RESULTADOS 3T25

14 DE NOVEMBRO DE 2025

CYRELA

PARTICIPANTES

MIGUEL MICKELBERG
DIRETOR FINANCEIRO E DE RELAÇÕES COM INVESTIDORES

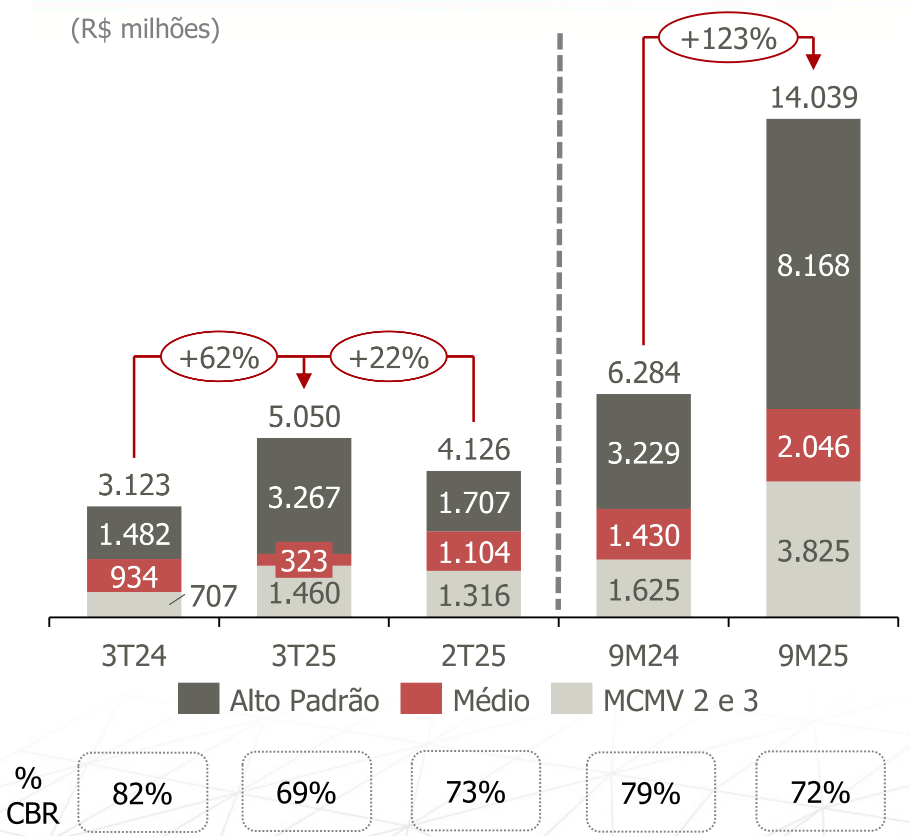
IURI CAMPOS
GERENTE GERAL DE RELAÇÕES COM INVESTIDORES

RESULTADO OPERACIONAL

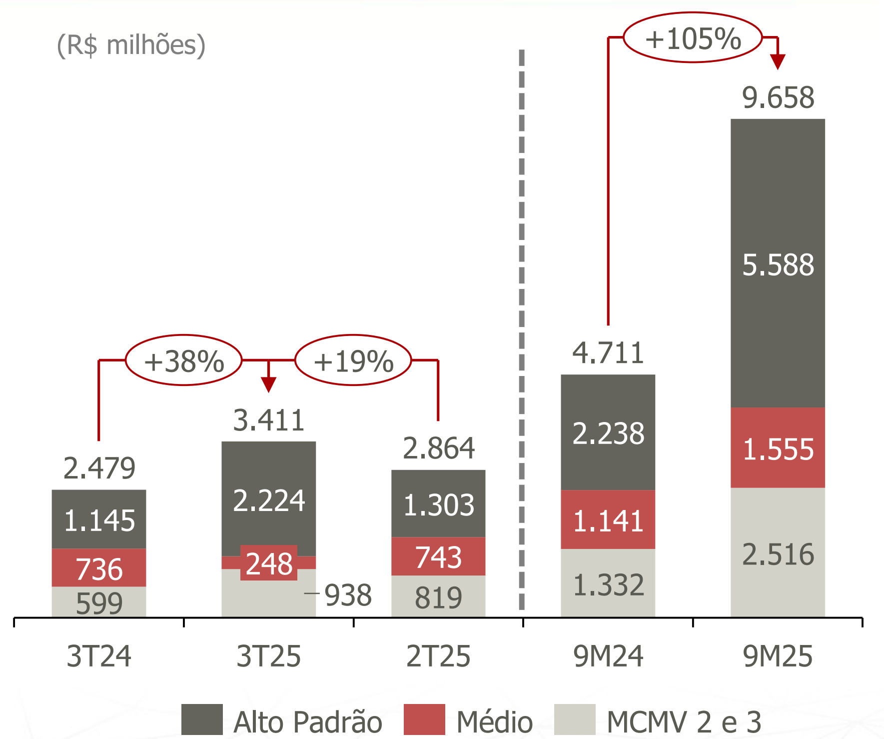
LANÇAMENTOS CYRELA

- Lançamentos ex-permuta e no %CBR de R$ 3.411 milhões no trimestre e R$ 9.658 milhões em 2025.
- 18 empreendimentos lançados no trimestre e 53 no acumulado do ano.

VGV Lançado (100%)



VGV Ex-Permuta e %CBR

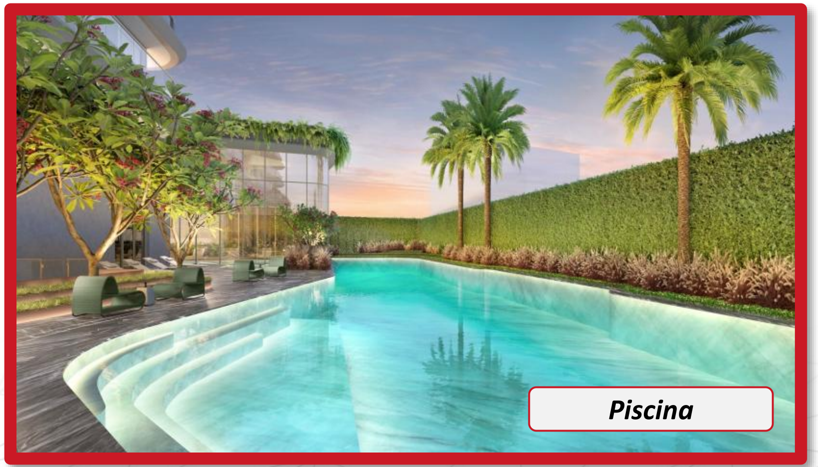


DESTAQUE

EPIC JARDIM EUROPA DESIGN BY PININFARINA

- Rua Joaquim Antunes, 377 – Pinheiros
- VGV: R$ 1.307 milhões
- Unidades: 98

Acesse o site do empreendimento: [Epic Jardim Europa Design By Pininfarina]



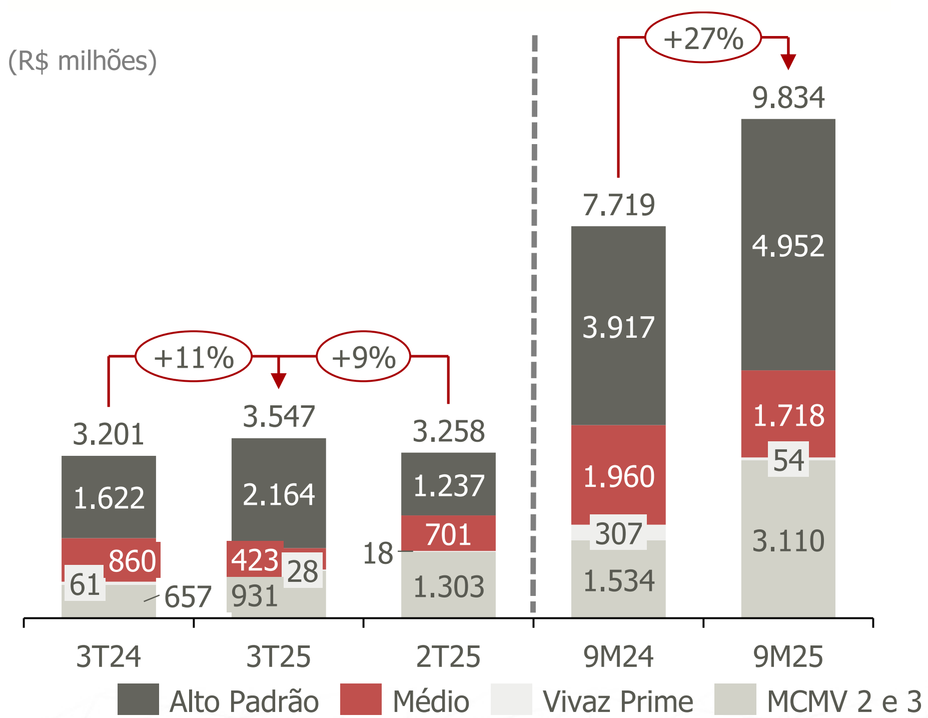
Piscina

Fachada

VENDAS CONTRATADAS CYRELA

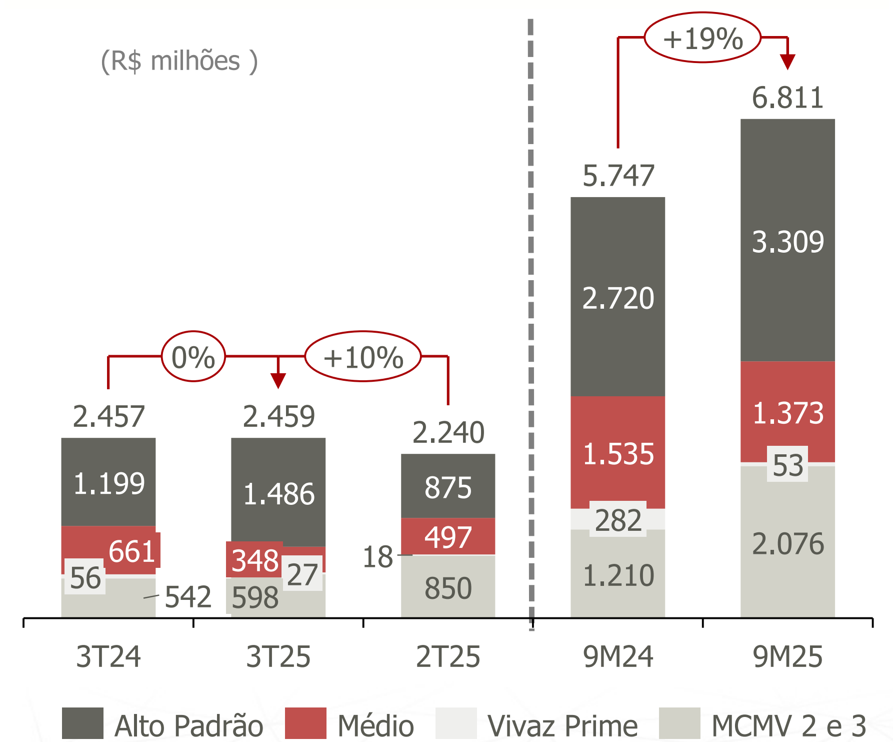
- Vendas ex-permuta e no %CBR de R$ 2.459 milhões no trimestre e R$ 6.811 milhões em 2025.

VGV Vendas (100%)



% CBR	79%	71%	73%	78%	74%

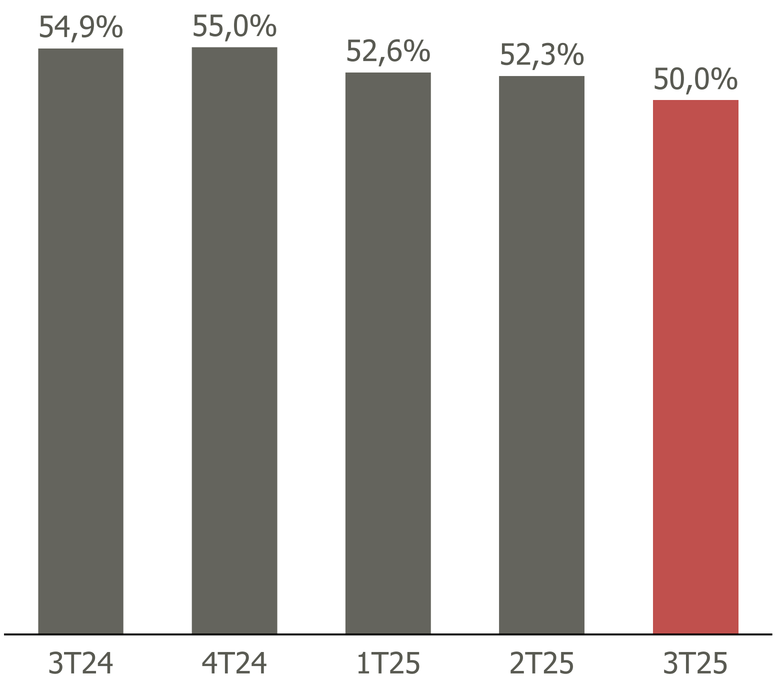
Vendas Ex-Permuta e %CBR



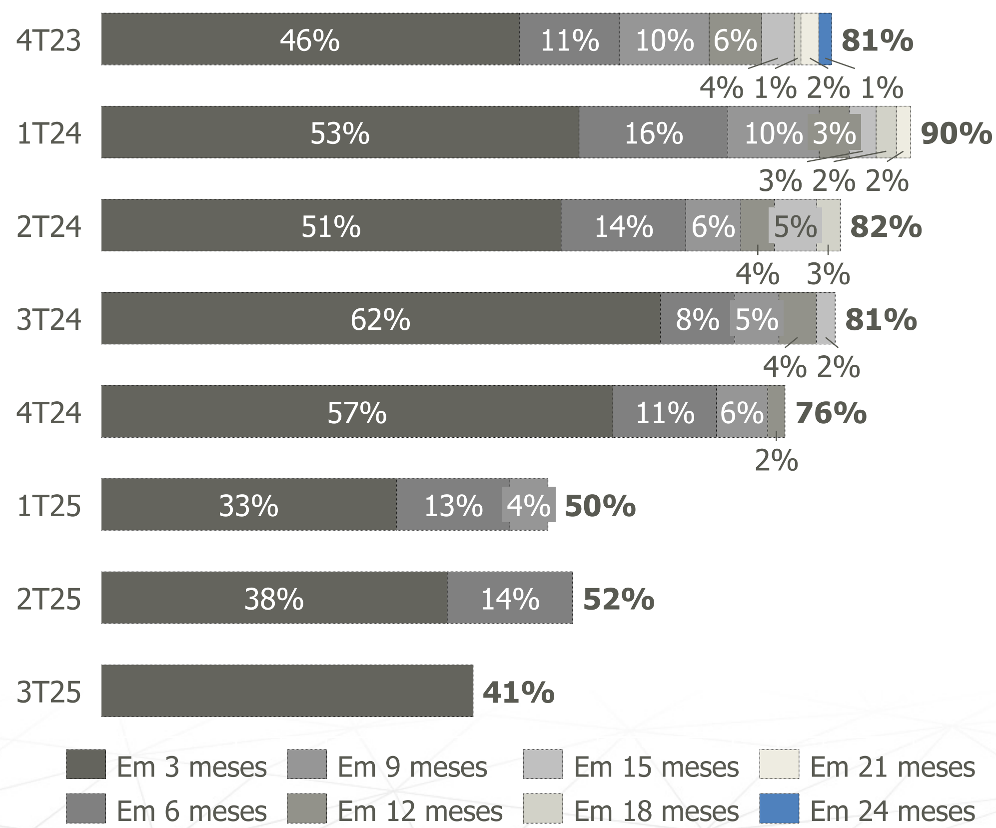
VELOCIDADE DE VENDAS

- O VSO (UDM) do trimestre foi de 50,0%.

Velocidade de Vendas (12 meses)



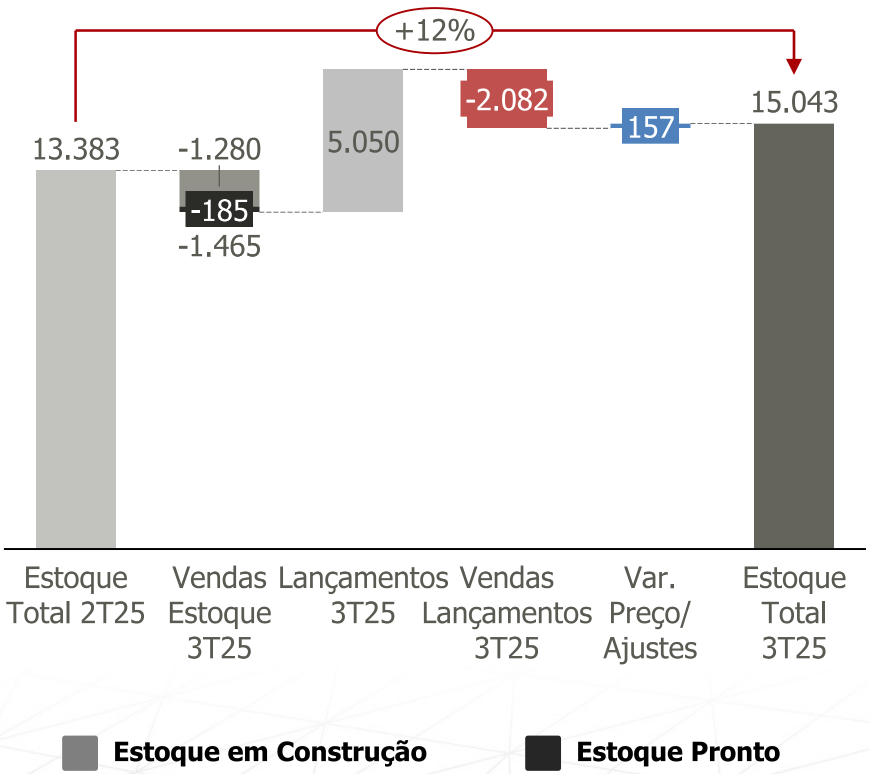
Vendas Por Safra de Lançamentos



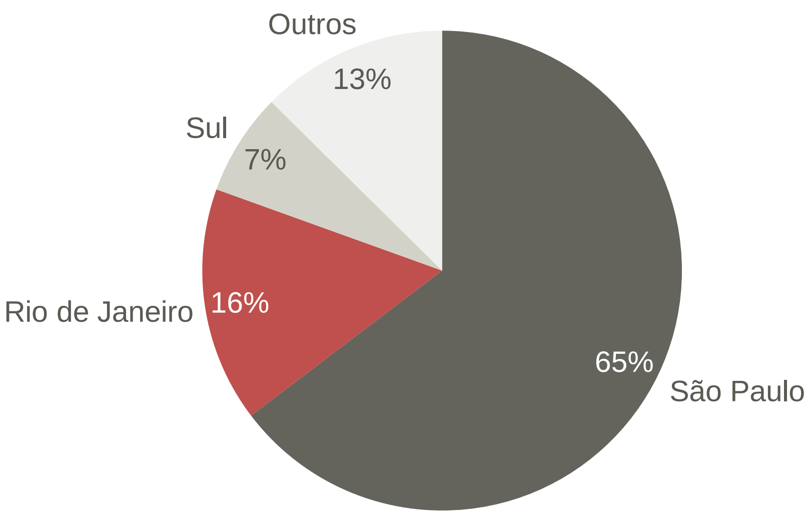
ESTOQUES

- R$ 15.043 milhões de estoque a valor de mercado (R$ 11.092 milhões %CBR).

Variação do Estoque (R$ milhões)



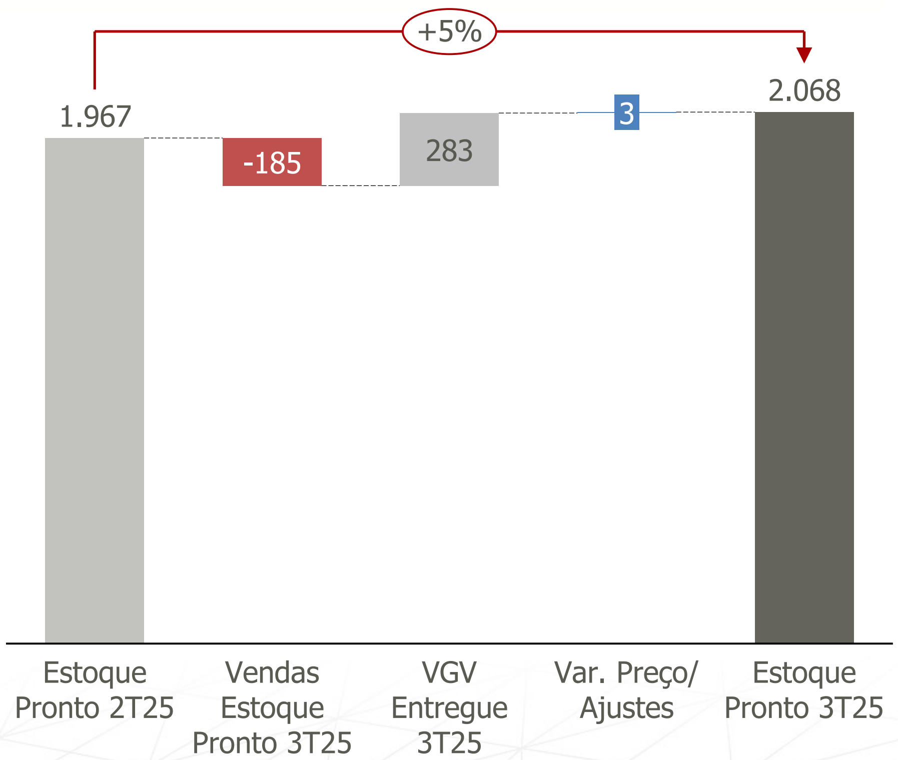
Breakdown do Estoque Total



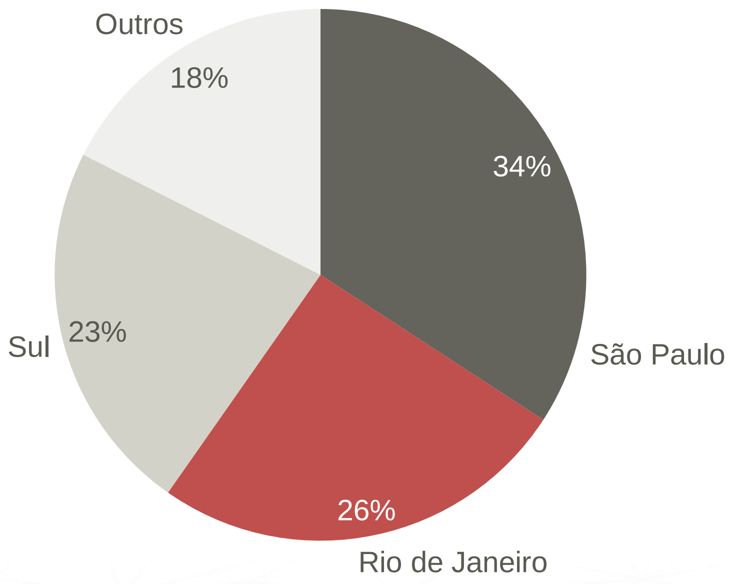
ESTOQUE PRONTO

- R$ 2.068 milhões de estoque pronto a valor de mercado (R$ 1.773 milhões %CBR).

Variação do Estoque Pronto (R$ milhões)



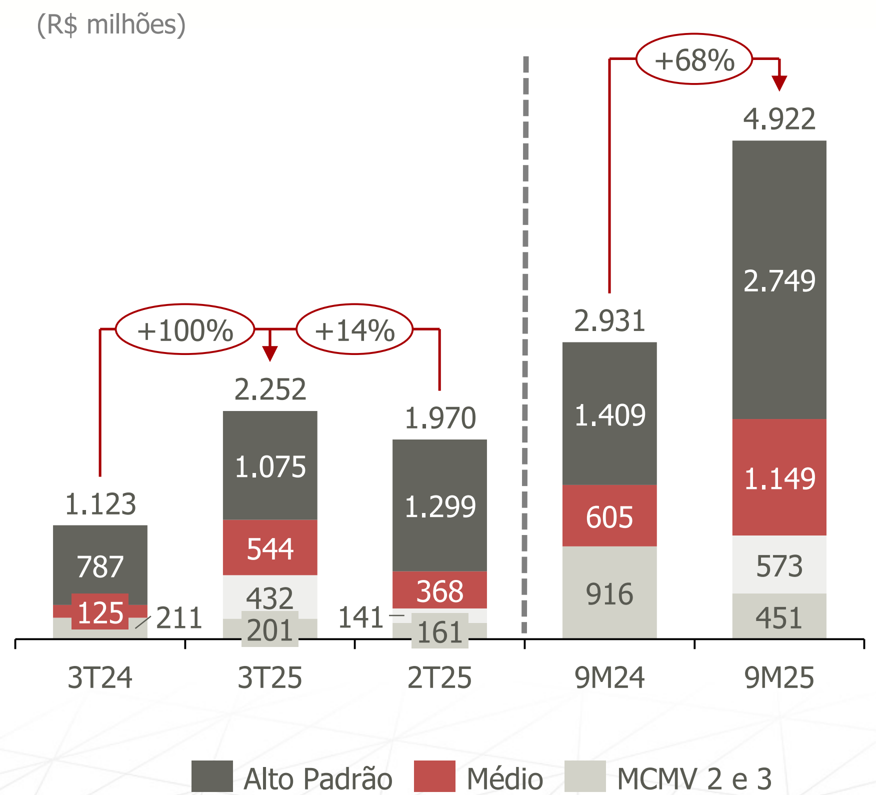
Breakdown do Estoque Pronto



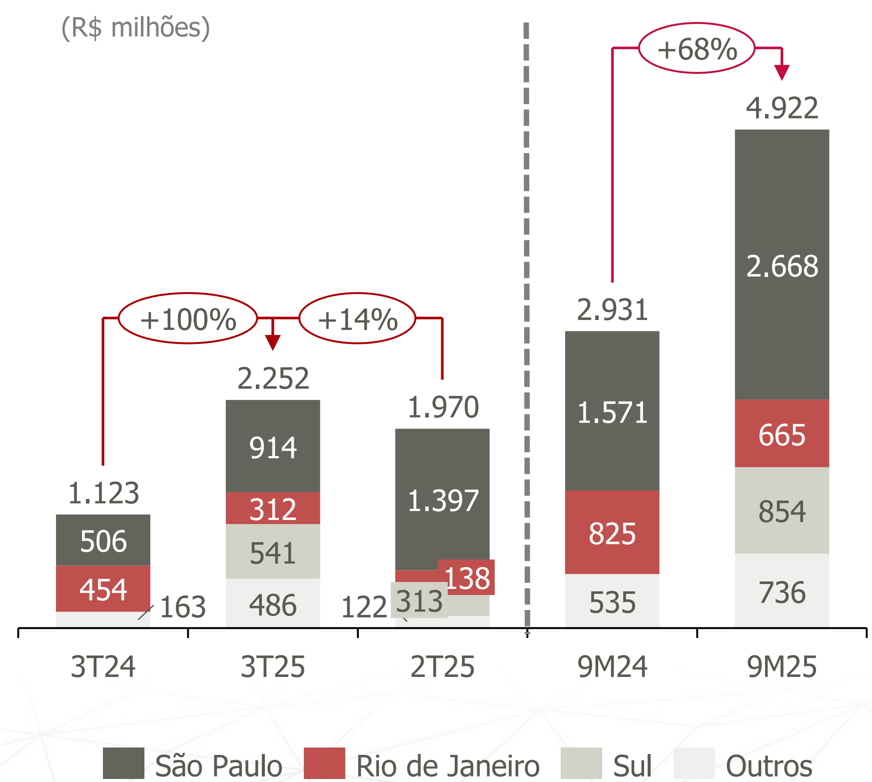
ENTREGAS CYRELA

- 15 projetos entregues no 3T25, correspondentes a um VGV de lançamento de R$ 2.252 milhões.
- No acumulado do ano, 32 empreendimentos entregues, com VGV de lançamento de R$ 4.922 milhões.

VGV Entregue (100%) por Segmento



VGV Entregue (100%) por Região

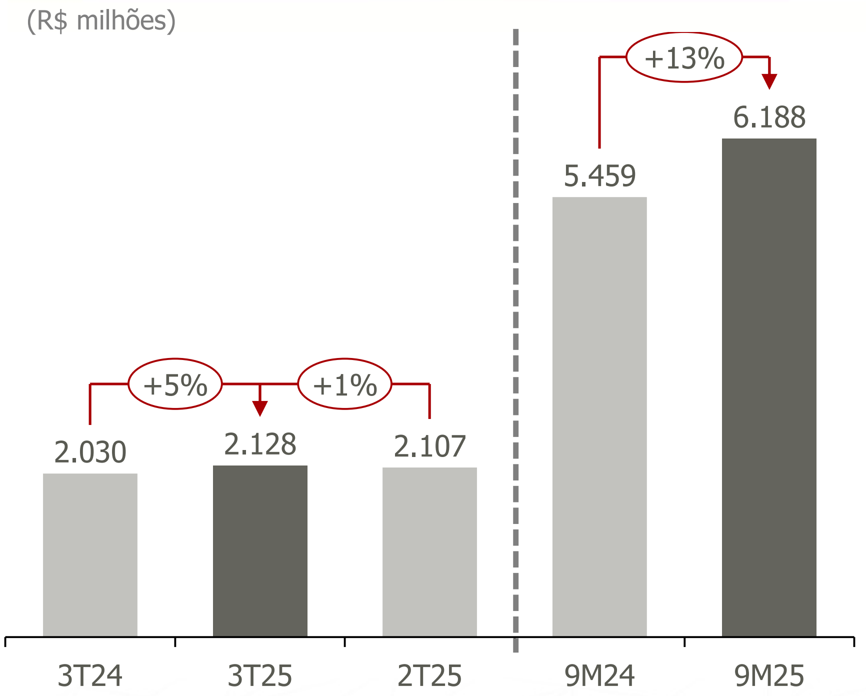


RESULTADO FINANCEIRO

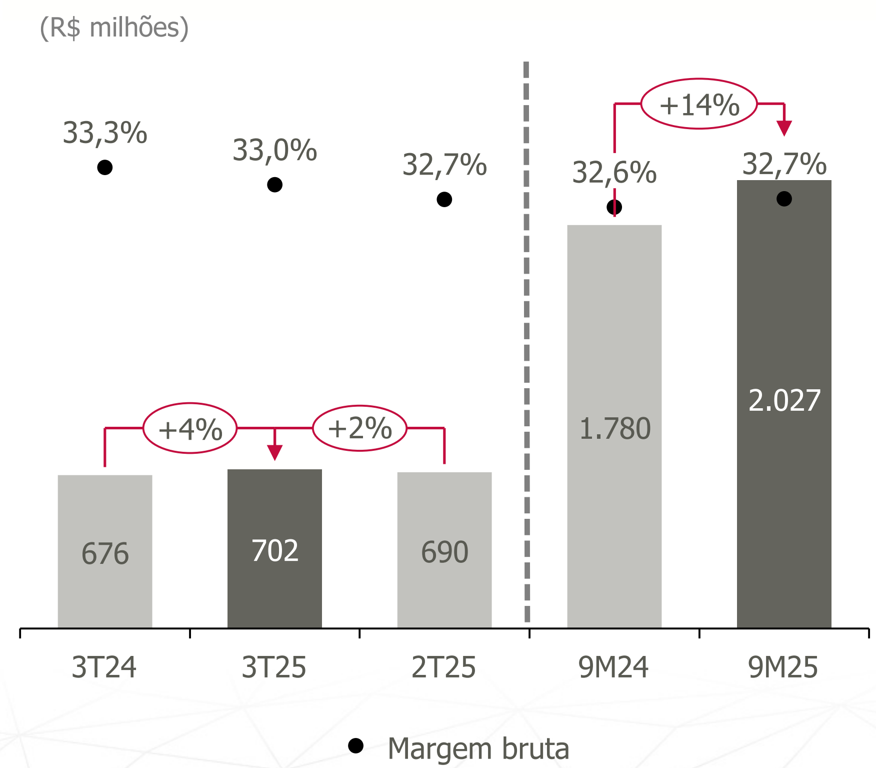
RESULTADOS FINANCEIROS

- Receita líquida de R$ 2.128 milhões no trimestre e R$ 6.188 milhões no acumulado do ano.
- Margem bruta de 33,0% no trimestre e 32,7% no ano.

Receita Líquida



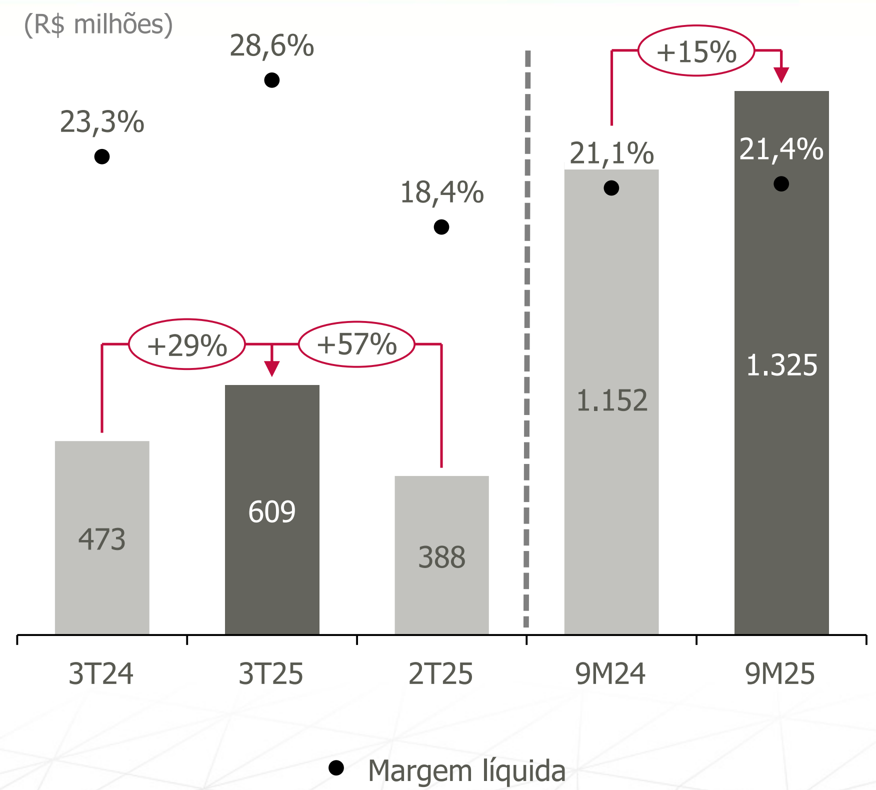
Lucro Bruto e Margem Bruta



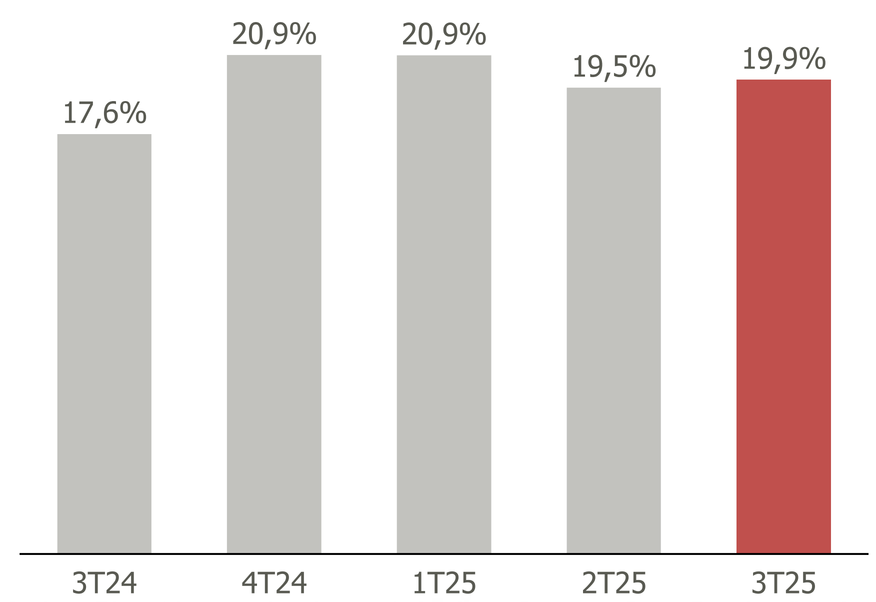
LUCRO LÍQUIDO E RENTABILIDADE

- O Return on Equity (medido como Lucro Líquido dos últimos 12 meses sobre PL médio ex Minoritários e AVJORA CashMe) atingiu um valor de 19,9%.

Lucro Líquido e Margem Líquida

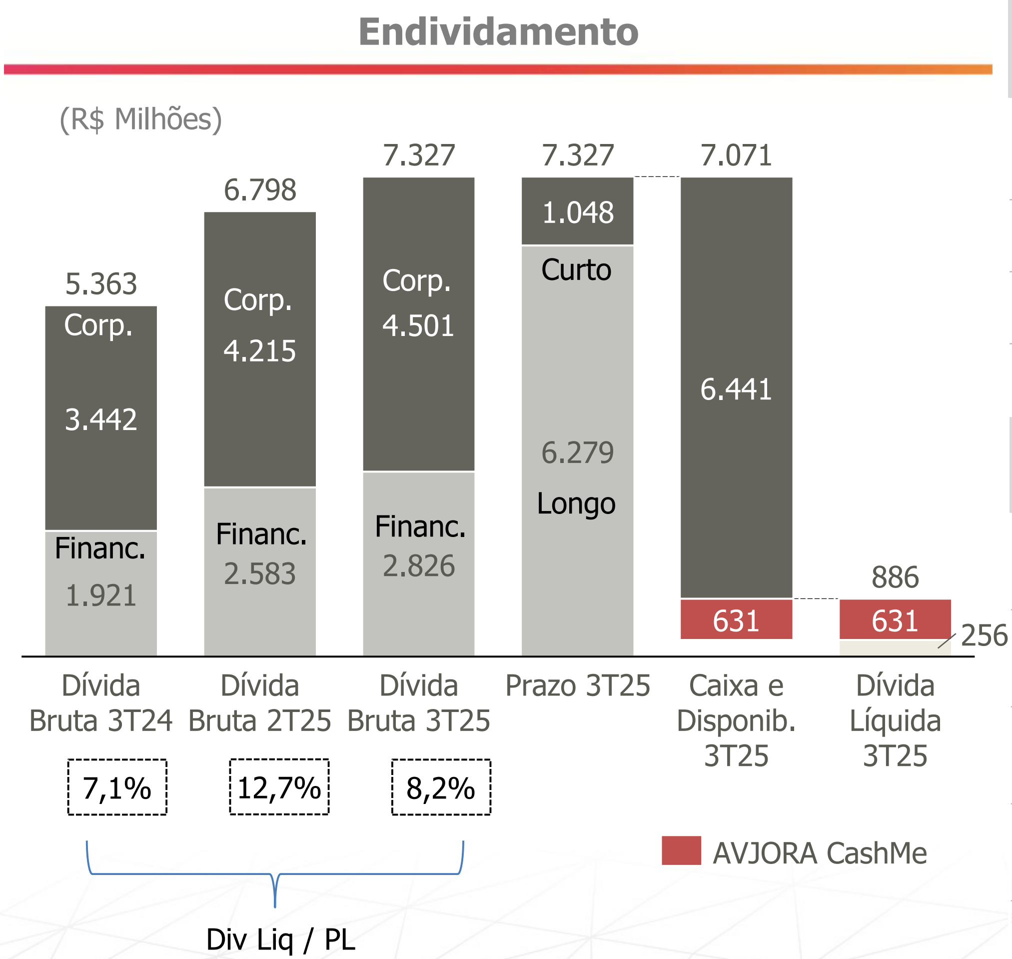


ROE LTM



LIQUIDEZ E ENDIVIDAMENTO

- A alavancagem (Dívida Líquida Ajustada / Patrimônio Líquido Ajustado) foi de 8,2%.

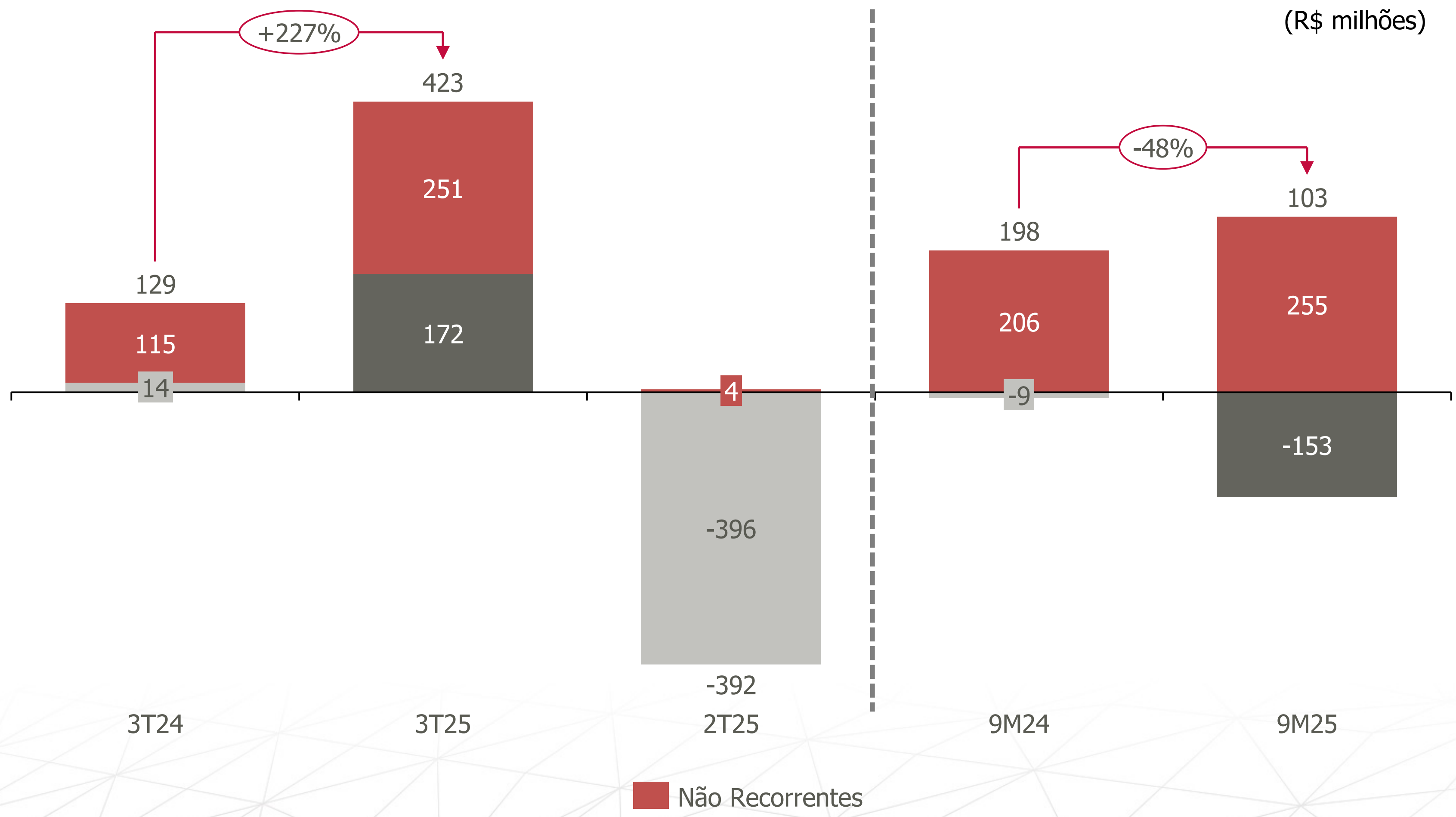


Indicadores	Dívida Total	Dívida Corporativa
Dívida Líquida/ Patrimônio Líq.	8,2%	
Prazo Médio	3,2 anos	3,6 anos
Curto Prazo	16%	14%
Longo Prazo	84%	86%

Custo Médio de Financiamentos		Custo Médio de Dívida Corp.*	
Poupança + 2,75%	68,8%	98,2% do CDI	68,8%
TR + 8,91%	31,2%	CDI + 0,52%	22,0%
TOTAL	**100,0%**	IPCA + 7,6693%	9,2%
Taxa Mínima	TR + 8,30%	**TOTAL**	**100,0%**
Taxa Máxima	TR + 12,50%	* Exclui dívidas da CashMe (R$ 2.321 MM)	

GERAÇÃO DE CAIXA*

- Geração de caixa de R$ 423 milhões no trimestre.



*Ex dividendos e recompras

CONTATE RI

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CEP 01311-200

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ri@cyrela.com.br

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 3Q25

NOVEMBER 14TH, 2025

CYRELA

PARTICIPANTS

MIGUEL MAIA MICKELBERG
CFO AND INVESTOR RELATIONS OFFICER

IURI CAMPOS
INVESTOR RELATIONS EXECUTIVE MANAGER

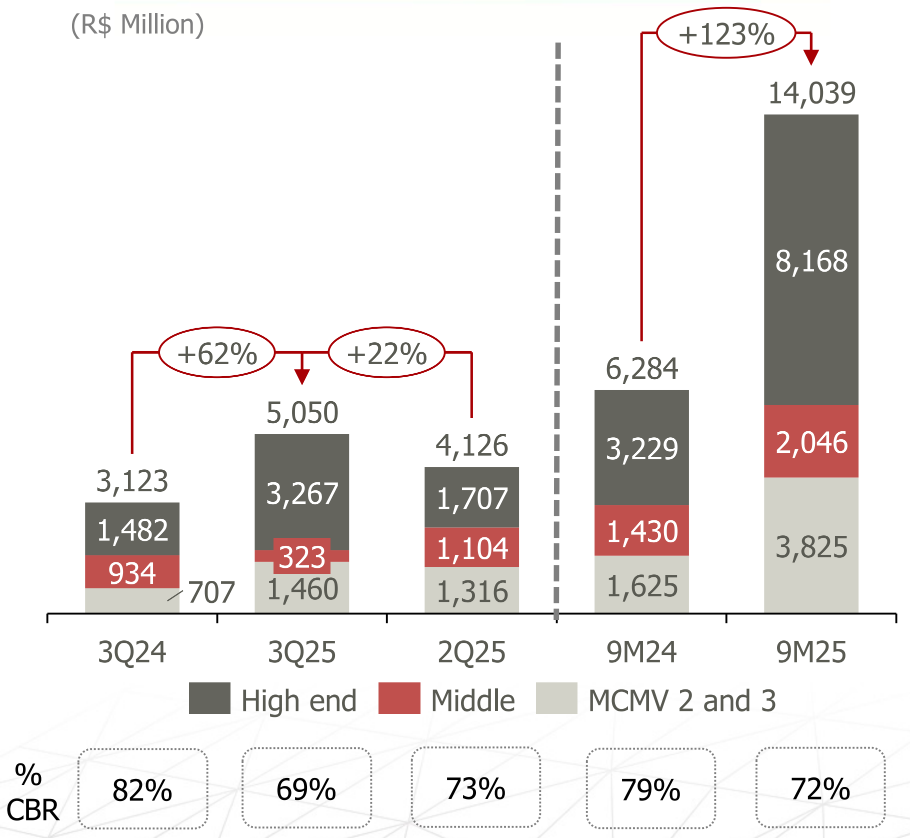
OPERATING FIGURES

CYRELA

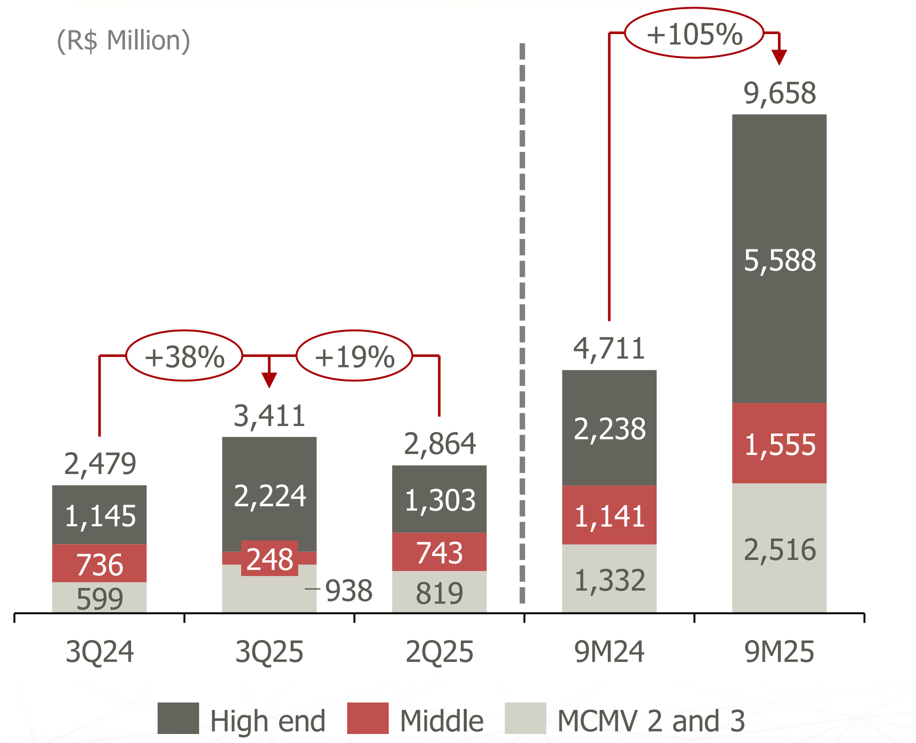
CYRELA'S LAUNCHES

- Launches PSV ex-swap and %CBR totaled R$3,411 million in the quarter and R$9,658 million in 2025.
- 18 projects launched in the quarter and 53 in the year.

Launches PSV (100%)



Launches PSV Ex-swap (%CBR)

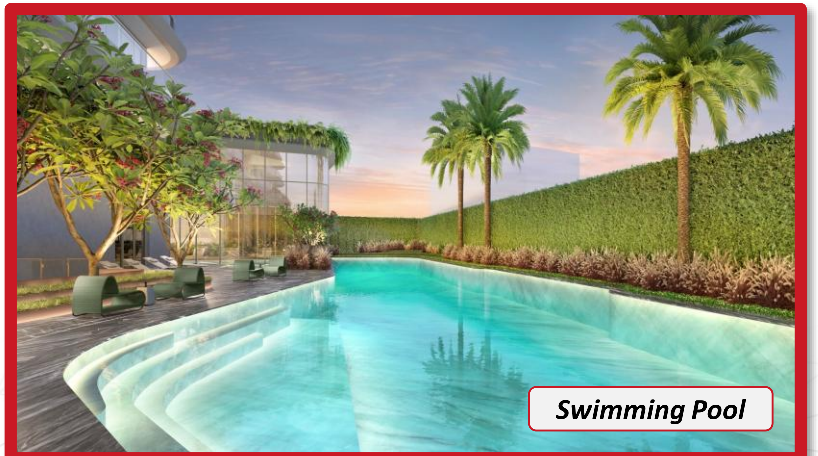


HIGHLIGHTS

EPIC JARDIM EUROPA DESIGN BY PININFARINA

- Rua Joaquim Antunes, 377 – Pinheiros
- PSV: R$ 1,307 million
- Units: 98

Access the projects website: [Epic Jardim Europa Design By Pininfarina]



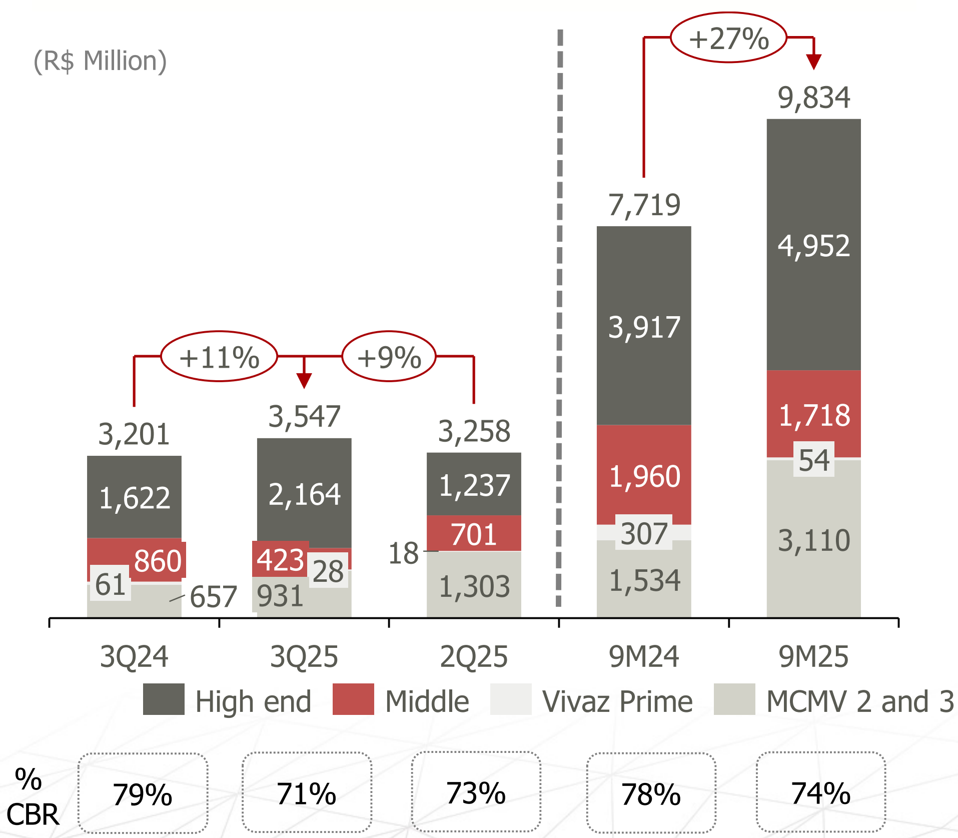
Swimming Pool

Facade

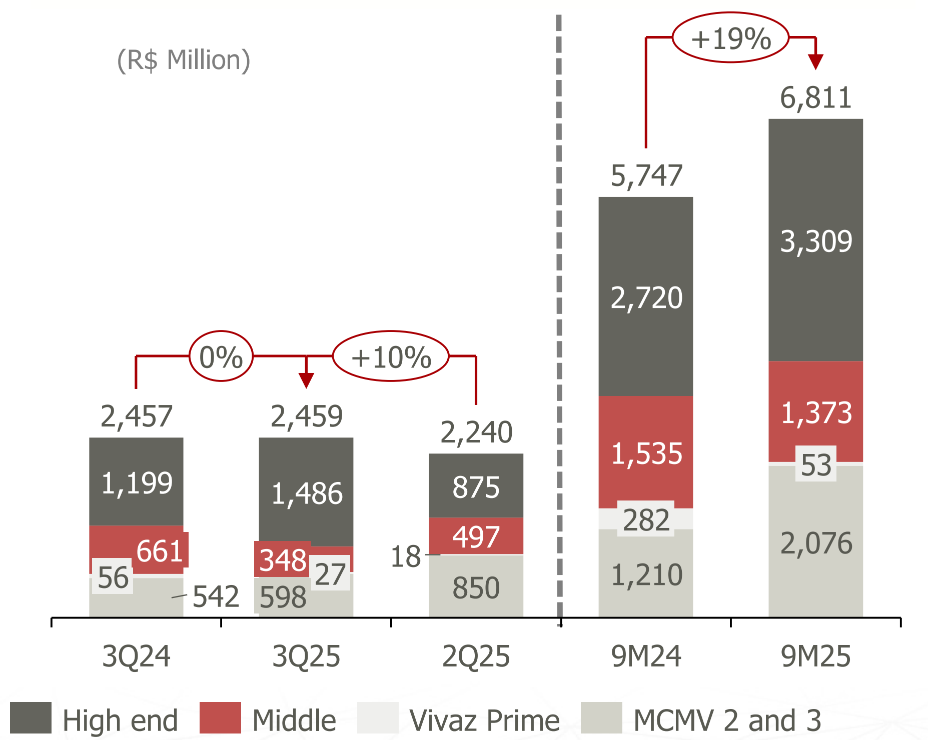
CYRELA'S PRE-SALES

- Net pre-sales ex swap and %CBR totaled R$2,459 million in the quarter and R$6,811 million in 2025.

Pre – Sales (100%)



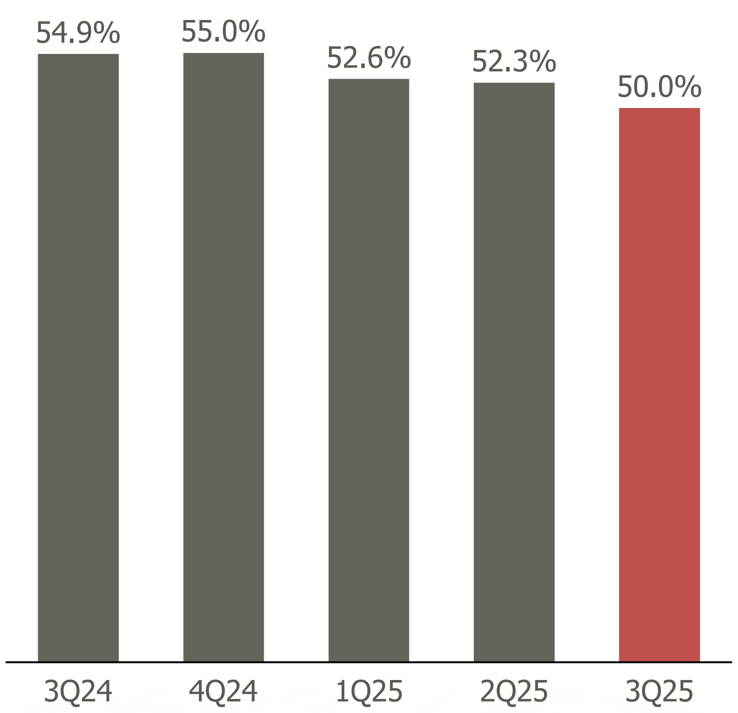
Pre – Sales Ex-Swap (%CBR)



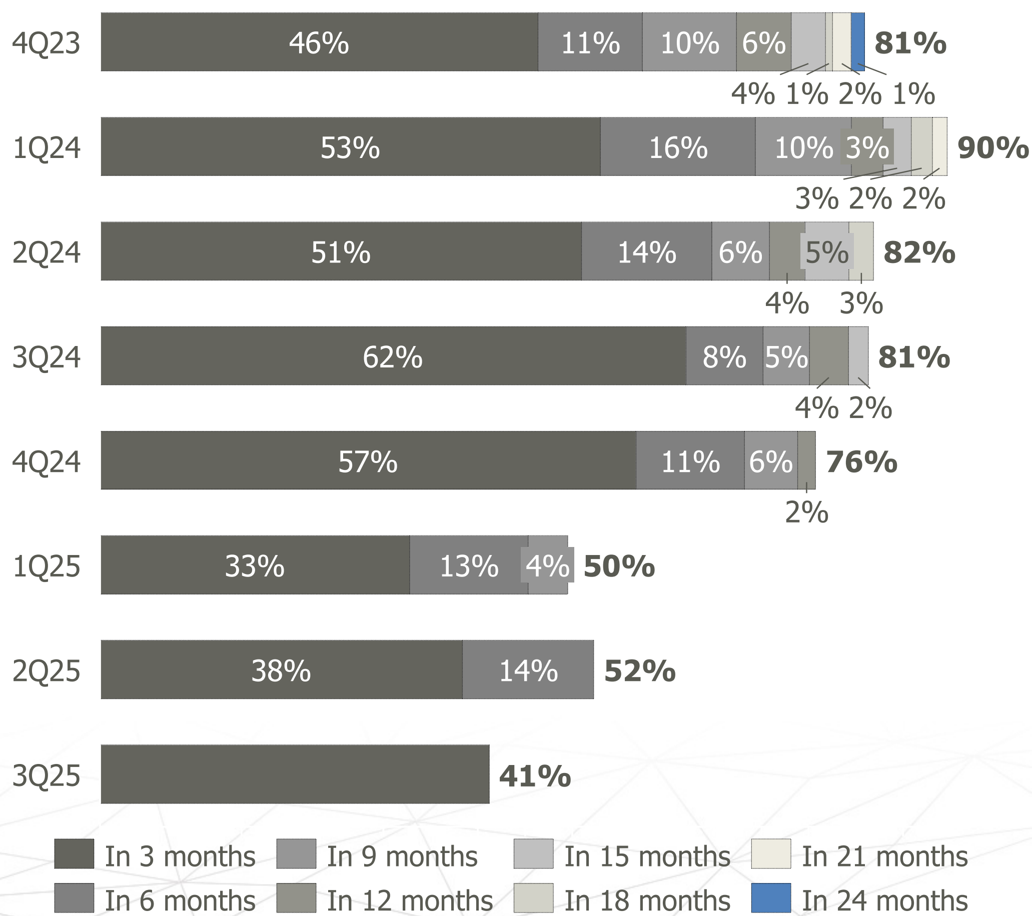
SALES SPEED

- The LTM SOS of the quarter reached 50.0%.

Sales Speed (12 month period)



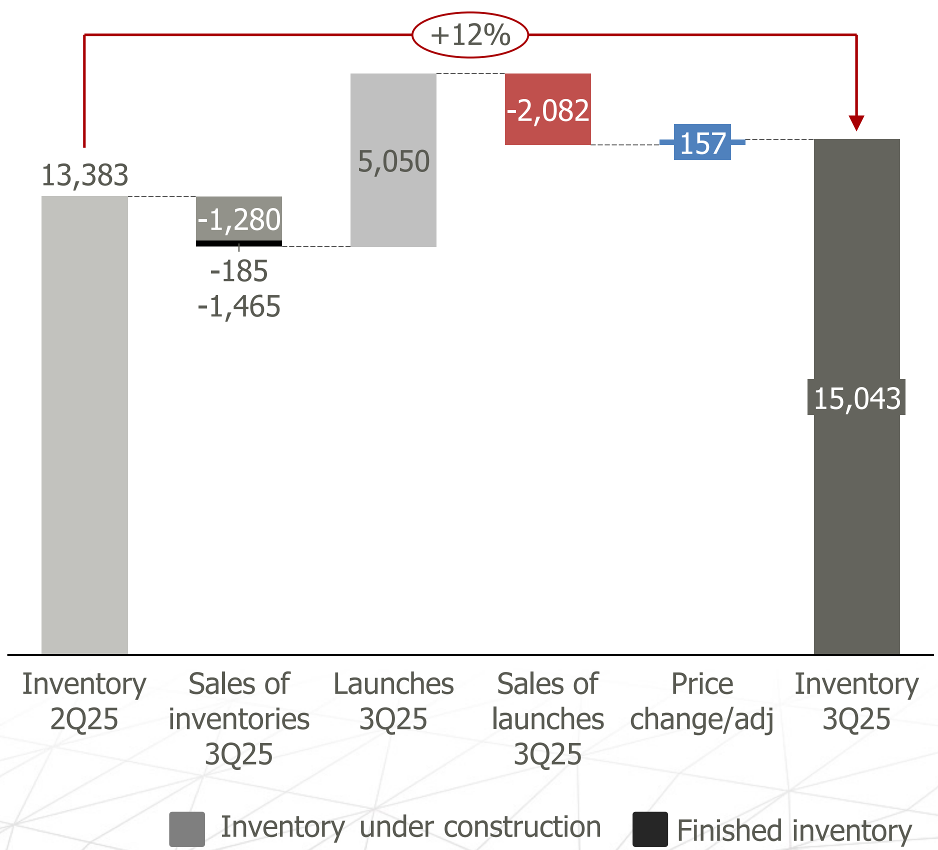
Sales by Launch Vintage



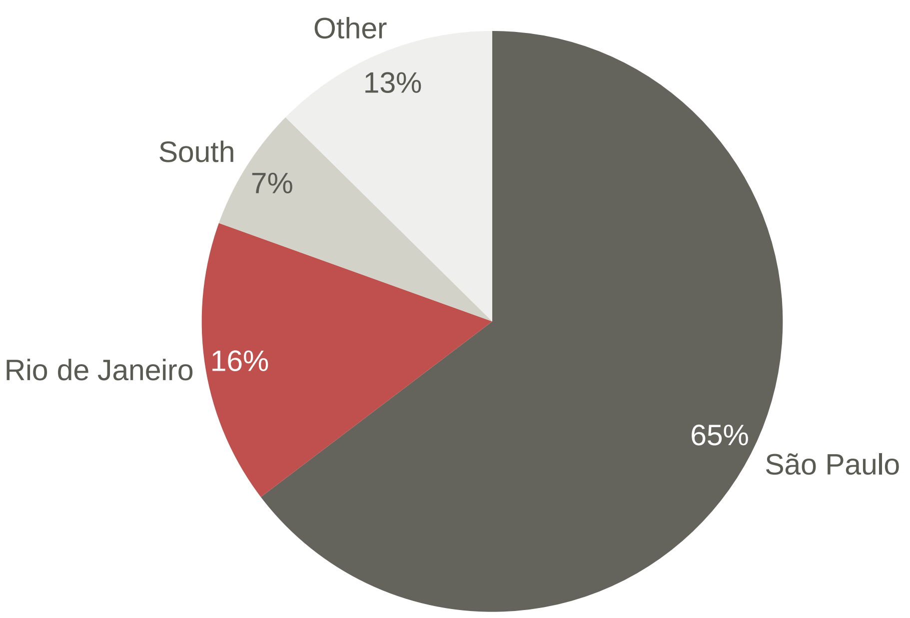
INVENTORY

- R$15,043 million in PSV inventory at market value (R$11,092 million %CBR).

Change in Inventory (R$ Million)



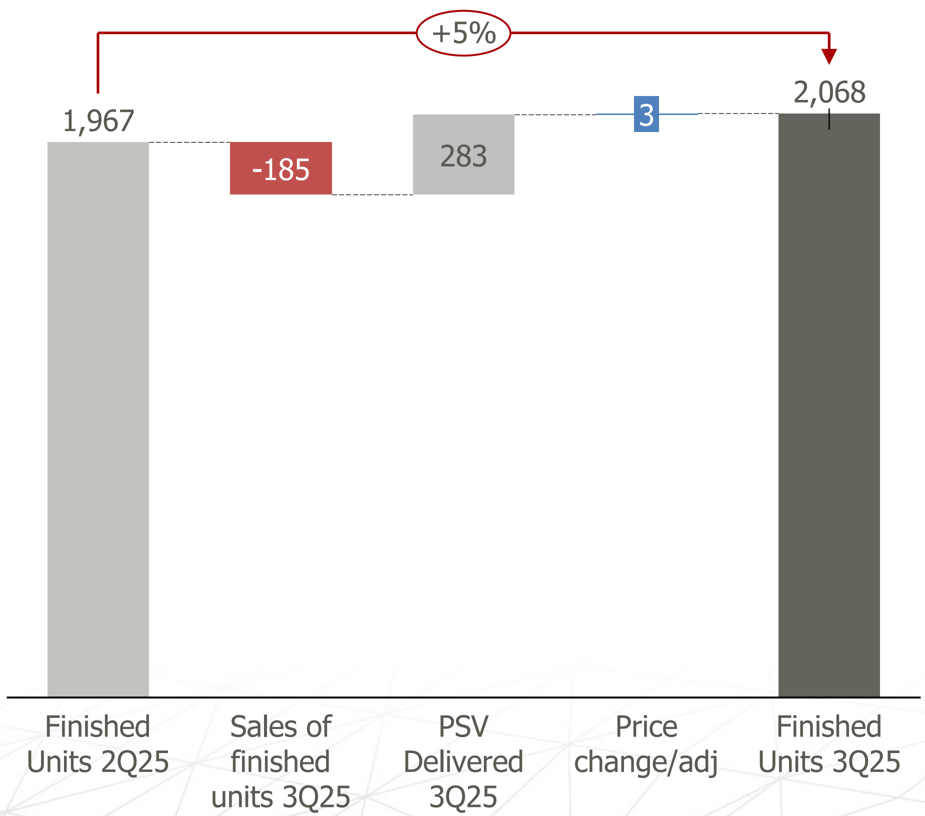
Inventory Breakdown



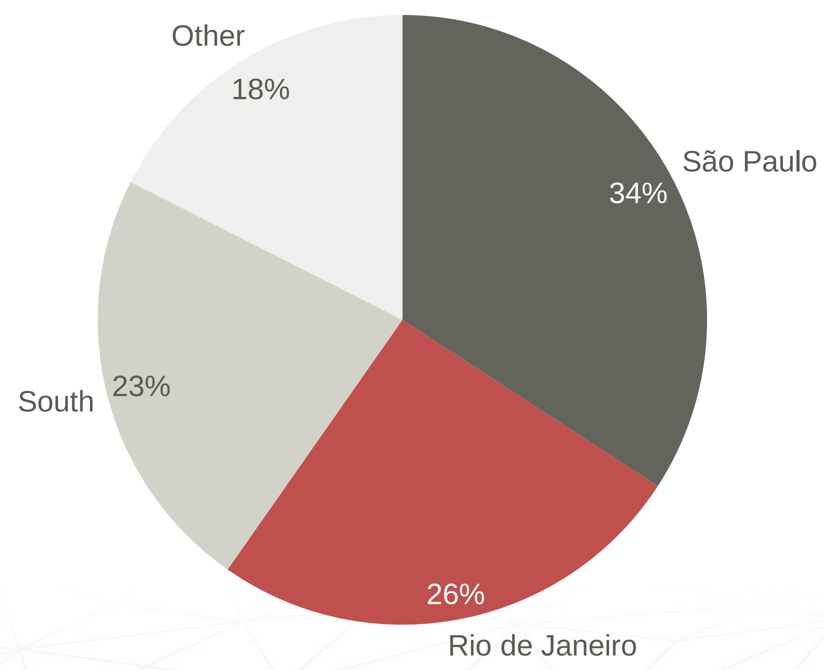
FINISHED INVENTORY

- R$2,068 million in PSV finished inventory at market value (R$1,773 million %CBR).

Change in Finished Inventory (R$ Million)



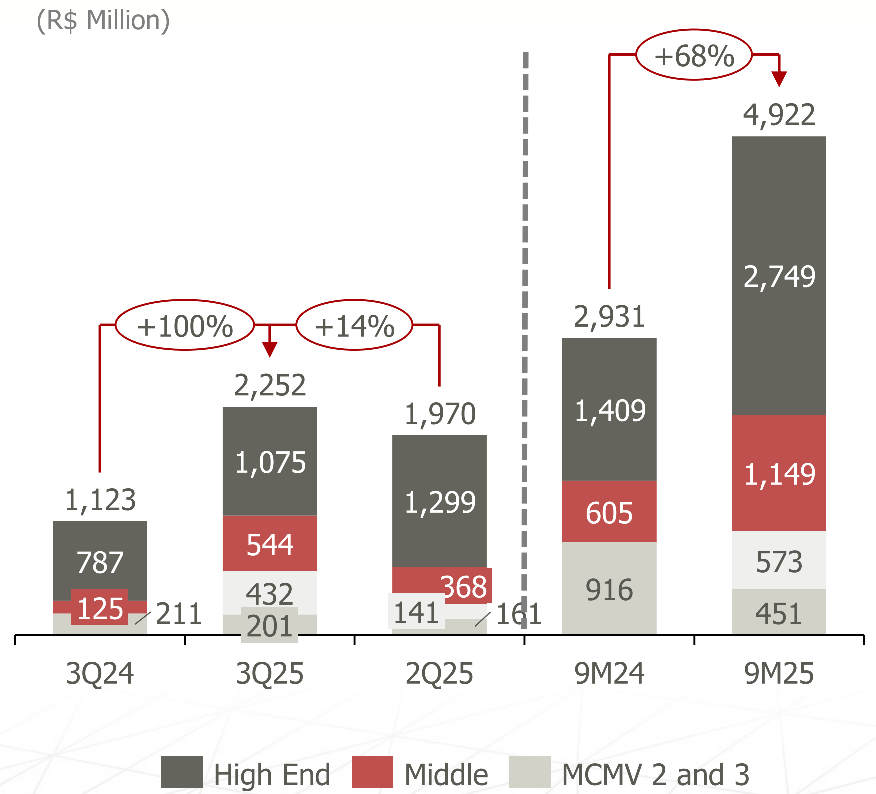
Finished Inventory Breakdown



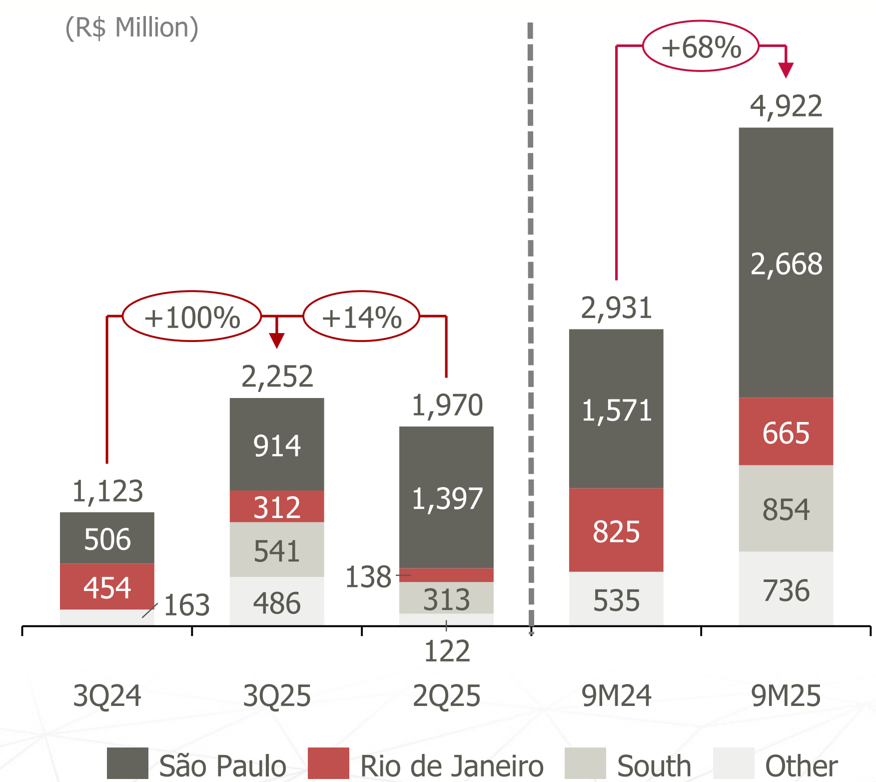
DELIVERED UNITS

- 15 projects delivered in 3Q25, totaling PSV of R$2,252 million on the dates of their respective launches.
- In 9M25, 32 projects delivered, totaling PSV of R$4,922 million on the dates of their respective launches.

Delivered PSV – by Segment (100%)



Delivered PSV – by Region (100%)

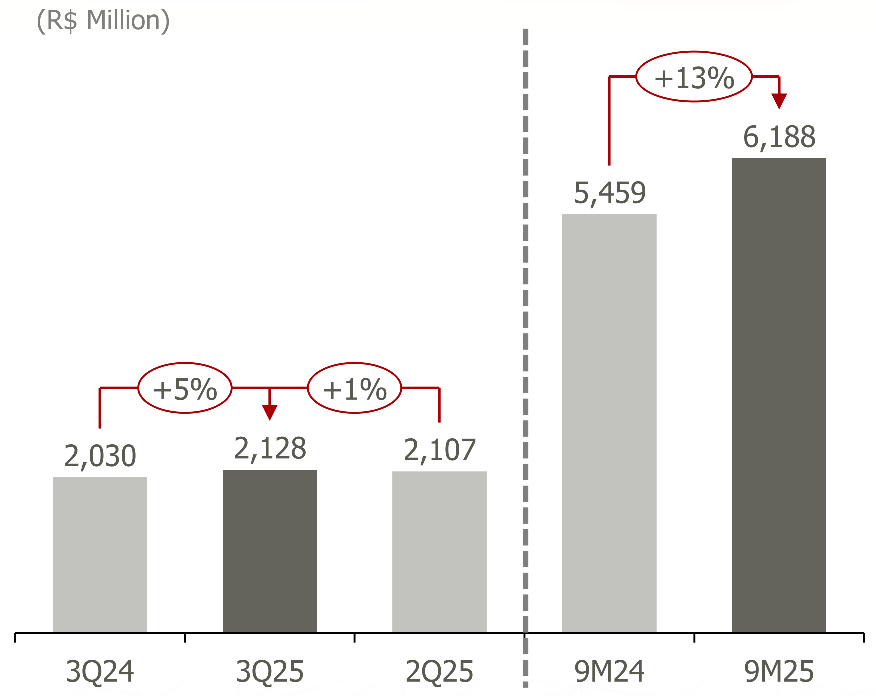


FINANCIAL RESULTS

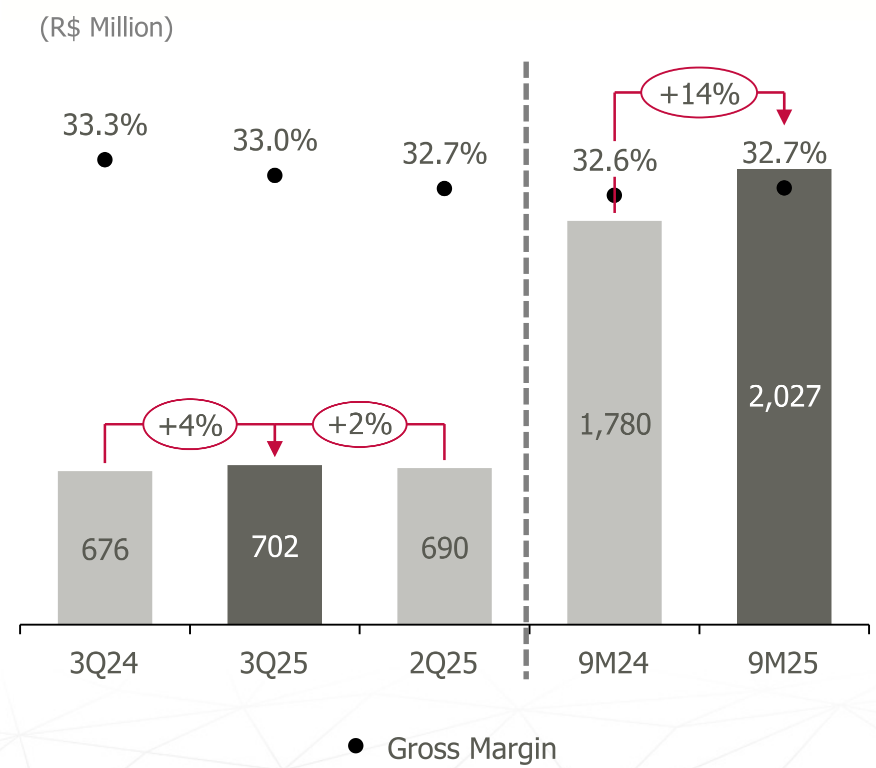
FINANCIAL RESULTS

- Net revenues of R$2,128 million in the quarter and R$6,188 million in 2025.
- Gross margin of 33.0% in the quarter and 32.7% in the year.

Net Revenues



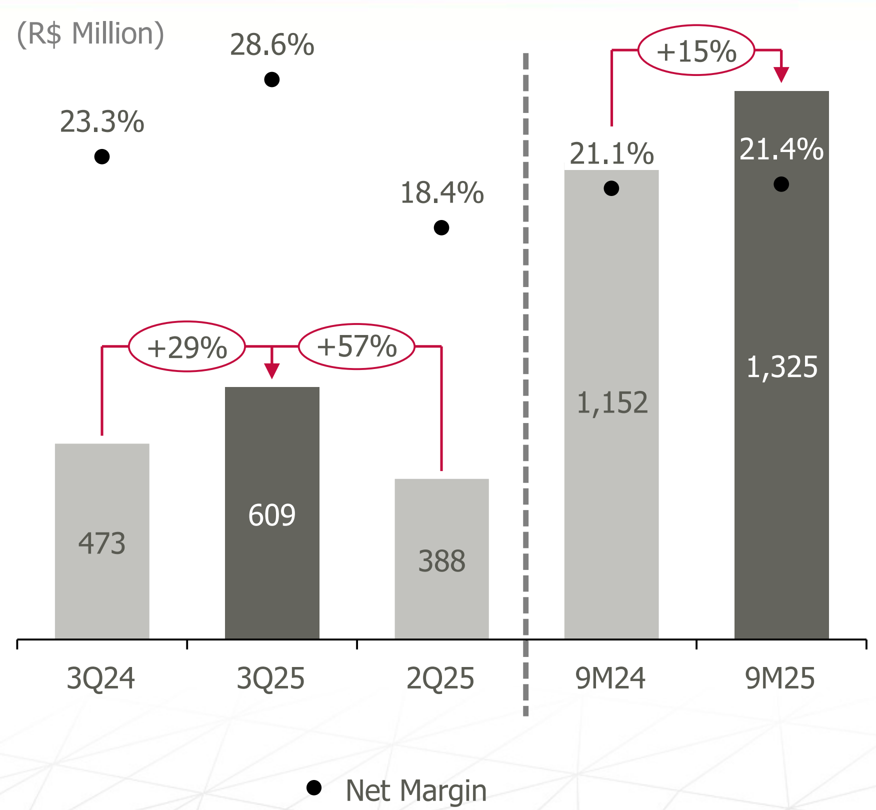
Gross Profit and Gross Margin



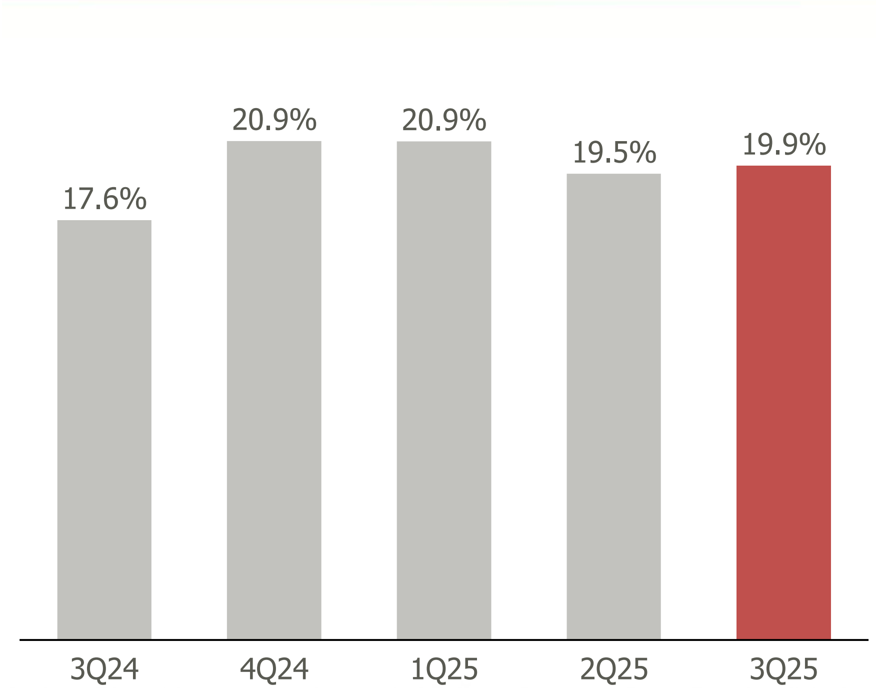
NET INCOME AND PROFITABILITY

- The Return on Equity (Net Income LTM / average Equity ex-minorities and FVTOCI CashMe LTM) attained 19.9%.

Net Income and Net Margin



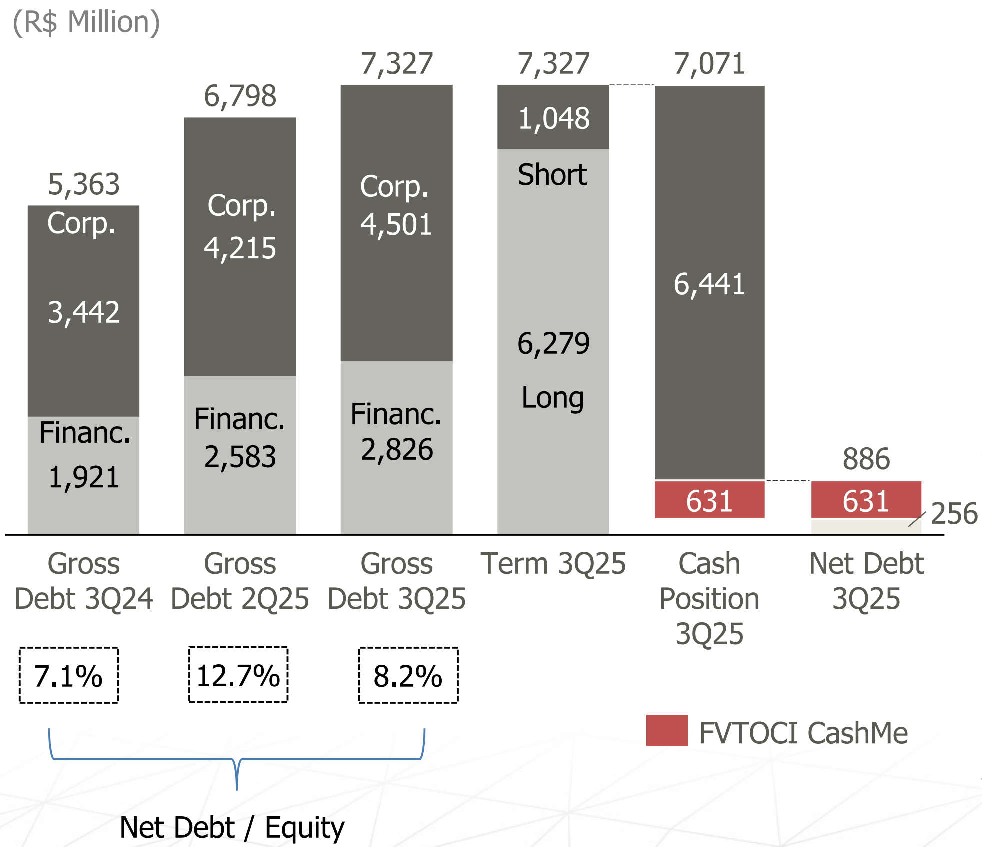
ROE LTM



LIQUIDITY AND DEBT

- Adj. Net Debt / Adj. Total Equity attained 8.2%.

Debt Overview



Indicators	Total Debt	Corporate Debt
Net Debt / Equity	8.2%	
Average Term	3.2 y	3.6 y
Short Term	16%	14%
Long Term	84%	86%

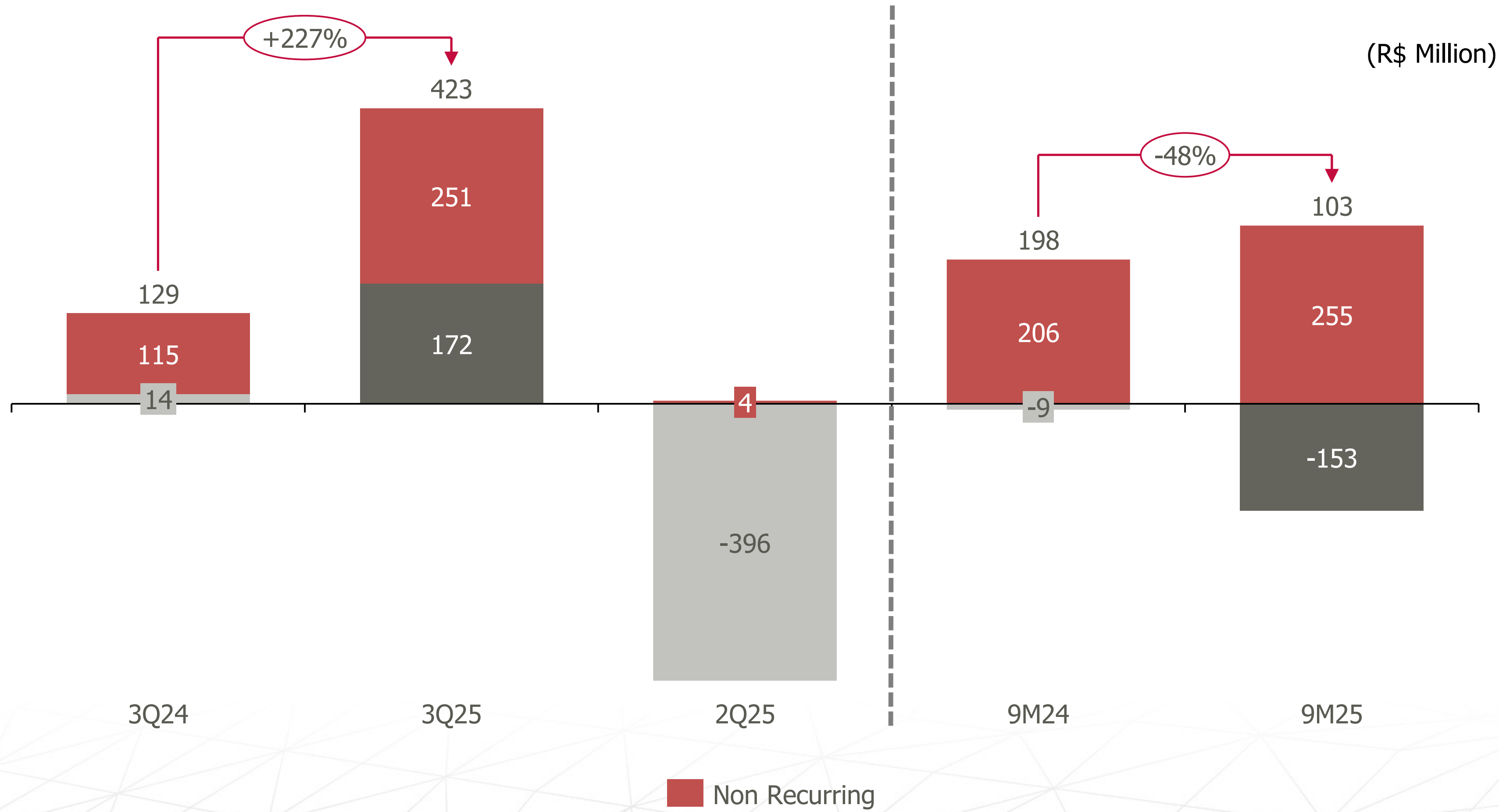
Average Cost of Financing	
Savings Acc. + 2.75%	68.8%
TR + 8.91%	31.2%
TOTAL	**100.0%**
Minimum Rate	TR + 8.30%
Maximum Rate	TR + 12.50%

Avarege Cost of Corporate Debt*	
98,2% of CDI	68.8%
CDI + 0.52%	22.0%
IPCA + 7.6693%	9.2%
TOTAL	**100.0%**

* Excludes debt from CashMe (R$2,321 MM)

CASH GENERATION*

- Cash generation of R$423 million in the quarter.



*Ex dividend payment and buyback program.

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