RESULTADOS 2T25

15 DE AGOSTO DE 2025

CYRELA

PARTICIPANTES

RAPHAEL HORN
DIRETOR CO-PRESIDENTE

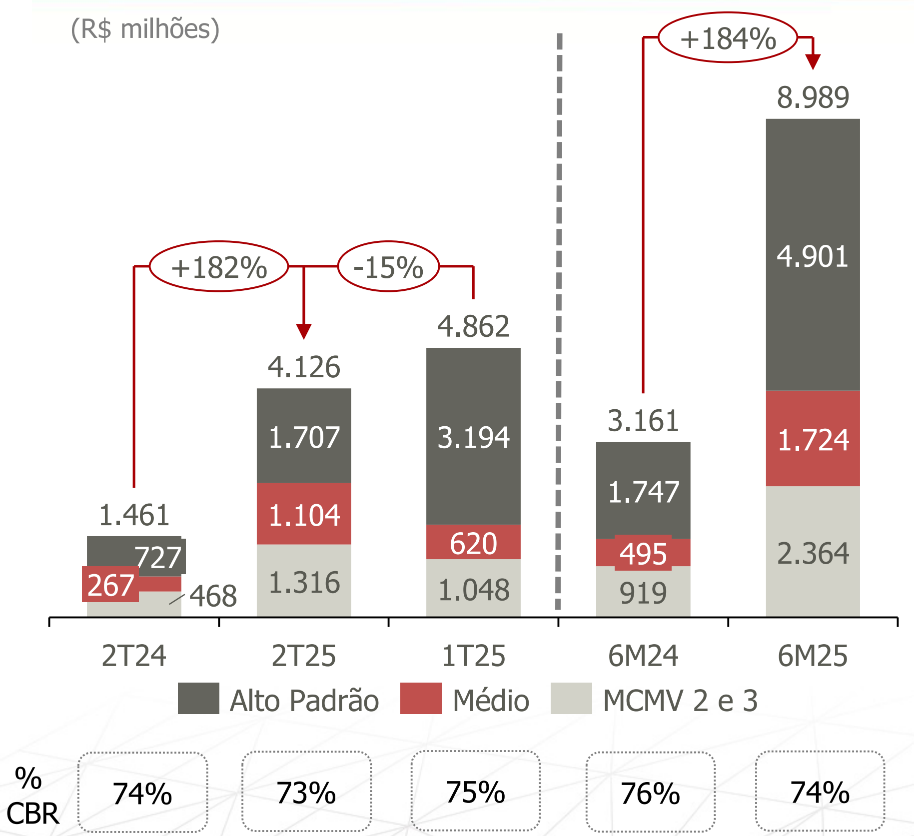
MIGUEL MICKELBERG
DIRETOR FINANCEIRO E DE RELAÇÕES COM INVESTIDORES

RESULTADO OPERACIONAL

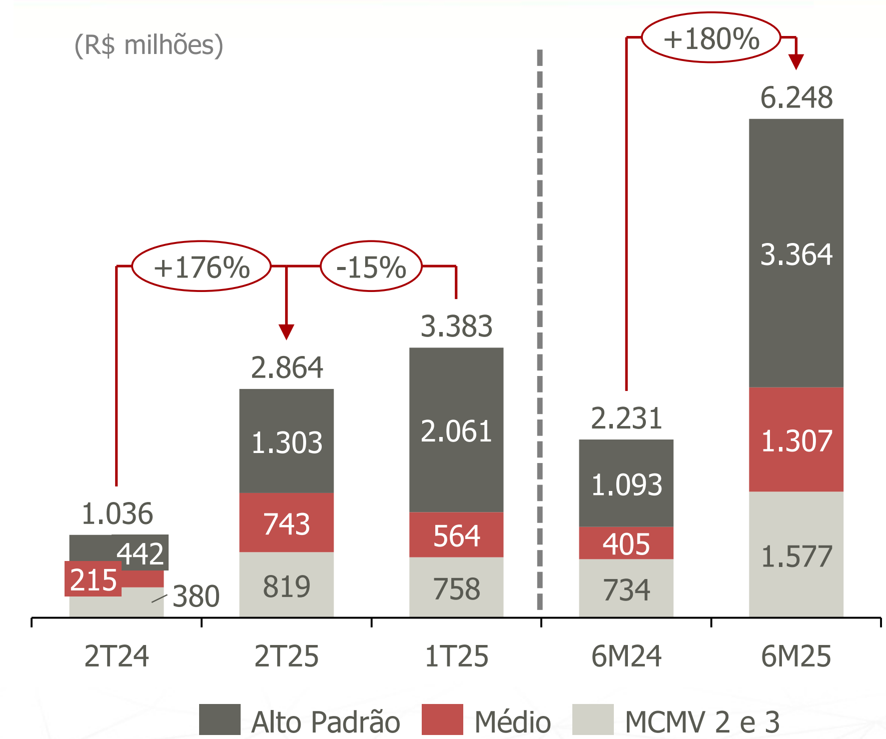
LANÇAMENTOS CYRELA

- Lançamentos ex-permuta e no %CBR de R$ 2.864 milhões no trimestre e R$ 6.248 milhões em 2025.
- 17 empreendimentos lançados no trimestre e 35 no acumulado do ano.

VGV Lançado (100%)



VGV Ex-Permuta e %CBR



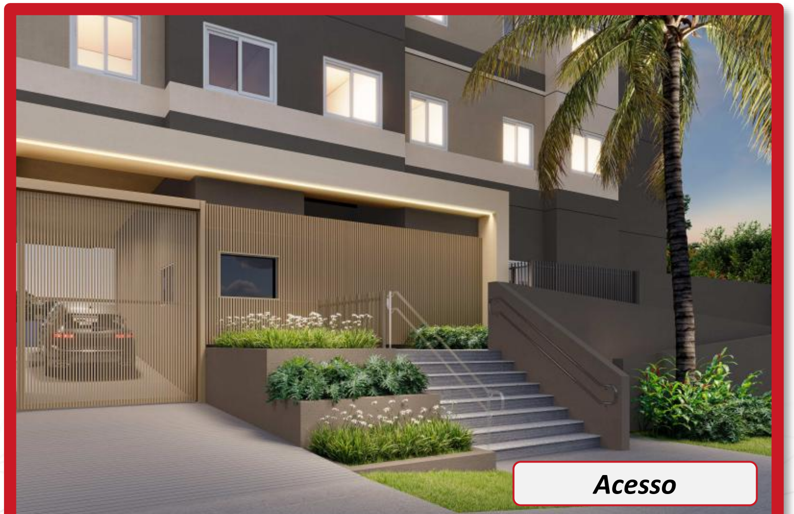
DESTAQUE

VIVAZ SELECTION LAGUNA

- Rua Laguna, 440 – Chácara Santo Antônio
- VGV: R$ 205 milhões
- Unidades: 736

Acesse o site do empreendimento: [Vivaz Selection Laguna]

Sãlão de Festas



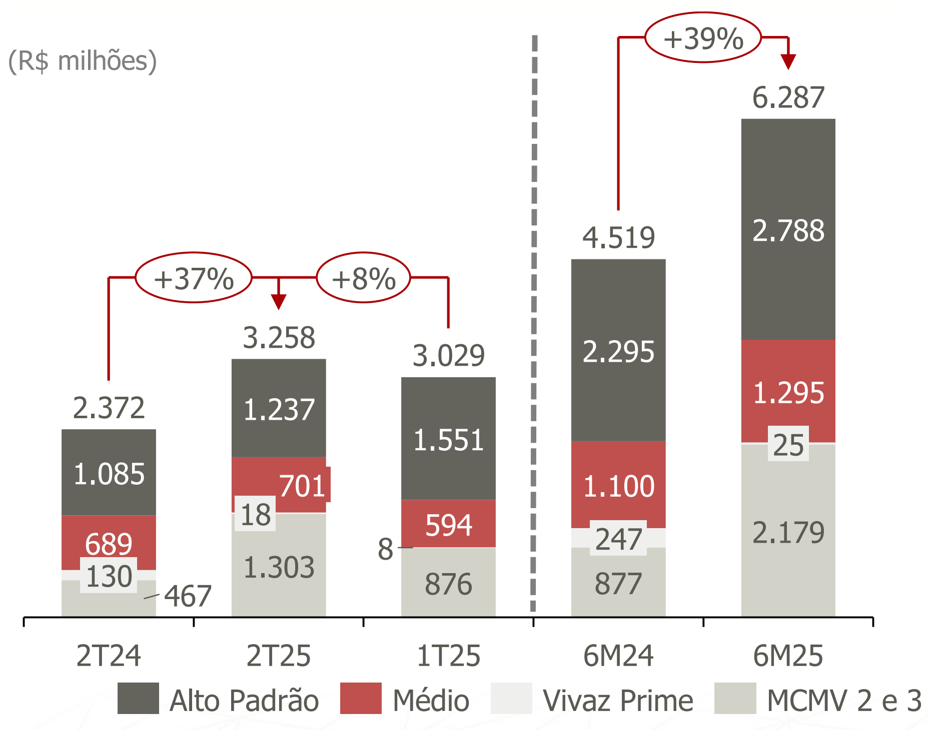
Acesso

Piscina

VENDAS CONTRATADAS CYRELA

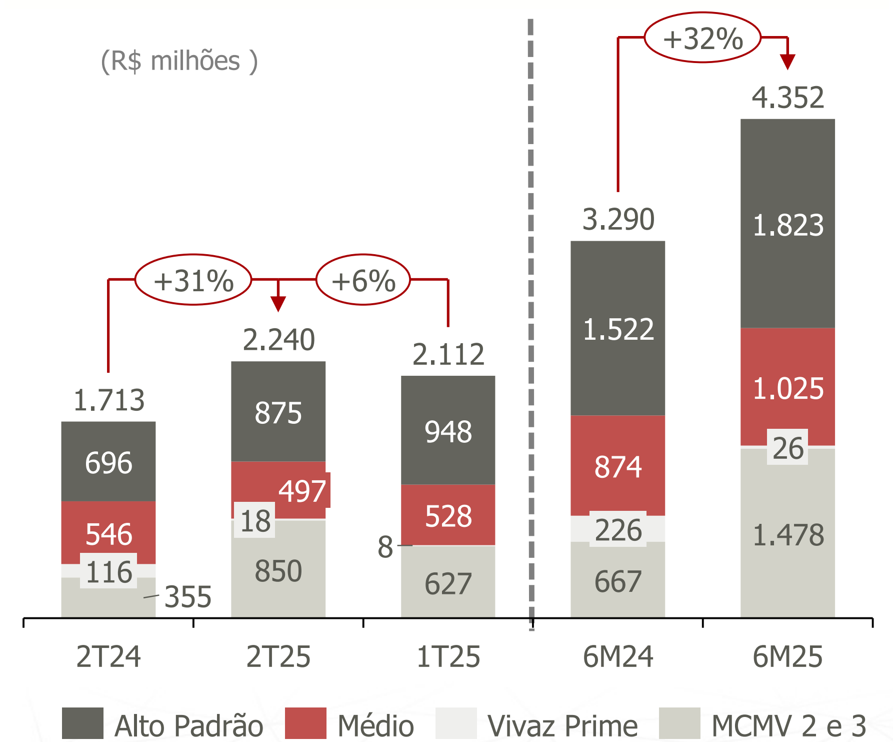
- Vendas ex-permuta e no %CBR de R$ 2.240 milhões no trimestre e R$ 4.352 milhões em 2025.

VGV Vendas (100%)



% CBR	74%	73%	78%	77%	75%

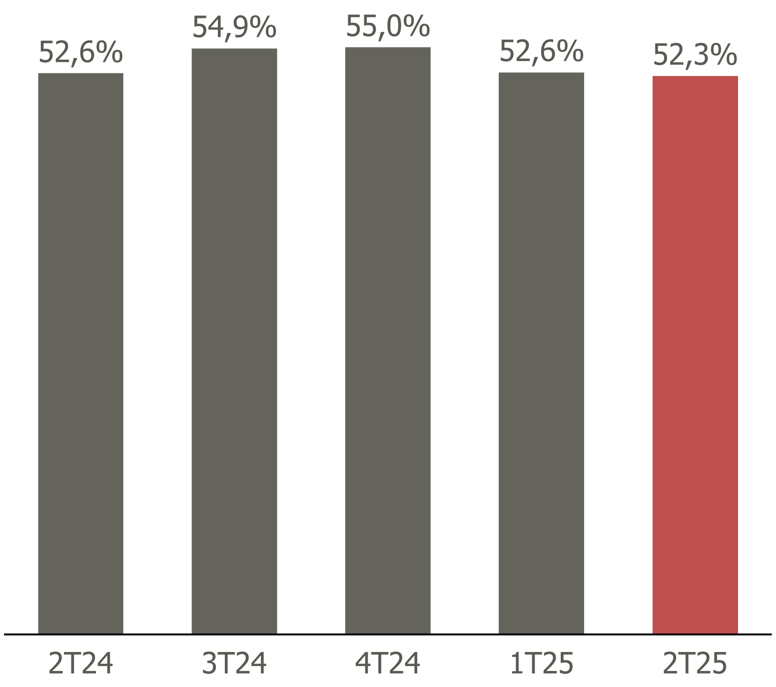
Vendas Ex-Permuta e %CBR



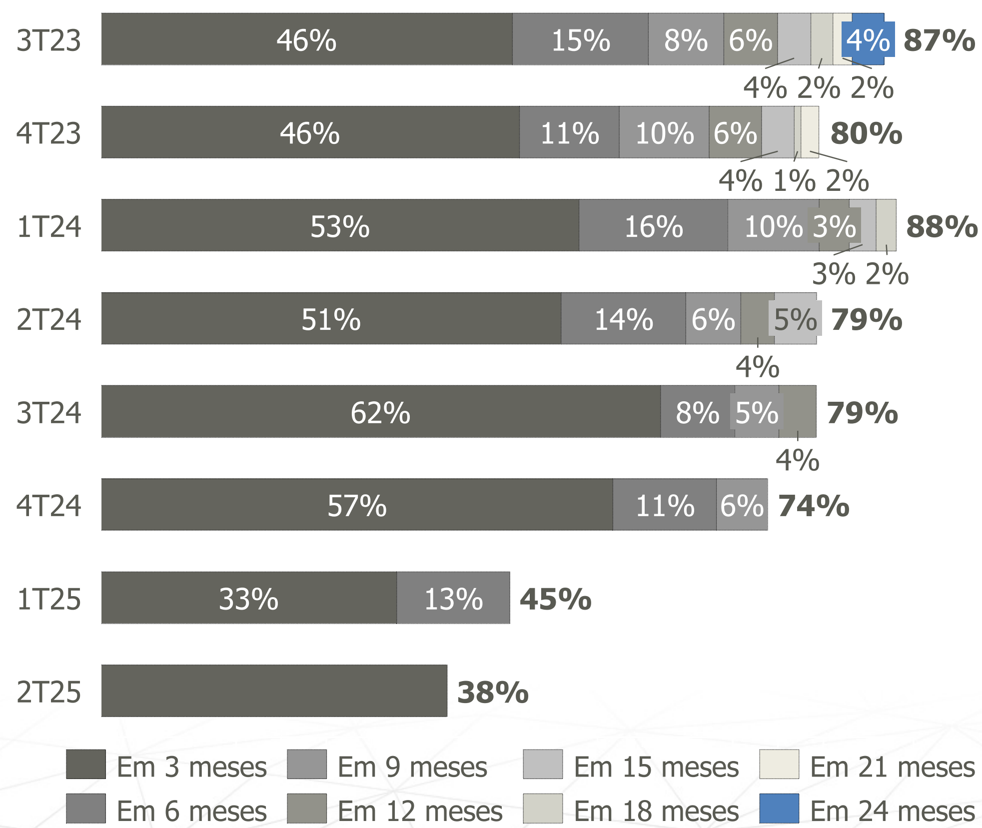
VELOCIDADE DE VENDAS

- O VSO (UDM) do trimestre foi de 52,3%.

Velocidade de Vendas (12 meses)



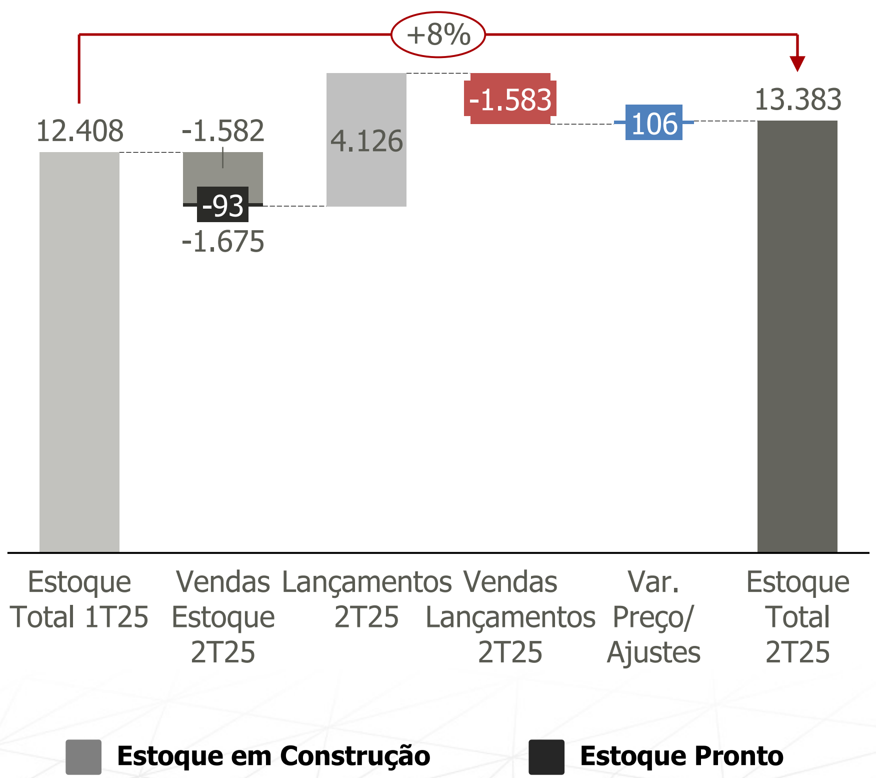
Vendas Por Safra de Lançamentos



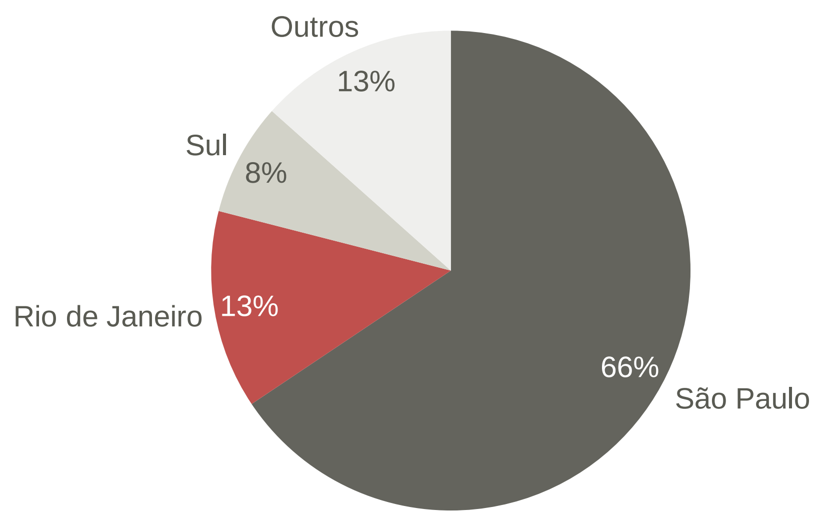
ESTOQUES

- R$ 13.383 milhões de estoque a valor de mercado (R$ 10.018 milhões %CBR).

Variação do Estoque (R$ milhões)



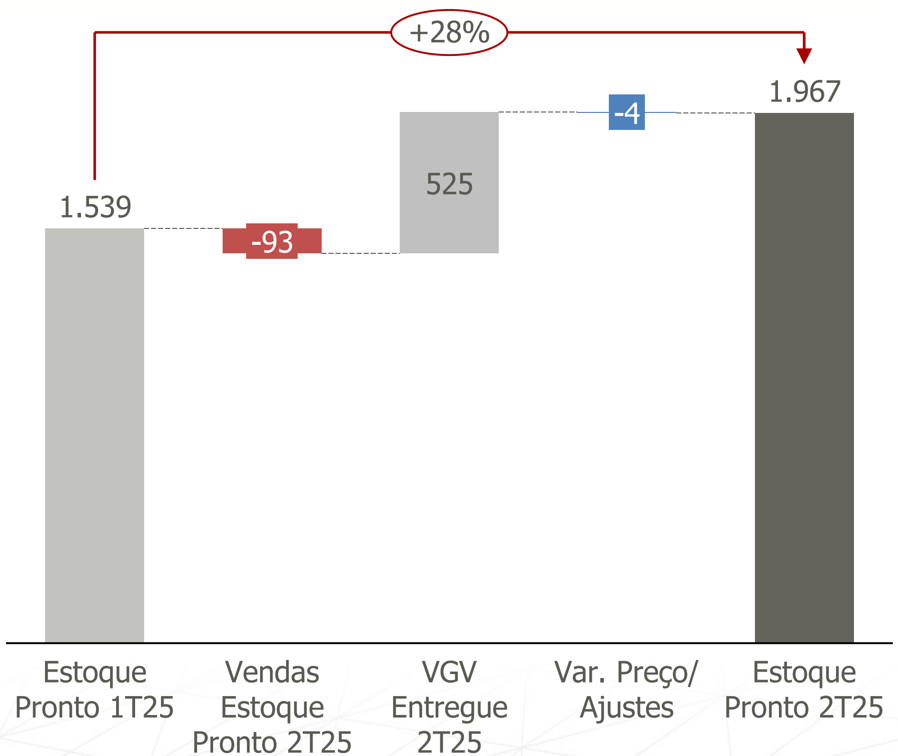
Breakdown do Estoque Total



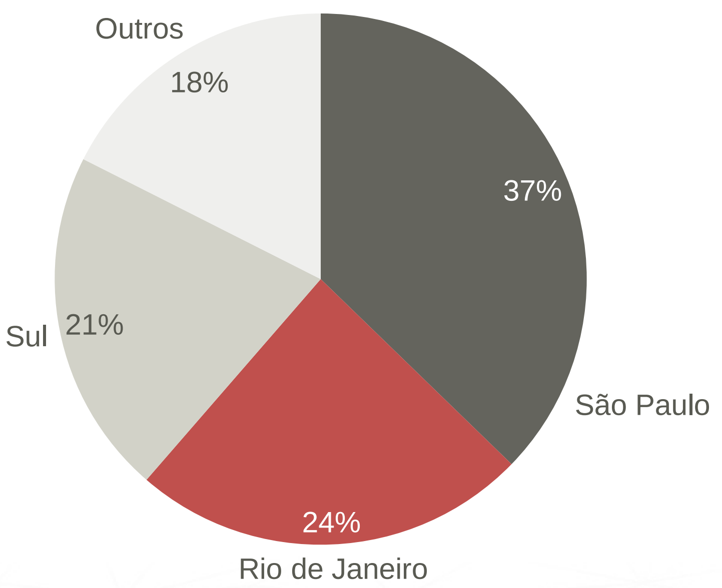
ESTOQUE PRONTO

- R$ 1.967 milhões de estoque pronto a valor de mercado (R$ 1.682 milhões %CBR).

Variação do Estoque Pronto (R$ milhões)



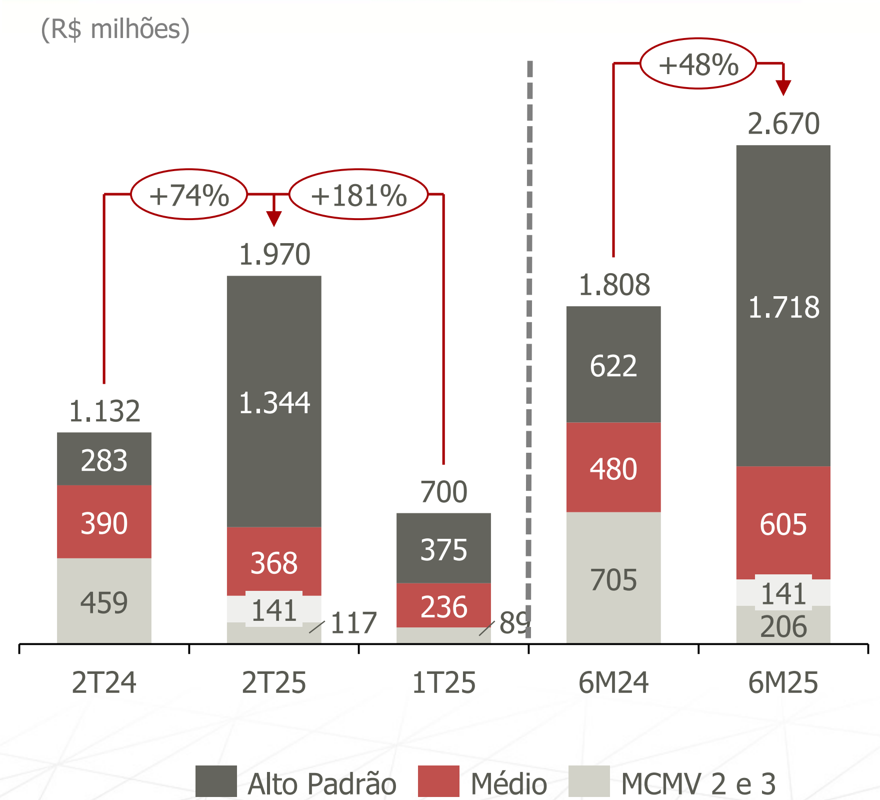
Breakdown do Estoque Pronto



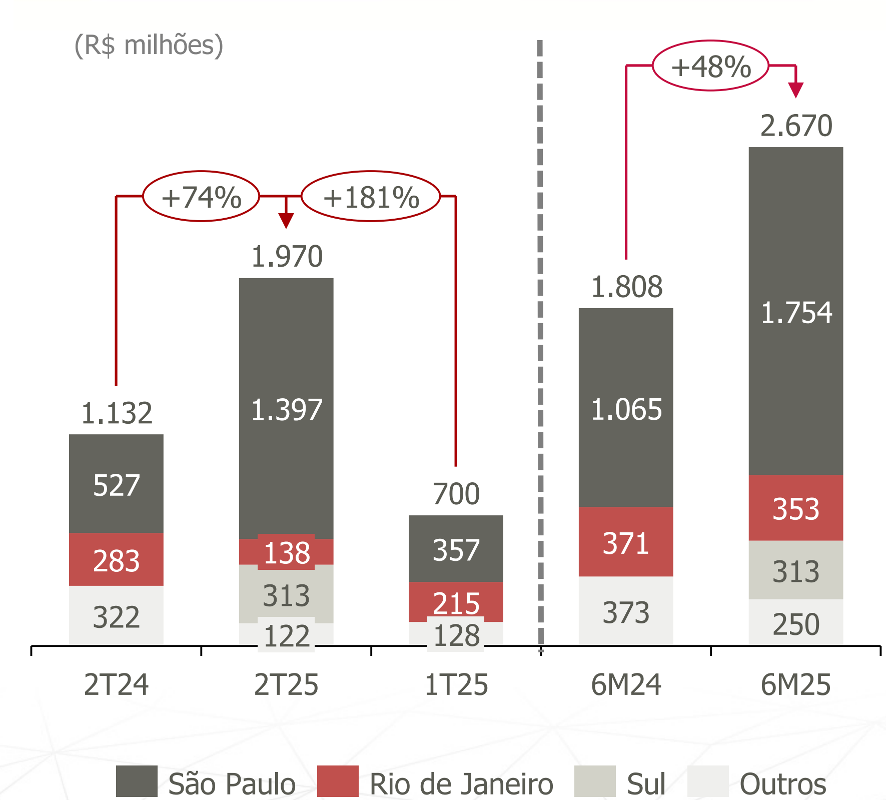
ENTREGAS CYRELA

- 11 projetos entregues no 2T25, correspondentes a um VGV de lançamento de R$ 1.970 milhões.
- No acumulado do ano, 17 empreendimentos entregues, com VGV de lançamento de R$ 2.670 milhões.

VGV Entregue (100%) por Segmento



VGV Entregue (100%) por Região

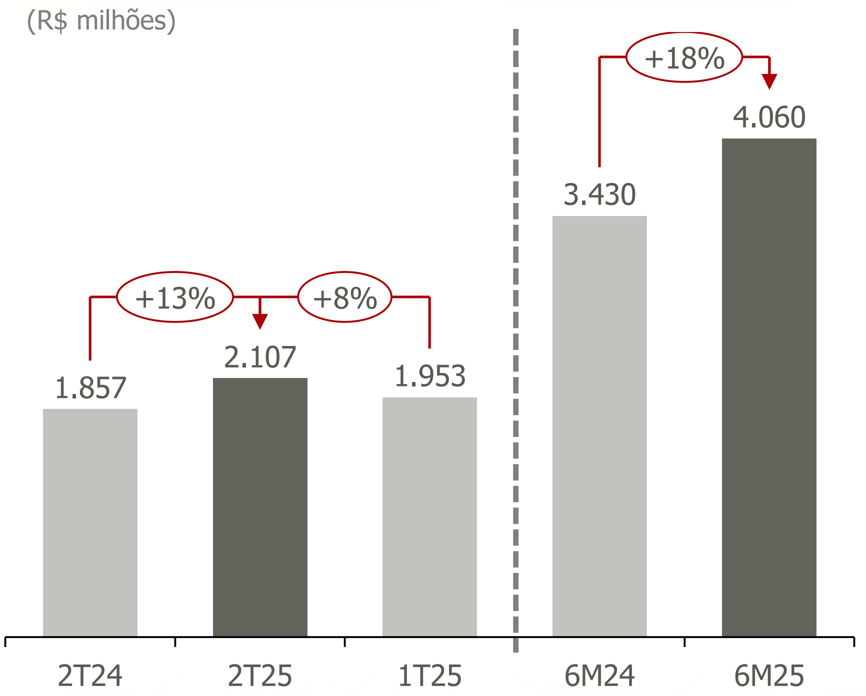


RESULTADO FINANCEIRO

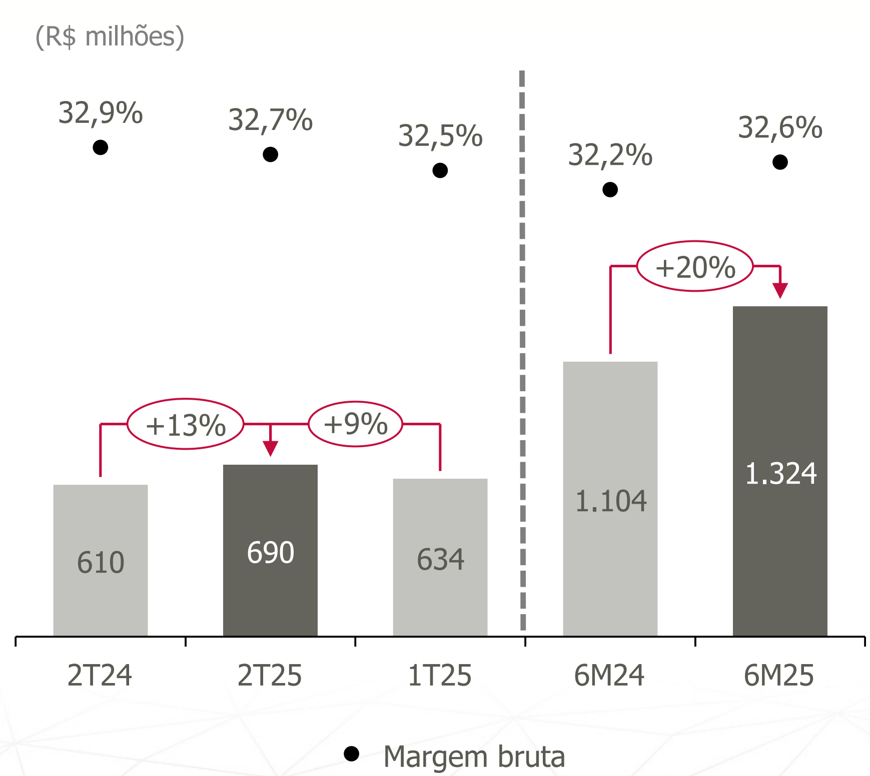
RESULTADOS FINANCEIROS

- Receita líquida de R$ 2.107 milhões no 2T25 e R$ 4.060 milhões no acumulado do ano.
- Margem bruta de 32,7% no trimestre e 32,6% no ano.

Receita Líquida



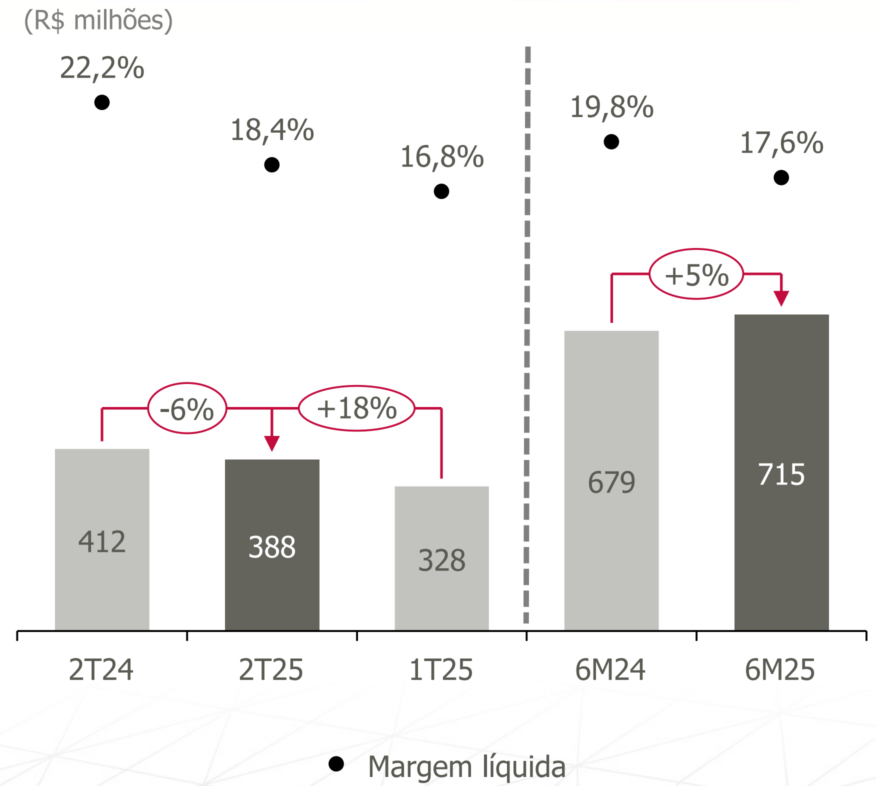
Lucro Bruto e Margem Bruta



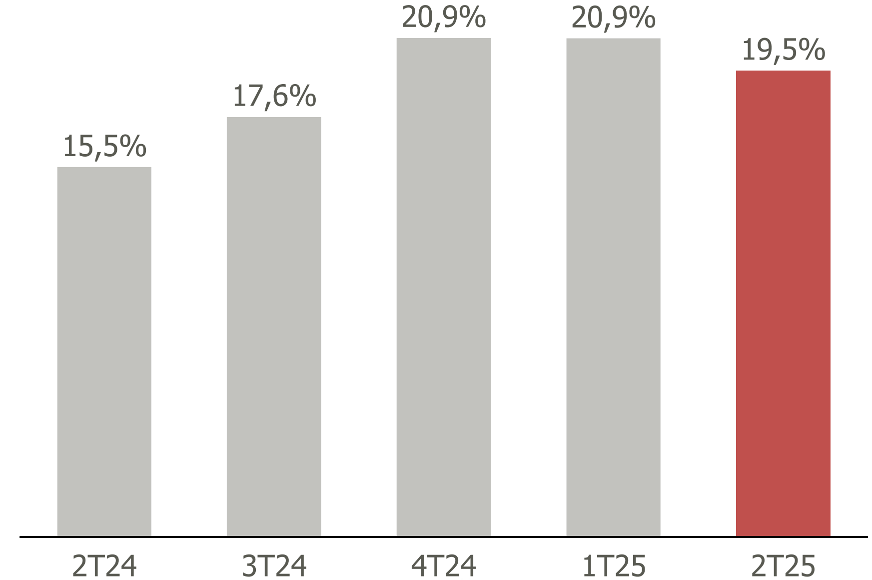
LUCRO LÍQUIDO E RENTABILIDADE

- O Return on Equity (medido como Lucro Líquido dos últimos 12 meses sobre PL médio ex Minoritários e AVJORA CashMe) atingiu um valor de 19,5%.

Lucro Líquido e Margem Líquida



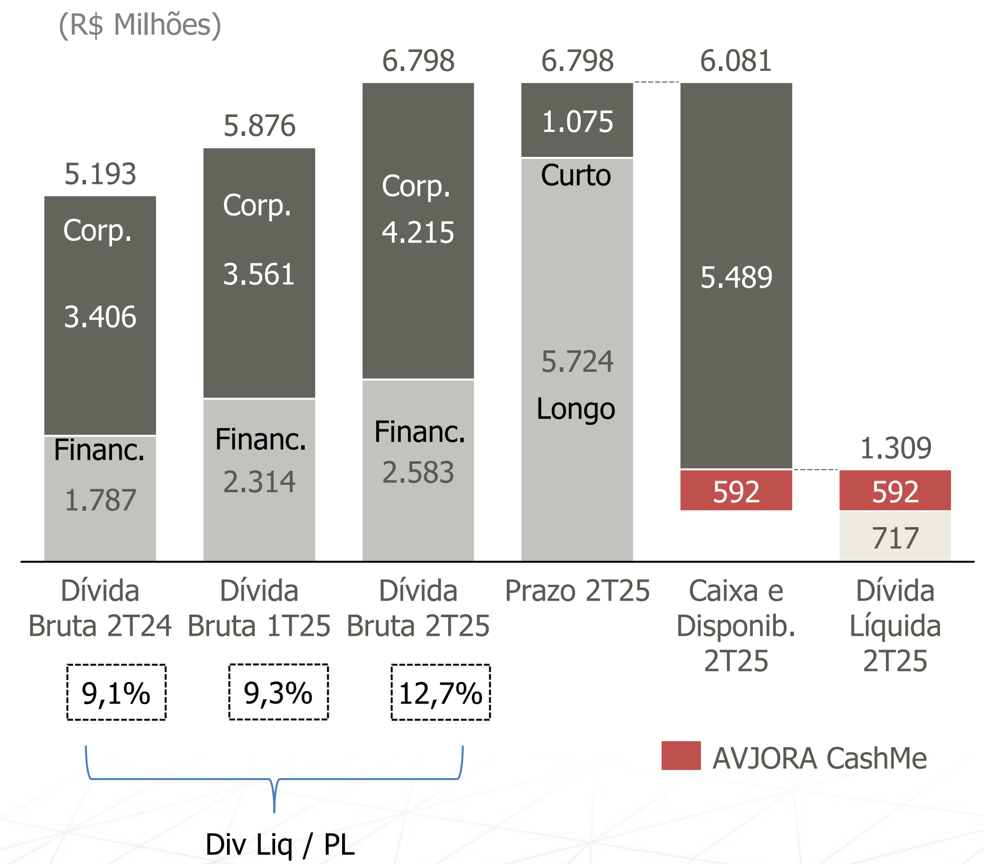
ROE LTM



LIQUIDEZ E ENDIVIDAMENTO

- A alavancagem (Dívida Líquida / Patrimônio Líquido) foi de 12,7%.

Endividamento



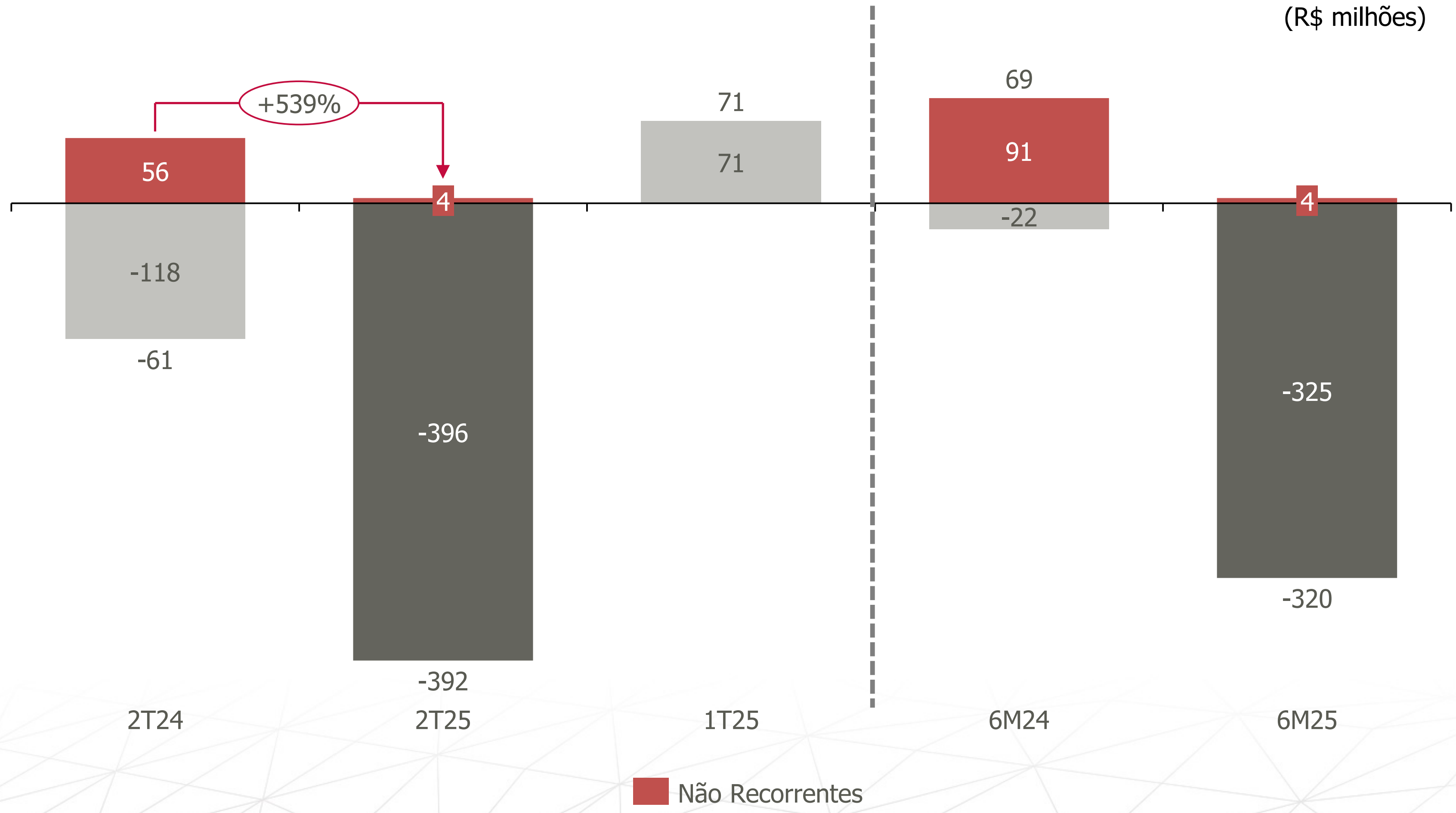
Indicadores	Dívida Total	Dívida Corporativa
Dívida Líquida/ Patrimônio Líq.	12,7%	
Prazo Médio	3,1 anos	3,5 anos
Curto Prazo	16%	15%
Longo Prazo	84%	85%

Custo Médio de Financiamentos		Custo Médio de Dívida Corp.*	
Poupança + 2,74%	73,5%	98,2% do CDI	75,8%
TR + 8,97%	26,5%	CDI + 0,52%	24,2%
TOTAL	**100,0%**	**TOTAL**	**100,0%**
Taxa Mínima	TR + 8,30%		
Taxa Máxima	TR + 10,10%		

* Exclui dívidas da CashMe (R$ 2.235 MM)

GERAÇÃO DE CAIXA*

- Consumo de caixa de R$ 392 milhões no trimestre.



*Ex dividendos e recompras

CONTATE RI

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CEP 01311-200

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Este comunicado contém considerações futuras referentes às perspectivas do negócio, estimativas de resultados operacionais e financeiros, e às perspectivas de crescimento da Cyrela Brazil Realty. Estas são apenas projeções e, como tal, baseiam-se exclusivamente nas expectativas da administração da Cyrela Brazil Realty em relação ao futuro do negócio e seu contínuo acesso a capitais para financiar o plano de negócios da Companhia. Tais considerações futuras dependem, substancialmente, de mudanças nas condições de mercado, regras governamentais, pressões da concorrência, do desempenho do setor e da economia brasileira, entre outros fatores, além dos riscos apresentados nos documentos de divulgação arquivados pela Cyrela Brazil Realty e estão, portanto, sujeitas a mudança sem aviso prévio.

RESULTS 2Q25

AUGUST 15TH, 2025

CYRELA

PARTICIPANTS

RAPHAEL HORN
CO-CEO

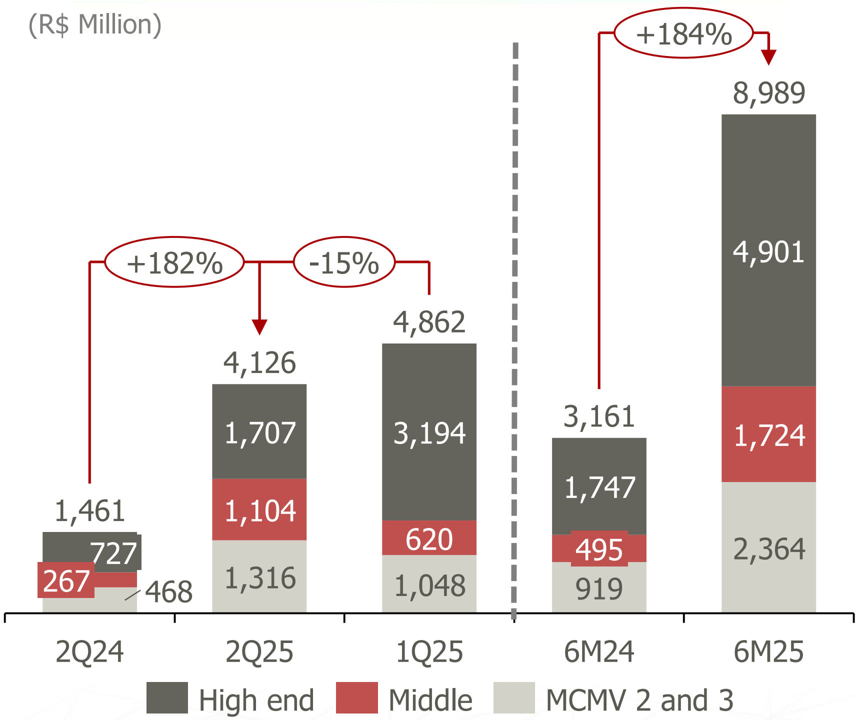
MIGUEL MAIA MICKELBERG
CFO AND INVESTOR RELATIONS OFFICER

OPERATING FIGURES

CYRELA'S LAUNCHES

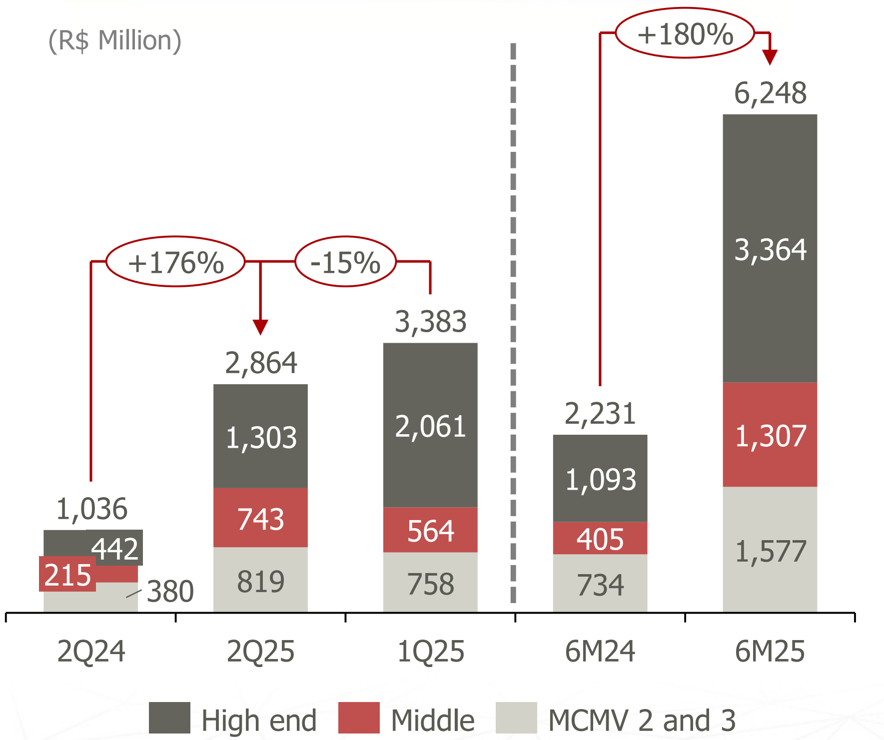
- Launches PSV ex-swap and %CBR totaled R$2,864 million in 2Q25 and R$6,248 million in 6M25.
- 17 projects launched in the quarter and 35 in 6M25.

Launches PSV (100%)



% CBR	74%	73%	75%	76%	74%

Launches PSV Ex-swap (%CBR)

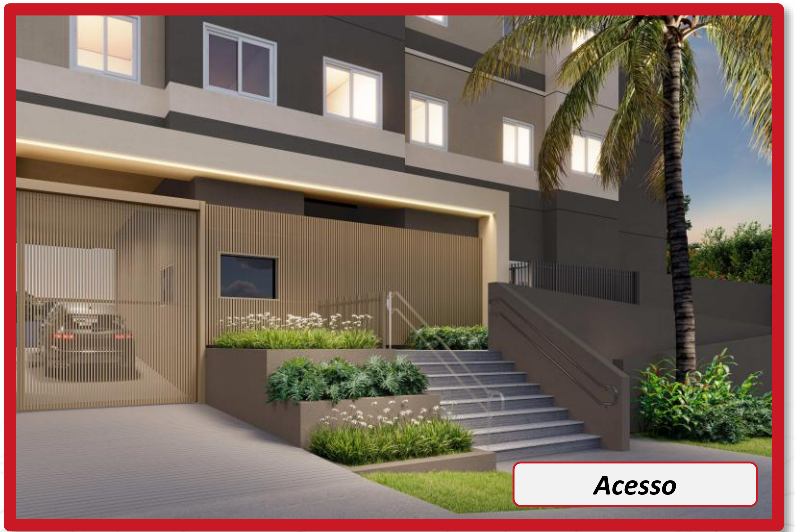


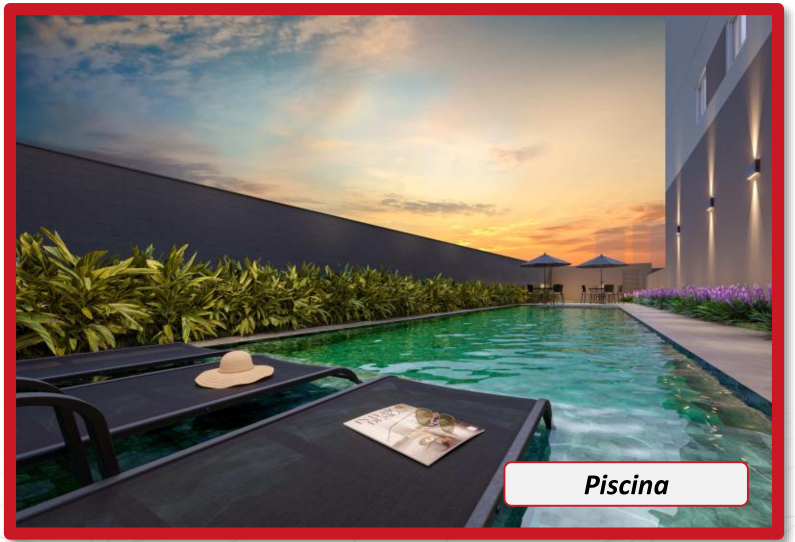
HIGHLIGHTS

VIVAZ SELECTION LAGUNA

- Rua Laguna, 440 – Chácara Santo Antônio
- PSV: R$ 205 million
- Units: 736

Access the projects website: Vivaz Selection Laguna

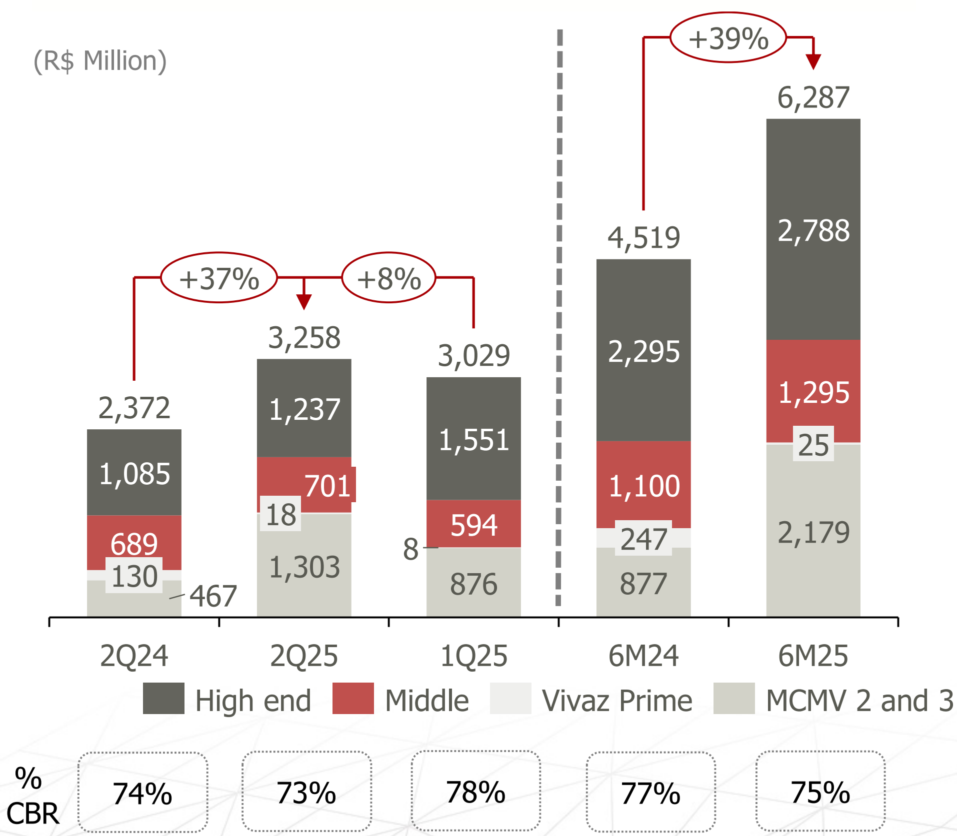




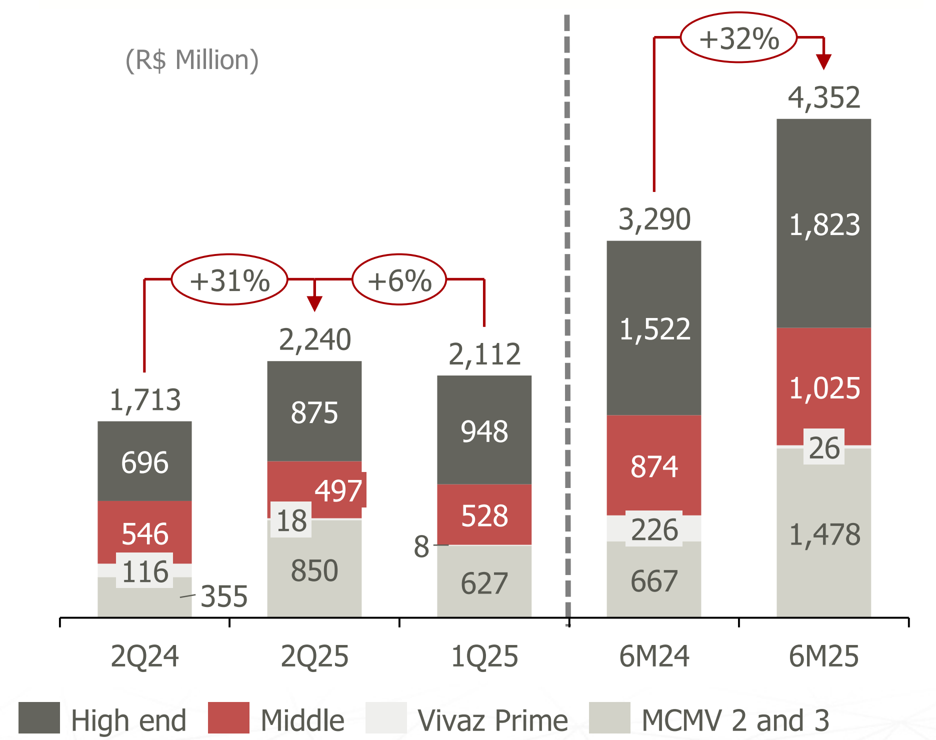
CYRELA'S PRE-SALES

- Net pre-sales ex swap and %CBR totaled R$2,240 million in 2Q25 and R$4,352 million in 6M25.

Pre – Sales (100%)



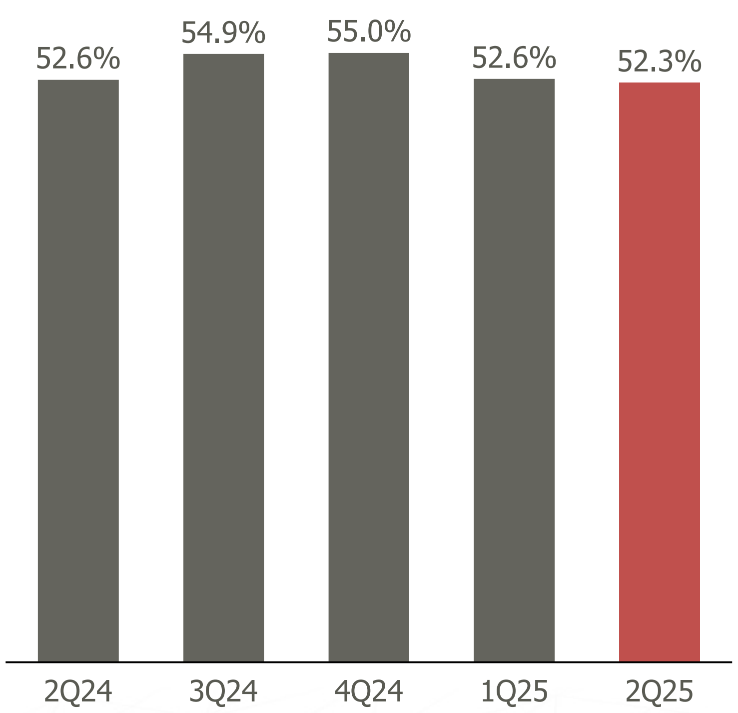
Pre – Sales Ex-Swap (%CBR)



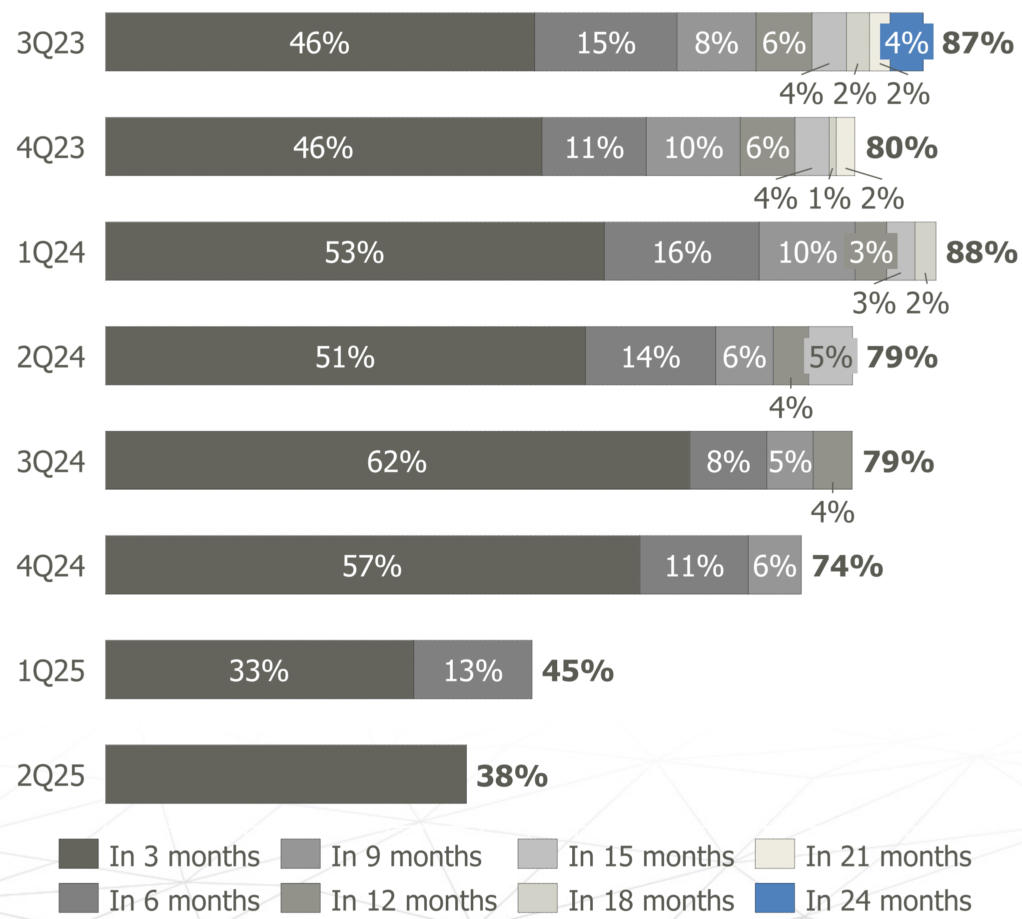
SALES SPEED

- The LTM SOS of the quarter reached 52.3%.

Sales Speed (12 month period)



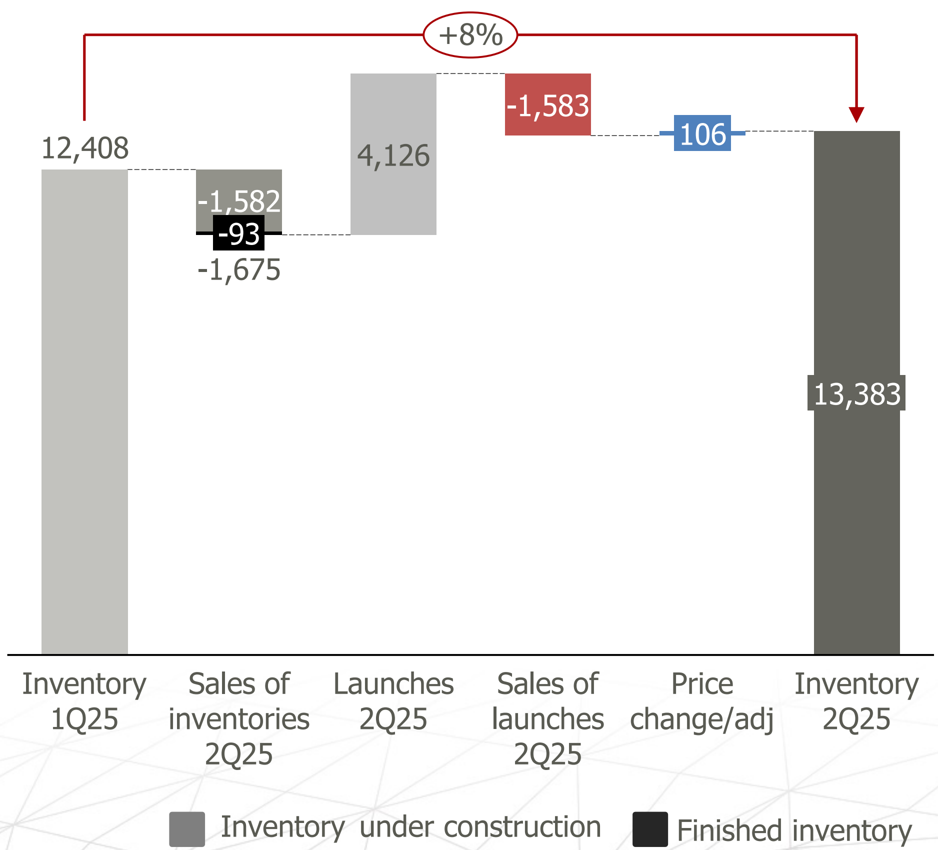
Sales by Launch Vintage



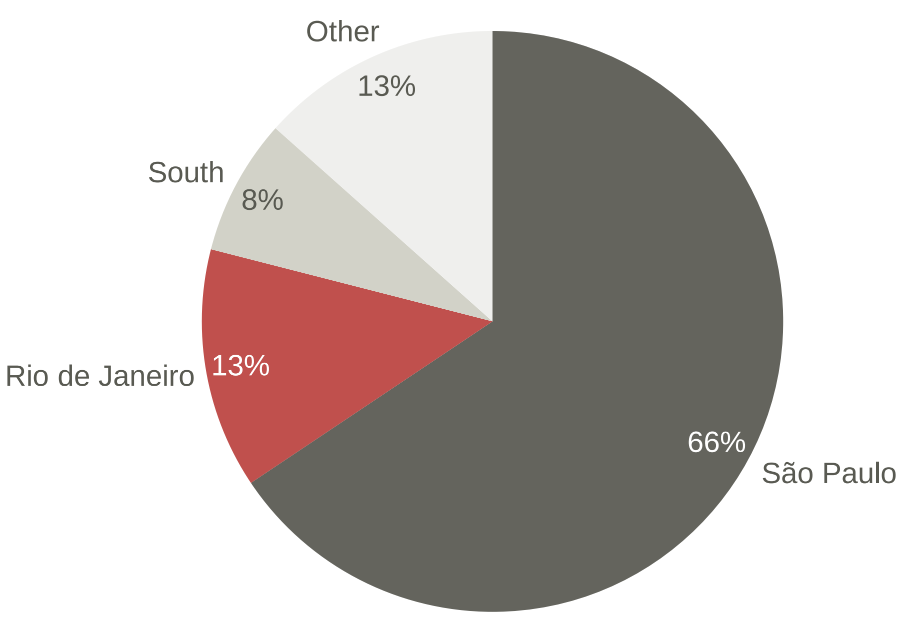
INVENTORY

- R$13,383 million in PSV inventory at market value (R$10,018 million %CBR).

Change in Inventory (R$ Million)



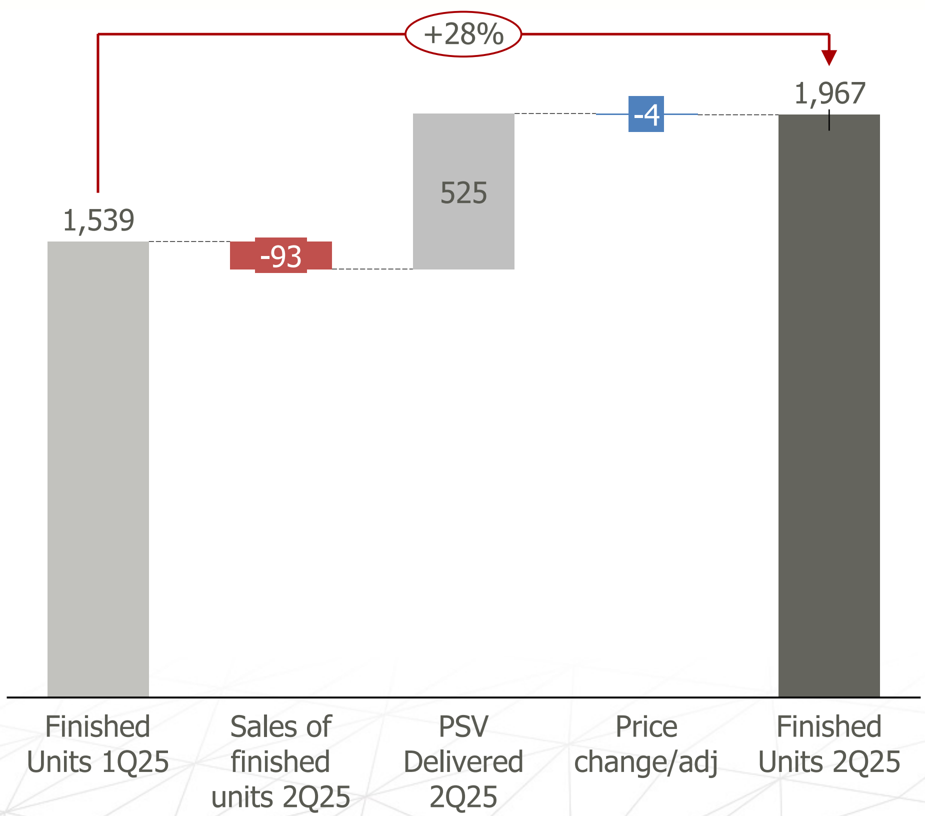
Inventory Breakdown



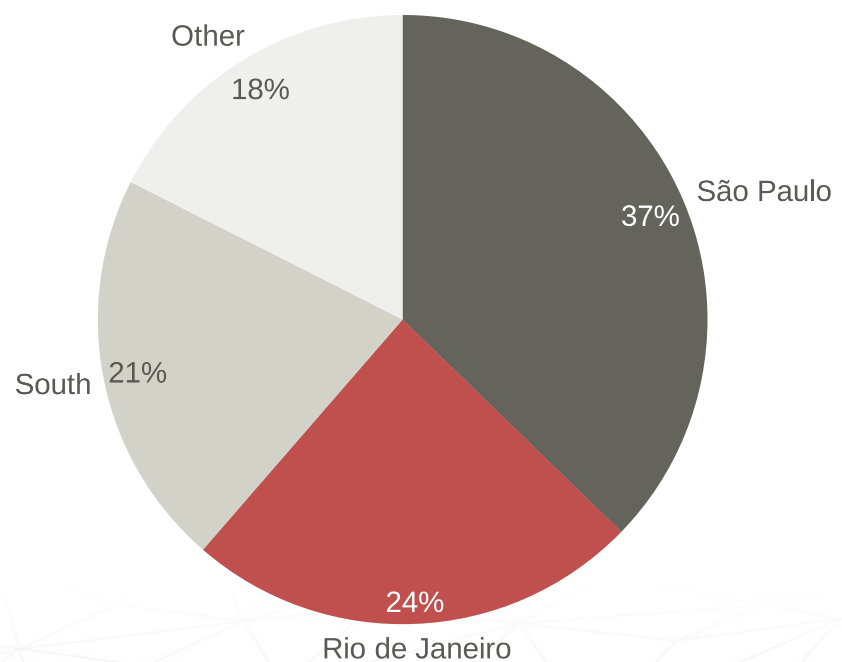
FINISHED INVENTORY

- R$1,967 million in PSV finished inventory at market value (R$1,682 million %CBR).

Change in Finished Inventory (R$ Million)



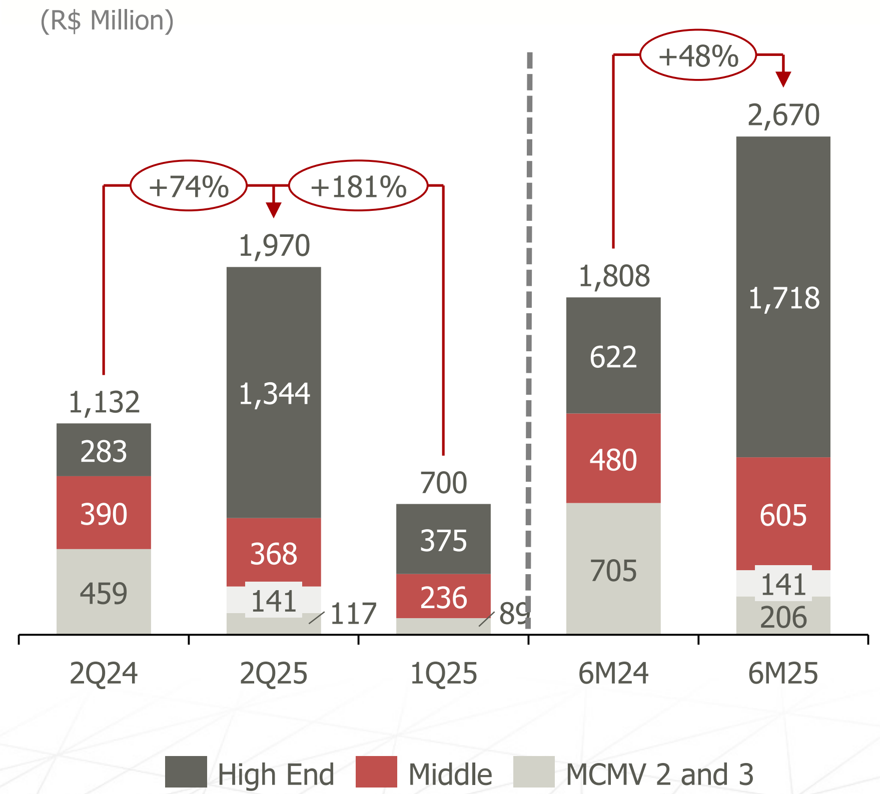
Finished Inventory Breakdown



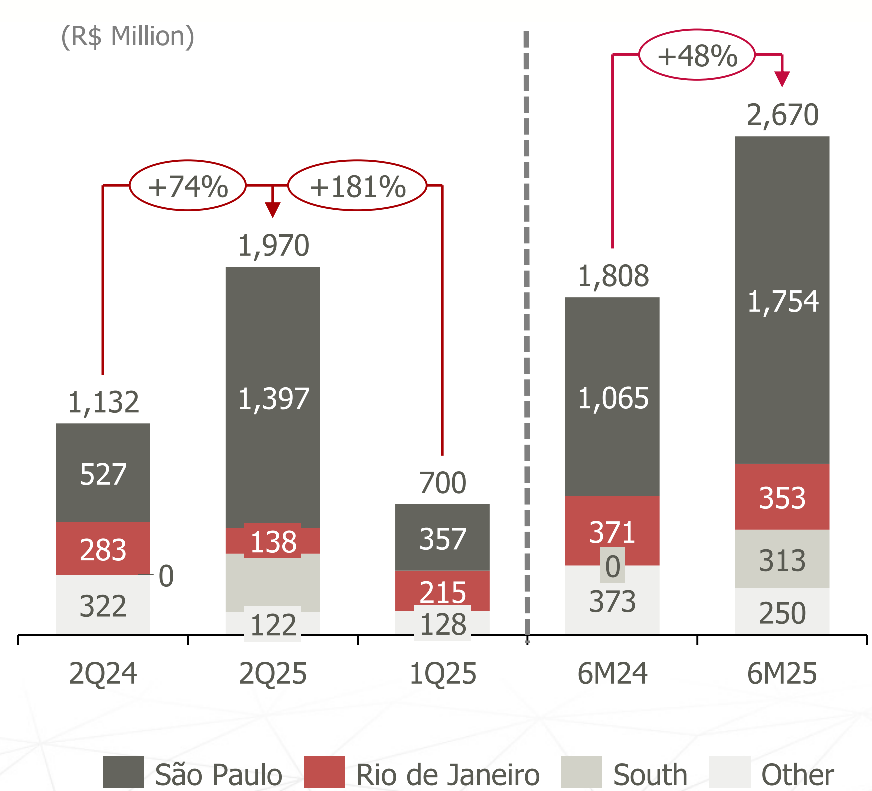
DELIVERED UNITS

- 11 projects delivered in 2Q25, totaling PSV of R$1,970 million on the dates of their respective launches.
- In 6M25, 17 projects delivered, totaling PSV of R$2,670 million on the dates of their respective launches.

Delivered PSV – by Segment (100%)



Delivered PSV – by Region (100%)

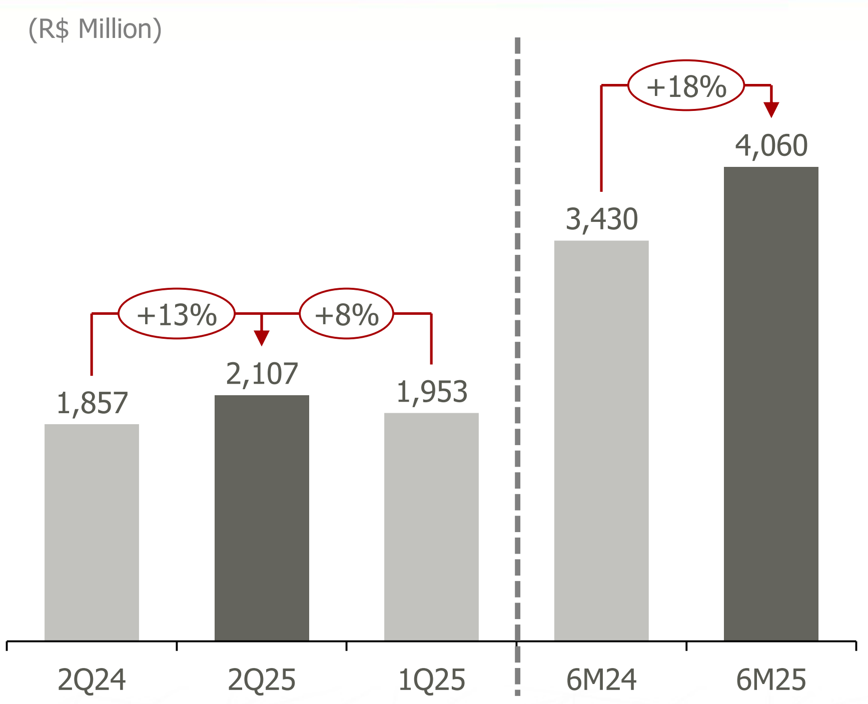


FINANCIAL RESULTS

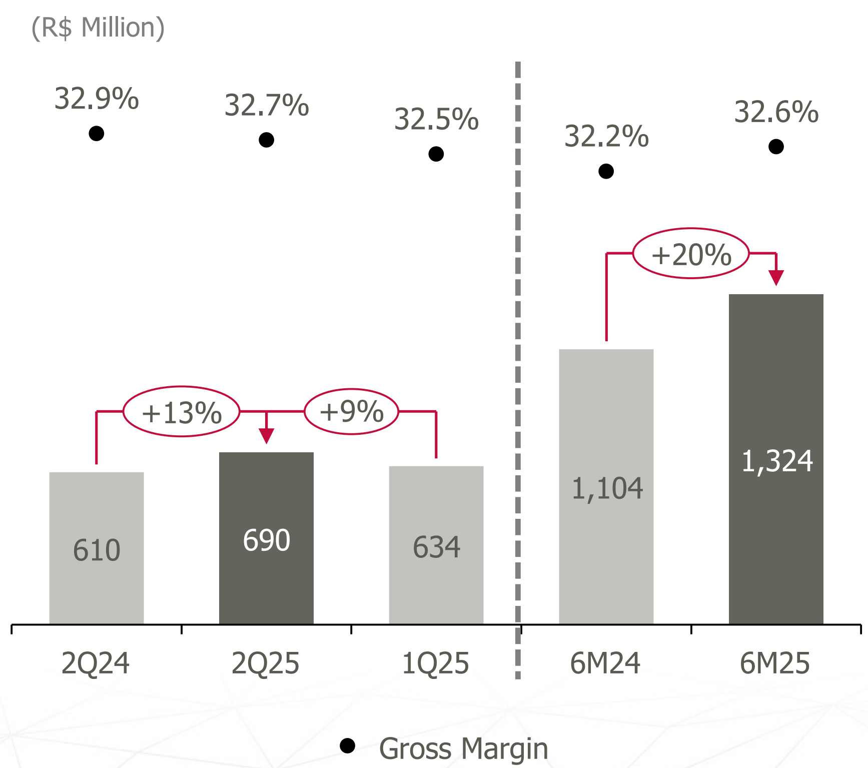
FINANCIAL RESULTS

- Net revenues of R$2,107 million in 2Q25 and R$4,060 million in 6M25.
- Gross margin of 32.7% in the quarter and 32.6% in the year.

Net Revenues



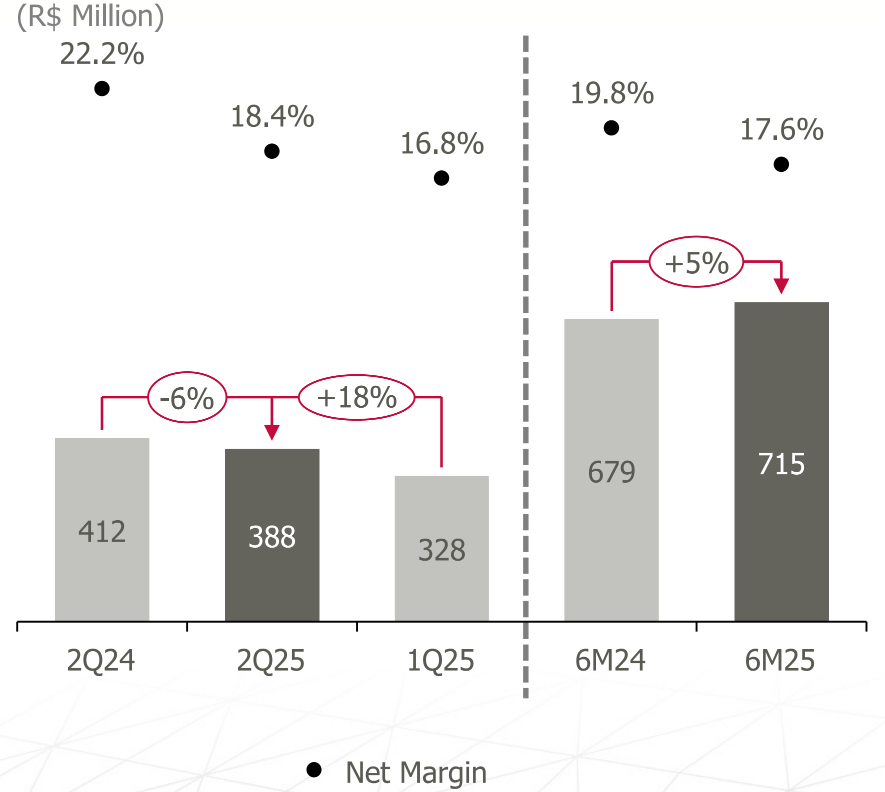
Gross Profit and Gross Margin



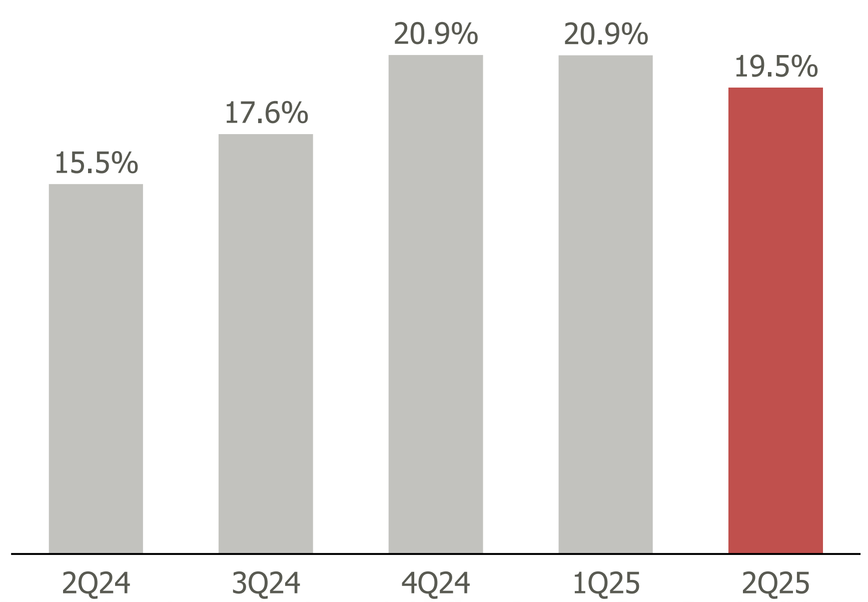
NET INCOME AND PROFITABILITY

- The Return on Equity (Net Income LTM / average Equity ex-minorities and FVTOCI CashMe LTM) attained 19.5%.

Net Income and Net Margin



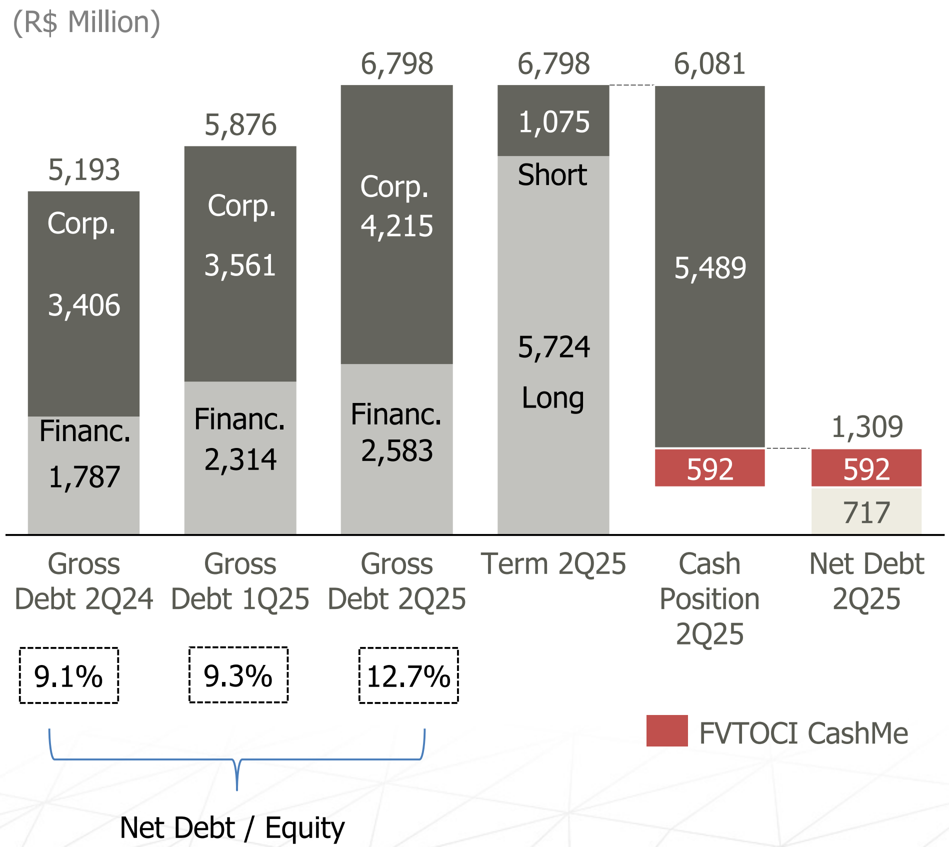
ROE LTM



LIQUIDITY AND DEBT

- Net Debt / Total Equity attained 12.7%.

Debt Overview



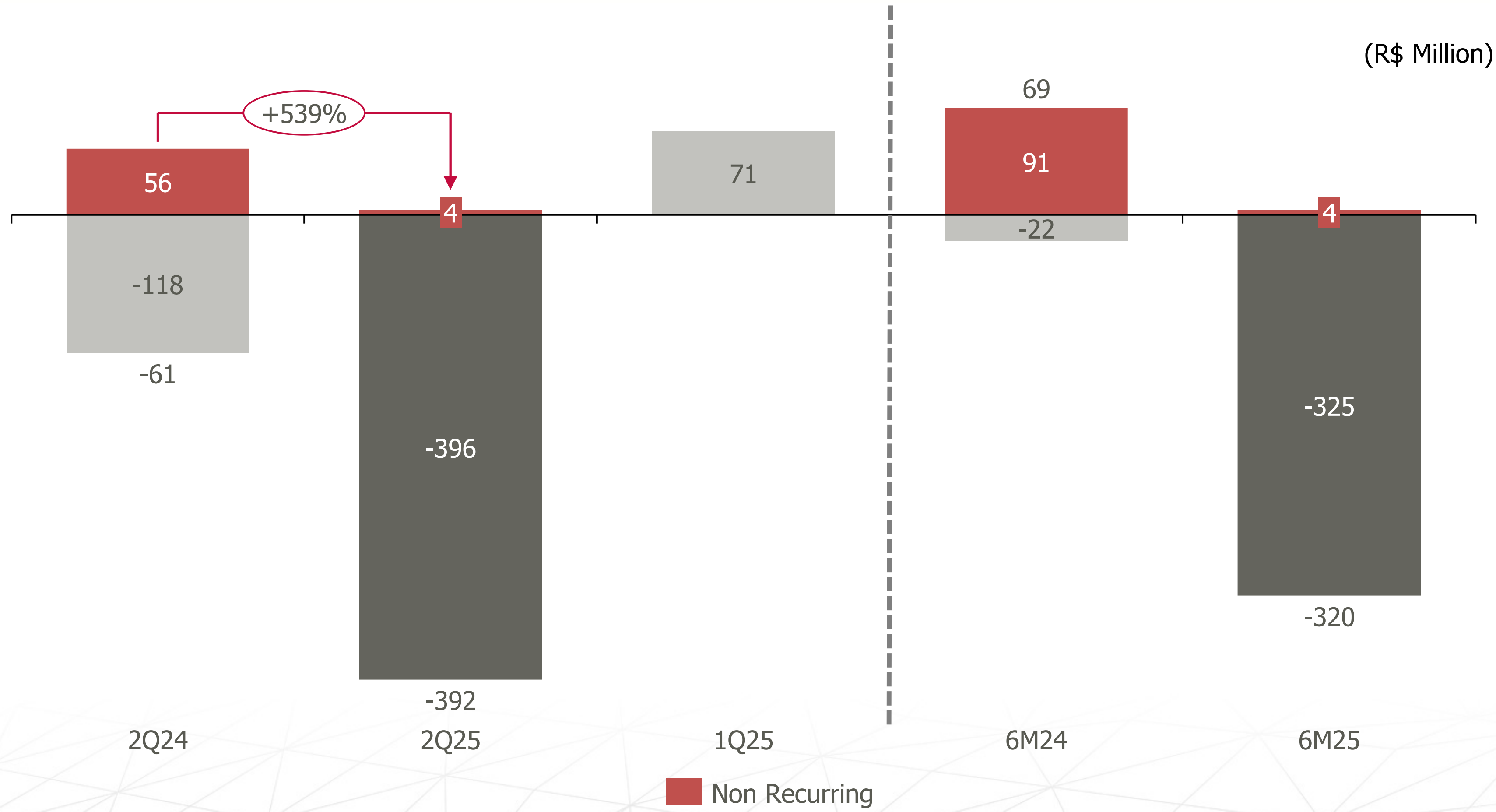
Indicators	Total Debt	Corporate Debt
Net Debt / Equity	12.7%	
Average Term	3.1 y	3.5 y
Short Term	16%	15%
Long Term	84%	85%

Average Cost of Financing		Avarege Cost of Corporate Debt*	
Savings Acc. + 2.74%	73.5%	98,2% of CDI	75.8%
TR + 8.97%	26.5%	CDI + 0.52%	24.2%
TOTAL	**100.0%**	**TOTAL**	**100.0%**
Minimum Rate	TR + 8.30%		
Maximum Rate	TR + 10.10%		

* Excludes debt from CashMe (R$2,235 MM)

CASH GENERATION*

- Cash consumption of R$392 million in the quarter.



*Ex dividend payment and buyback program.

CONTACT IR

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