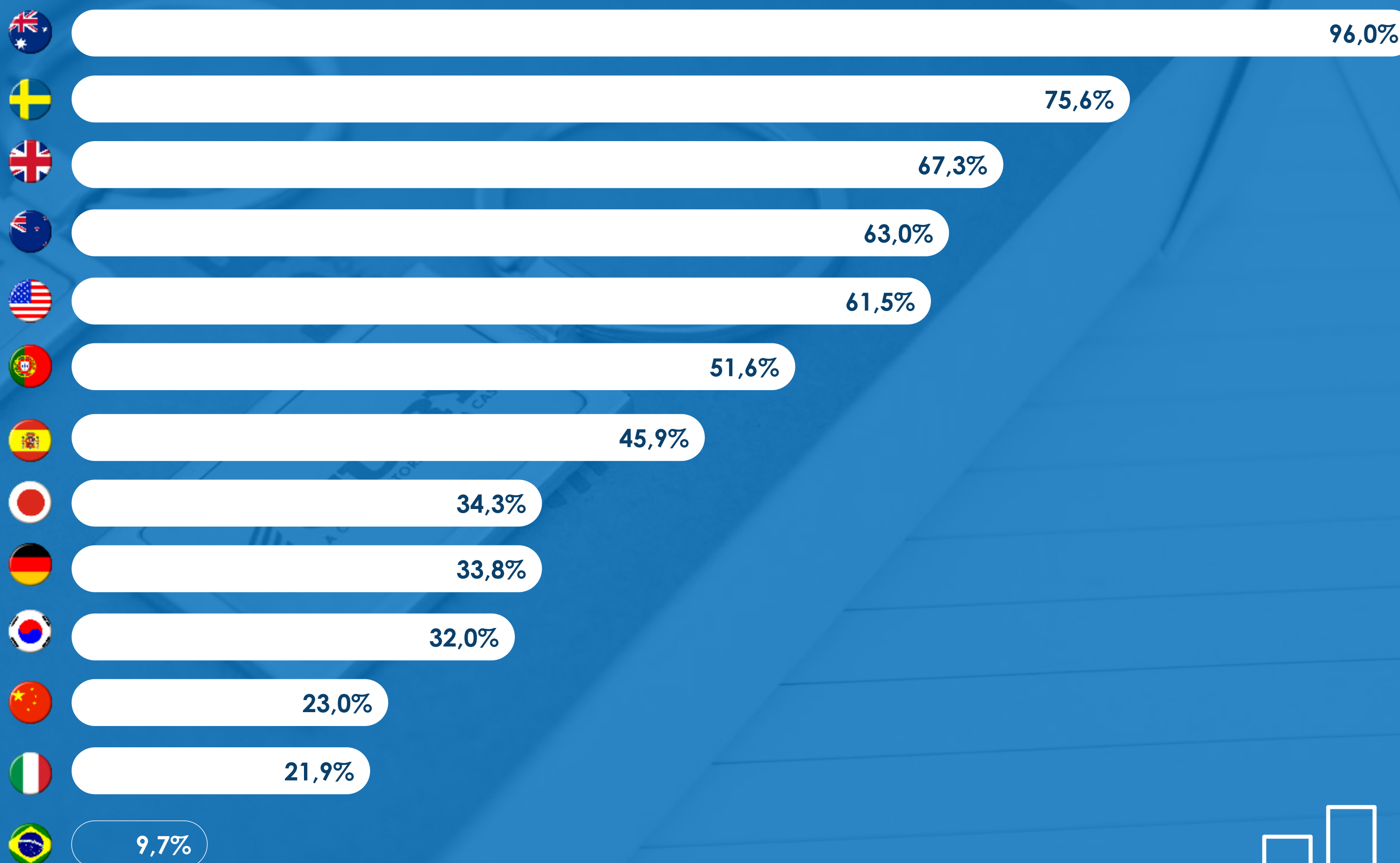


SETOR HABITACIONAL NO BRASIL

Potencial de Crescimento
Impulsionado pela Sólida
Dinâmica de Crédito

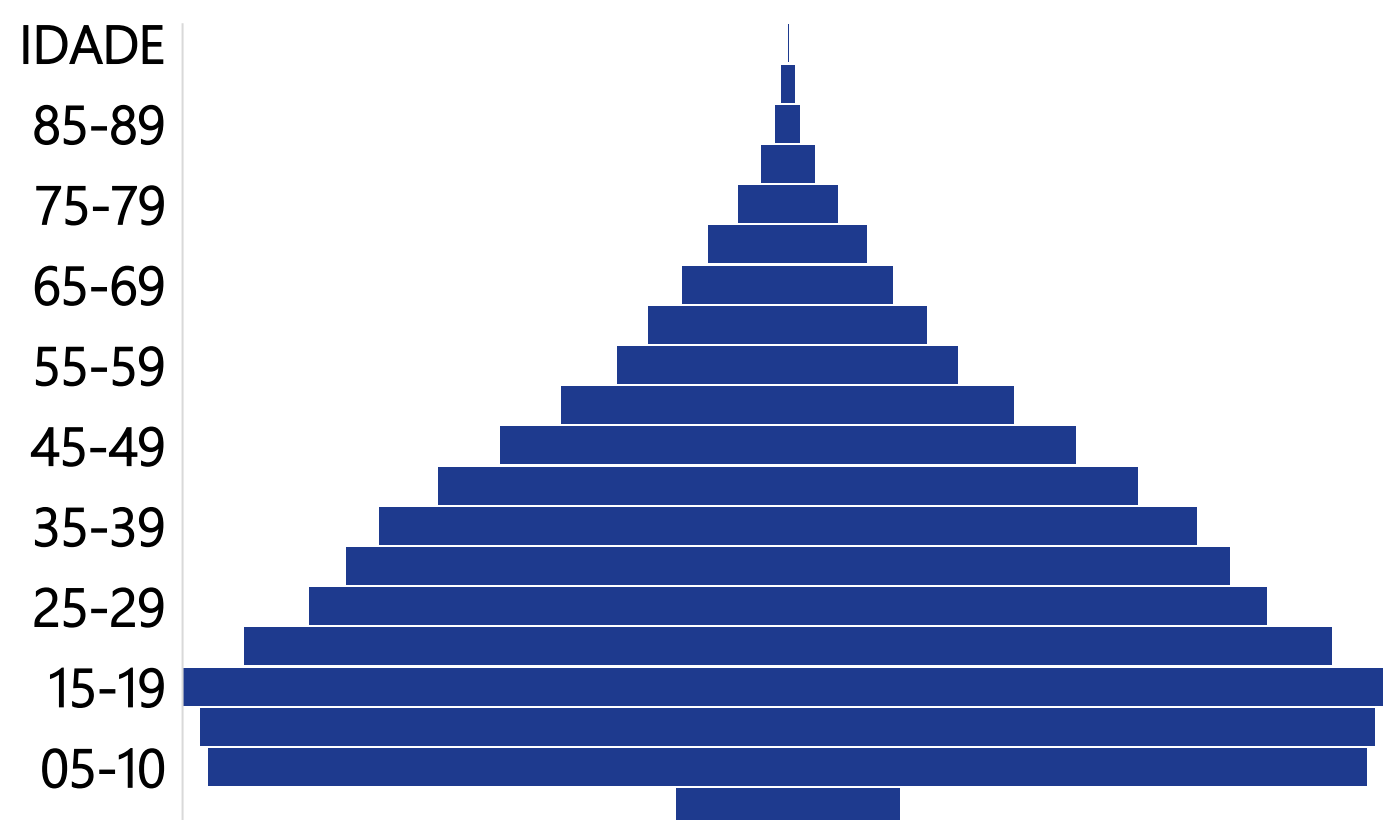
Potencial de crescimento do financiamento imobiliário no Brasil

Crédito Imobiliário (% do PIB)

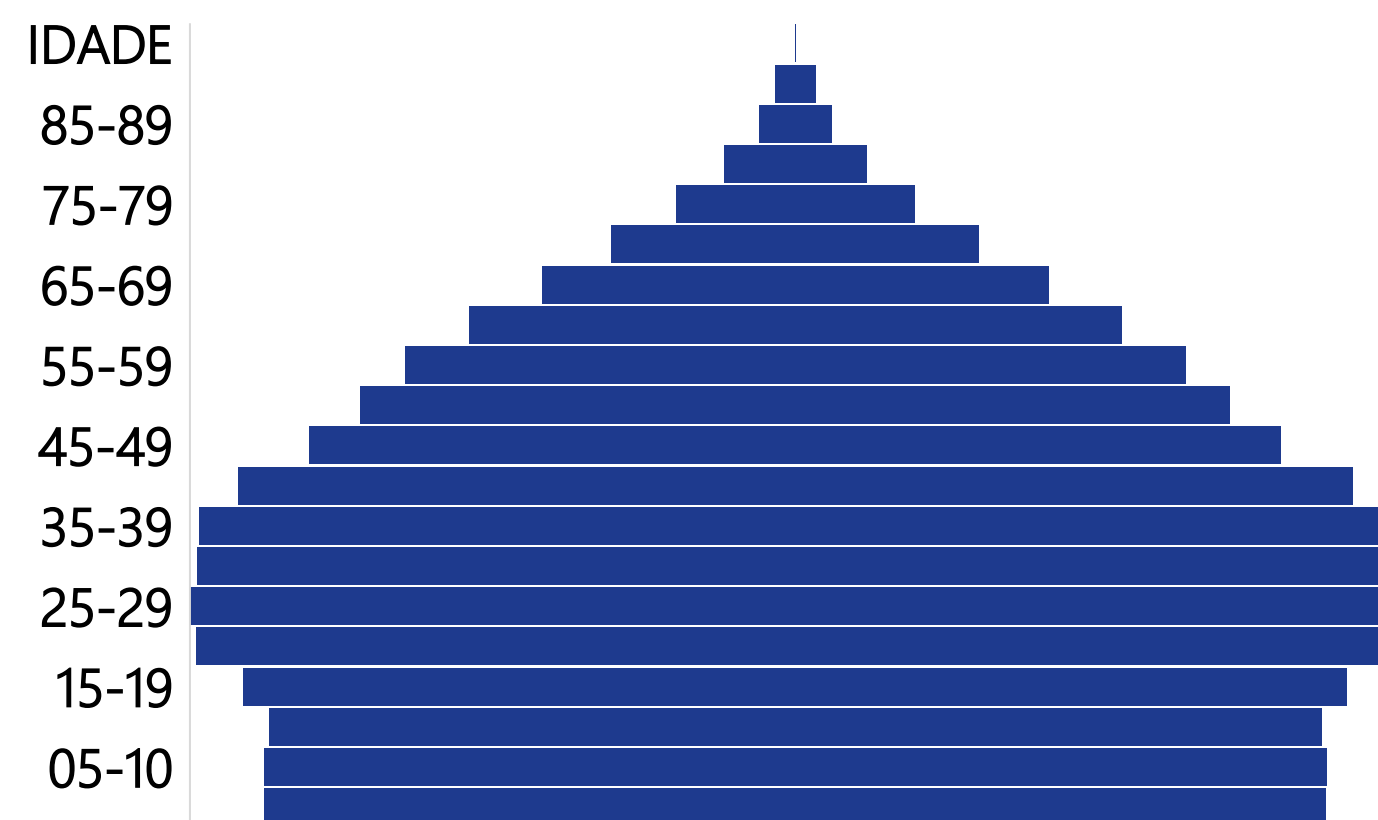


DÉFICIT HABITACIONAL EM SÃO PAULO E RIO DE JANEIRO

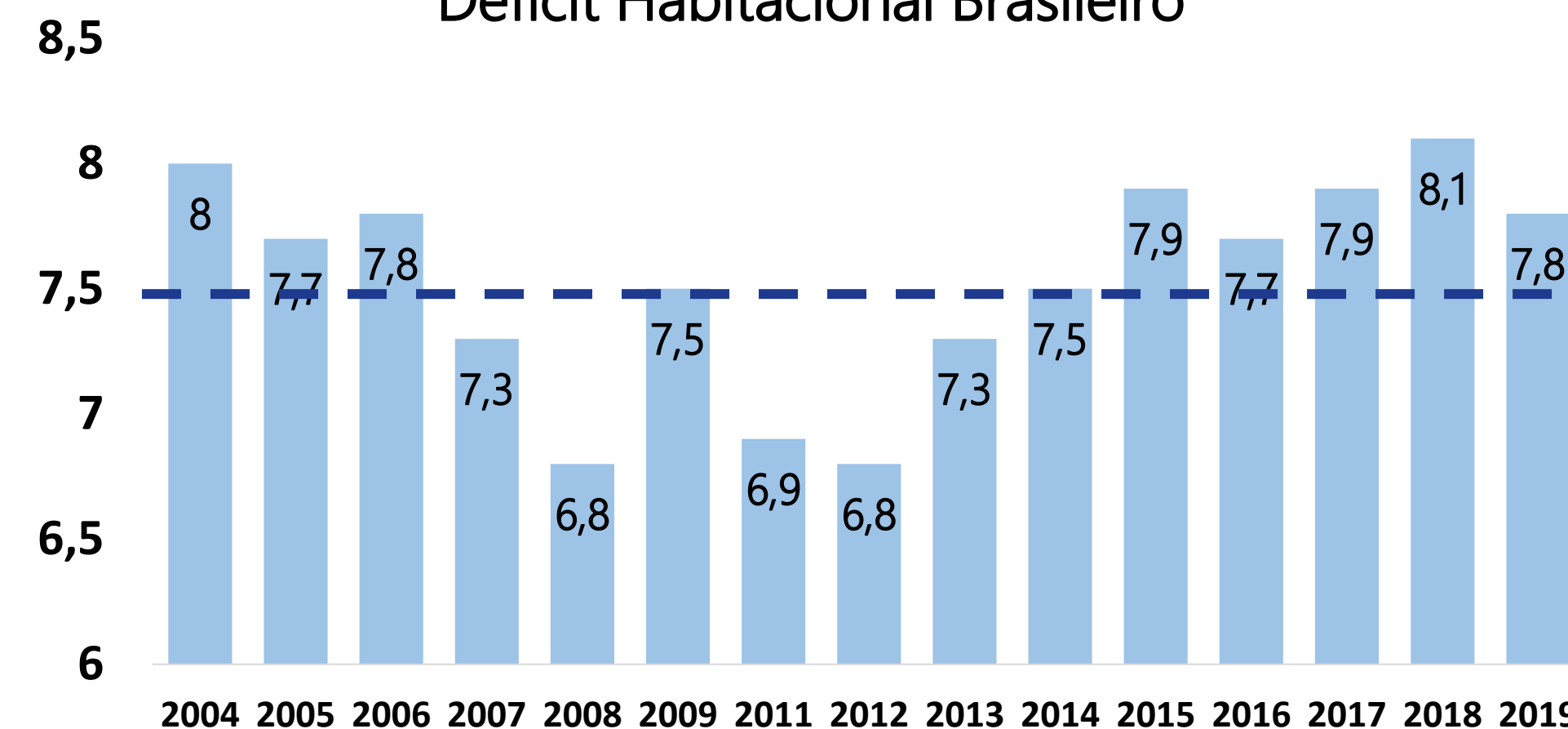
Pirâmide etária 2000



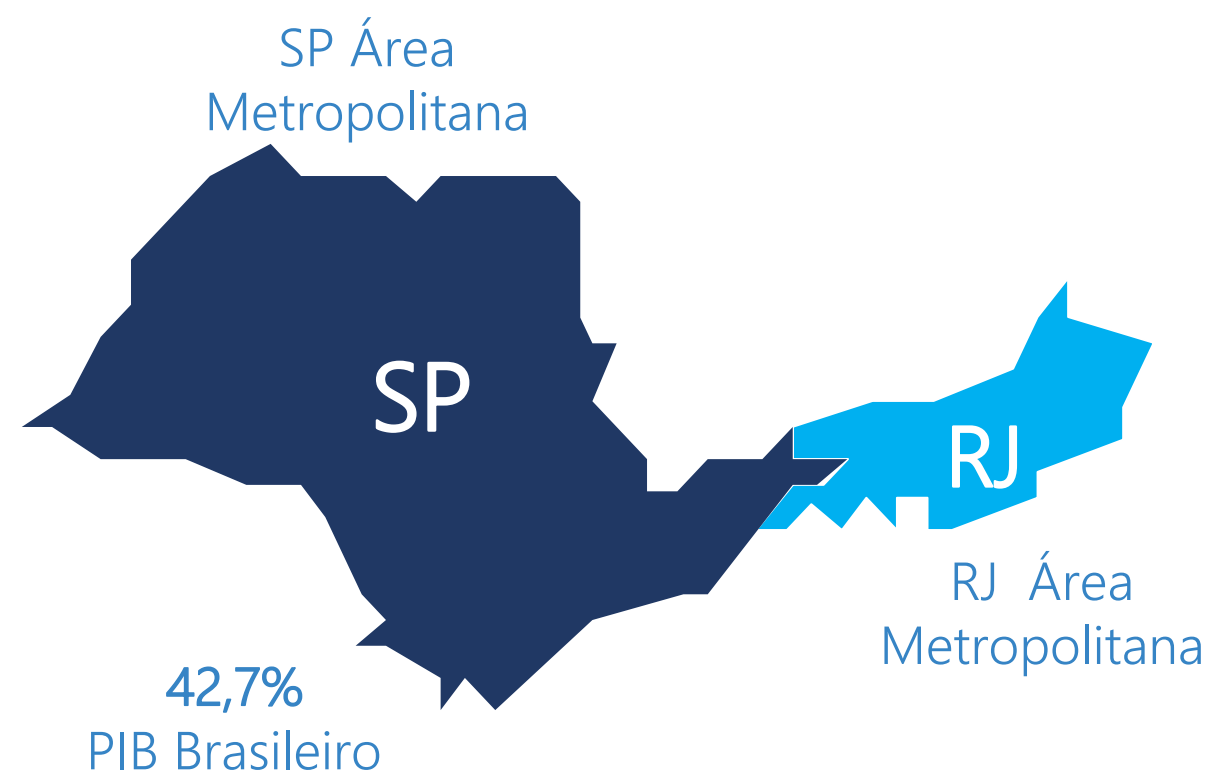
Pirâmide etária 2022



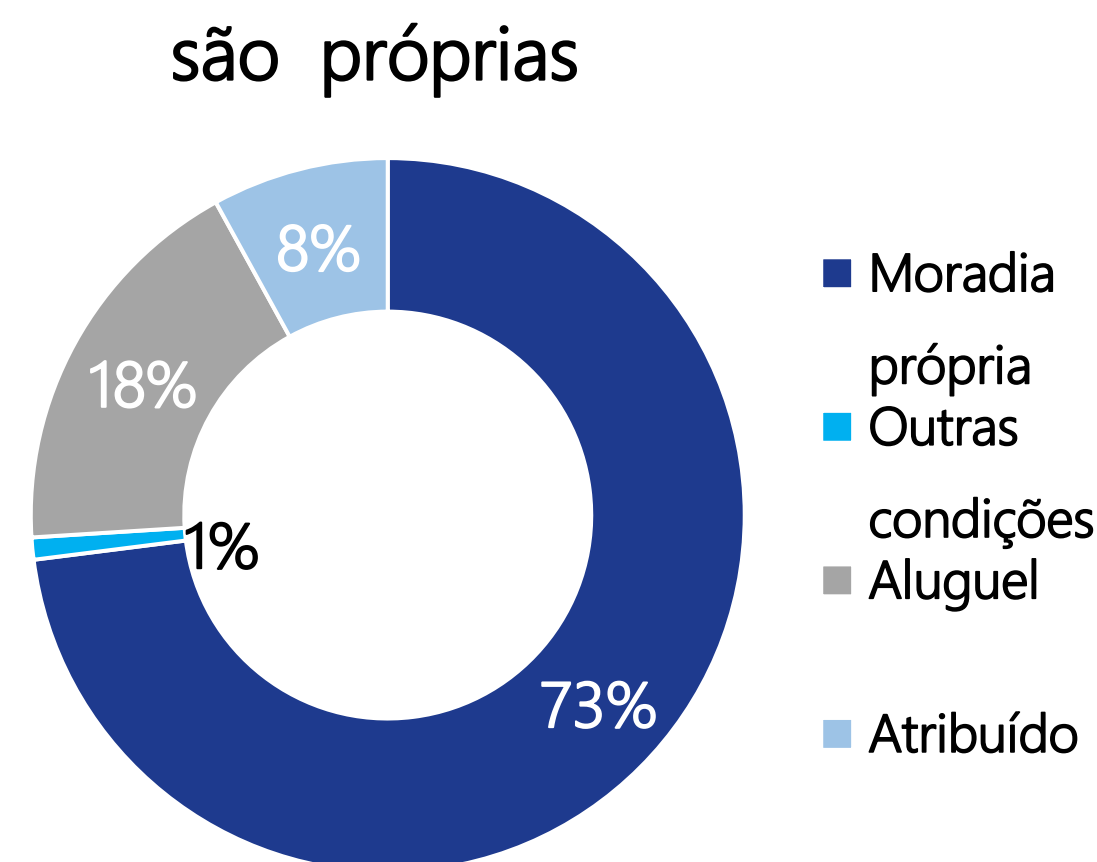
Déficit Habitacional Brasileiro



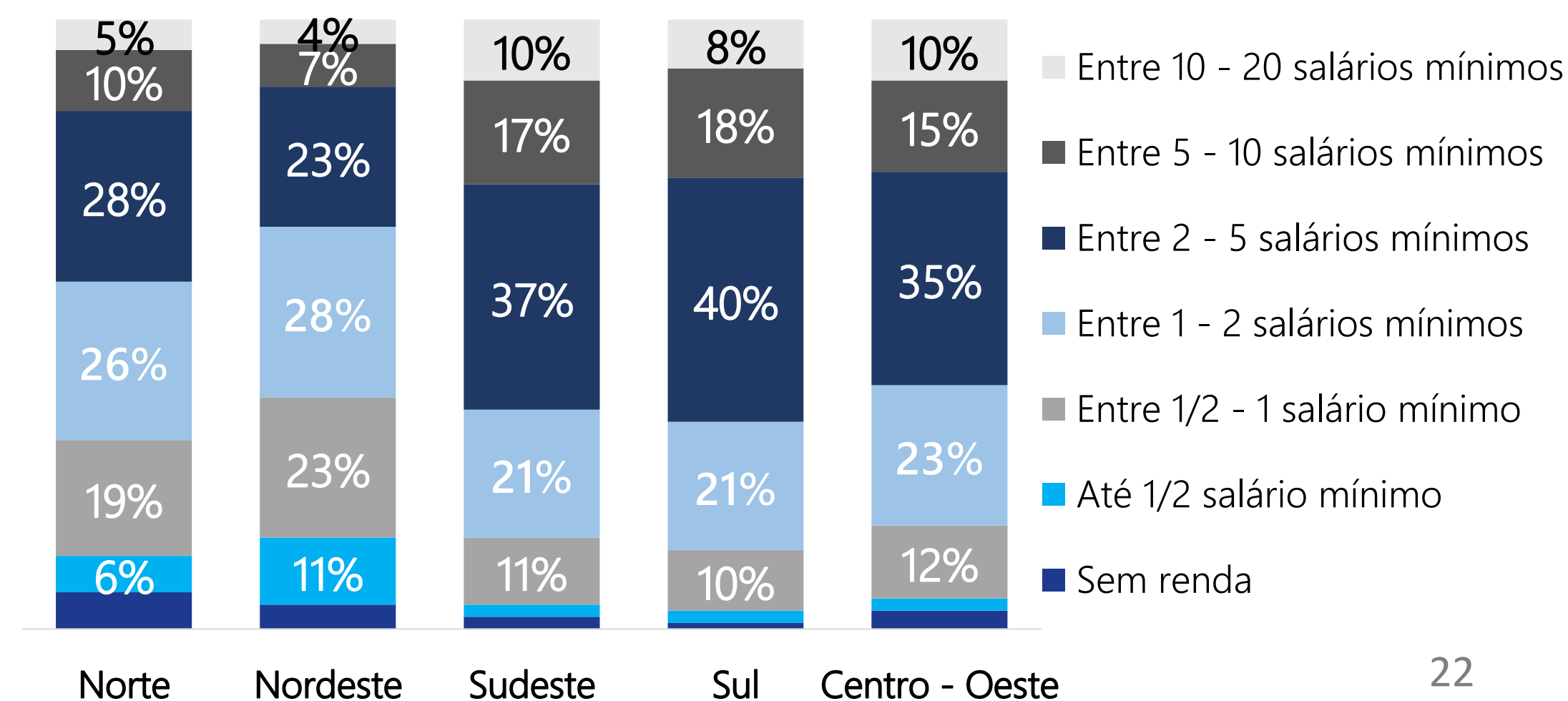
São Paulo e Rio de Janeiro concentram maior PIB Brasileiro



70% das moradias brasileiras são próprias



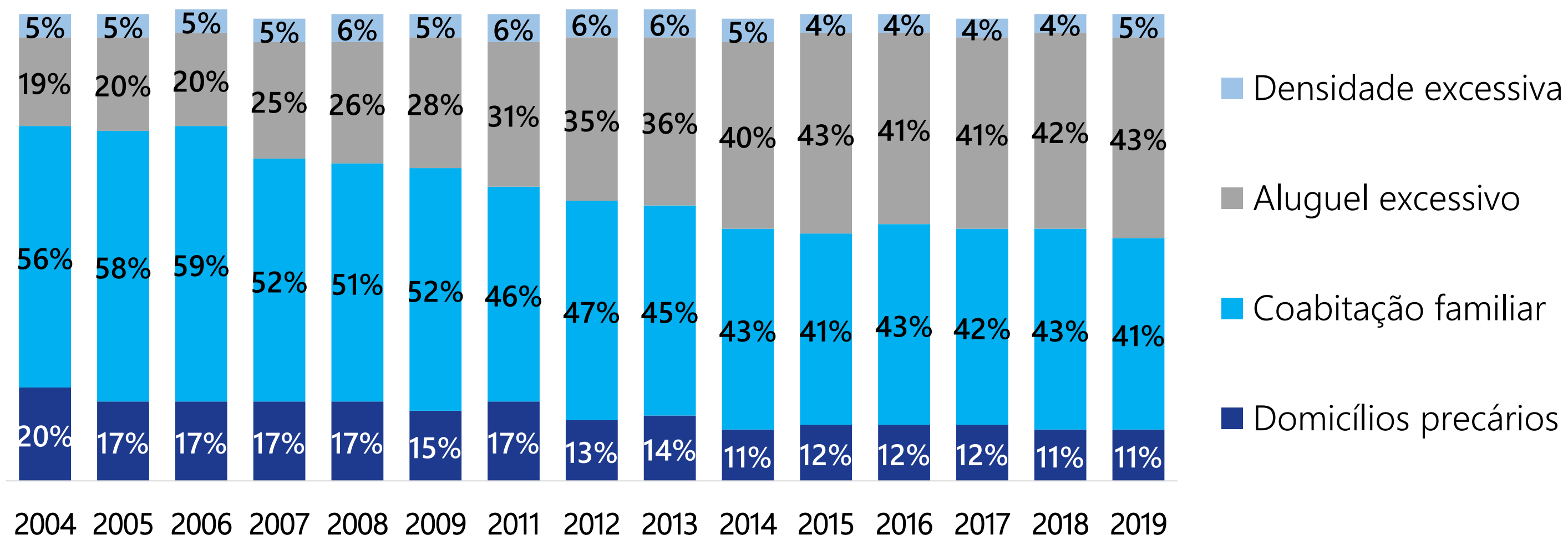
Renda das famílias brasileiras



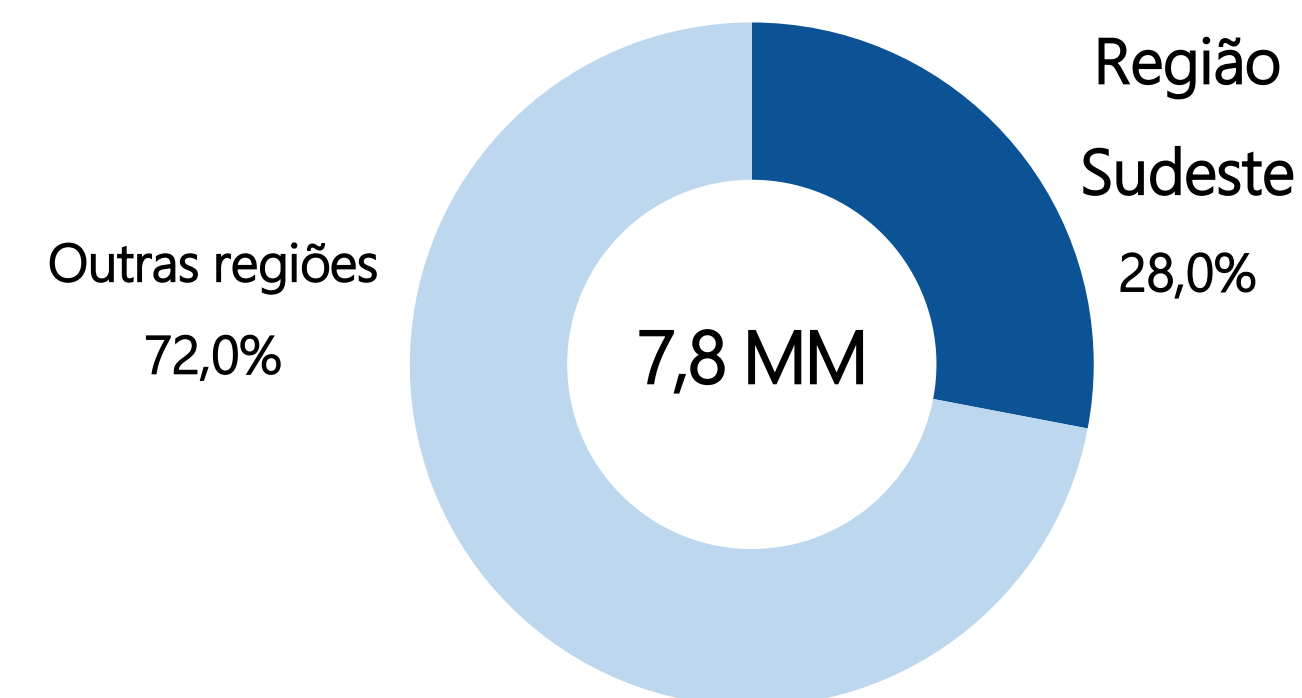
Fonte: IBGE, PNAD, UBS

DÉFICIT HABITACIONAL EM SÃO PAULO E RIO DE JANEIRO

Composição do Déficit Habitacional Brasileiro

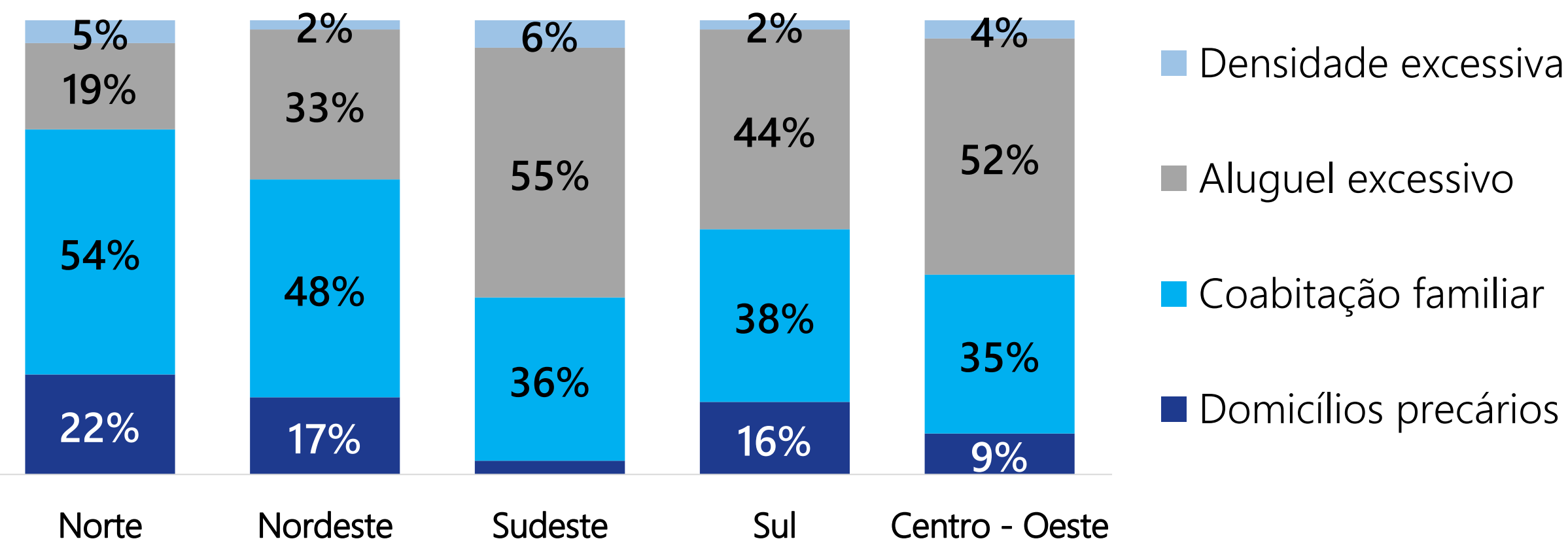


% do Déficit no Brasil

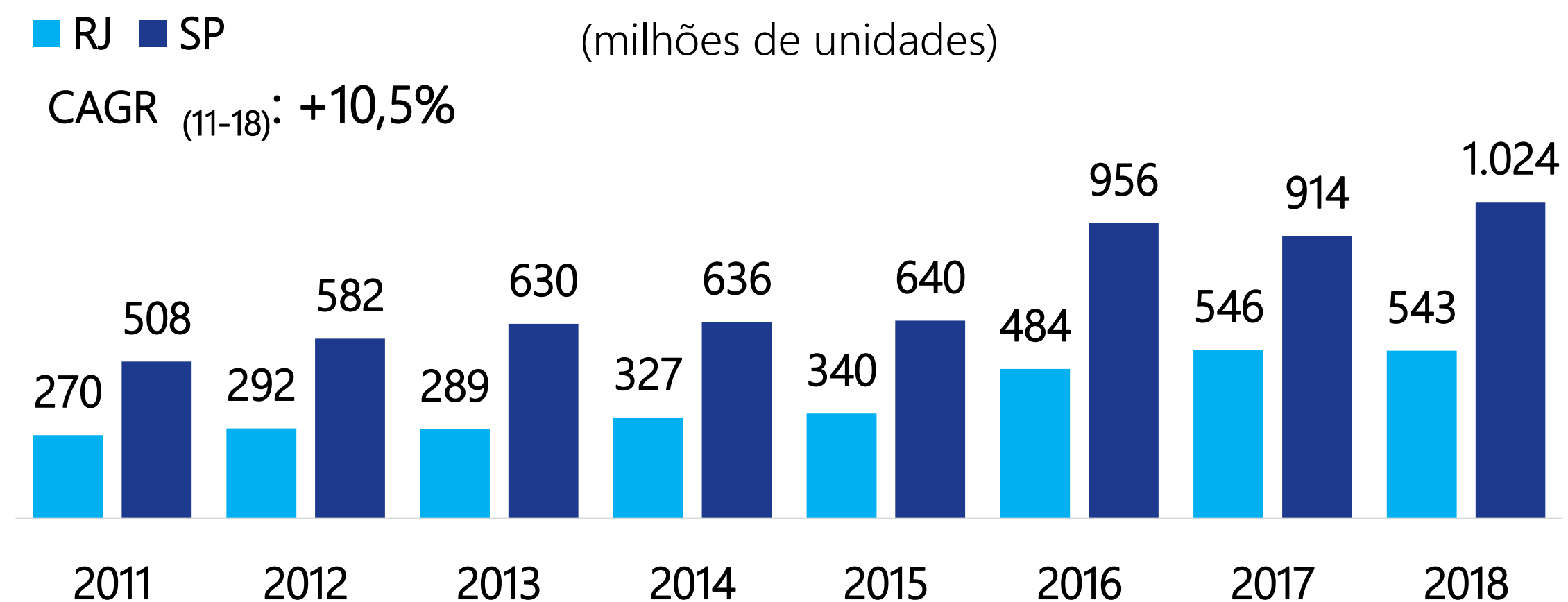


CAGR Sudeste (11-18): +10,5%
CAGR Brasil (11-15): +3,3%

Composição do Déficit Habitacional Brasileiro por região

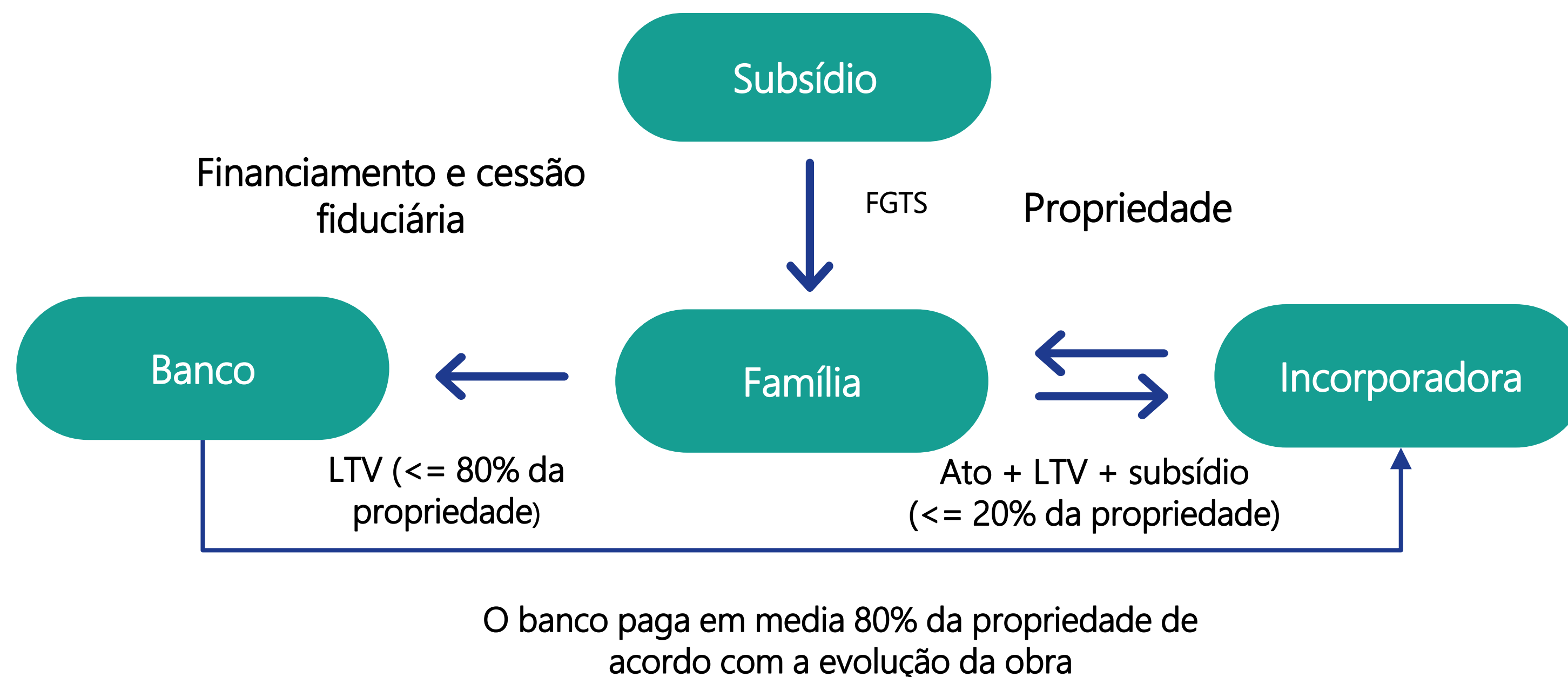


Déficit Habitacional em São Paulo e Rio de Janeiro



ESSENCIA DO PROGRAMA 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



MINHA CASA MINHA VIDA – DETALHES DO PROGRAMA

NOVAS FAIXAS DE RENDA

	Limite de Renda Atual	Novo Limite 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	Até R\$ 2.850,00	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	Até R\$ 4.700,00	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	Até R\$ 8.600,00	7,66%	8,16%
Faixa 4 (Novo)	R\$ 8.000,00 a R\$ 12.000,00		10,00%	

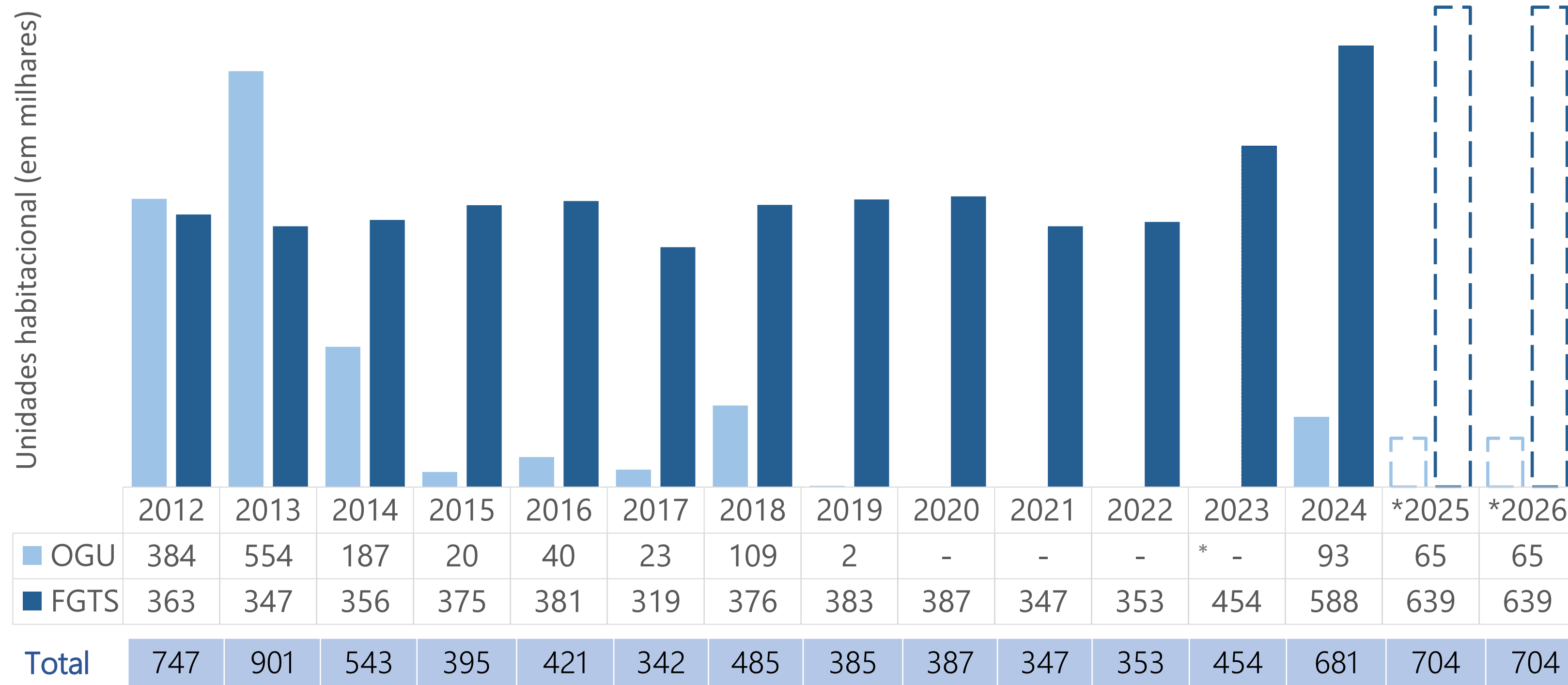
Novo teto aprovado R\$ 500.000

AUMENTO DAS FAIXAS DE RENDA

PRAZO FINANCIAMENTO = 30 PARA 35 ANOS

MINHA CASA MINHA VIDA - RECURSOS DE FINANCIAMENTO DO PROGRAMA HABITACIONAL

UNIDADES HABITACIONAIS



* Valores estimados e sugeridos pela ABRAINC

ORÇAMENTO PARA 2025

R\$ 157 bilhões
do FGTS

R\$ 12 bi
SUBSÍDIO

ESPERADO PARA OS PRÓXIMOS ANOS

2,5 milhões

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

MINHA CASA MINHA VIDA - UTILIZAÇÃO DE RECURSOS DO FGTS – 2023 A 2025

2023

Em milhões de reais

Área	Orçamento Vigente	Empréstimo aos Agentes	% Empréstado
HABITAÇÃO	91.007.000	88.018.155	96,7%
Apoio à produção	57.807.000	55.369.596	95,8%
Carta de Crédito	32.400.000	32.247.285	99,5%
Pró-Moradia	800.000	401.274	50,2%
MICROCRÉDITO FGTS	0	0	0,0%
FGTS-Microcrédito	0	0	0,0%
SANEAMENTO	4.575.000	3.298.931	72,1%
Saneamento para Todos - Setor Privado	2.695.128	2.199.993	81,6%
Saneamento para Todos - Setor Público	1.879.872	1.098.938	58,5%
OPERAÇÕES DIVERSAS	11.350.000	9.742.809	85,8%
Pró-Cotista	11.350.000	9.742.809	85,8%
INFRAESTRUTURA	2.025.000	926.245	45,7%
Pró-Transporte - Setor Privado	65.528	23.063	35,2%
Pró-Cidades - Setor Público	87.500	13.060	14,9%
Pró-Transporte - Setor Público	1.834.472	890.122	48,5%
Pró-Cidades - Setor Privado	37.500	0	0,0%
CA Infraestrutura	0	0	0,0%
SAÚDE	0	0	0,0%
FGTS-Saúde	0	0	0,0%
TOTAL	108.957.000	101.986.140	93,6%

2024

Em milhões de reais

Área	Orçamento Vigente	Empréstimo aos Agentes	% Empréstado
HABITAÇÃO	126.950.000	126.938.000	100,0%
Apoio à produção	72.800.000	72.800.000	100,0%
Carta de Crédito	52.850.000	52.838.000	100,0%
Pró-Moradia	1.300.000	1.300.000	100,0%
MICROCRÉDITO FGTS	0	0	0,0%
FGTS-Microcrédito	0	0	0,0%
SANEAMENTO	3.650.000	3.645.301	99,9%
Saneamento para Todos - Setor Privado	2.449.301	2.449.301	100,0%
Saneamento para Todos - Setor Público	1.200.699	1.196.000	99,6%
OPERAÇÕES DIVERSAS	5.500.000	5.500.000	100,0%
Pró-Cotista	5.500.000	5.499.677	100,0%
INFRAESTRUTURA	3.500.000	2.562.845	73,2%
Pró-Transporte - Setor Privado	1.163.764	1.110.036	95,4%
Pró-Cidades - Setor Público	700.000	355.000	50,7%
Pró-Transporte - Setor Público	1.336.236	812.809	60,8%
Pró-Cidades - Setor Privado	300.000	285.000	95,0%
CA Infraestrutura	0	0	0,0%
SAÚDE	0	0	0,0%
FGTS-Saúde	0	0	0,0%
TOTAL	139.600.000	138.646.146	99,3%

2025

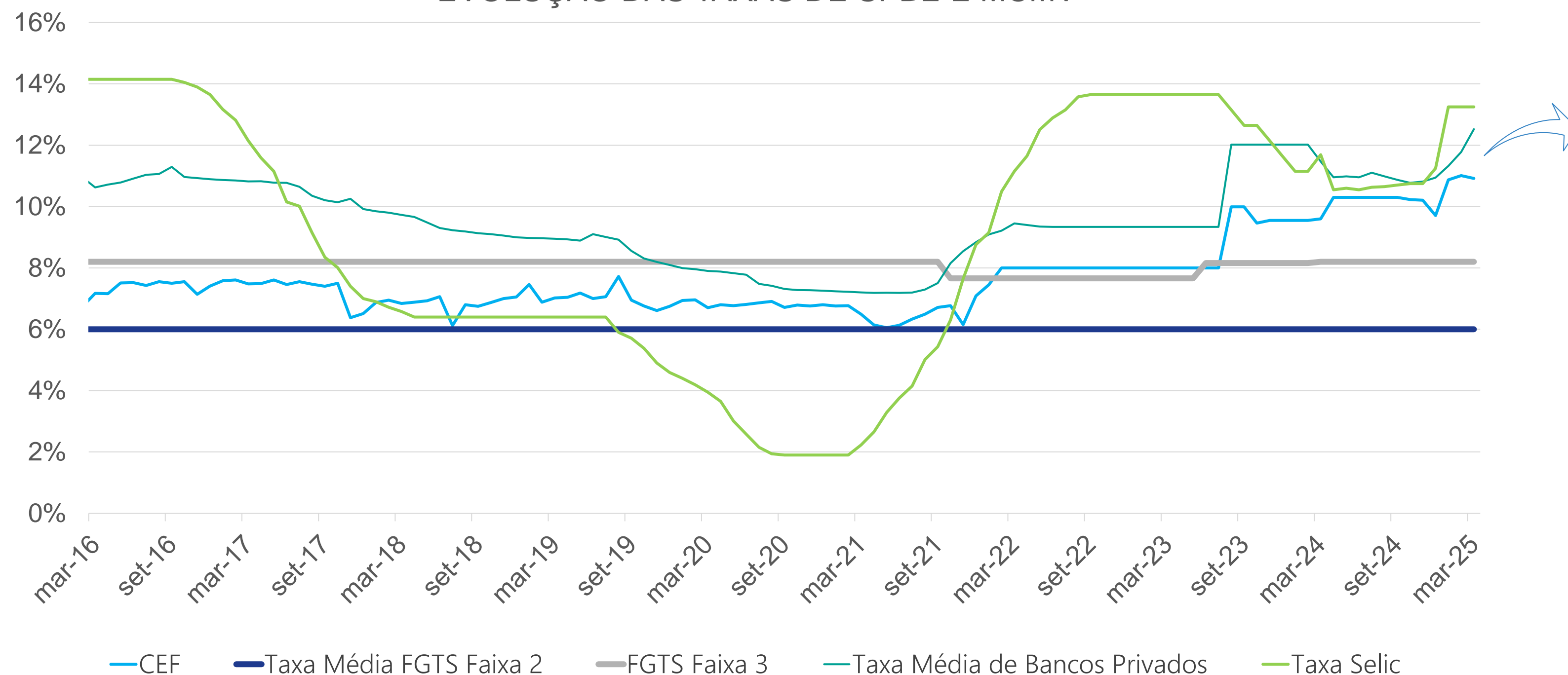
Em milhões de reais

Área	Orçamento Vigente	Empréstimo aos Agentes	% Empréstado
HABITAÇÃO	138.400.000	41.756.346	30,2%
Apoio à produção	74.500.000	26.595.685	35,7%
Carta de Crédito	46.500.000	13.991.180	30,1%
Pró-Moradia	2.400.000	994.717	41,4%
Op. Especiais - Faixa Estendida	15.000.000	174.764	1,2%
MICROCRÉDITO FGTS	0	0	0,0%
FGTS-Microcrédito	0	0	0,0%
SANEAMENTO	7.500.000	260.228	3,5%
Saneamento para Todos - Setor Privado	4.481.000	0	0,0%
Saneamento para Todos - Setor Público	3.019.000	260.228	8,6%
OPERAÇÕES DIVERSAS	3.300.000	0	0,0%
Pró-Cotista	3.300.000	0	0,0%
INFRAESTRUTURA	8.000.000	172.506	2,2%
Pró-Transporte - Setor Privado	3.147.475	152.506	4,8%
Pró-Cidades - Setor Público	811.346	0	0,0%
Pró-Transporte - Setor Público	3.252.525	20.000	0,6%
Pró-Cidades - Setor Privado	788.654	0	0,0%
CA Infraestrutura	0	0	0,0%
SAÚDE	0	0	0,0%
FGTS-Saúde	0	0	0,0%
TOTAL	157.200.000	42.189.080	26,8%

MINHA CASA MINHA VIDA - 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

EVOLUÇÃO DAS TAXAS DE SPBE E MCMV



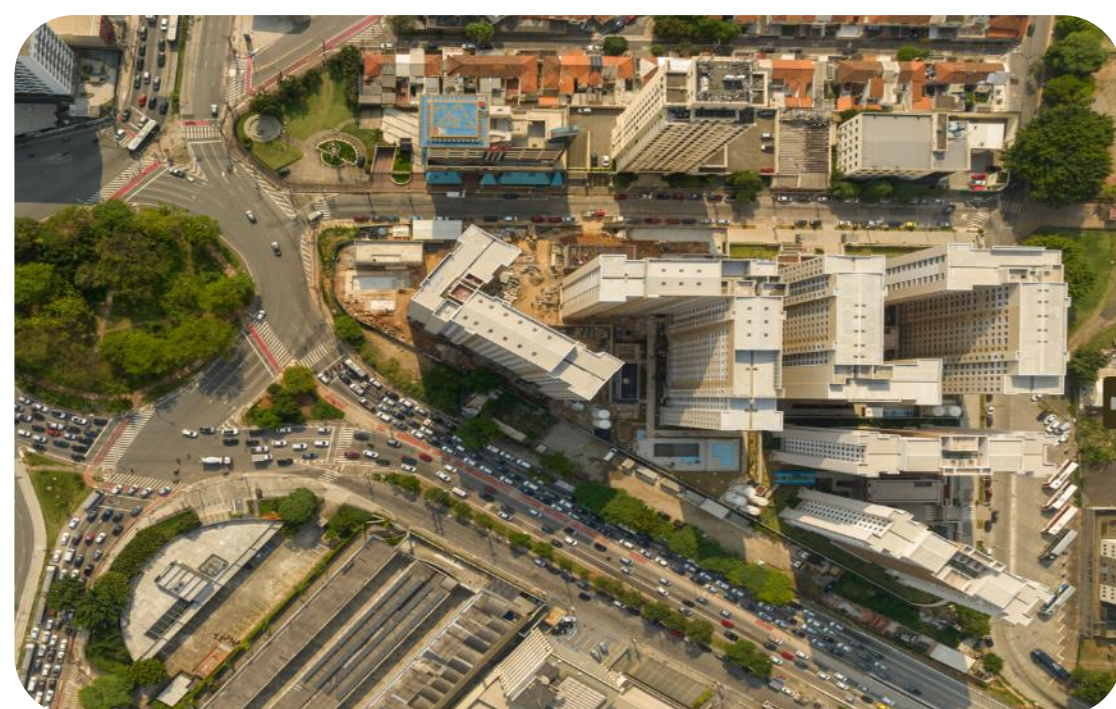
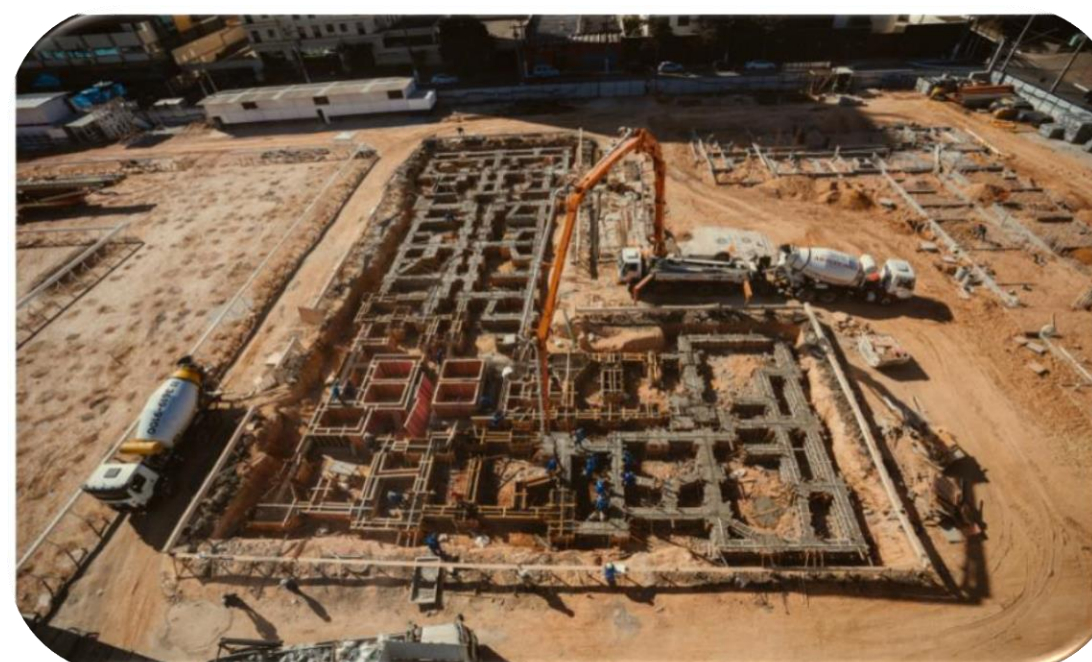
CAIXA		
SBPE - TR	Aquisição/ Construção	Faixa 4 (Novo – Maio/25)
Balcão	11,49%	10,00%

FONTE: SITE BACEN

EXPERTISE EM ENGENHARIA

62 anos de experiência

Alvenaria Estrutural



Programas e Iniciativas nas obras

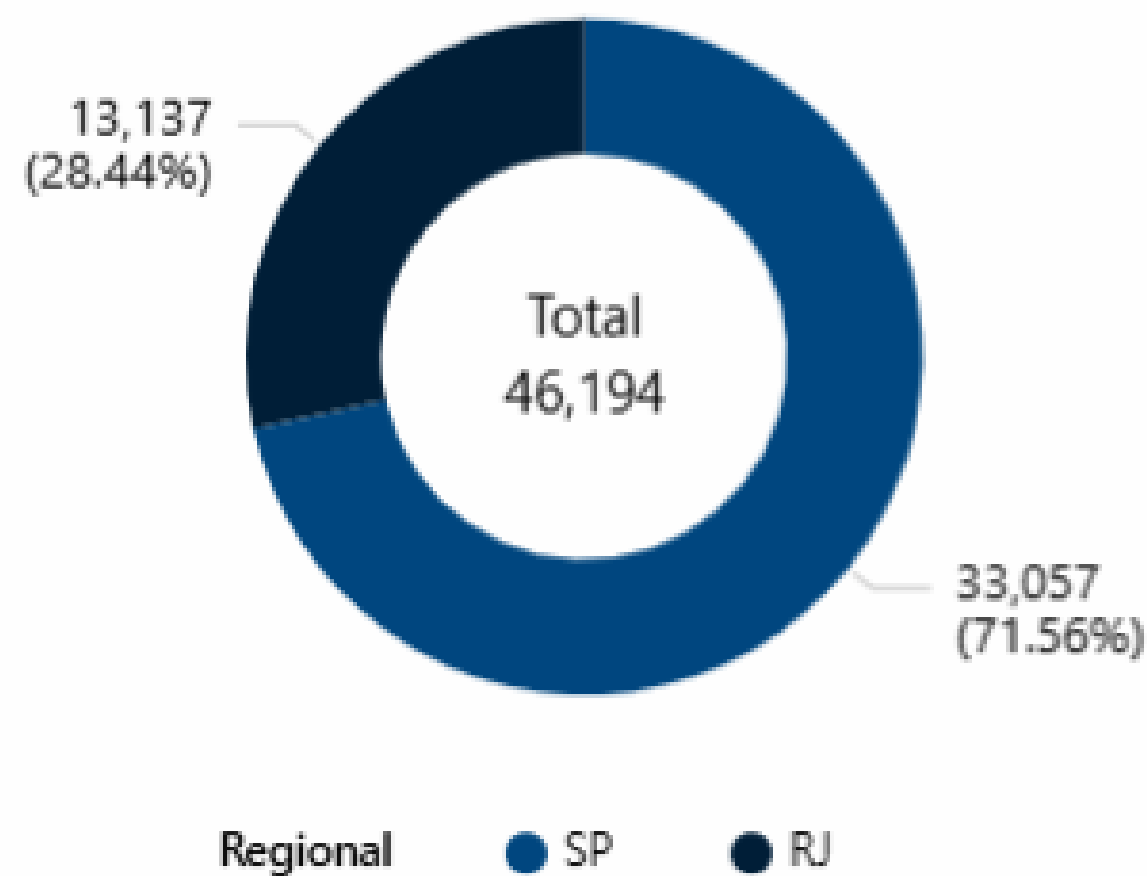


ENGENHARIA - UNIDADES EM EXECUÇÃO 24-26 SP+RJ

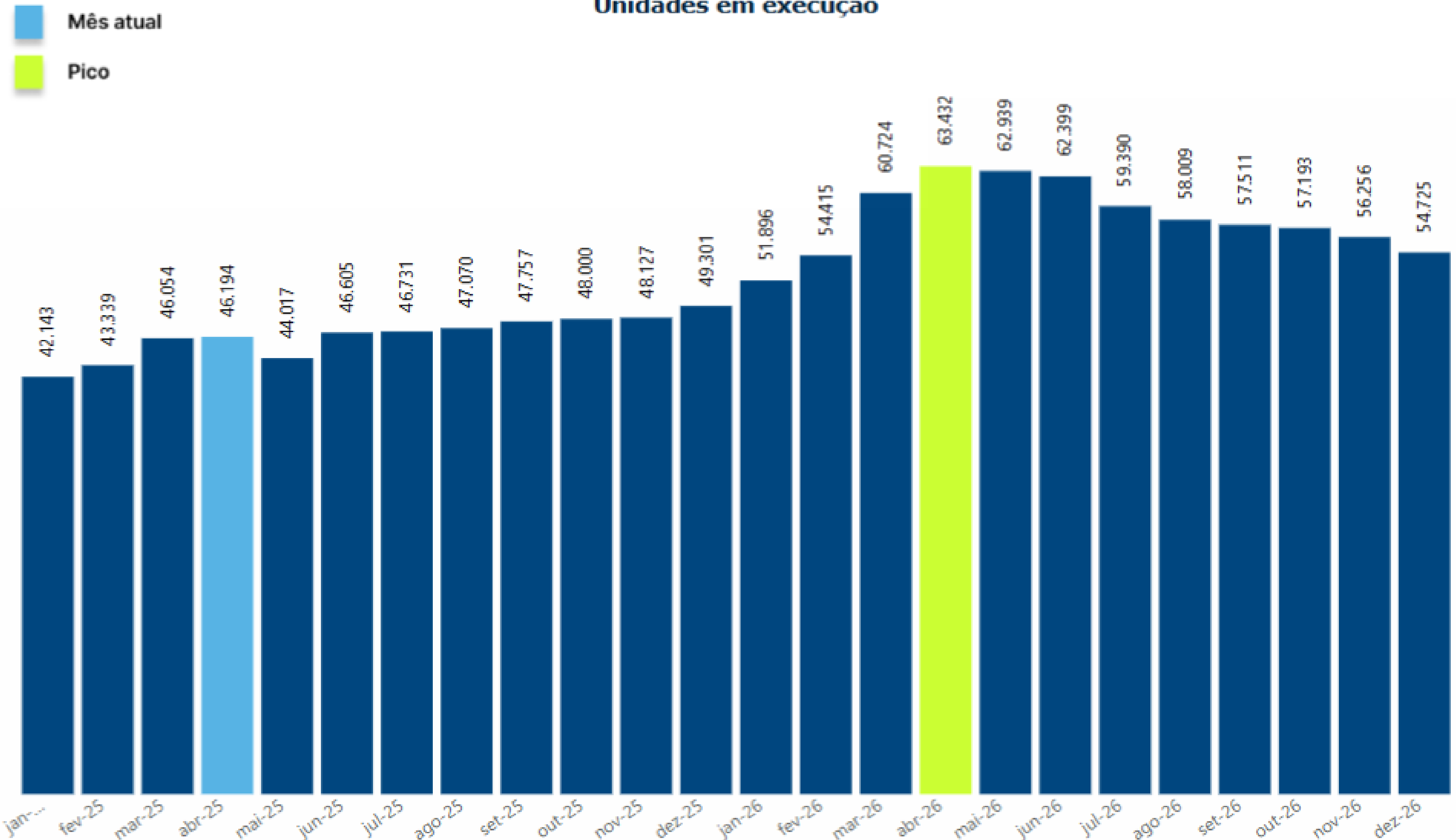
Média Unidades em execução



Unidades em execução no mês atual



Unidades em execução

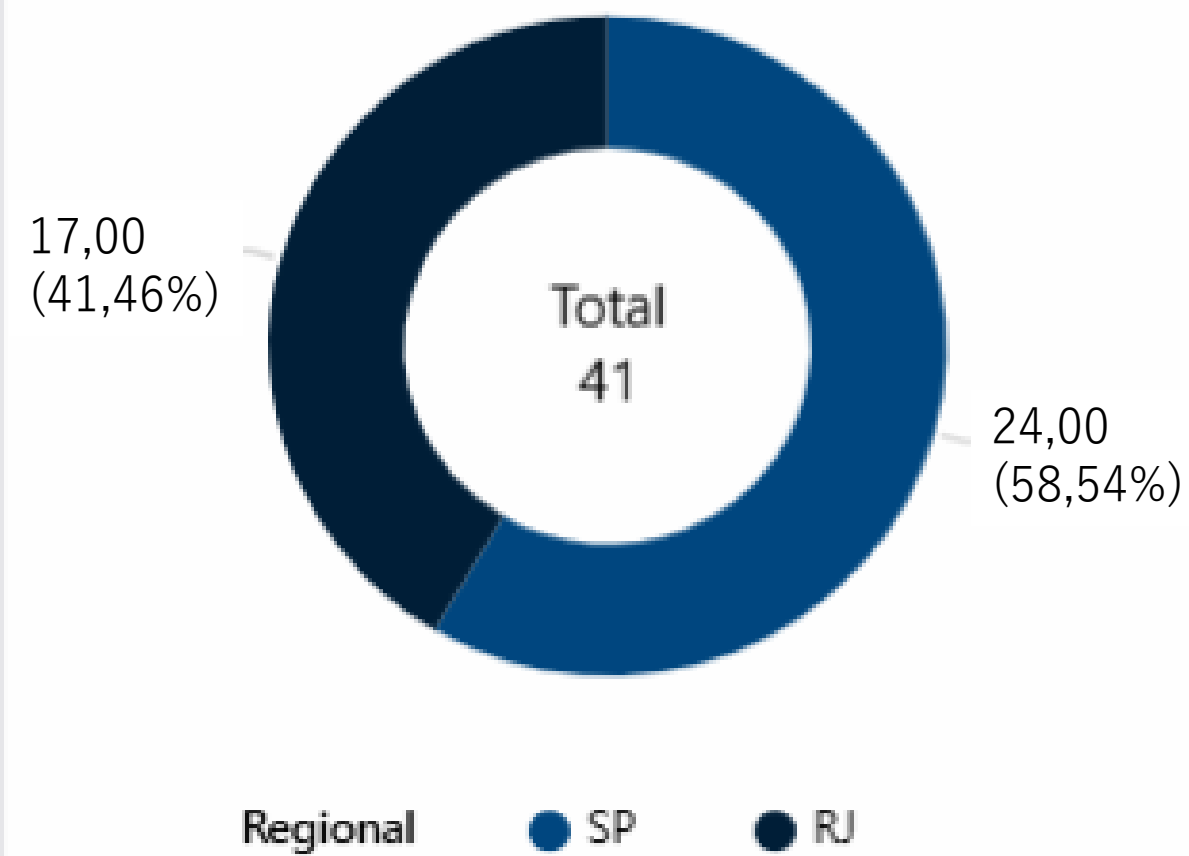


ENGENHARIA - CANTEIROS EM CONSTRUÇÃO 24-26 SP+RJ

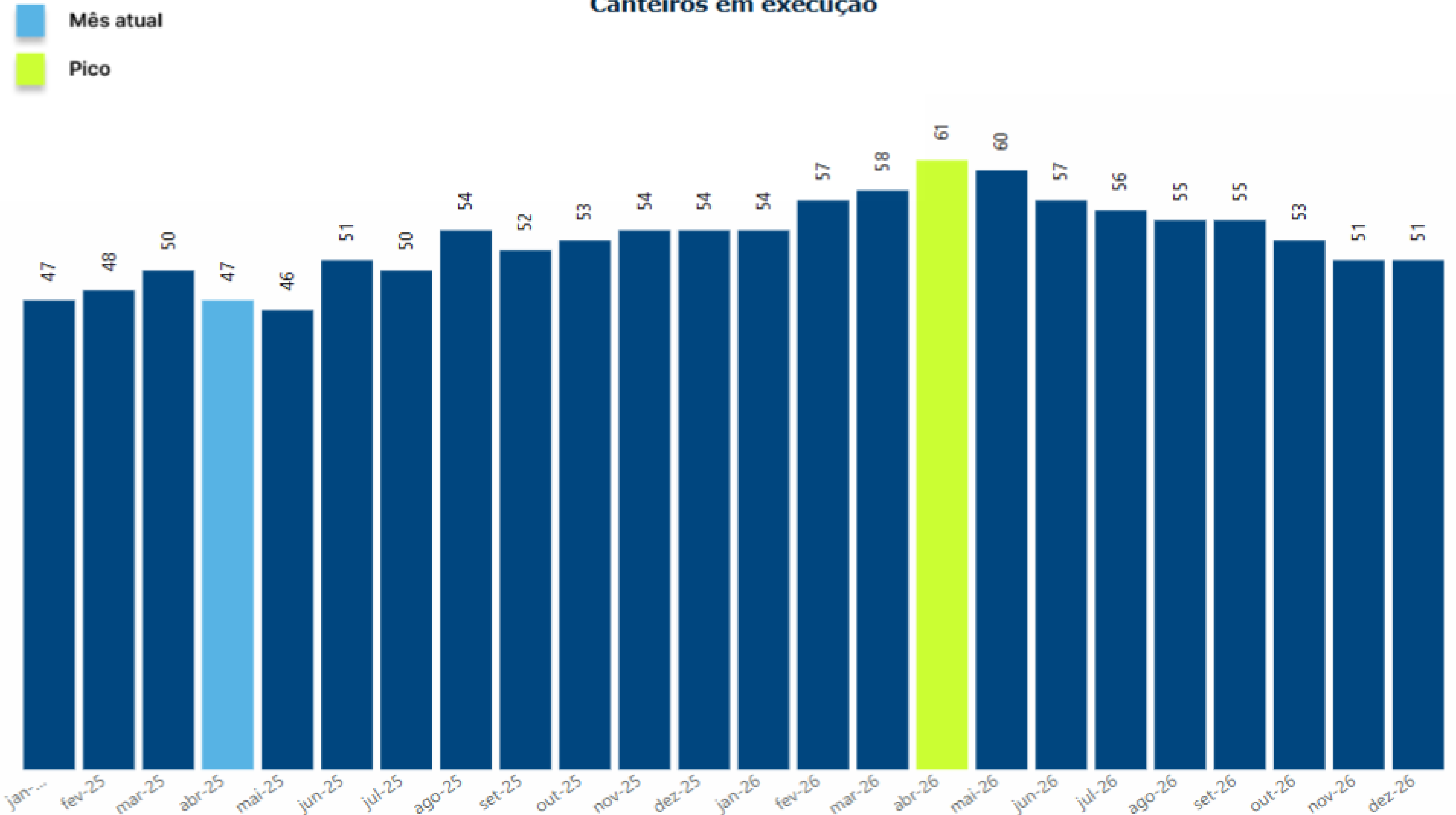
Média de canteiros em execução



Canteiros em execução no mês atual



Canteiros em execução

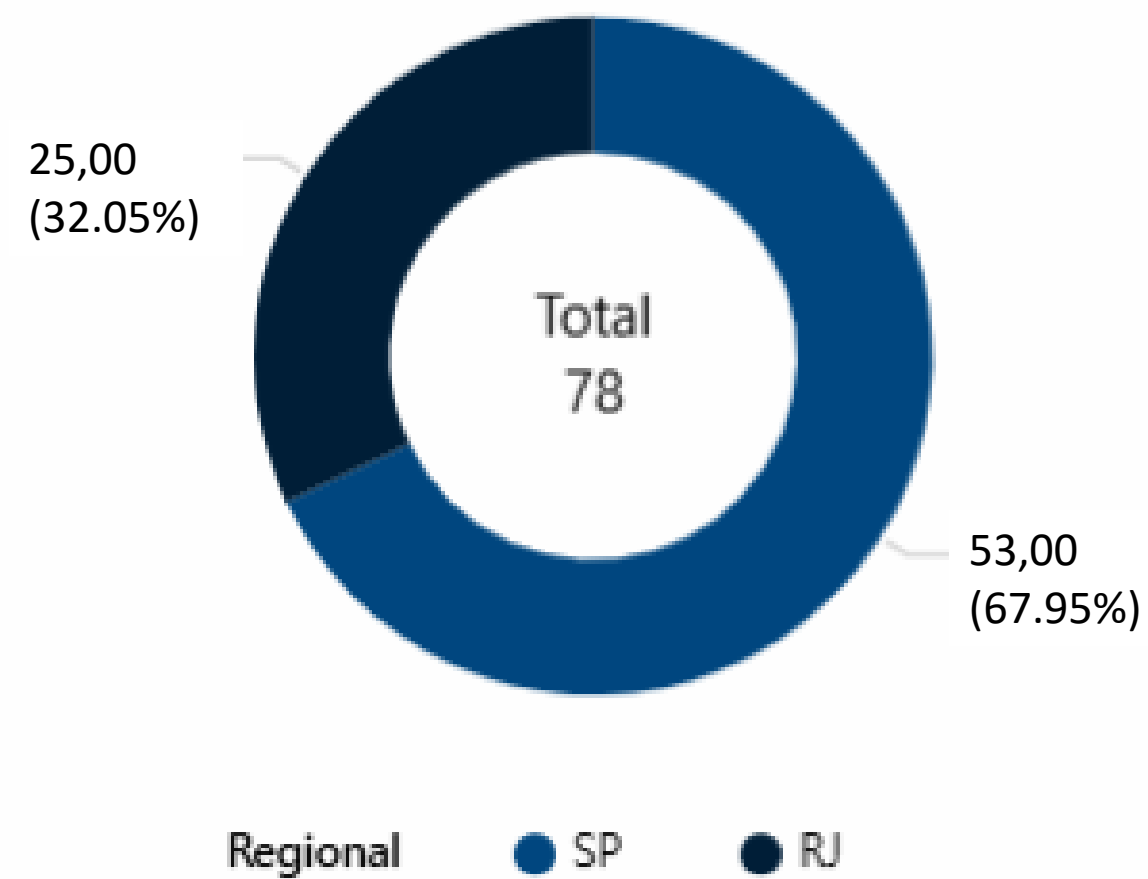


ENGENHARIA - OBRAS EM CONSTRUÇÃO 24-26 SP+RJ

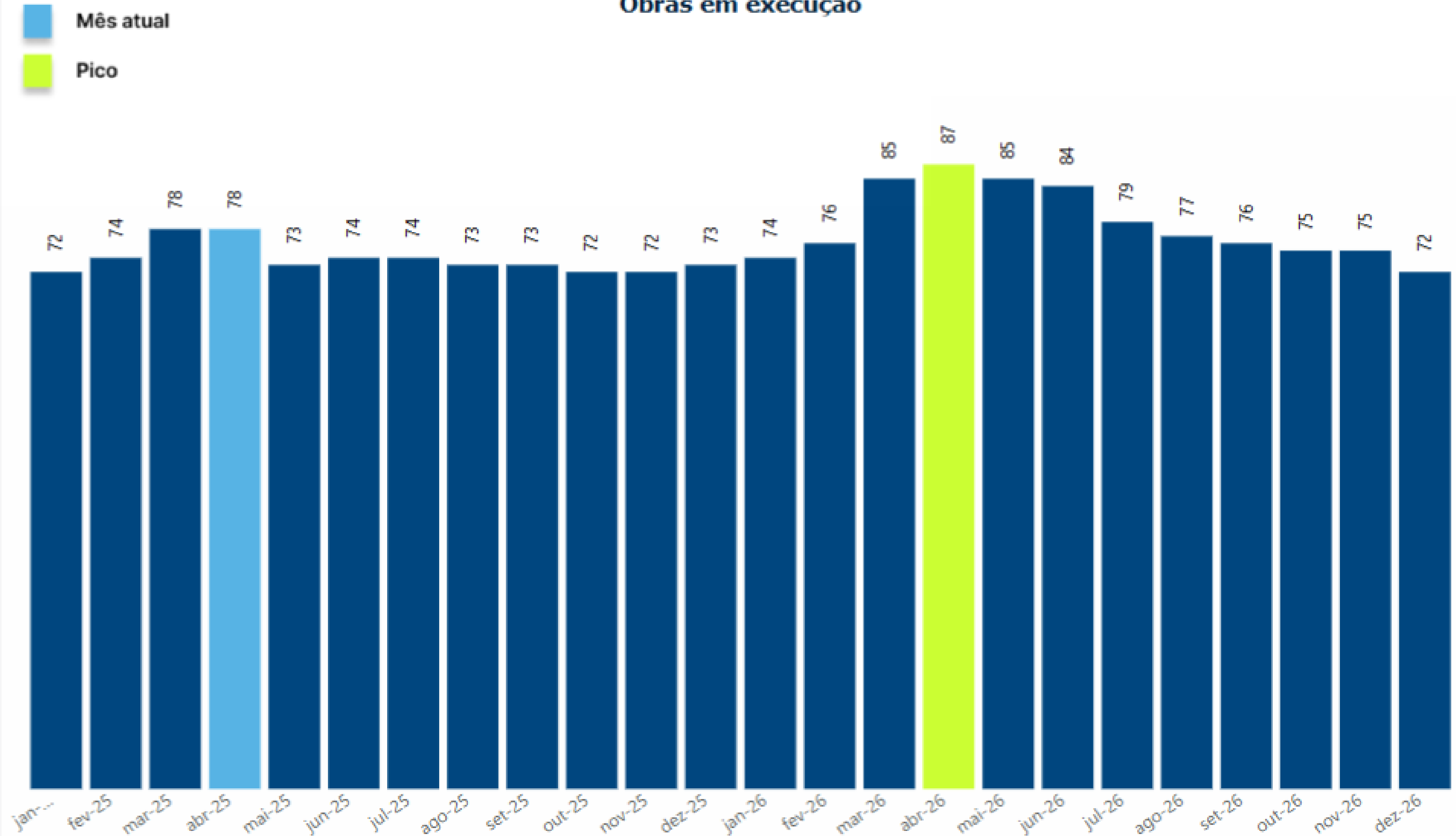
Média Obras em execução



Obras em execução no mês atual



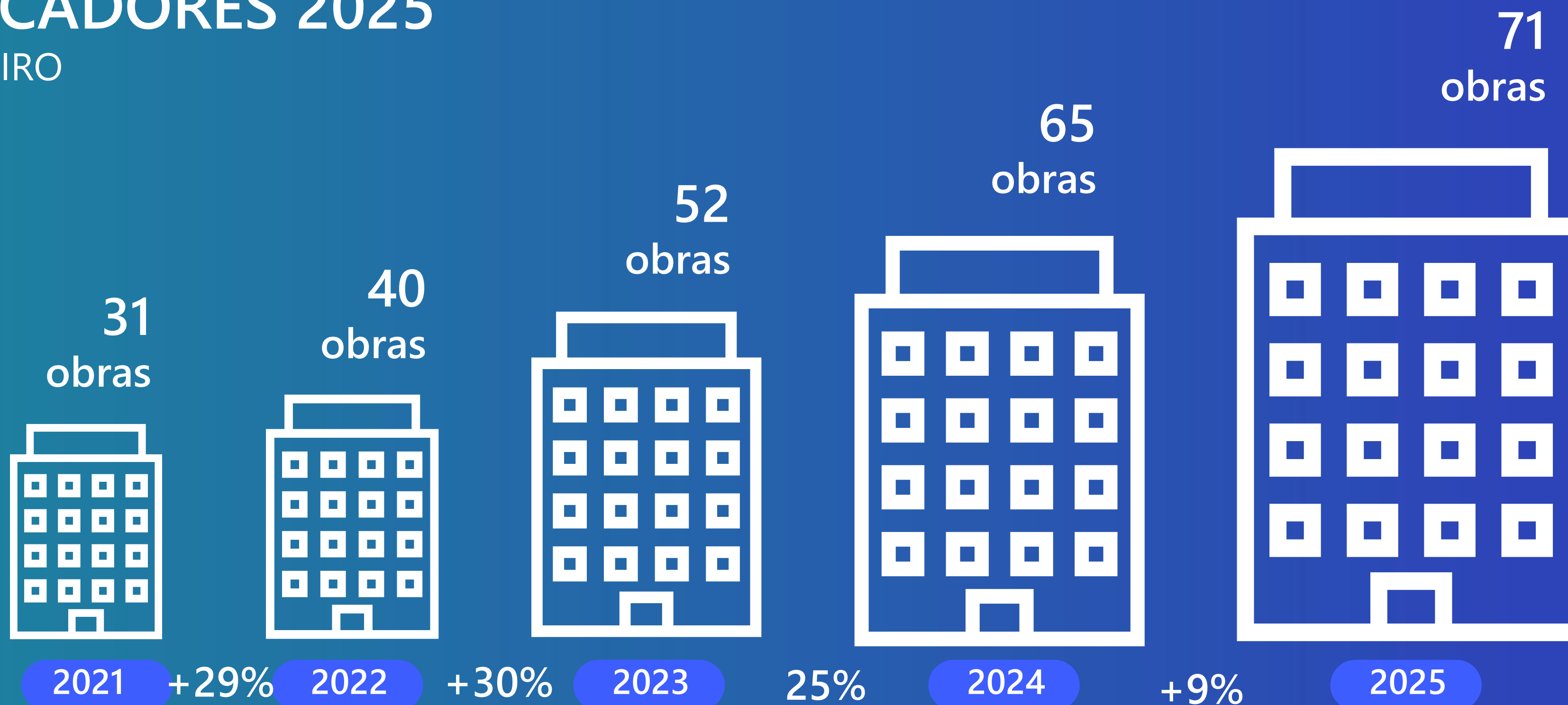
Obras em execução



OVERVIEW INDICADORES 2025

SÃO PAULO E RIO DE JANEIRO

MÉDIA DE OBRAS
EM EXECUÇÃO



QUANTIDADE DE ENTREGAS

SÃO PAULO E RIO DE JANEIRO

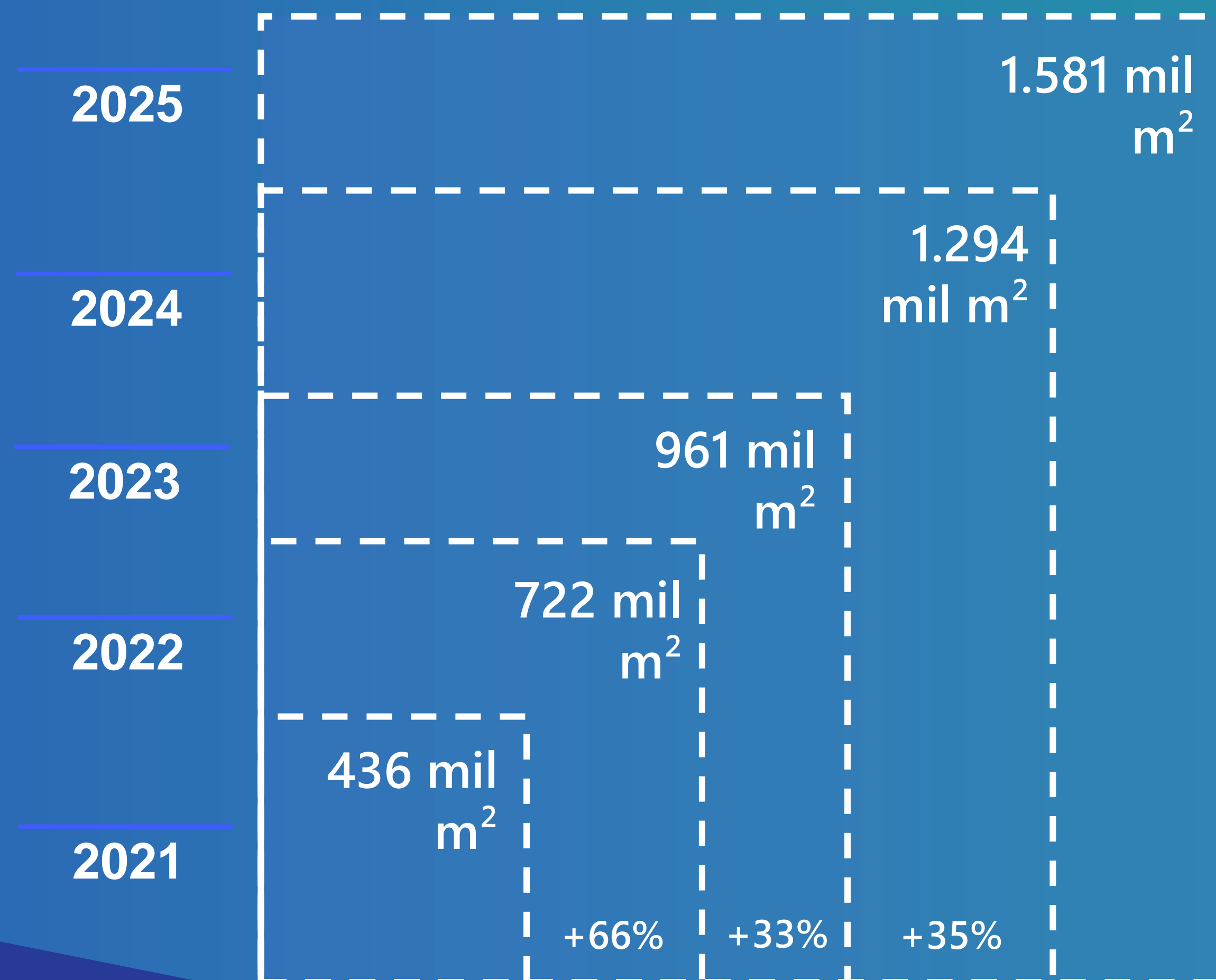


+171%

Aproximadamente 20 mil unidades serão entregues em 2025

MÉDIA DE METRAGEM QUADRADA

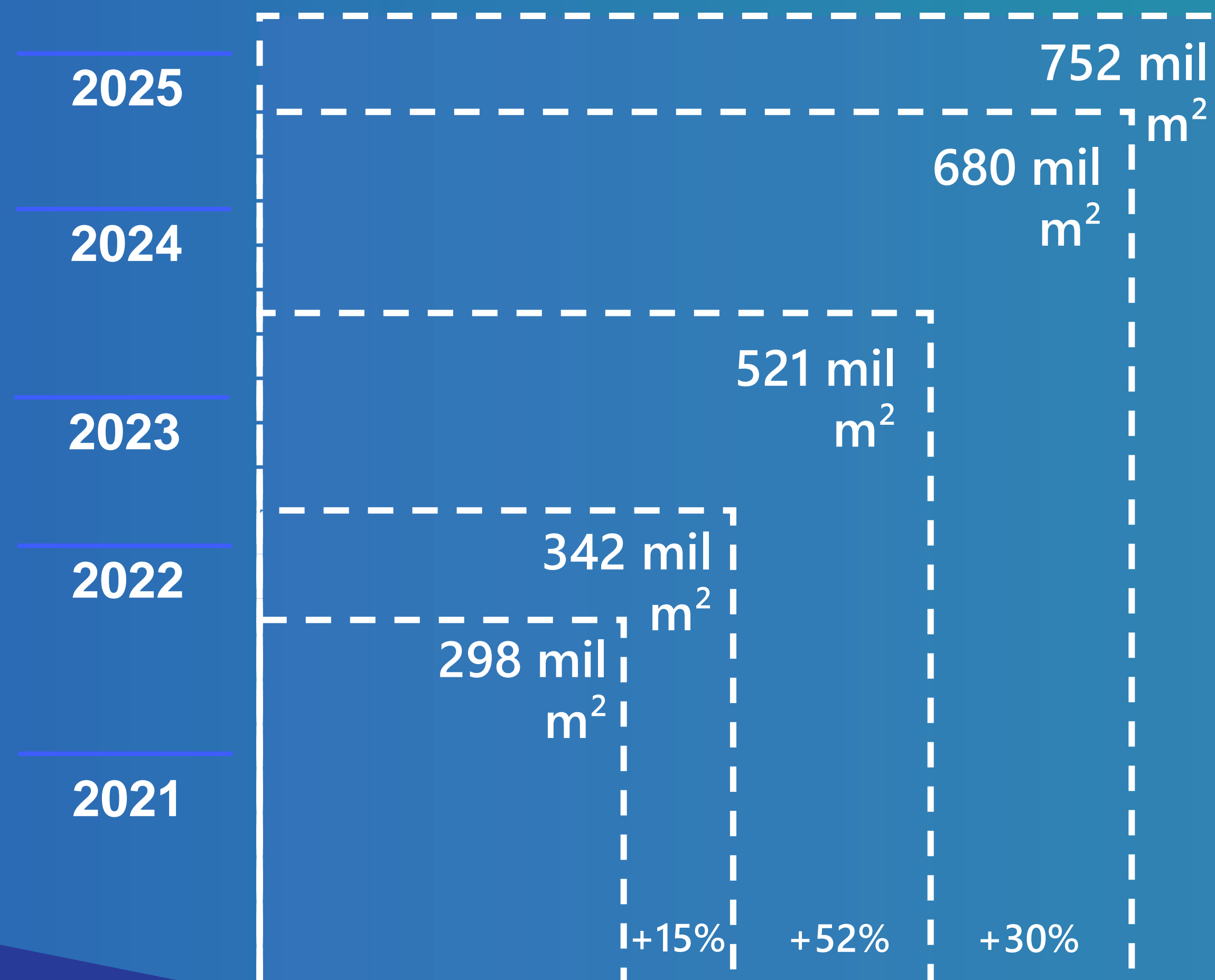
SÃO PAULO



+22%
MÉDIA DE METRAGEM QUADRADA CONSTRUÍDA

MÉDIA DE METRAGEM QUADRADA

RIO DE JANEIRO



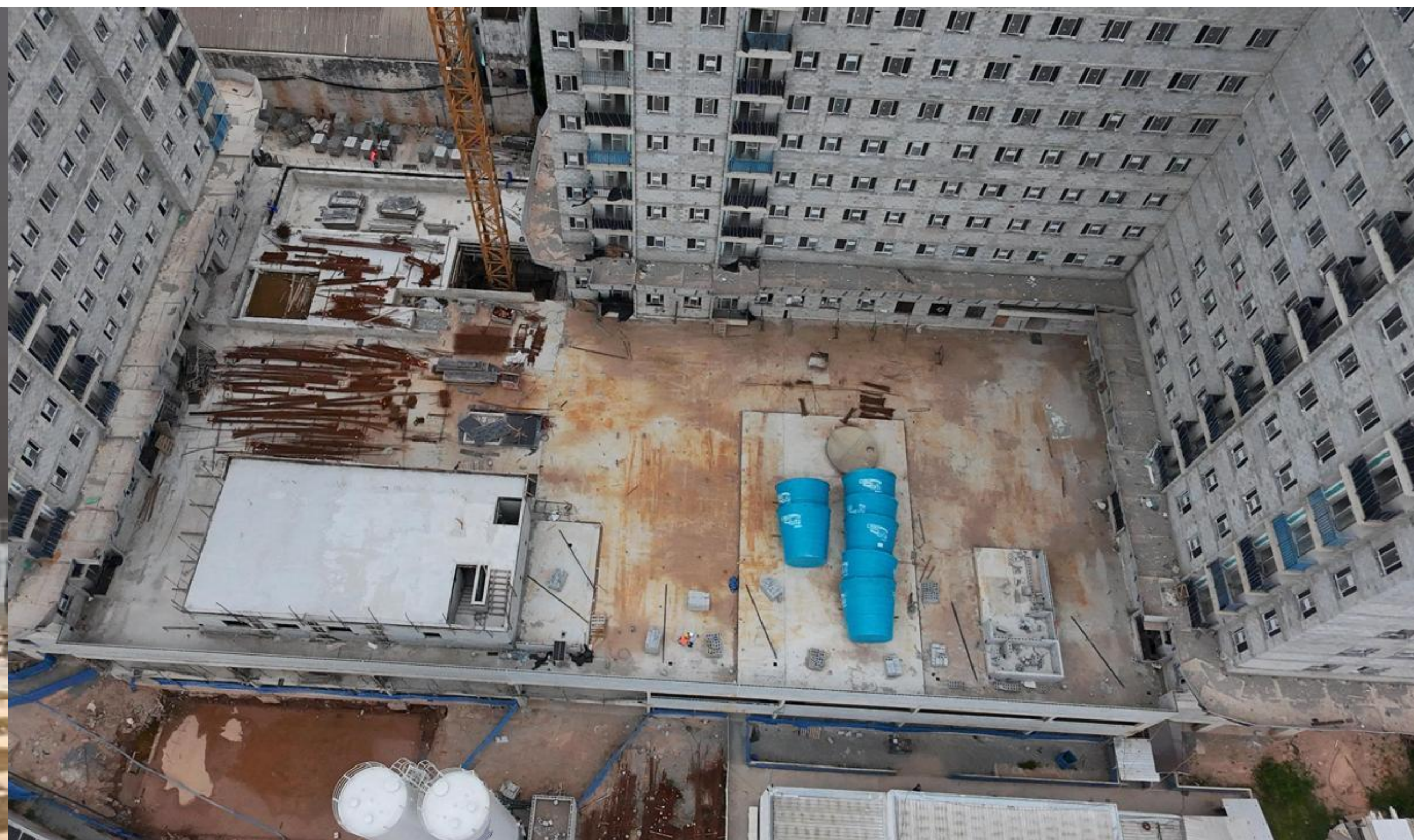
+11%

MÉDIA DE METRAGEM QUADRADA CONSTRUÍDA

ENGENHARIA – INDICADORES PRINCIPAIS



No passado, as construções saíam do chão



Atualmente, as construções possuem pilotis,
adicionando maior complexidade

ENGENHARIA – INDICADORES PRINCIPAIS



Principais diferenças entre os dois métodos

ENGENHARIA – INDICADORES PRINCIPAIS



Até 2020, os projetos possuíam engenharia estrutural mais simples

ENGENHARIA – INDICADORES PRINCIPAIS



Atualmente, os projetos incluem shoppings, áreas de lazer no rooftop e um primeiro andar reforçado que acomoda uma garagem de estacionamento, tornando a engenharia mais complexa.

TOTAL DE LANÇAMENTOS E VENDAS NO PORTO MARAVILHA



**10.652 unidades e R\$ 3,9 bi
VGV Lançados**

**8.985 (84%) e R\$ 3,2 bi VGV
Vendidos**



PORTO MARAVILHA – SIMULAÇÃO DOS PROJETOS DA CURY

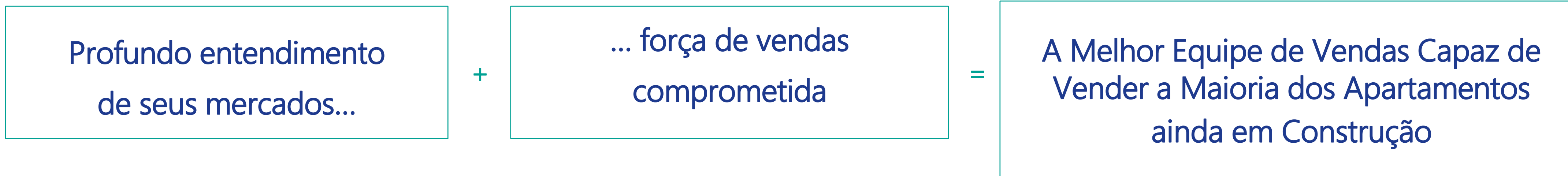


PORTFÓLIO DE PRODUTOS

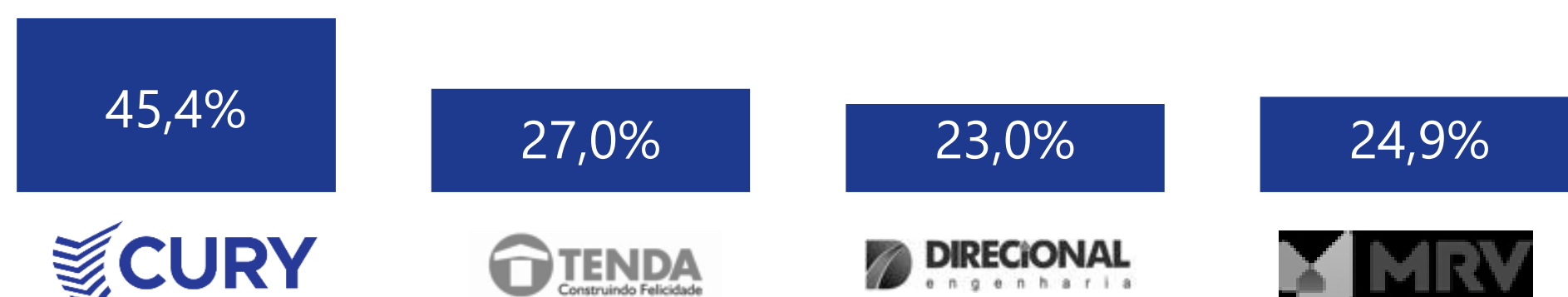
	Conceito	Público Alvo	Preço Médio 1T25 (R\$)	Faixa de Renda Mensal Alvo	Fonte de Financiamento	Total %VGV Vendido em 1T25	Fotos Seleccionadas dos Imóveis
5 andares	Superior (Completo/Parque dos Sonhos)	▪ Grupo 2 do MCMV	~200.000	R\$3.500 - R\$4.400	▪ MCMV (2)	0,0%	 
21 andares	Padrão (Único/Dez)	▪ Grupo 2 e 3 do MCMV	~237.000	R\$4.000 - R\$7.000	▪ MCMV (2 e 3)	6,2%	 
	Moderno (Urban)	▪ Grupo 3 do MCMV	~280.000	R\$5.000 - R\$10.000	▪ MCMV (3) ▪ SBPE	44,4%	 
	Superior (Mérito)	▪ Grupo SBPE	~359.000	R\$6.000 - R\$13.000	▪ MCMV (3) ▪ SBPE	49,4%	 

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

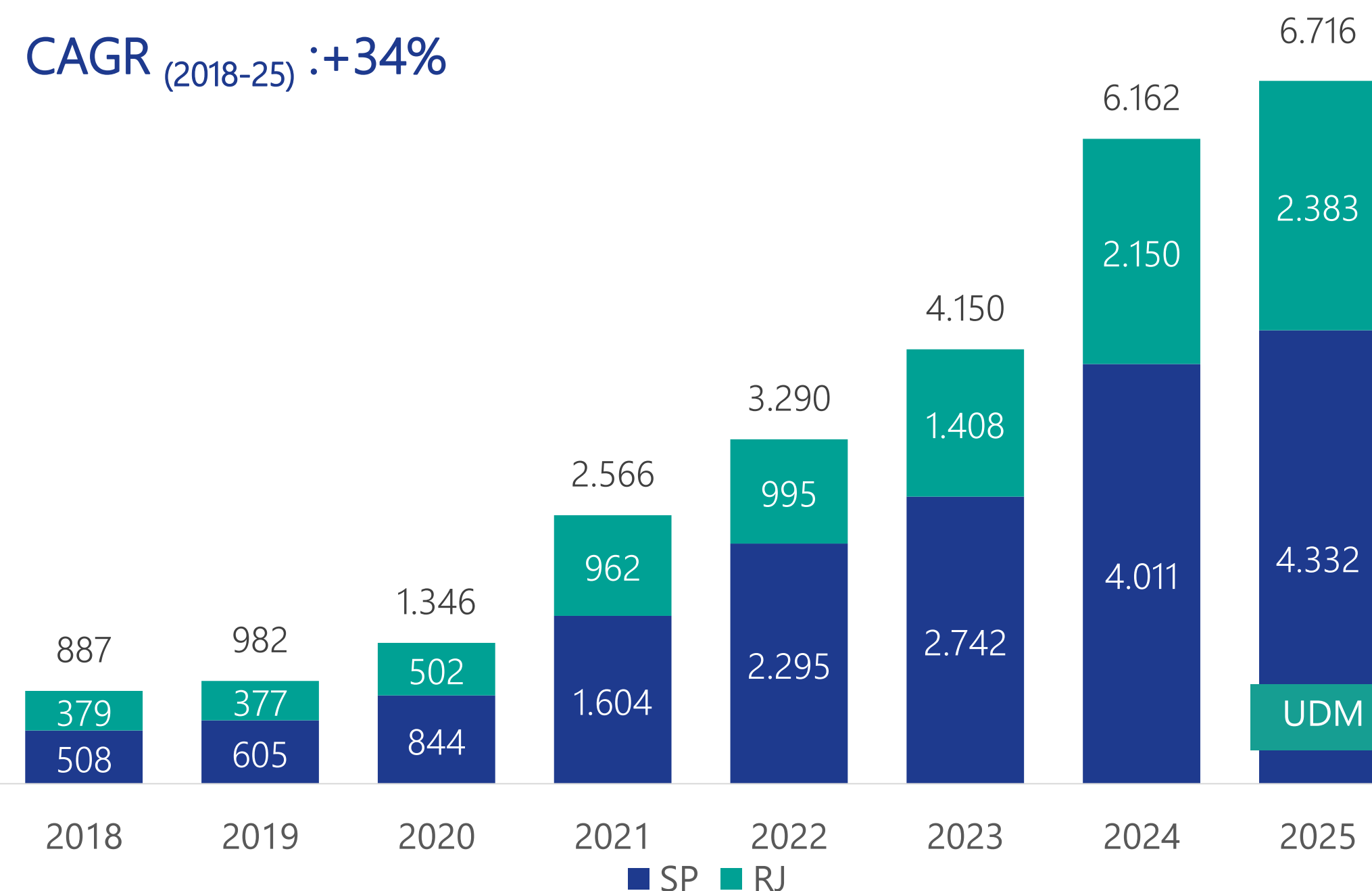
ESTRATÉGIA DE VENDAS



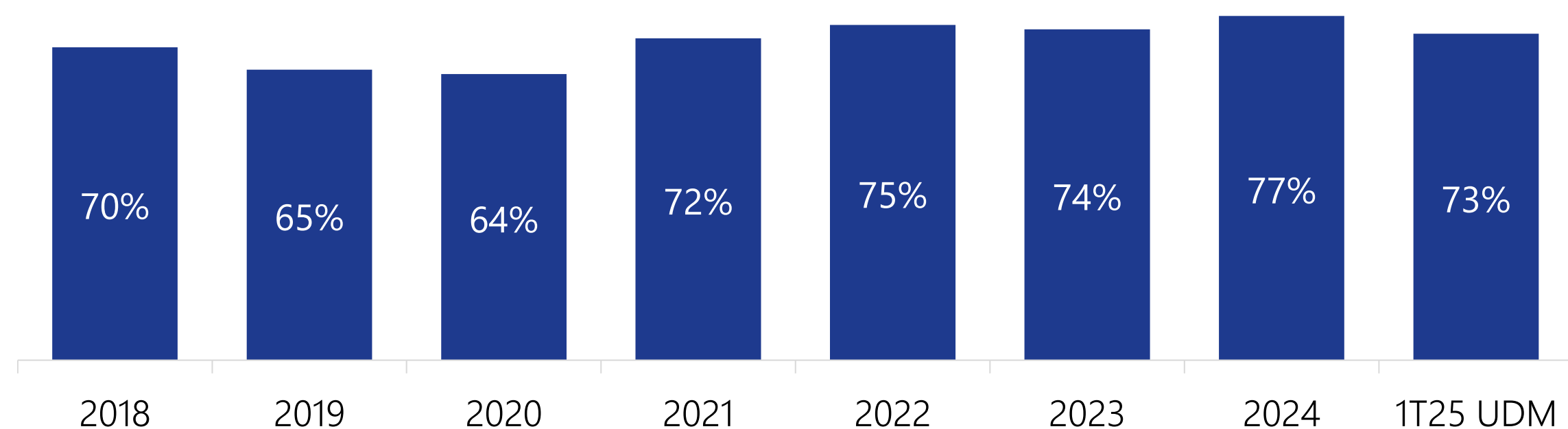
VSO – Velocidade de Vendas 1T25 (%)



Vendas Líquidas (R\$ milhões)



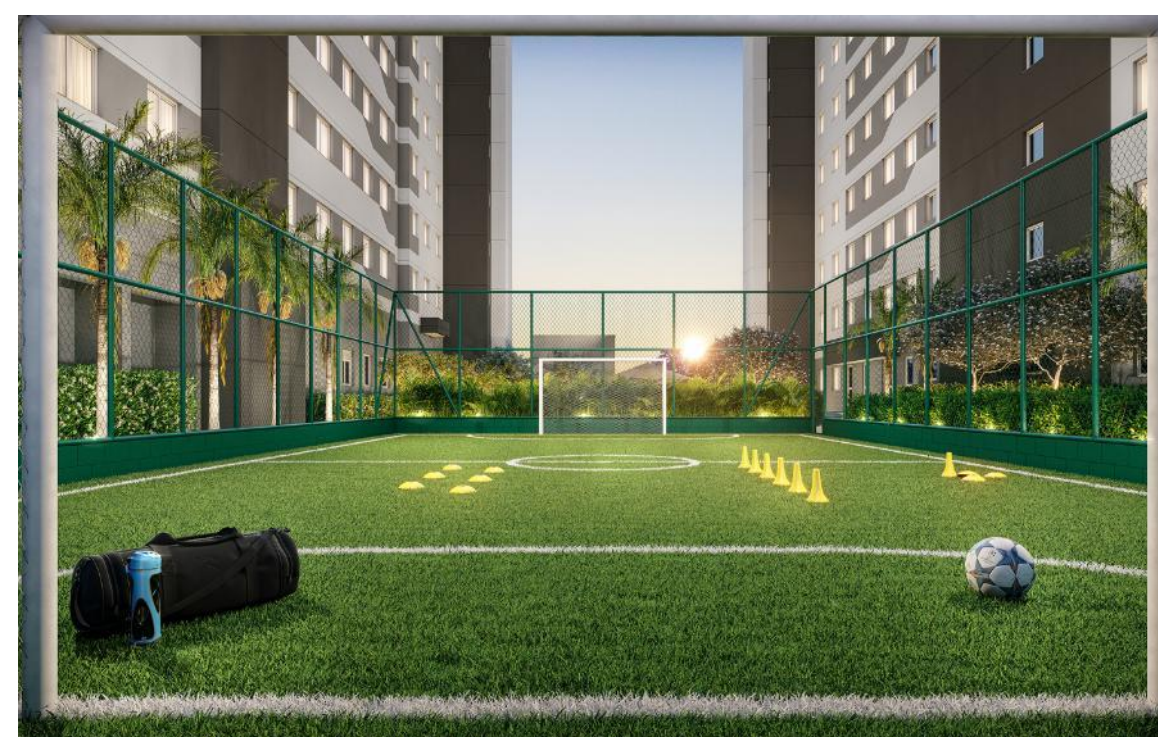
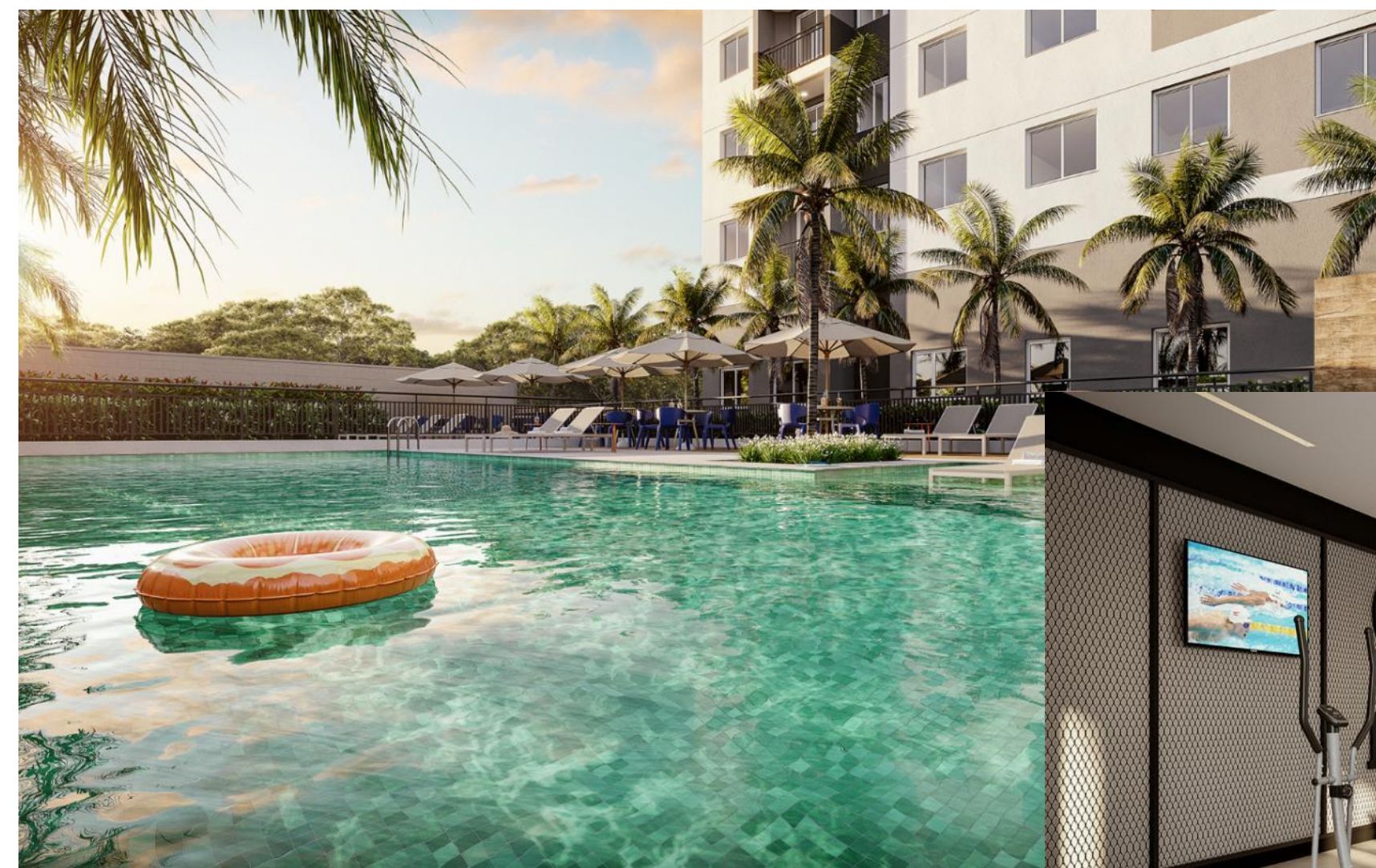
VSO – Velocidade de Vendas LTM (%)



ESTRATÉGIA DE VENDAS – EXPERIENCIA NO ESTANDE



VGv: R\$ 268 milhões
Endereço: Avenida Thomas Edison, 1006, Barra Funda. São Paulo - SP
Terreno: 7.968,98m²
Número de Torres: 3
Número de elevadores: 6 elevadores por torre
Número de unidades: 985
Número de andares: Torres 1 e 2 – Térreo + 22 pavimentos | Torre 3 - Térreo + 21 pavimentos
Número de vagas: 160
Tipologia: 2 dormitórios
Decorado: 34m²



[CLIQUE AQUI PARA
ACESSAR O VÍDEO](#)

ESTRATÉGIA DE VENDAS - ESTATÍSTICAS

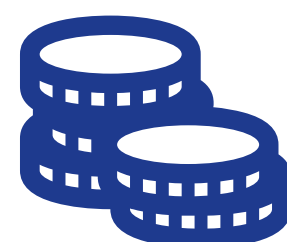


+28,3% do VGV Repassado (R\$ Milhões)
UDM 1T25 X UDM 1T24



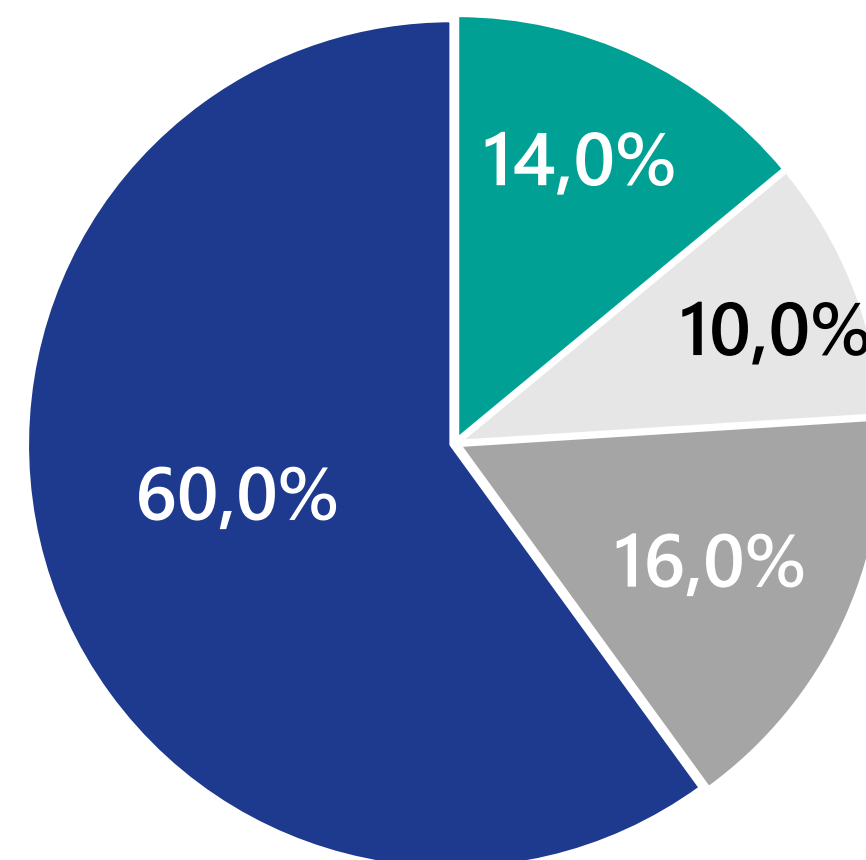
8,04% Taxa Média de Juros para
financiamento de clientes no 1T25.

Sendo: 6,22% MCMV, 8,05% MCMV 3,
10,28% SBPE



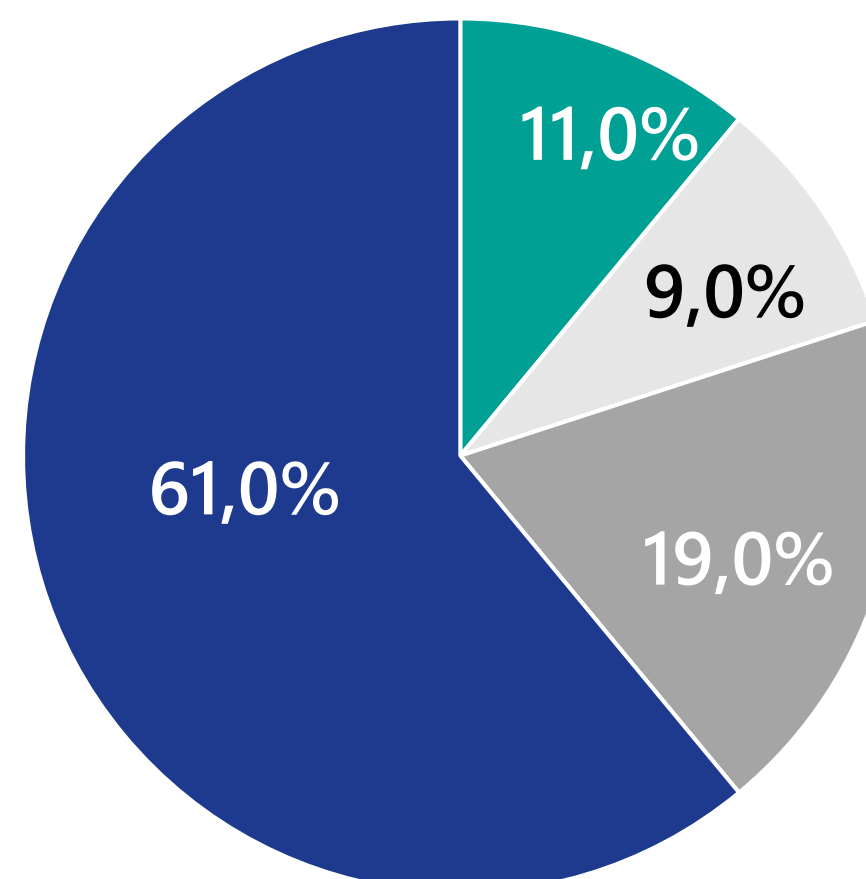
R\$ 4.469/unidade
Subsídio médio no 1T25

Vendas Brutas 1T25



- Tabela direta > 350k
- Tabela direta < 350k
- Vendas Financiadas de Unidades > 350k
- Vendas Financiadas de Unidades < 350k

Vendas Brutas 1T25 LTM



- Tabela direta > 350k
- Tabela direta < 350k
- Vendas Financiadas > 350k
- Vendas Financiadas < 350k

ESTRATÉGIA DE VENDAS - DIFERENCIAIS



+ de 2.000
Corretores da Cury



[App Corretor](#)



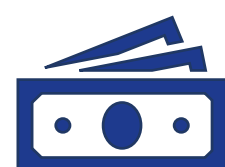
[App Gestor](#)



Programas de incentivo
aos clientes bons
pagadores



Imóvel Decorado
no Stand de
Vendas



Análise de crédito no
momento da visita ao
Stand



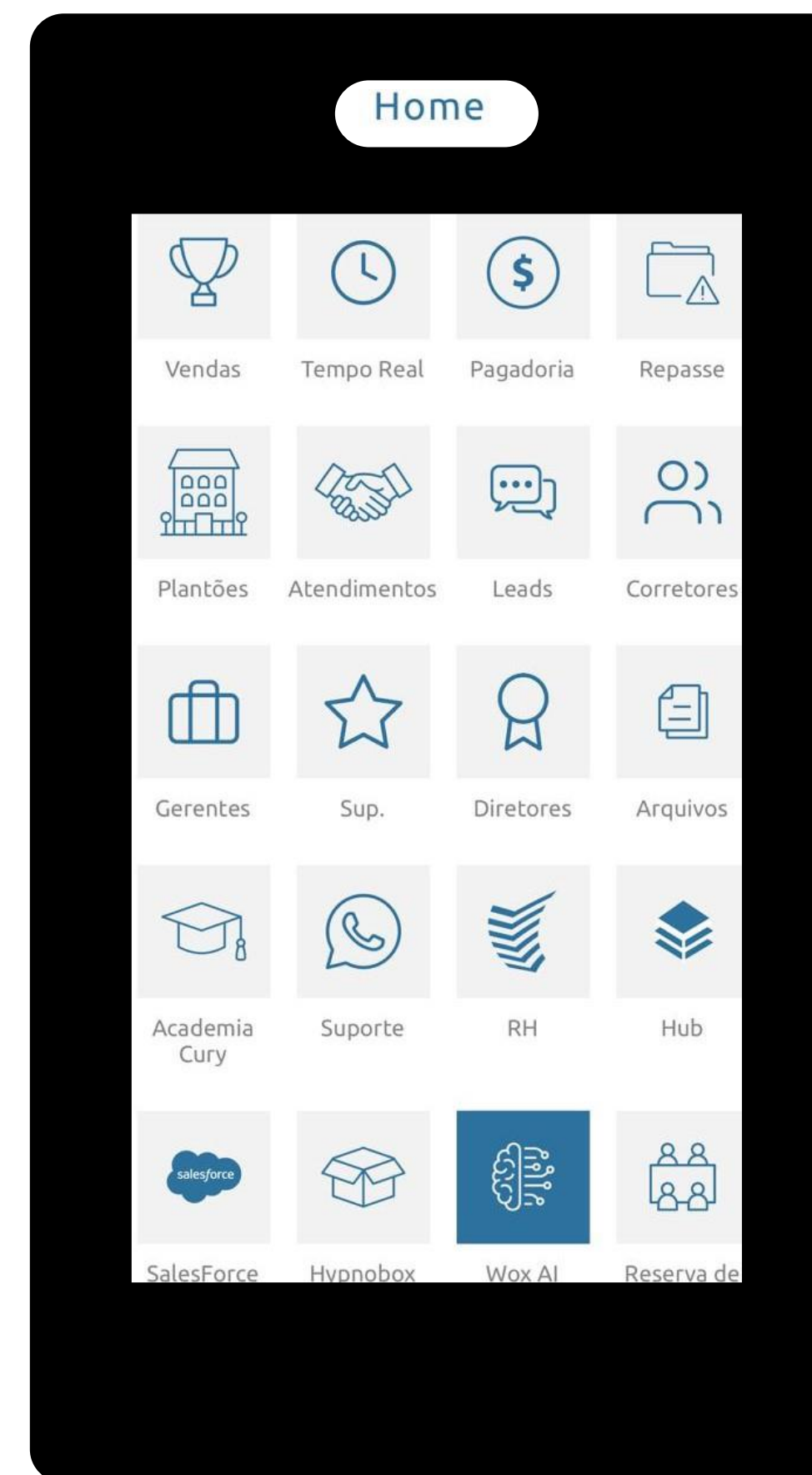
[Conheça o Programa](#)



[Inteligência Artificial na
Cury](#)



Projeto de
segurança,
instalando câmeras
ao redor



[Aplicativo de Gestão
de vendas Cury](#)

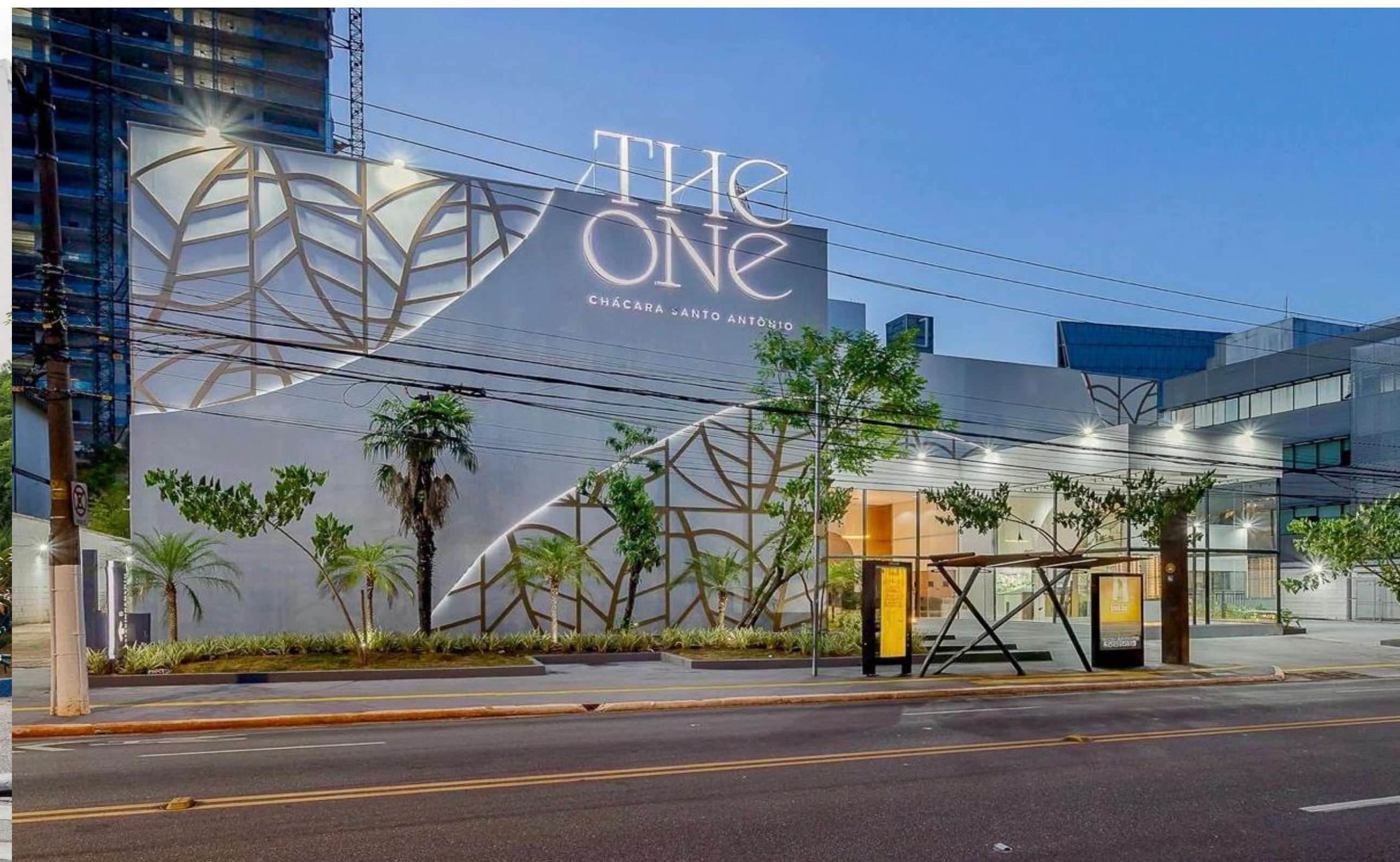


[Clique aqui para
assistir ao video do
meeting](#)

ESTRATÉGIA DE VENDAS - Evolução Stand De Vendas – São Paulo e Rio de Janeiro



Stand de Vendas SP 2021



Stand de Vendas SP Atual

ESTRATÉGIA DE VENDAS - Evolução Stand De Vendas – São Paulo e Rio de Janeiro



Stand de Vendas RJ 2021



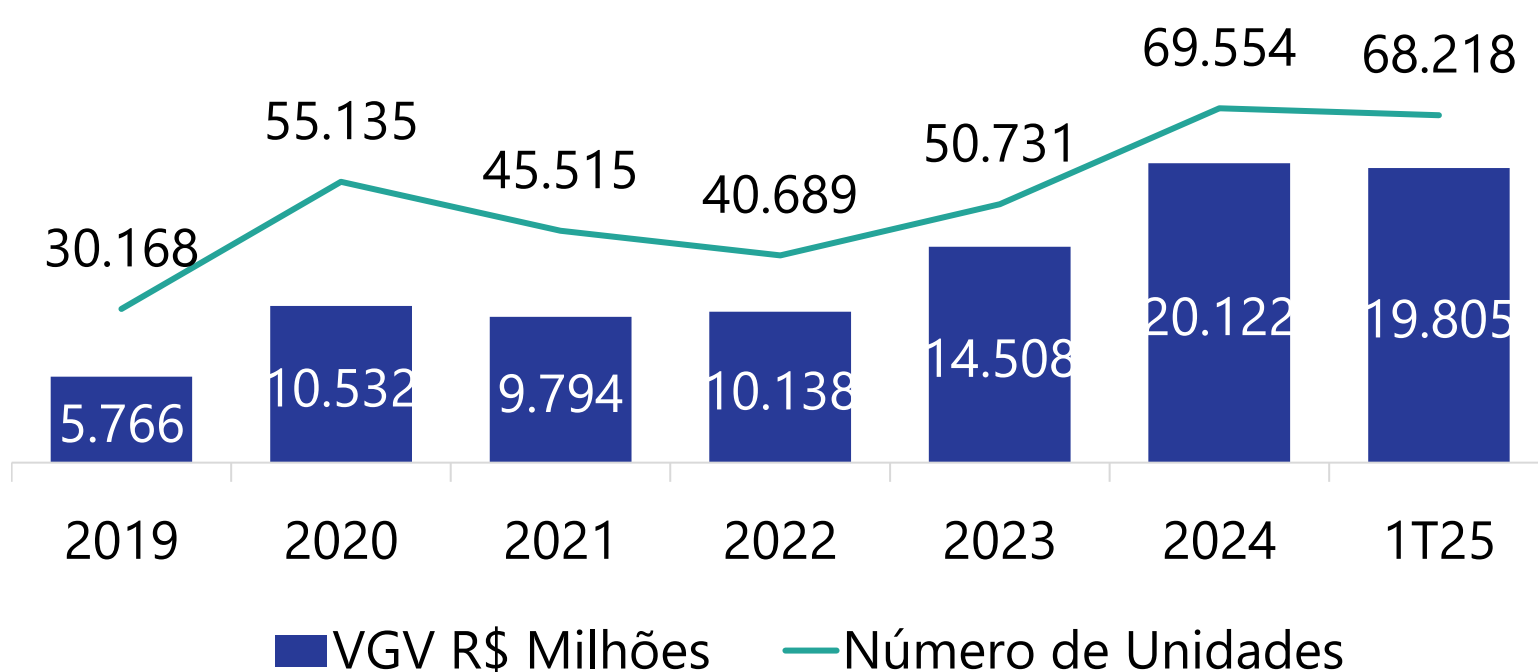
Stand de Vendas Atual

HISTÓRICO OPERACIONAL E FINANCEIRO

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

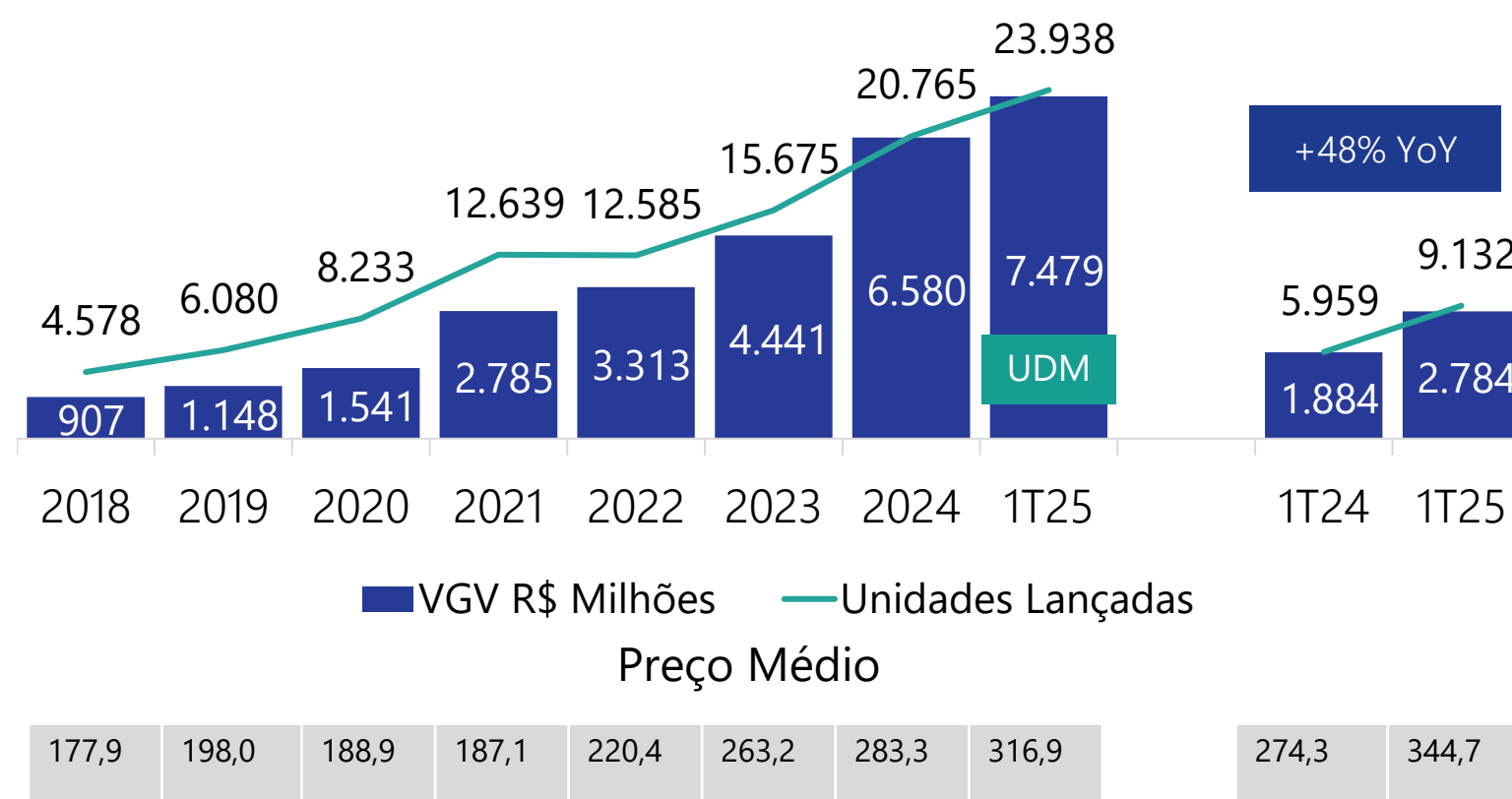
Banco de Terrenos

CAGR VGV 19-25: 23%
CAGR Unidades 19-25: 15%



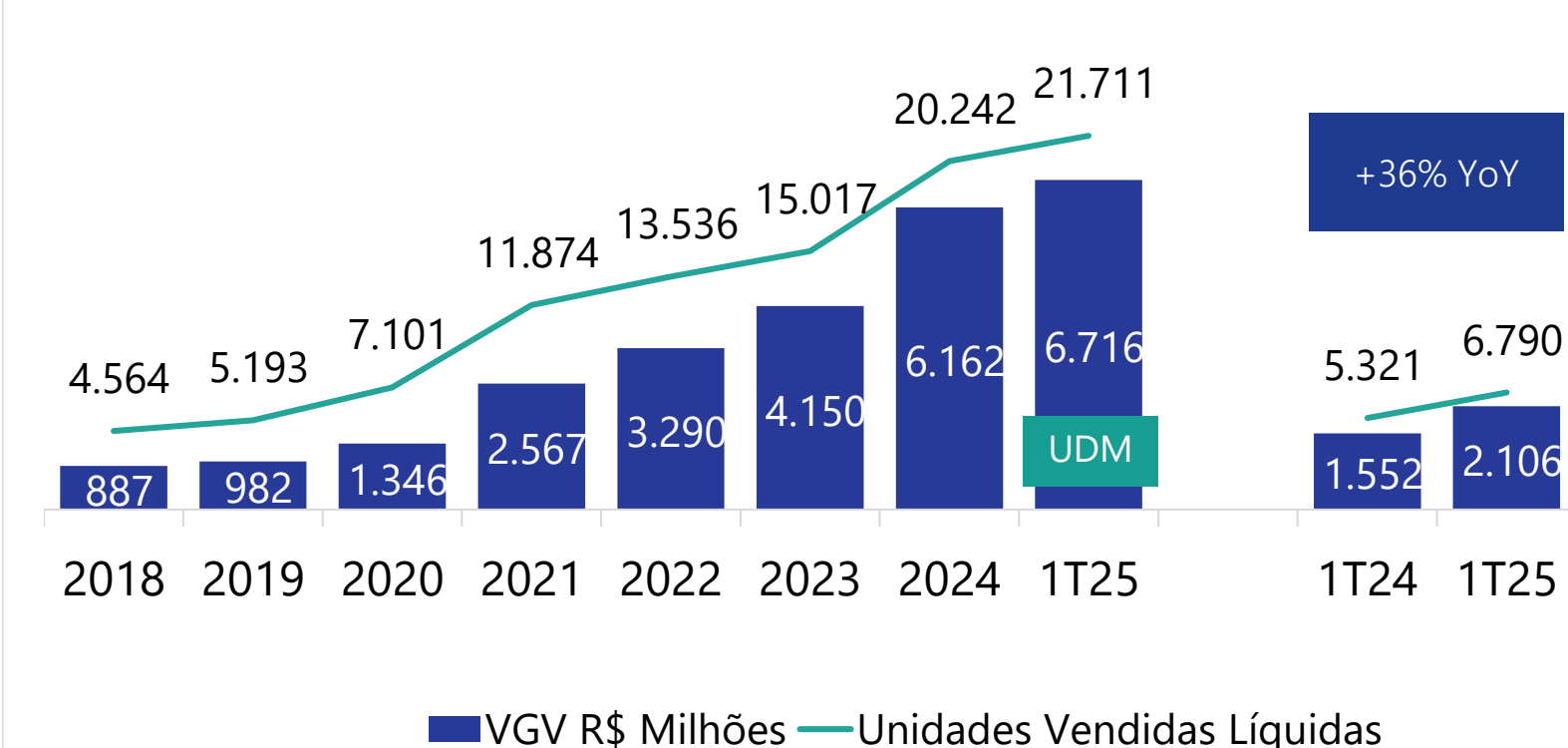
Lançamentos

CAGR VGV 18-25: 35%
CAGR Unidades 18-25: 27%



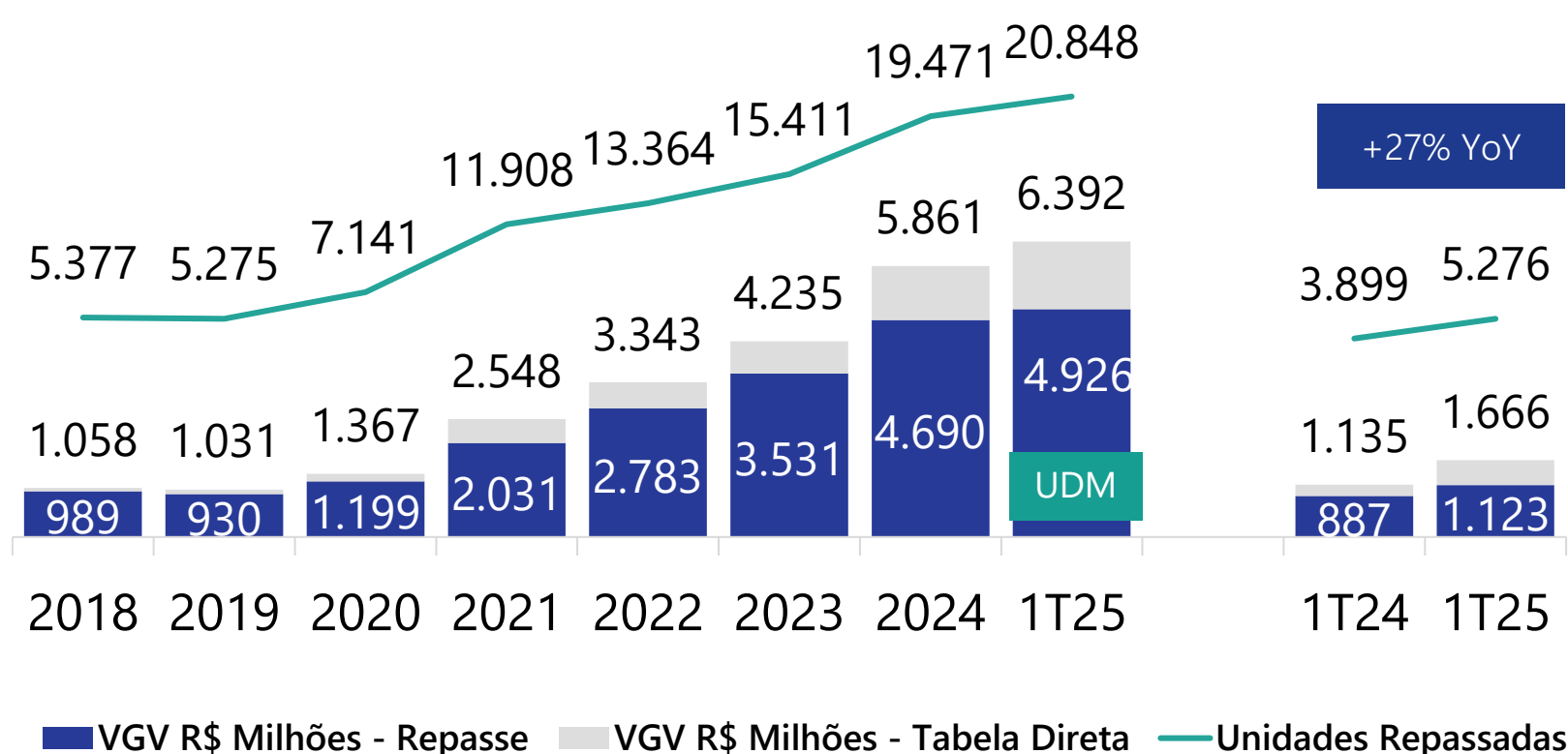
Vendas Líquidas

CAGR VGV 18-25: 34%
CAGR Unidades 18-25: 25%



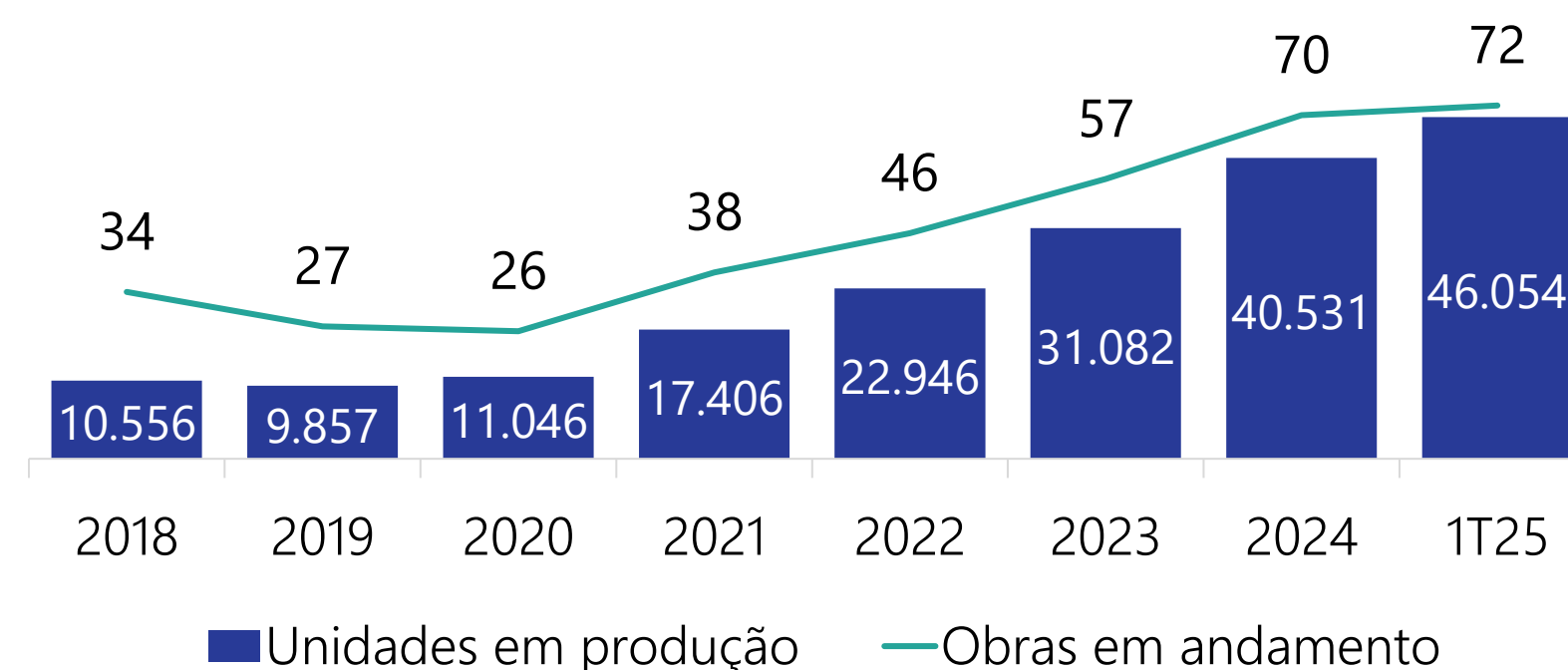
Repasse + Tabela Direta

CAGR VGV 18-25: 26%
CAGR Unidades 18-25: 21%



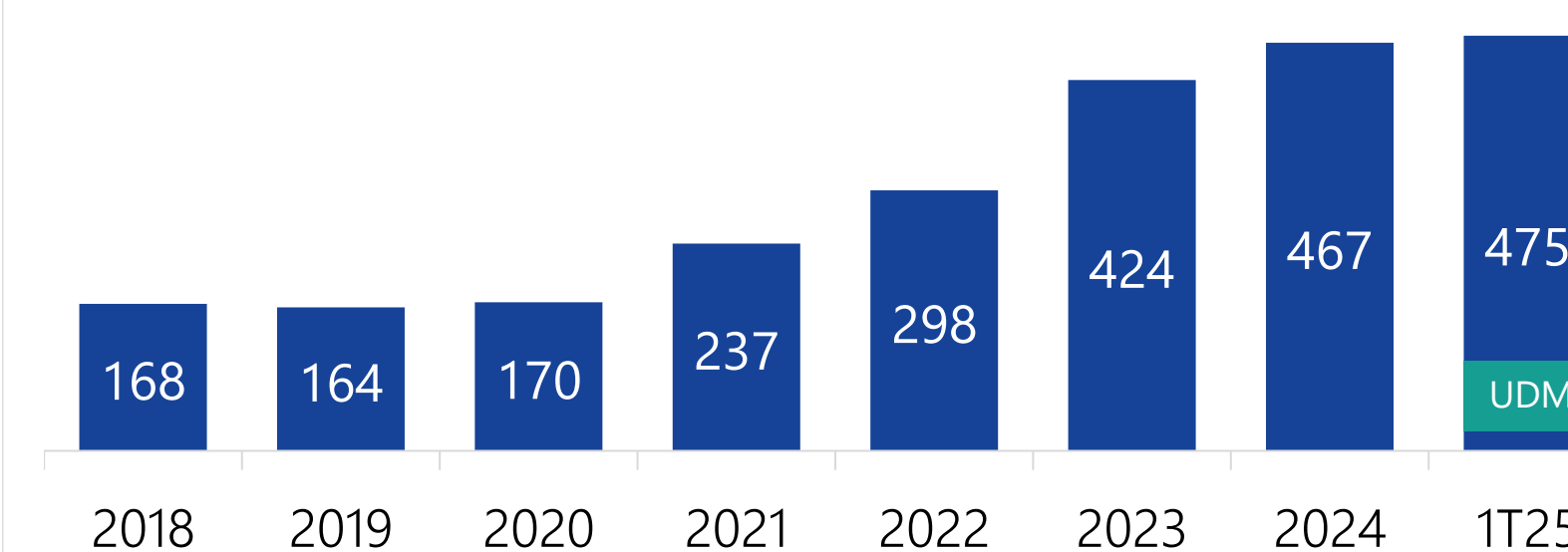
Engenharia

CAGR Unidades em prod. 18-25: 23%
CAGR Obras 18-25: 11%



Geração de Caixa

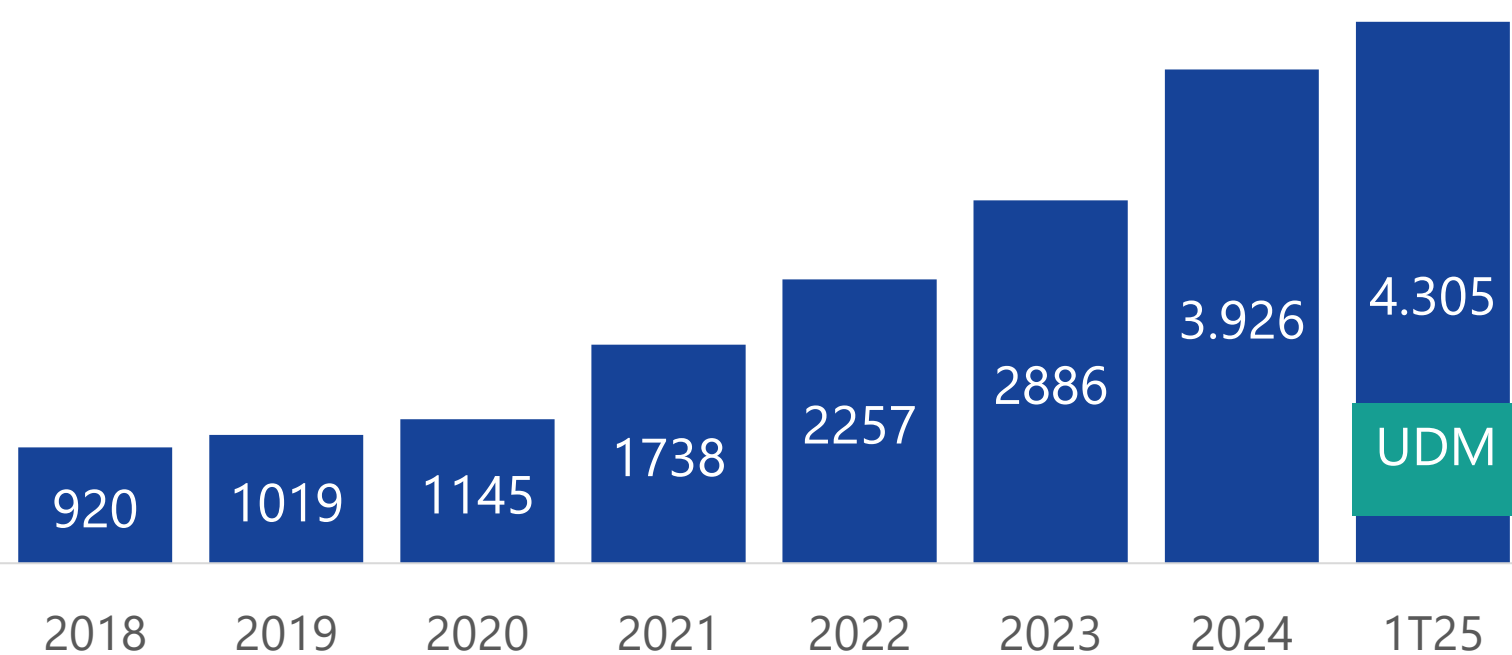
CAGR 18-25: 16%



Σ 2018-2025 R\$ 2,4 bilhões

HISTÓRICO OPERACIONAL E FINANCEIRO

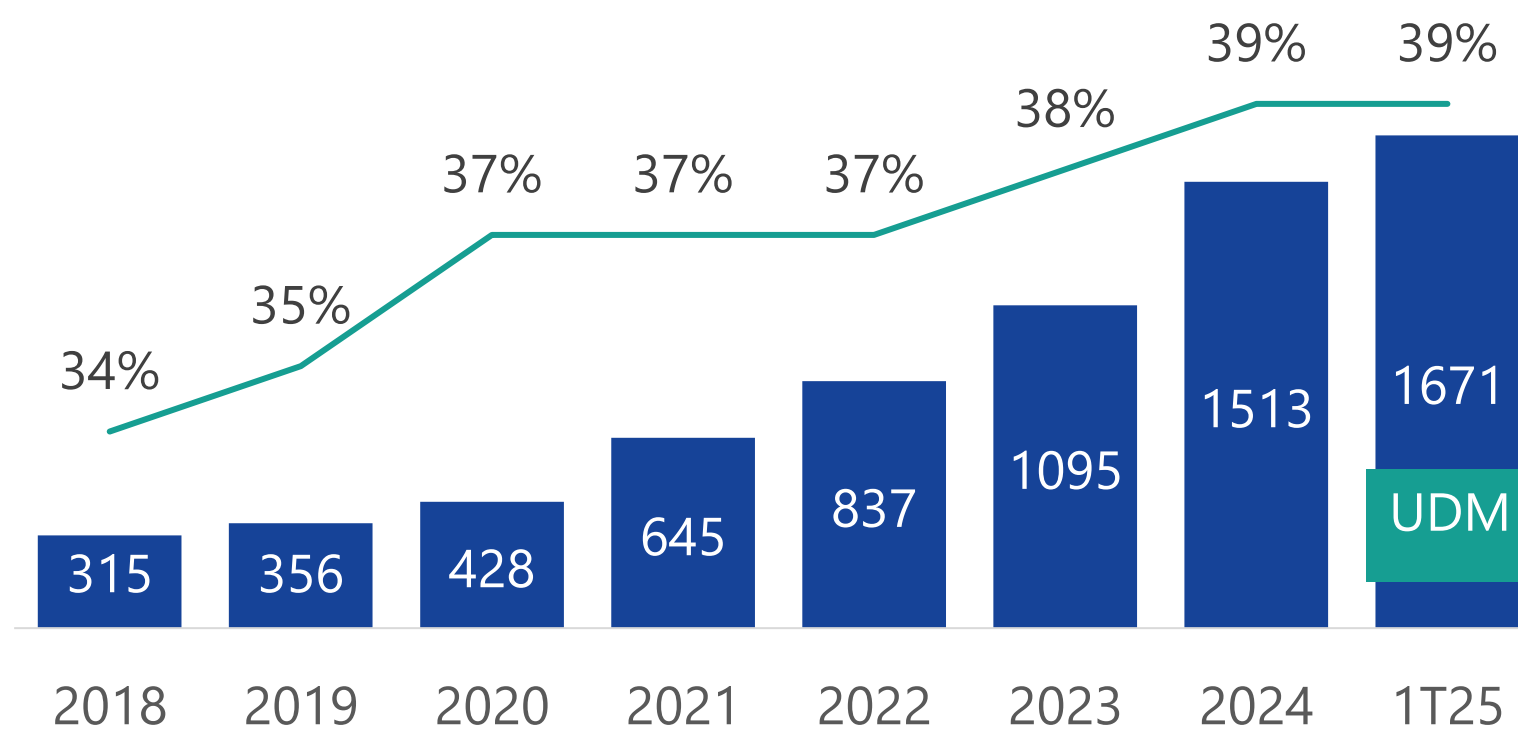
Receita Líquida



CAGR 18-25: 25%

Σ 2018-2025 R\$ 18,2 bilhões

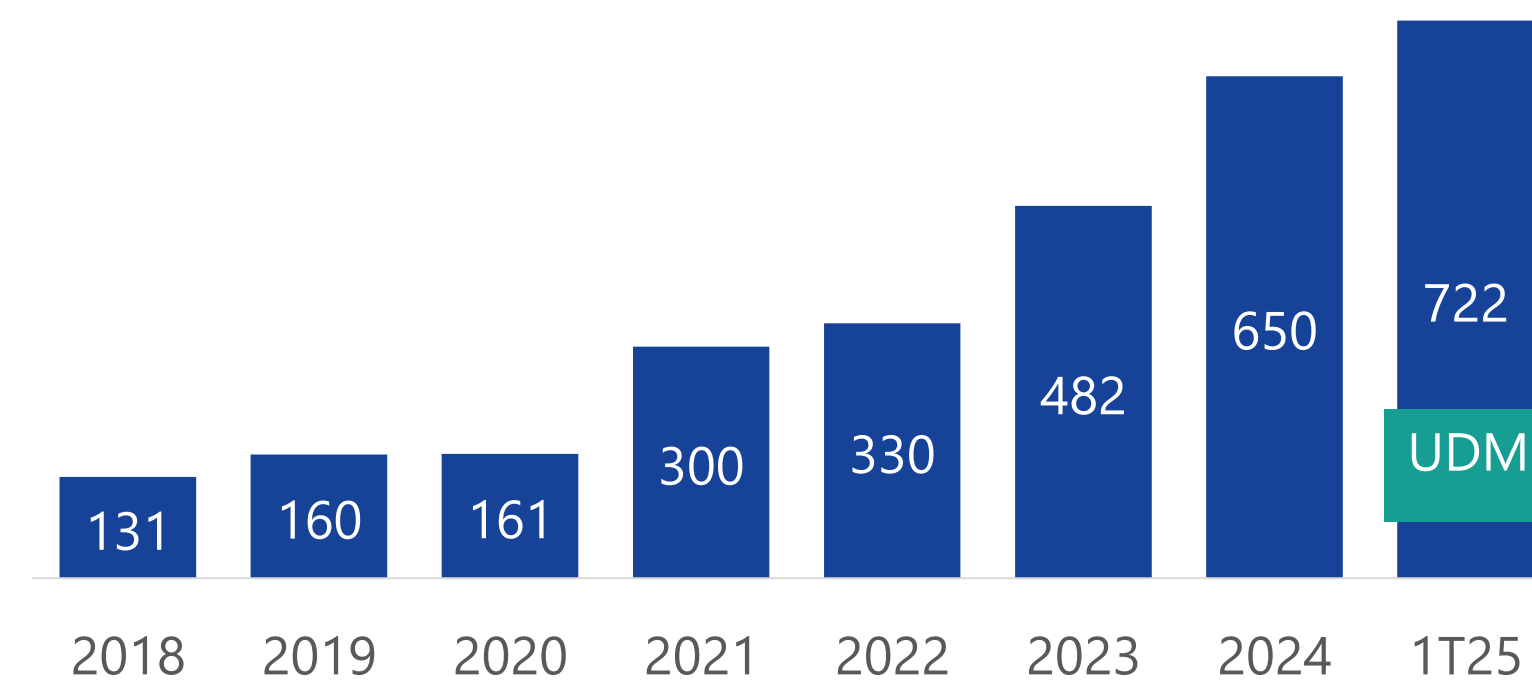
Lucro Bruto e Margem Bruta



CAGR LB 18-25: 27%

Σ 2018-2025 R\$ 6,9 bilhões

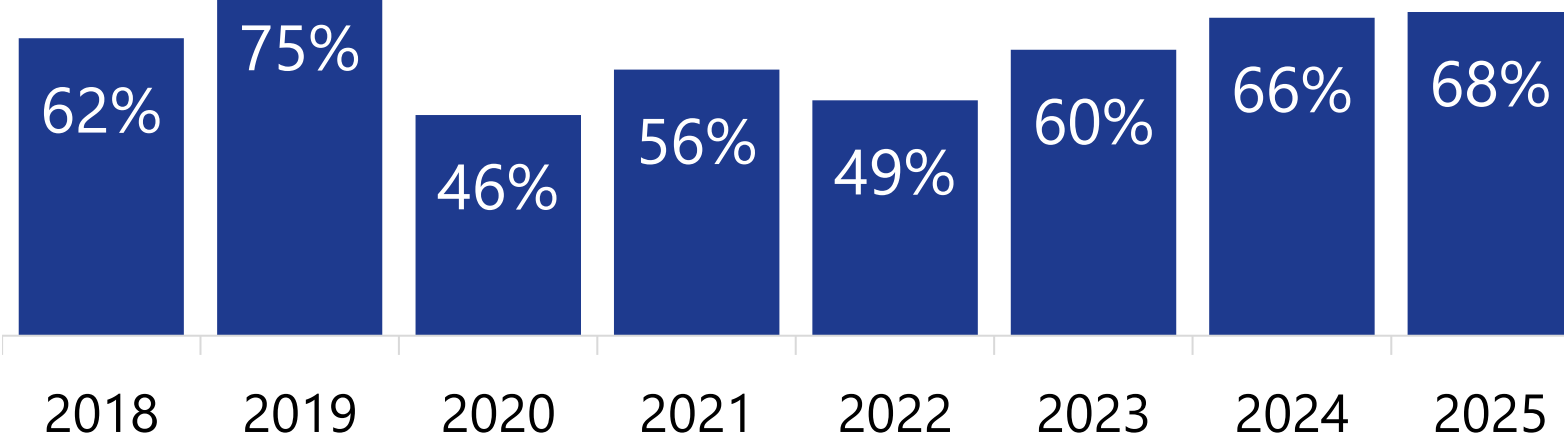
Lucro Líquido



CAGR LL 18-25: 27,6%

Σ 2018-2025 R\$ 2,9 bilhões

ROE - Return On Equity (Lucro Líquido / PL)



ROE % Cury

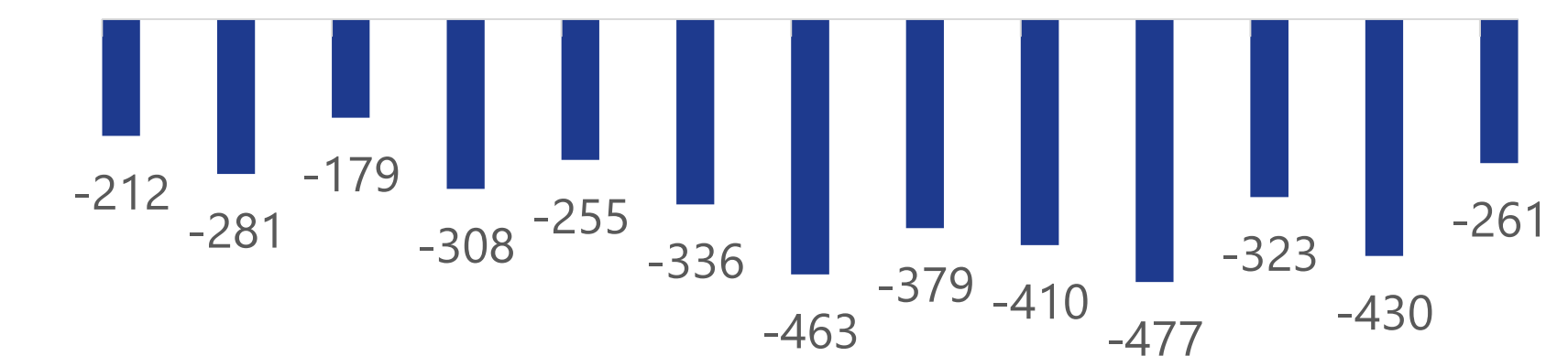
Dividendos Distribuídos e Payout



CAGR 17-24: 29%

Σ 2017-2025 R\$ 1,9 bilhão

Dívida Líquida – R\$ MM

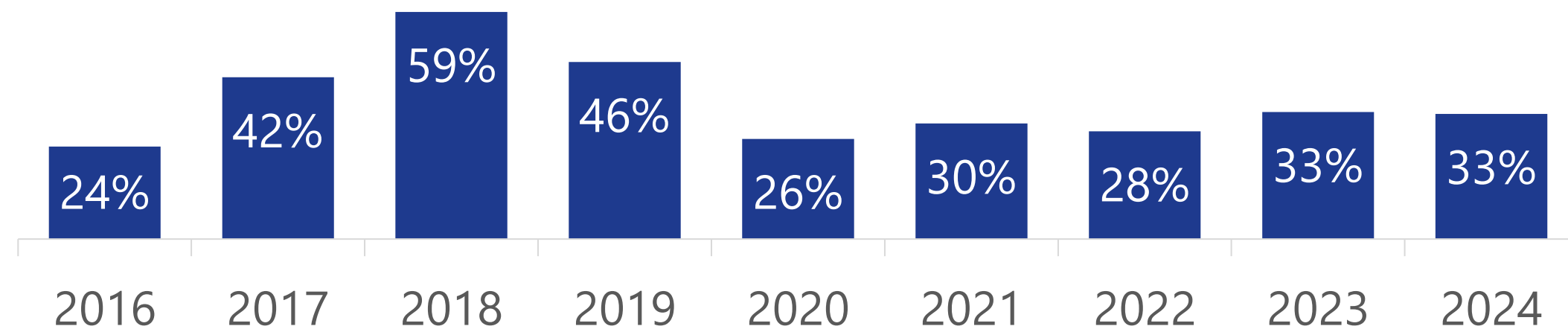


Dívida líquida

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*

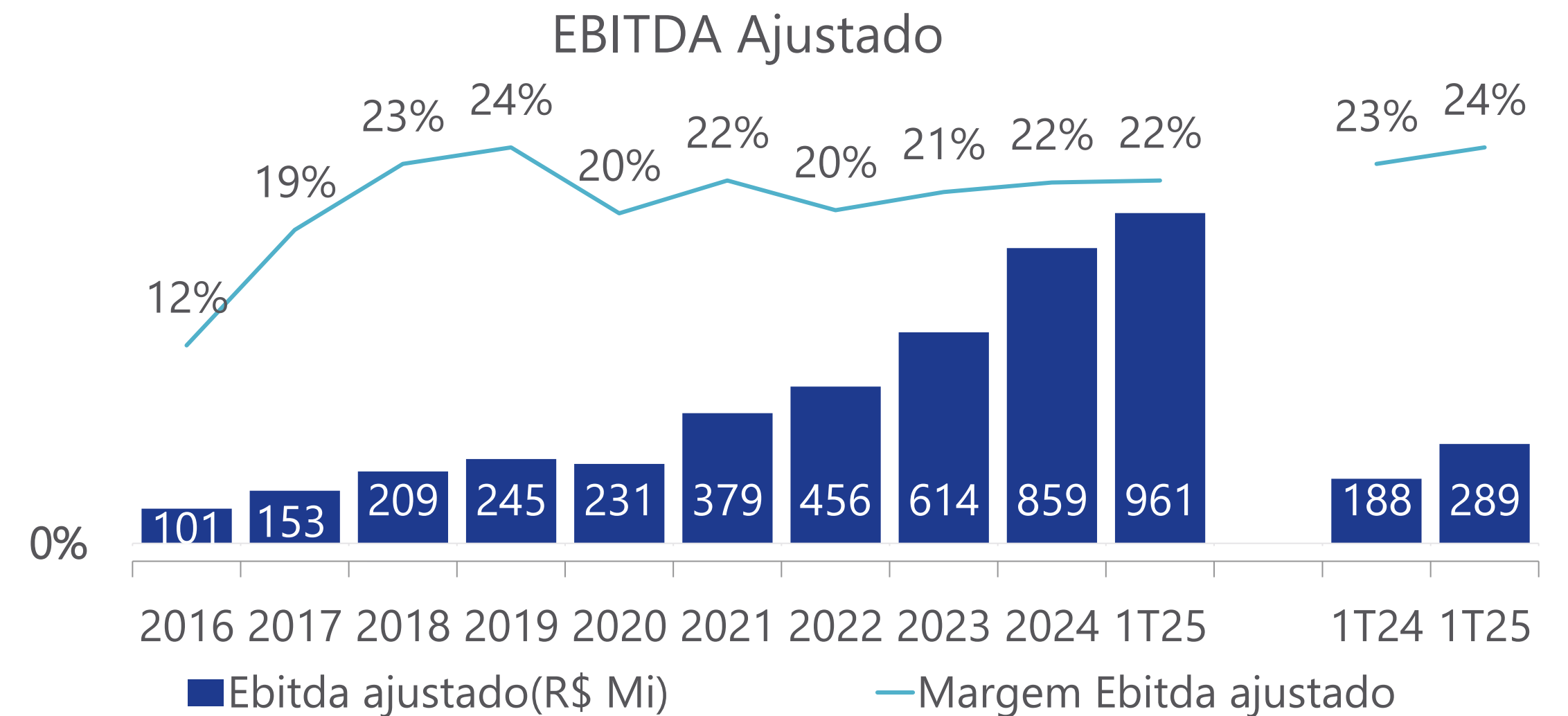


(Lucro antes do resultado financeiro – impostos)

ROIC =

$$\frac{\text{Empréstimos} + \text{Credores} + \text{PL} - \text{Caixa e equivalentes} + \text{TVM}}{\text{Lucro antes do resultado financeiro – impostos}}$$

Cronograma de Amortização 31/03/2025 da Dívida Corporativa
(R\$ milhões)



ESTRUTURA DE GOVERNANÇA

Conselho Fiscal

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

Comitê de Auditoria Interna

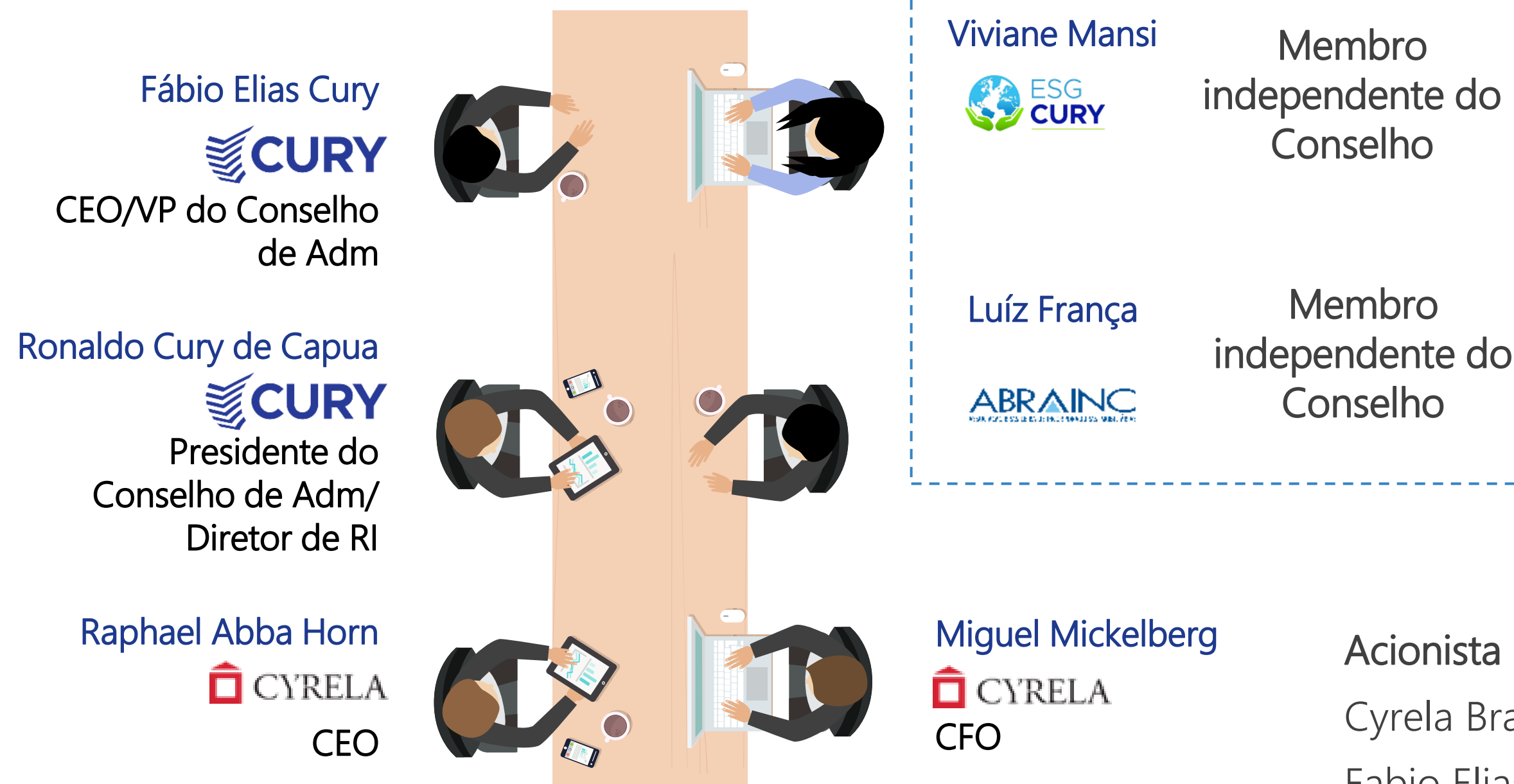
- Luiz França
- Luciano Colauto
- Alvin Francischetti
- Sergio Miyagi – Auditor Independente com reporte direto ao comitê

Comissão de Pessoas

- Gênero
- Raça
- LGBTQIAPN+
- PCD



Conselho de Administração



RELATÓRIO DE SUSTENTABILIDADE

Acionista	% ON	
Cyrela Brazil Realty	18,53	} 32,39% Controlador Cury
Fabio Elias Cury	19,72	
Cury Empreend.	12,67	
Outros Controladores	2,78	
Outros (Free Float)	46,30	
Total	100,0	

Administração



Fábio Elias Cury
CEO

João Carlos Mazzuco, CFA
CFO

Paulo B. Curi
VP de Engenharia

Ronaldo Cury de Capua
IRO

Leonardo M. da Cruz
VP Comercial e de Novos Negócios

Sabrina Gonçalves
COO

Bruna Santini
Diretora de Incorporação

Giuseppe F. Vergara
Diretor de Engenharia SP

David A. Nonno
Diretor de Engenharia RJ

Experiência
(Anos)

+32

+25

+32

+23

+18

+22

+16

+27

+27

Educação



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
João Vitor Varricchio – Supervisor de RI
Thiago Leal – Analista de RI
Mariana Sarmento – Estagiária de RI



CURY
B3 LISTED NM

ICON B3
IGCT B3

IMOB B3
IGCX B3

IBRA B3
IGNM B3

SMLL B3
ITAG B3





Institutional Investor

LATAM REAL STATE SMALL CAPS

COMBINED

- BEST CEO
- BEST CFO
- BEST IR PROFESSIONAL
- BEST IR TEAM
- BEST IR PROGRAM
- BEST ESG
- BEST ANALYST/
INVESTOR EVENT

BUY SIDE

- BEST CEO
- BEST CFO
- BEST IR PROFESSIONAL
- BEST IR TEAM
- BEST IR PROGRAM
- BEST ESG
- BEST ANALYST/
INVESTOR EVENT

SELL SIDE

- BEST CEO
- BEST IR TEAM
- BEST IR PROGRAM

LATAM REAL STATE OVERALL

COMBINED

- BEST CEO
- BEST CFO
- BEST IR PROFESSIONAL
- BEST IR TEAM
- BEST IR PROGRAM
- BEST ESG

BUY SIDE

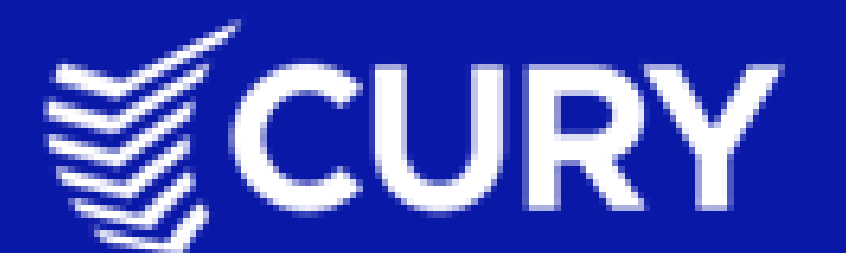
- BEST CEO
- BEST CFO
- BEST IR PROFESSIONAL
- BEST IR TEAM
- BEST IR PROGRAM

SELL SIDE

- BEST CEO
- BEST IR TEAM
- BEST IR PROGRAM



INSTITUTIONAL PRESENTATION



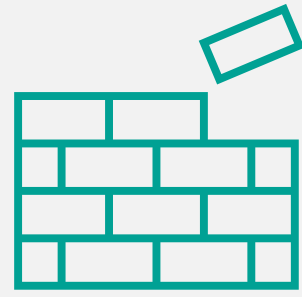
DISCLAIMER

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.

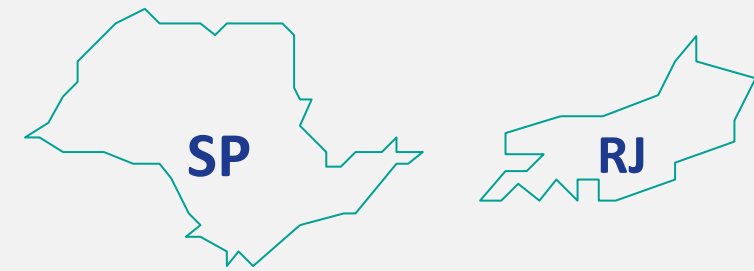
These forecasts are highly dependent on market behavior, the economic situation in Brazil and the sector (political and economic changes, volatility of interest and currency exchange rates, technological changes, inflation, financial disintermediation, competitive pressures on products and prices and 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



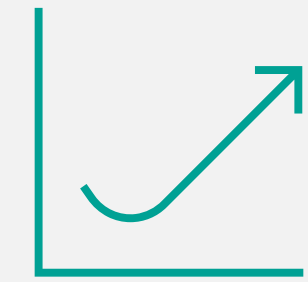
Commitment to São Paulo and Rio de Janeiro



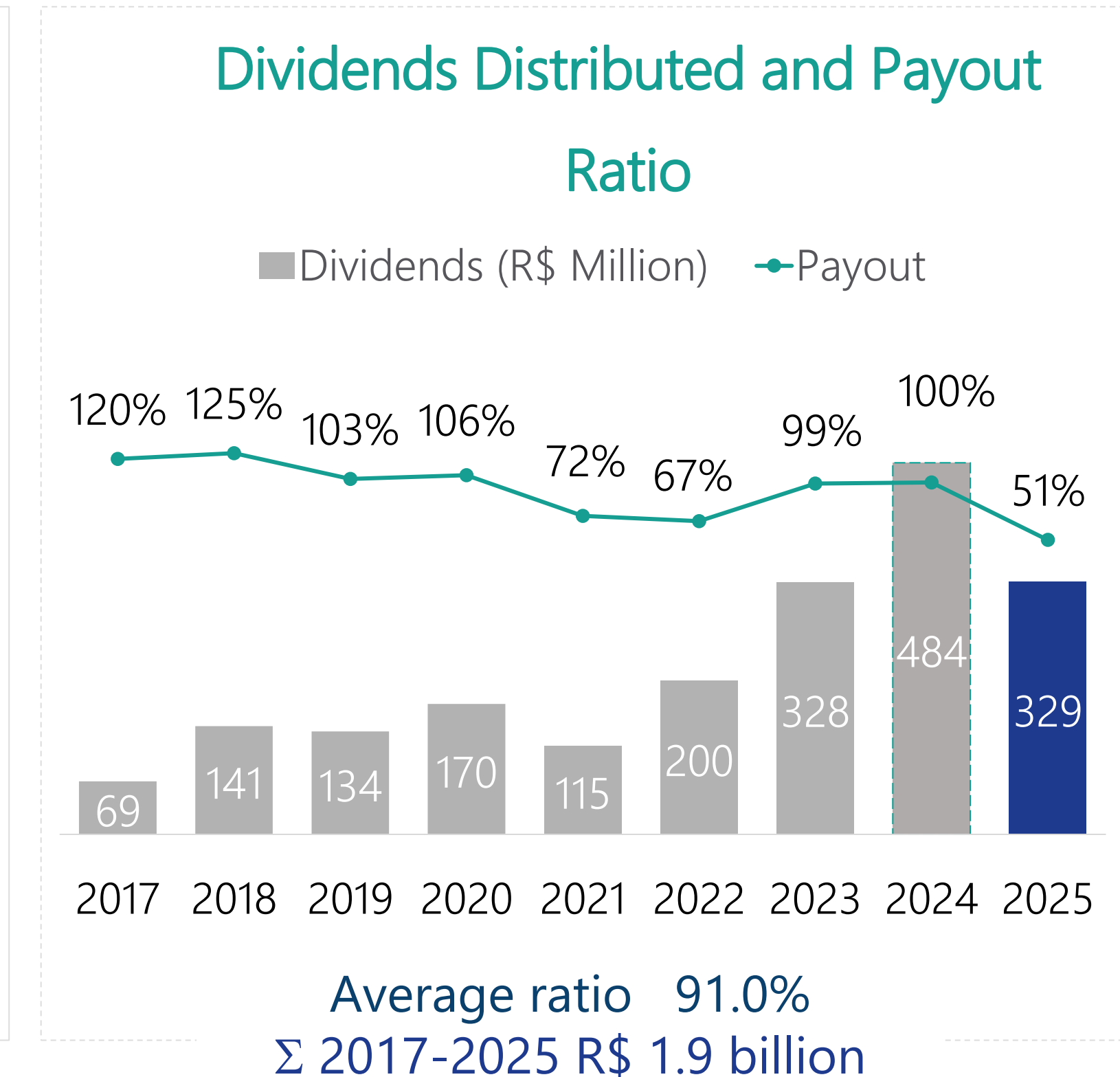
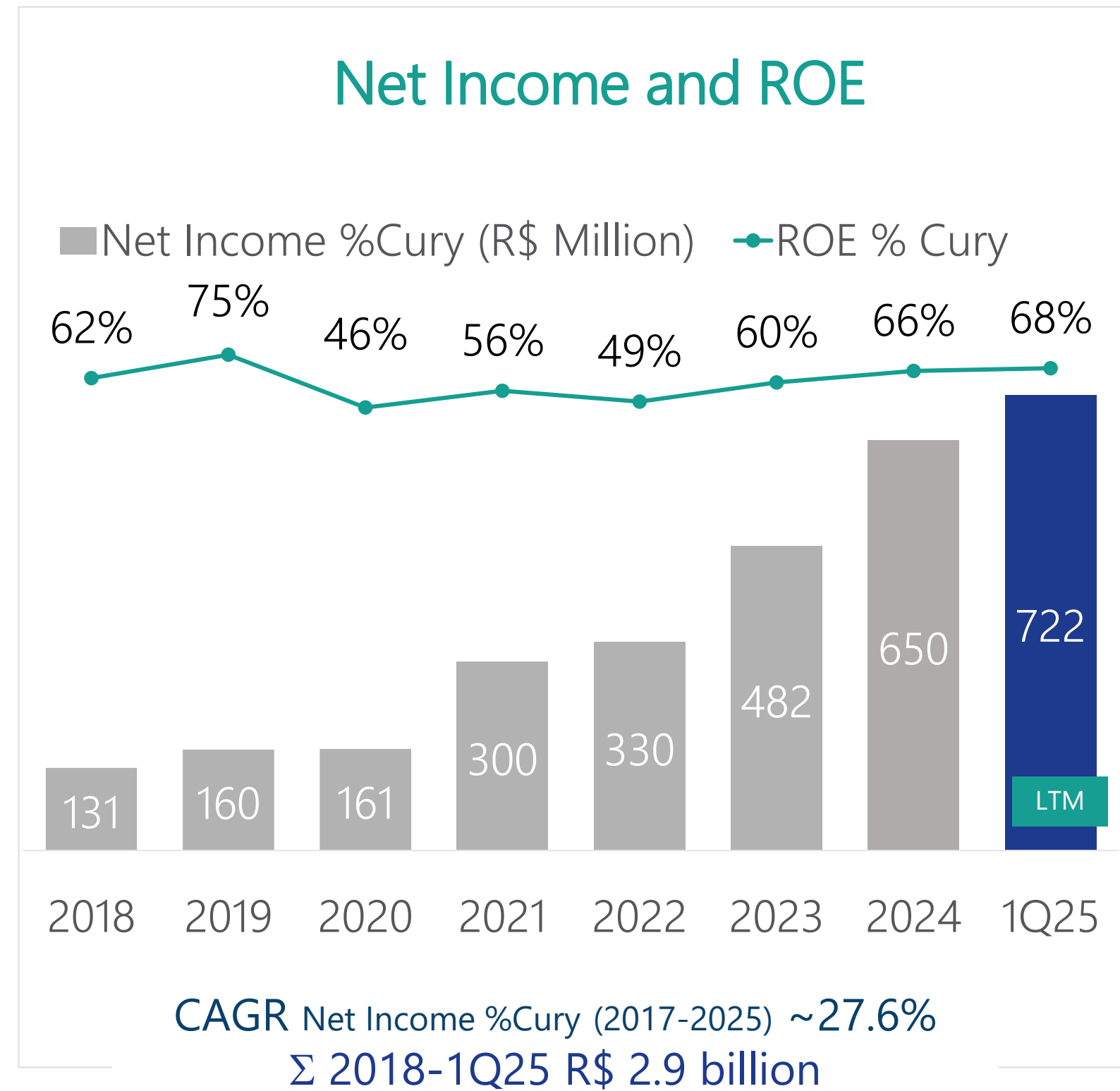
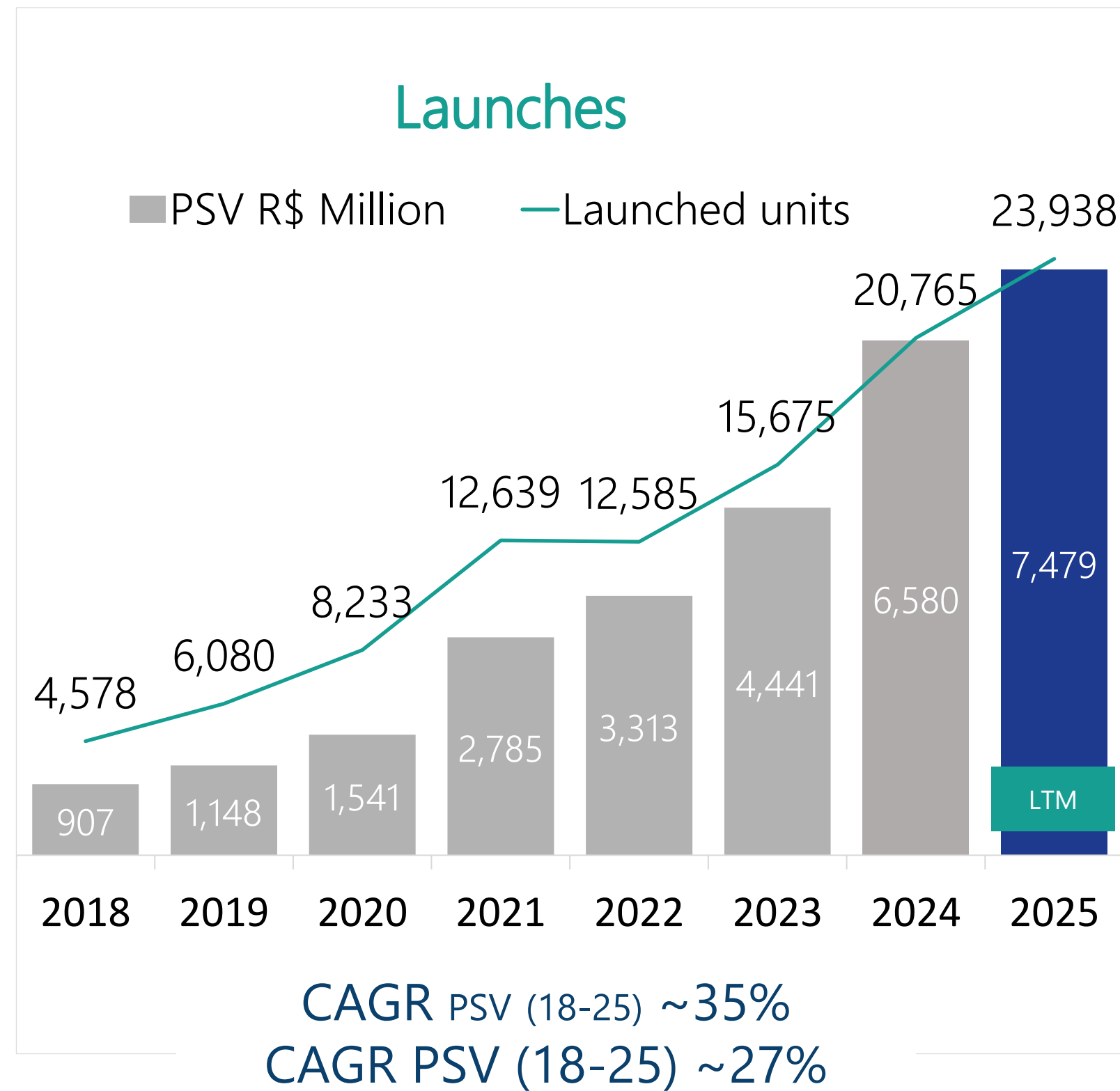
Engineering expertise of 60 years of low-cost construction



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



Unique financial profile: growth + margins + returns

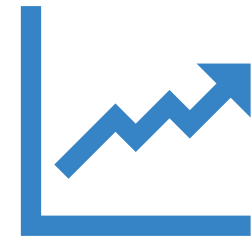


CURY'S HISTORY



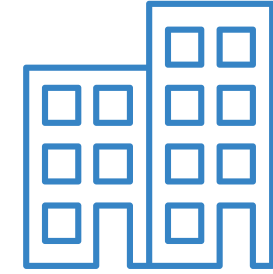
1963

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



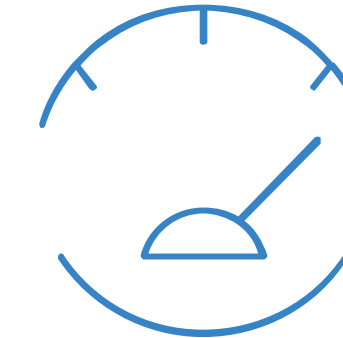
80's

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

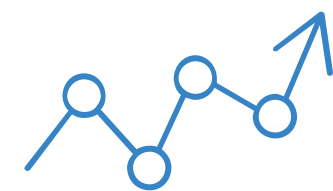
2007

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 ESG Policies

2023

Sustainability Report

S&P Global Ratings

brAAA stable

2024

Credit Rating Upgrade

OUR PRODUCTS – SÃO PAULO

SQUARE PANAMBY

IN 2023:

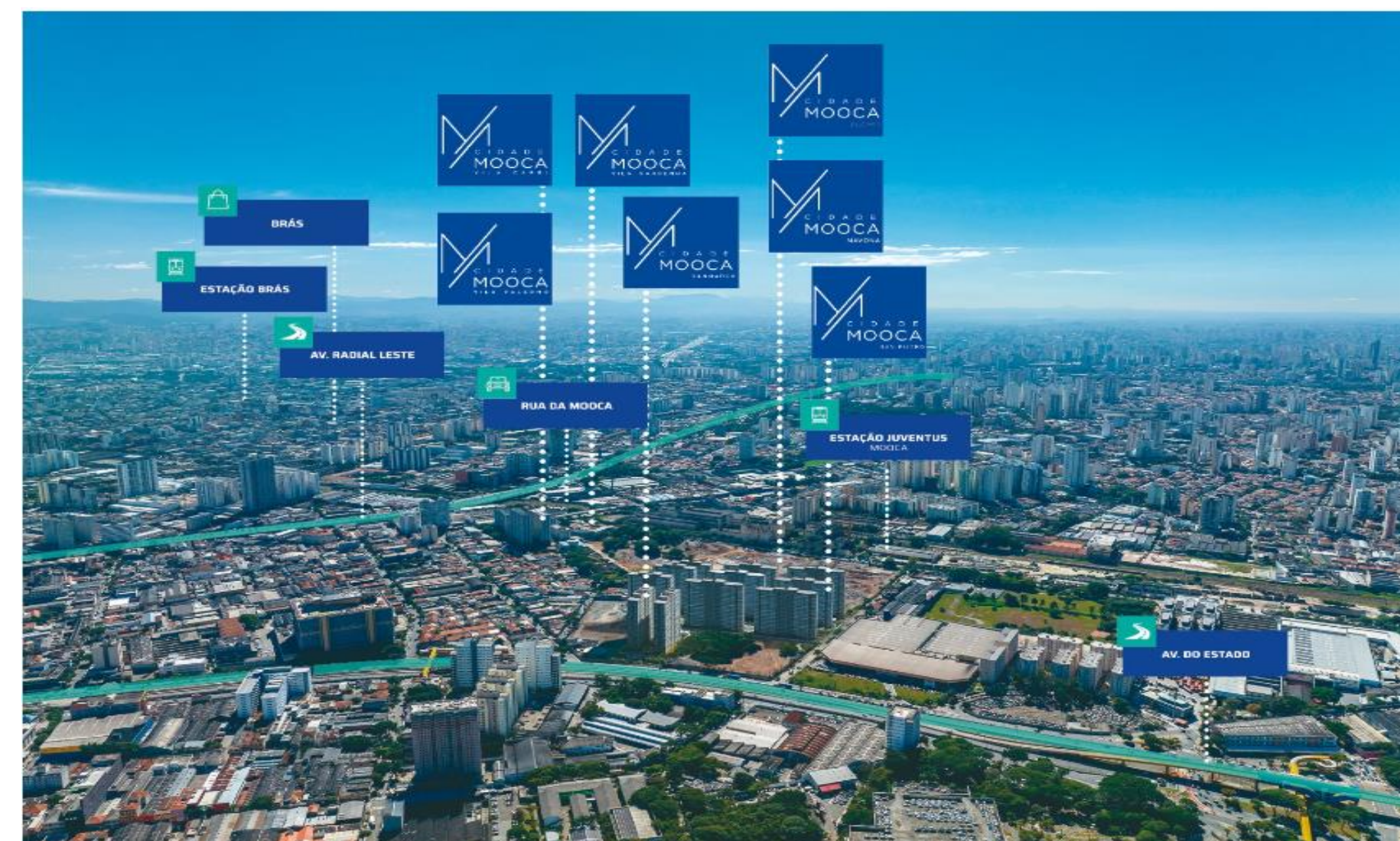
- 785 units
- PSV of R\$278 million
- 900m from Giovanni Gronchi Metro Station
- 700m from Carrefour (supermarket)



CIDADE MOOCA

IN 2023:

- 1,486 UNITS
- PSV of R\$367 million
- 700m from Juventus-Moooca Train Station
- 1.5 km from FAM University



OUR PRODUCTS – RIO DE JANEIRO

PORTO MARAVILHA

IN 2023:

- 1,356 UNITS
- PSV of R\$555 million
- All projects in front of VLT stops (public transportation)
- 1.5 km from “AquaRio” – Tourist attraction



JACAREPAGUÁ

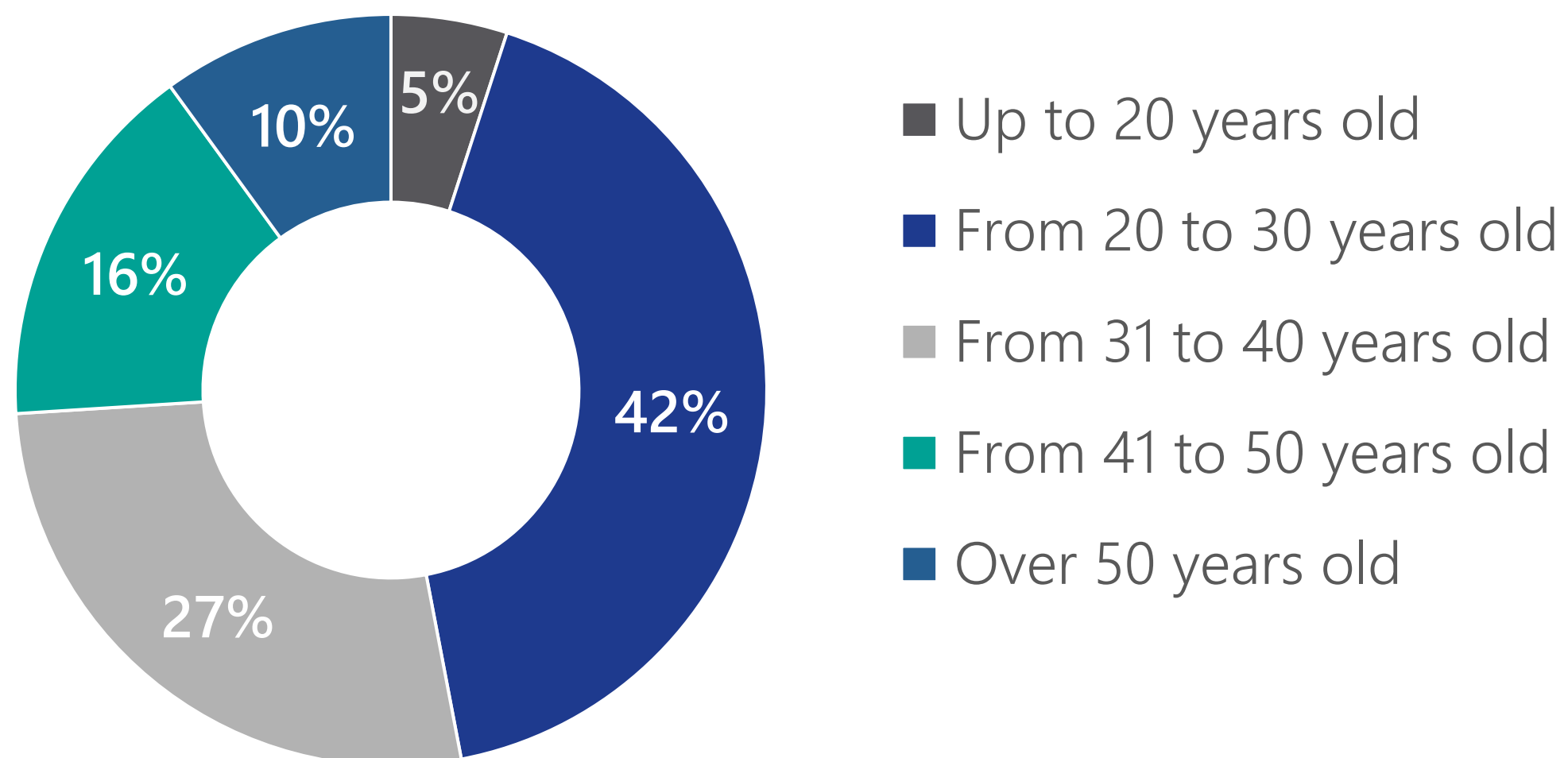
IN 2023:

- 480 UNITS
- PSV of R\$109 million
- In front of Otávio Malta Bus Stop
- 180m from Supermarket



OUR CUSTOMER

AGE



AVERAGE INCOME FROM R\$2,000 TO R\$13,000 FIRST-TIME BUYERS

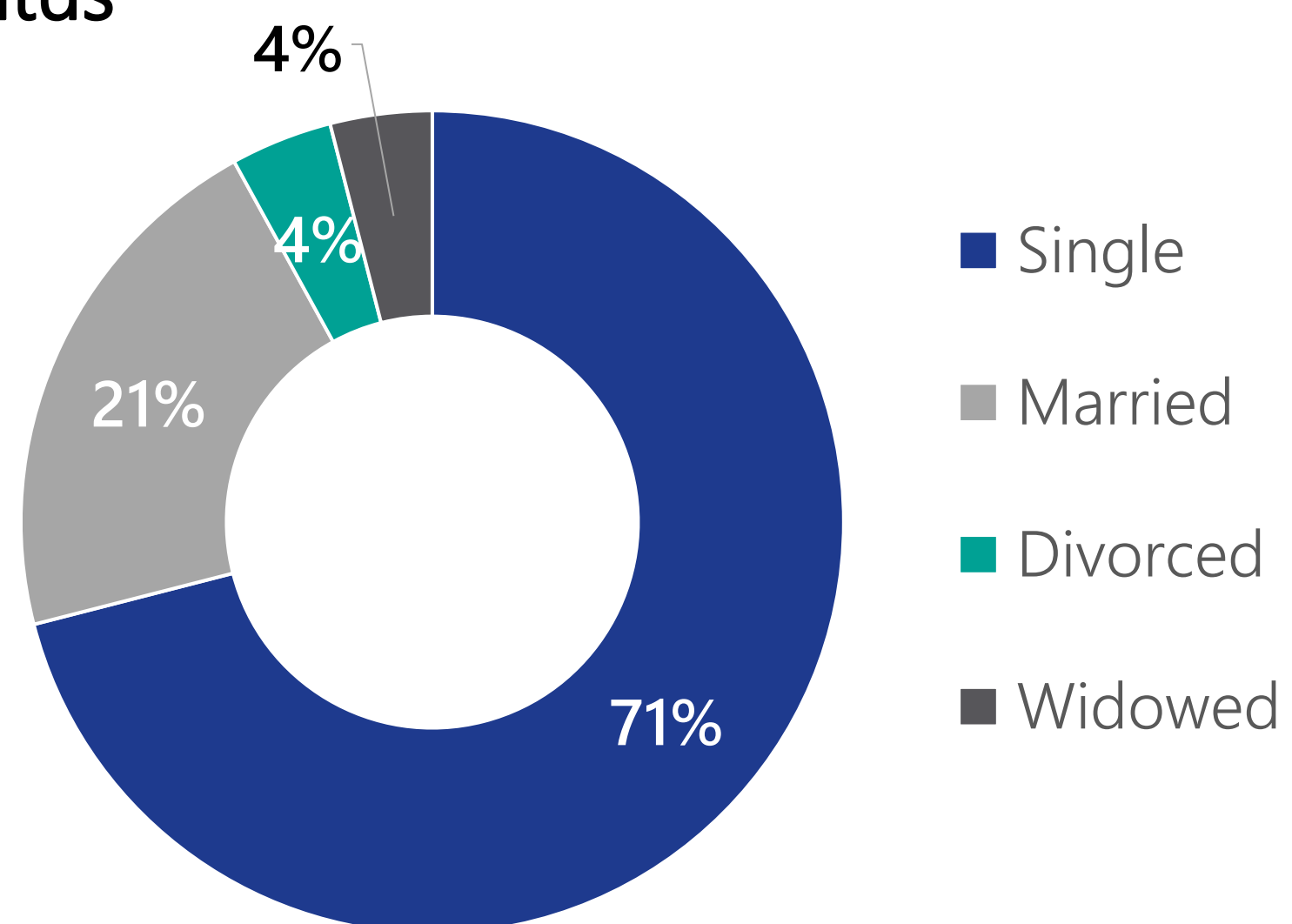


45%
Female



55%
Male

Marital Status



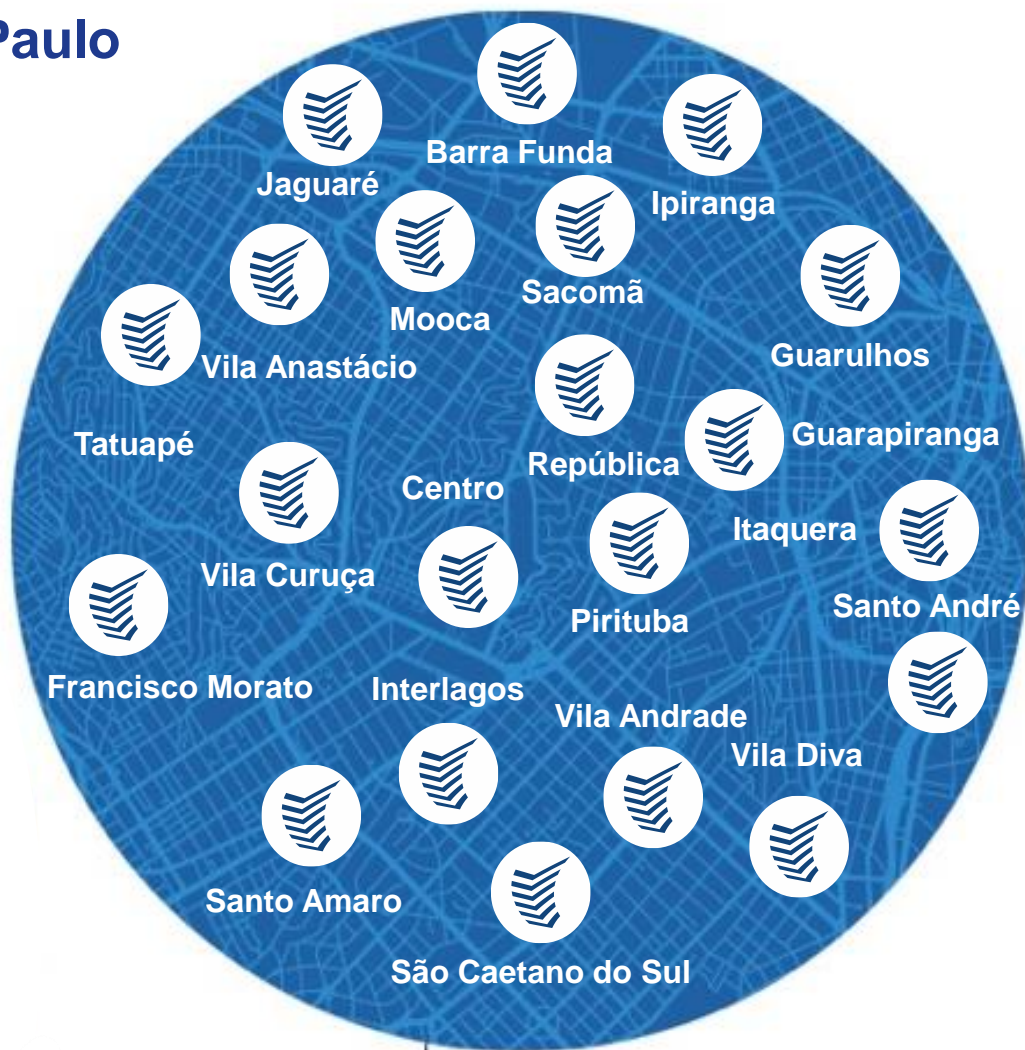
Region



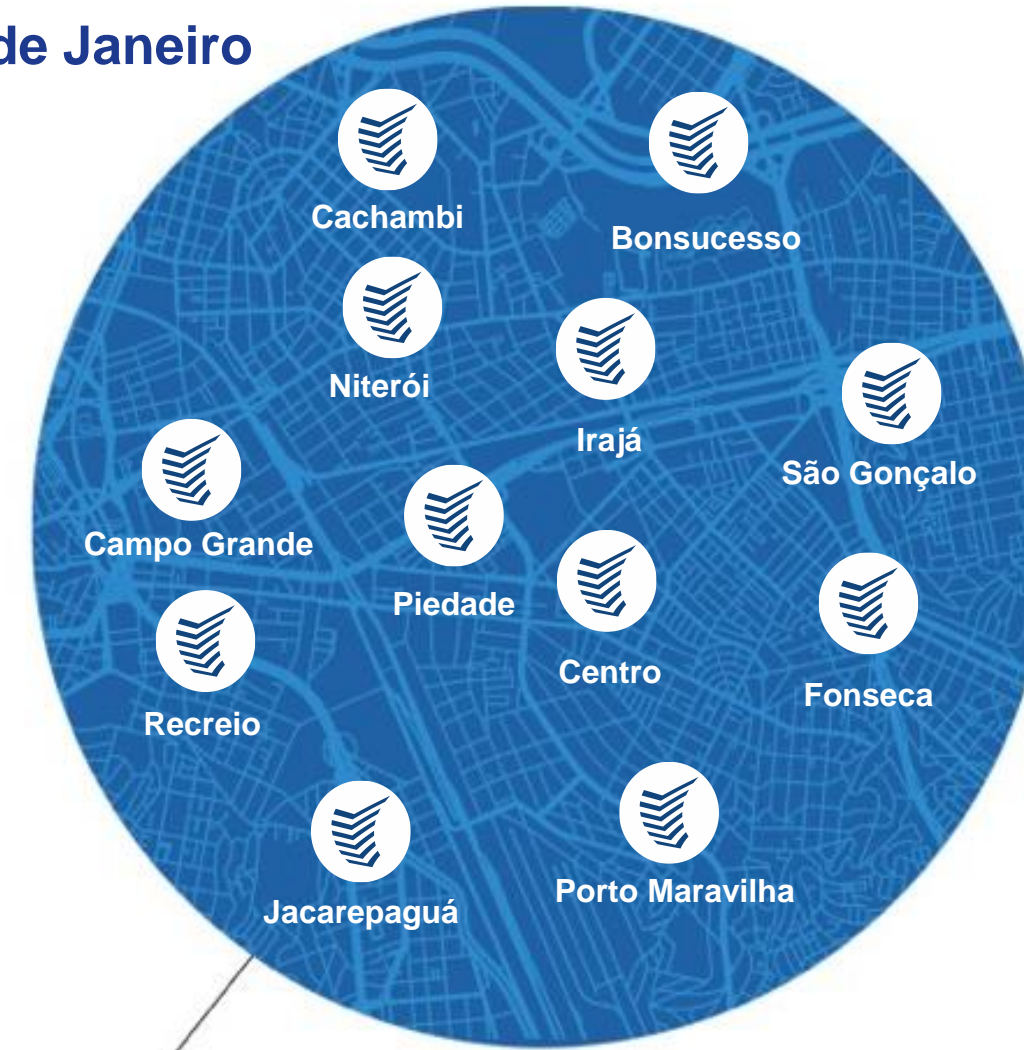
LOCATION

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

São Paulo



Rio de Janeiro

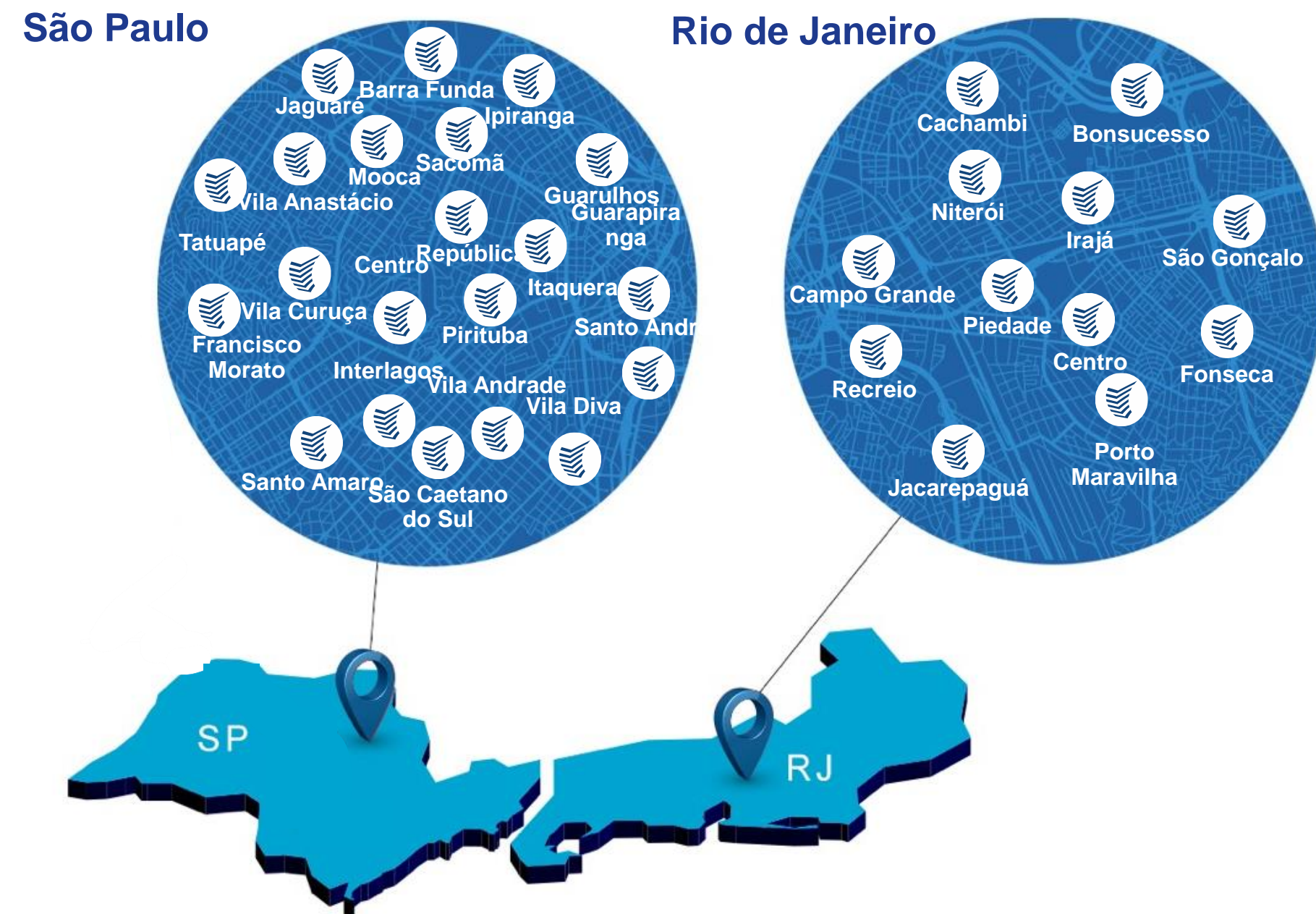


State	Launches – LTM R\$ million	Inventory R\$ million	Units under construction
SP	4,867.7	1,438.6	33,246
%Total	65%	57%	72%
RJ	2,661.1	1,092.5	12,809
%Total	35%	43%	28%
TOTAL	7,478.7	2,531.0	46,054

Market Share in the metropolitan area of São Paulo of 6.6%

Market Share in the metropolitan area of Rio de Janeiro of 15.2%

OUR LANDBANK



Total	
~R\$19.8 bi PSV 100%	~68.2k Units
São Paulo	
~R\$14.1 bi PSV 100%	~51.1k Units
Rio de Janeiro	
~R\$5.7 bi PSV 100%	~17.1k 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

Premises for Acquisition

- 1 The lands purchased through financial exchange or in cash
- 2 Contract with resolute clauses before the registration of the land
- 3 Registration in the balance sheet only after the deed of the land
- 4 Payment deadlines aligned with the construction period (Average 36 months)

LAND PROFILE EVOLUTION



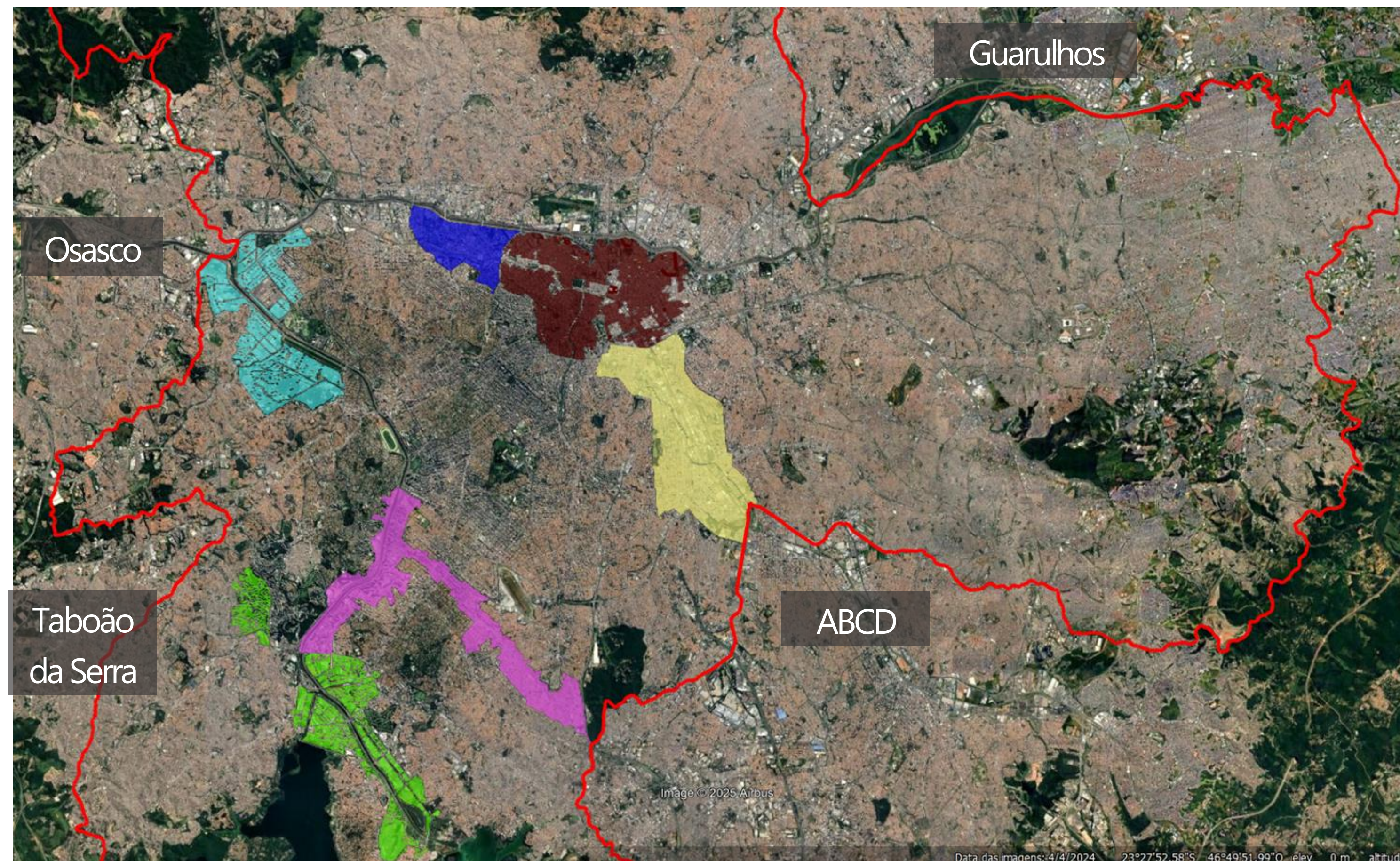
LAND PROFILE EVOLUTION



Urban Intervention Operations and Plans

The **Urban Intervention Operations and Plans (OUCs e PIUs)** are planning and management tools created to **promote urban development**, aiming to **revitalize urban areas**, seeking solutions to local problems, and **fostering economic and social growth**.

The OUCs and PIUs, under Cury's management, cover an area of approximately **82.33 km²**.



LAND PROFILE EVOLUTION



RIO
UNTIL 2020

LAND PROFILE EVOLUTION



OUC Porto Maravilha

● Porto Maravilha

● São Cristóvão



Image © 2025 Airbus

The original Porto Maravilha OUC covered an area of approximately 5 km². The expansion of the operation to the São Cristóvão neighborhood significantly increased the area, according to Complementary Law n° 267/2023, raising it to 8.7 km².

The Port Zone is expected to welcome over 27,000 new residents in the coming years, representing a 90% increase in the population of the region.

Cury's expansion potential in OUC – North Zone

The new master plan of Rio de Janeiro encourages the development of the city's North Zone by increasing the region's potential from 2 to up to 7 in some areas.

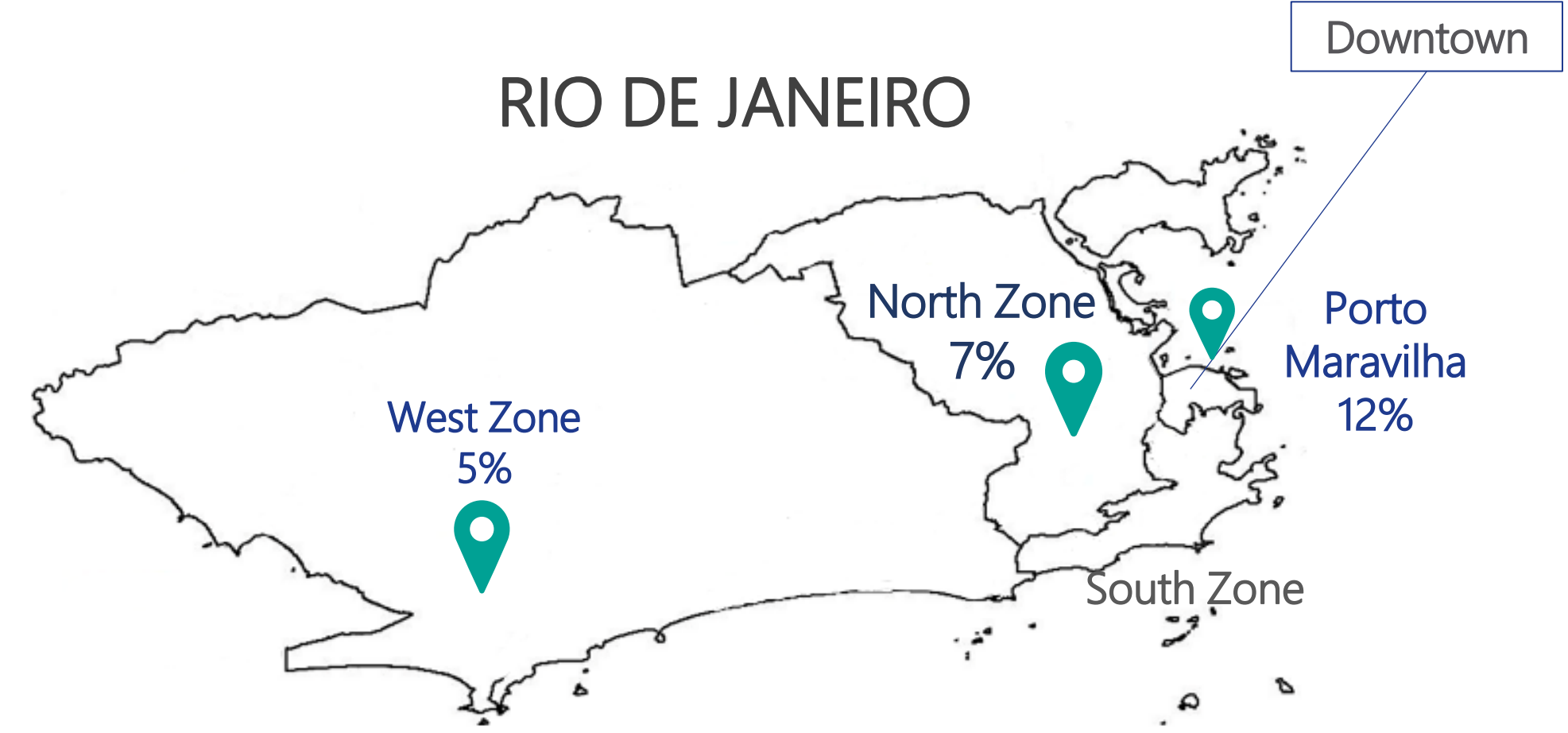
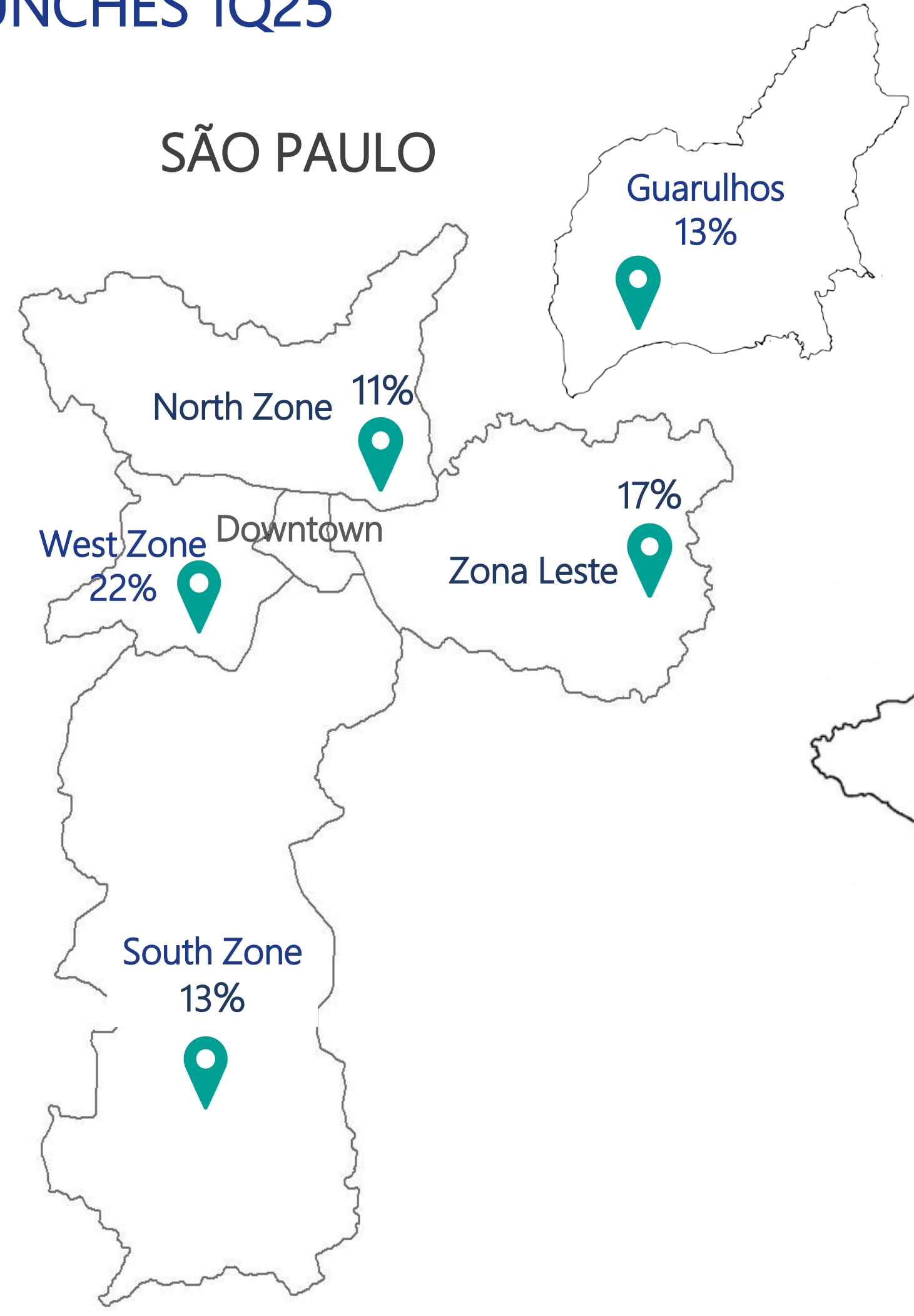
The North Zone of Rio de Janeiro has approximately 2.4 million inhabitants. This region accounts for 38% of the municipality's population.



REGIONAL GEOGRAPHIC DIVERSIFICATION WITHIN SÃO PAULO AND RIO DE JANEIRO

LAUNCHES 1Q25

Região	Empreendimentos	PSV	%
SP	9	2,124,713	76%
North Zone	1	318,120	11%
South Zone	2	361,410	13%
East Zone	2	469,746	17%
West Zone	3	609,562	22%
Guarulhos	1	365,875	13%
RJ	5	658,796	24%
North Zone	2	191,115	7%
West Zone	1	141,237	5%
Porto Region	2	326,444	12%
TOTAL	14	2,783,509	100%



CASH FLOW – ASSOCIATIVE CREDIT

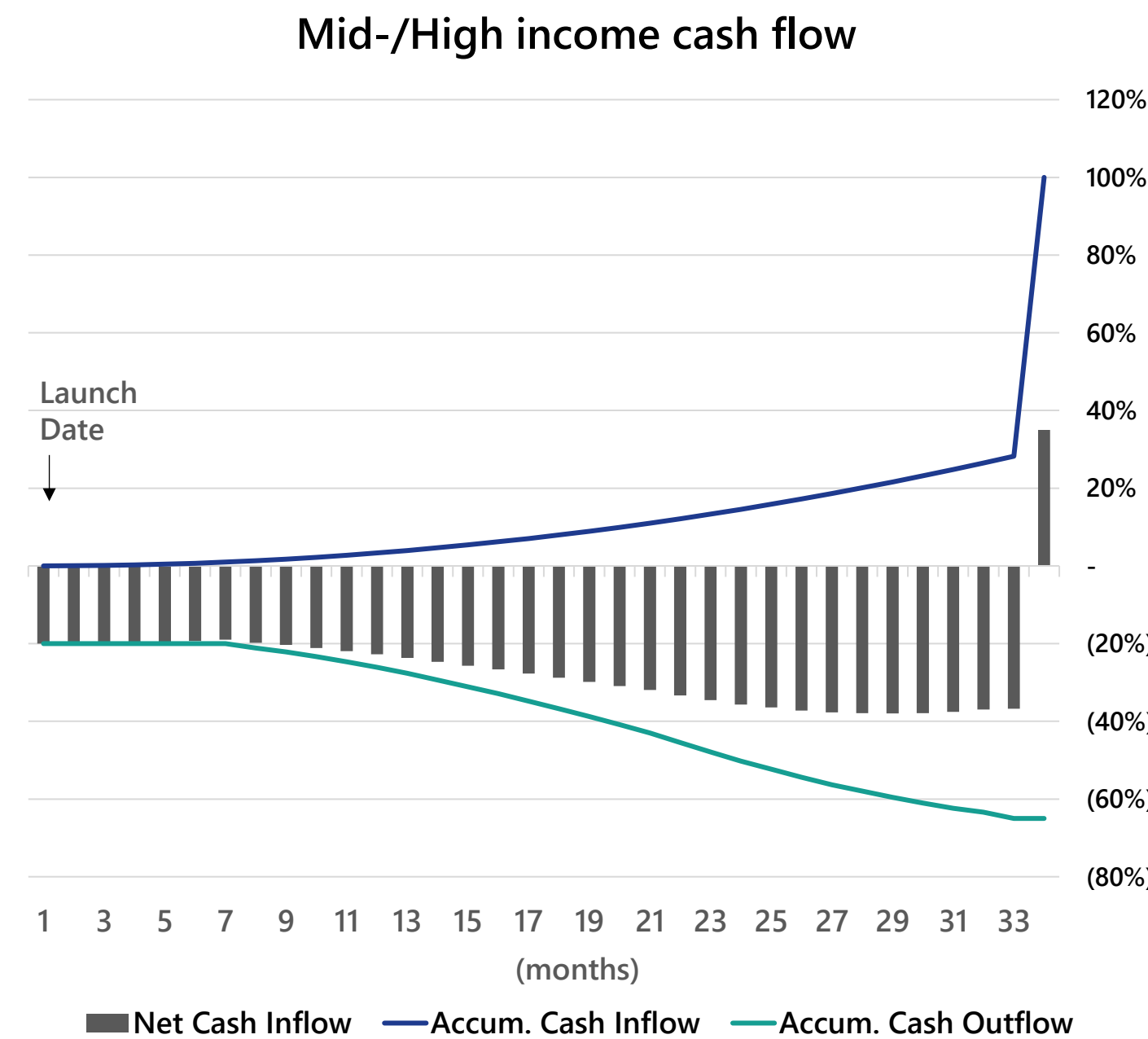
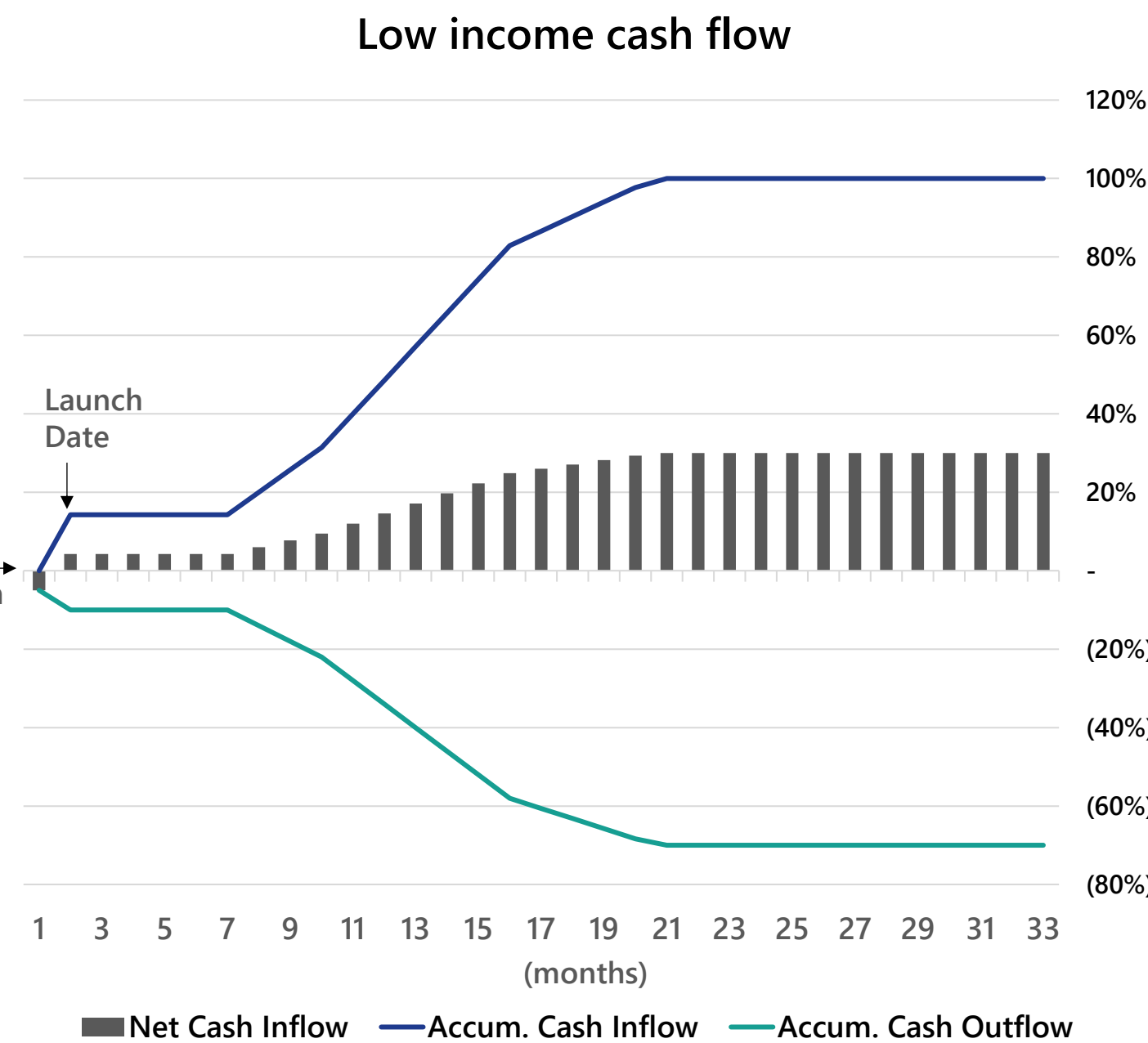
Homebuilders Accumulated Cash Flow Illustrative Analysis (% of PSV)

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.*

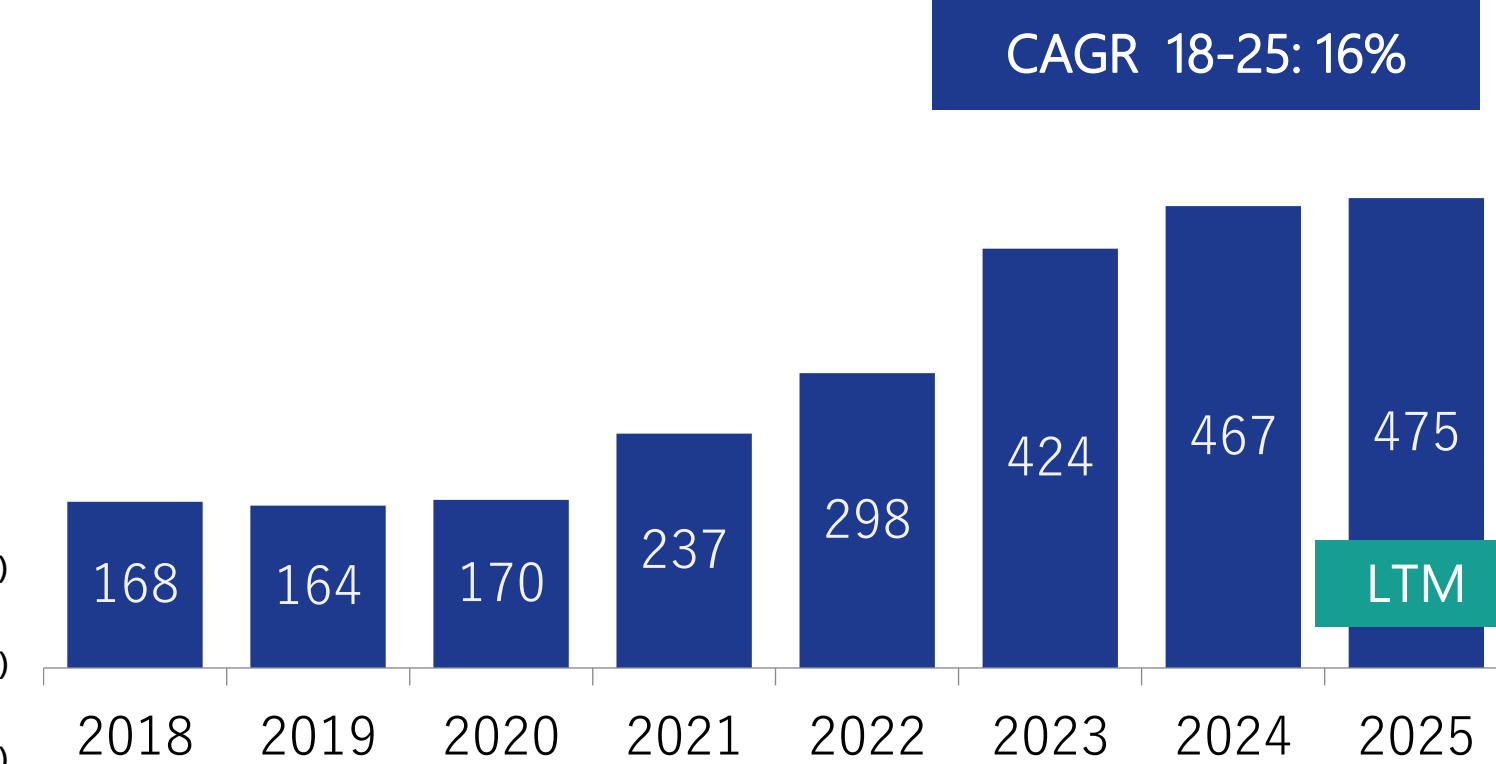
Favorable Industry Dynamics



Proven Business Model



Cash Generation



A Land Swaps or Long-Term Installments After Project Approval

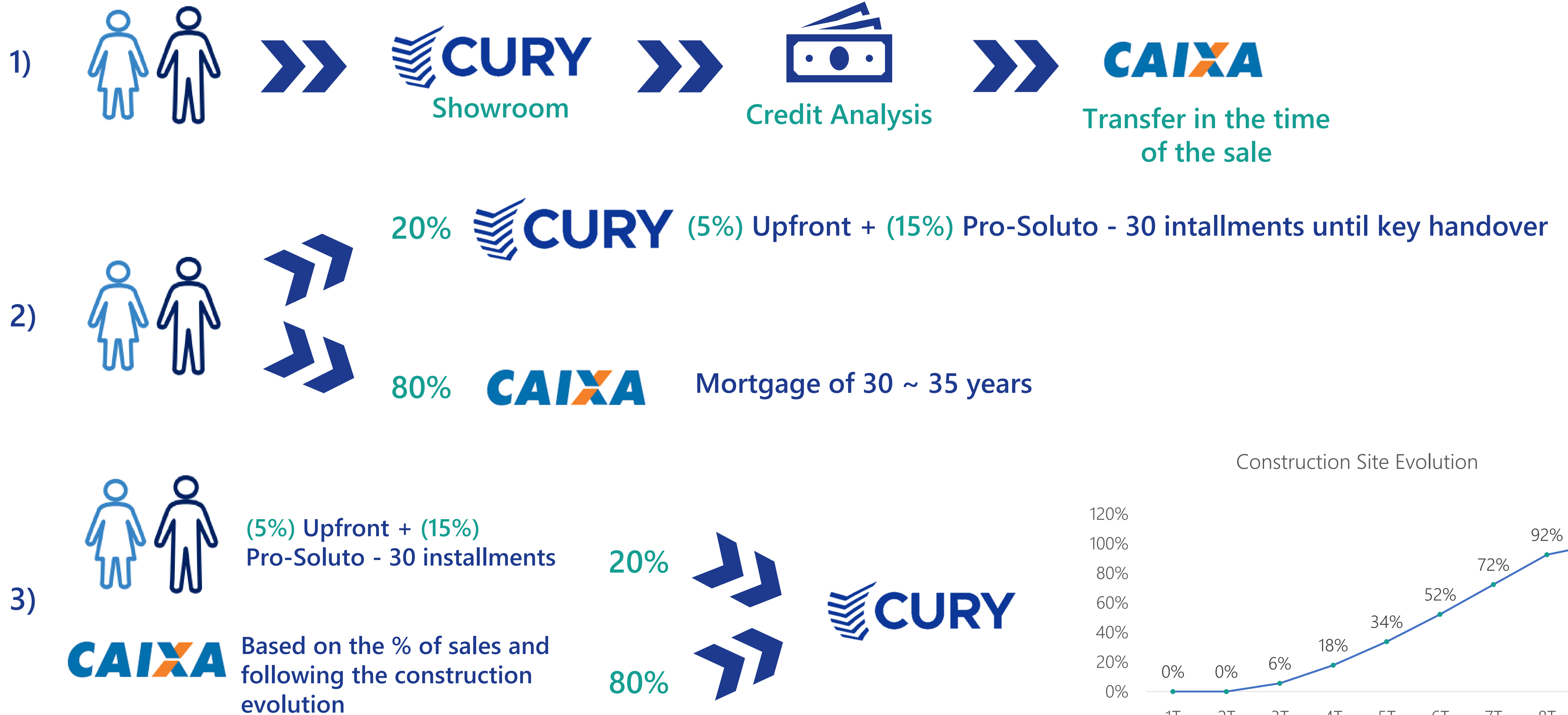
B Projects Launched with Funding Already Approved

C Fast Financing Transfer (Repassé) to Financial Institution

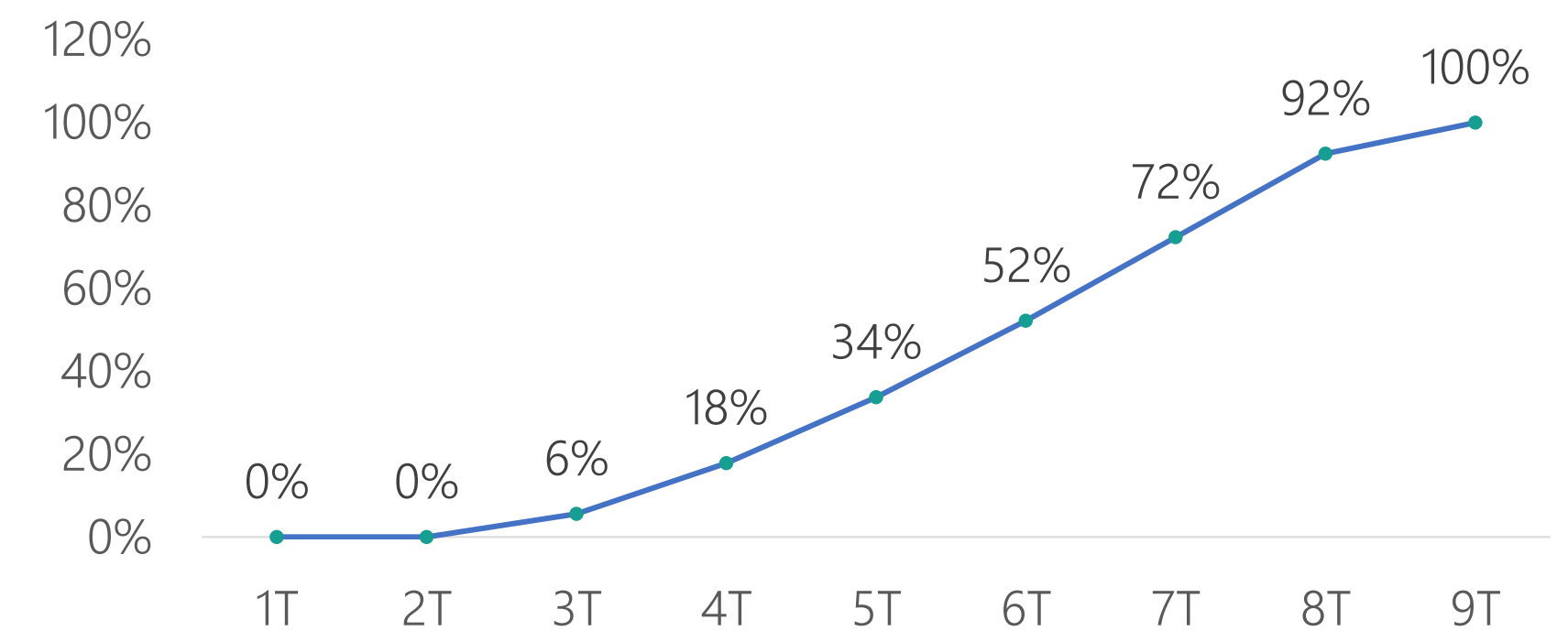
↔
16,741
Units Transferred
in the last 12 months

*Source: Sell Side Analyst
Victor Tapia UBS

PAYMENT FLOW – CUSTOMER AND CURY



Construction Site Evolution



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

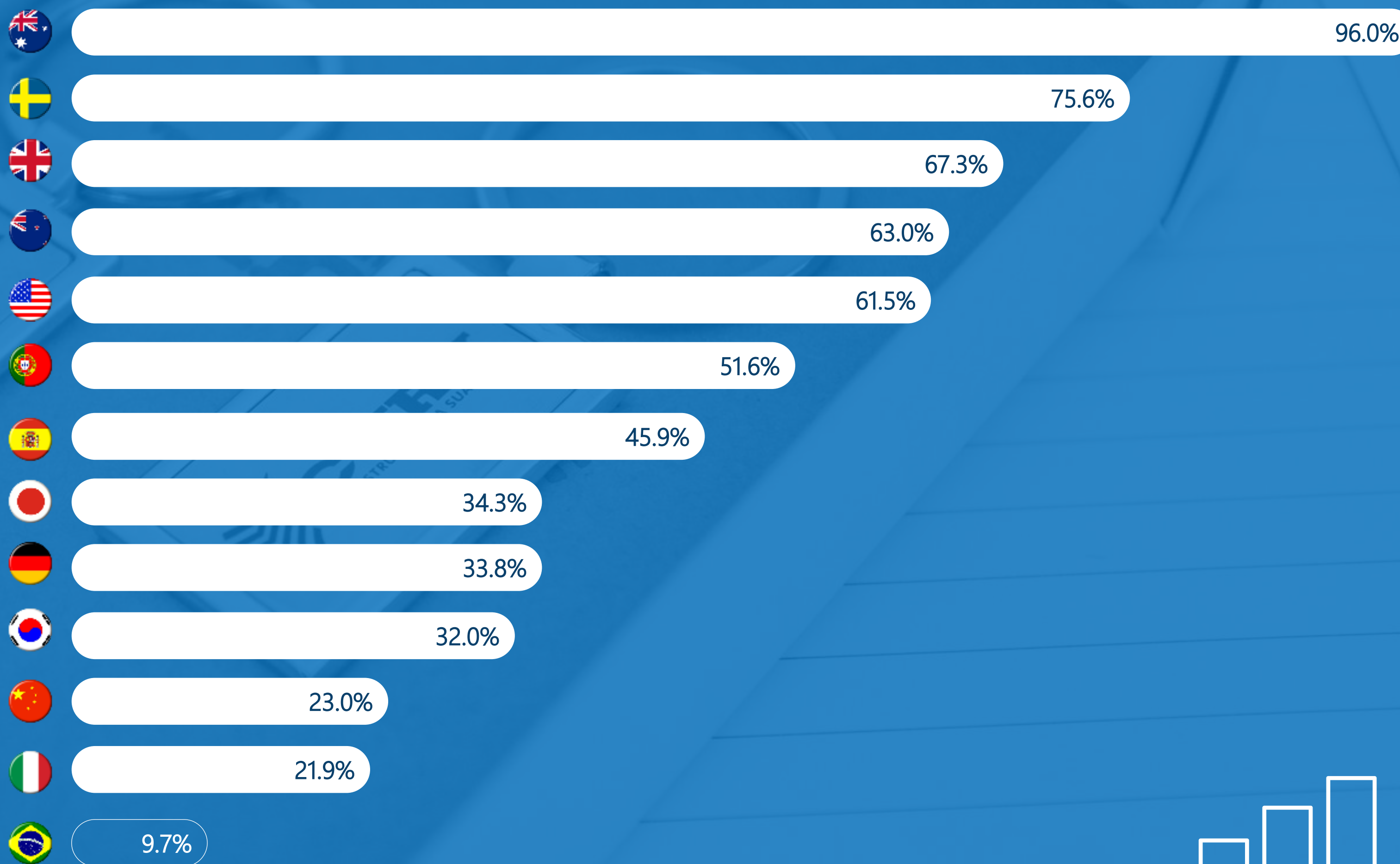


BRAZILIAN HOUSING SECTOR

Growth Potential for Real Estate Funding in Brazil

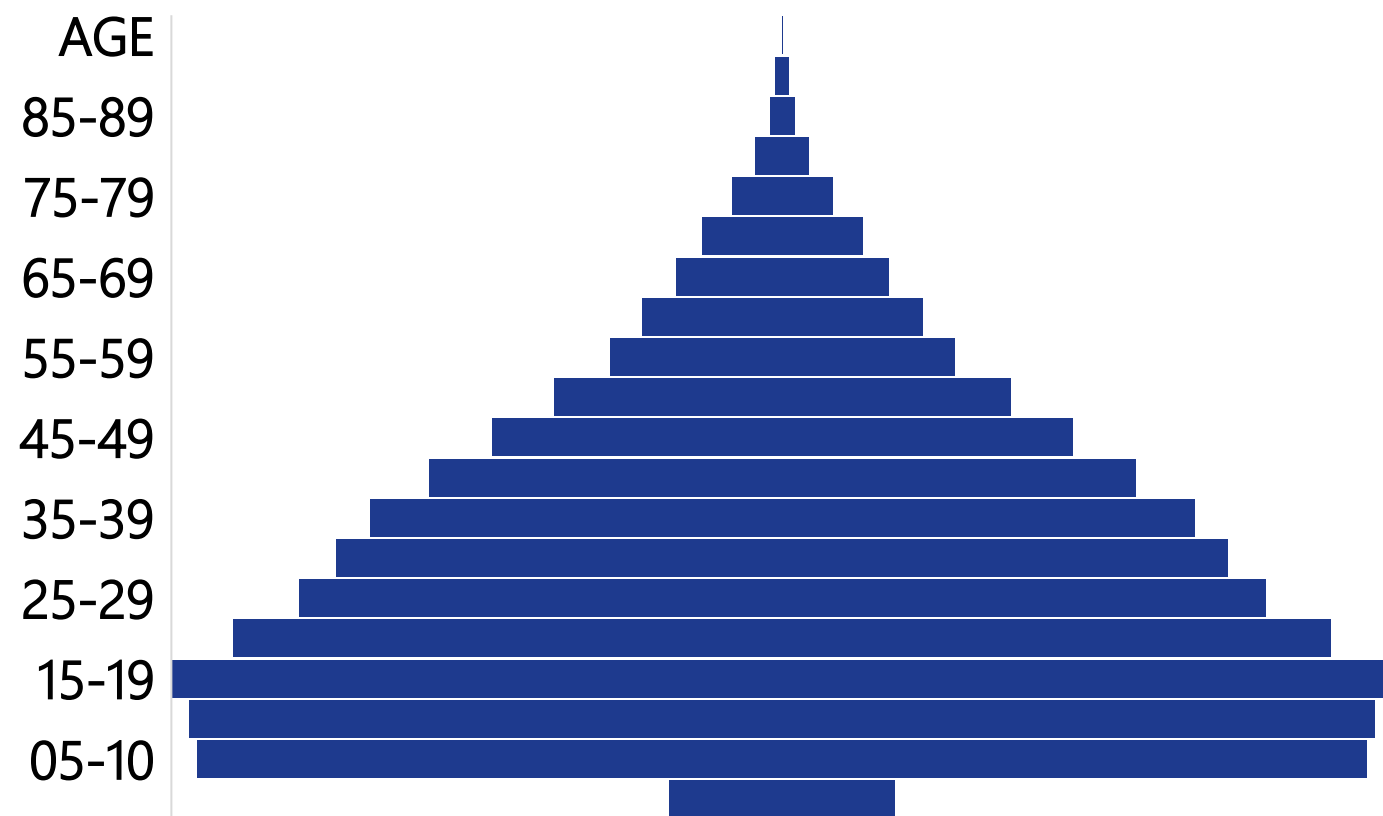
Growth Potential Fueled by Strong Credit Dynamics

Real Estate Credit (% of GDP)

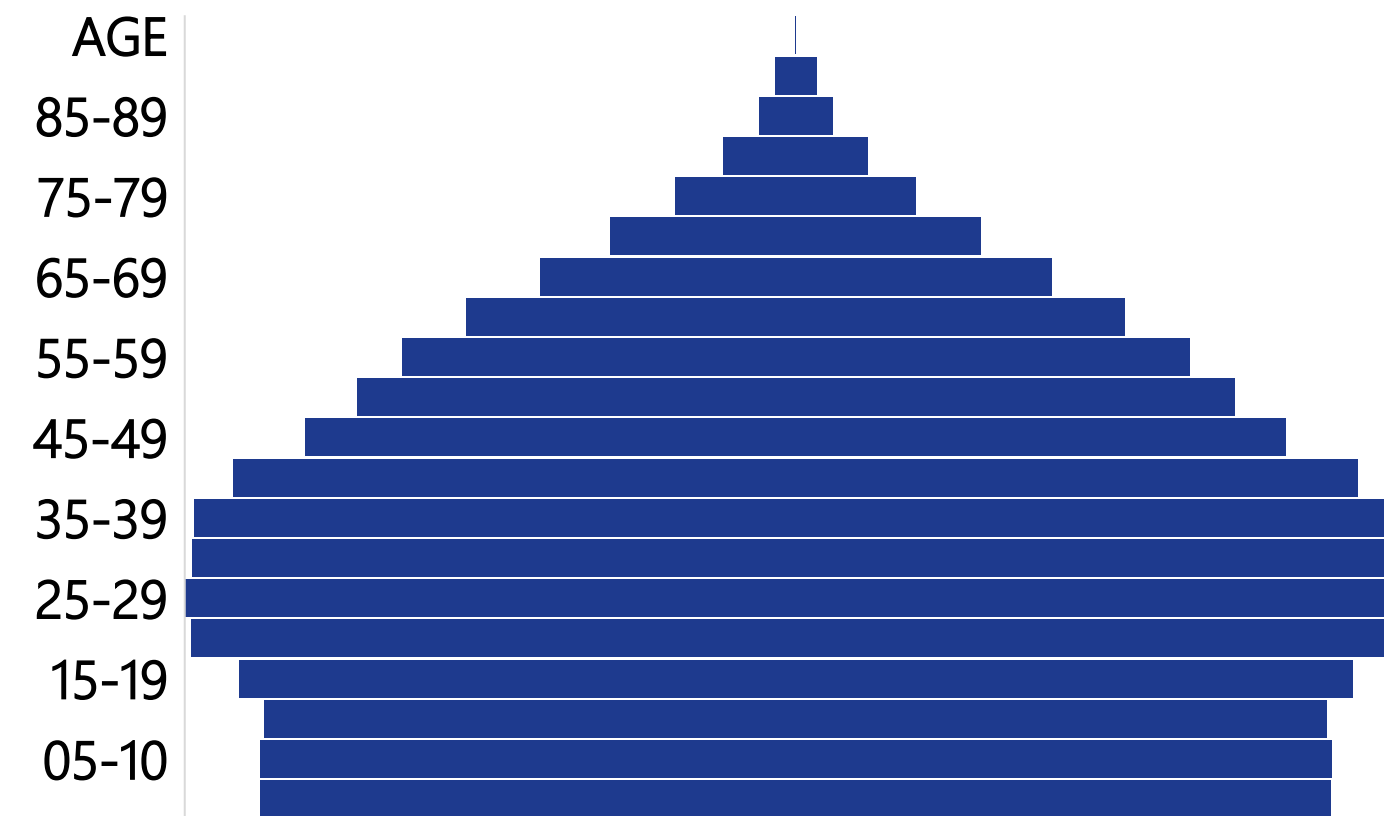


HOUSING DEFICIT IN SÃO PAULO AND RIO DE JANEIRO

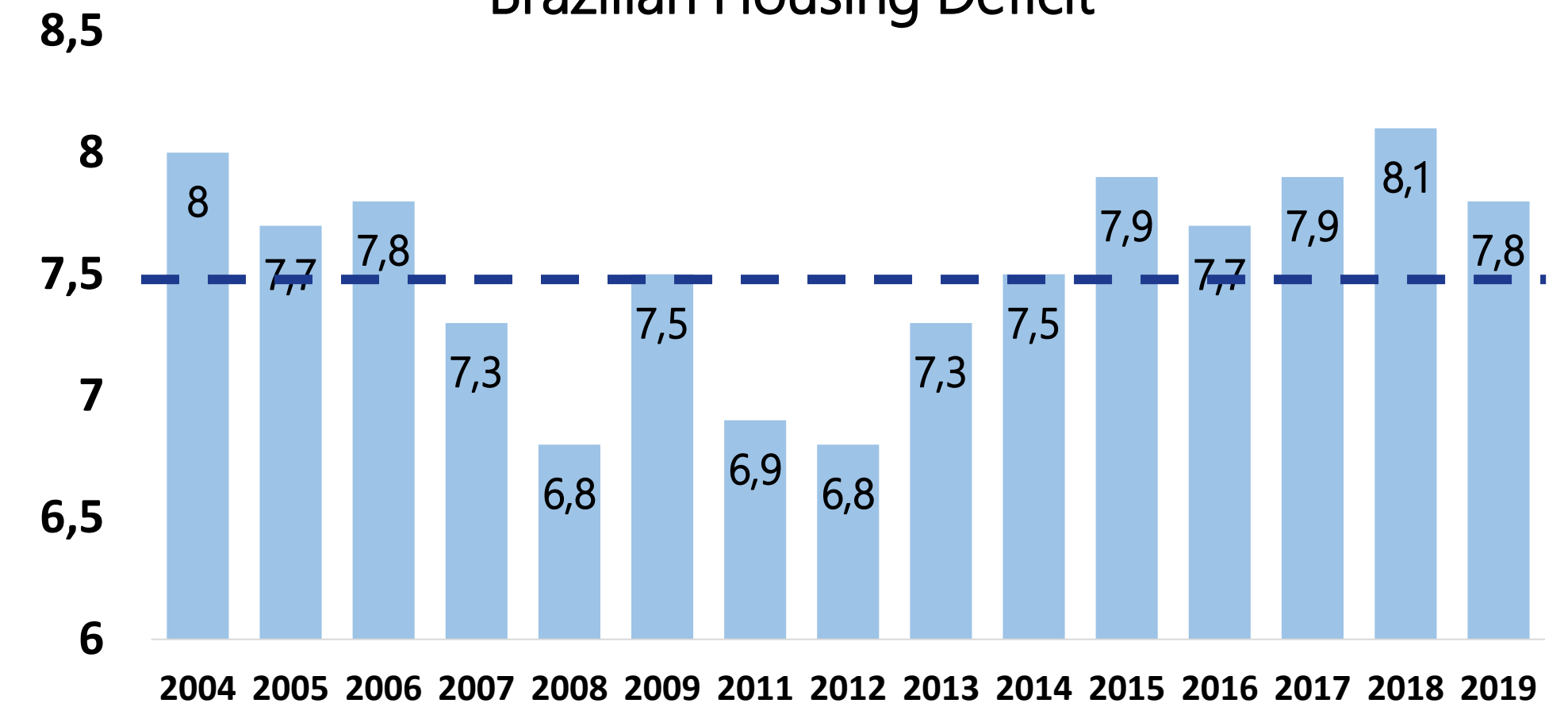
Age pyramid 2000



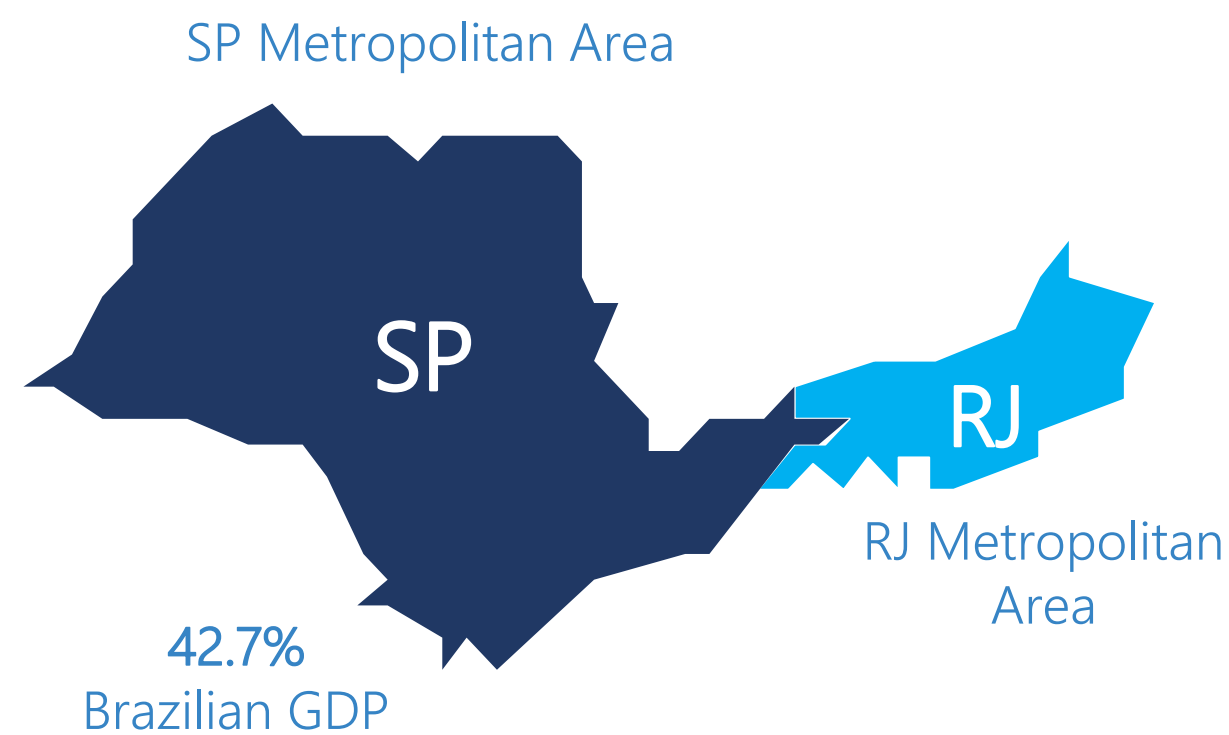
Age pyramid 2022



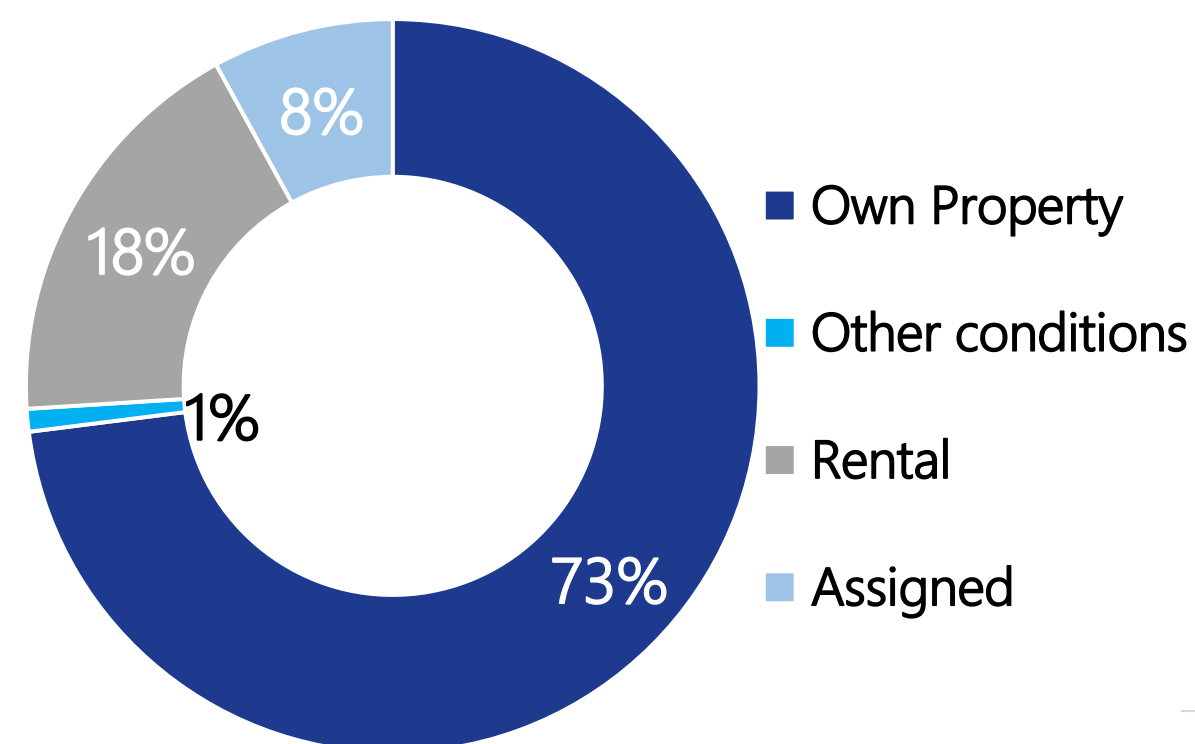
Brazilian Housing Deficit



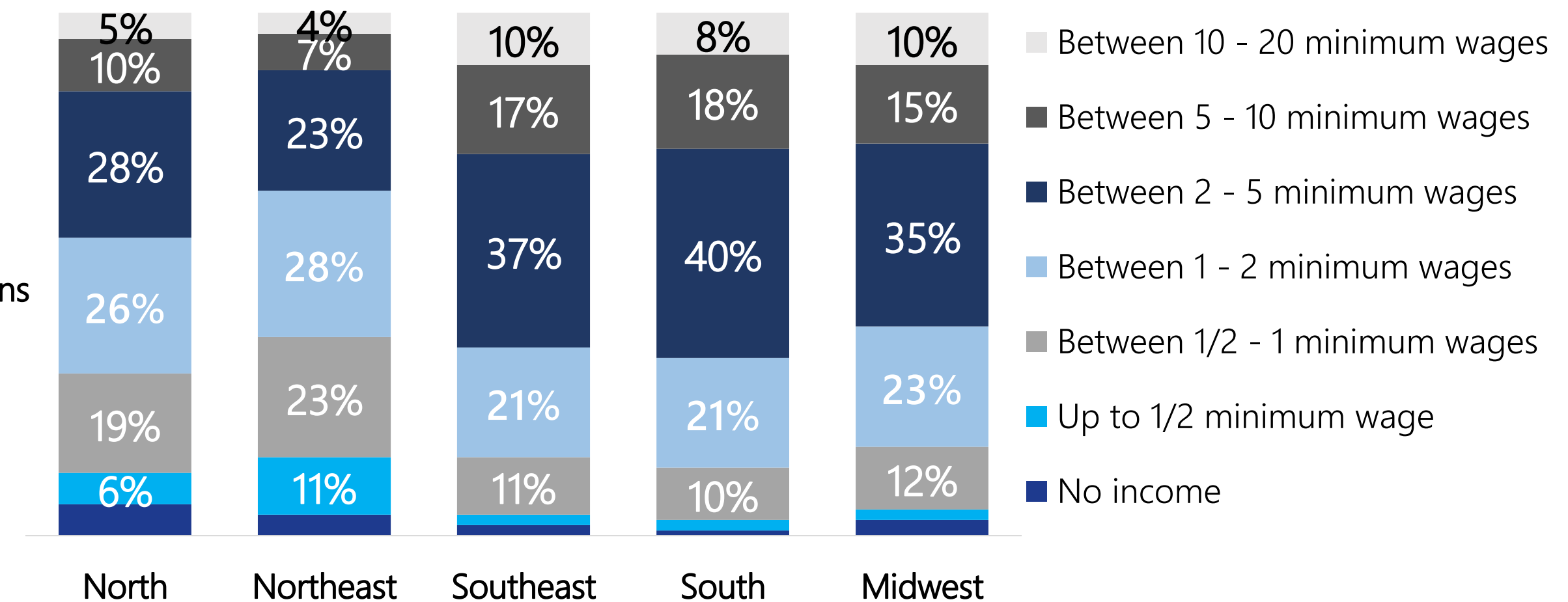
São Paulo and Rio de Janeiro concentrate the largest Brazilian GDP



70% of Brazilian Households are owned property

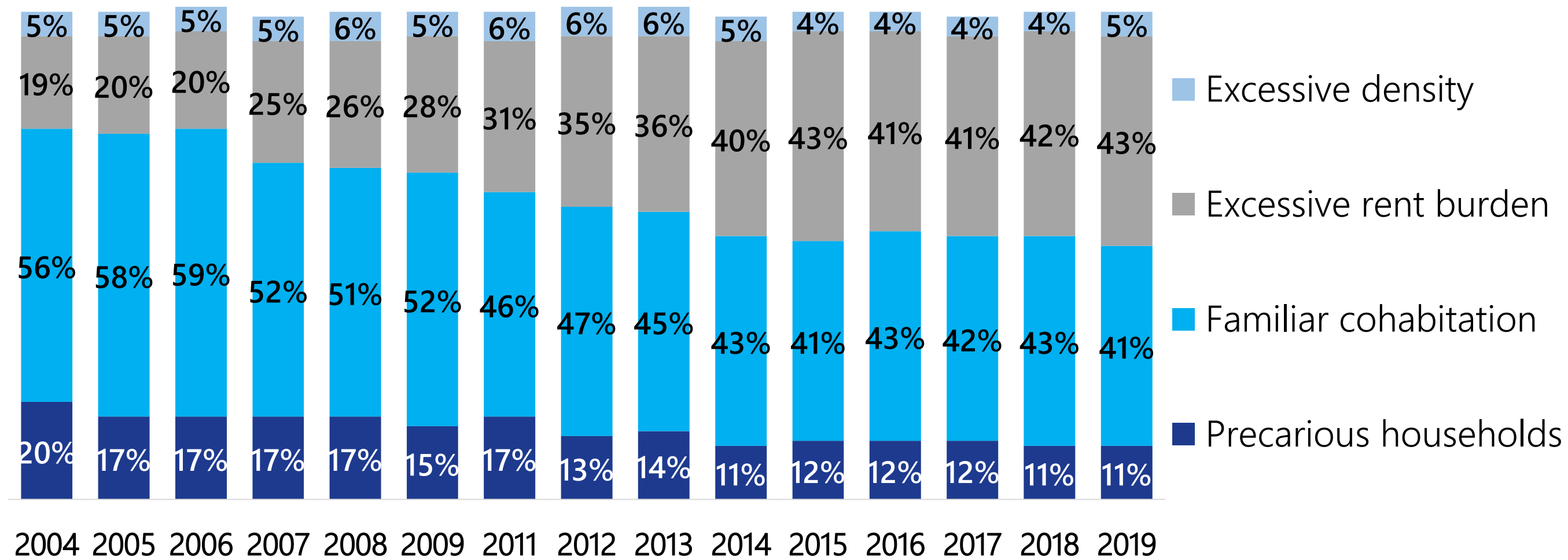


Brazilian Households Income

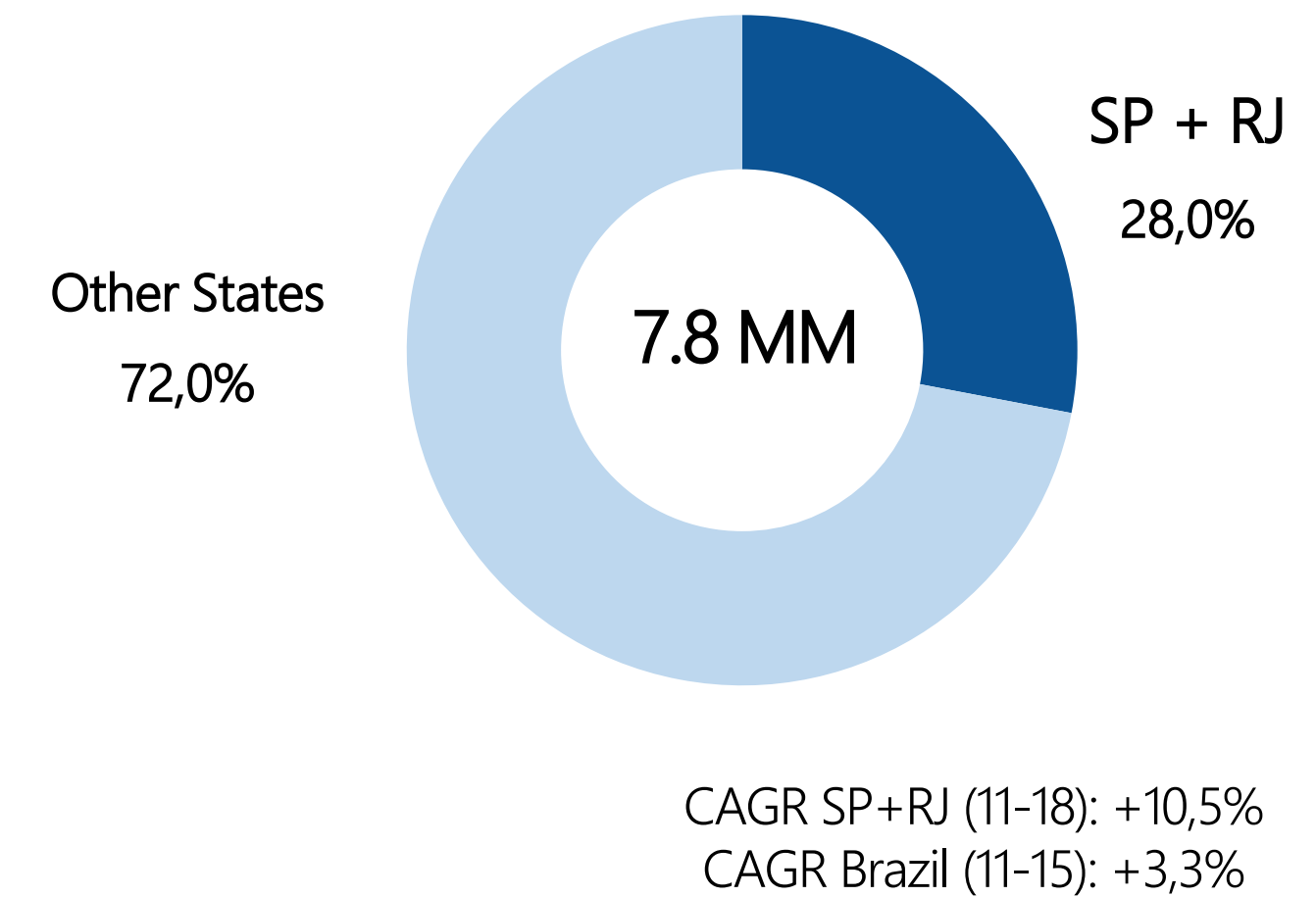


HOUSING DEFICIT IN SÃO PAULO AND RIO DE JANEIRO

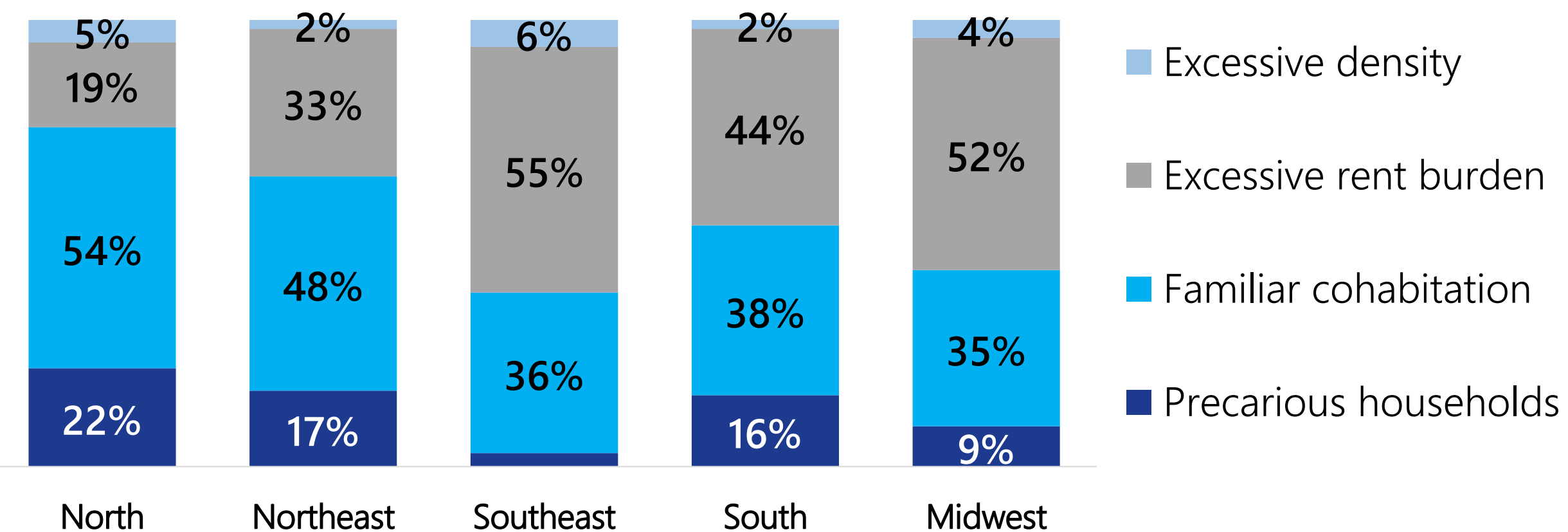
Brazilian housing deficit breakdown



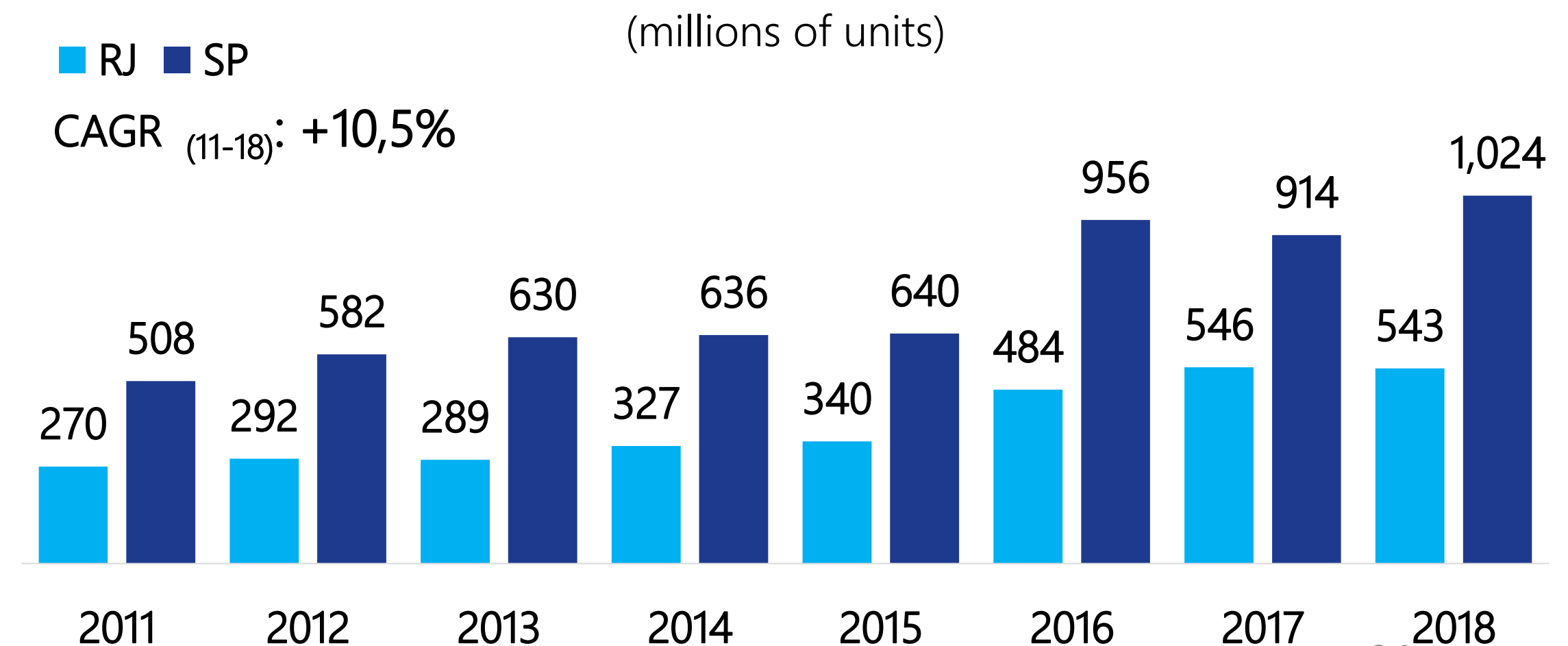
% Deficit in Brazil



Housing deficit breakdown per region

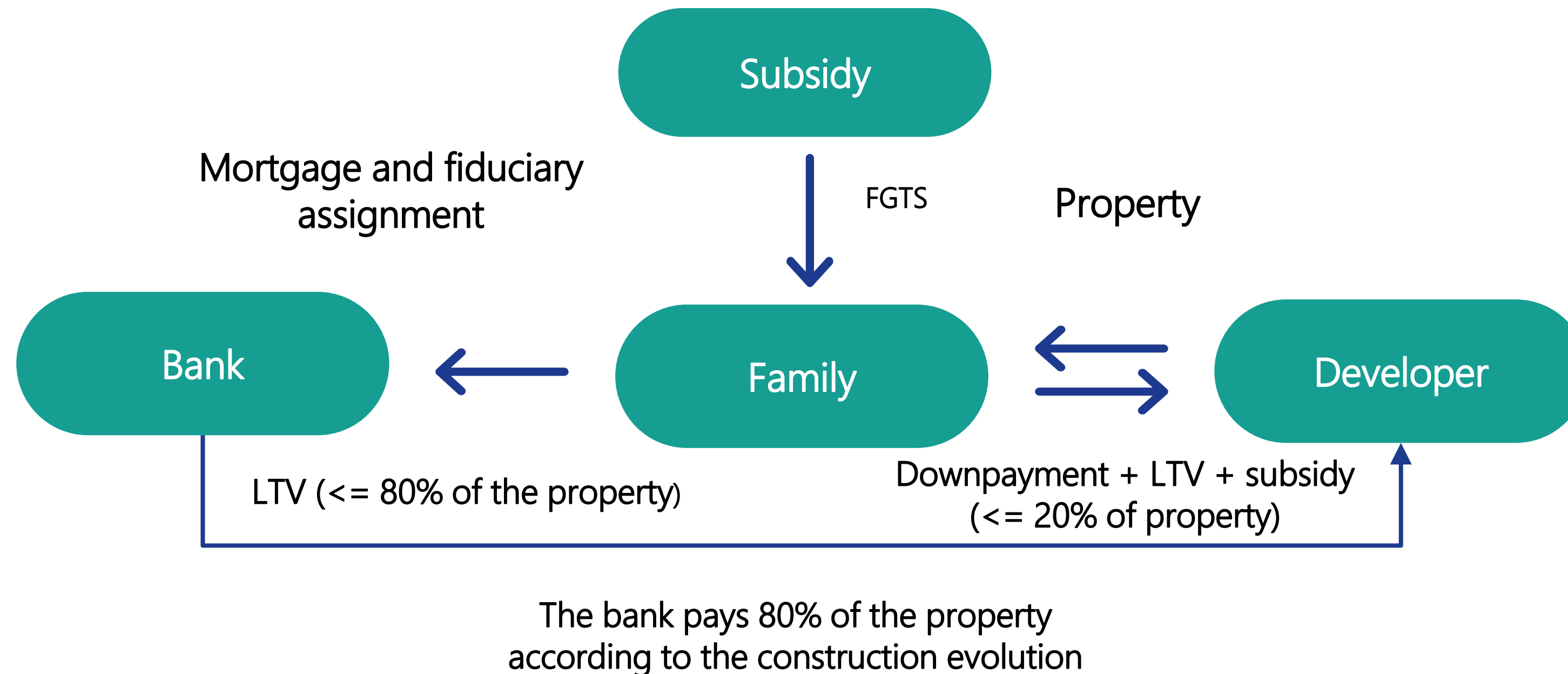


Housing deficit RJ and SP

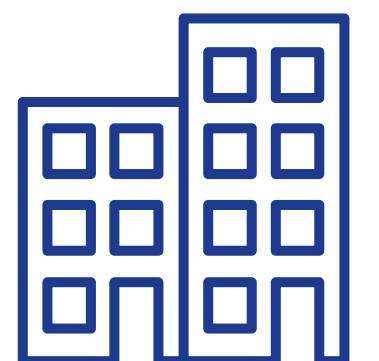


MINHA CASA MINHA VIDA - ESSENCE OF THE PROGRAM

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



MINHA CASA MINHA VIDA – PROGRAM DETAILS

NEW INCOME BRACKETS

	Current Income Limit	New Income Limit	Nominal interest rate % per year (FGTS holder)	Nominal interest rate % per year (FGTS non-holder)
Bracket 1	Up to R\$ 2,000.00	Up to R\$ 2,850.00	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	Up to R\$ 4,700.00	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	Up to R\$ 8,600.00	7.66%	8.16%
Bracket 4 (New)	R\$ 8,000.00 to R\$ 12,000.00		10.00%	

New approved ceiling in Apr/25: R\$ 500,000

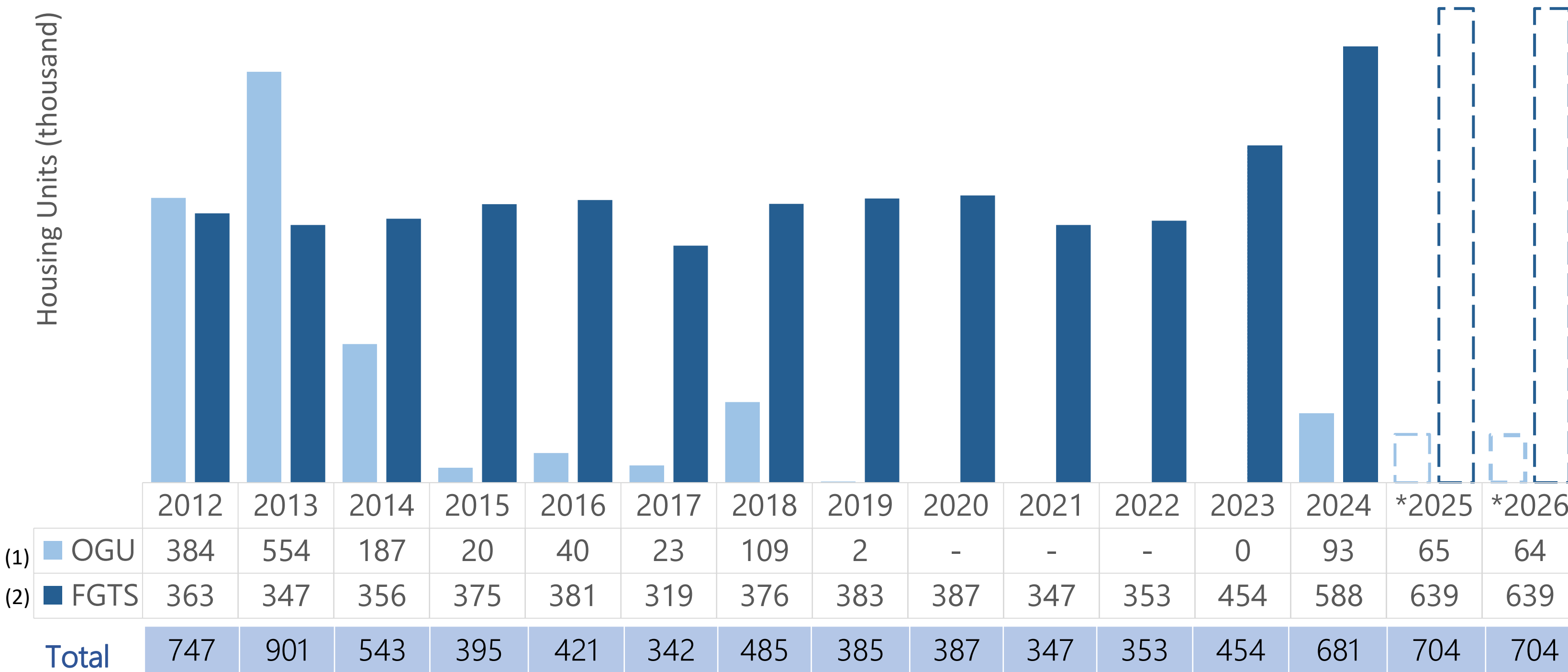
INCREASE OF THE INCOME BRACKETS

FINANCING TERM = 30 TO 35 YEARS

MINHA CASA MINHA VIDA – FINANCING SOURCES FROM THE PROGRAM

HOUSING UNITS

BUDGET FOR 2025



R\$157 Billion
from FGTS

R\$12 Billion
SUBSIDY

EXPECTED FOR THE COMING YEARS

2,5 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

MINHA CASA MINHA VIDA - USE OF FGTS RESOURCES – 2023 TO 2025

2023

R\$ million

Area	Current Budget	Amount Used	% Borrowed
HOUSING	91.007.000	88.018.155	96,7%
Support to production	57.807.000	55.369.596	95,8%
Letter of Credit	32.400.000	32.247.285	99,5%
Pro-Housing	800.000	401.274	50,2%
FGTS Microcredit	0	0	0,0%
FGTS Microcredit	0	0	0,0%
SANITATION	4.575.000	3.298.931	72,1%
Sanitation for All - Private Sector	2.695.128	2.199.993	81,6%
Sanitation for All - Public Sector	1.879.872	1.098.938	58,5%
VARIOUS OPERATIONS	11.350.000	9.742.809	85,8%
Pro-Cotista	11.350.000	9.742.809	85,8%
INFRASTRUCTURE	2.025.000	926.245	45,7%
Pro-Transportation - Private Sector	65.528	23.063	35,2%
Pro-Cities - Public Sector	87.500	13.060	14,9%
Pro-Transportation - Public Sector	1.834.472	890.122	48,5%
Pro-Cities - Private Sector	37.500	0	0,0%
CA Infrastructure	0	0	0,0%
HEALTH	0	0	0,0%
FGTS-Health	0	0	0,0%
TOTAL	108.957.000	101.986.140	93,6%

2024

R\$ million

Area	Current Budget	Amount Used	% Borrowed
HOUSING	126.950.000	126.938.000	100,0%
Support to production	72.800.000	72.800.000	100,0%
Letter of Credit	52.850.000	52.838.000	100,0%
Pro-Housing	1.300.000	1.300.000	100,0%
FGTS Microcredit	0	0	0,0%
FGTS Microcredit	0	0	0,0%
SANITATION	3.650.000	3.645.301	99,9%
Sanitation for All - Private Sector	2.449.301	2.449.301	100,0%
Sanitation for All - Public Sector	1.200.699	1.196.000	99,6%
VARIOUS OPERATIONS	5.500.000	5.500.000	100,0%
Pro-Cotista	5.500.000	5.499.677	100,0%
INFRASTRUCTURE	3.500.000	2.562.845	73,2%
Pro-Transportation - Private Sector	1.163.764	1.110.036	95,4%
Pro-Cities - Public Sector	700.000	355.000	50,7%
Pro-Transportation - Public Sector	1.336.236	812.809	60,8%
Pro-Cities - Private Sector	300.000	285.000	95,0%
CA Infrastructure	0	0	0,0%
HEALTH	0	0	0,0%
FGTS-Health	0	0	0,0%
TOTAL	139.600.000	138.646.146	99,3%

2025

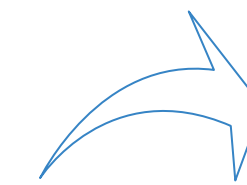
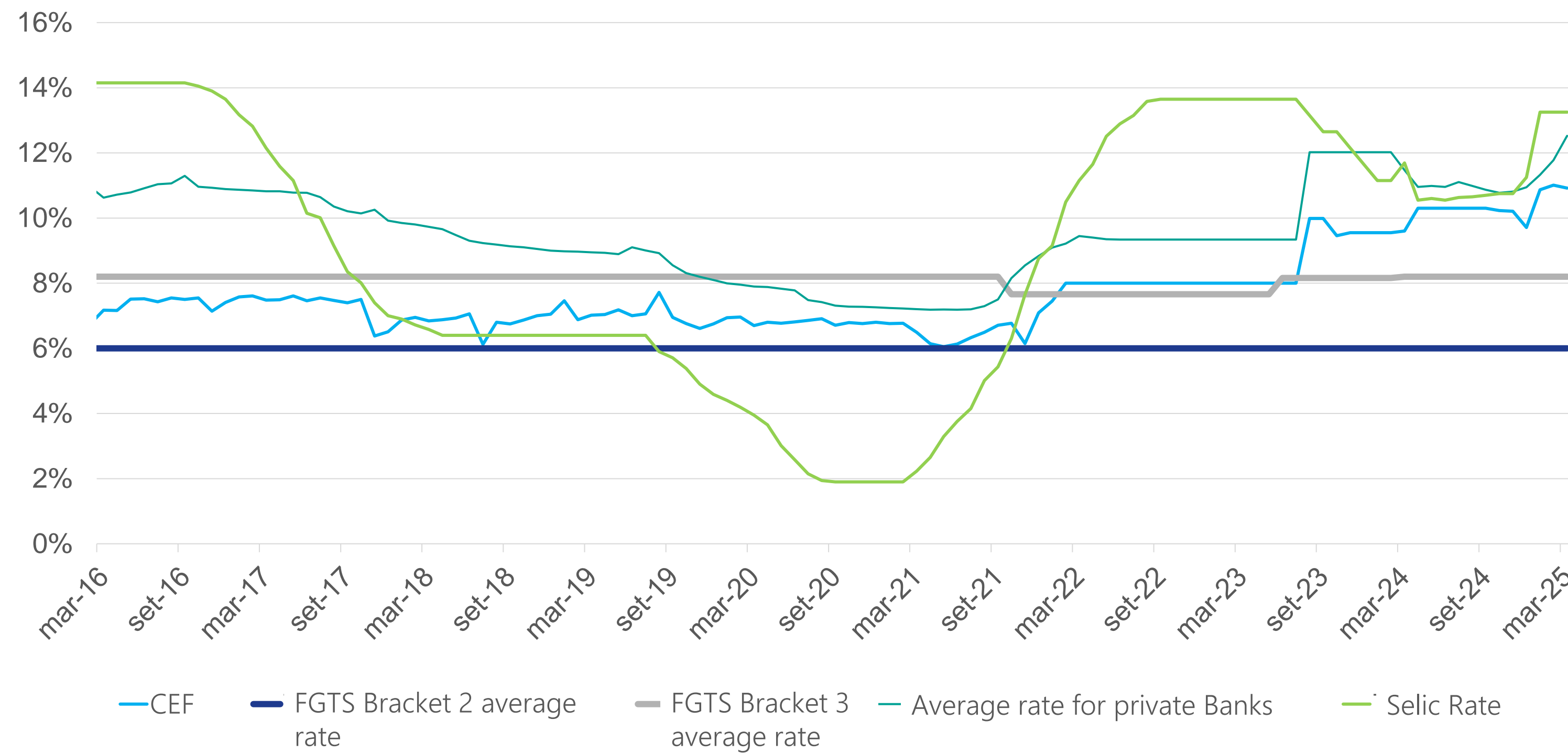
R\$ million

Area	Current Budget	Amount Used	% Borrowed
HOUSING	138.400.000	41.756.346	30,2%
Support to production	74.500.000	26.595.685	35,7%
Letter of Credit	46.500.000	13.991.180	30,1%
Pro-Housing	2.400.000	994.717	41,4%
Spec. Op - Extended Bracket (Faixa 4)	15.000.000	174.764	1,2%
FGTS Microcredit	0	0	0,0%
FGTS Microcredit	0	0	0,0%
SANITATION	7.500.000	260.228	3,5%
Sanitation for All - Private Sector	4.481.000	0	0,0%
Sanitation for All - Public Sector	3.019.000	260.228	8,6%
VARIOUS OPERATIONS	3.300.000	0	0,0%
Pro-Cotista	3.300.000	0	0,0%
INFRASTRUCTURE	8.000.000	172.506	2,2%
Pro-Transportation - Private Sector	3.147.475	152.506	4,8%
Pro-Cities - Public Sector	811.346	0	0,0%
Pro-Transportation - Public Sector	3.252.525	20.000	0,6%
Pro-Cities - Private Sector	788.654	0	0,0%
CA Infrastructure	0	0	0,0%
HEALTH	0	0	0,0%
FGTS-Health	0	0	0,0%
TOTAL	157.200.000	42.189.080	26,8%

MINHA CASA MINHA VIDA - 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



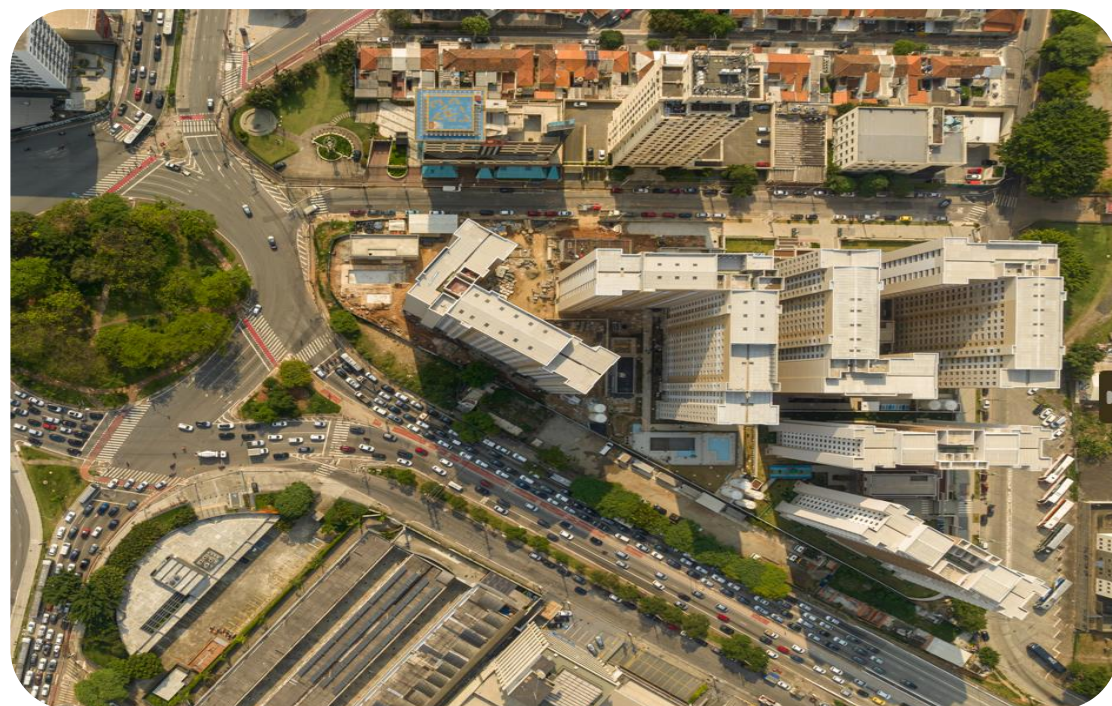
CAIXA		
SBPE - TR	Acquisition/ Construction	Bracket 4 (New – May/25)
Over the counter	11.49%	10,00%

SOURCE: BACEN WEBSITE

ENGINEERING EXPERTISE

62 Years of experience

Load Bearing Masonry



Programs and Construction Initiatives



**INSTALL
PROJETOS**

**INova
CURY**



PBQP-H
PROGRAMA BRASILEIRO DA QUALIDADE
E PRODUTIVIDADE DO HABITAT



SG



9001

14001

45001

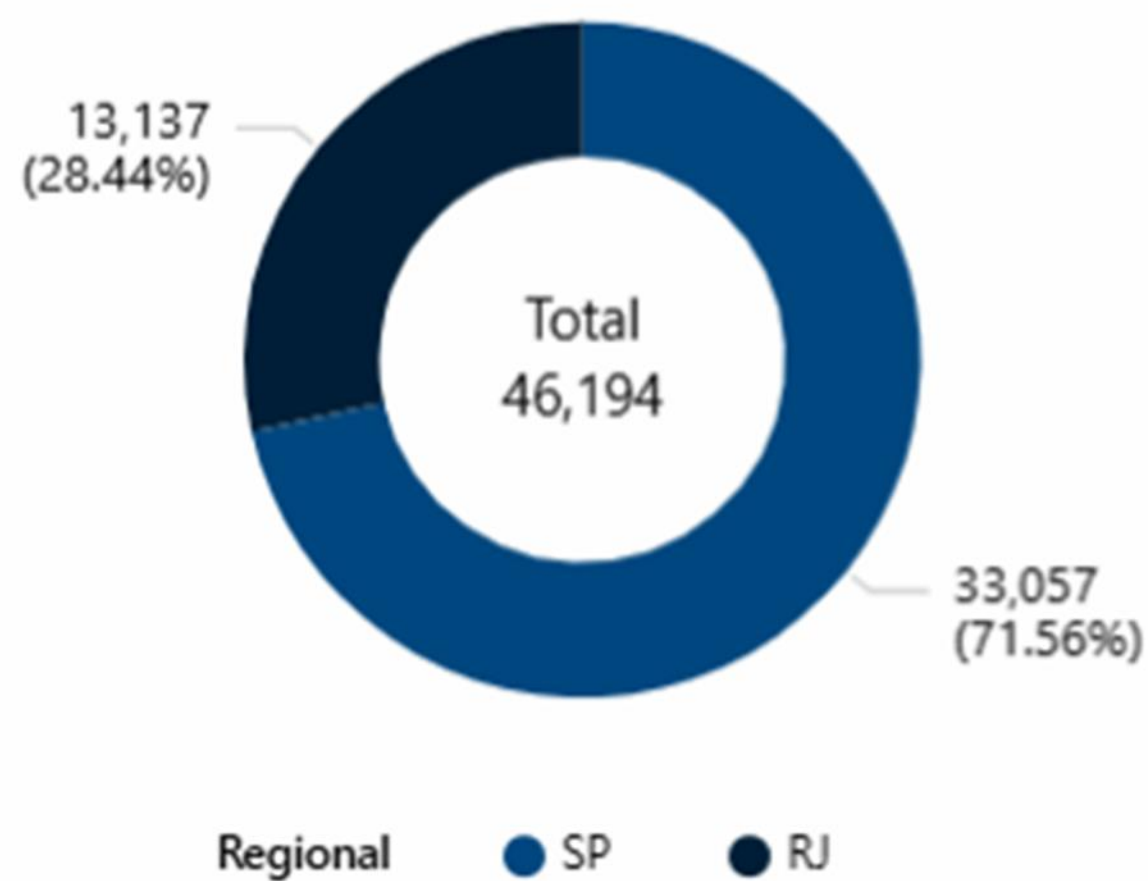


ENGINEER - UNITS UNDER CONSTRUCTION 24-26 SP+RJ

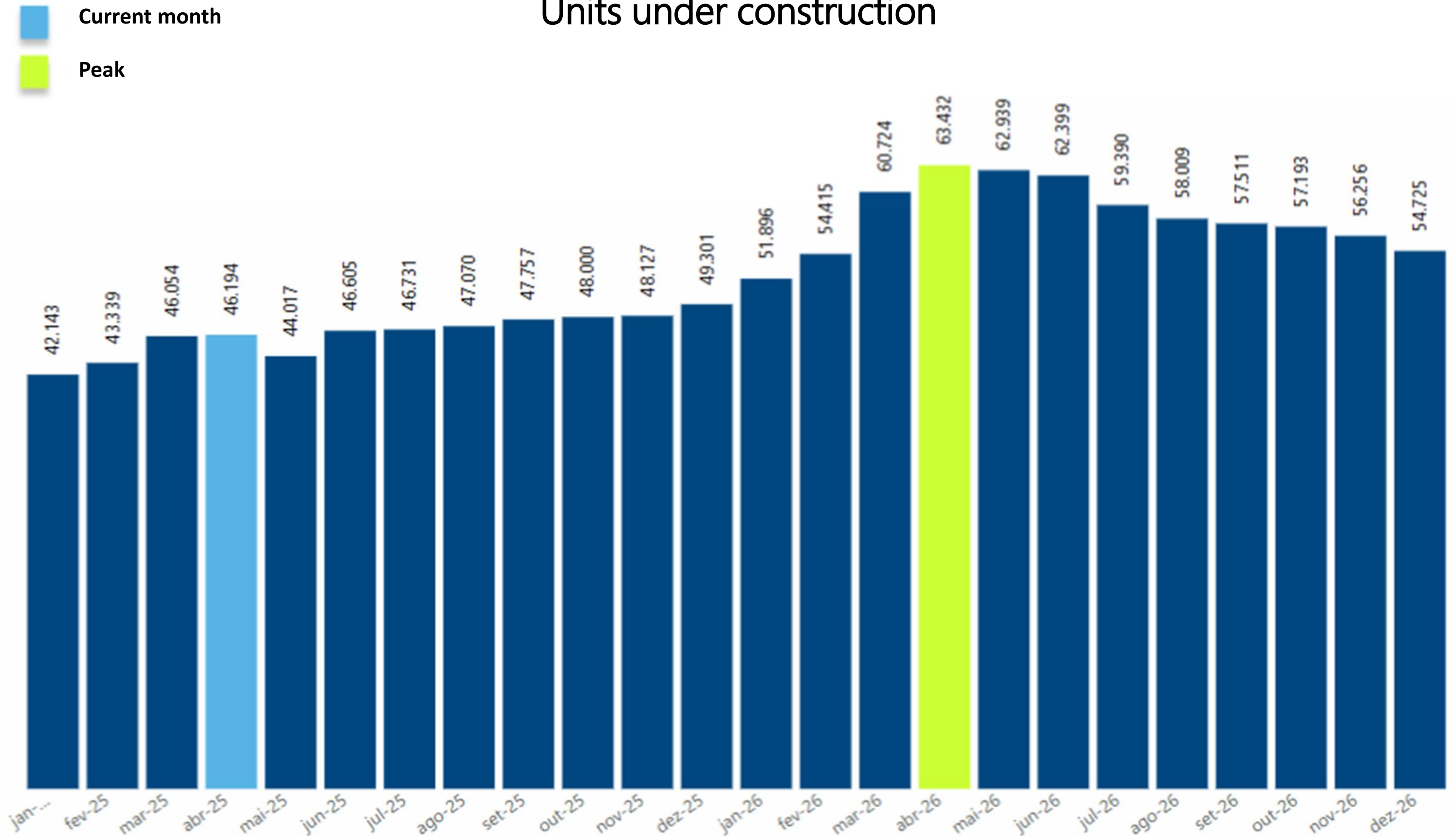
Average units under construction



Units under construction in the current month



Units under construction

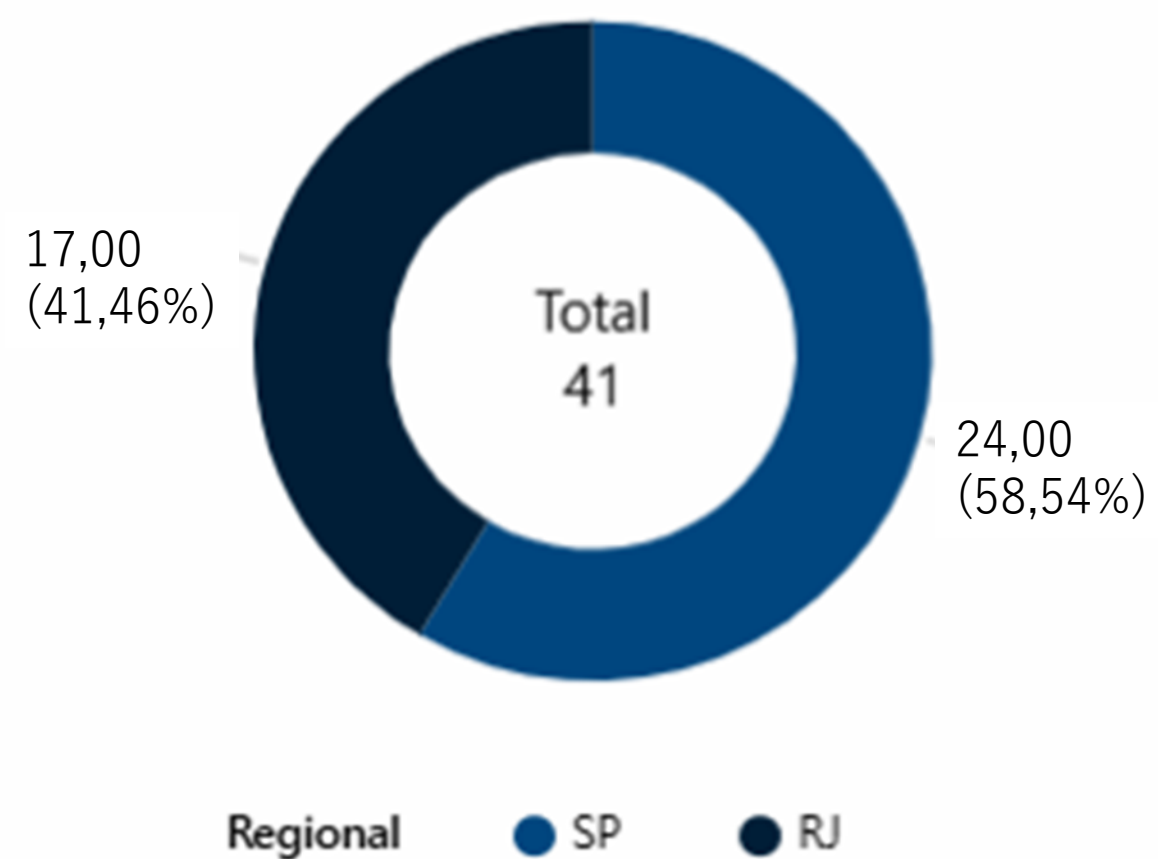


ENGINEER - CONSTRUCTION SITES UNDER EXECUTION 24-26 SP+RJ

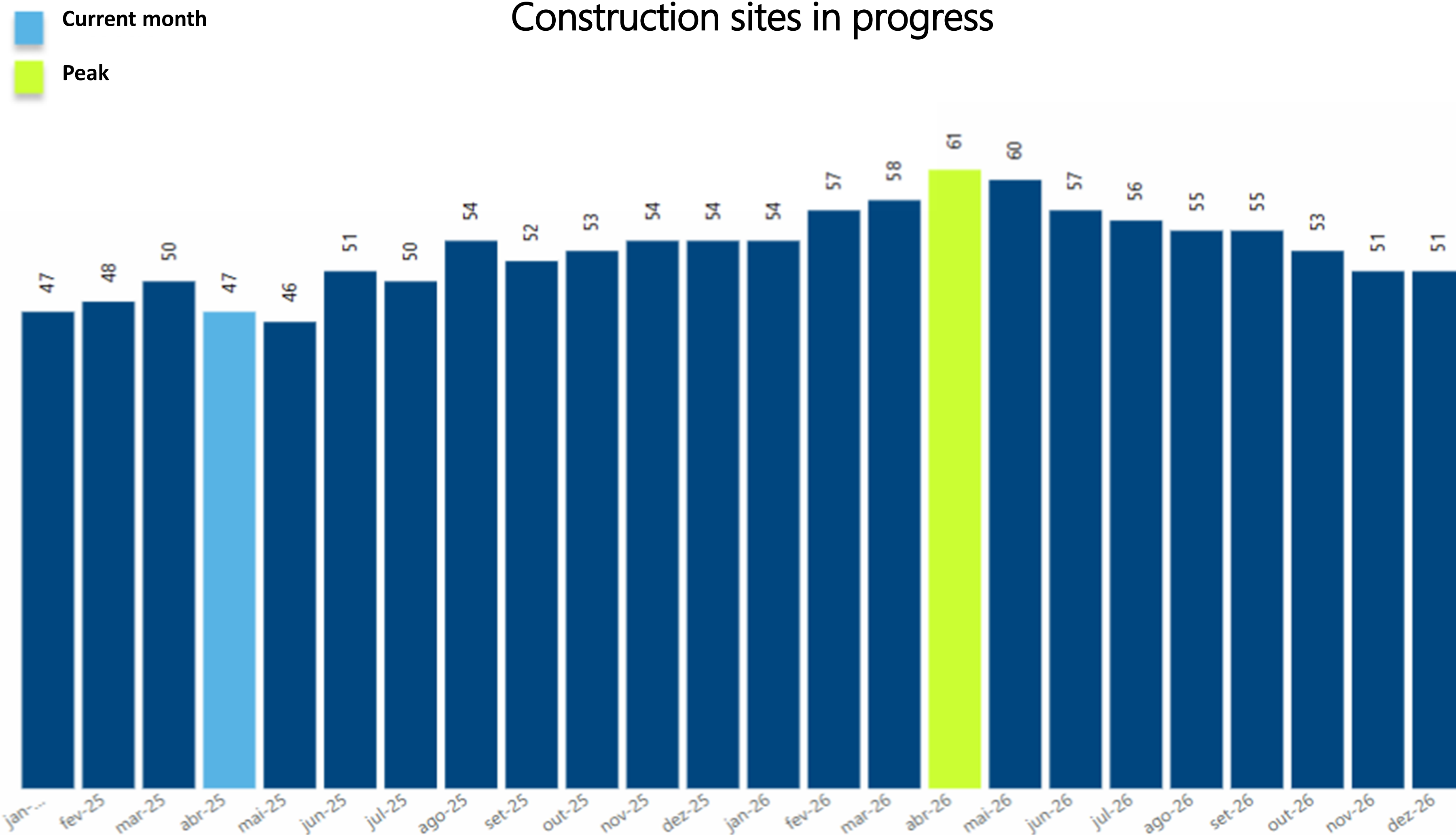
Average construction sites in progress



Construction sites under execution in the current month



Construction sites in progress

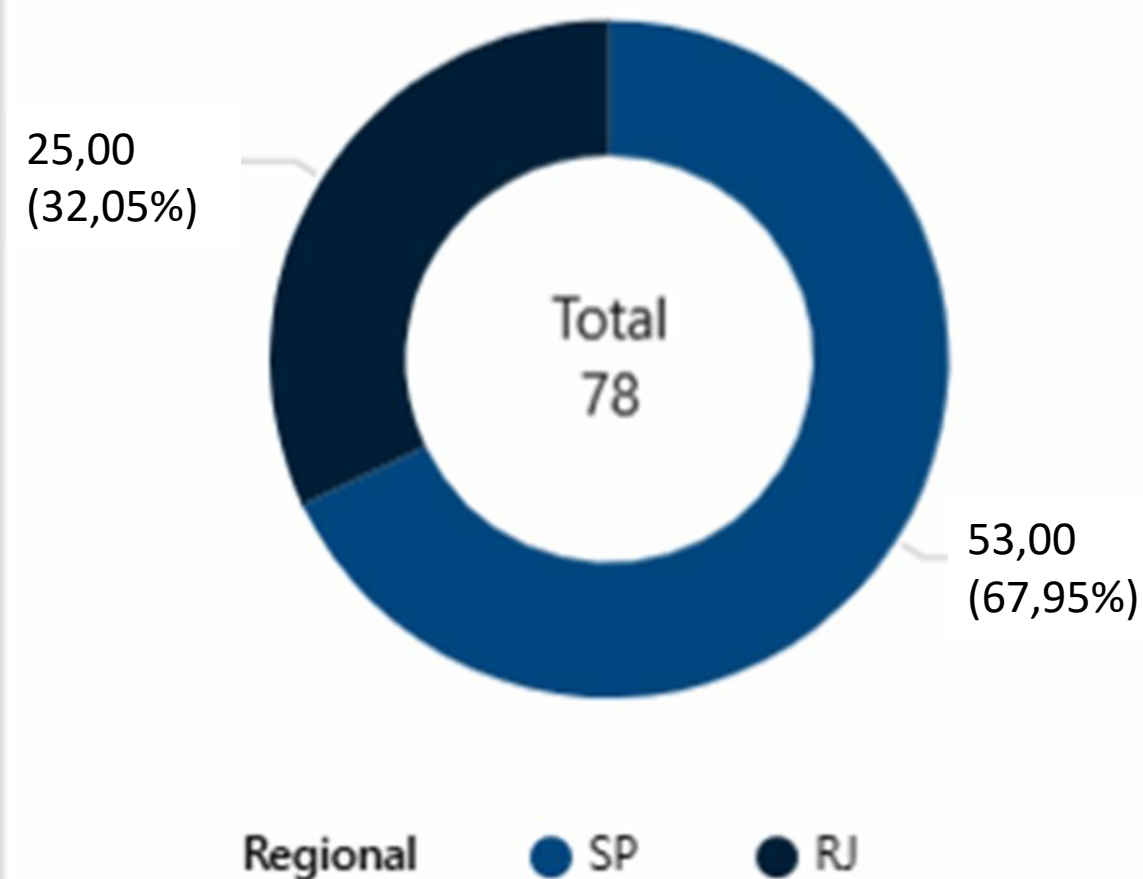


ENGINEER - BUILDING PROJECTS UNDER CONSTRUCTION 24-26 SP+RJ SP+RJ

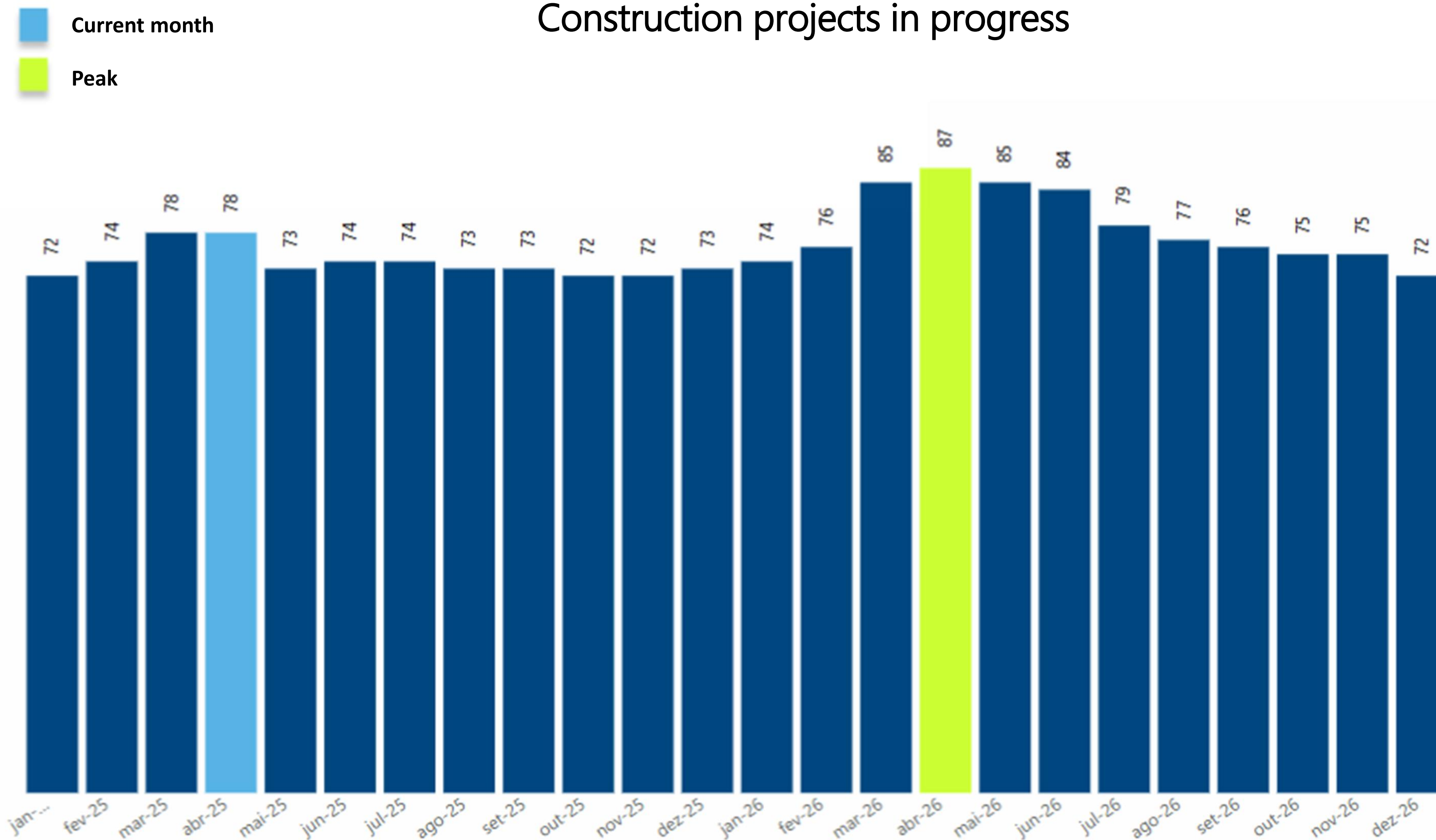
Average construction projects in progress



Works under construction in the current month



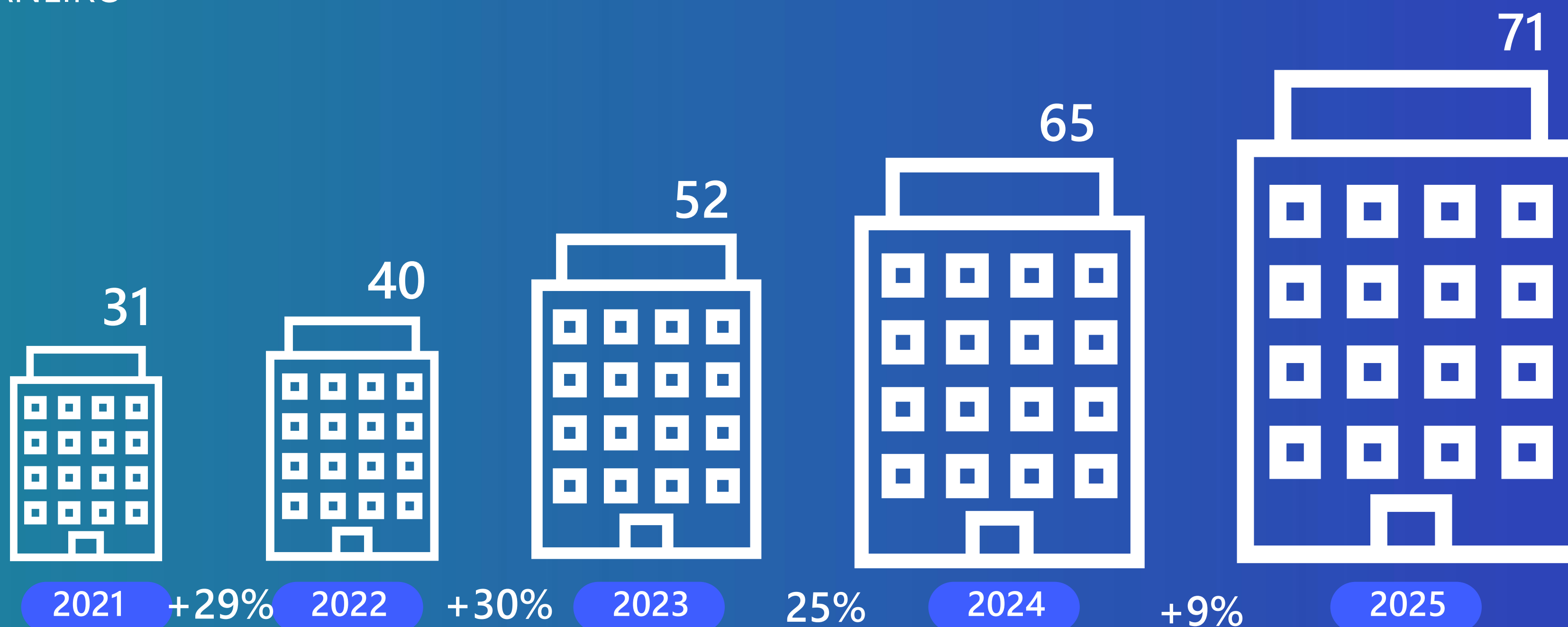
Construction projects in progress



2025 INDICATORS OVERVIEW

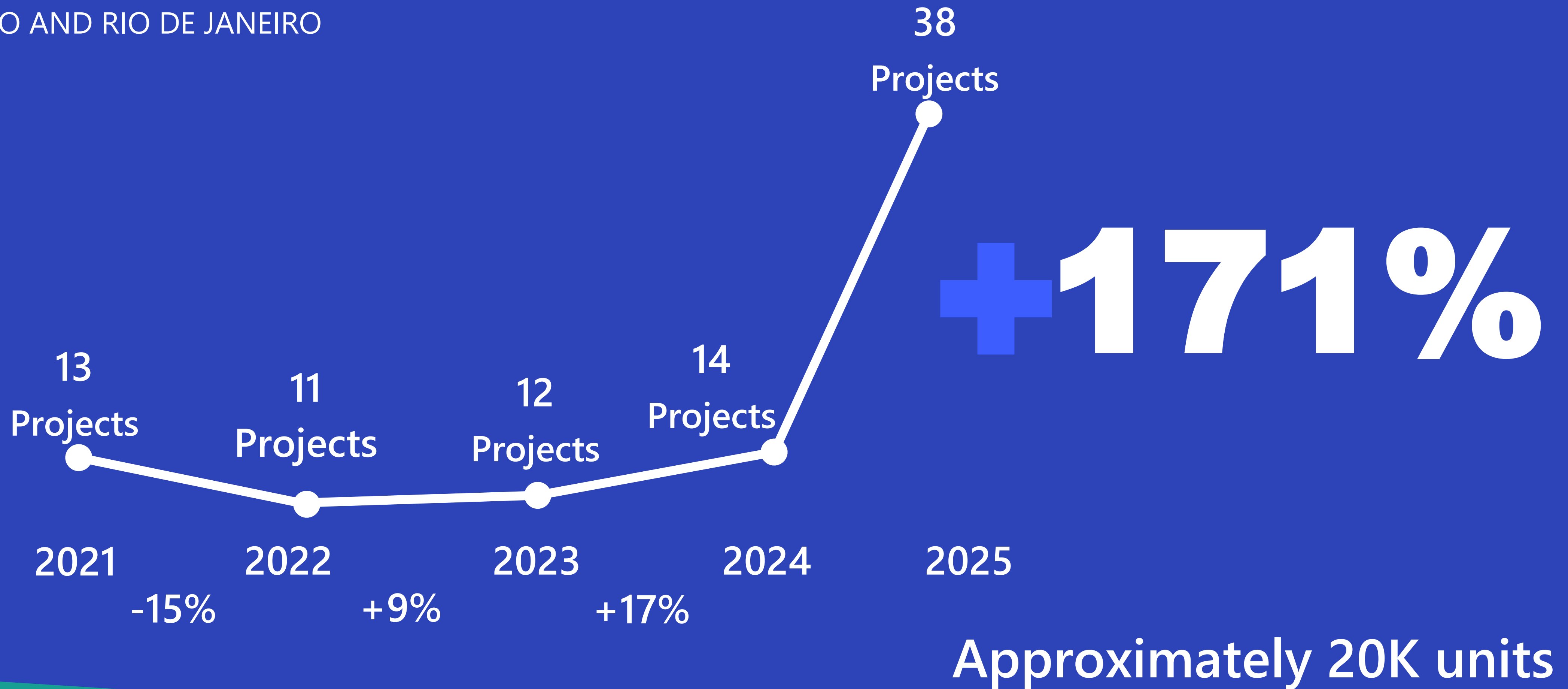
SÃO PAULO AND RIO DE JANEIRO

AVERAGE
NUMBER OF
ONGOING
CONSTRUCTION
PROJECTS



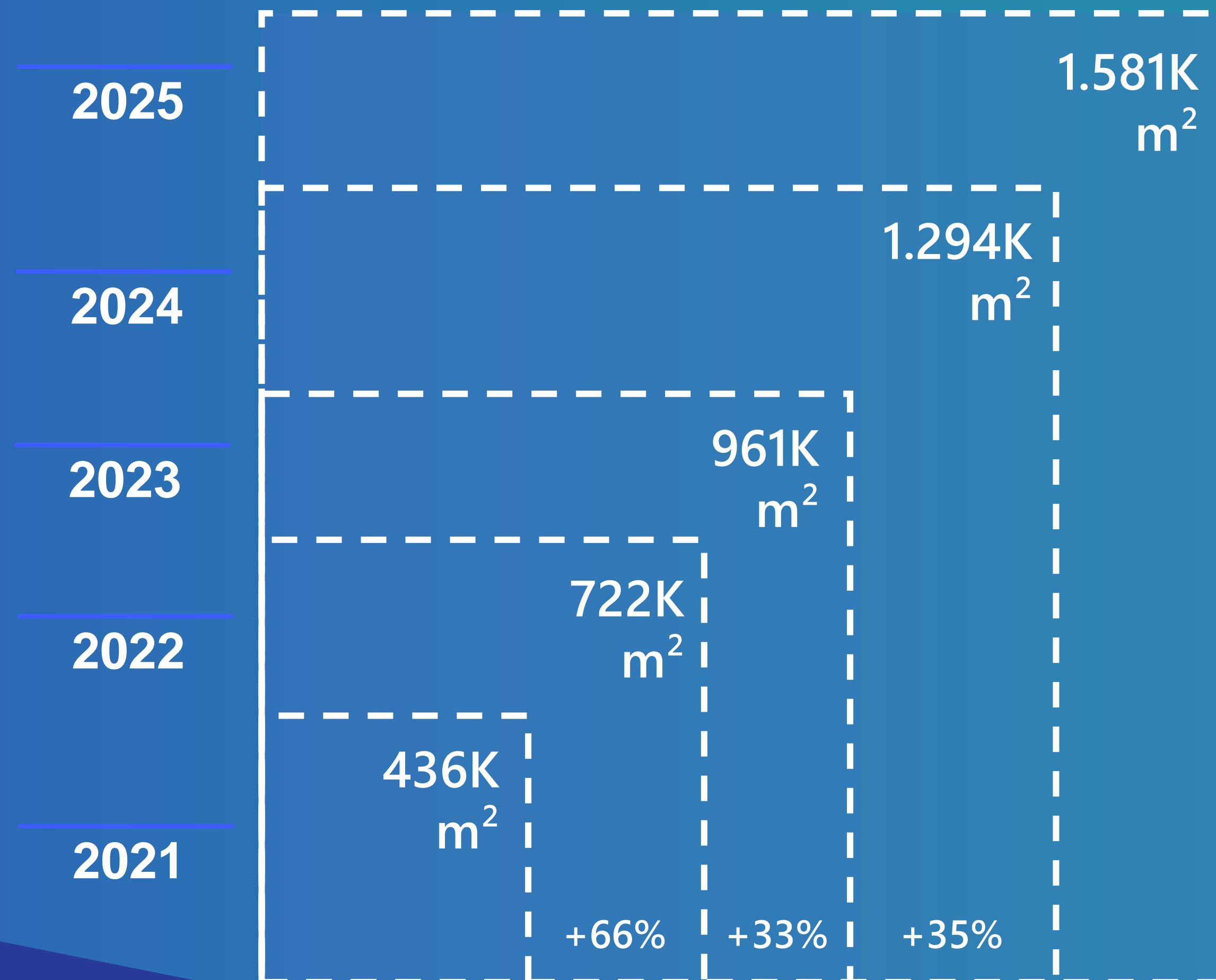
DELIVERIES

SÃO PAULO AND RIO DE JANEIRO



OVERVIEW INDICATORS 2025

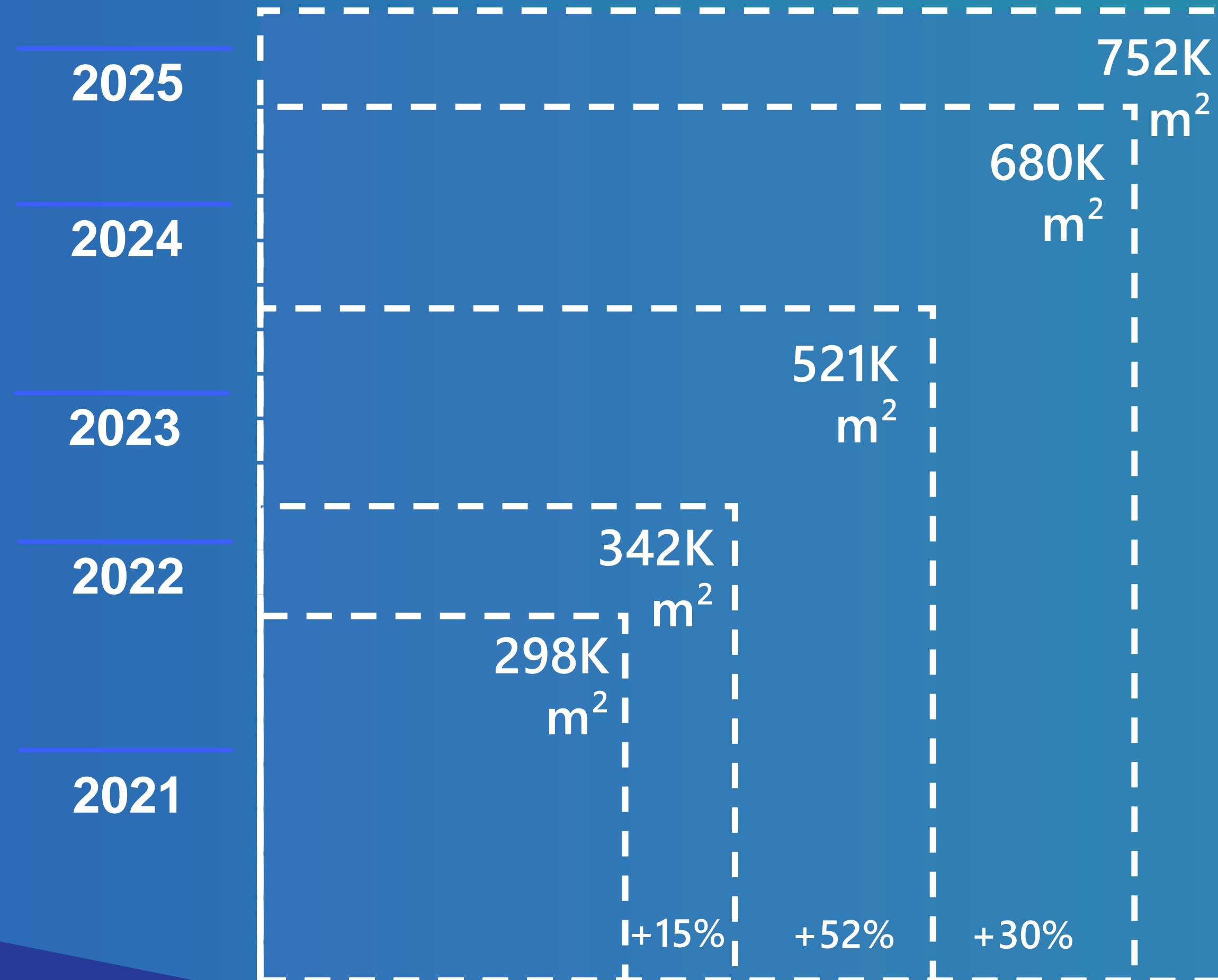
SÃO PAULO



+22%
AVERAGE BUILT
SQUARE FOOTAGE

OVERVIEW INDICATORS 2025

RIO DE JANEIRO



+11%
AVERAGE BUILT
SQUARE FOOTAGE

ENGINEER – MAIN INDICATORS



Facades in the past emerged from the ground

Facades currently with pilotis adding more complexity



Main differences from the 2
different methodologies

ENGINEER – MAIN INDICATORS



Up to 2020, the projects had a more basic engineering structure.

ENGINEER – MAIN INDICATORS



Currently, the projects include malls, rooftop amenities, and a reinforced first floor that accommodates a parking garage, making the engineering more complex

TOTAL LAUNCHES AND SALES AT PORTO MARAVILHA



**10,652 units and R\$ 3.9 bi PSV
Launched**

**8,985 (84%) and R\$ 3.2 bi PSV
Sold**



PORTO MARAVILHA – SIMULATION OF CURY'S PROJECTS



PRODUCT PORTFOLIO

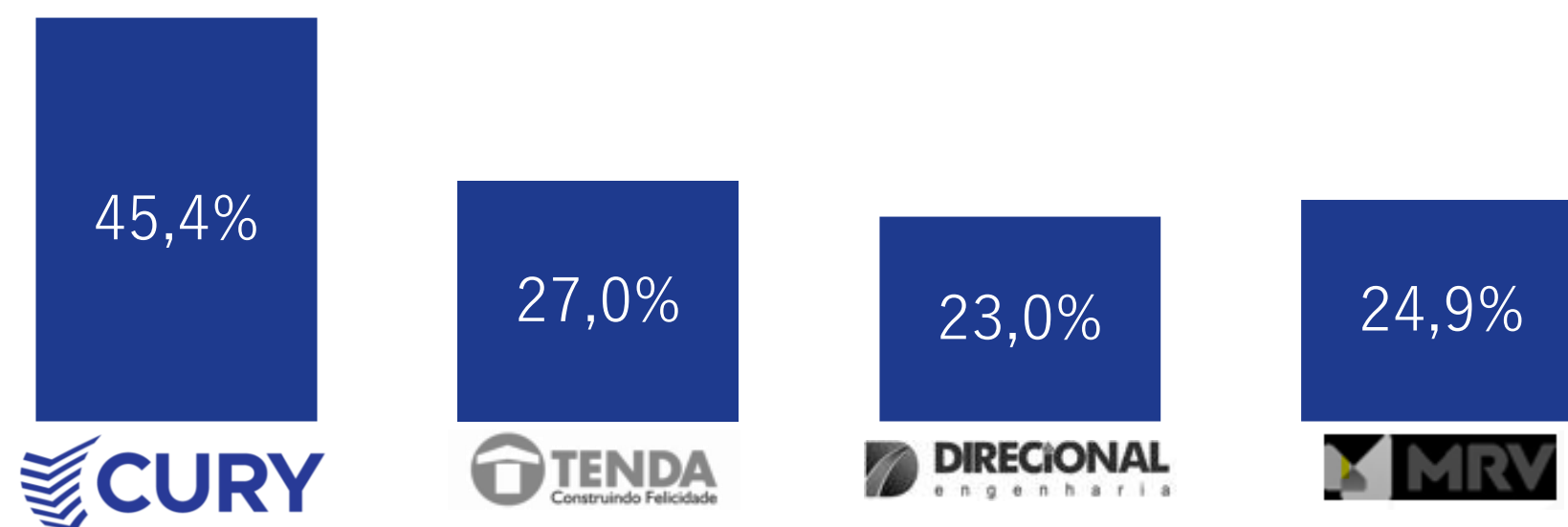
	Concept	Highlights	Average Price 1Q25 (R\$)	Target Monthly Income Bracket	Funding Source	~Total %PSV Sold in 1Q25	Selected Pictures of the Properties
5 storey	Standard	<ul style="list-style-type: none"> Focused on group 2 of MCMV 	~200,000	R\$3,500 - R\$4,400	<ul style="list-style-type: none"> MCMV (2) SBPE 	0.0%	
21 storey	Standard	<ul style="list-style-type: none"> Focused on group 2 and 3 of MCMV 	~237,000	R\$4,000 - R\$7,000	<ul style="list-style-type: none"> MCMV (2 and 3) 	6.2%	
	Modern	<ul style="list-style-type: none"> Focused on group 3 of MCMV 	~280,000	R\$5,000 - R\$10,000	<ul style="list-style-type: none"> MCMV (3) SBPE 	44.4%	
	Superior	<ul style="list-style-type: none"> Focused on SBPE group 	~359,000	R\$6,000 - R\$13,000	<ul style="list-style-type: none"> MCMV (3) SBPE 	49.4%	

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

SALES STRATEGY

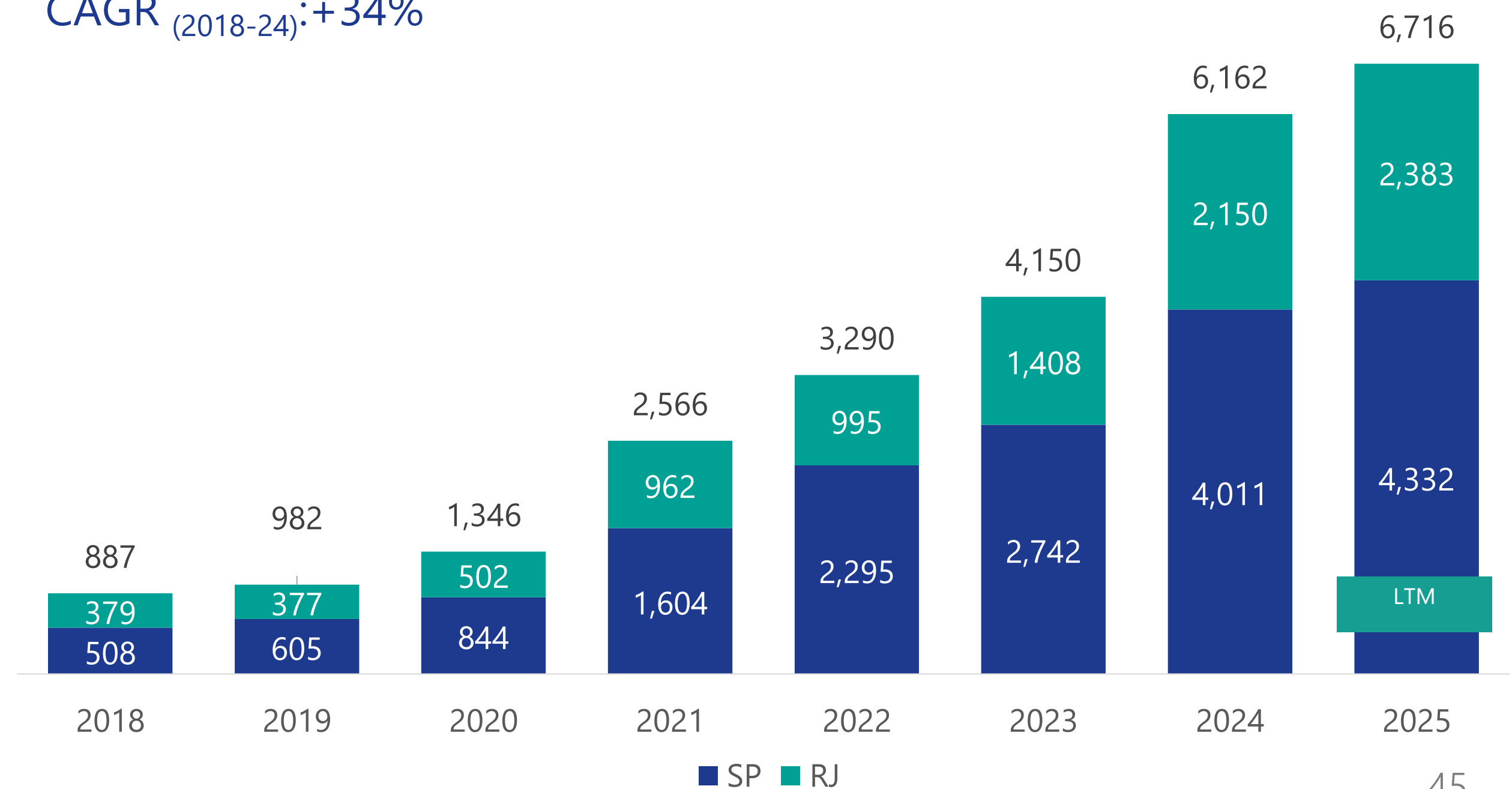


SoS - Sales over Supply 1Q25 (%)

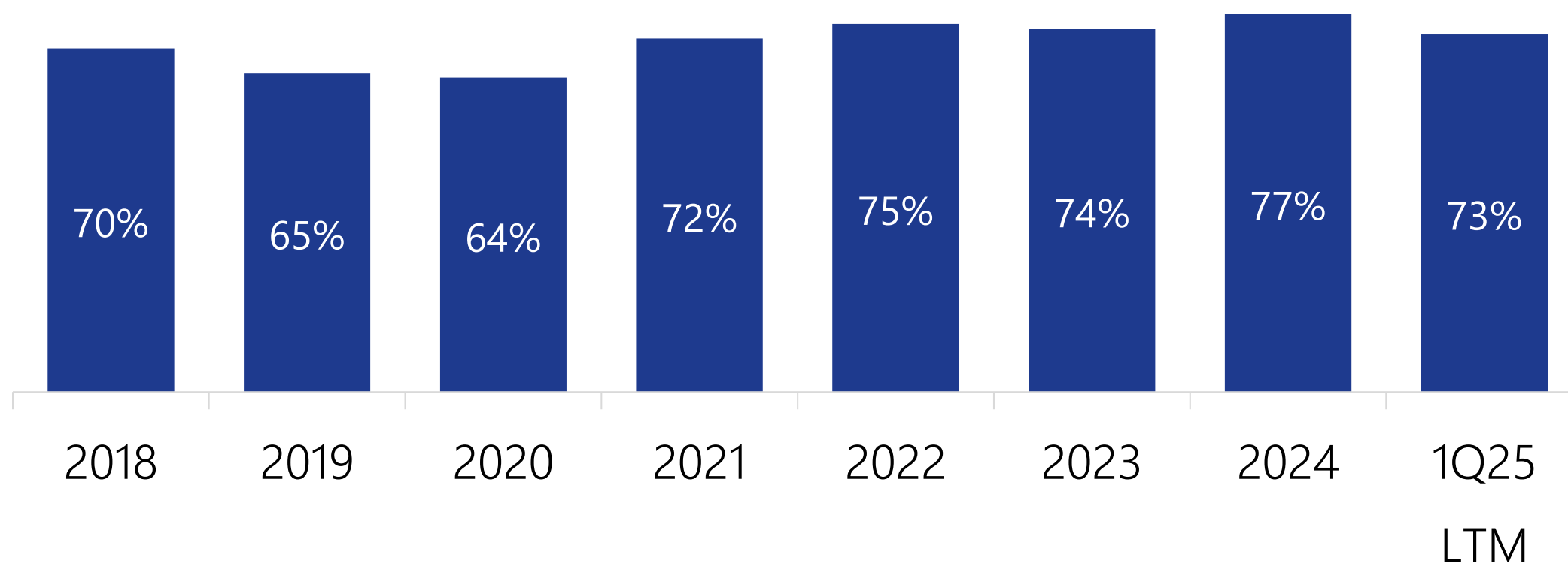


CAGR (2018-24): +34%

Net PSV Sold (R\$ million)



SoS – Sales over Supply LTM (%)



SALES STRATEGY - SHOWROOM EXPERIENCE



PSV: R\$ 268 million
Address: Avenida Thomas Edison, 1006, Barra Funda. São Paulo- SP
Land area: 7,968.98m²
Number of Buildings: 3
Number of elevators: 6 elevators per Building
Number of units: 985
Number of parking Spaces: 160
Number of floors: Buildings 1 and 2 - Ground floor +22 floors | Building 3 – Ground floor + 21 floors
Types: 2 bedrooms apartment
Decorated Unit: 34m²



[CLICK HERE TO WATCH THE VIDEO](#)

SALES STRATEGY - STATISTICS

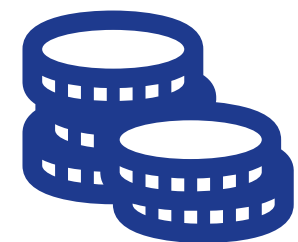


+28.3% of PSV Transferred (R\$ Million)
1Q25 LTM X 1Q24 LTM



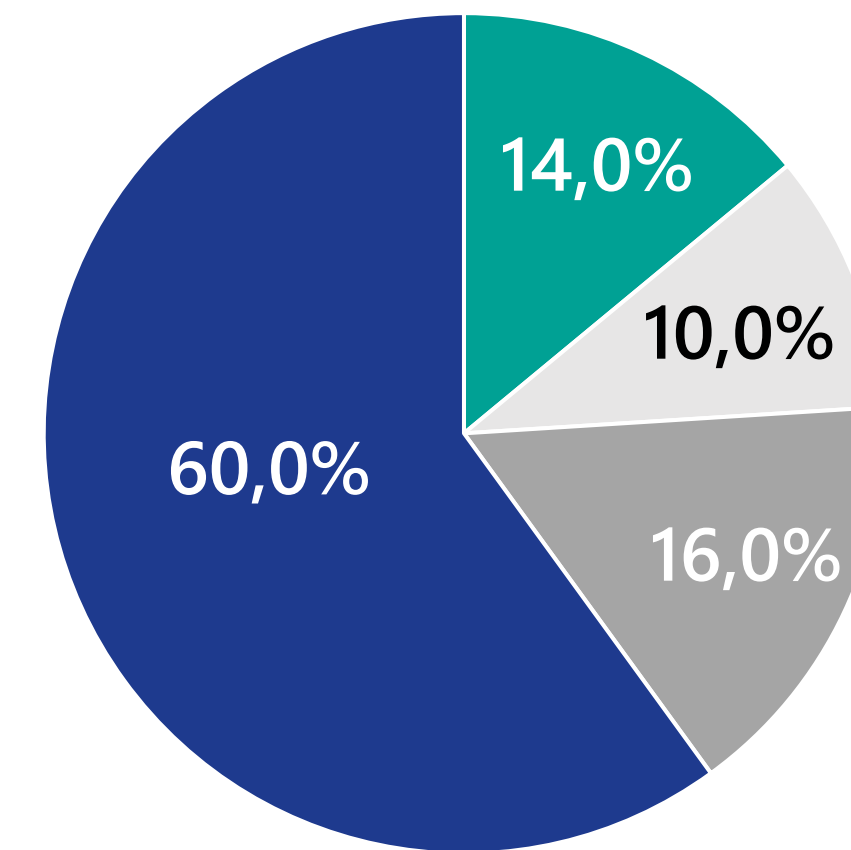
8.04% Average Interest Rate for customer financing in 1Q25.

As follow: 6.22% MCMV, 8.05% MCMV 3,
10.28% SBPE



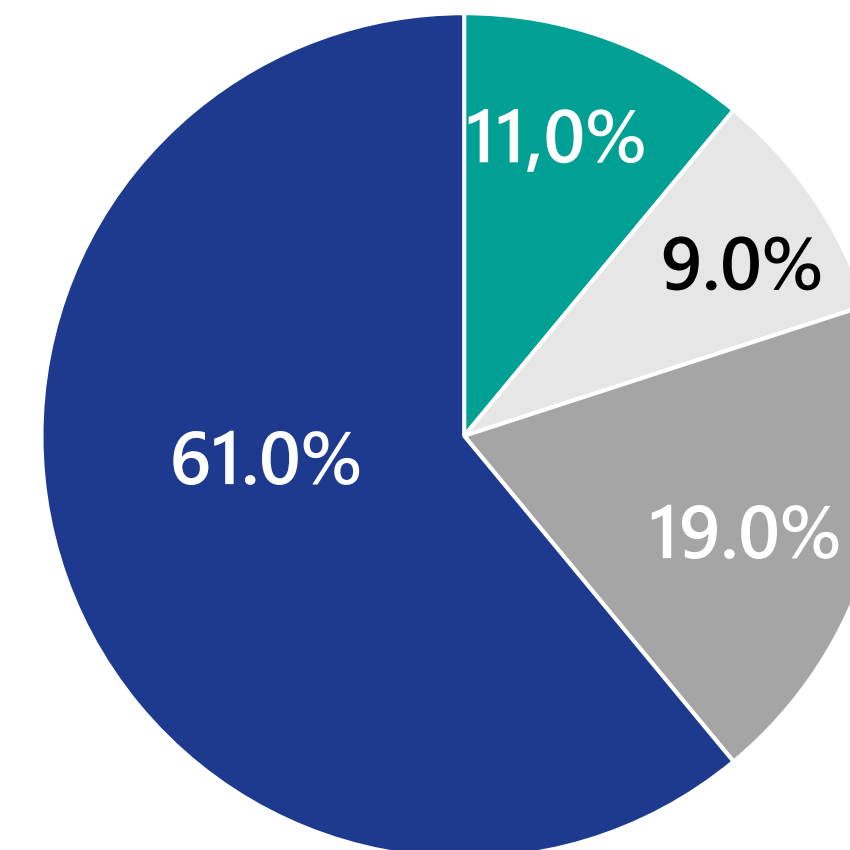
R\$4,469/unit
Average subsidy in 1Q25

Gross Sales 1Q25



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

Gross Sales 1Q25 LTM



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

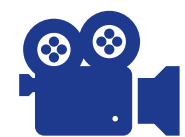
SALES STRATEGY - DIFFERENTIALS



2,000+
Cury Real Estate Agents



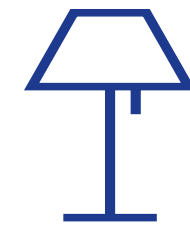
[Real Estate Agents App](#)



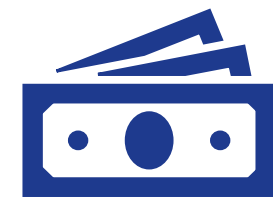
[Manager App](#)



Incentive programs for good paying customers



Decorated unit
In the showroom



Credit analysis at the time of visit to the showroom



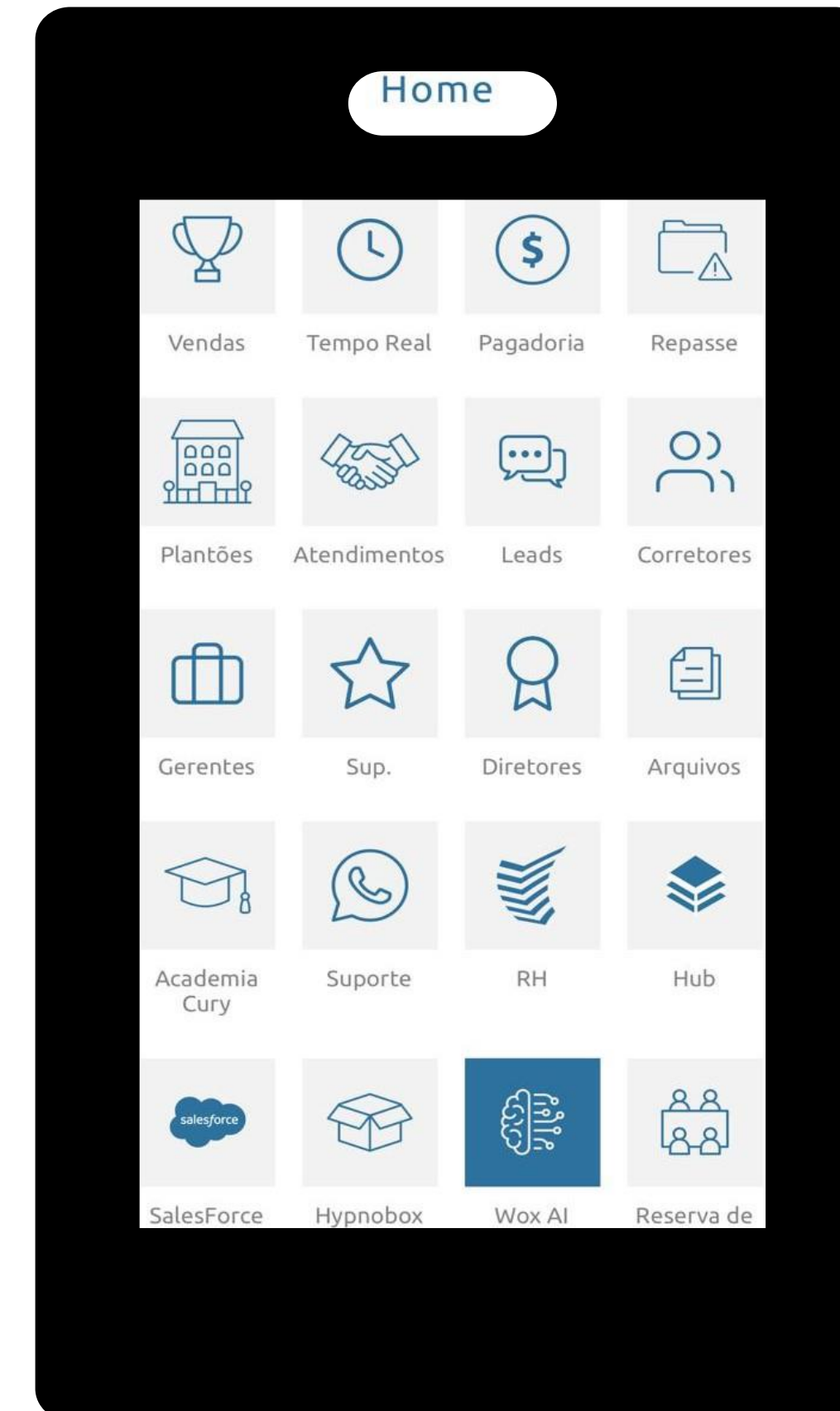
[Learn more about the Program](#)



[Artificial Intelligence at Cury](#)



security project, installing cameras around the perimeter



[Sales Management Application Cury](#)

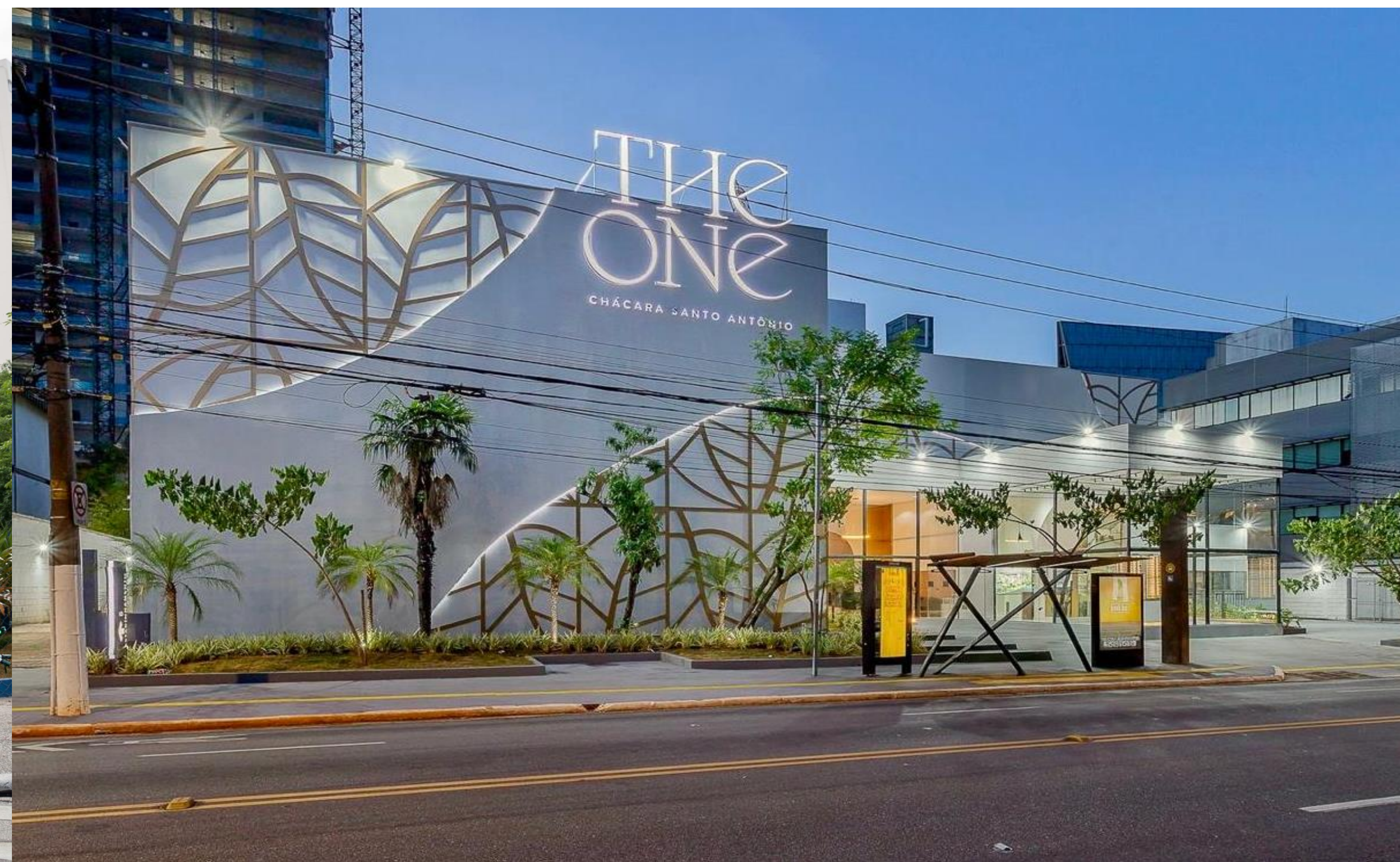


[Click here to watch the broker's launch event](#)

SALES STRATEGY - Showroom Evolution and Redesign- São Paulo and Rio de Janeiro



Showroom SP 2021



Current Showroom SP

SALES STRATEGY - Showroom Evolution and Redesign- São Paulo and Rio de Janeiro



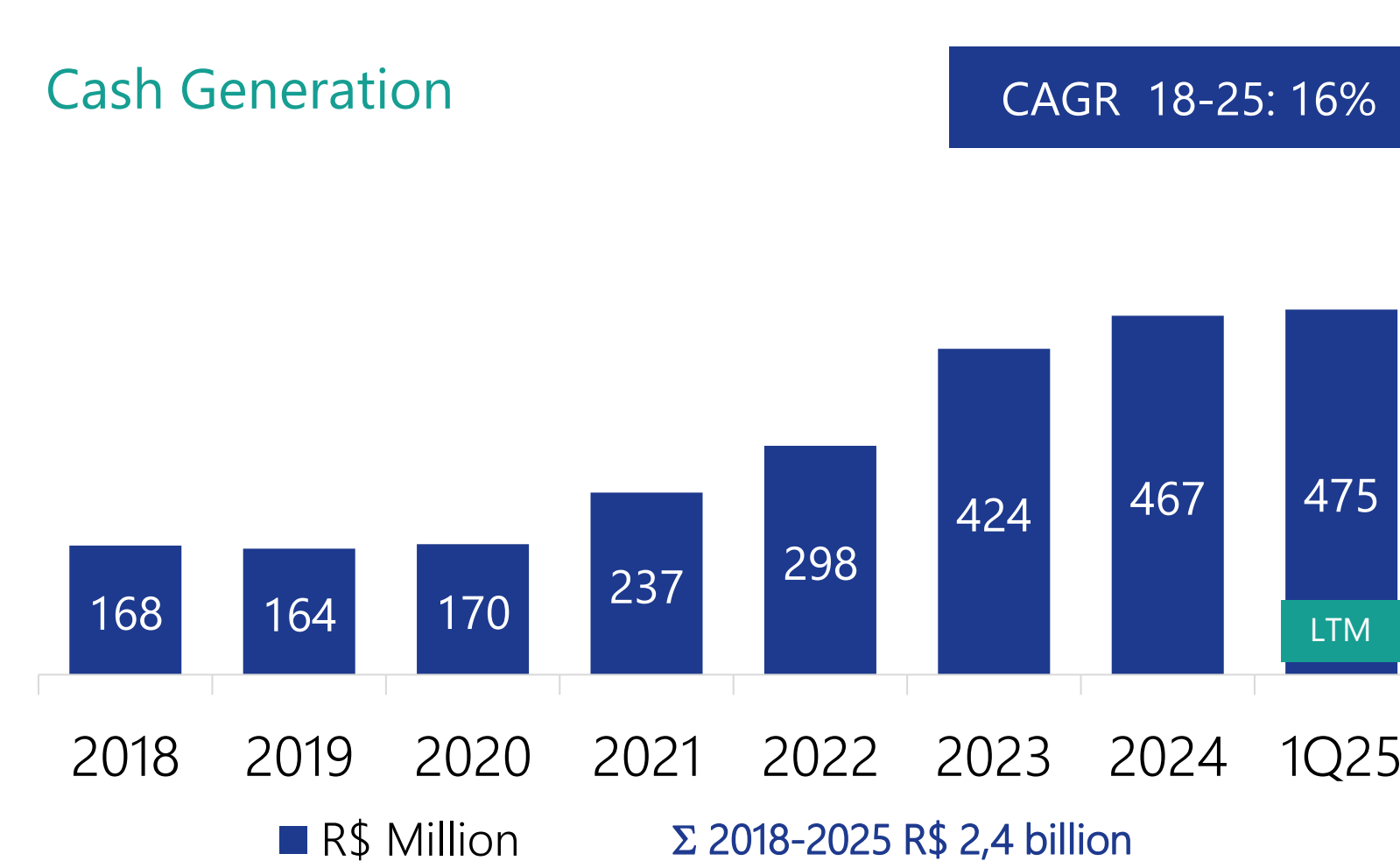
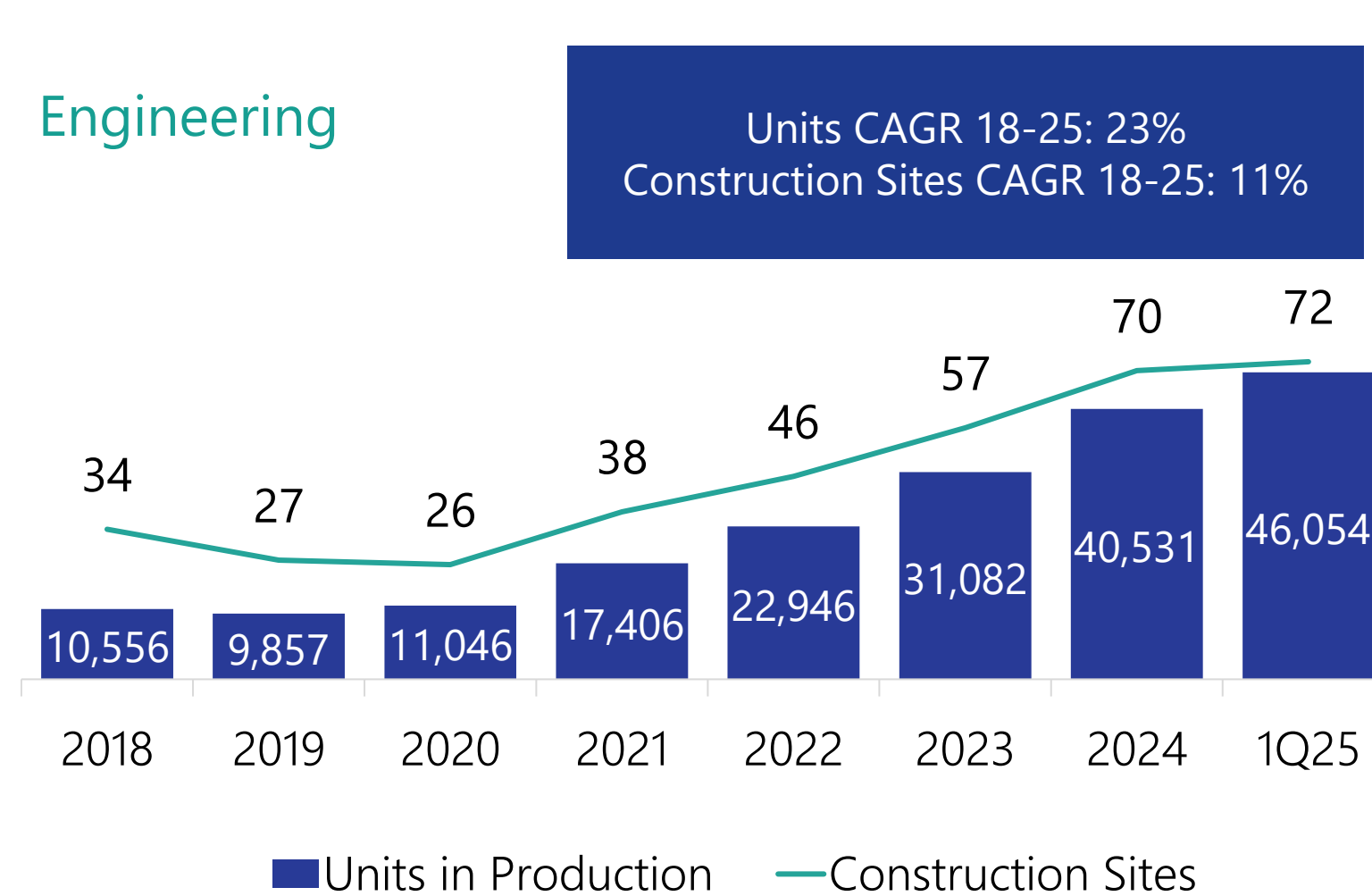
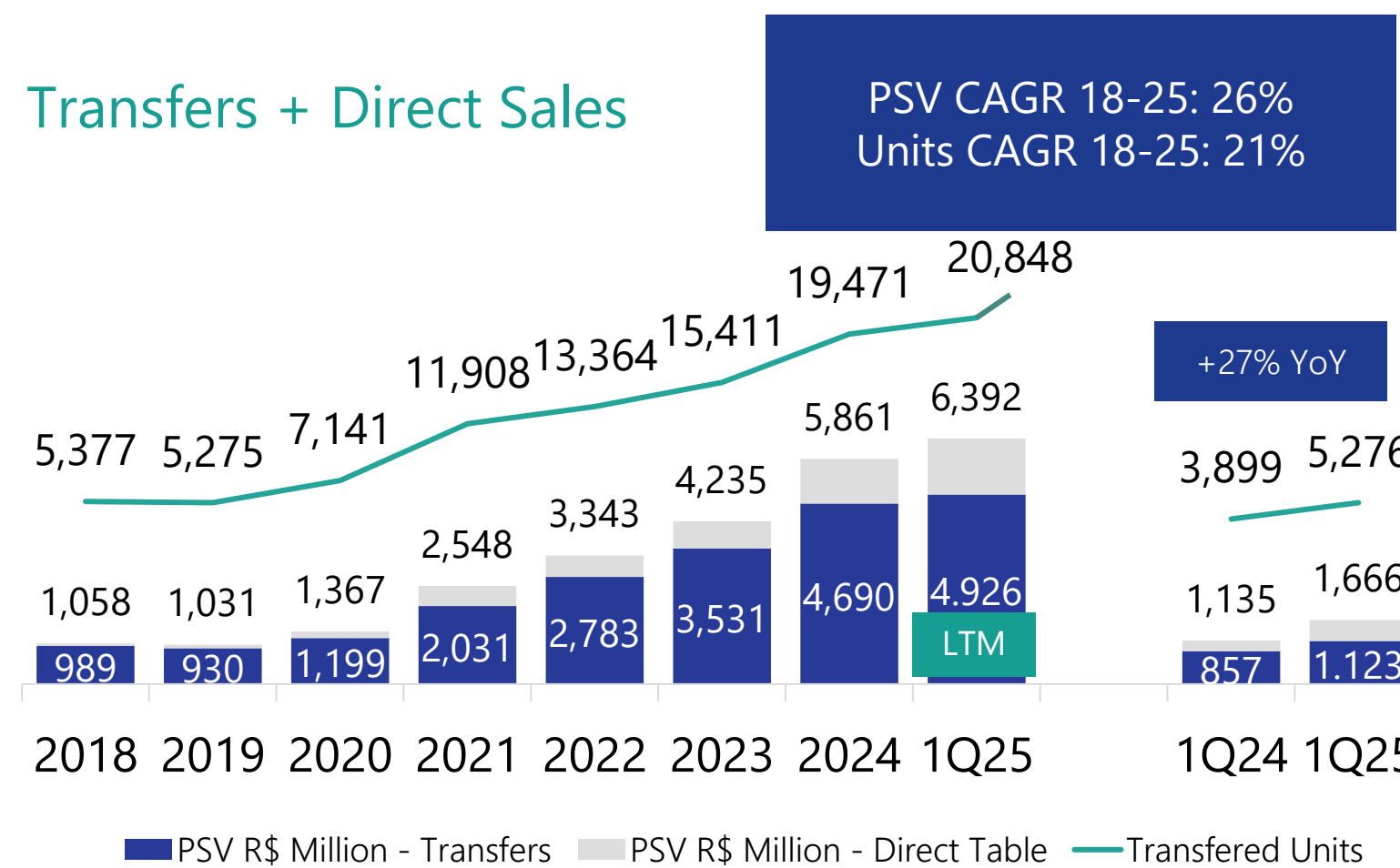
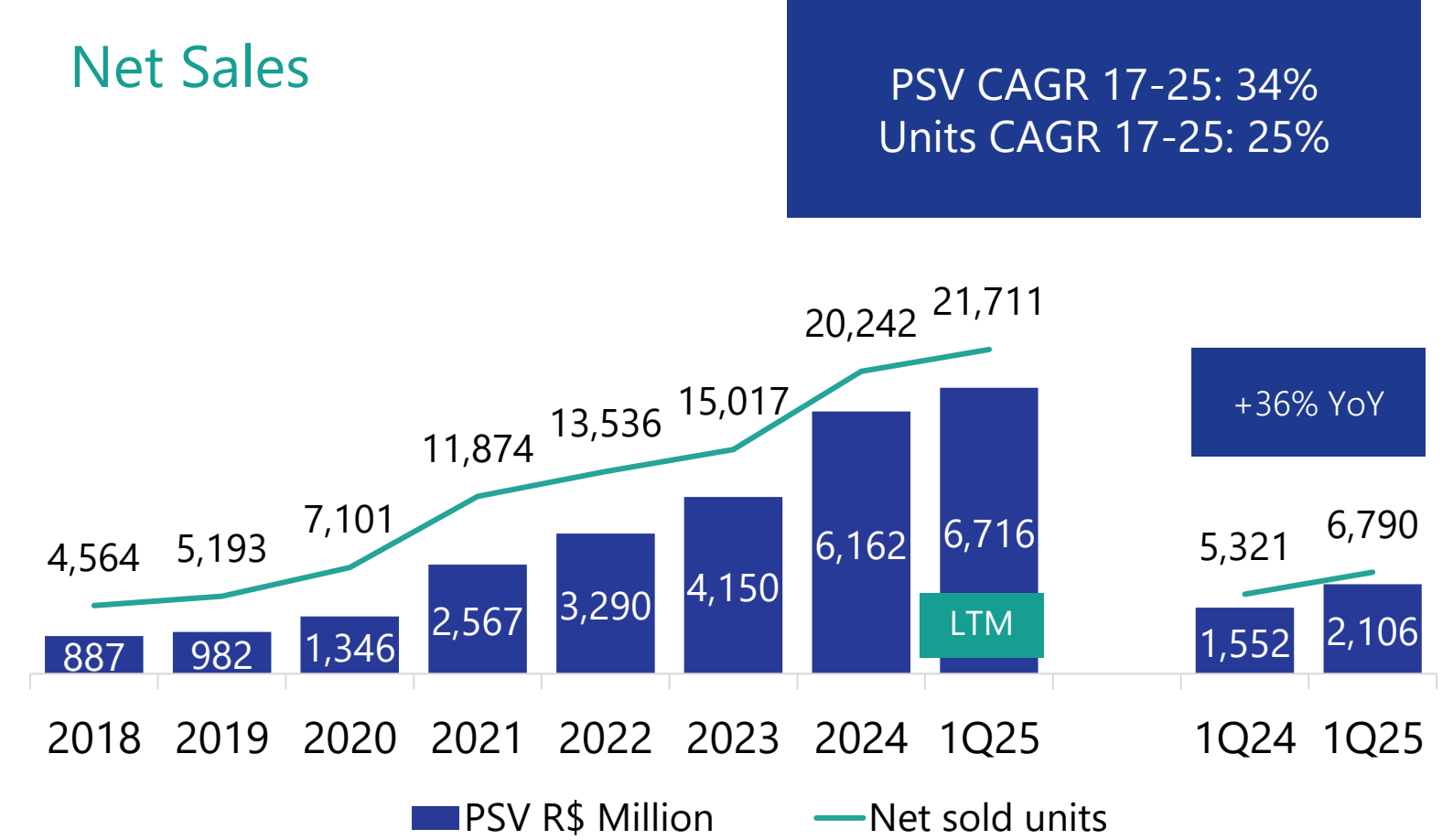
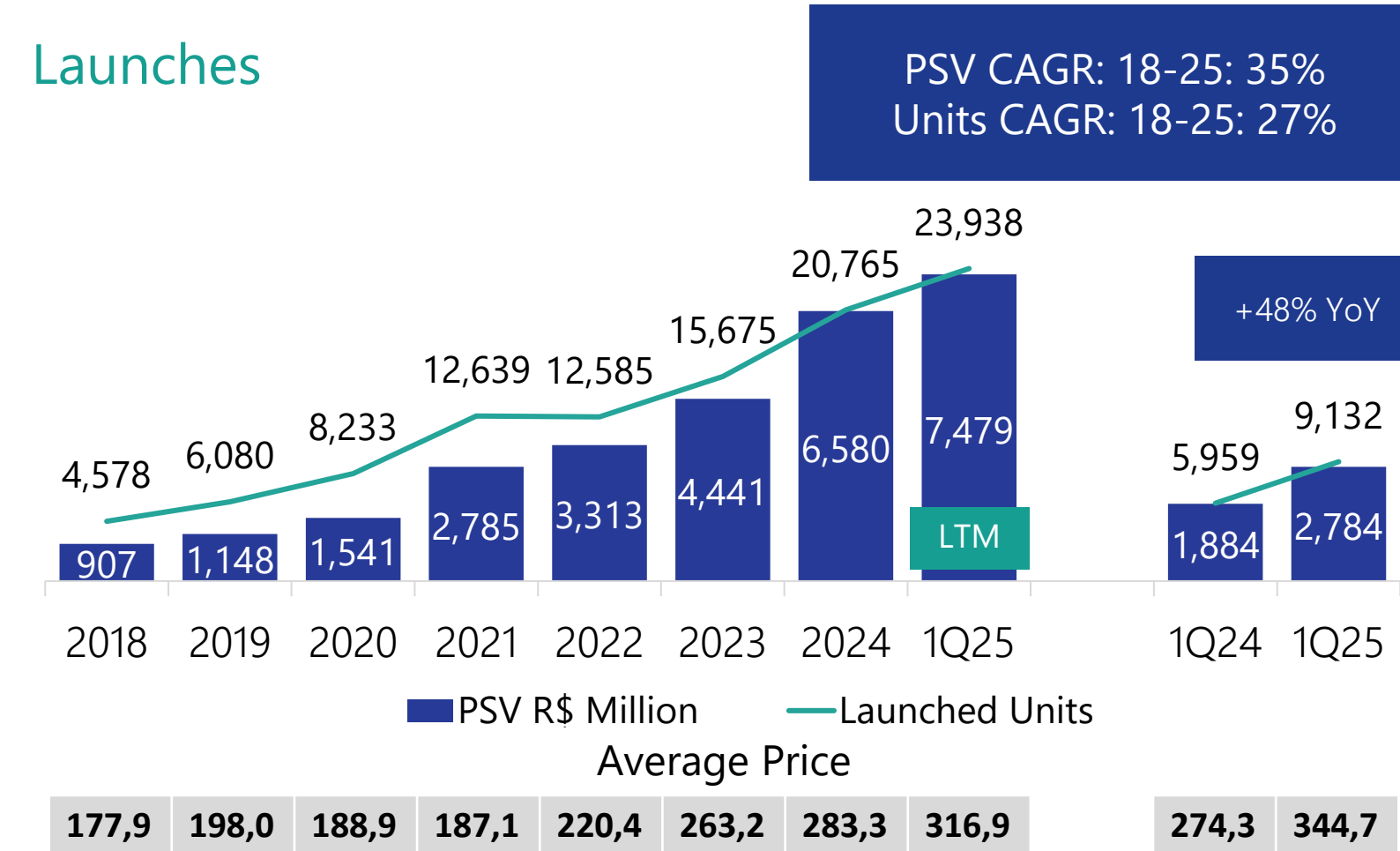
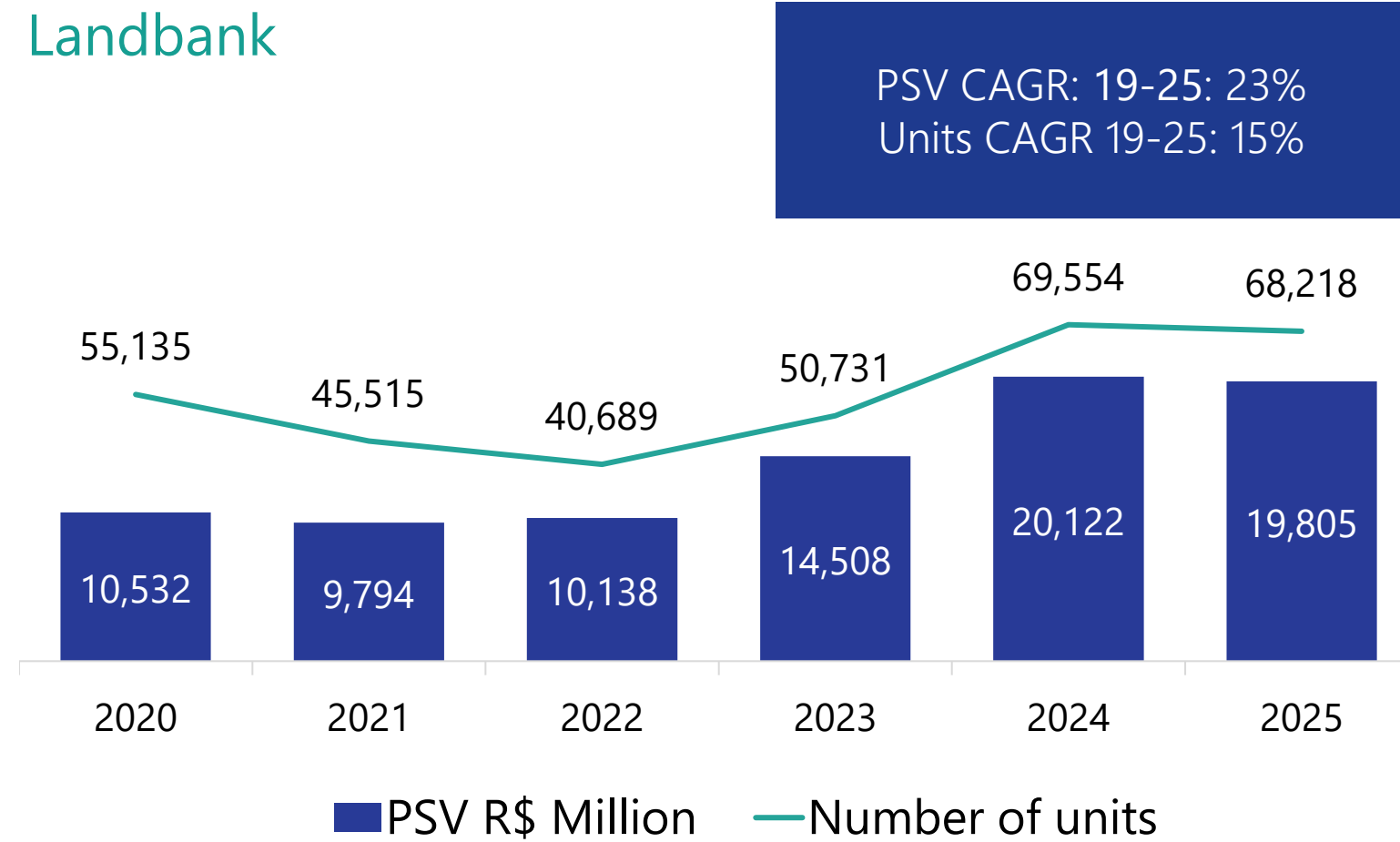
Showroom RJ 2021



Current Showroom RJ

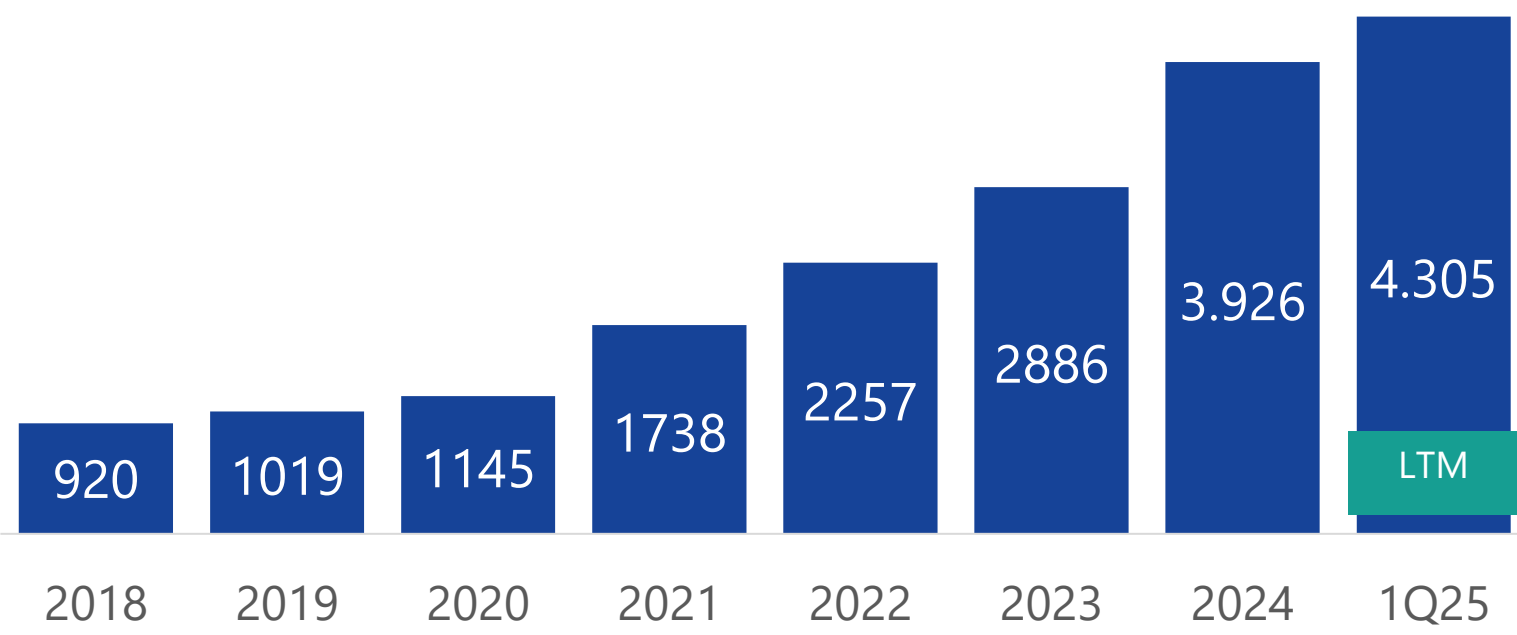
FINANCIAL AND OPERATIONAL HISTORY

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



FINANCIAL AND OPERATIONAL HISTORY

Net Revenue

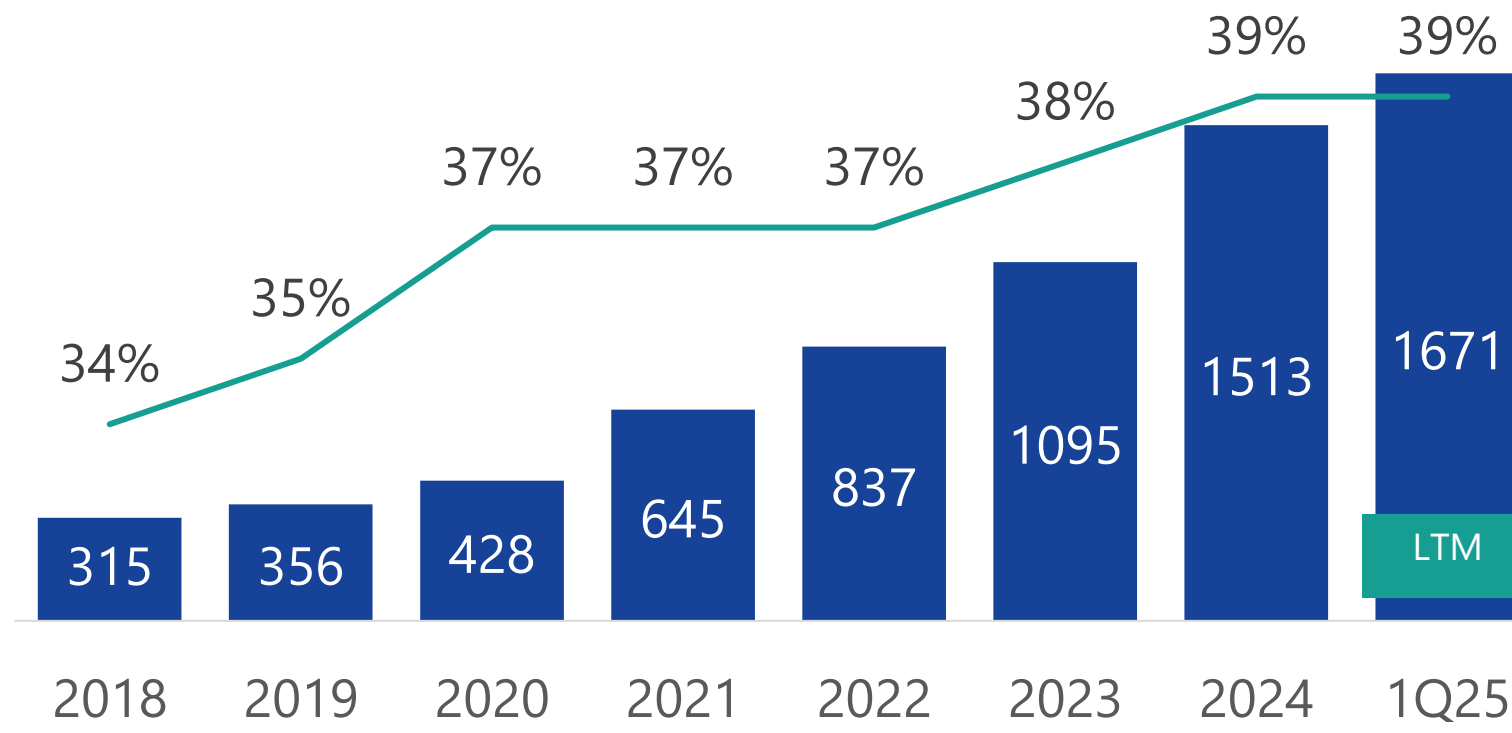


■ Net Revenue

CAGR 18-25: 25%

Σ 2018-2025 R\$ 18.2 billion

Gross Profit and Margin

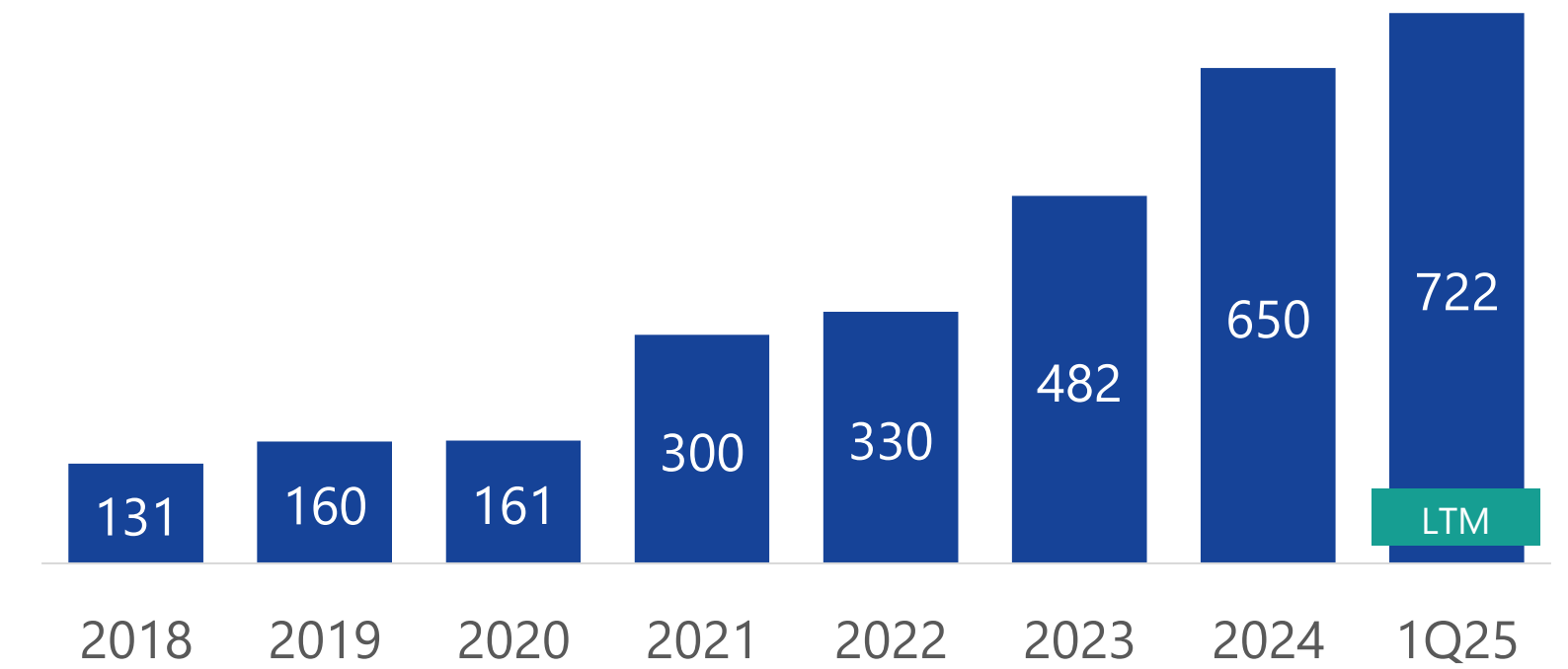


■ Gross Profit — Gross Margin

CAGR GP 18-25: 27%

Σ 2018-2025 R\$ 6.9 billion

Net Income

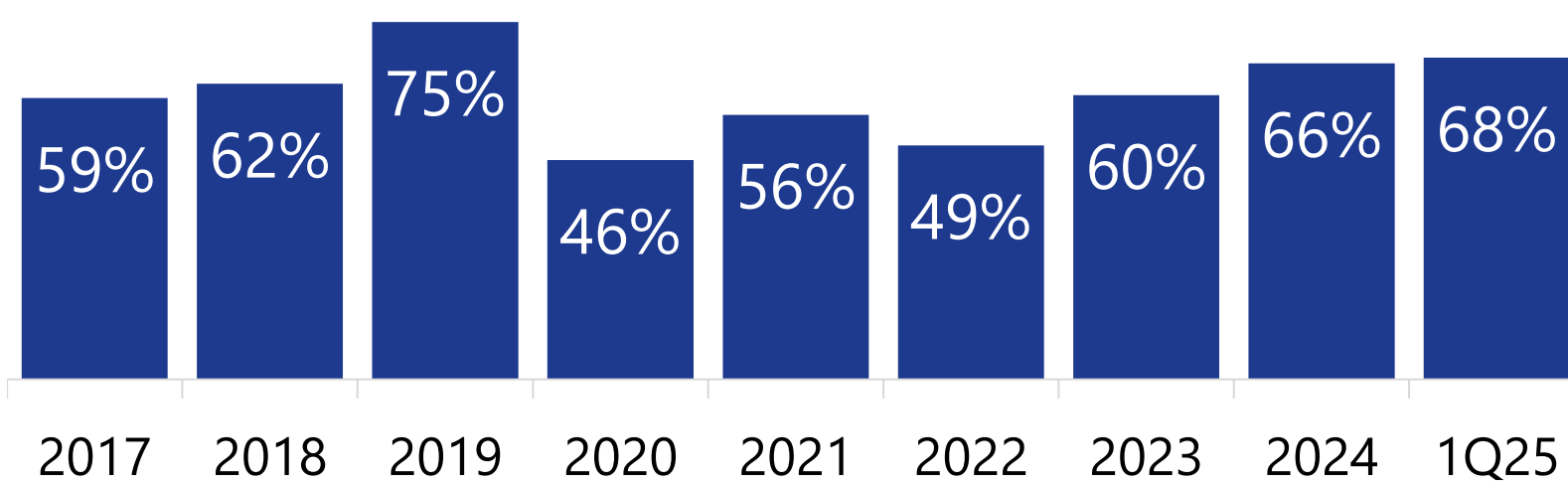


■ Net Income % Cury (R\$ Mi)

CAGR 18-25: 27,6%

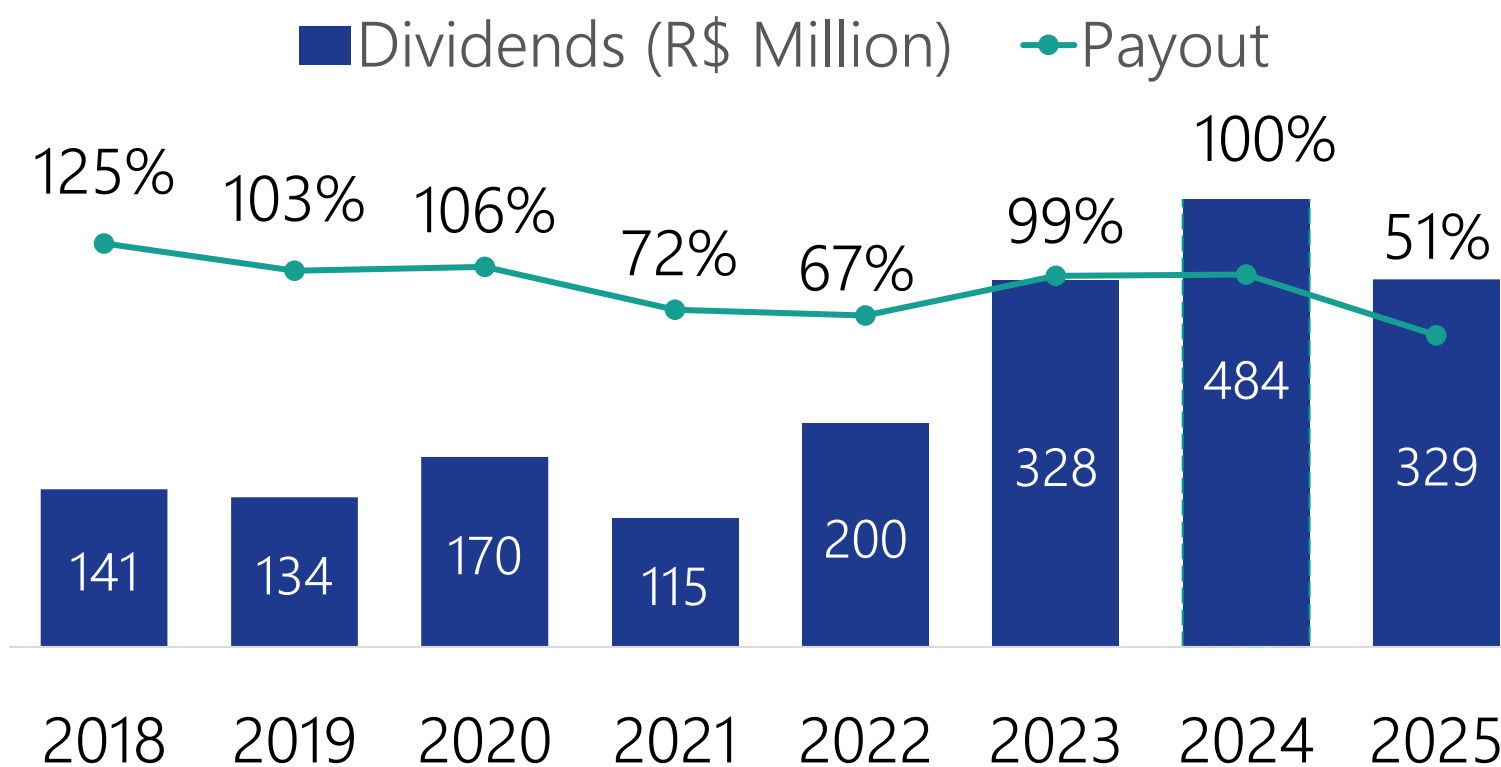
Σ 2018-2025 R\$ 2.9 billion

ROE - Return On Equity (Net Income/Equity)



■ ROE % Cury

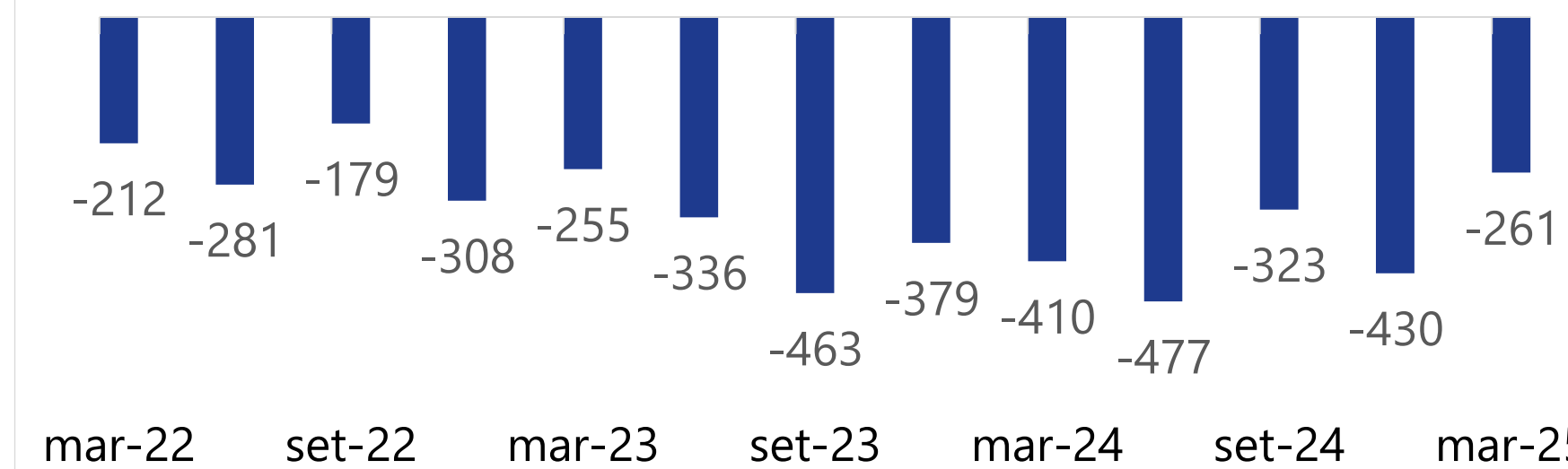
Dividends Distributed and Payout Ratio



■ Dividends (R\$ Million) — Payout

Σ 2017-2025 R\$ 1.9 billion

Net Debt – R\$ MM

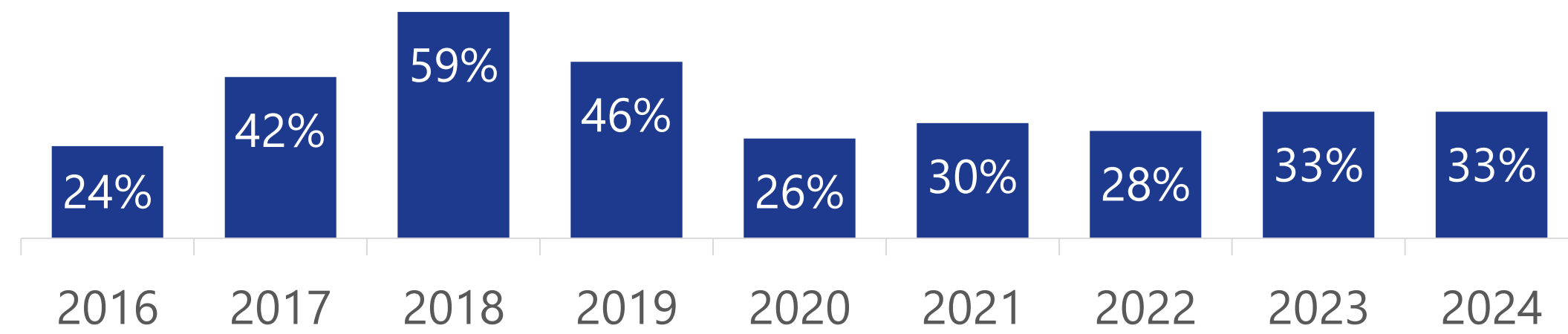


■ Net Debt

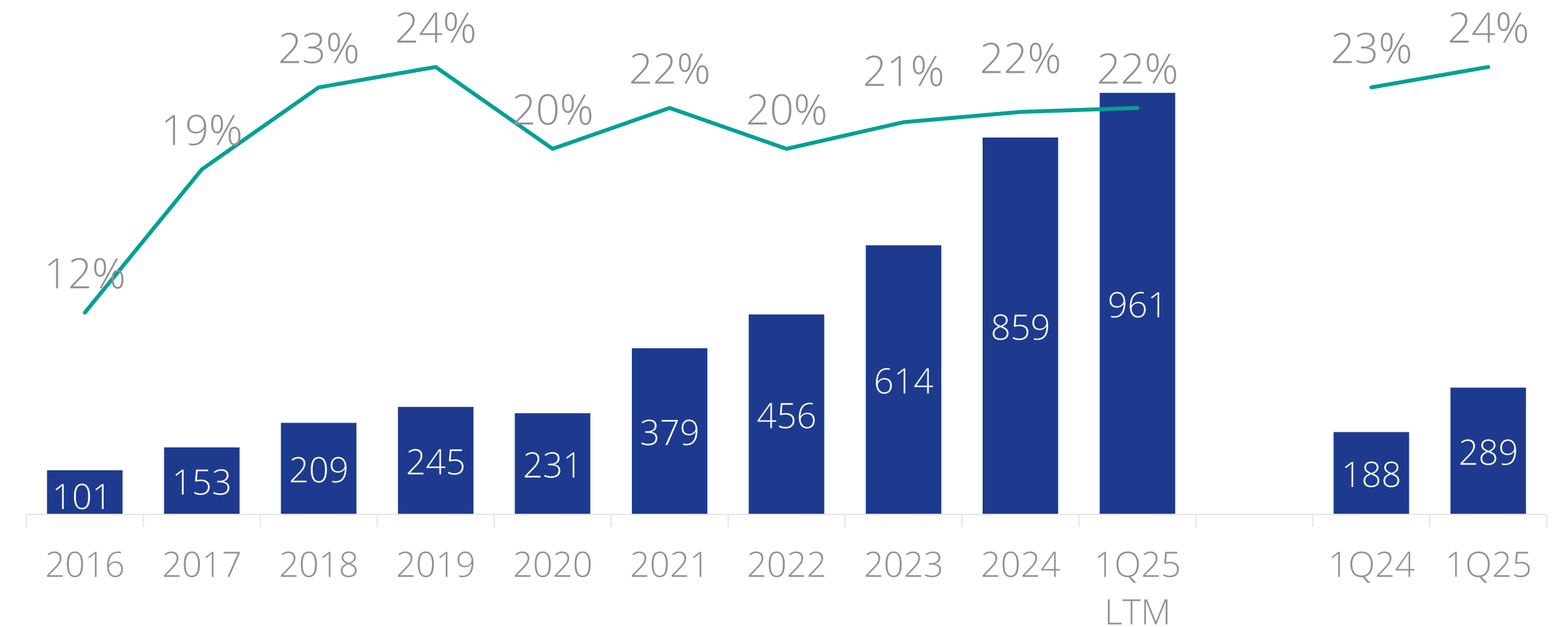
FINANCIAL AND OPERATIONAL HISTORY

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

ROIC - Return On Invested Capital

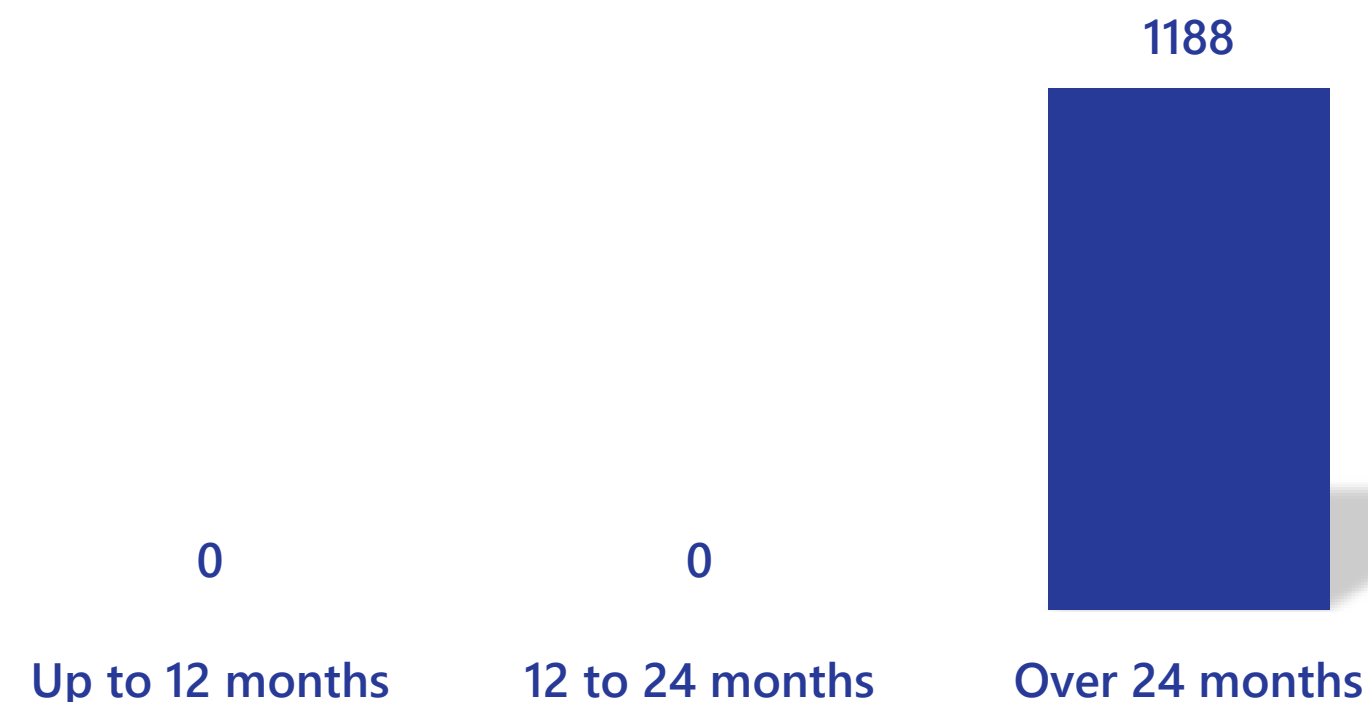


Adjusted EBITDA



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

Amortization schedule 03/31/2025 of Corporate Debt (R\$ million)



CORPORATE GOVERNANCE STRUCTURE

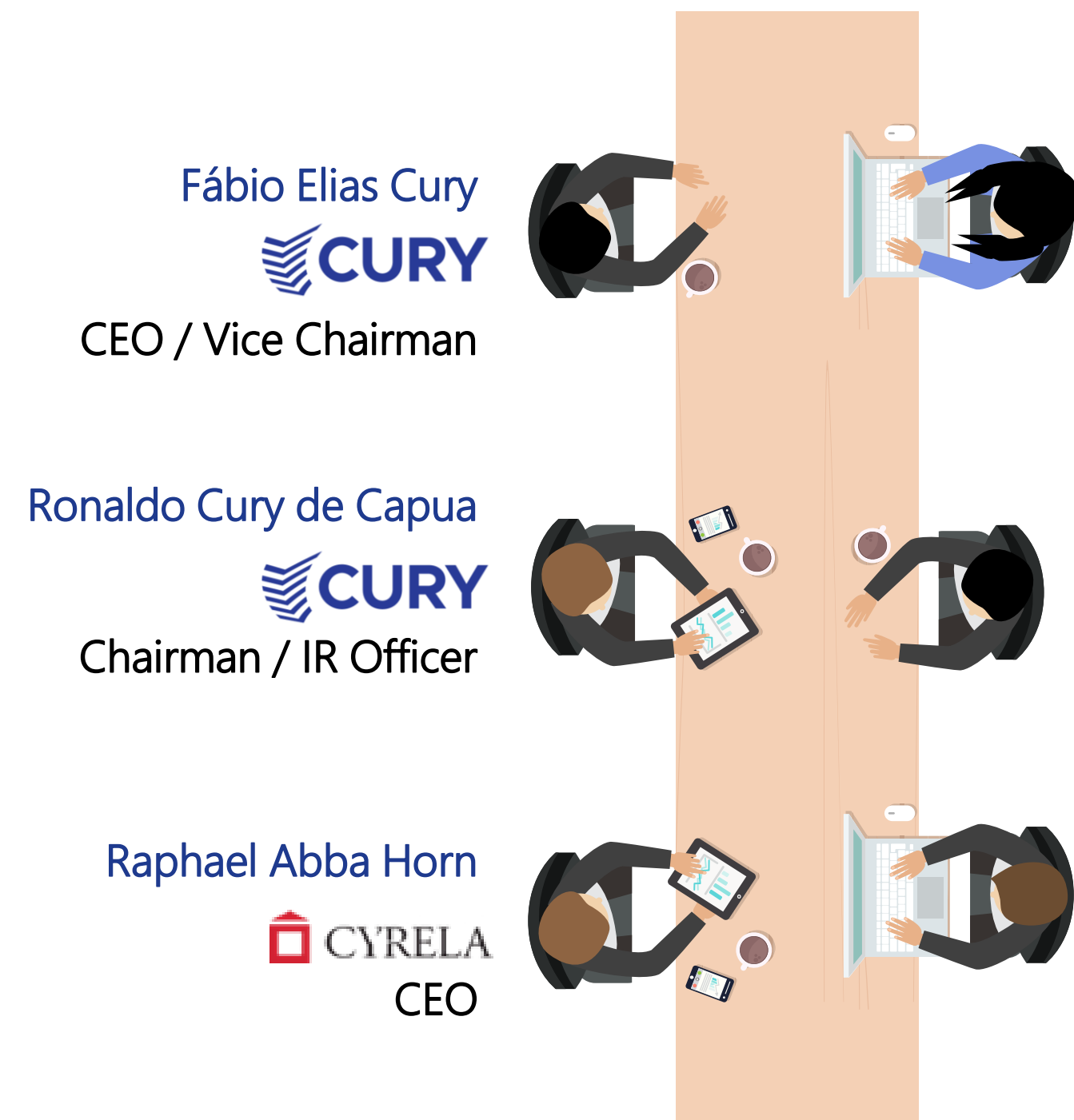
Board of Directors



- 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

- People Commission**
- Gender
 - Race
 - LGBTQIAPN+
 - PwD



Miguel Mickelberg
CYRELA CFO



Ownership	% ON
Cyrela Brazil Realty	18.53
Fabio Elias Cury	19.72
Cury Empreend.	12.67
Other controllers	2.78
Others (Free Float)	46.30
Total	100.0

32.39% Cury Controller



SUSTANTABILITY REPORT

Management Team



Fábio Elias Cury
CEO

João Carlos Mazzuco, CFA
CFO

Paulo B. Curi
Engineering VP

Ronaldo Cury de Capua
IRO

Leonardo M. da Cruz
Comercial and New Business VP

Sabrina Gonçalves
COO

Bruna Santini
Incorporation Director

Giuseppe F. Vergara
Engineering Director São Paulo

David A. Nonno
Engineering Director Rio de Janeiro

Experience (Years)

+32

+25

+32

+23

+18

+22

+16

+27

+27

Education



CURY'S STRATEGY TO MAINTAIN HIGH ROE LEVELS

1

Leadership

One of the biggest 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

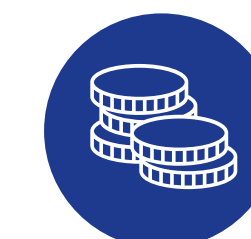
Sales strategy with a 70% target in transfers within 6 months

9

Construction and engineering methods highly efficient and flexible

10

High dividend payout



THANK YOU!

Ronaldo Cury de Capua – IRO
Nádia Santos – IR Manager
João Vitor Varricchio – IR Supervisor
Thiago Leal – IR Analyst
Mariana Sarmento – IR Intern



CURY
B3 LISTED NM

ICON B3
IGCT B3

IMOB B3
IGCX B3

IBRA B3
IGNM B3

SMLL B3
ITAG B3





Institutional Investor

LATAM REAL STATE SMALL CAPS

- | COMBINED | BUY SIDE | SELL SIDE |
|---------------------------------|---------------------------------|-----------------|
| BEST CEO | BEST CEO | BEST CEO |
| BEST CFO | BEST CFO | BEST IR TEAM |
| BEST IR PROFESSIONAL | BEST IR PROFESSIONAL | BEST IR PROGRAM |
| BEST IR TEAM | BEST IR TEAM | |
| BEST IR PROGRAM | BEST IR PROGRAM | |
| BEST ESG | BEST ESG | |
| BEST ANALYST/
INVESTOR EVENT | BEST ANALYST/
INVESTOR EVENT | |

LATAM REAL STATE OVERALL

- | COMBINED | BUY SIDE | SELL SIDE |
|----------------------|----------------------|-----------------|
| BEST CEO | BEST CEO | BEST CEO |
| BEST CFO | BEST CFO | BEST IR TEAM |
| BEST IR PROFESSIONAL | BEST IR PROFESSIONAL | BEST IR PROGRAM |
| BEST IR TEAM | BEST IR TEAM | |
| BEST IR PROGRAM | BEST IR PROGRAM | |
| BEST ESG | | |

