



DIVULGAÇÃO DE RESULTADOS 2T25

06 DE AGOSTO DE 2025

Relações com Investidores
ri@cury.net

CEO



Fabio Elias Cury

VP Comercial



Leonardo Mesquita

DRI

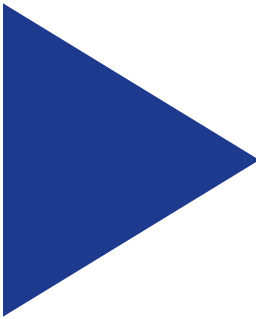


Ronaldo Cury

CFO



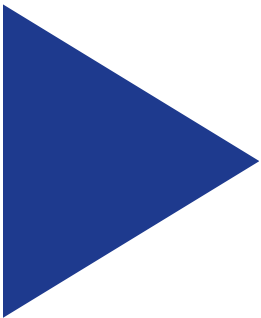
João Mazzuco, CFA

A solid blue triangle pointing to the right, positioned to the left of the name "Ronaldo Cury".

Ronaldo Cury

DRI, Diretor de Relações Institucionais e de Crédito Imobiliário



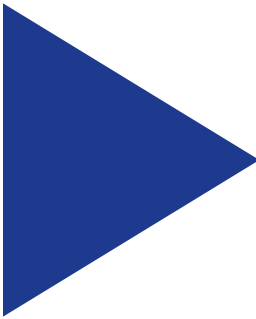
A solid blue triangle pointing to the right, positioned to the left of the CEO's name.

Fabio Cury
CEO



MENSAGEM DA ADMINISTRAÇÃO

A decorative graphic in the bottom right corner consisting of several horizontal bars of varying lengths, stacked vertically, resembling a staircase or a series of steps.

A large, solid blue triangle pointing to the right, positioned to the left of the name "Ronaldo Cury".

Ronaldo Cury

DRI, Diretor de Relações Institucionais e de Crédito Imobiliário



DESTAQUES DO 2T25

VGv Lançado

R\$ 2,2 BI

↑ +28,3% vs. 2T24



Vendas Líquidas

R\$ 2,3 BI

↑ +29,3% vs. 2T24



Landbank

R\$ 21,1 BI

↑ +20,1% vs. 2T24

Geração de Caixa

R\$ 103,3 MI

25º trimestre consecutivo de geração de caixa positiva



Receita Líquida

R\$ 1,3 BI

↑ +34,9% vs. 2T24

Margem Bruta Ajustada

39,8%

↑ +1,3 p.p. vs. 2T24

Margem Líquida

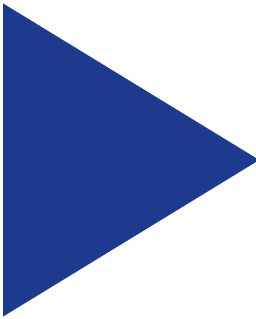
19,8%

↑ +2,2 p.p. vs. 2T24

ROE

70,1%

↑ +8,1 p.p. vs. 2T24

A solid blue triangle pointing to the right, positioned to the left of the name.

Leonardo Mesquita

Vice Presidente Comercial



DESTAQUES DE LANÇAMENTOS – VENDAS ATUALIZADAS ATÉ 04/08/2025

São Paulo

The One Granja Julieta



Abr/2025

VGv R\$ 221 MM

Zona Sul

98% vendido

Cidade Villa Lobos - Maestro



Mai/2025

VGv R\$ 203 MM

Zona Oeste

97% vendido

Rio de Janeiro

Residencial Pixinguinha



Mai/2025

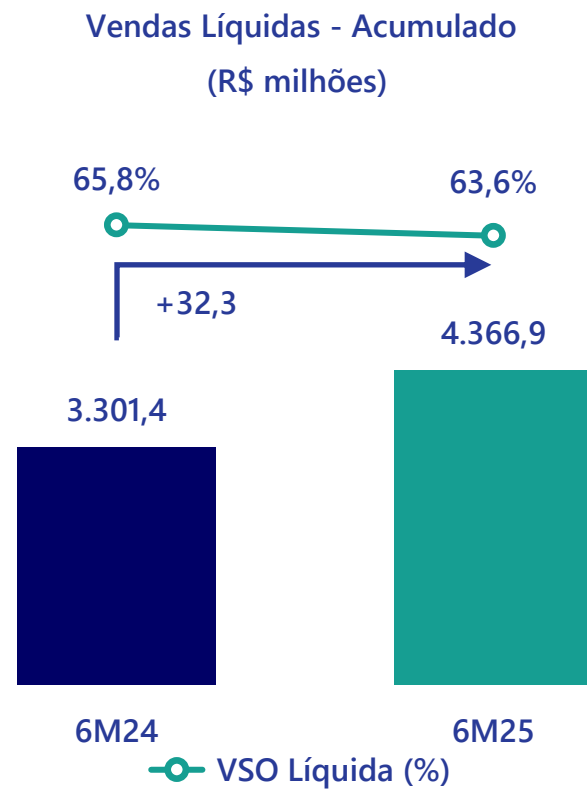
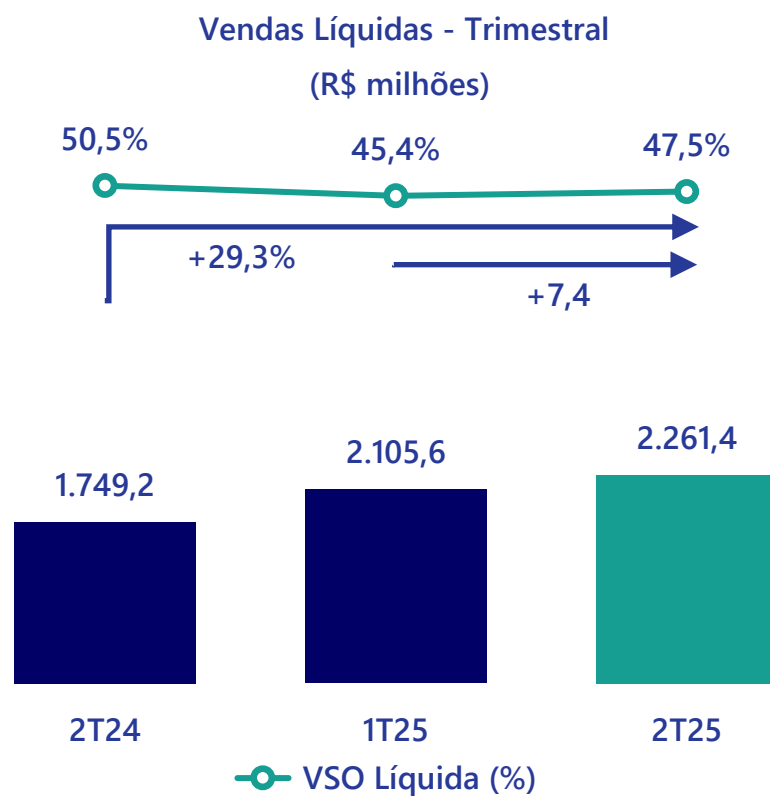
VGv R\$ 397 MM

Porto

77% vendido

9 empreendimentos no 2T25
VGv de R\$ 2.225,3 milhões

INDICADORES OPERACIONAIS

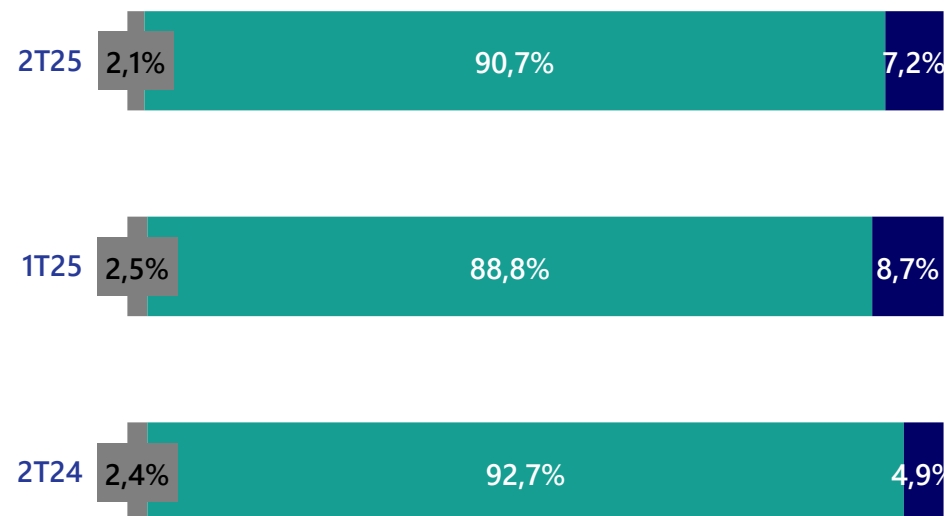


ESTRATÉGIA DE VENDAS

FOCADA NAS FAIXAS MAIS ALTAS E FORA DO PROGRAMA MCMV

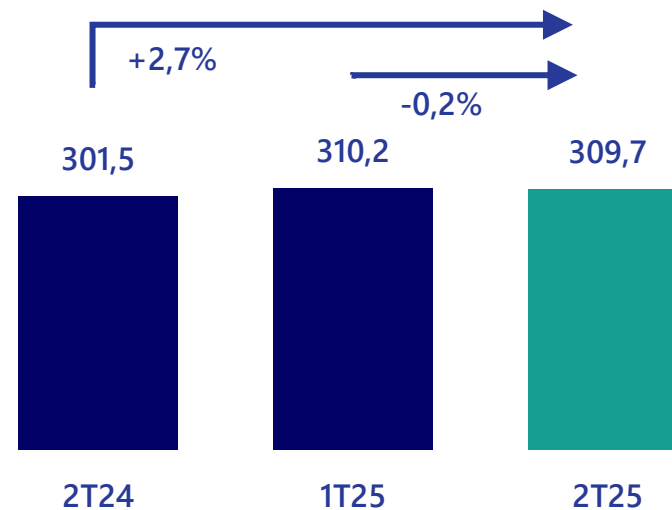


% de participação por faixa de preço

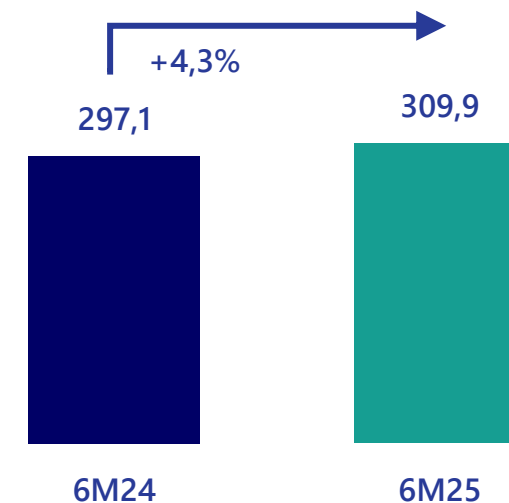


■ Até R\$ 220.000 ■ Entre R\$ 220.000 e R\$ 500.000 ■ Acima R\$ 500.000

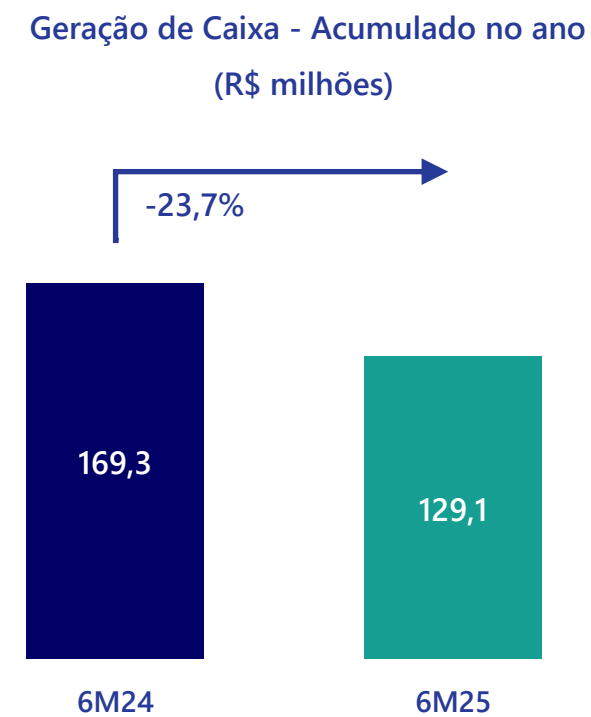
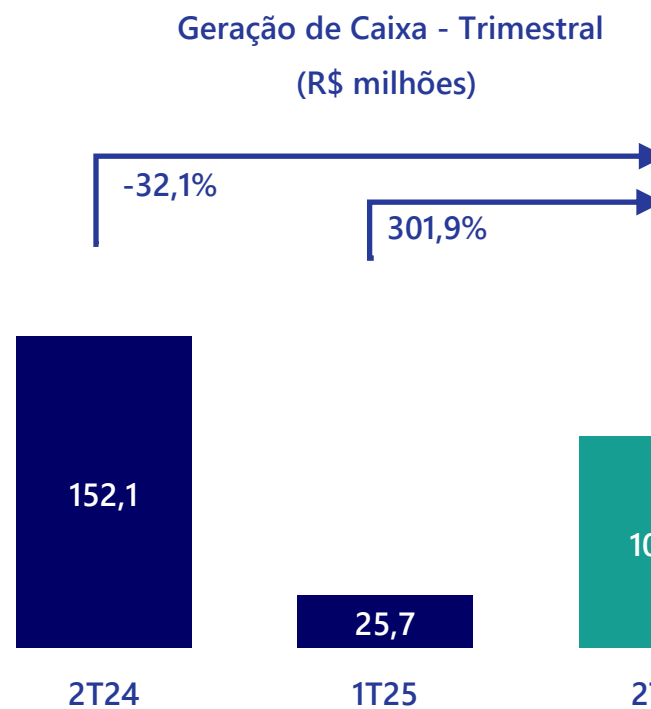
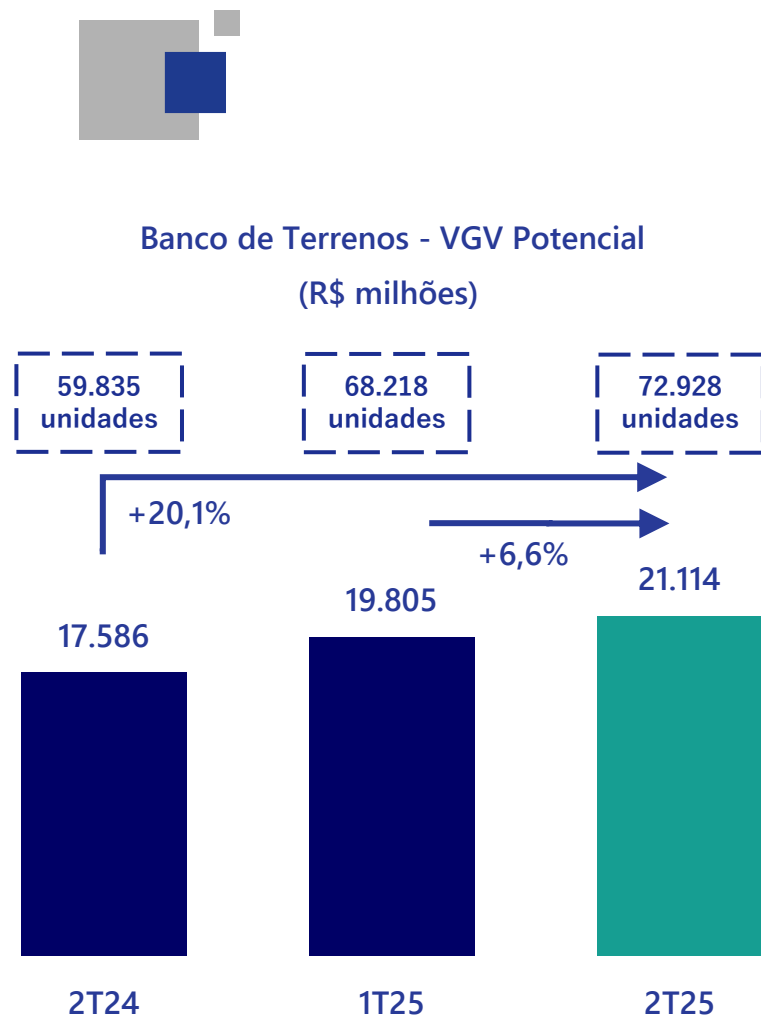
Preço Médio por unidade - Trimestral
(R\$ mil)

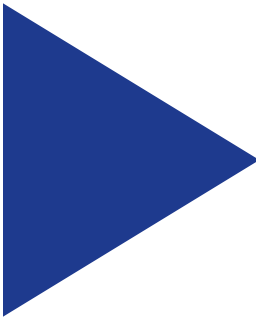


Preço Médio por unidade - Acumulado no ano
(R\$ mil)



INDICADORES OPERACIONAIS





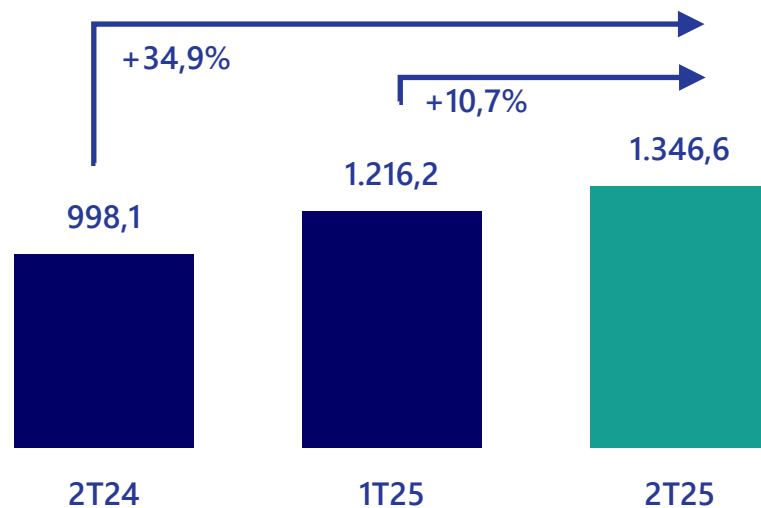
João Mazzuco, CFA
CFO



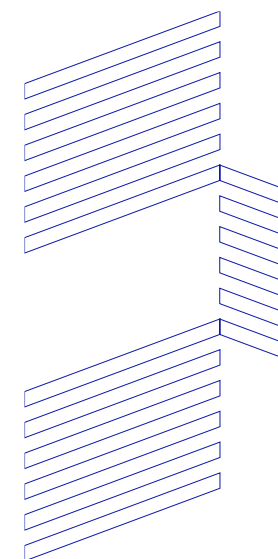
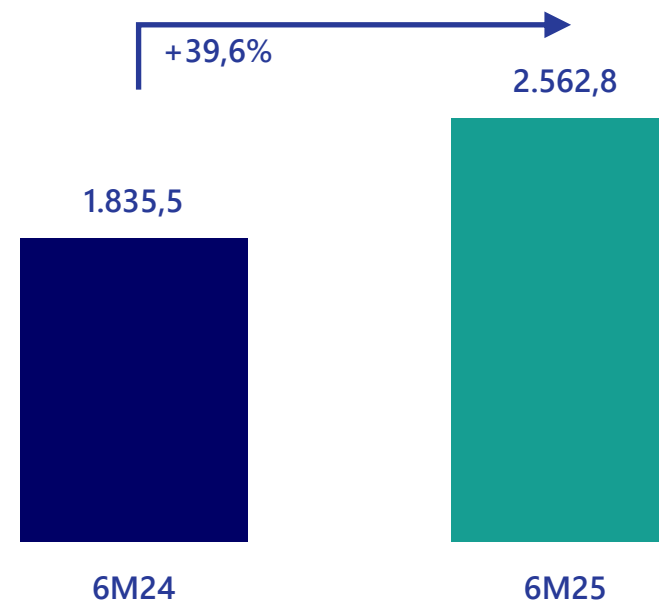
INDICADORES FINANCEIROS



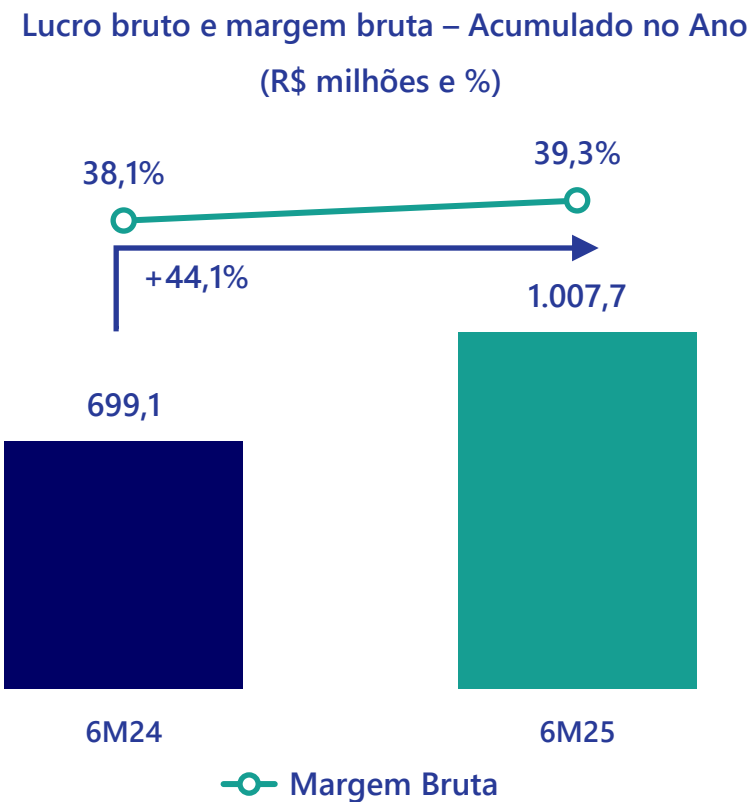
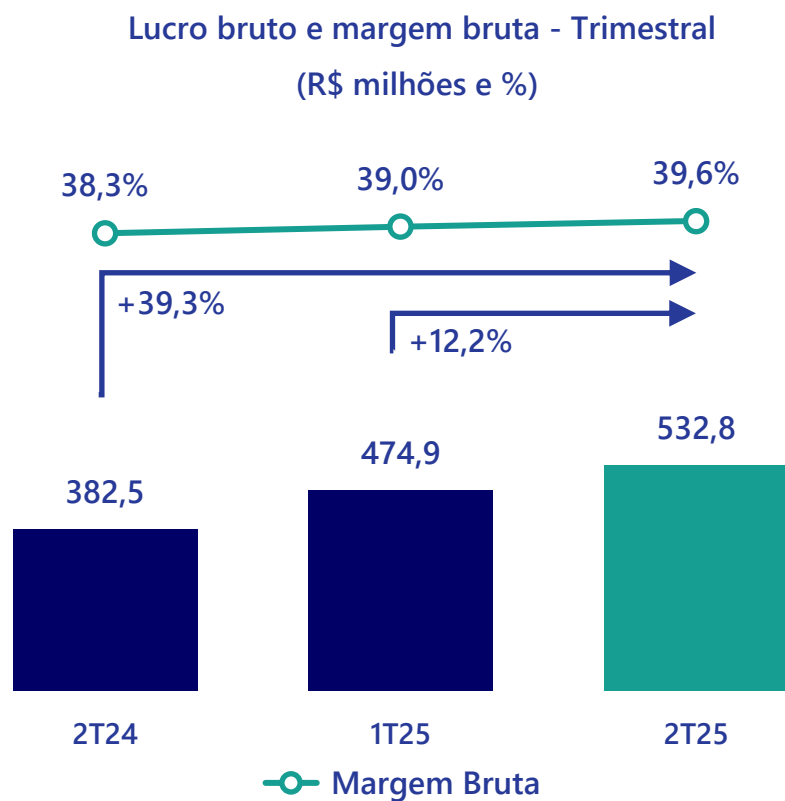
Receita líquida - Trimestral
(R\$ milhões)



Receita líquida – Acumulado no ano
(R\$ milhões)



INDICADORES FINANCEIROS

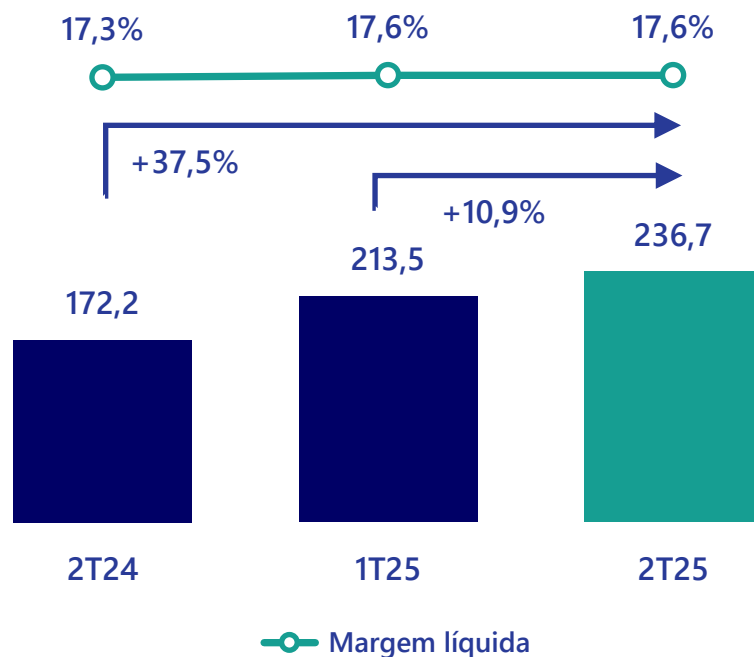


Margem Bruta Ajustada 2T25: 39,8% 6M25: 39,5%

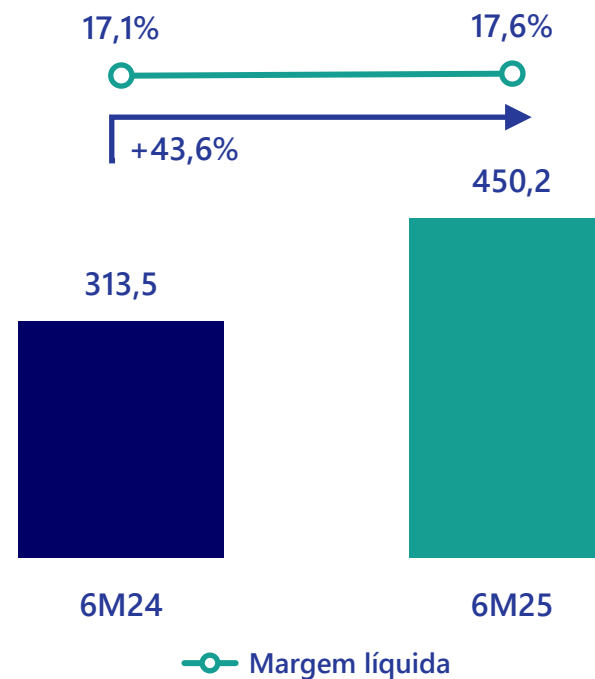
INDICADORES FINANCEIROS



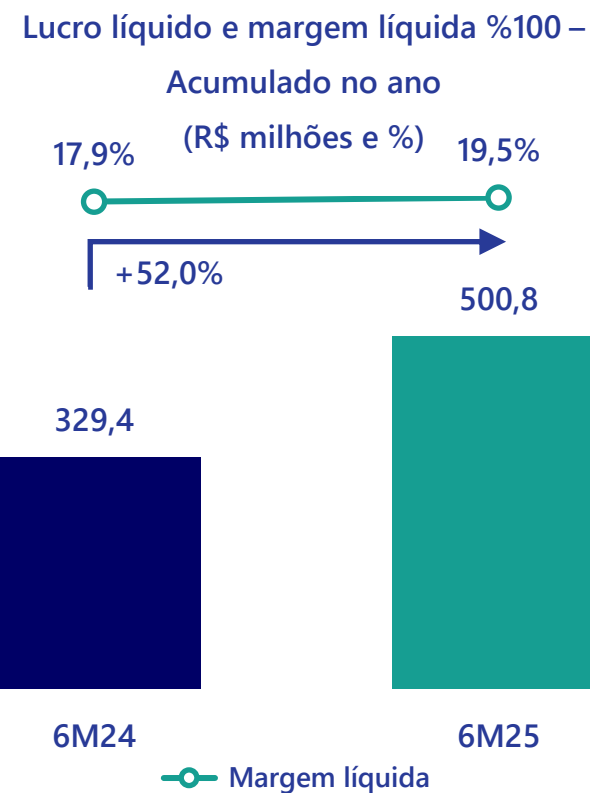
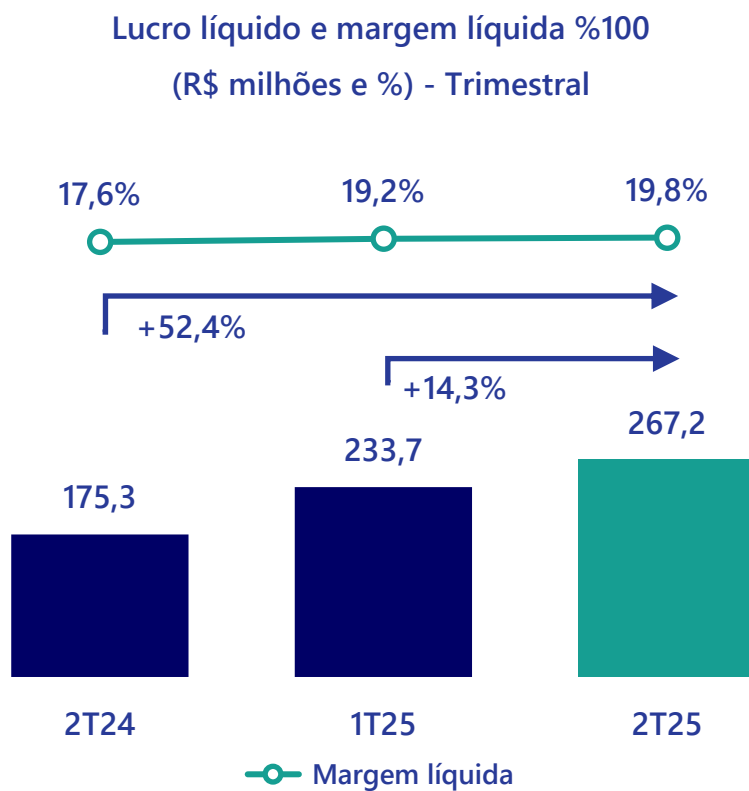
Lucro líquido e margem líquida %Cury -
Trimestral
(R\$ milhões e %)



Lucro líquido e margem líquida %Cury -
Acumulado no ano
(R\$ milhões e %)



INDICADORES FINANCEIROS



INDICADORES FINANCEIROS

R\$ 1.530,9 MI

em Caixa e Equivalentes, crescimento de 8,1% frente ao 31-12-2024

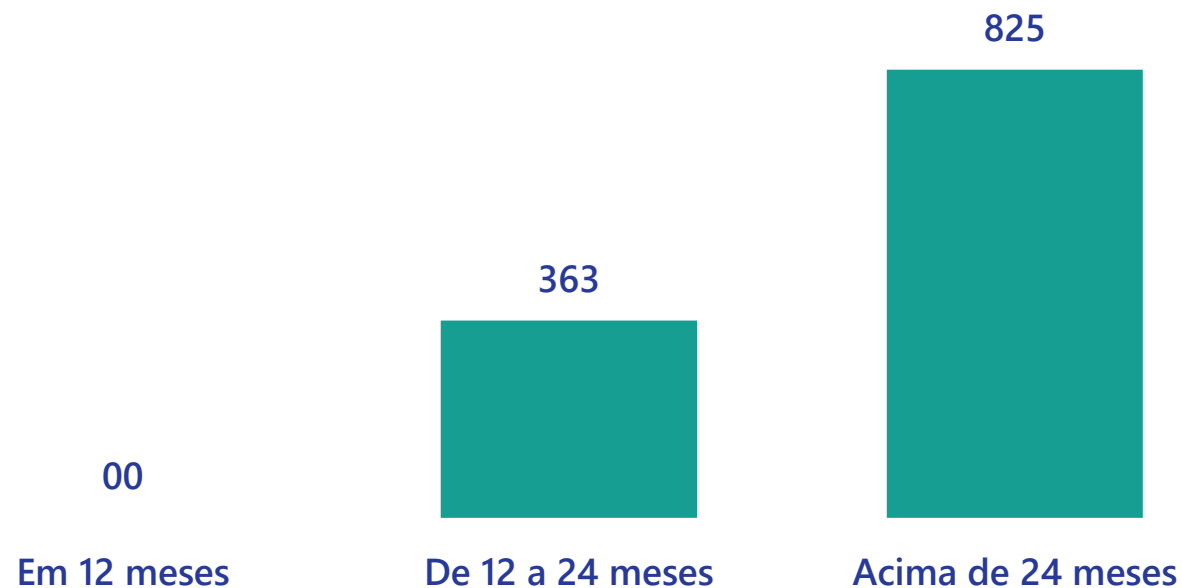
R\$ 1.303,1 MI

em Dívida Bruta, crescimento de 32,1% em relação ao 31-12-2024

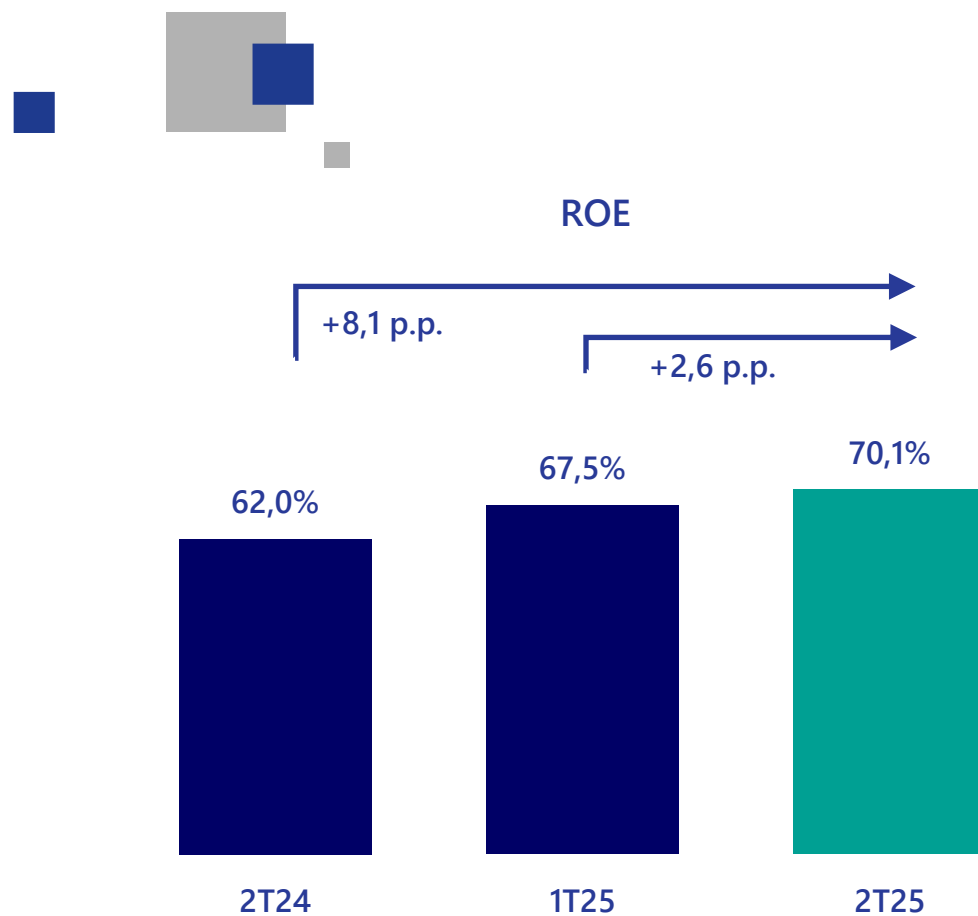
R\$ 227,8 MI

em Caixa Líquido, ante R\$ 429,8 milhões no 31-12-2024

Cronograma de Amortização 30/06/2025 da Dívida Corporativa (R\$ milhões)



INDICADORES FINANCEIROS





Ronaldo Cury de Capua
Diretor de Relações com Investidores

Nádia Santos
Gerente de Relações com Investidores

João Vitor Varricchio
Supervisor de Relações com Investidores

Thiago Leal
Analista de Relações com Investidores Jr.

Caio Fernandes
Estagiário de Relações com Investidores

RI@CURY.NET



Institutional Investor



Clique aqui para
acessar os dados
históricos.

CURY

B3 LISTED NM

ICON B3

IGCT B3

IBrX100 B3

IMOB B3

IGC B3

IDIV B3

IBrA B3

IGC-NM B3

INDX B3

SMLL B3

ITAG B3



2Q25 EARNINGS RESULTS

AUGUST 6th, 2025

Investor Relations
ri@cury.net

CEO



Fabio Elias Cury

VP Sales



Leonardo Mesquita

IRO

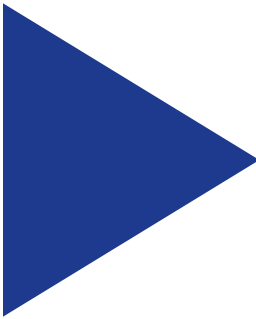


Ronaldo Cury

CFO



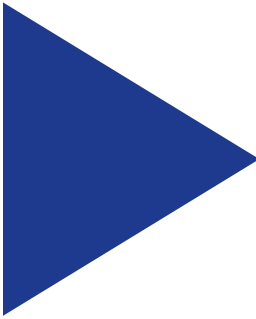
João Mazzuco, CFA

A solid blue triangle pointing to the right, positioned to the left of the name "Ronaldo Cury".

Ronaldo Cury

IRO, Institutional Relations and Real Estate Credit Officer



A solid dark blue triangle pointing to the right, positioned to the left of the CEO's name.

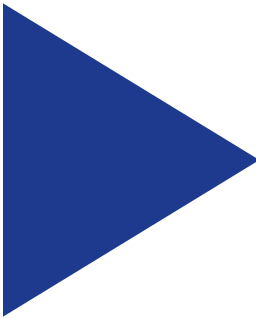
Fabio Cury

CEO



MESSAGE FROM MANAGEMENT

A decorative graphic in the bottom right corner consisting of several horizontal bars of varying lengths, stacked vertically, in a light blue color.

A solid blue triangle pointing to the right, positioned to the left of the name "Ronaldo Cury".

Ronaldo Cury

IRO, Institutional Relations and Real Estate Credit Officer



2Q25 HIGHLIGHTS

Launched PSV

R\$ 2.2 BI

↑ +28.3% vs. 2T24



Net Pre-Sales

R\$ 2.3 BI

↑ +29.3% vs. 2T24



Landbank

R\$ 21.1 BI

↑ +20.1% vs. 2T24

Cash Generation

R\$ 103.3 MI

25th consecutive quarter of positive cash generation



Net Revenues

R\$ 1.3 BI

↑ +34.9% vs. 2T24

Adjusted Gross Margin

39.8%

↑ +1.3 p.p. vs. 2T24

Net Margin

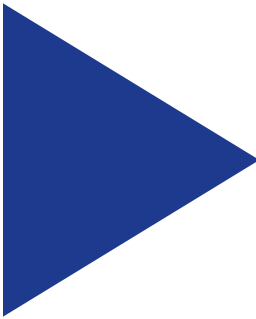
19.8%

↑ +2.2 p.p. vs. 2T24

ROE

70.1%

↑ +8.1 p.p. vs. 2T24

A solid blue triangle pointing to the right, positioned to the left of the name.

Leonardo Mesquita

VP Sales



LAUNCHES HIGHLIGHTS – SALES UPDATED UNTIL 08/04/2025

São Paulo

The One Granja Julieta



Apr/2025

PSV R\$221 million

South Zone

98% sold

Cidade Villa Lobos - Maestro



May/2025

PSV R\$203 million

West Zone

97% sold

Rio de Janeiro

Residencial Pixinguinha



May/2025

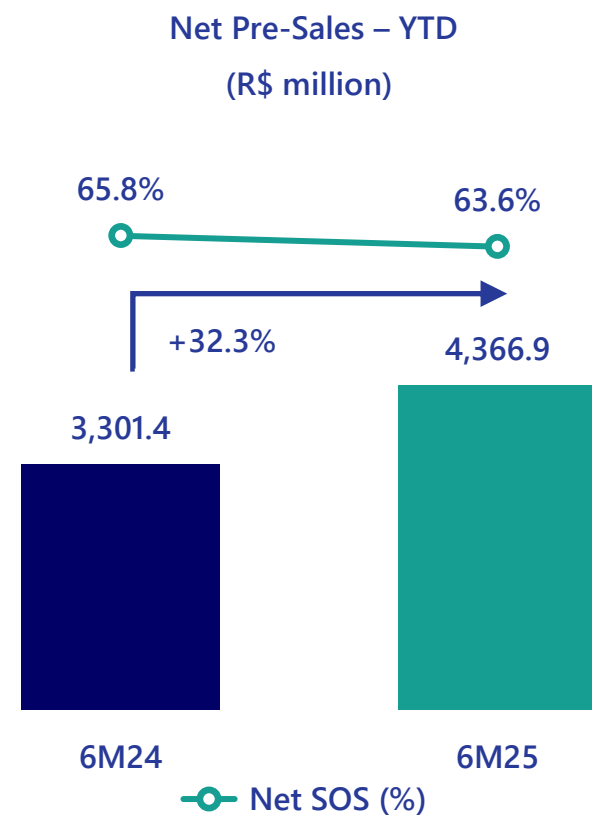
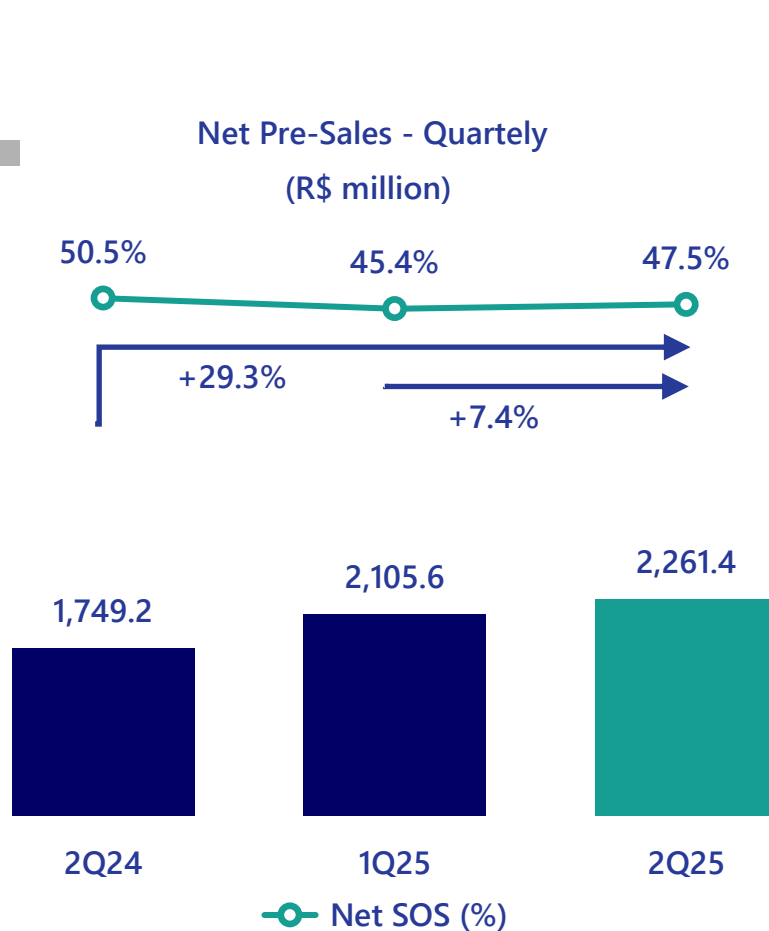
PSV R\$397 million

Porto region

77% sold

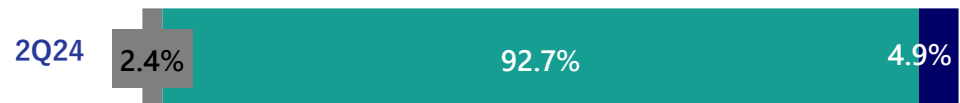
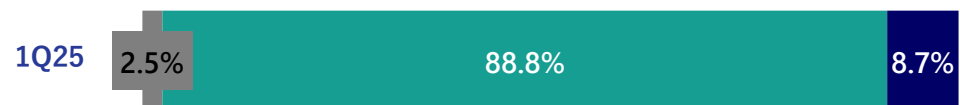
9 projects in 2Q25
PSV of R\$2,225.3 million

OPERATING INDICATORS



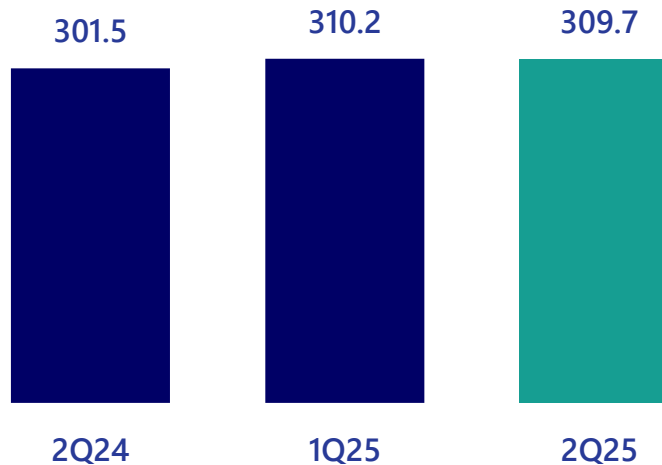
SALES STRATEGY

FOCUSED ON THE HIGH BRACKETS OF MCMV* PROGRAM AND ONE BRACKET ABOVE

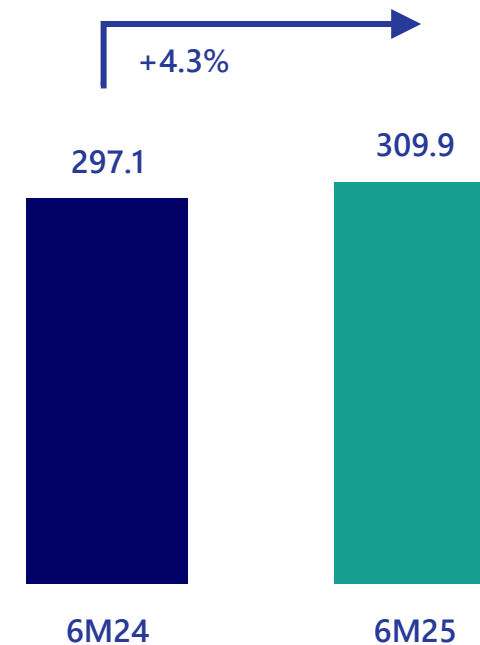


■ Up to R\$220.000 ■ From R\$220.000 to R\$500.000 ■ Above R\$500.000

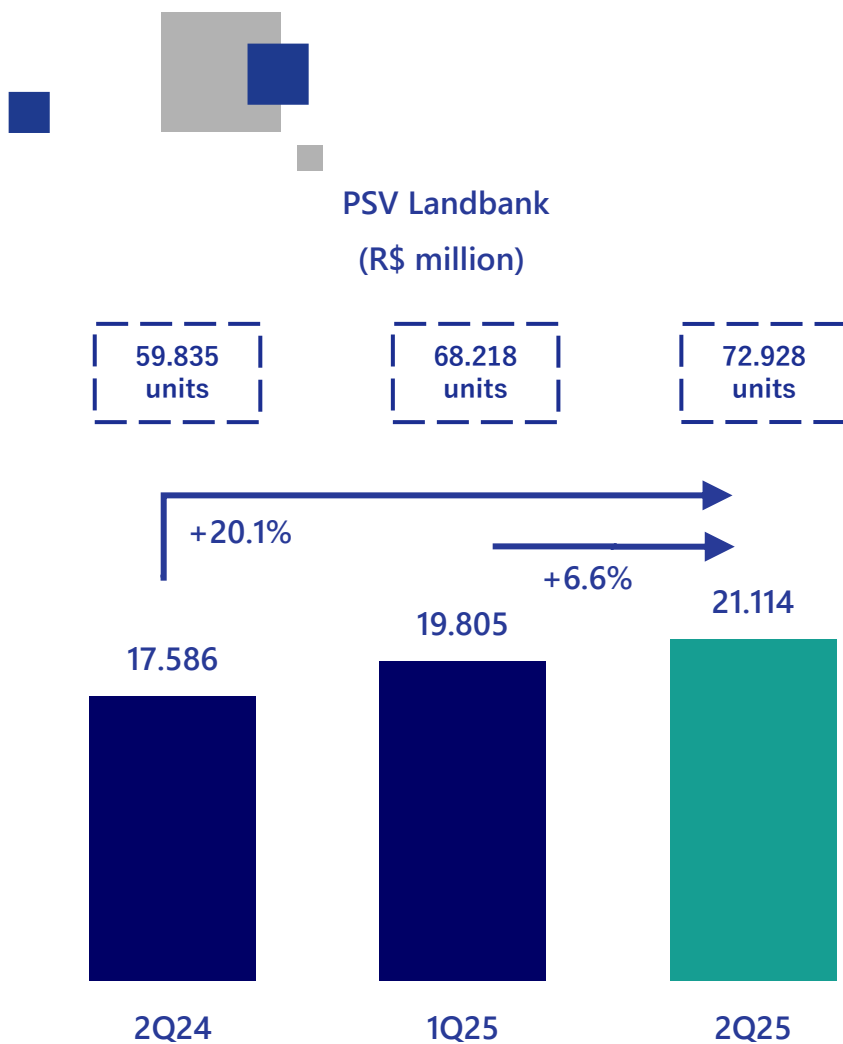
Average price by unit - Quarterly
(R\$ thousand)



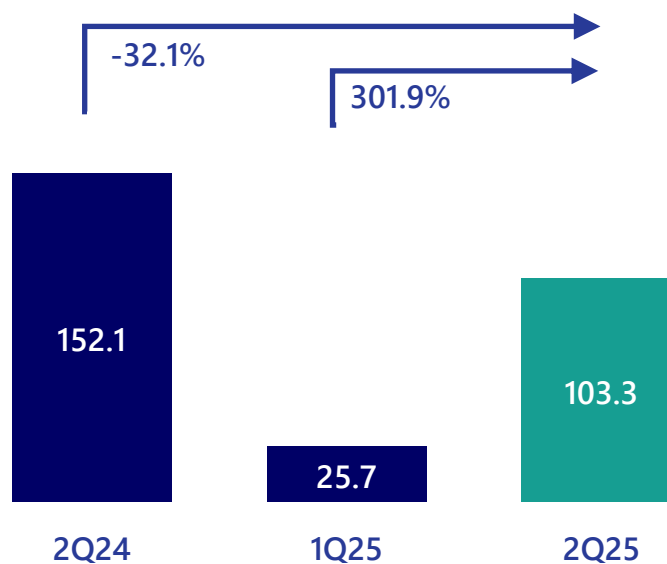
Average price by unit - YTD
(R\$ thousand)



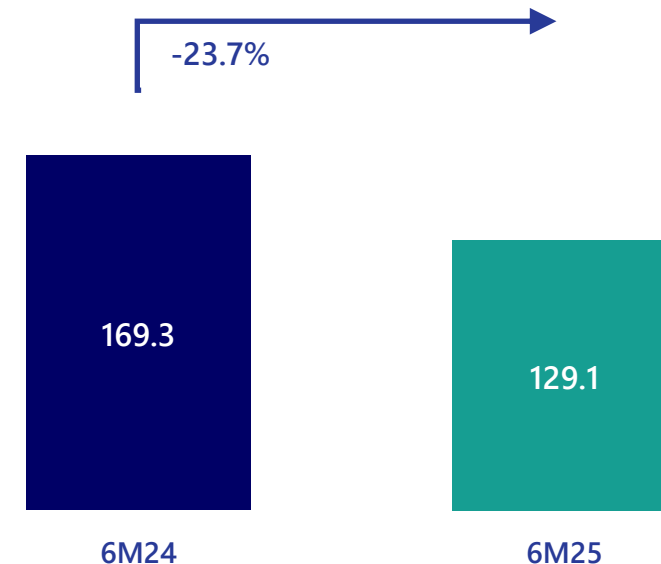
OPERATING INDICATORS

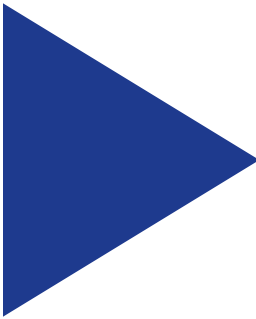


Cash Flow - Quarterly
(R\$ million)



Cash Flow - YTD
(R\$ million)

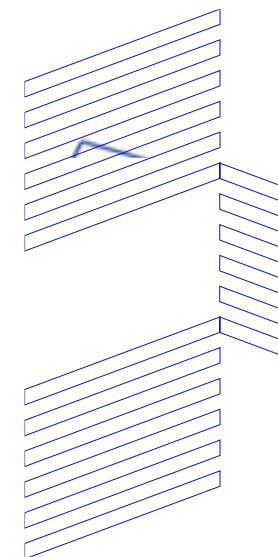
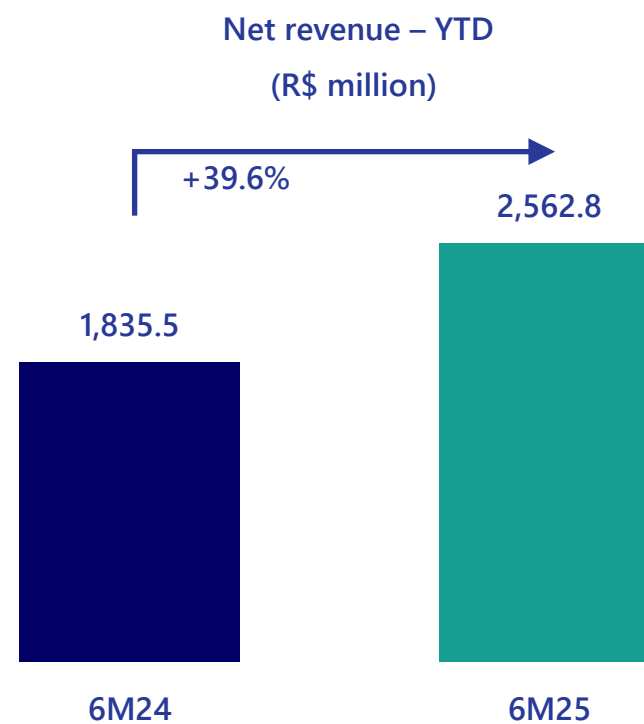
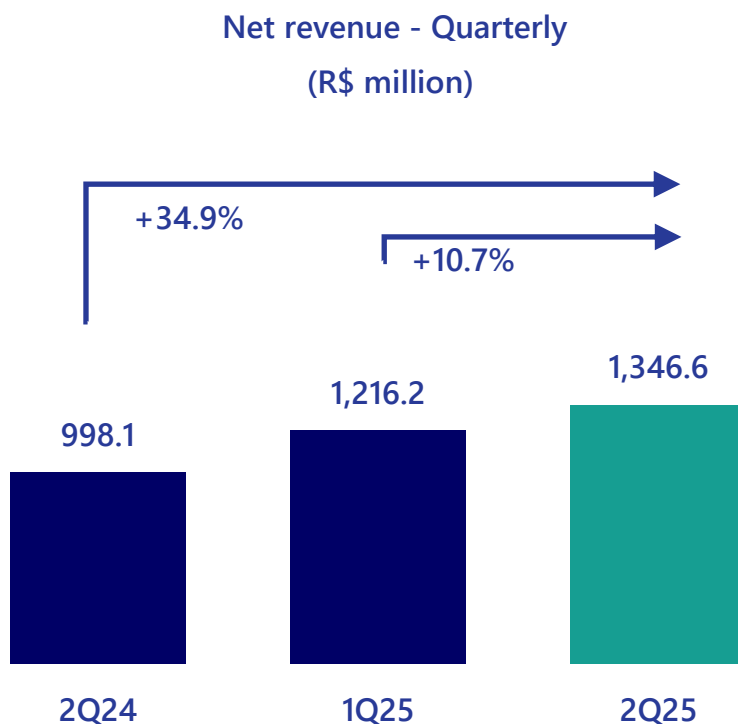


A solid blue triangle pointing to the right, positioned to the left of the text.

João Mazzuco, CFA
CFO

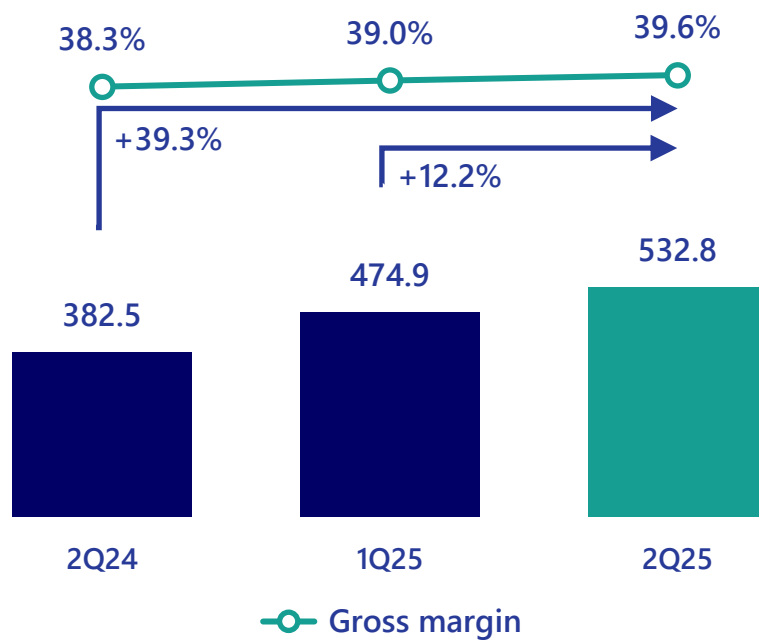


FINANCIAL INDICATORS

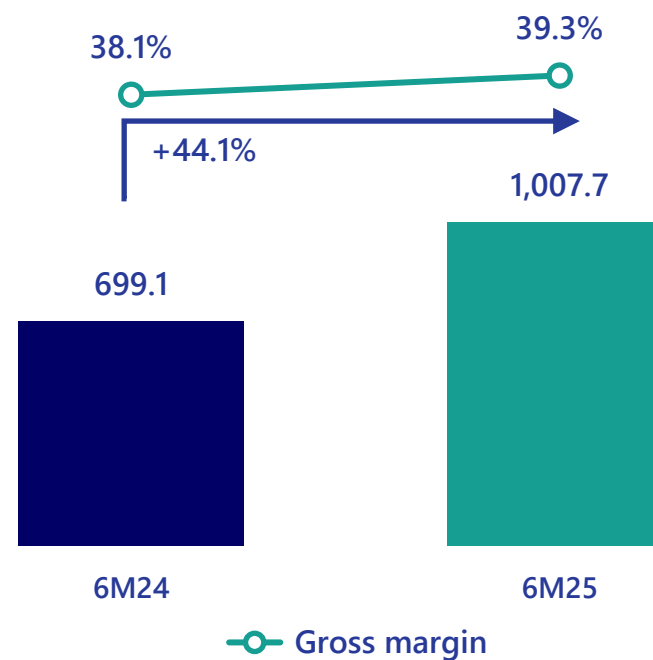


FINANCIAL INDICATORS

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



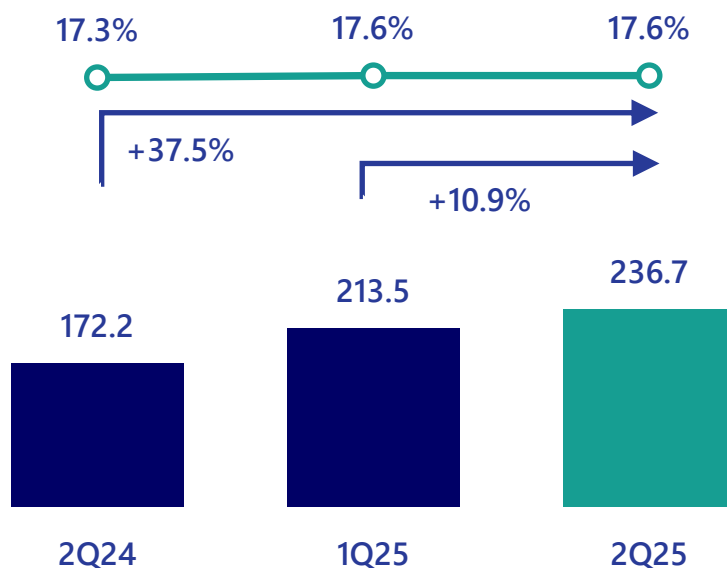
Gross profit and Gross margin - YTD
(R\$ million and %)



Adjusted Gross Margin 2Q25: 39.8% 6M25: 39.5%

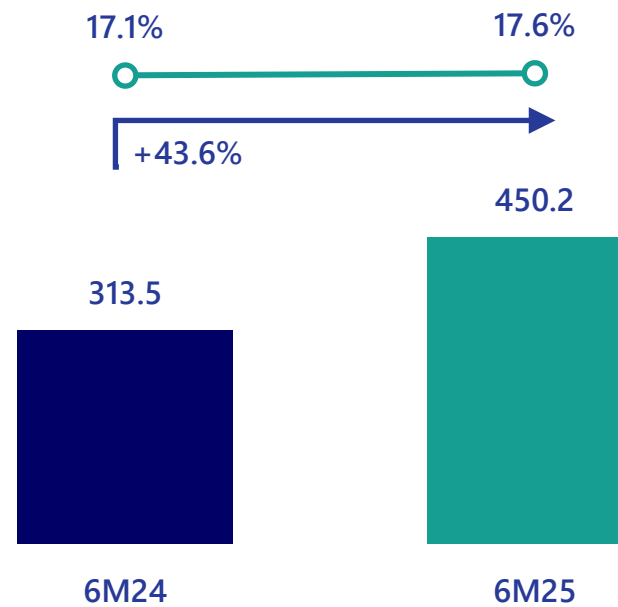
FINANCIAL INDICATORS

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



Net margin

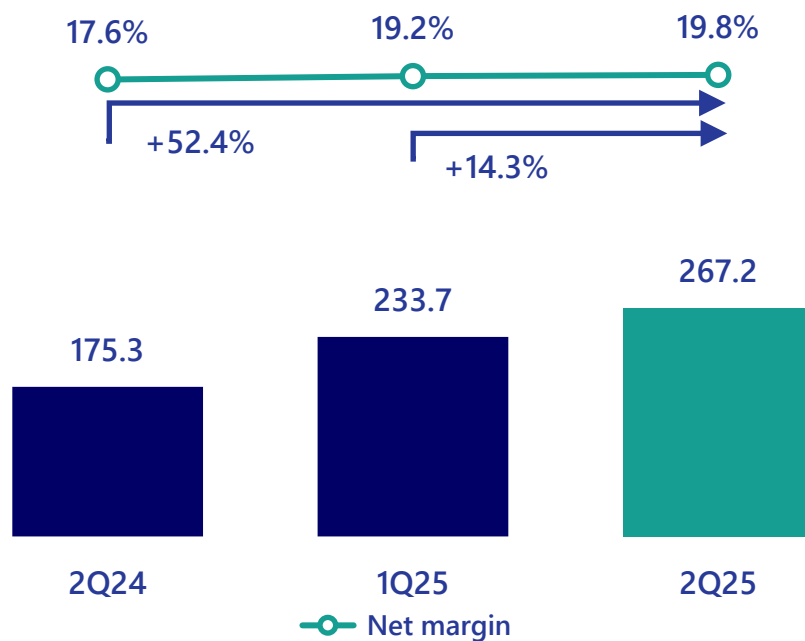
Net income and Net Margin %Cury - YTD
(R\$ million and %)



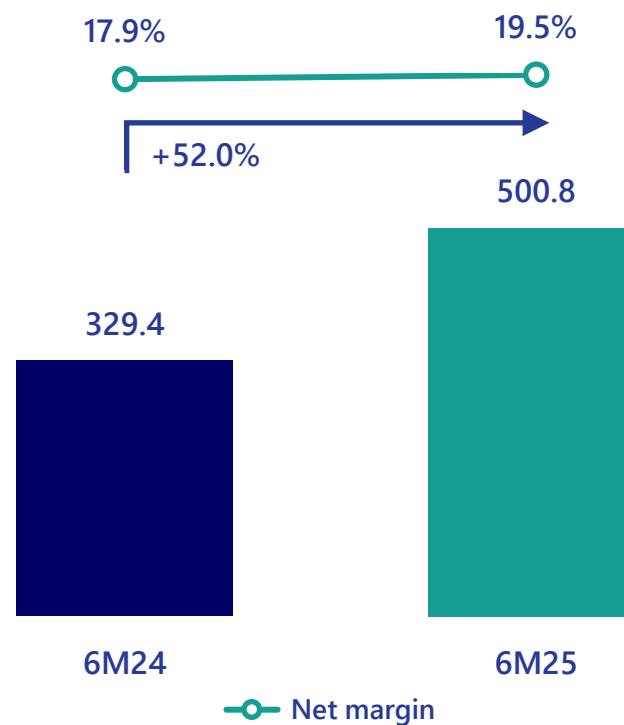
Net margin

FINANCIAL INDICATORS

Net income and Net Margin %100 - Quarterly
(R\$ million and %)



Net income and Net Margin %100 - YTD
(R\$ million and %)



FINANCIAL INDICATORS



R\$ 1,530.9 MI

in Cash and Equivalents, growth of 8.1% vs. 12/31/2024

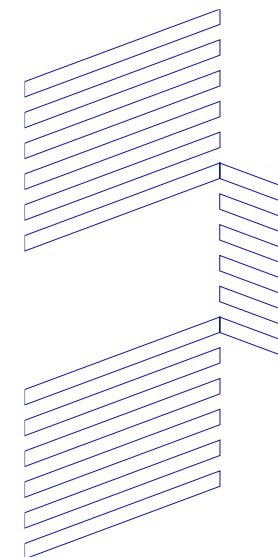
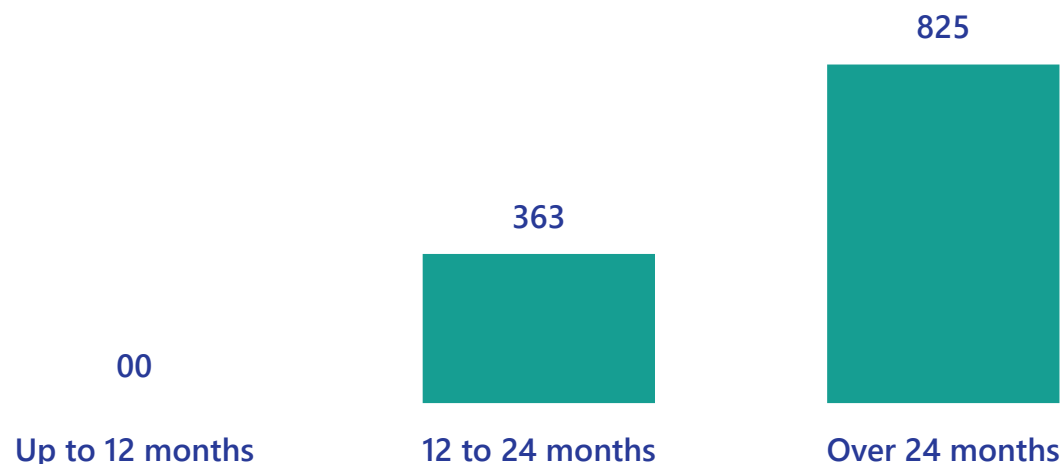
R\$ 1,303.1 MI

In Gross Debt, growth of 32.1% vs. 12/31/2024

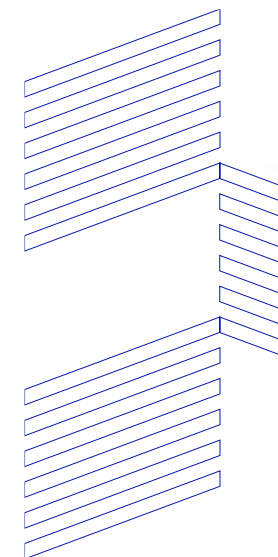
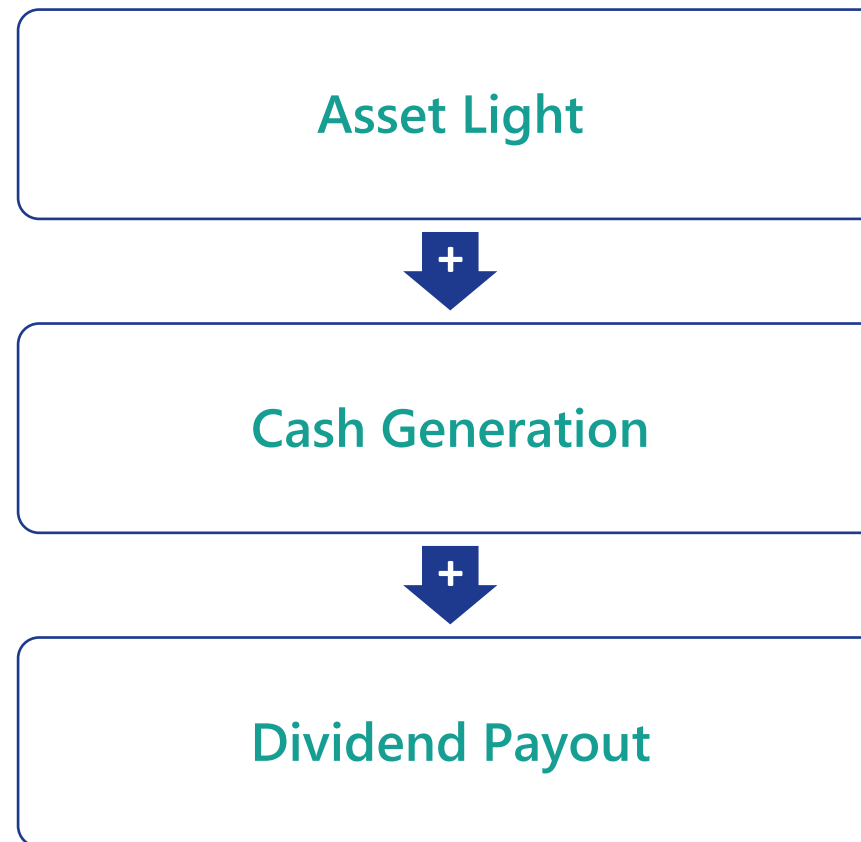
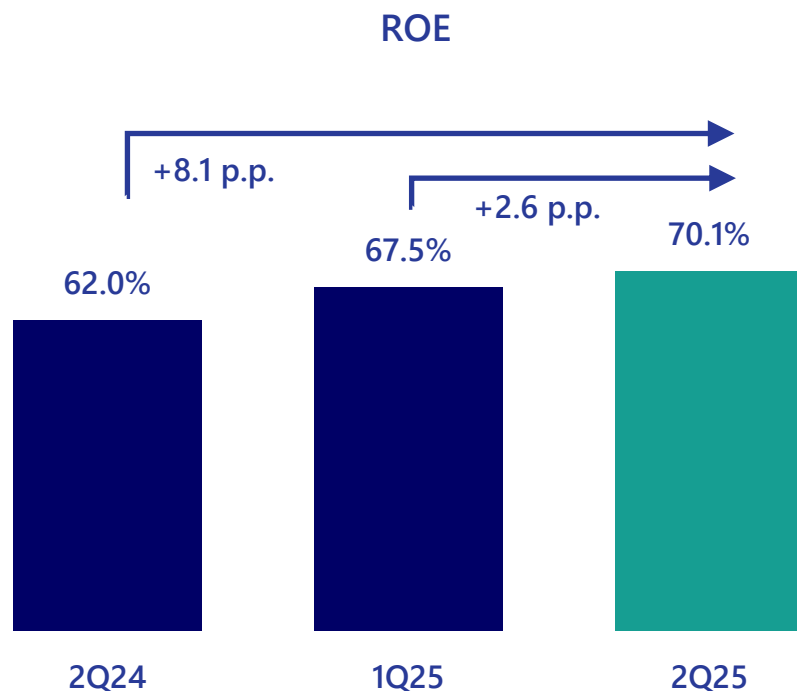
R\$ 227,8 MI

In Net Cash vs. R\$429.8 million in 12/31/2024

Amortization schedule 06/30/2025 of Corporate Debt
(R\$ million)



FINANCIAL INDICATORS





Ronaldo Cury de Capua
IR Officer

Nádia Santos
IR Manager

João Vitor Varricchio
IR Supervisor

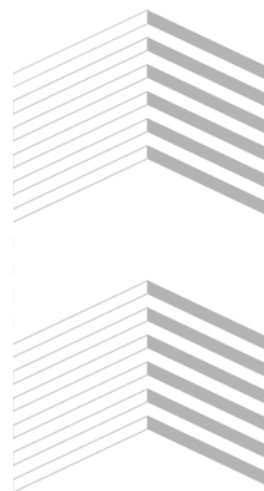
Thiago Leal
IR Analyst

Caio Fernandes
IR Intern

RI@CURY.NET



**Institutional
Investor**



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historical data.

CURY B3 LISTED NM

ICON B3	IGCT B3	IBrX100 B3
IMOB B3	IGC B3	IDIV B3
IBrA B3	IGC-NM B3	INDX B3
SMLL B3	ITAG B3	

