



CURY
B3 LISTED NM

5
ANOS

DIVULGAÇÃO DE RESULTADOS

3T25 e 9M25

CEO



Fabio Elias Cury

VP Comercial



Leonardo Mesquita

DRI



Ronaldo Cury

CFO

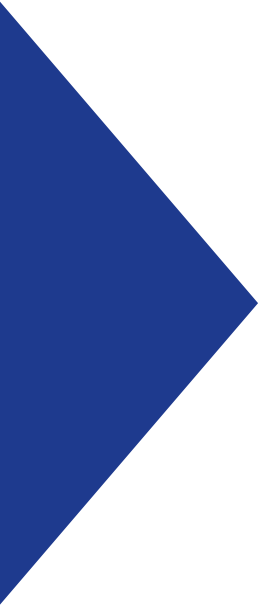


João Mazzuco, CFA



Ronaldo Cury

DRI, Diretor de Relações Institucionais e de Crédito Imobiliário

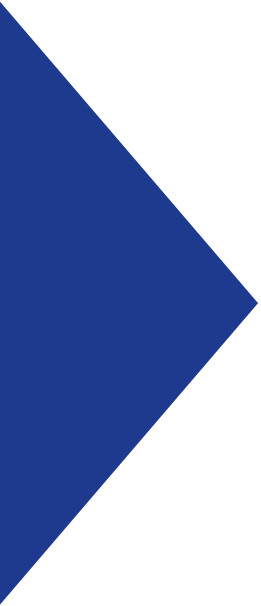


Fabio Cury

CEO



MENSAGEM DA ADMINISTRAÇÃO



Ronaldo Cury

DRI, Diretor de Relações Institucionais e de Crédito Imobiliário



DESTAQUES DO 3T25



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Lançamentos
R\$ 2,0 BI

↑ 27,3% vs. 3T24

Vendas Líquidas
R\$ 1,8 BI

↑ 27,1% vs. 3T24

Produção
Unidades produzidas
4.908

↑ 17,8% vs. 3T24

Landbank
R\$ 23,3 BI

↑ 19,6% vs. 3T24

Geração de Caixa
R\$ 233,1 MI

↑ 58,6% vs. 3T24

26º trimestre consecutivo de
geração de caixa positiva

Receita
Líquida
R\$ 1,4 BI

↑ 34,2% vs. 3T24

Margem Bruta
Ajustada
40,2%

↑ 1,2 p.p. vs. 3T24

Lucro
Líquido
R\$ 283,2 MI

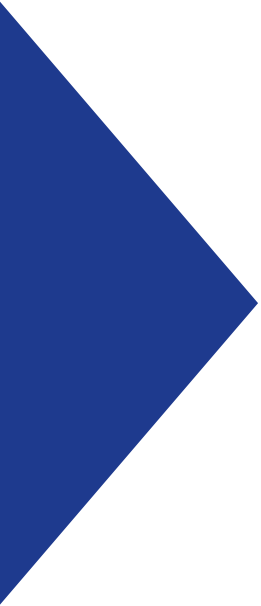
↑ 56,8% vs. 3T24

Margem
Líquida
20,0%

↑ 2,9 p.p. vs. 3T24

ROE
70,6%

↑ 6,4 p.p. vs. 3T24



Leonardo Mesquita

Vice Presidente Comercial



// LANÇAMENTOS

São Paulo

Astro Santa Marina



Set/2025

VG V R\$ 262 MM

Zona Oeste

85% vendido

Singular Butantã



Jul/2025

VG V R\$ 245 MM

Zona Oeste

81% vendido

Rio de Janeiro

Residencial Cartola



Ago/2025

VG V R\$ 126 MM

São Cristóvão

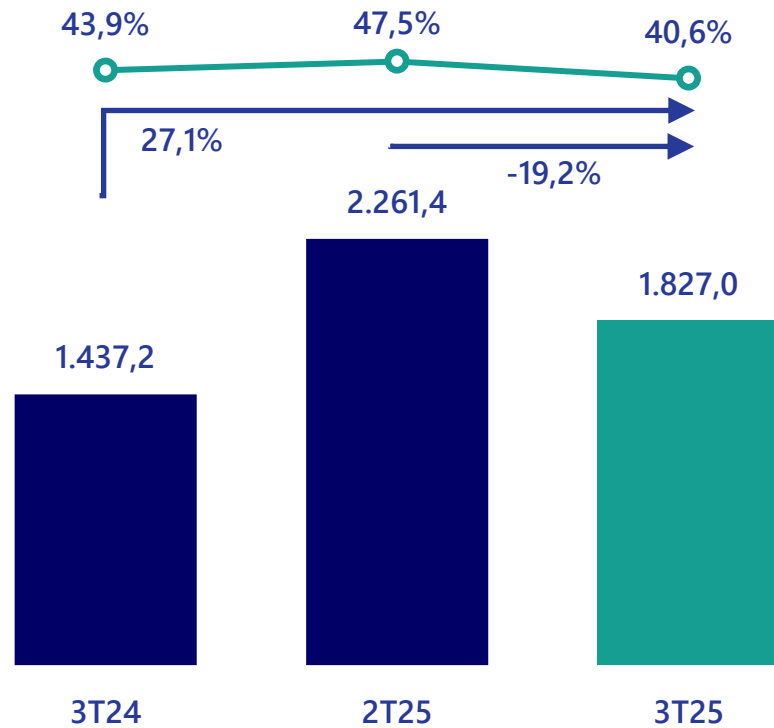
69% vendido

**9 empreendimentos no 3T25,
VG V de R\$ 1.986,4 milhões**

// VENDAS LÍQUIDAS

Vendas Líquidas - Trimestral

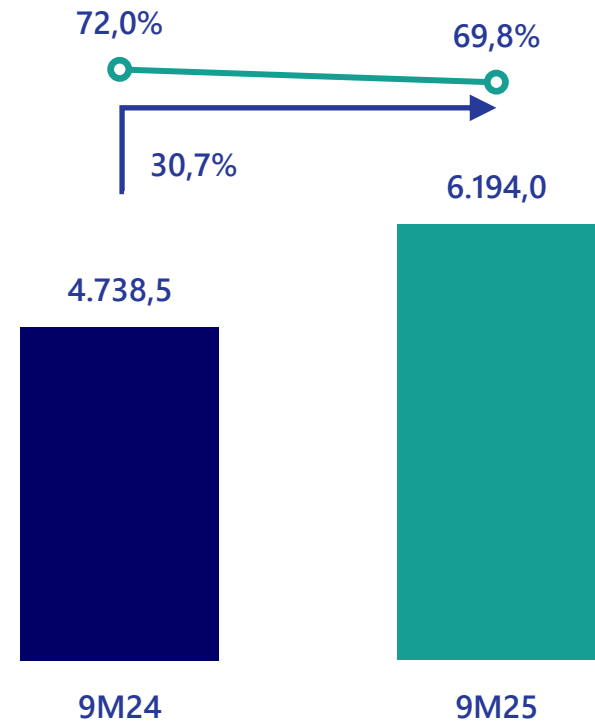
(R\$ milhões)



—○— VSO Líquida (%)

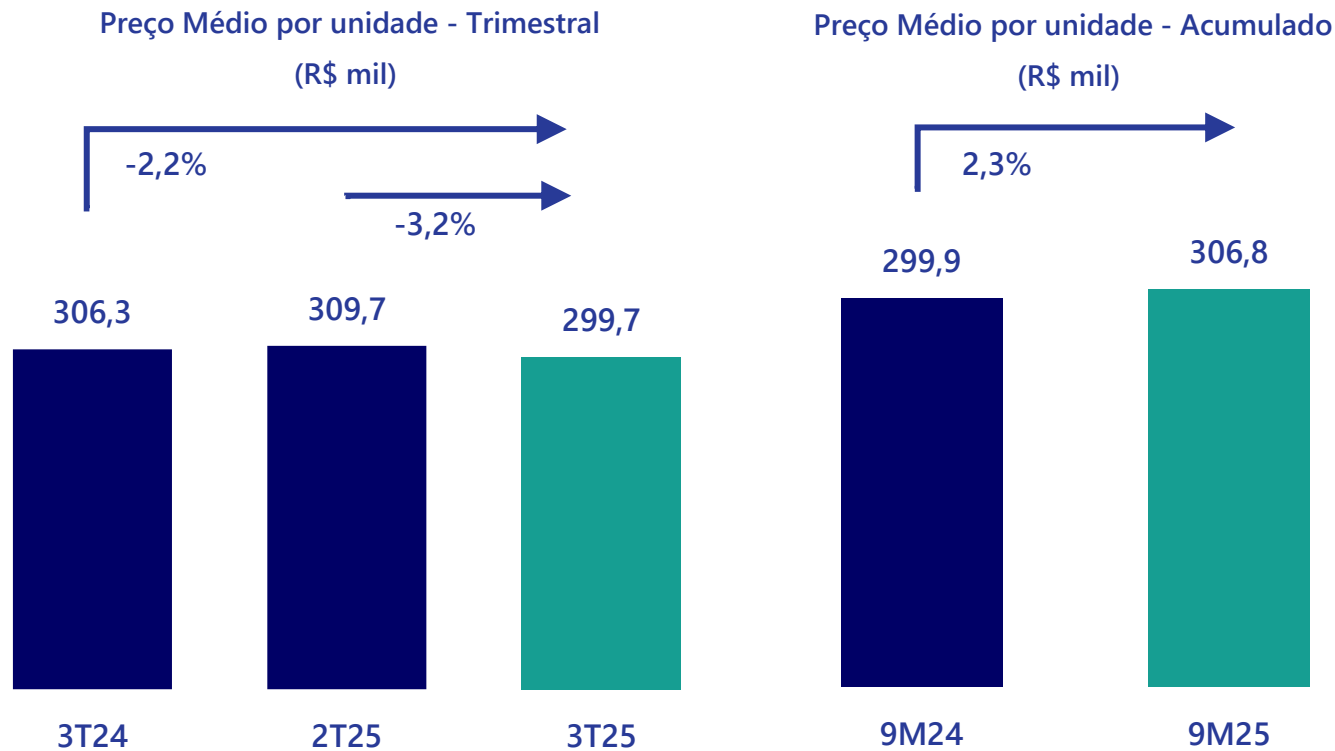
Vendas Líquidas - Acumulado

(R\$ milhões)



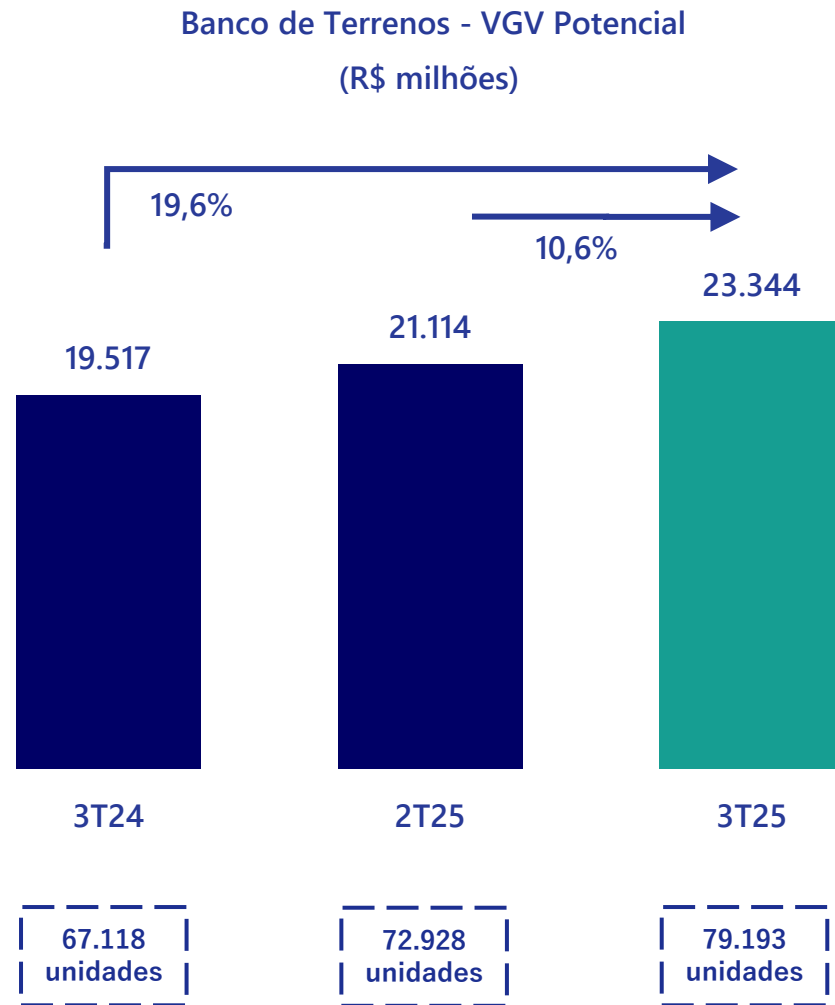
—○— VSO Líquida (%)

// VENDAS LÍQUIDAS



No 3T25, **93,1% das vendas realizadas possuíam preço unitário de venda até R\$ 500 mil.**

// BANCO DE TERRENOS

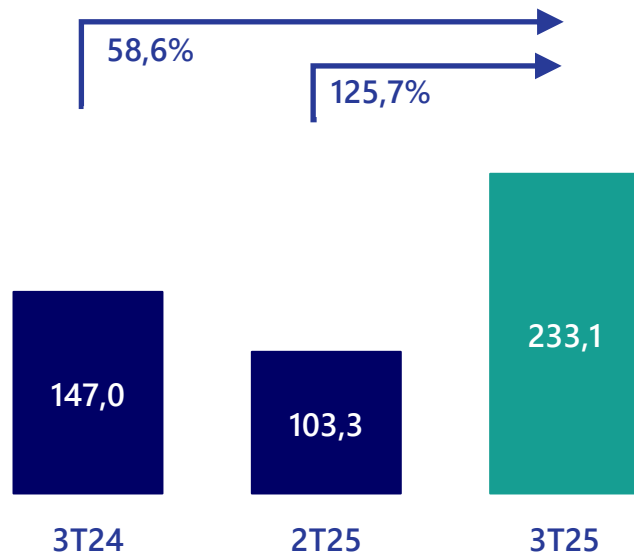


Atualmente o banco de terrenos da Cury é composto por **R\$ 18.047,2 milhões** localizados em **São Paulo** e **R\$ 5.296,5 milhões** no **Rio de Janeiro**.

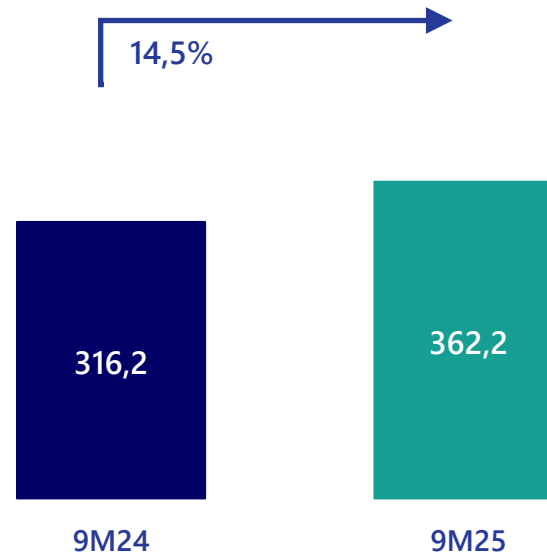
// GERAÇÃO DE CAIXA



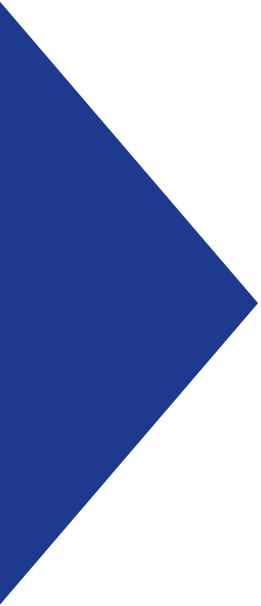
Geração de Caixa - Trimestral
(R\$ milhões)



Geração de Caixa - Acumulado
(R\$ milhões)



Este é o **26º trimestre consecutivo** de **geração de caixa positiva.**

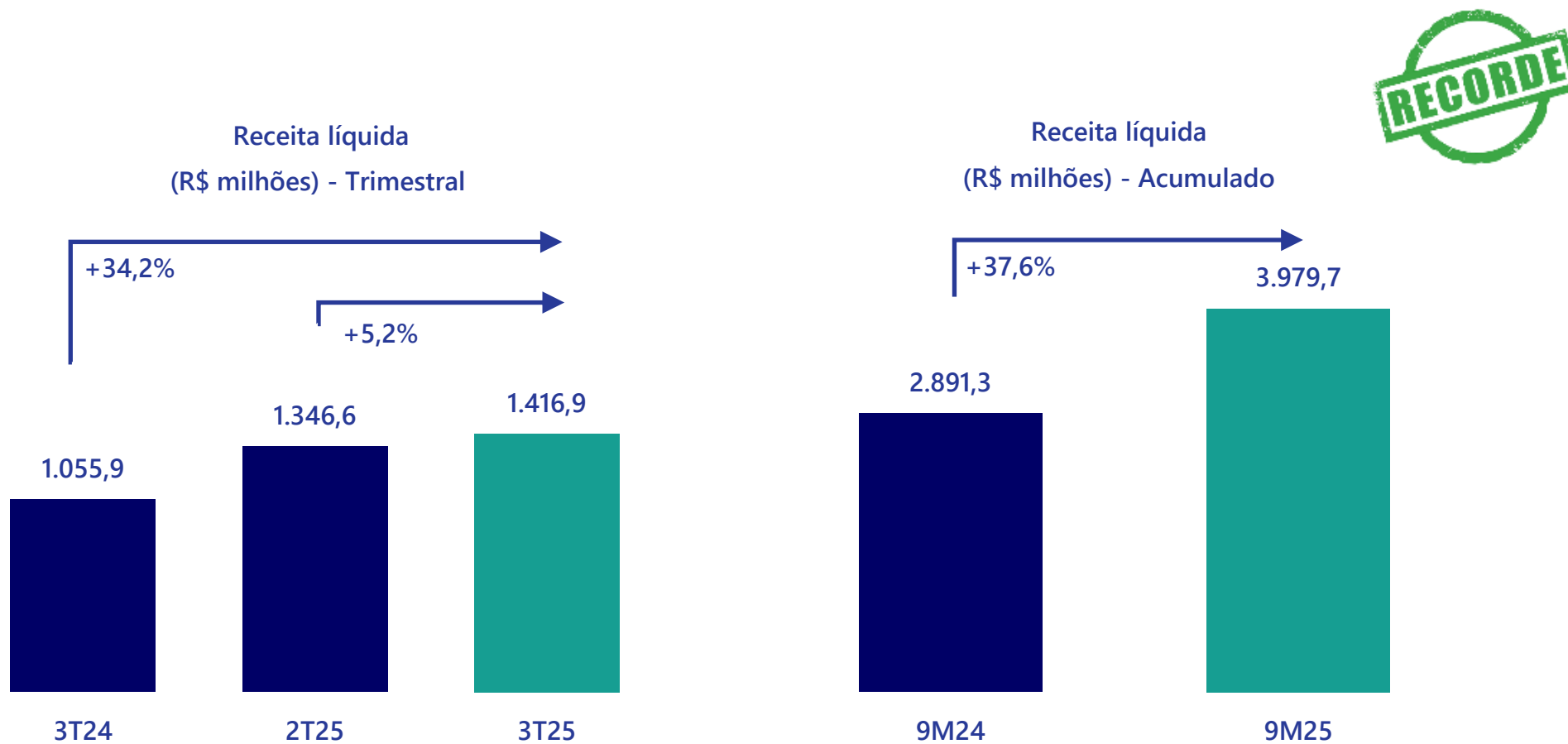


João Mazzuco, CFA

CFO



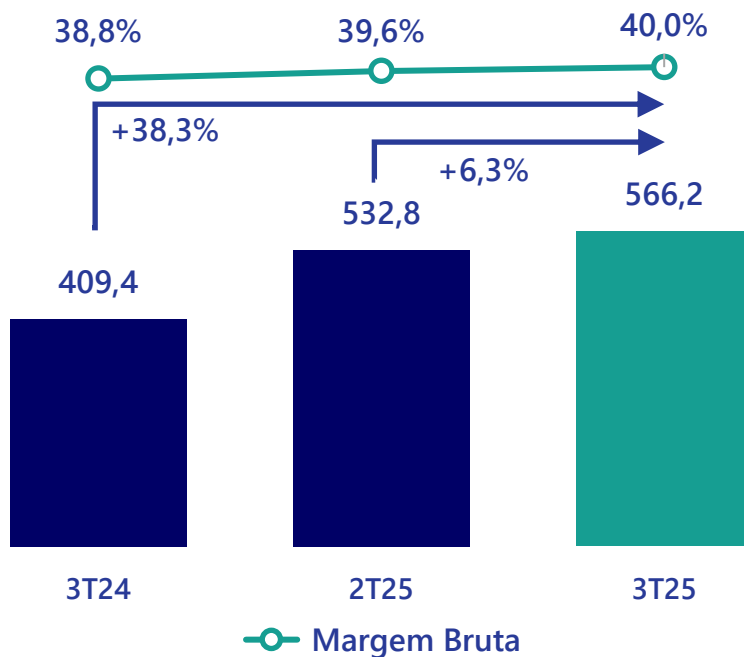
// RECEITA



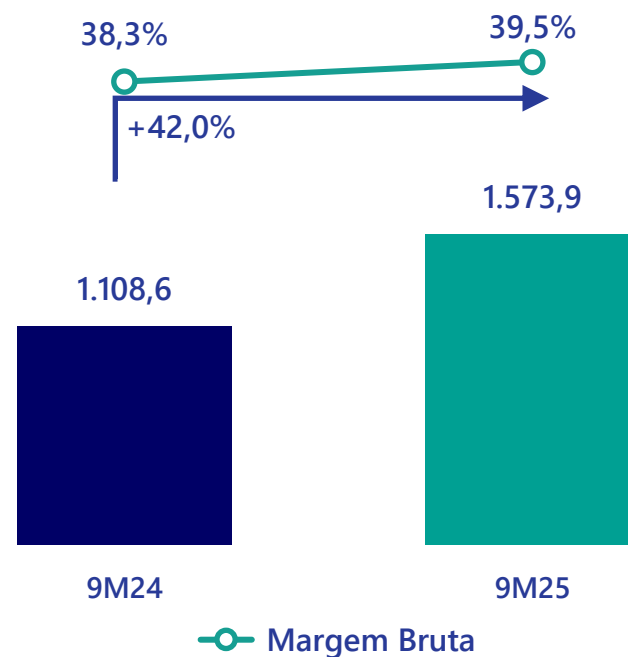
// LUCRO BRUTO



Lucro bruto e margem bruta
(R\$ milhões e %) - Trimestral



Lucro bruto e margem bruta
(R\$ milhões e %) - Acumulado

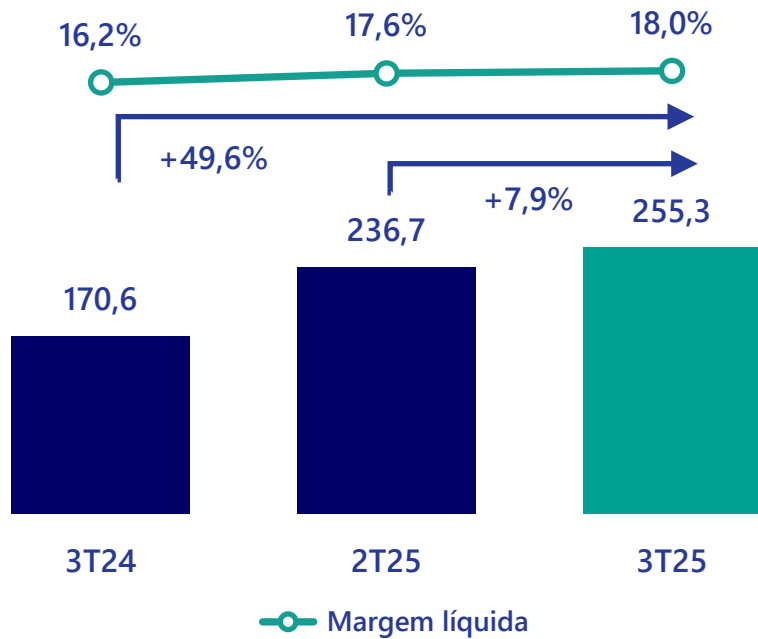


Margem Bruta Ajustada 3T25: 40,2% 3T25 Acumulada: 39,8%

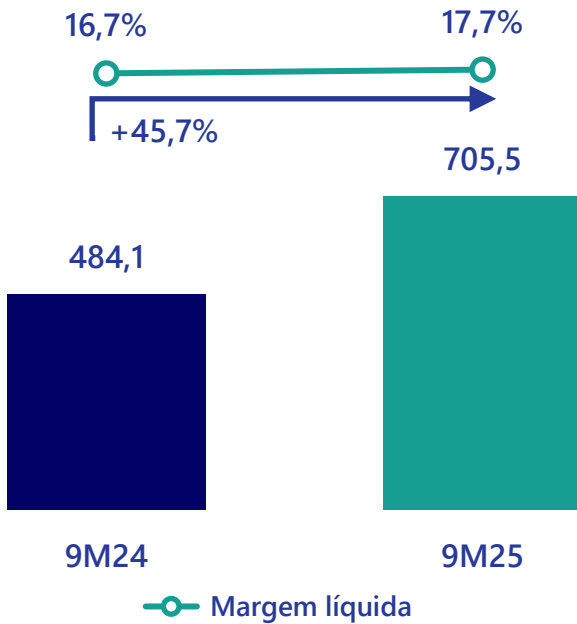
// LUCRO LÍQUIDO E MARGEM %CURY // ROE



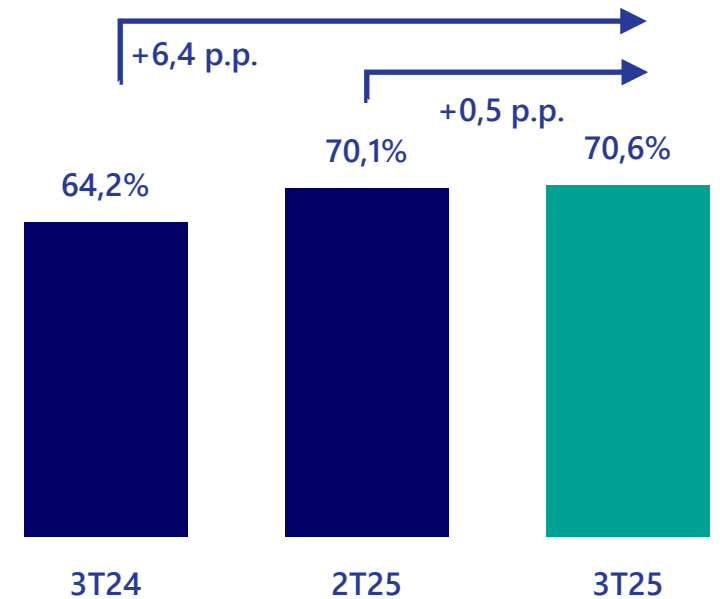
Lucro líquido e margem líquida %Cury
(R\$ milhões e %) - Trimestral



Lucro Líquido e margem líquida %Cury
(R\$ milhões e %) - Acumulado



ROE

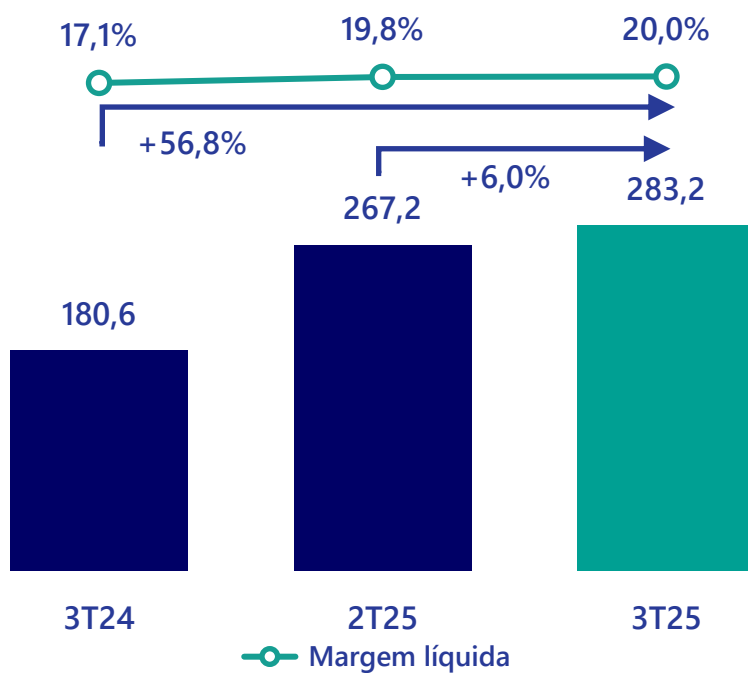


// LUCRO LÍQUIDO e MARGEM 100%



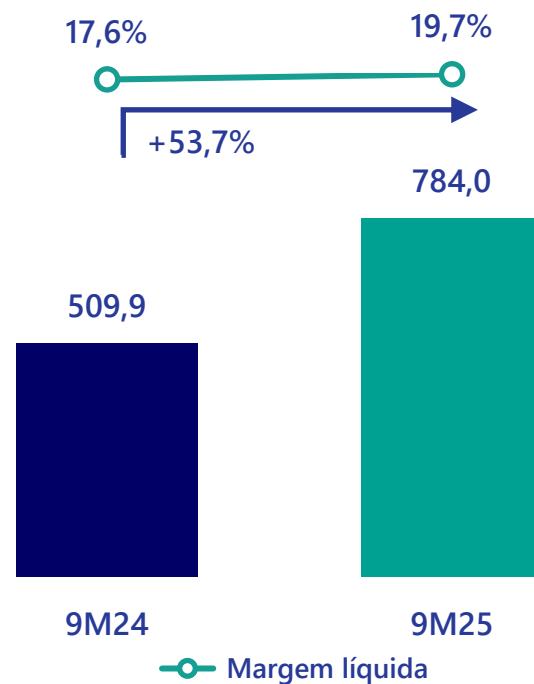
Lucro líquido e margem líquida %100

(R\$ milhões e %) - Trimestral



Lucro Líquido e margem líquida %100

(R\$ milhões e %) - Acumulado



R\$ 1.773,2 MI

em Caixa e Equivalentes, crescimento de 25,2% frente ao 31-12-2024

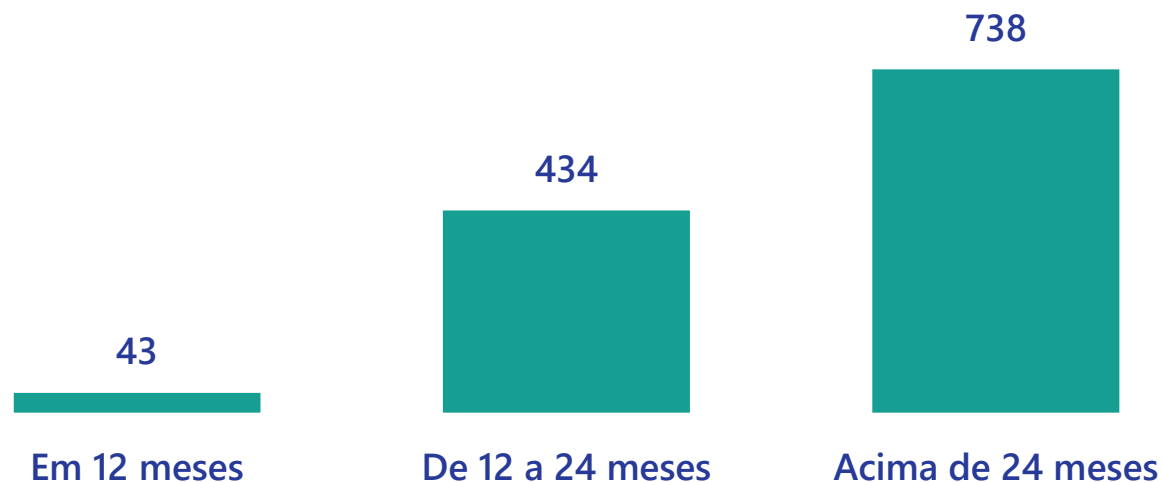
R\$ 1.323,0 MI

em Dívida Bruta, crescimento de 34,1% em relação ao 31-12-2024

R\$ 450,2 MI

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

Cronograma de Vencimento 30/09/2025 da
Dívida Corporativa (R\$ milhões)

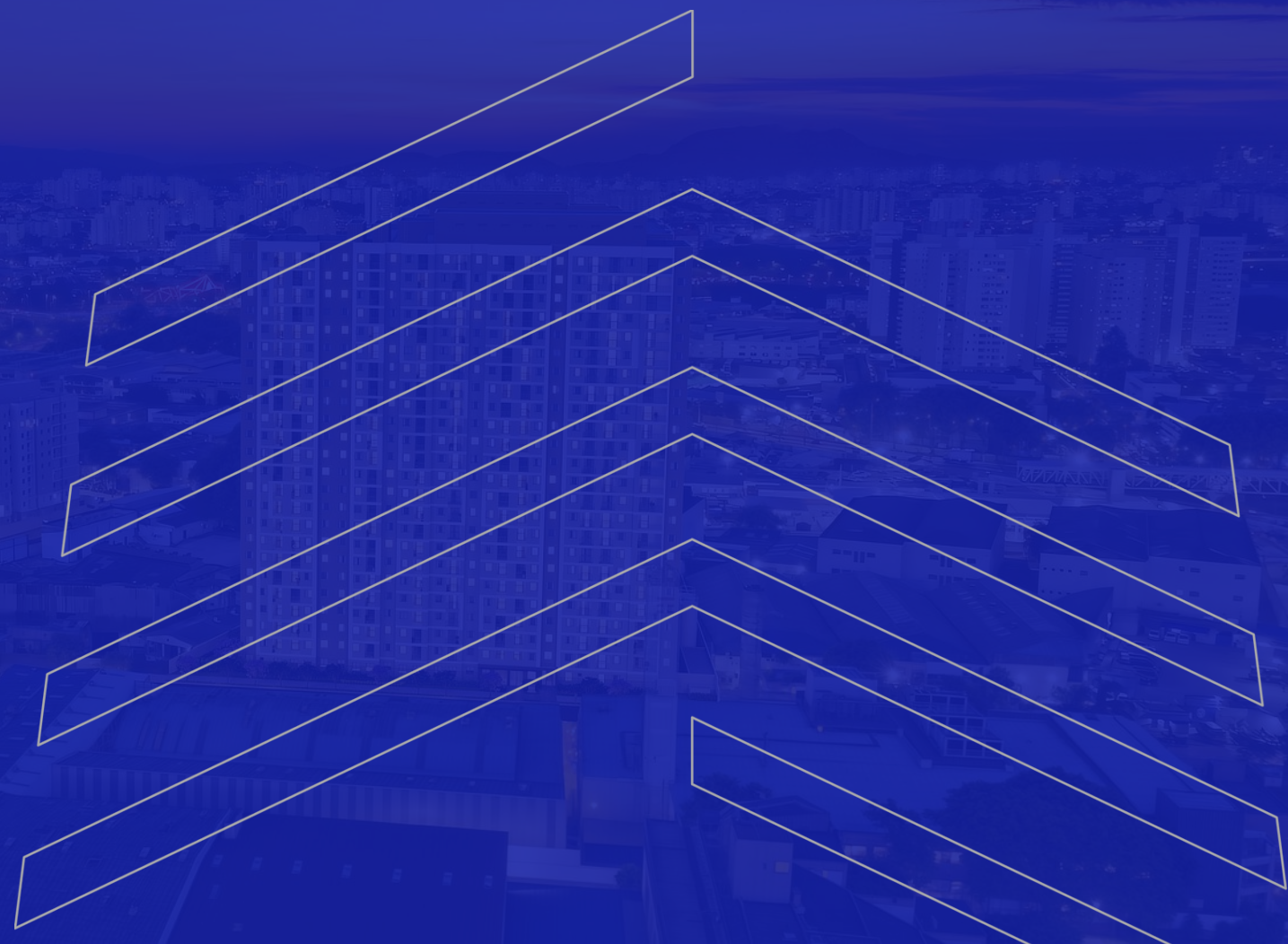




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Perguntas e Respostas





Ronaldo Cury de Capua
Diretor de Relações com Investidores

Nádia Santos
Gerente de Relações com Investidores

Rhayza Malone
Coordenadora de Relações com Investidores

Gustavo Capelli
Analista de Relações com investidores Sr.

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.



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IBrX100 B3

ICON B3

IGCT B3

IDIV B3

IMOB B3

IGC B3

INDX B3

IBrA B3

IGC-NM B3

ITAG B3



CURY
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ANOS

EARNINGS RESULTS

3Q25 & 9M25

CEO



Fabio Elias Cury

VP Sales



Leonardo Mesquita

IRO

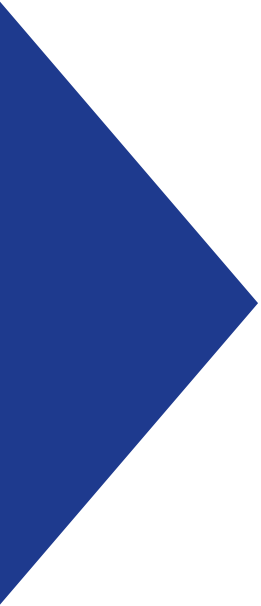


Ronaldo Cury

CFO



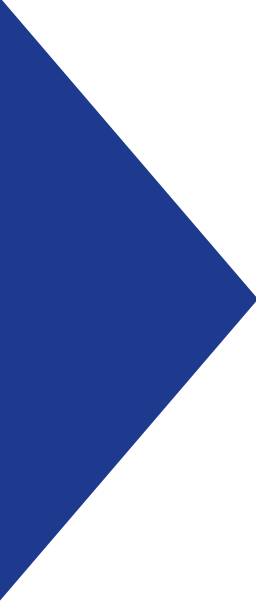
João Mazzuco, CFA



Ronaldo Cury

IRO, Institutional Relations and Real Estate Credit Officer



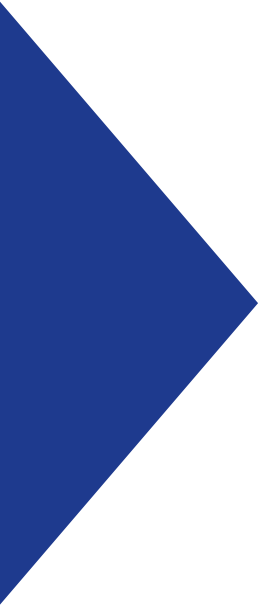


Fabio Cury

CEO



MESSAGE FROM MANAGEMENT



Ronaldo Cury

IRO, Institutional Relations and Real Estate Credit Officer



3Q25 HIGHLIGHTS



CURY
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ANOS

PSV Launched

R\$ 2.0 BI

↑ 27.3% vs .3Q24

Net Sales

R\$ 1.8 BI

↑ 27.1% vs .3Q24

Productions

In units

4,908

↑ 17.8% vs .3Q24

Landbank

R\$ 23.3 BI

↑ 19.6% vs .3Q24

Cash Generation

R\$ 233.1 MI

↑ 58.6% vs .3Q24

26th consecutive quarter of
positive cash generation

**Net
Revenue**

R\$ 1.4 BI

↑ 34.2% vs .3Q24

**Adjusted
Gross Margin**

40.2%

↑ 1.2 p.p. vs .3Q24

**Net
Profit**

R\$ 283.2 MI

↑ 56.8% vs .3Q24

**Net
Margin**

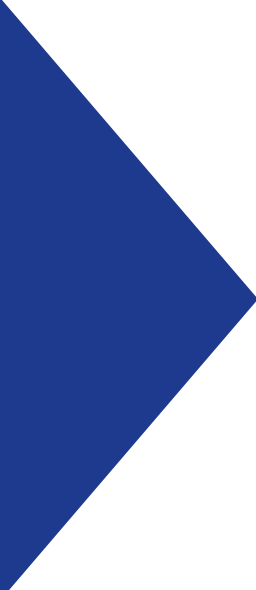
20.0%

↑ 2.9 p.p. vs .3Q24

ROE

70.6%

↑ 6.4 p.p. vs .3Q24



Leonardo Mesquita

VP Sales



// LAUNCHES

São Paulo

Astro Santa Marina



Sep/2025

PSV R\$ 262 MM

West Zone

85% sold

Singular Butantã



Jul/2025

PSV R\$ 245 MM

West Zone

81% sold

Rio de Janeiro

Residencial Cartola



Aug/2025

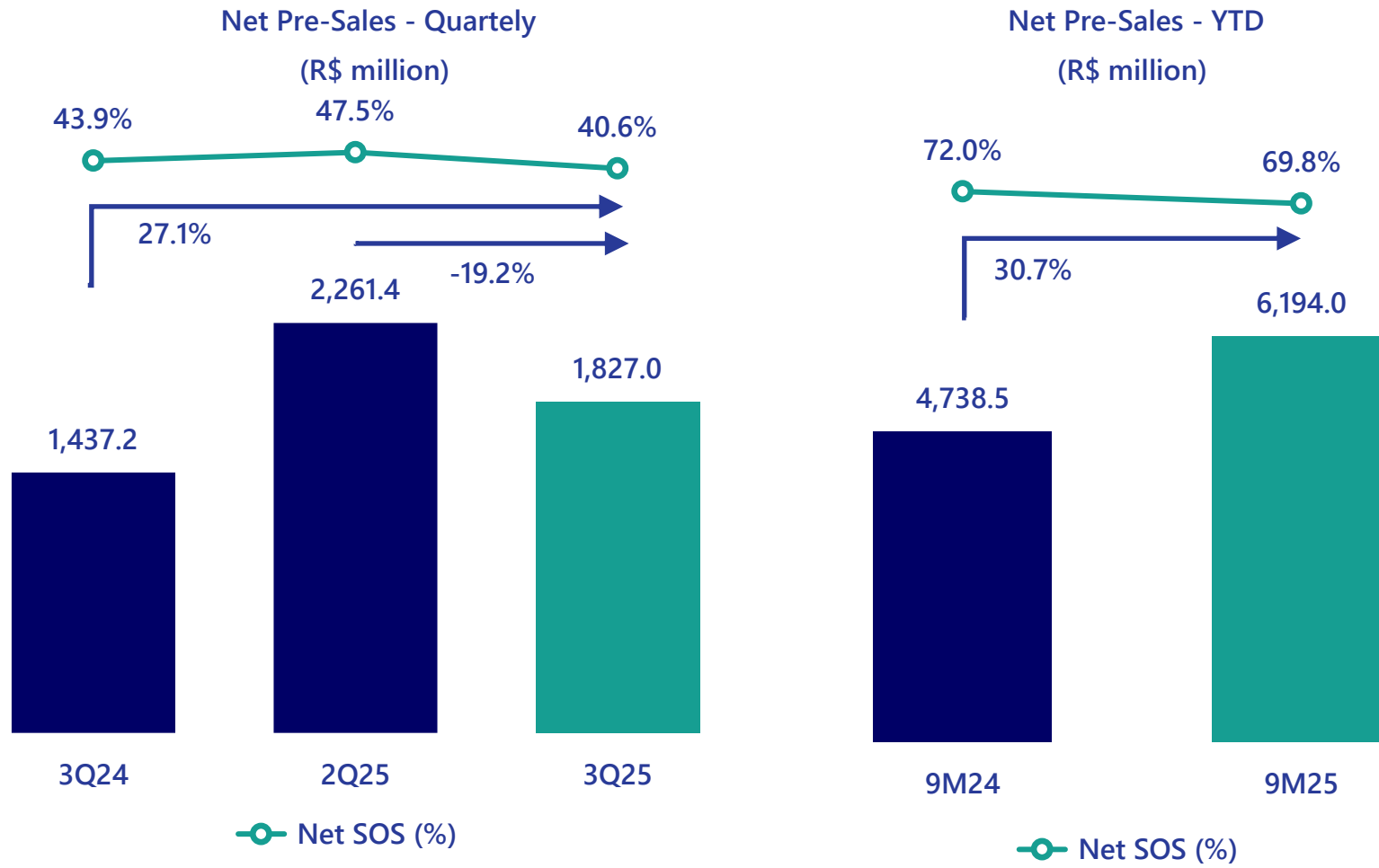
PSV R\$ 126 MM

São Cristóvão

69% sold

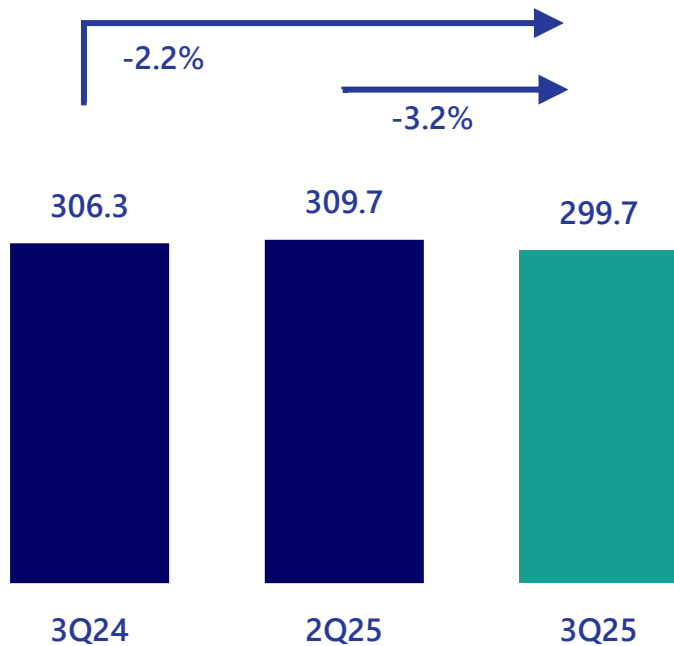
**9 projects in 3Q25,
PSV of R\$ 1,986.4 million**

// NET PRE-SALES

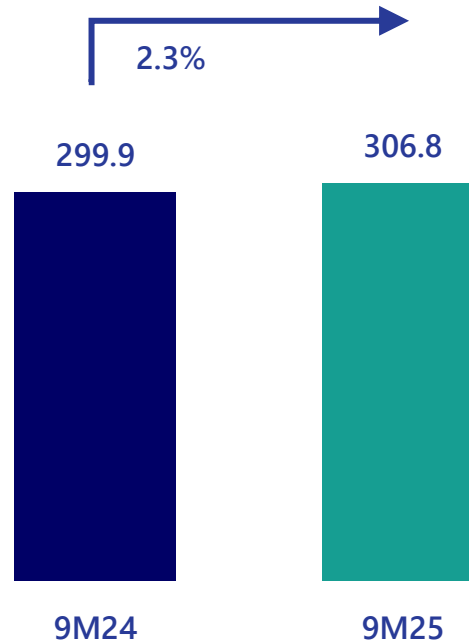


// NET PRE-SALES

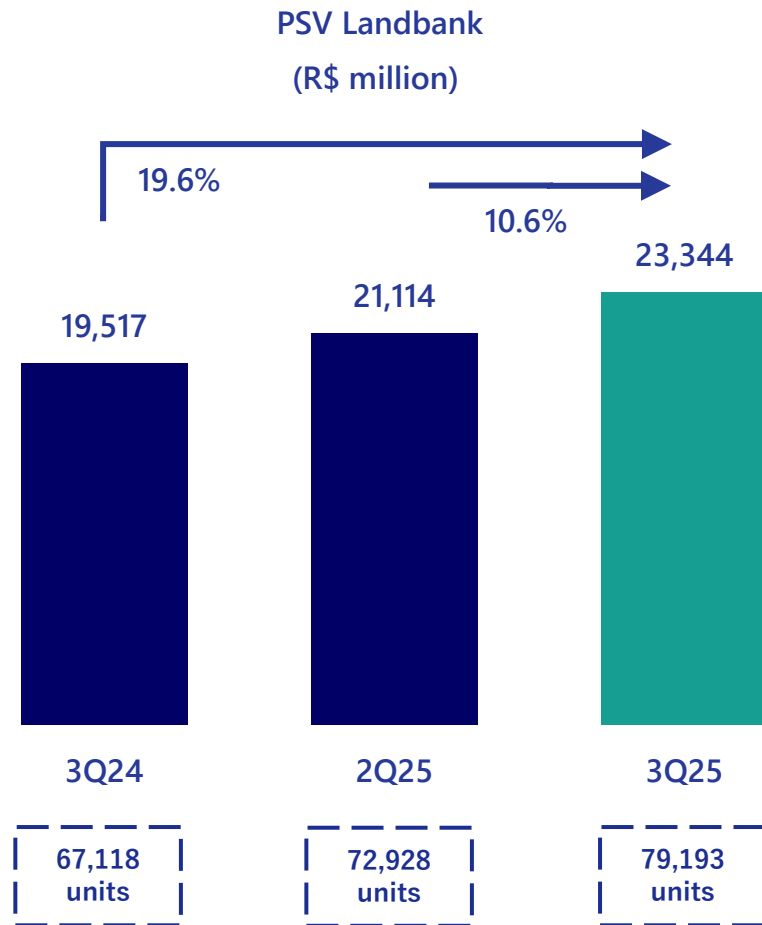
Average price by unit - Quarterly
(R\$ thousand)



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

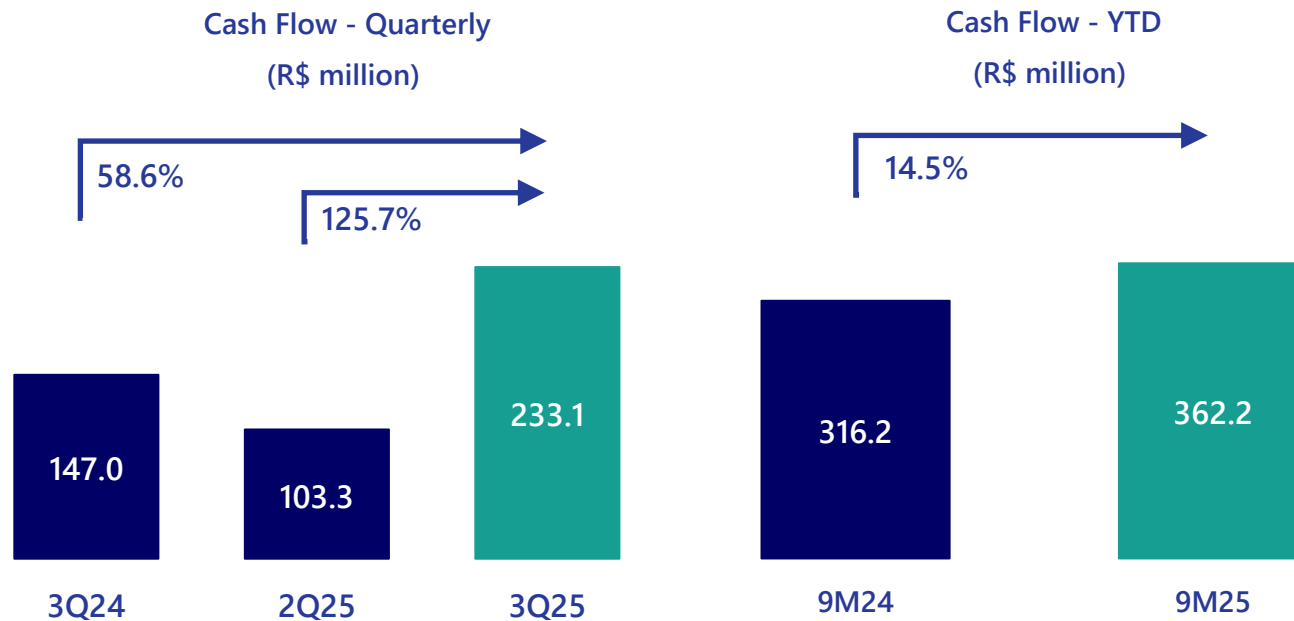


In 3Q25, **93.1% of the sales**
had a unit selling
price of up to
R\$ 500,00.

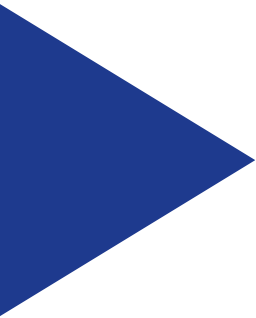


Currently, Cury's landbank totals **R\$ 18,047.2 million in São Paulo** and **R\$ 5,296.5 million** in Rio de Janeiro.

// CASH GENERATION



This is the **26th**
consecutive quarter of
positive cash generation.



João Mazzuco, CFA

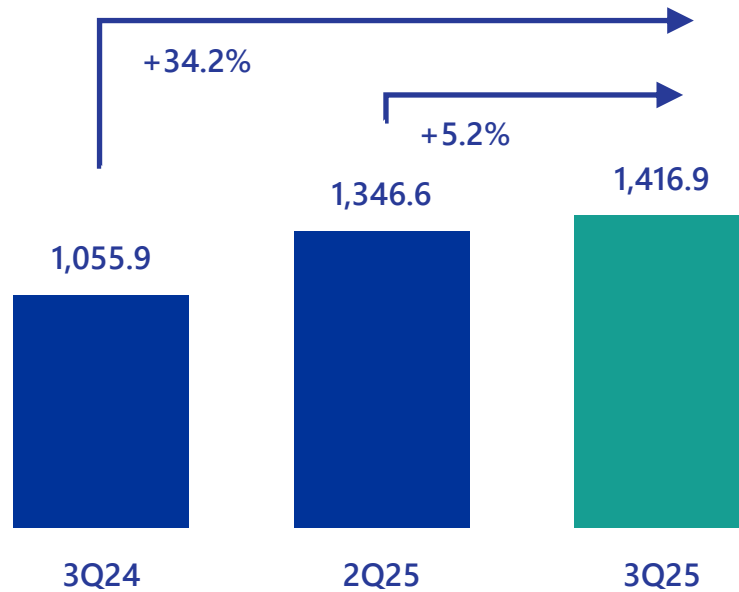
CFO



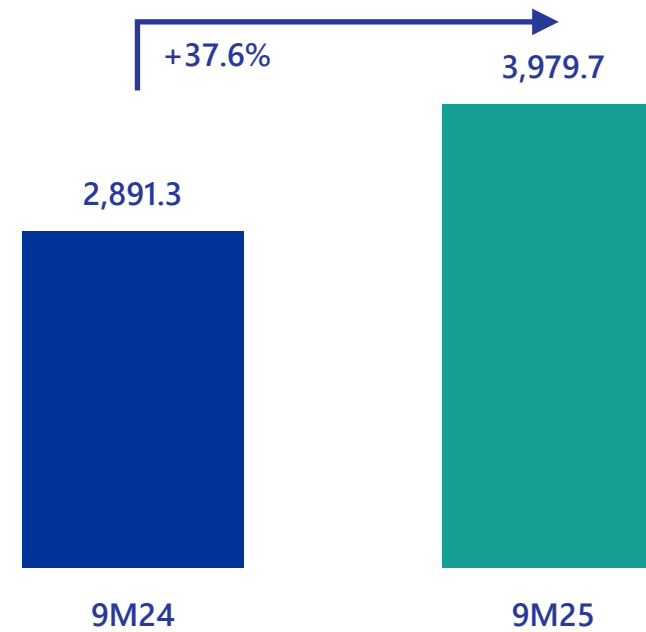
// REVENUE



Net revenue
(R\$ million) - Quarterly



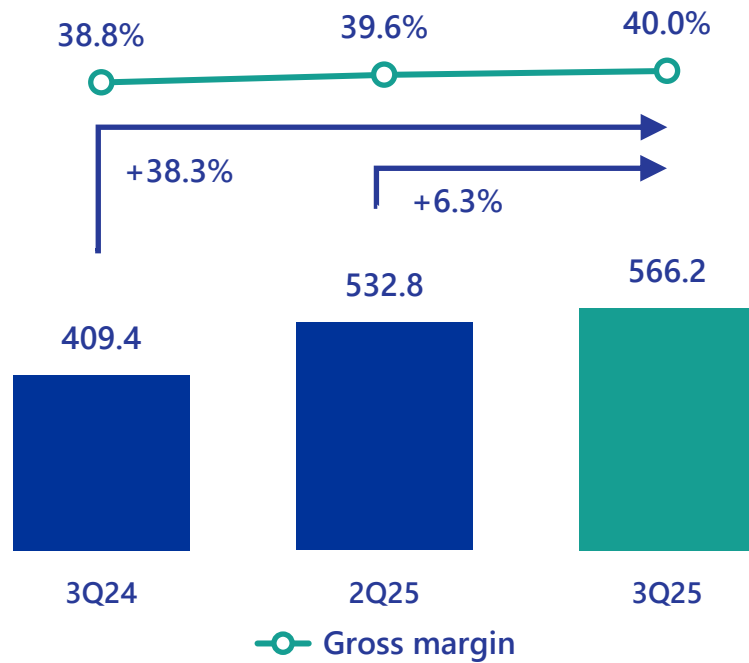
Net revenue
(R\$ million)- YTD



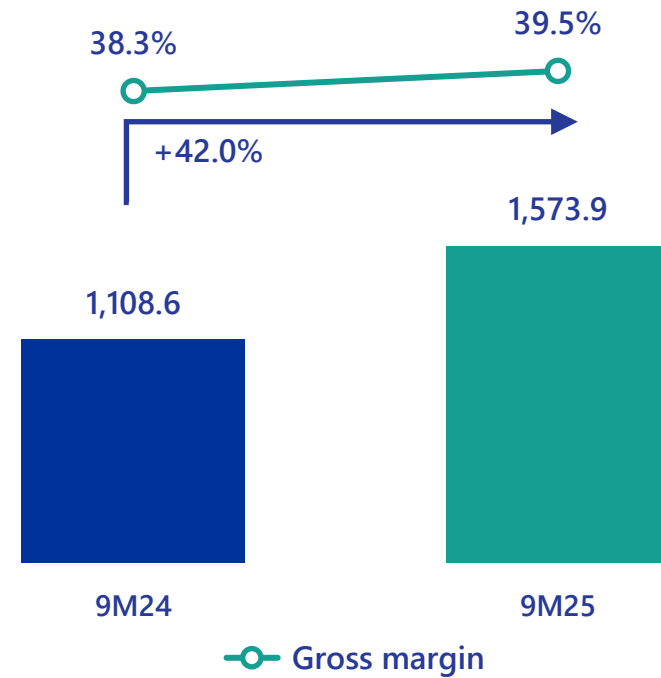
// GROSS PROFIT



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



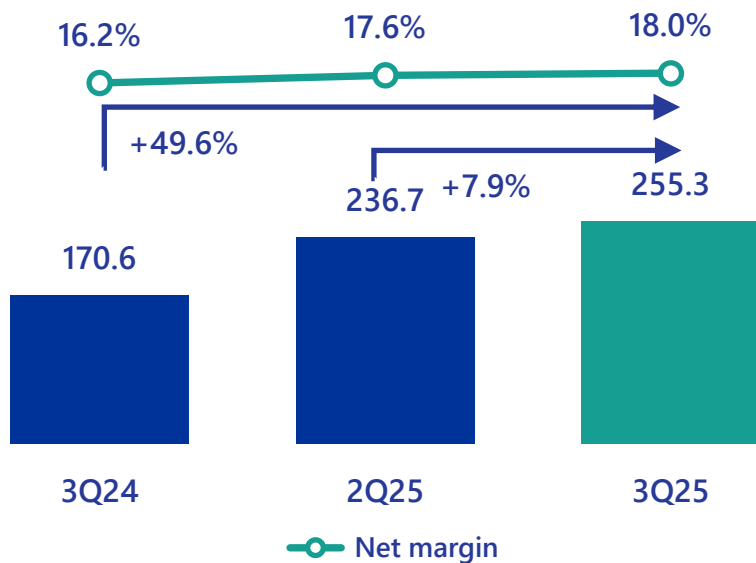
Gross profit and Gross margin
(R\$ million and %)- YTD



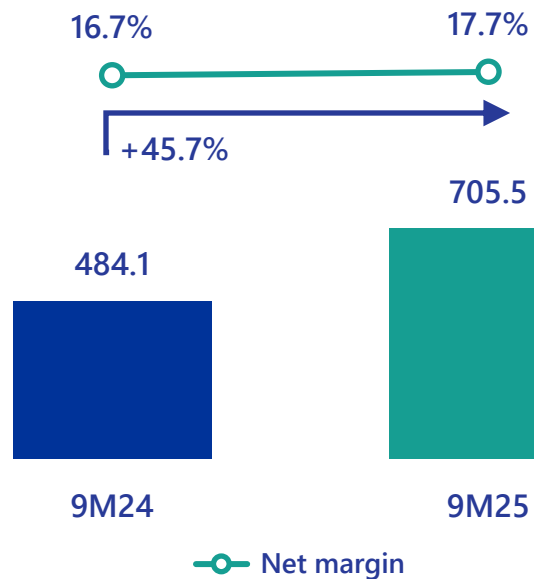
Adjusted Gross Margin 3Q25: 40.2% 3Q25 YTD: 39.8%



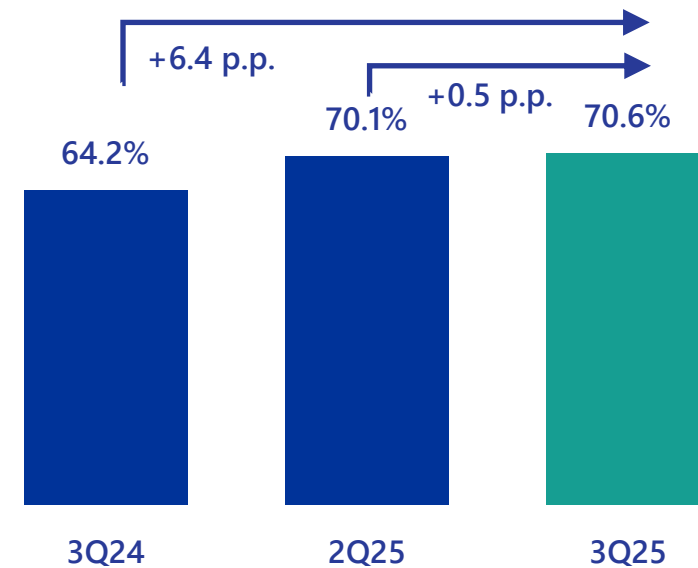
Net income and Net Margin %Cury
(R\$ million and %)



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



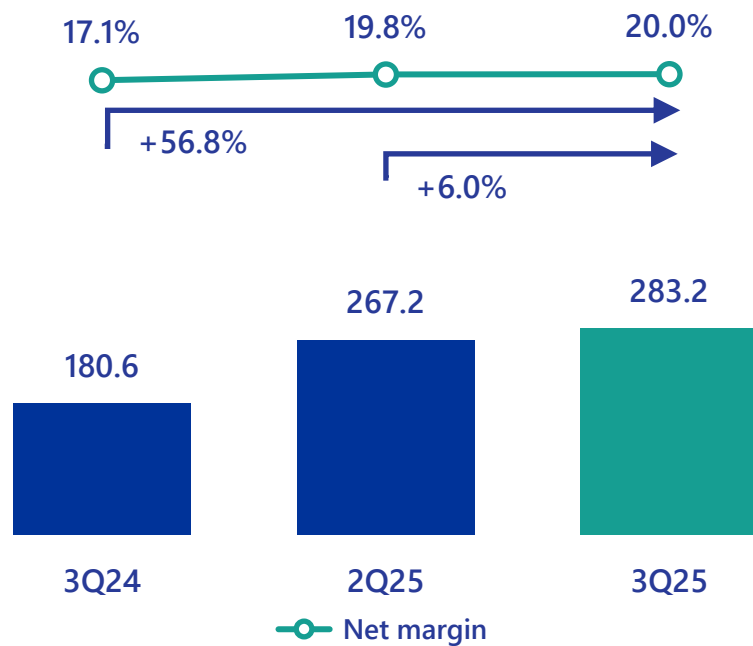
ROE



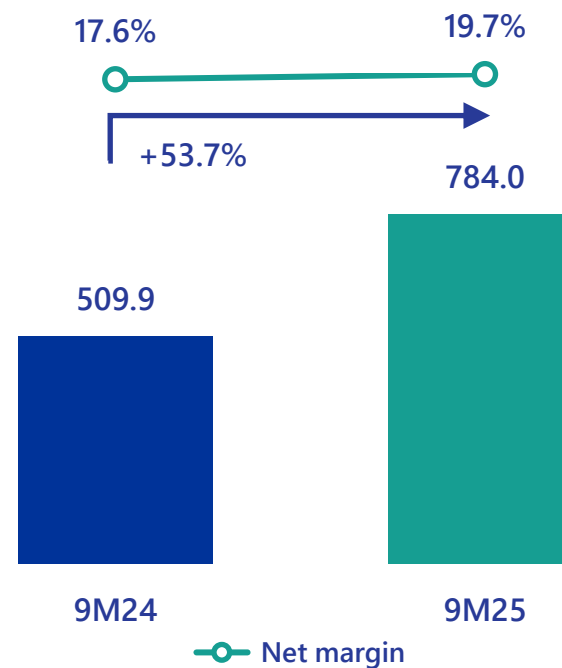
// NET INCOME AND 100% MARGIN



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



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





R\$1,773.2 MI

in Cash and Cash Equivalents, growth of 25.2%
vs. 12/31/2024

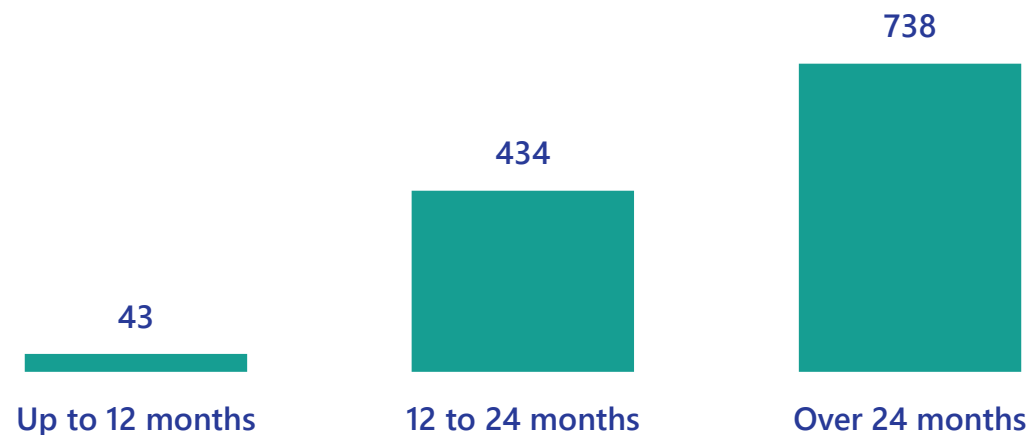
R\$1,323.0 MI

in Gross Debt, growth of 34.1% vs.
12/31/2024

R\$450.2

in Net Cash, compared to R\$429.8
million no 12/31/2024

Corporate Debt Maturity Schedule
in 09/30/2025 (R\$ million)

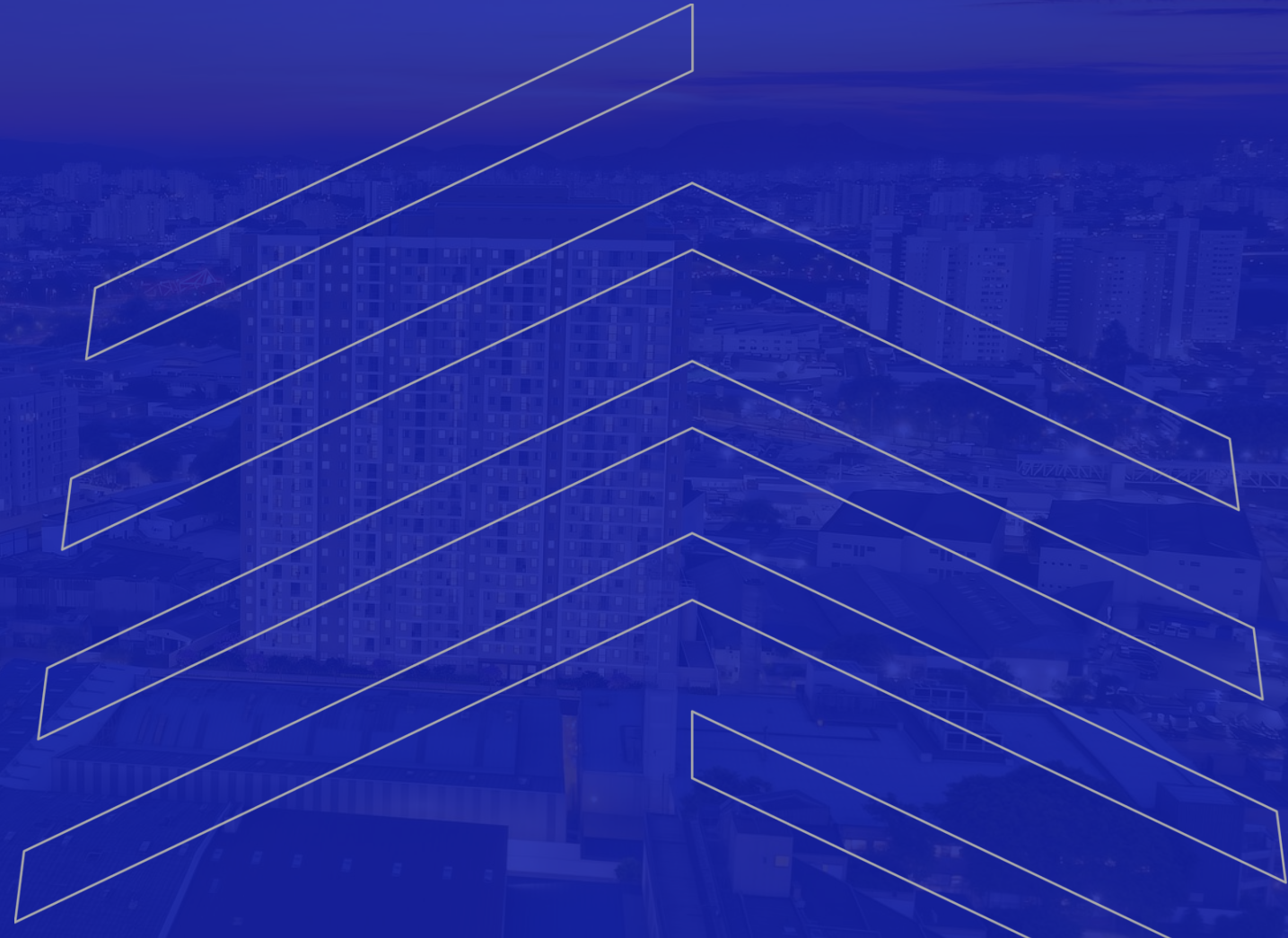




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Q&A





Ronaldo Cury de Capua
IR Officer

Nádia Santos
IR Manager

Rhayza Malone
IR Coordinator

Gustavo Capelli
IR Analyst

Thiago Leal
IR Analyst

Caio Fernandes
IR Intern

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IMOB B3

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INDX B3

IBrA B3

IGC-NM B3

ITAG B3