



CURY
B3 LISTED NM

DIVULGAÇÃO DE RESULTADOS

4T25 e 2025

CEO



Fábio Elias Cury

VP Comercial



Leonardo Mesquita

DRI



Ronaldo Cury

VP Engenharia



Paulo Curi

CFO

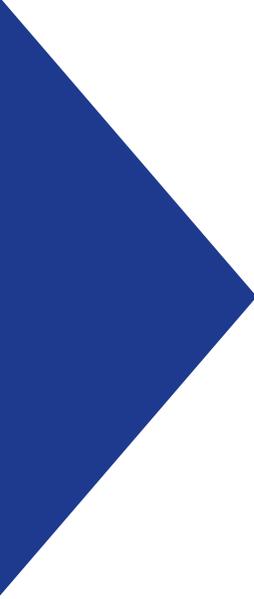


João Carlos
Mazzuco, CFA



Ronaldo Cury

DRI, Diretor de Relações Institucionais, Crédito Imobiliário e Sustentabilidade



Fabio Cury

CEO



MENSAGEM DA ADMINISTRAÇÃO



Ronaldo Cury

DRI, Diretor de Relações Institucionais, Crédito Imobiliário e Sustentabilidade

PRINCIPAIS INDICADORES DO 4T25



CURY
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Lançamentos

R\$ 1,3 BI

↓ -7,9% vs. 4T24

Vendas Líquidas

R\$ 1,6 BI

↑ 9,3% vs. 4T24

Landbank

R\$ 24,6 BI

↑ 22,5% vs. 4T24

Geração de Caixa

R\$ 321,1 MI

↑ 113,5% vs. 4T24

27º trimestre consecutivo de geração de caixa positiva

Receita Líquida

R\$ 1,4 BI

↑ 37,2% vs. 4T24

Margem Bruta Ajustada

40,6%

↑ 1,3 p.p vs. 4T24

Lucro Líquido
100%

R\$ 297,2 MI

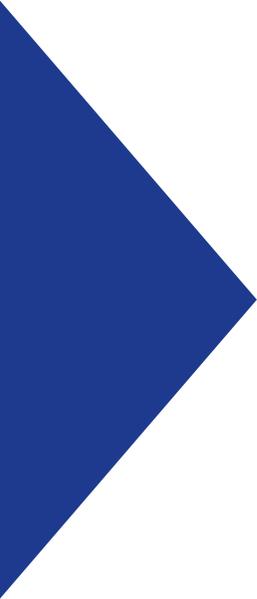
↑ 57,3% vs. 4T24

ROE

78,8%

↑ 12,5 p.p. vs. 4T24





Leonardo Mesquita

Vice Presidente Comercial





Alto Chácara Santo Antônio

**São Paulo
Out/25**

**VGV - R\$ 204 MM
+75% Vendido**



Farol da Guanabara

**Rio de Janeiro
Out/25**

**VGV - R\$ 264 MM
+55% Vendido**



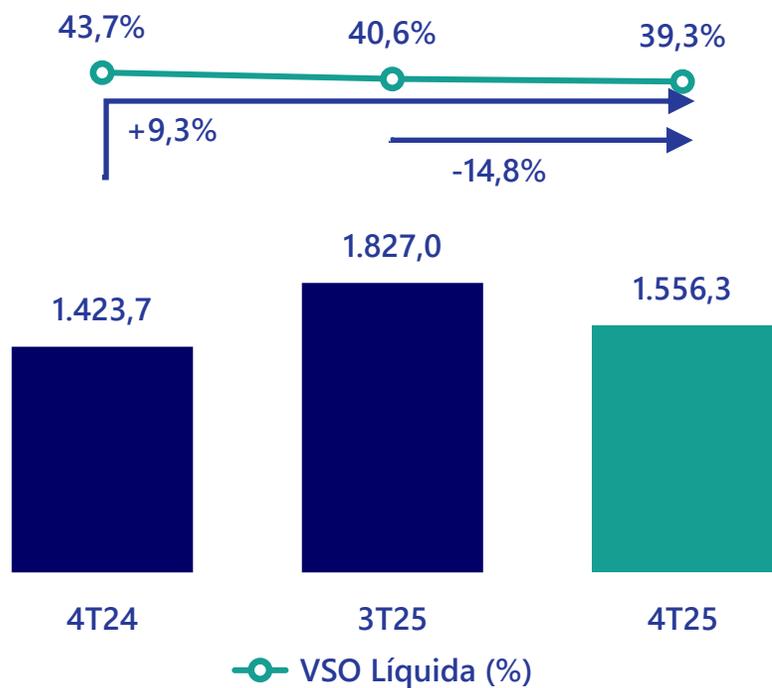
Barra Funda 930

**São Paulo
Out/25**

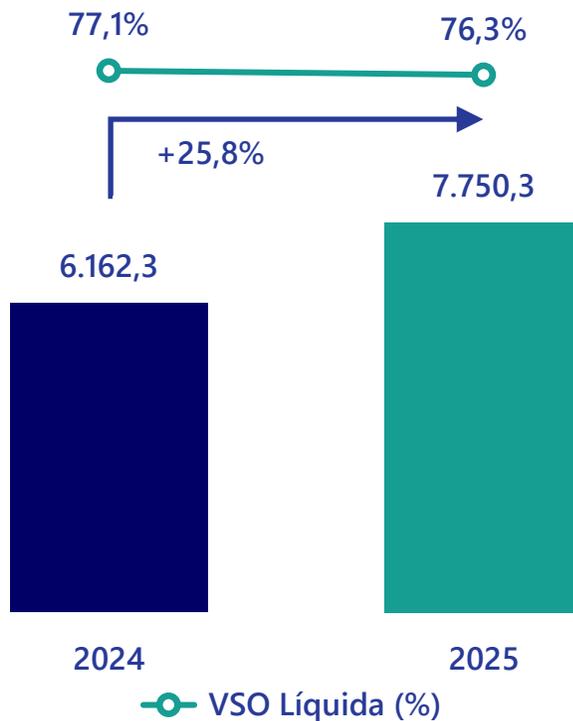
**VGV - R\$ 190 MM
+85% Vendido**

// VENDAS LÍQUIDAS

Vendas Líquidas - Trimestral
(R\$ milhões)



Vendas Líquidas - Acumulado
(R\$ milhões)

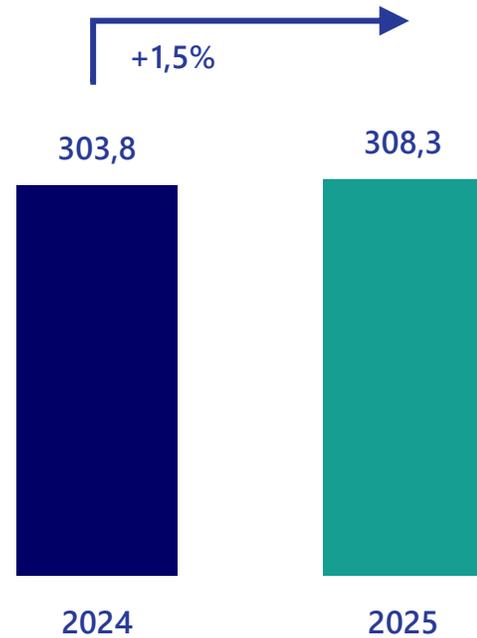


// PREÇO MÉDIO DE VENDAS

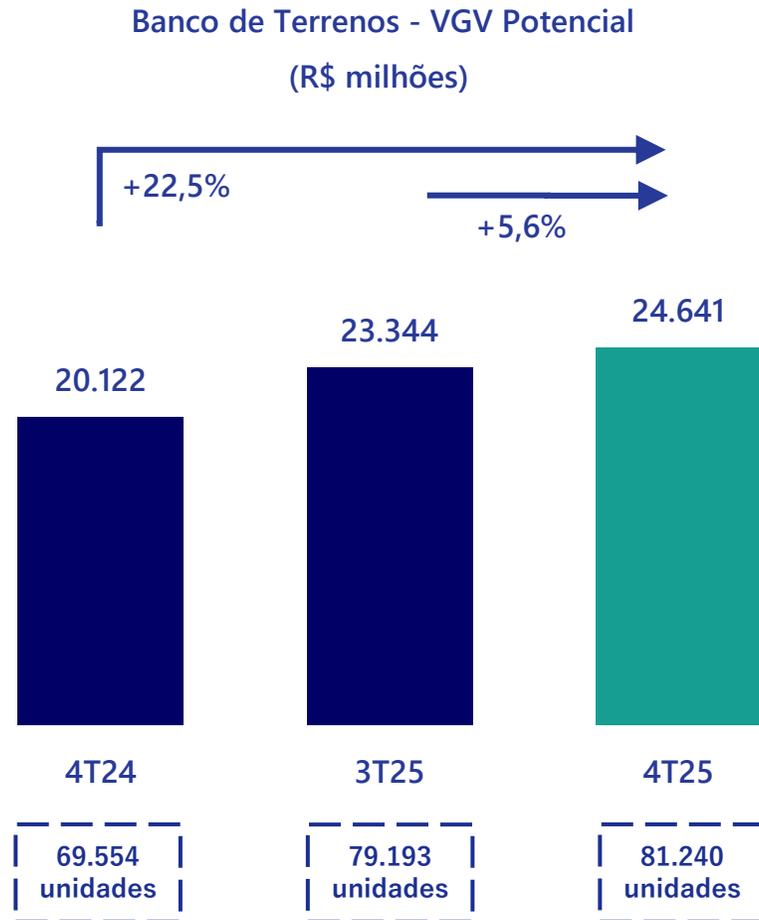
Preço Médio por unidade - Trimestral
(R\$ mil)



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

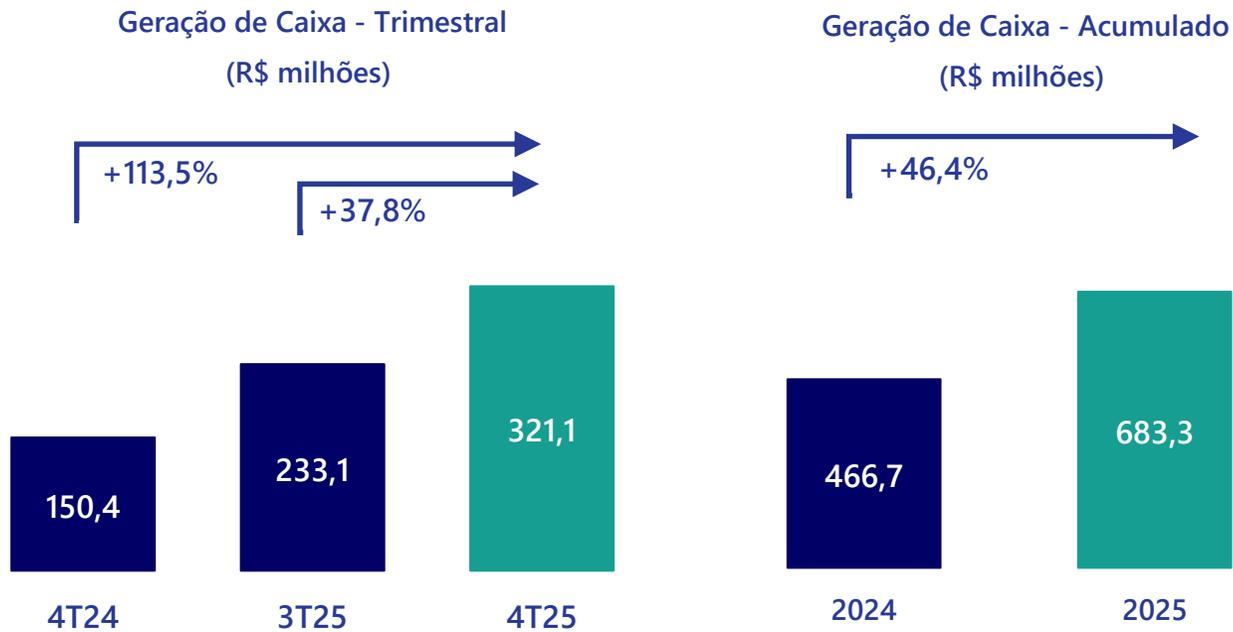


No 4T25, **91,1%** das vendas realizadas possuíam preço unitário de venda até R\$ 500 mil.

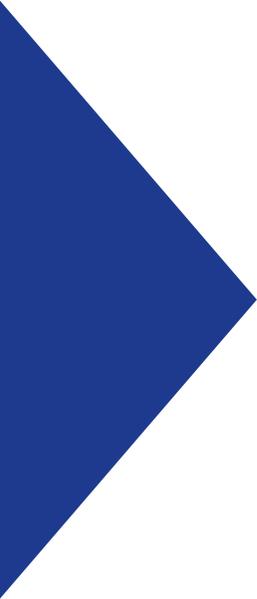


Atualmente o banco de terrenos da Cury é composto por **R\$ 19.024,1 milhões** localizados em **São Paulo** e **R\$ 5.617,2 milhões** no **Rio de Janeiro.**

// GERAÇÃO DE CAIXA



Este é o **27º trimestre consecutivo** de **geração de caixa positiva.**



João Mazzuco, CFA

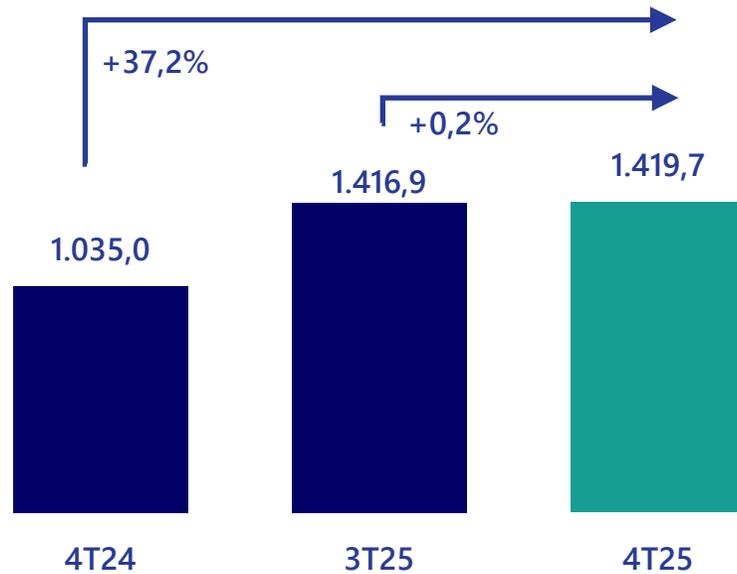
CFO



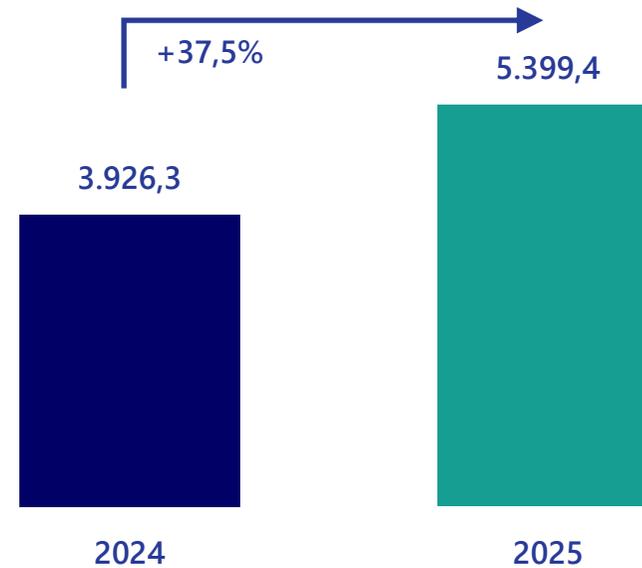
// RECEITA



Receita líquida
(R\$ milhões) - Trimestre



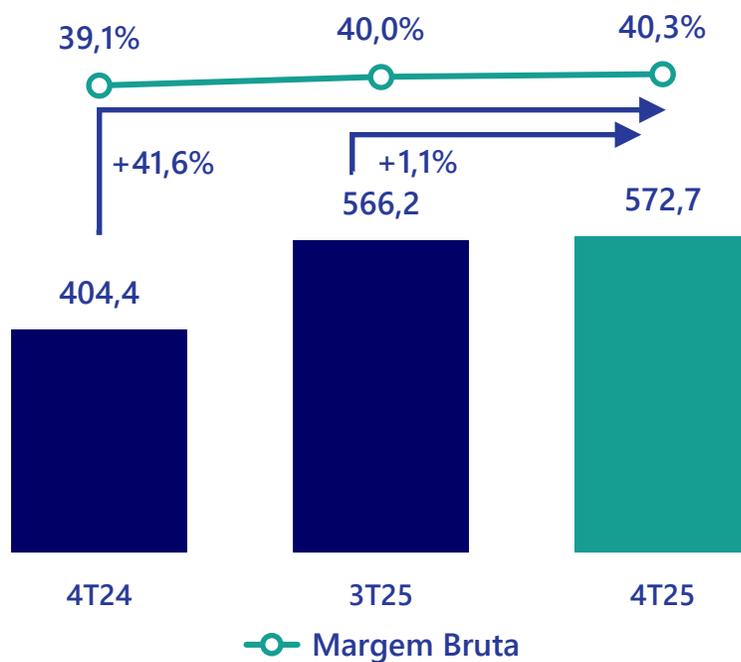
Receita líquida
(R\$ milhões) - Acumulado



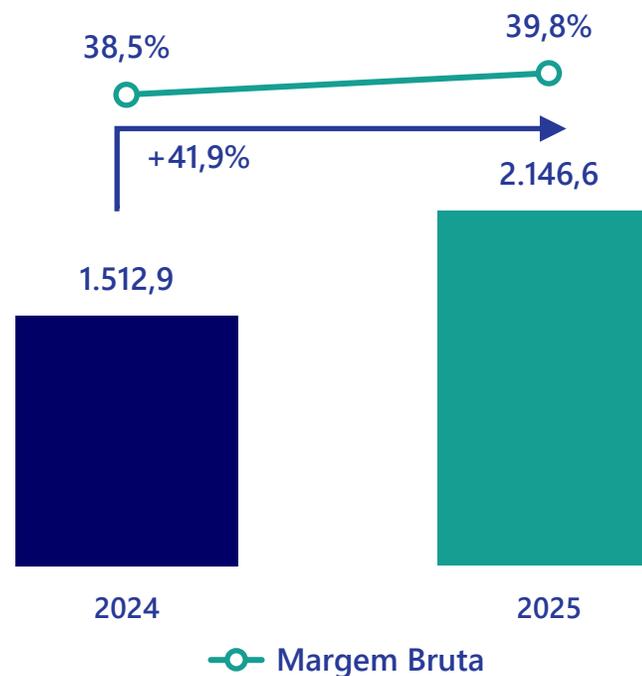
// LUCRO BRUTO



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



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

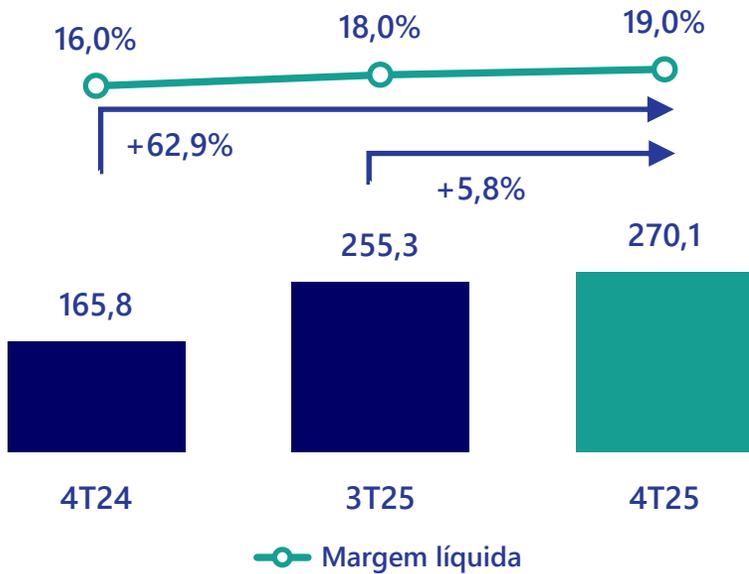


Margem Bruta Ajustada 4T25: 40,6% e 2025: 40,0%

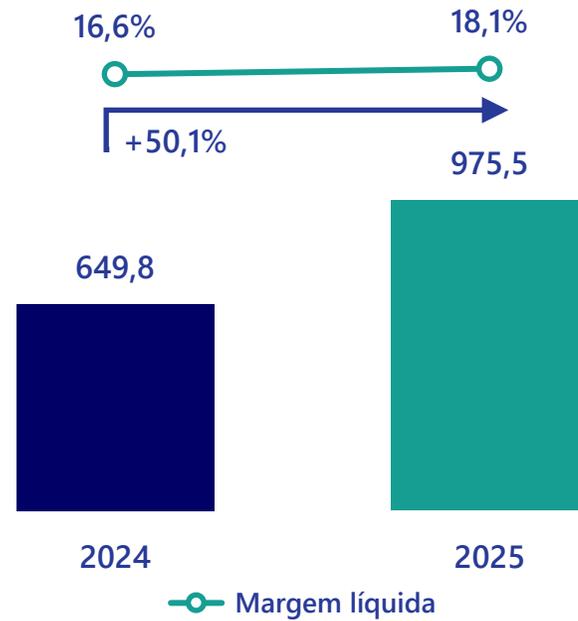
// LUCRO LÍQUIDO E MARGEM %CURY // ROE



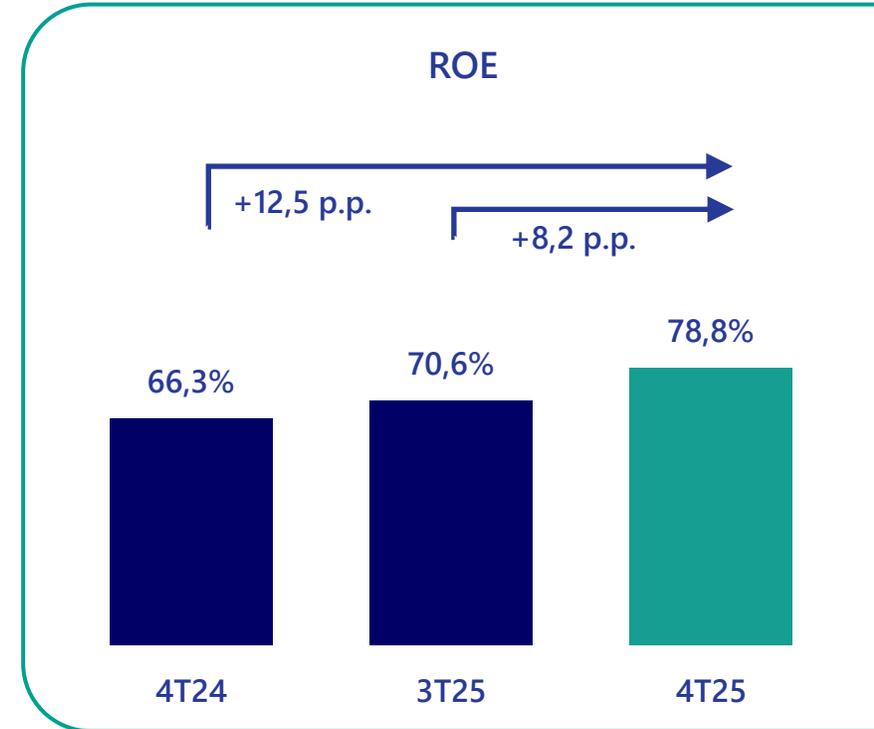
Lucro líquido e margem líquida %Cury
(R\$ milhões e %)



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



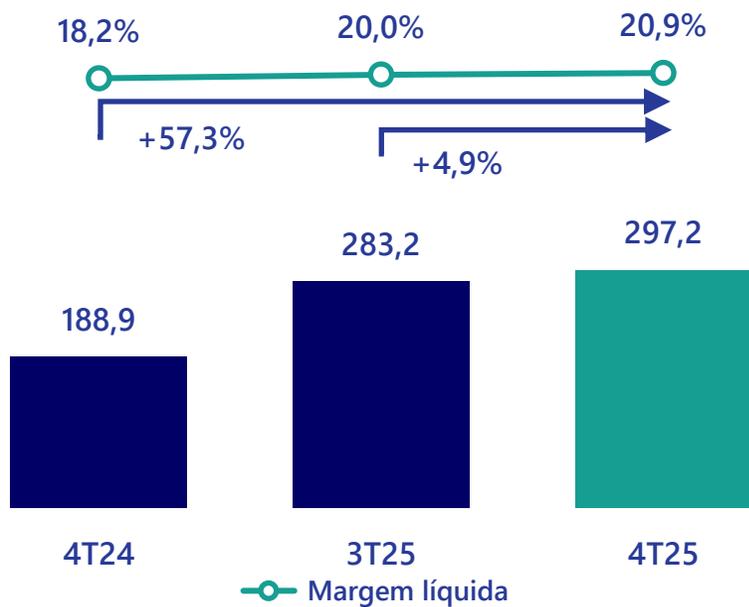
ROE



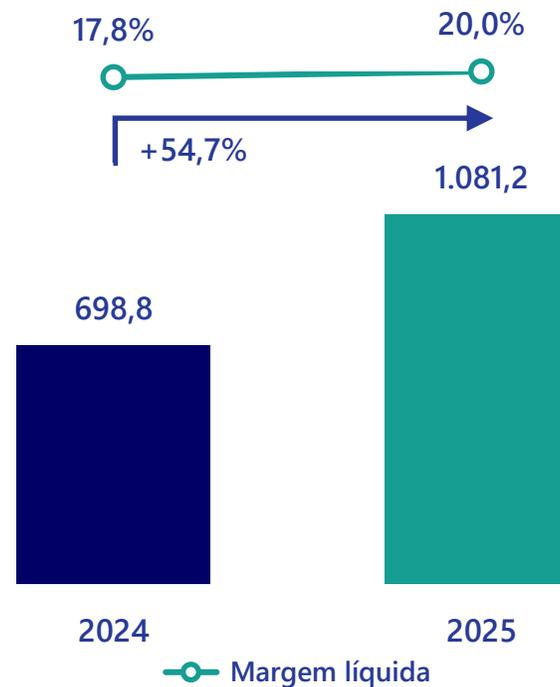
// LUCRO LÍQUIDO e MARGEM 100%



Lucro líquido e margem líquida %100
(R\$ milhões e %) - Trimestre



Lucro Líquido e margem líquida %100
(R\$ milhões e %) - Acumulado



R\$ 1.790,9 MI

em Caixa e Equivalentes, crescimento de 26,5% frente ao 31-12-2024

R\$ 1.474,9 MI

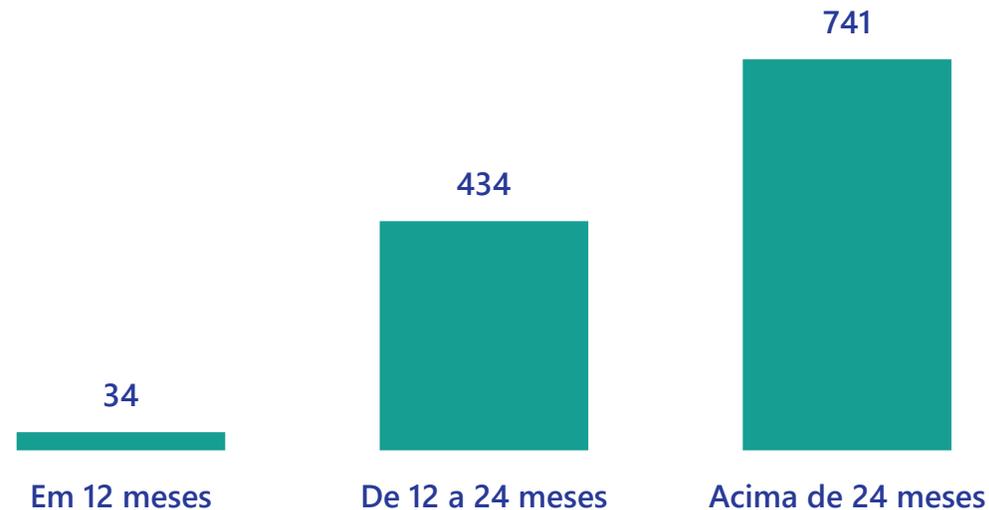
em Dívida Bruta, crescimento de 49,5% em relação ao 31-12-2024

R\$ 316,0 MI

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

Cronograma de Vencimento 31/12/2025 da Dívida Corporativa

(R\$ milhões)





Em 2025, a Companhia realizou o pagamento de dividendos no valor total de

R\$ 1.352,0 Milhões.

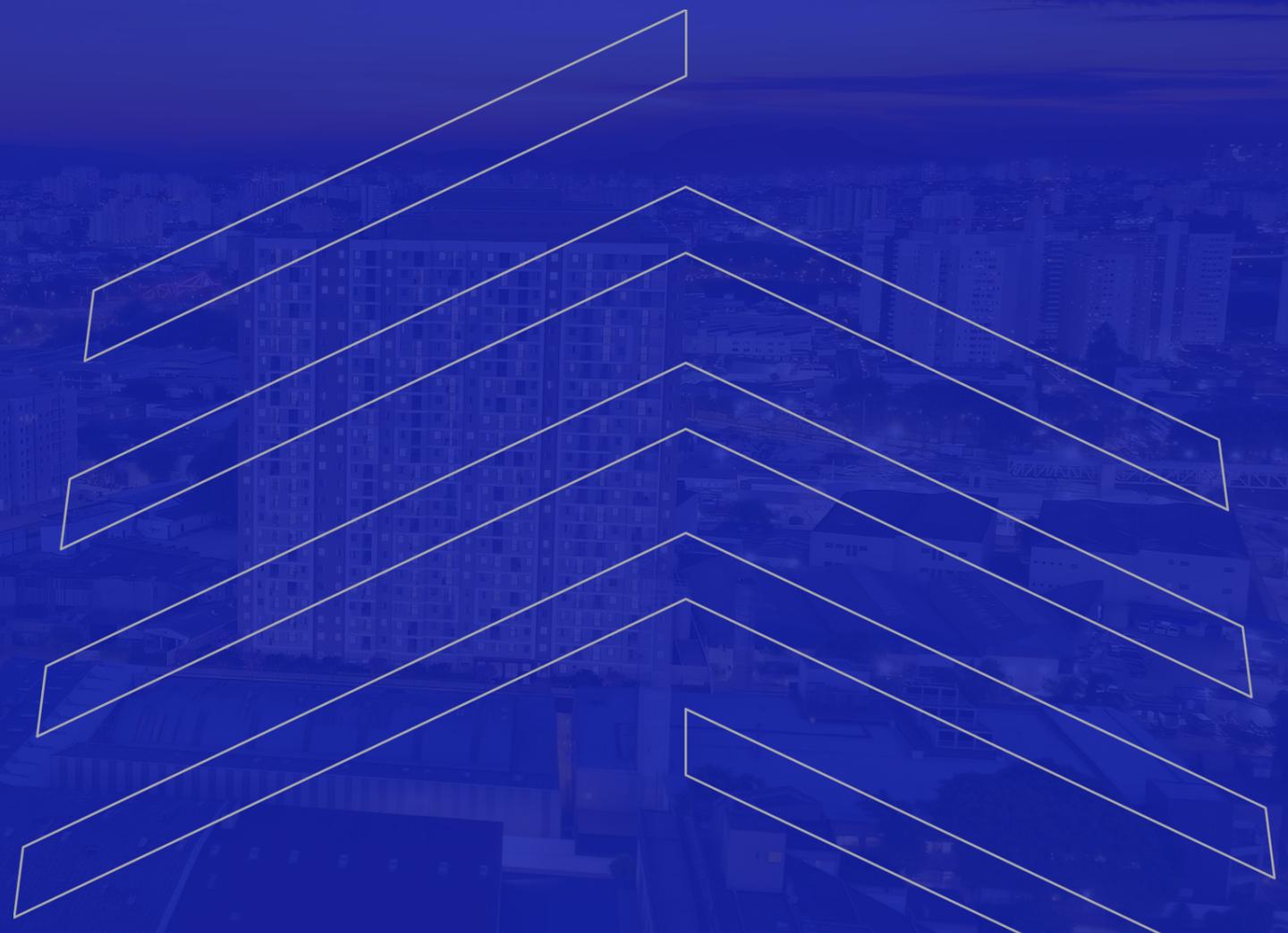


Em **dez/25**, captamos R\$ 574 milhões por meio de um follow-on. A operação ampliou o free float, elevou a liquidez das ações, que aliado a robusta geração de caixa no exercício, viabilizou o pagamento de **dividendos recordes de R\$ 1.352 milhões.**



CURY
B3 LISTED NM

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 Pl.

RI@CURY.NET

IBOVESPA B3

**Institutional
Investor**



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IMOB B3

IGC B3

INDX B3

IBrA B3

IGC-NM B3

ITAG B3

IGPTW B3



CURY
B3 LISTED NM

EARNINGS RESULTS

4Q25 & 2025

CEO



Fábio Elias Cury

Comercial VP



Leonardo Mesquita

IRO



Ronaldo Cury

Engineering VP



Paulo Curi

CFO



João Carlos
Mazzuco, CFA



Ronaldo Cury

IRO, Institutional Relations, Real Estate Credit and
Sustainability Officer

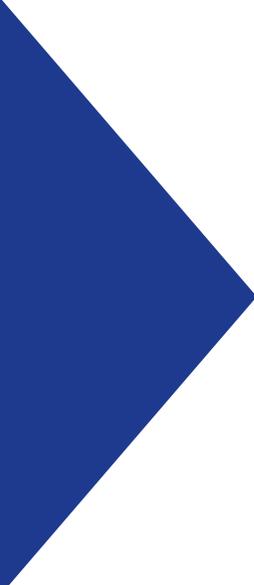


Fabio Cury

CEO



MESSAGE FROM MANAGEMENT



Ronaldo Cury

IRO, Institutional Relations, Real Estate Credit and
Sustainability Officer

4Q25 MAIN INDICATORS



CURY
B3 LISTED NM

Launches

R\$1.3 BI

↓ -7.9% vs 4Q24

Net Sales

R\$1.6 BI

↑ 9.3% vs 4Q24

Landbank

R\$24.6 BI

↑ 22.5% vs 4Q24

Cash Generation

R\$321.1 MI

↑ 113.5% vs 4Q24

27th consecutive quarter of positive cash generation

Net Revenue

R\$1.4 BI

↑ 37.2% vs 4Q24

Adjusted Gross Margin

40.6%

↑ 1.3 p.p vs 4Q24

Net Profit

100%

R\$297.2 MI

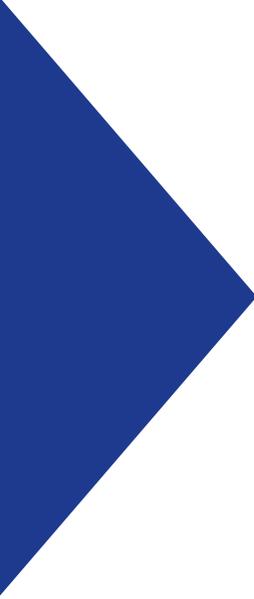
↑ 57.3% vs 4Q24

ROE

78.8%

↑ 12.5 p.p vs 4Q24





Leonardo Mesquita

VP Sales





Alto Chácara Santo Antônio

**São Paulo
Oct/25**

**PSV - R\$204 MM
+75% Sold**



Farol da Guanabara

**Rio de Janeiro PSV - R\$264 MM
Oct/25 +55% Sold**

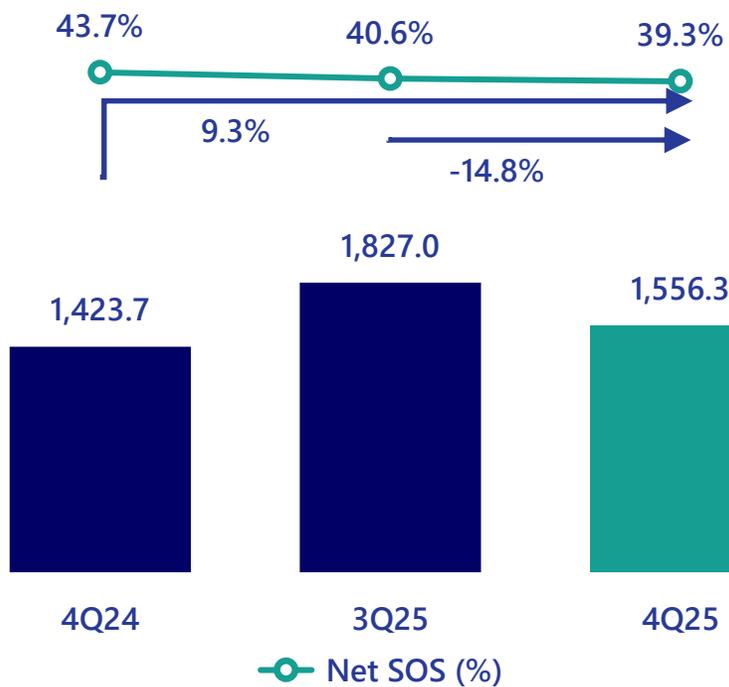


Barra Funda 930

**São Paulo PSV - R\$190 MM
Oct/25 +85% Sold**

// NET PRE-SALES

Net Pre-Sales - Quarterly (R\$ million)



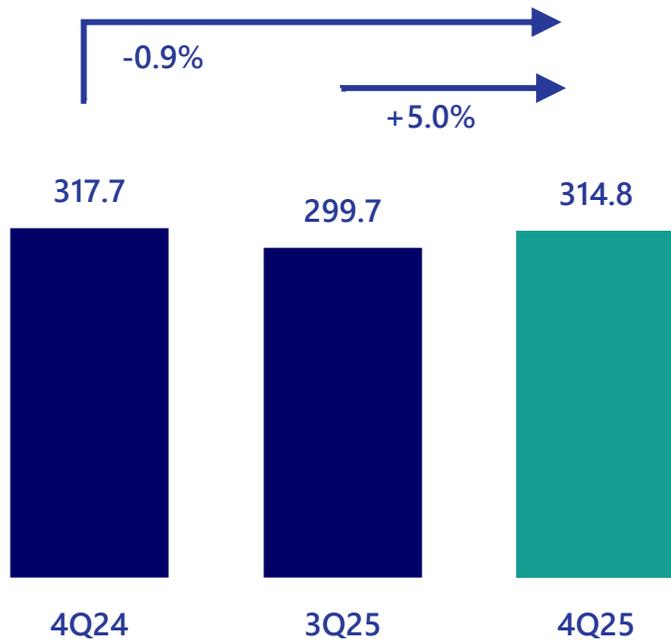
Net Pre-Sales - FY (R\$ million)



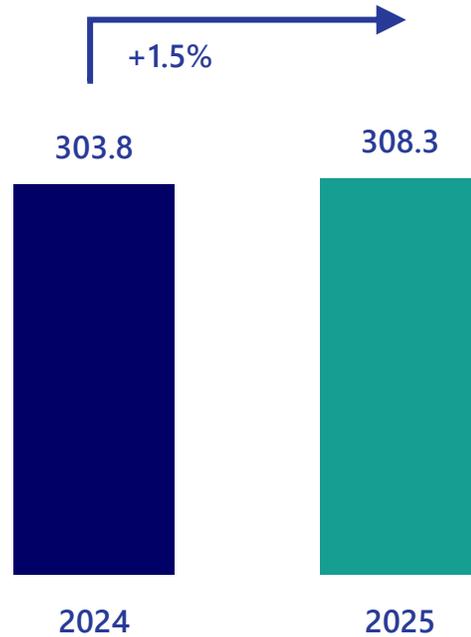
// AVERAGE PRICE PER UNIT



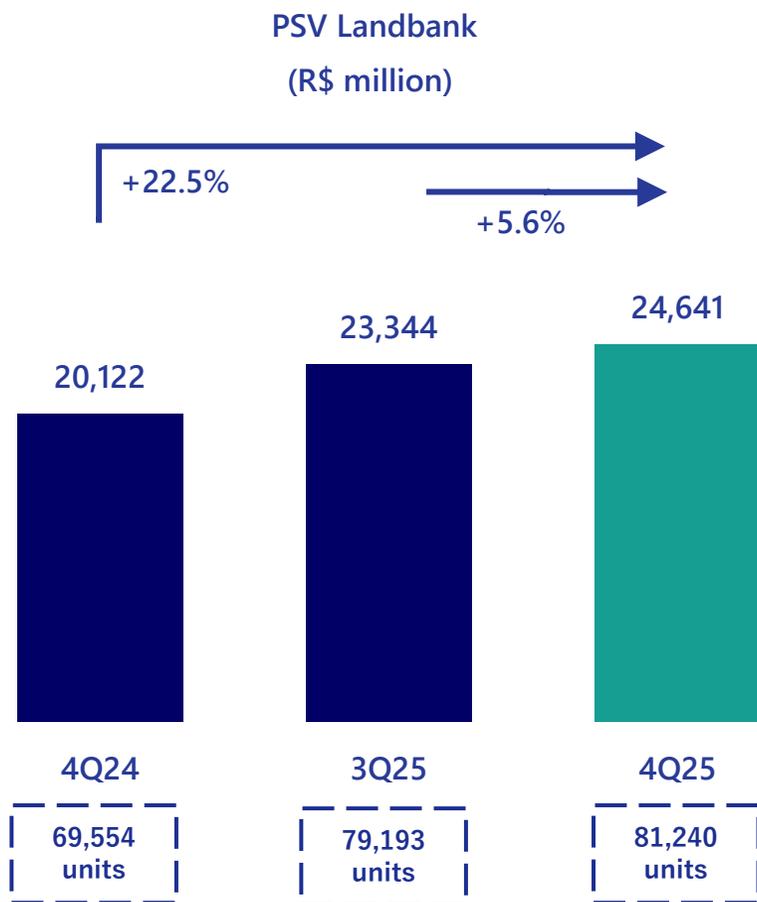
Average price by unit - Quarterly
(R\$ thousand)



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

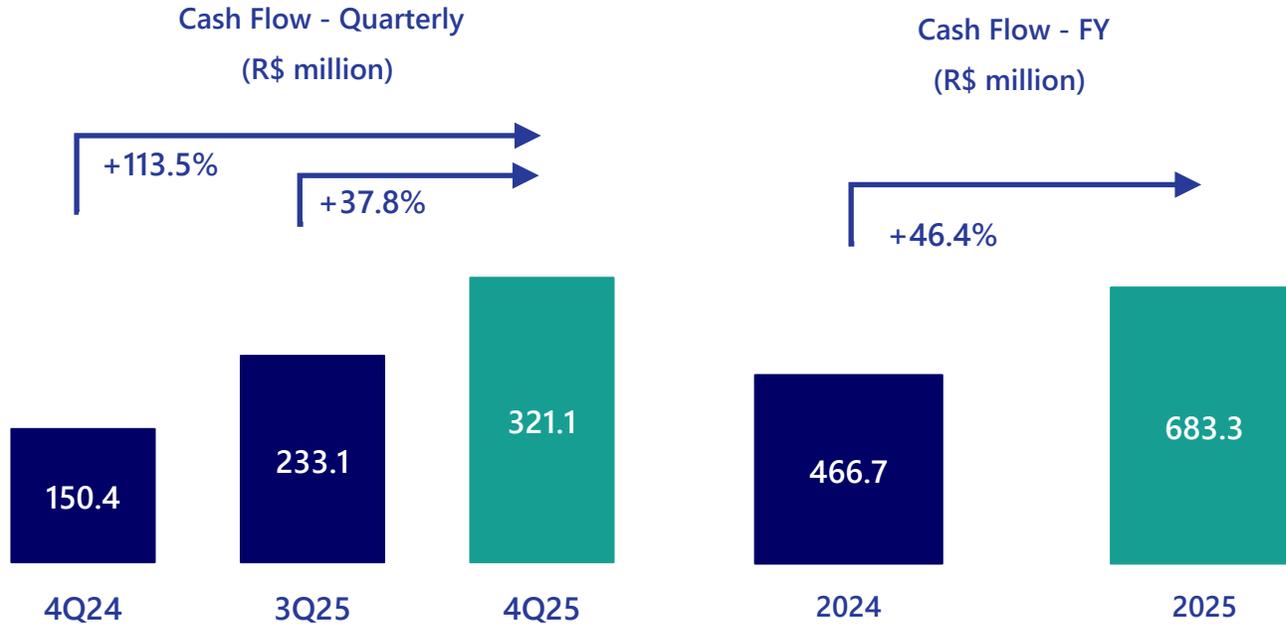


In 4Q25, **91.1% of the sales**
had a unit selling
price of up to
R\$500,000.

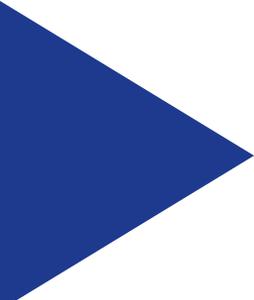


Currently, Cury's landbank totals
R\$19,024.1 million in São Paulo and
R\$5,617.2 million in Rio de Janeiro.

// CASH GENERATION



This is the **27th** consecutive quarter of **positive cash generation.**



João Mazzuco, CFA

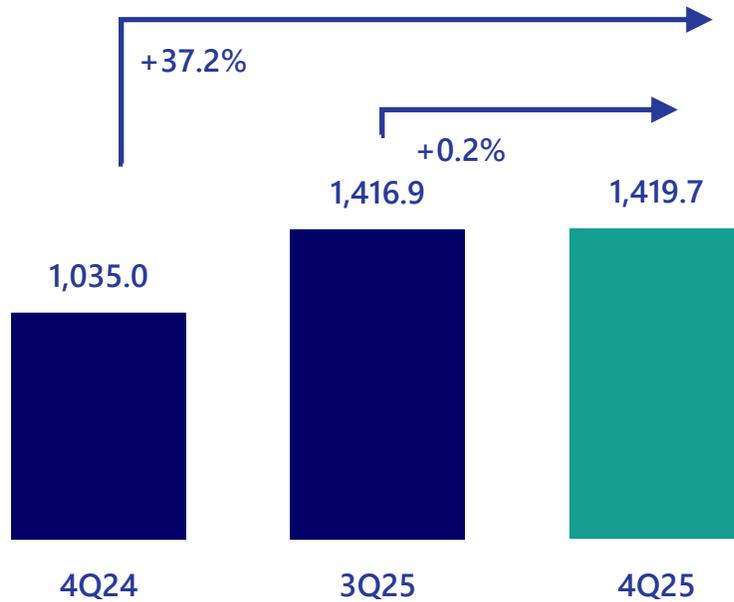
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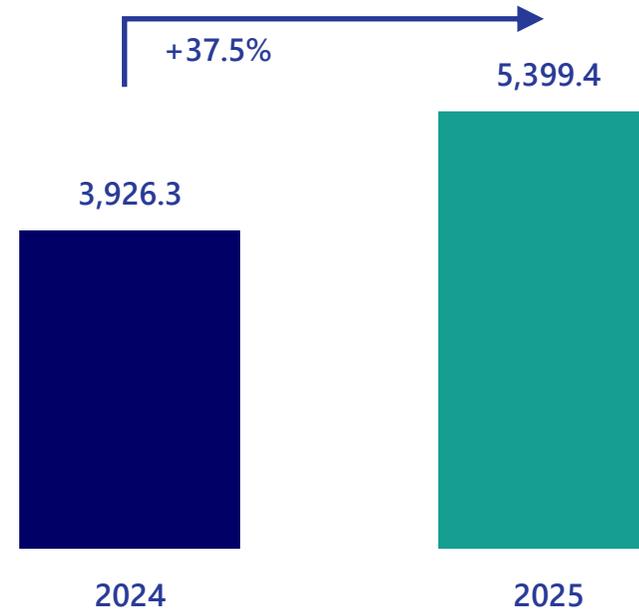
// REVENUE



Net revenue
(R\$ million) - Quarterly



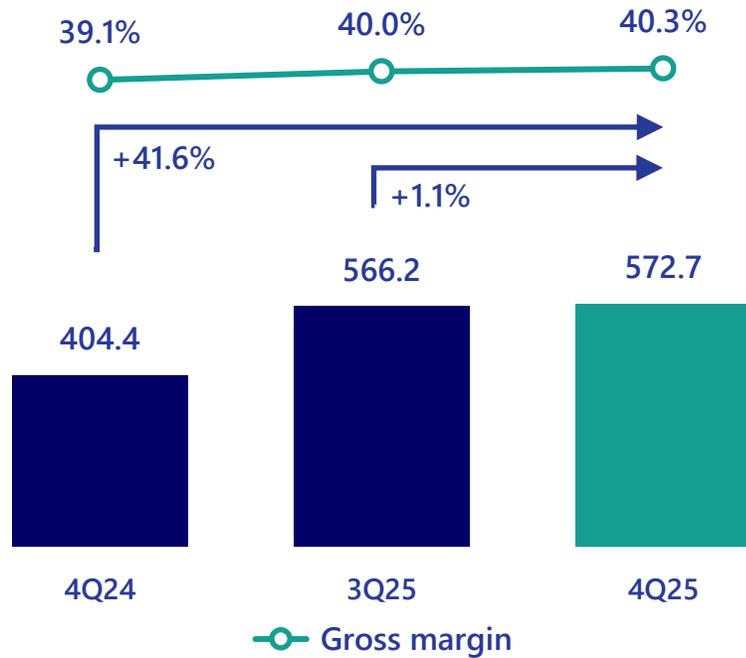
Net revenue
(R\$ million) - FY



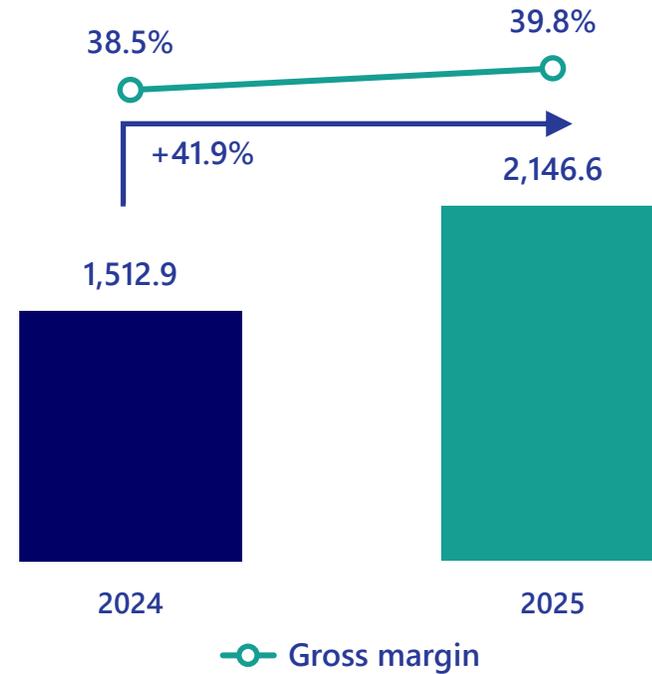
// GROSS PROFIT



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



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

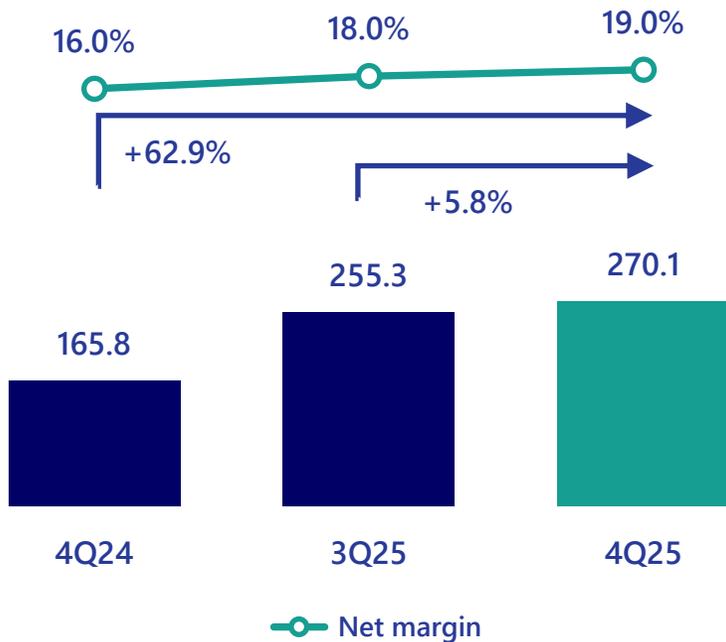


Adjusted Gross Margin 4Q25: 40.6% 2025: 40.0%

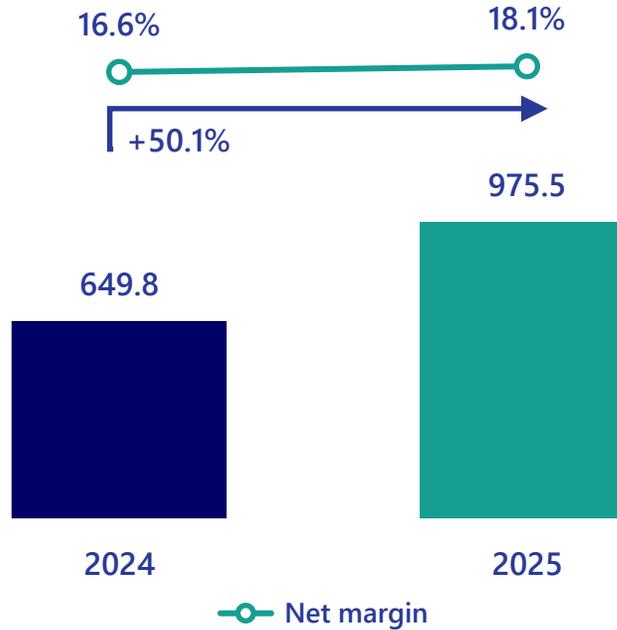
// NET INCOME AND %CURY MARGIN // ROE



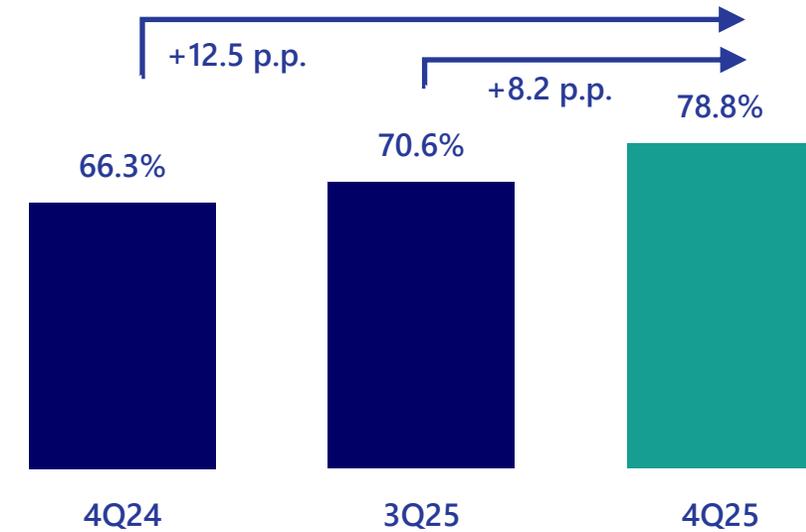
Net income and Net Margin %Cury
(R\$ million and %)



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



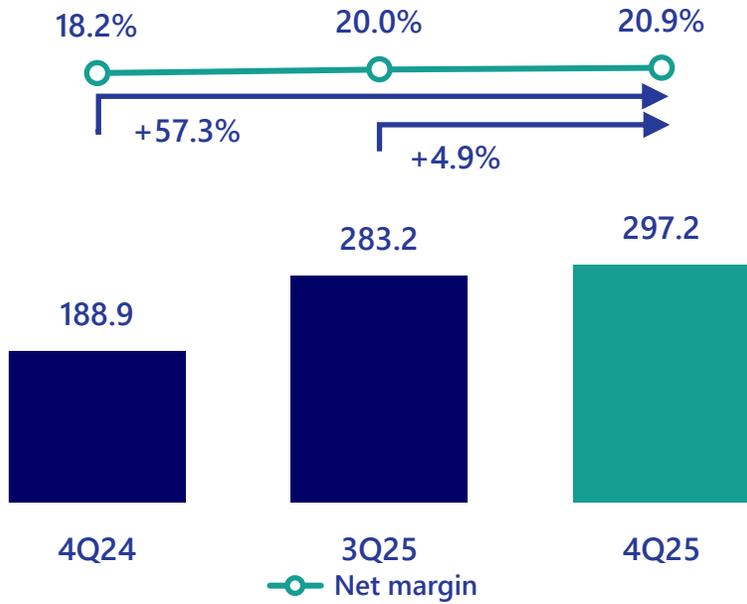
ROE



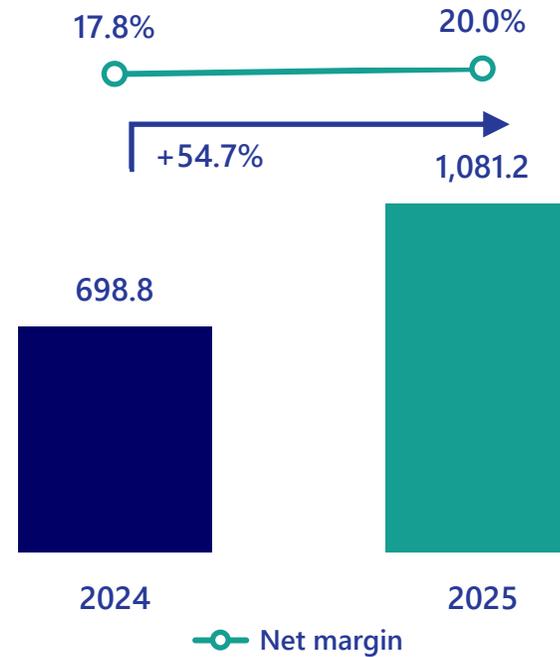
// NET INCOME AND 100% MARGIN



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



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



R\$1,790.9 MI

in Cash and Cash Equivalents, growth of 26.5% vs. 12/31/2024

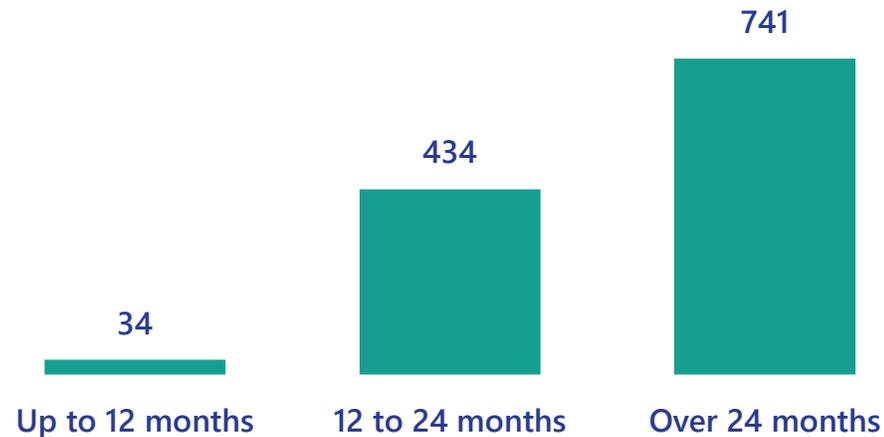
R\$1,474.9 MI

in Gross Debt, growth of 49.5% vs. 12/31/2024

R\$316.0 MI

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

Amortization schedule 12/31/2025 of Corporate Debt
(R\$ million)

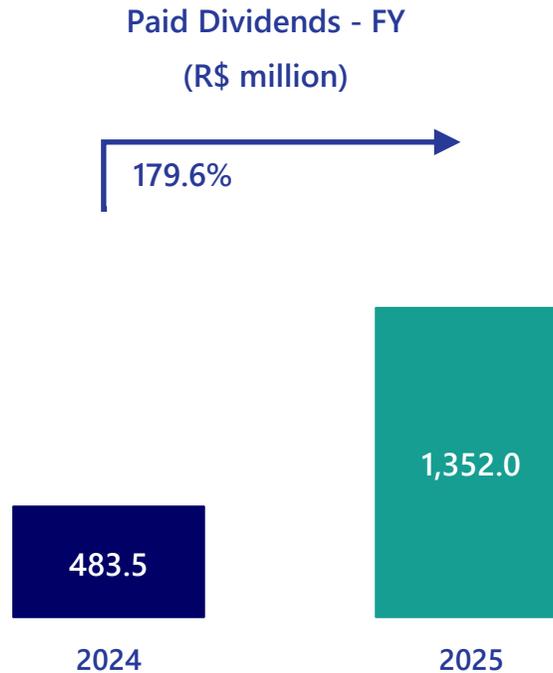


// DIVIDENDS



In 2025, the Company paid total dividends in the amount of

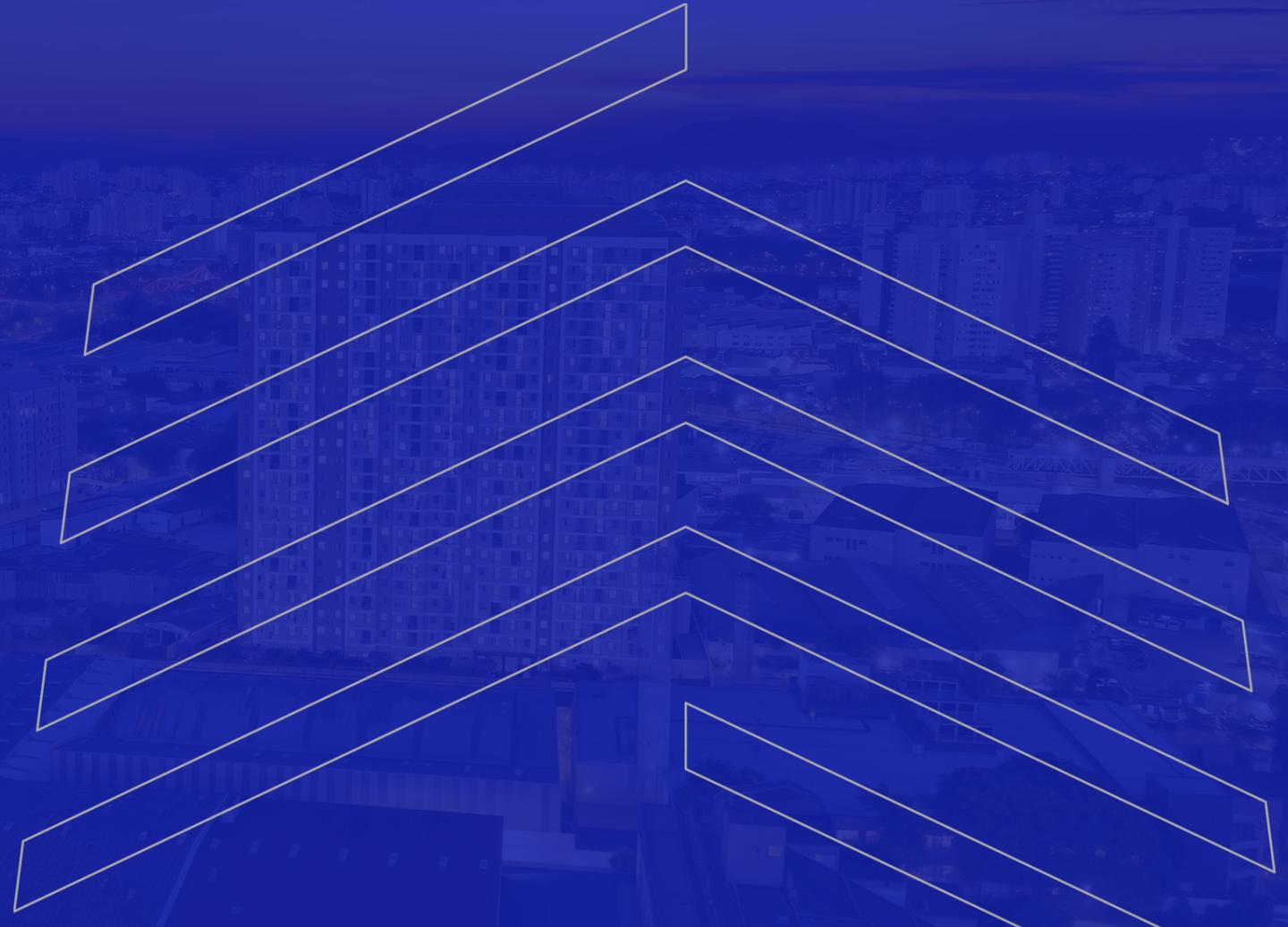
R\$1,352.0 MILLION.



In **Dec/25**, we raised R\$ 574 million through a follow-on offering. The transaction increased our free float and enhanced share liquidity, which, combined with robust cash generation during the year, enabled the payment of **record dividends totaling R\$1,352 million.**



Q&A





Ronaldo Cury de Capua
IR Officer

Nádia Santos
IR Manager

Rhayza Malone
IR Coordinator

Gustavo Capelli
IR Analyst

Thiago Leal
IR Analyst

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**Institutional
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IMOB B3	IGC B3	INDX B3
IBrA B3	IGC-NM B3	ITAG B3
IGPTW B3		