RESULTADOS 2T26

14 DE AGOSTO DE 2026

CYRELA

PARTICIPANTES

MIGUEL MICKELBERG
DIRETOR FINANCEIRO E DE RELAÇÕES COM INVESTIDORES

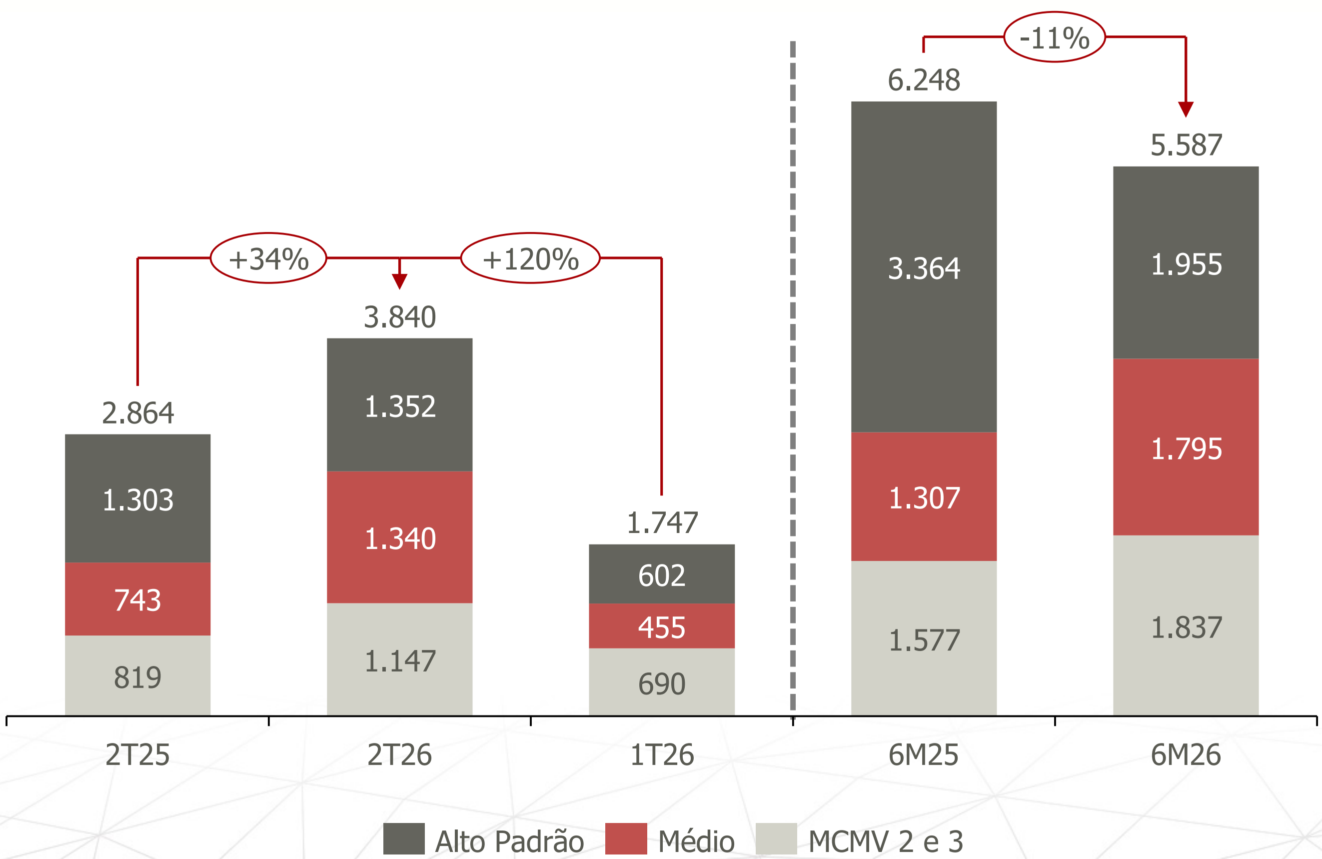
IURI CAMPOS
GERENTE SÊNIOR DE RELAÇÕES COM INVESTIDORES

RESULTADO OPERACIONAL

LANÇAMENTOS CYRELA

- Lançamentos ex-permuta e no %CBR de R$ 3.840 milhões no trimestre e R$ 5.587 milhões no ano.
- 20 empreendimentos lançados no trimestre e 32 no acumulado do ano.

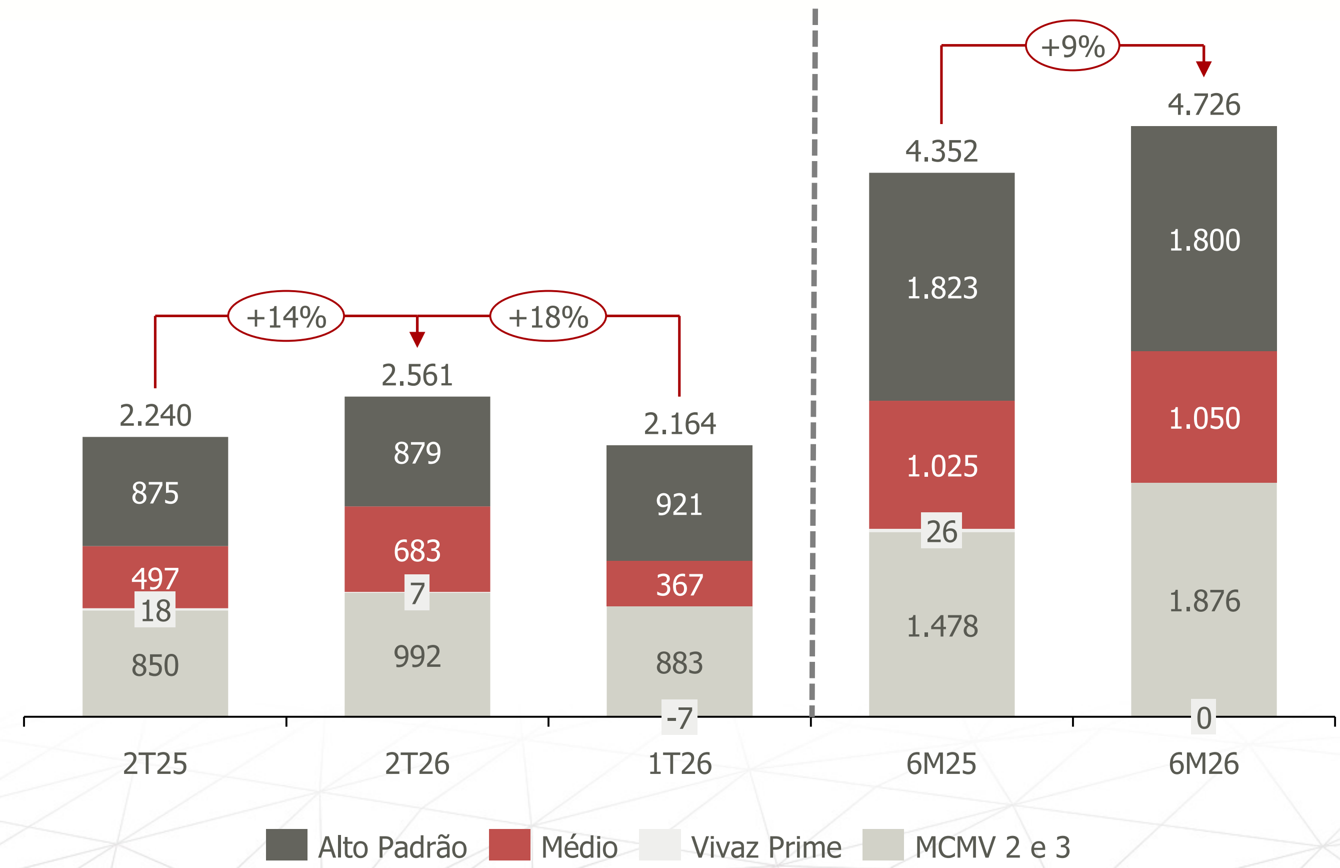
VGV Lançado Ex-Permuta (em R$ milhões e %CBR)



VENDAS CONTRATADAS CYRELA

- Vendas ex-permuta e no %CBR de R$ 2.561 milhões no trimestre e R$ 4.726 milhões no ano.

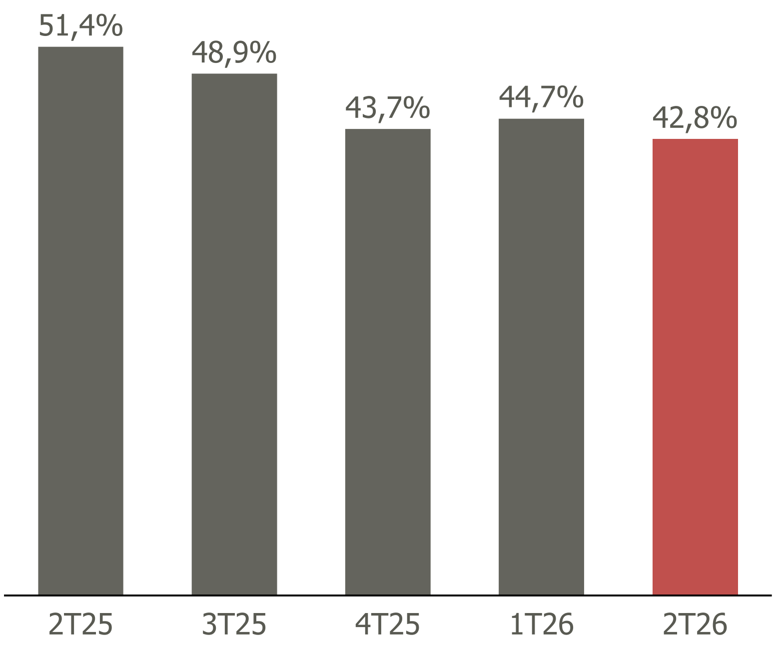
Vendas Contratadas Ex-Permuta (em R$ milhões e %CBR)



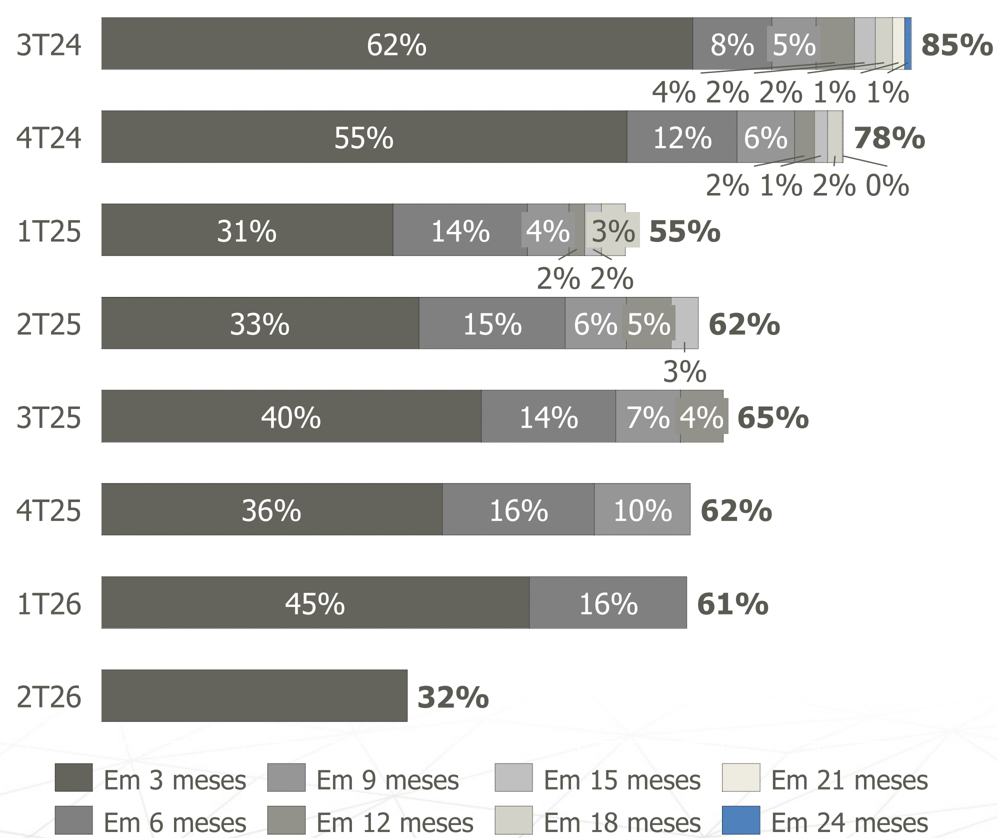
VELOCIDADE DE VENDAS CYRELA

- O VSO (12 meses) do trimestre foi de 42,8% (ex-permuta e %CBR).

Velocidade de Vendas (12 meses)



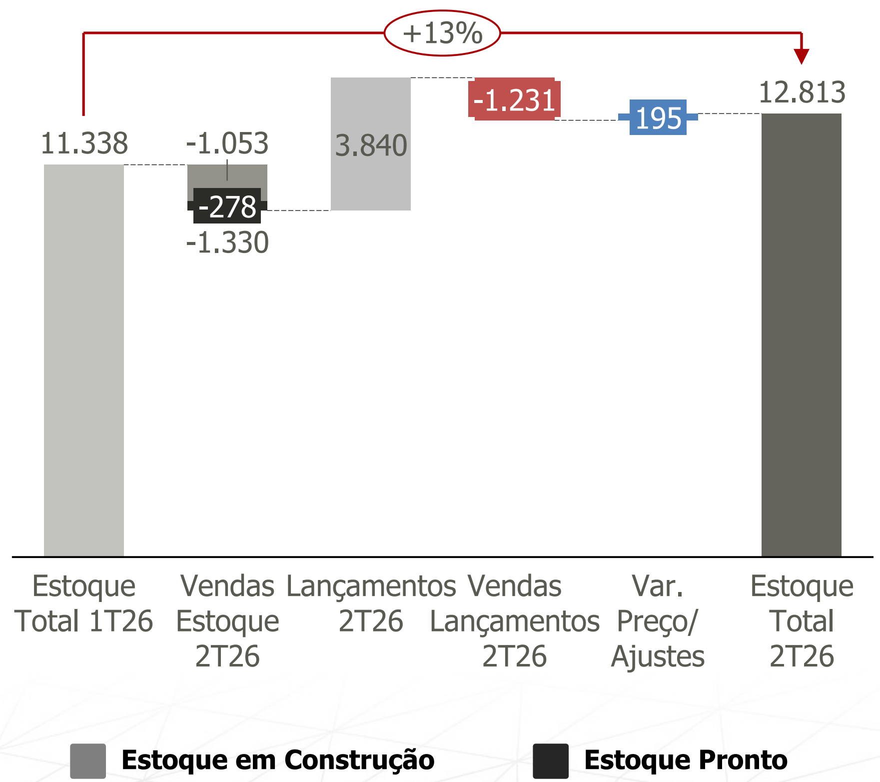
Vendas Por Safra de Lançamentos



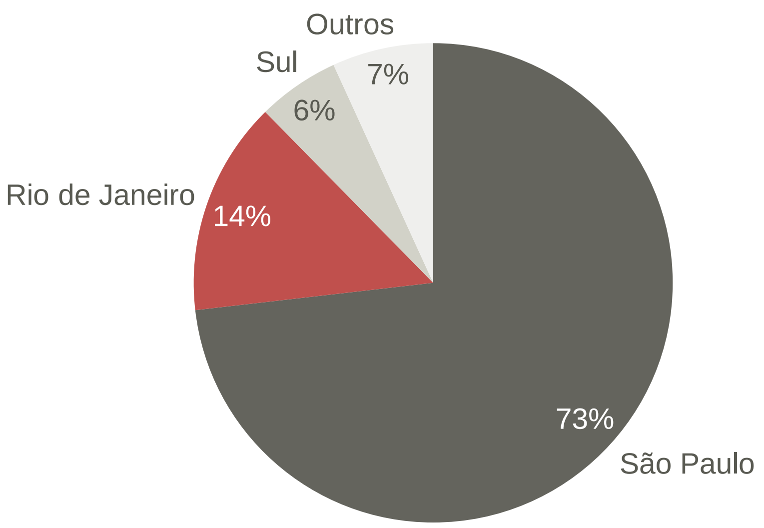
ESTOQUE CYRELA

- R$ 12.813 milhões de estoque a valor de mercado no %CBR.

Variação do Estoque %CBR (R$ milhões)



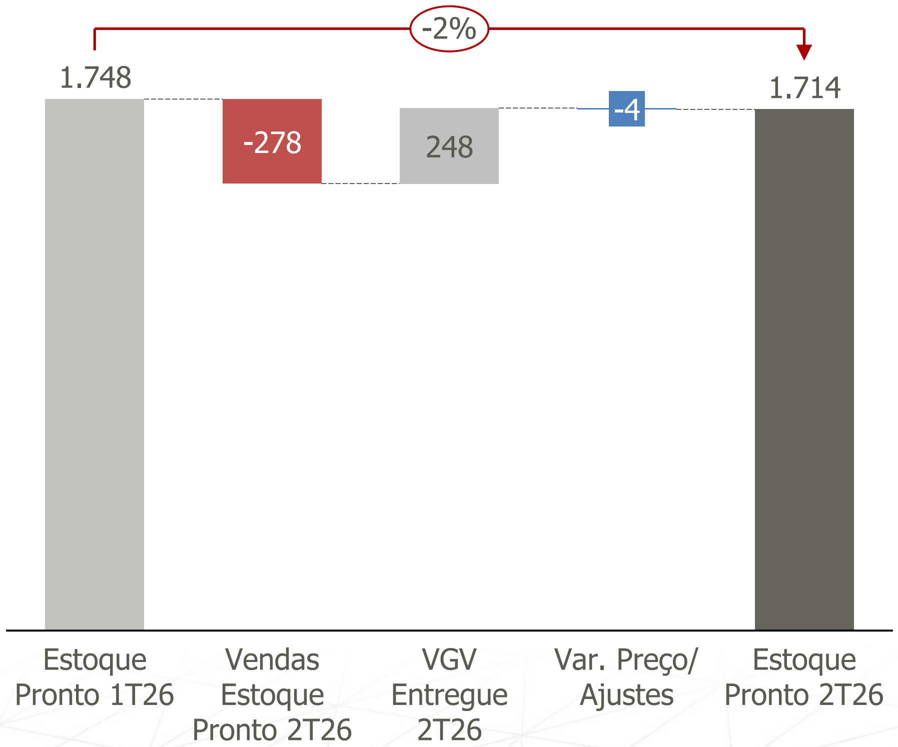
Breakdown do Estoque Total %CBR



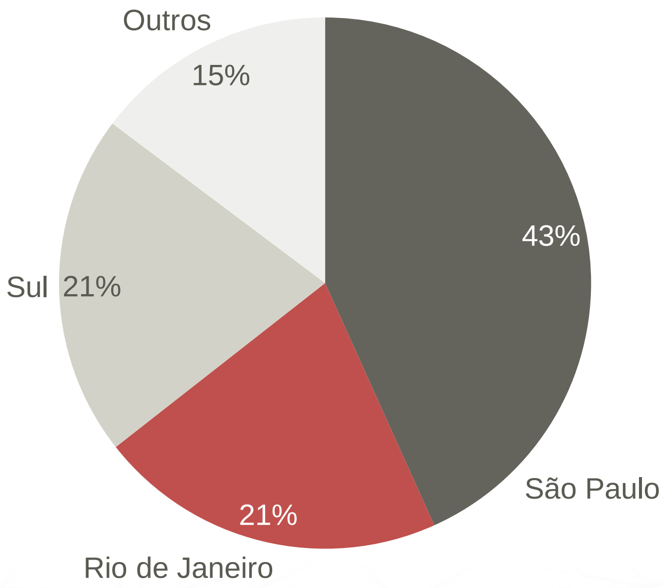
ESTOQUE PRONTO CYRELA

- R$ 1.714 milhões de estoque pronto a valor de mercado no %CBR.

Variação do Estoque Pronto %CBR (R$ milhões)



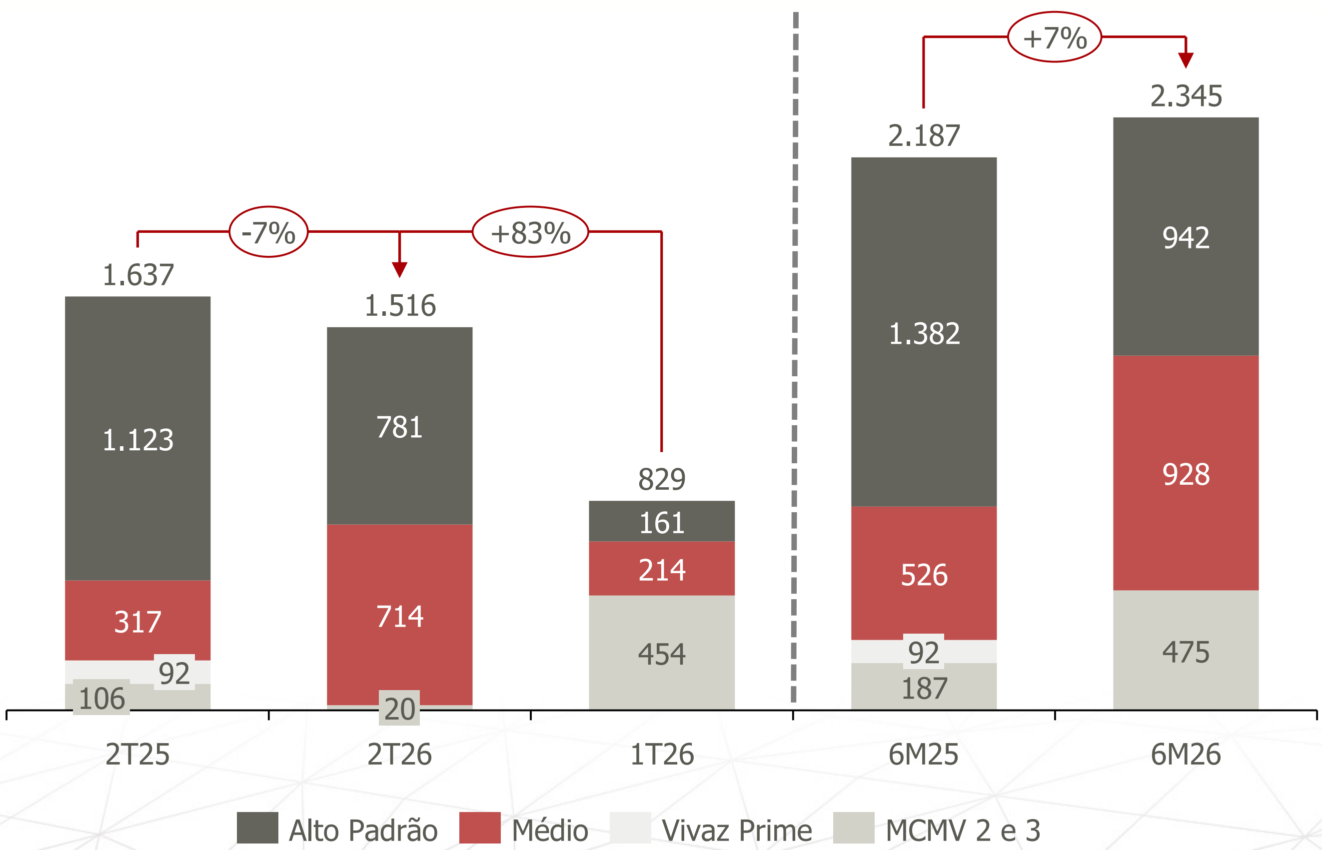
Breakdown do Estoque Pronto %CBR



ENTREGAS CYRELA

- 11 empreendimentos entregues no trimestre, correspondentes a um VGV ex-permuta e no %CBR de lançamentos de R$ 1.516 milhões.

VGV Entregue Ex-Permuta (em R$ milhões e %CBR)

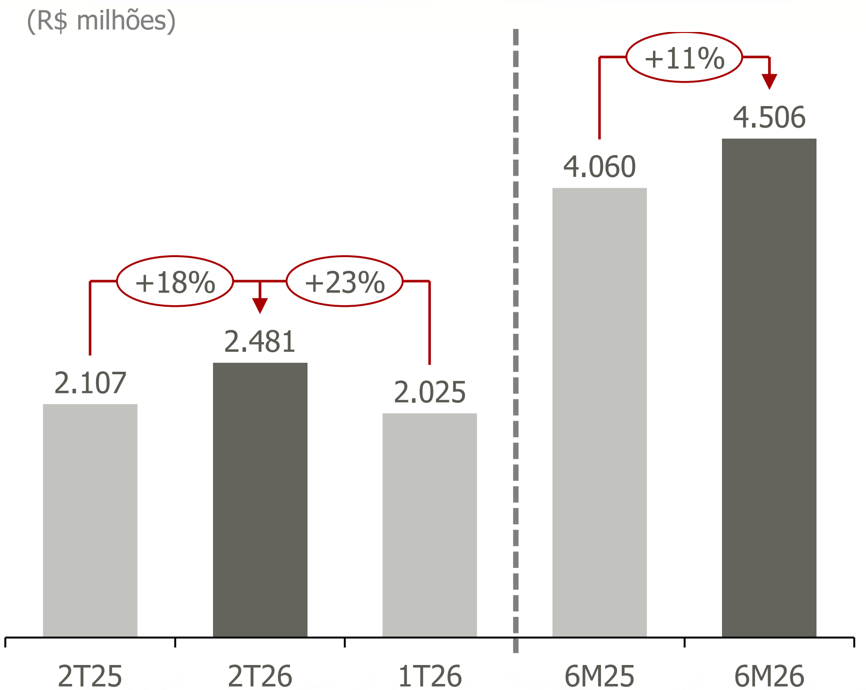


RESULTADO FINANCEIRO

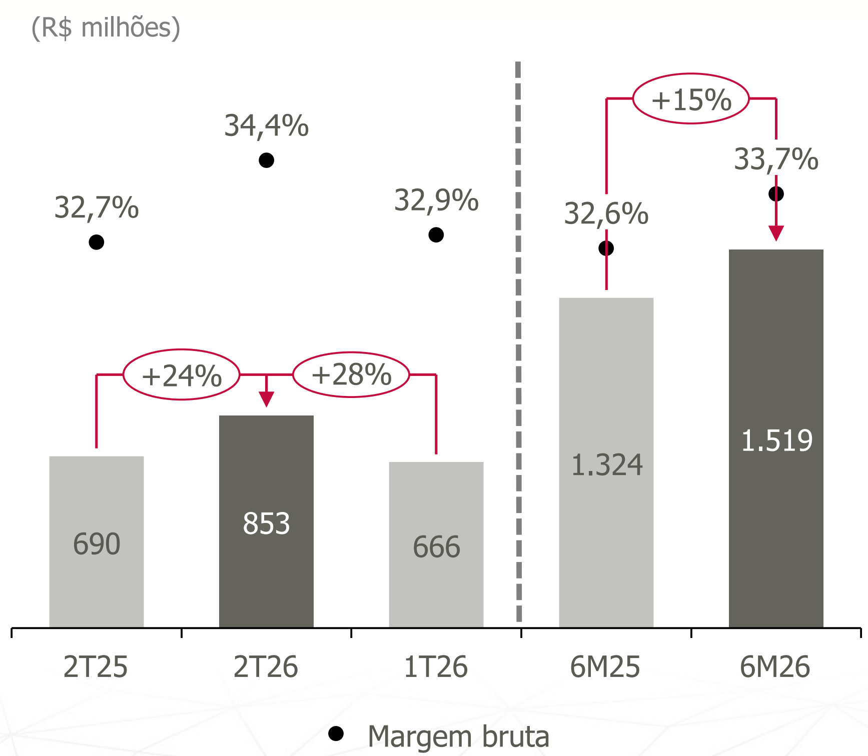
RESULTADOS FINANCEIROS

- Receita líquida de R$ 2.481 milhões no trimestre e R$ 4.506 milhões no acumulado do ano.
- Margem bruta de 34,4% no trimestre e 33,7% no ano.

Receita Líquida



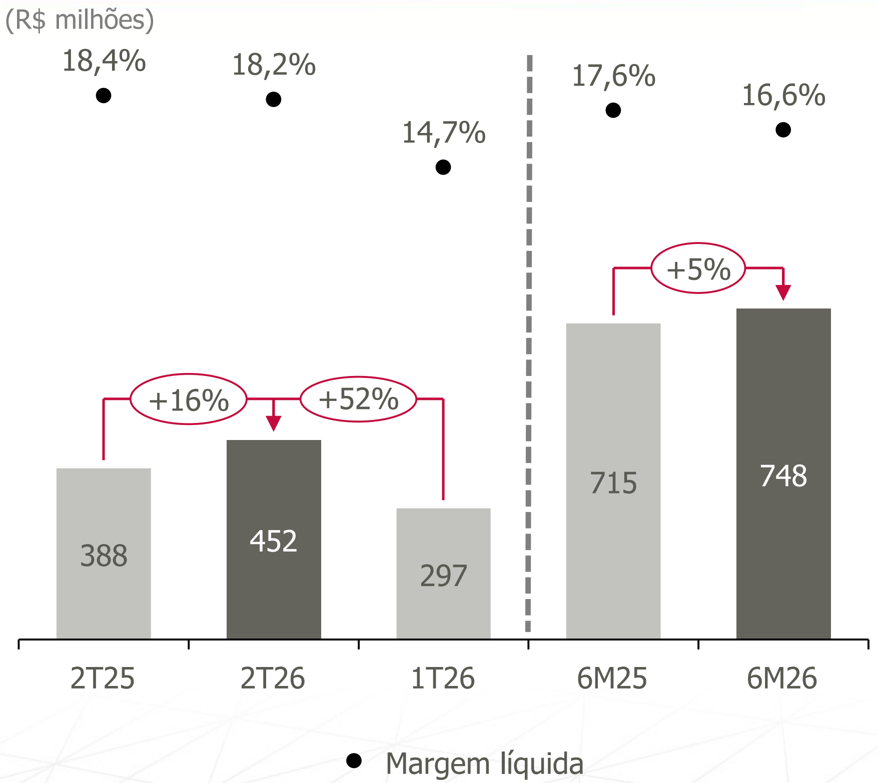
Lucro Bruto e Margem Bruta



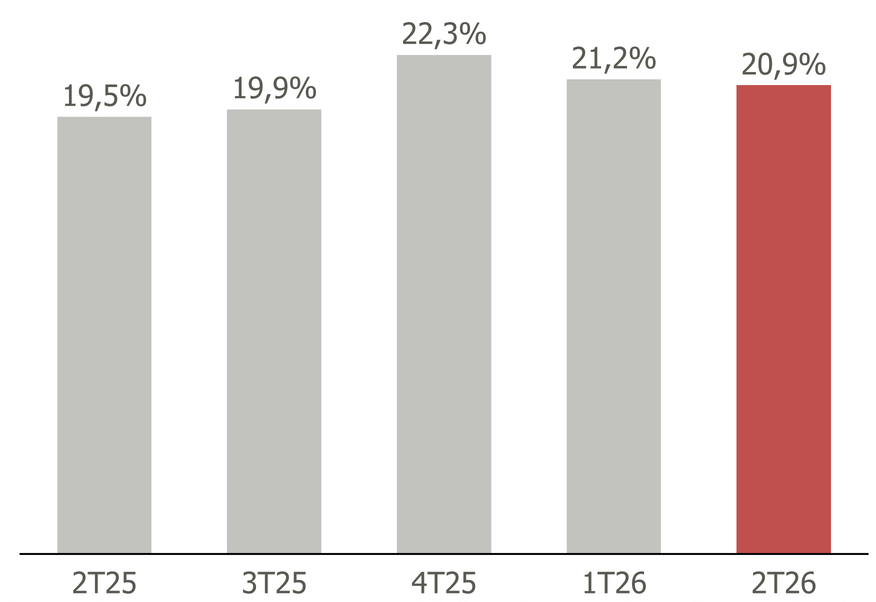
LUCRO LÍQUIDO E RENTABILIDADE

- O Return on Equity (medido como Lucro Líquido dos últimos 12 meses sobre PL médio ex Minoritários e AVJORA CashMe) atingiu um valor de 20,9%.

Lucro Líquido e Margem Líquida



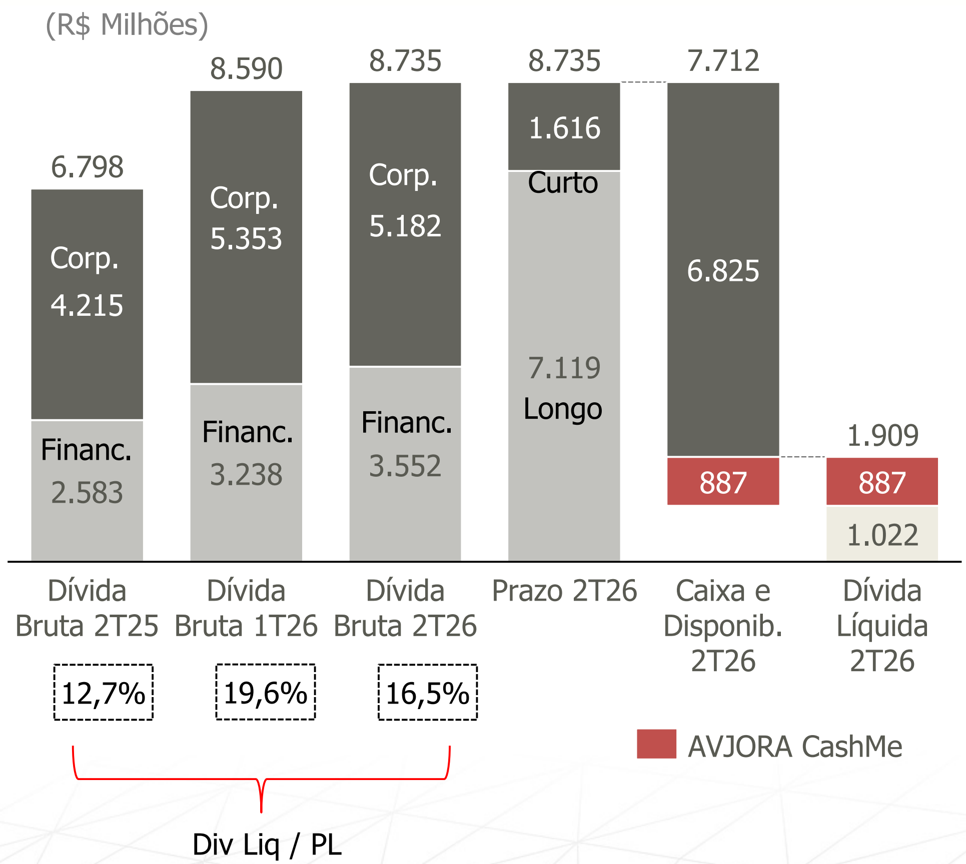
ROE LTM



LIQUIDEZ E ENDIVIDAMENTO

- A alavancagem (Dívida Líquida Ajustada / Patrimônio Líquido Ajustado) foi de 16,5%.

Endividamento



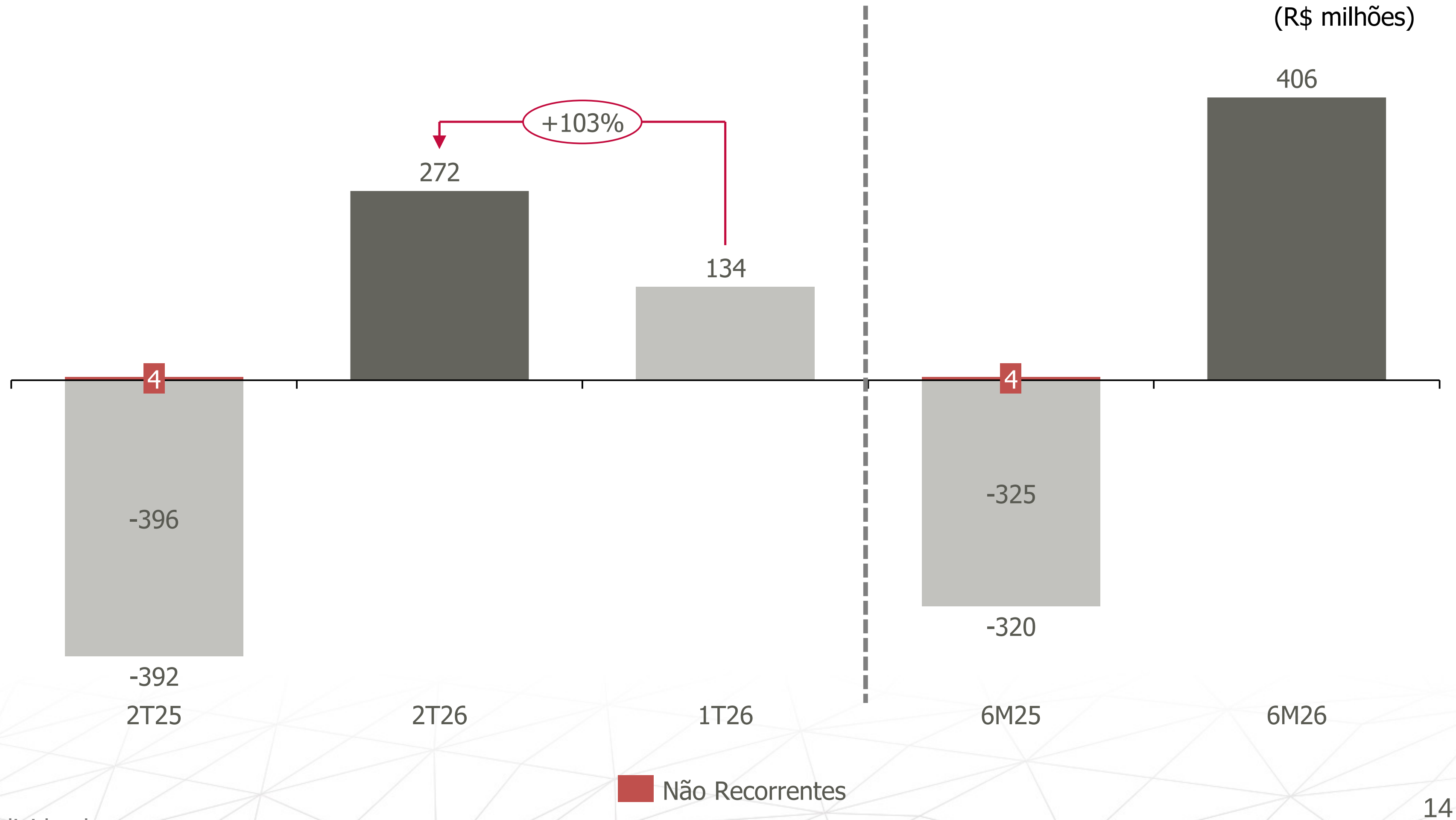
Indicadores	Dívida Total	Dívida Corporativa
Dívida Líquida/ Patrimônio Líq.	16,5%	
Prazo Médio Pond.*	3,1 anos	4,1 anos
Curto Prazo	18%	19%
Longo Prazo	82%	81%

Custo Médio de Financiamentos		Custo Médio de Dívida Corp.*	
Poupança + 2,65%	61,2%	97,9% do CDI	68,4%
TR + 9,01%	38,8%	CDI + 0,26%	31,6%
TOTAL	**100,0%**	**TOTAL**	**100,0%**
Taxa Mínima	TR + 8,30%		
Taxa Máxima	TR + 12,50%		

* Exclui dívidas da CashMe e CyCapital (R$ 2.813 MM)

GERAÇÃO DE CAIXA*

- Geração de caixa de R$ 272 milhões no trimestre e de R$ 406 milhões no acumulado do ano.



*Ex dividendos e recompras

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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 2Q26

AUGUST 14TH, 2026

PARTICIPANTS

MIGUEL MICKELBERG
CHIEF FINANCIAL OFFICER AND INVESTOR RELATIONS OFFICER

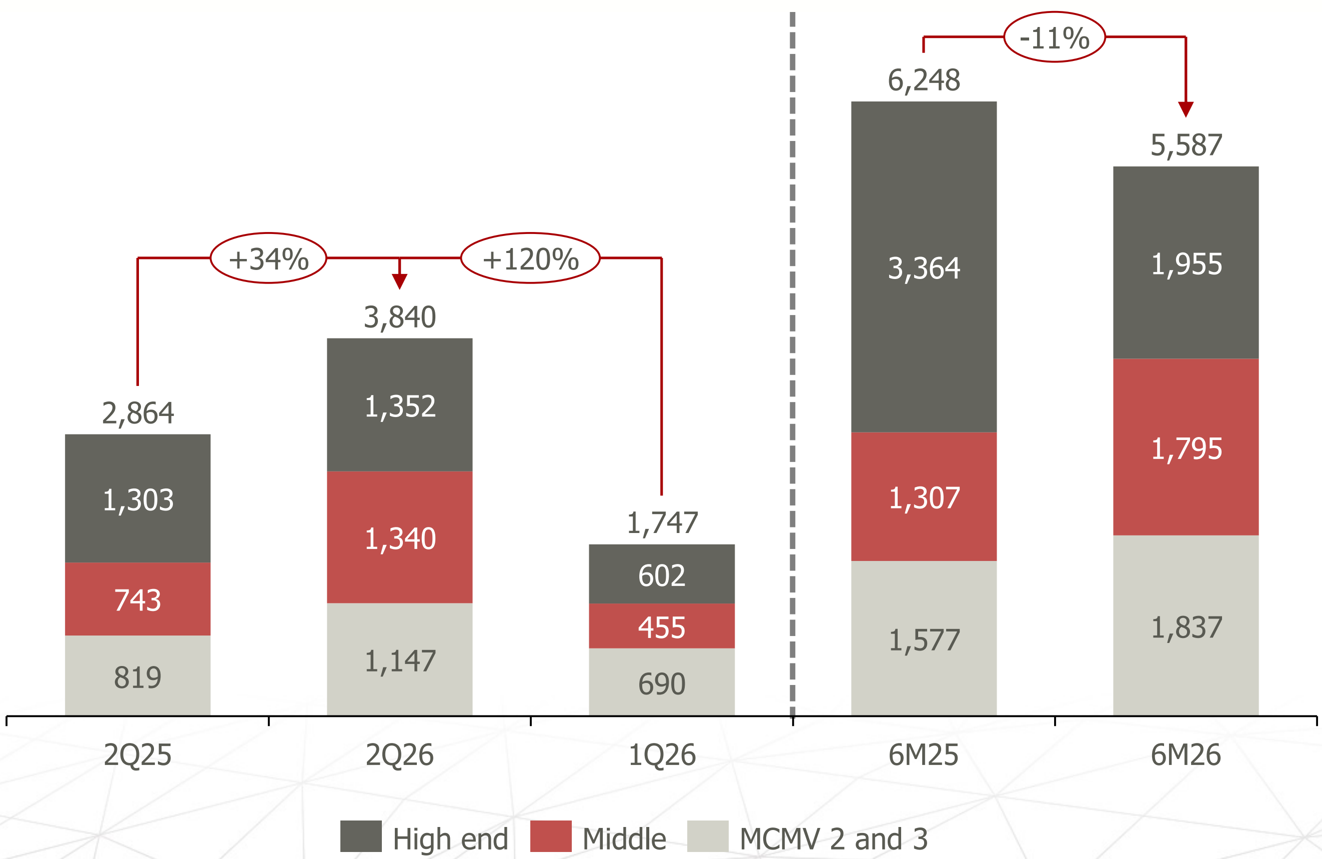
IURI CAMPOS
INVESTOR RELATIONS SENIOR MANAGER

OPERATING FIGURES

CYRELA'S LAUNCHES

- Launched PSV Ex-Swap (%CBR) totaled R$3,840 million in the quarter and R$5,587 million in 6M26.
- 20 projects launched in the quarter and 32 in the year.

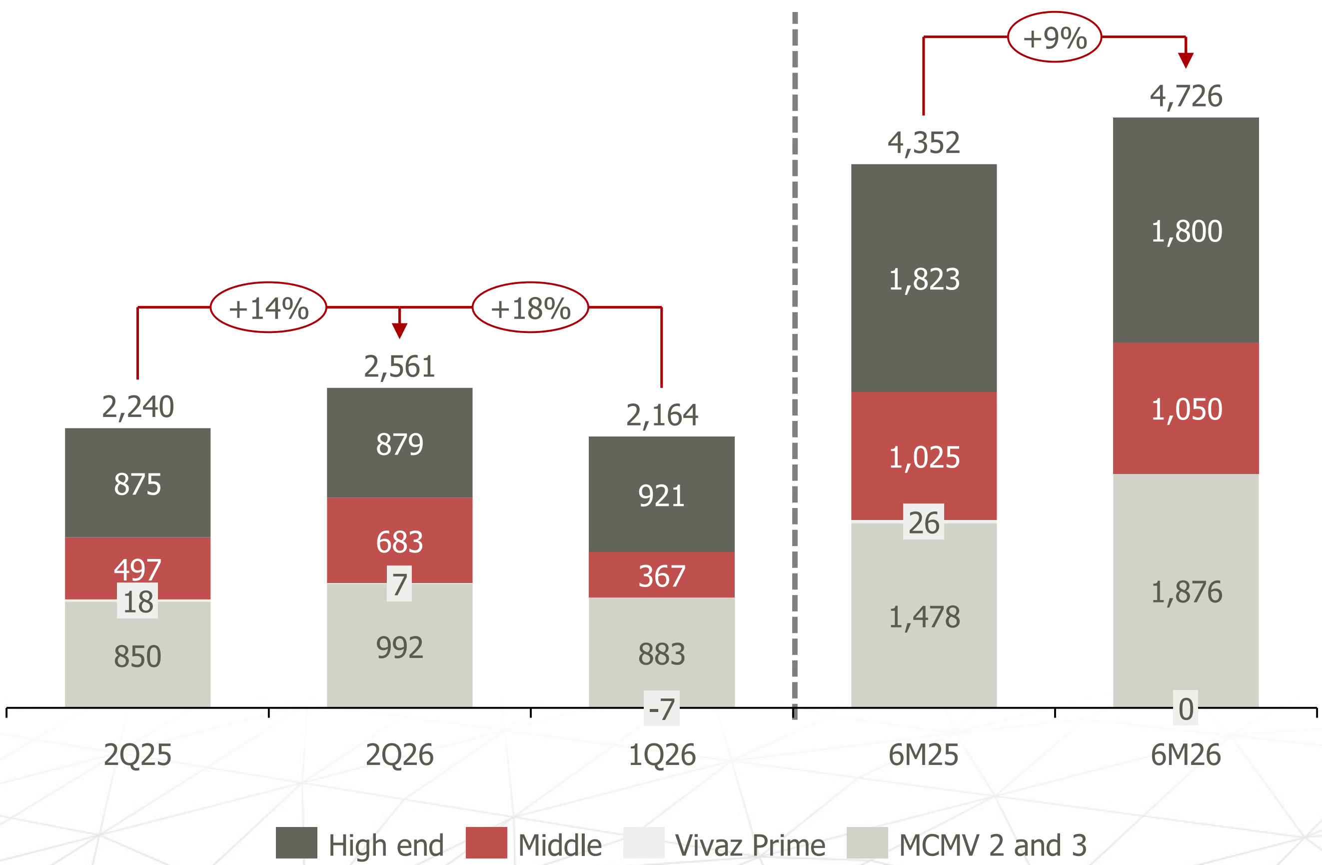
Launched PSV Ex-Swap (in R$ million and %CBR)



CYRELA'S PRE-SALES

- Net Pre-Sales Ex-Swap (%CBR) totaled R$2,561 million in the quarter and R$4,726 million in 6M26.

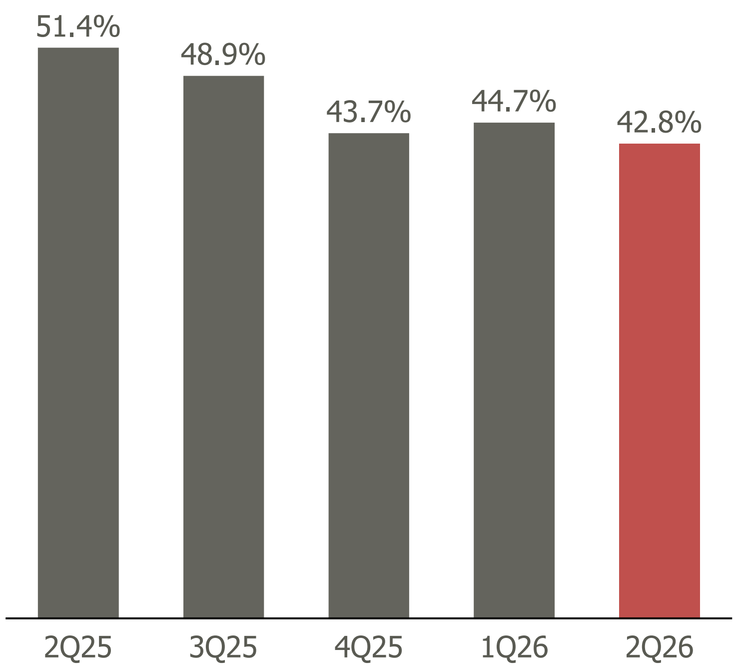
Pre Sales Ex-Swap (in R$ million and %CBR)



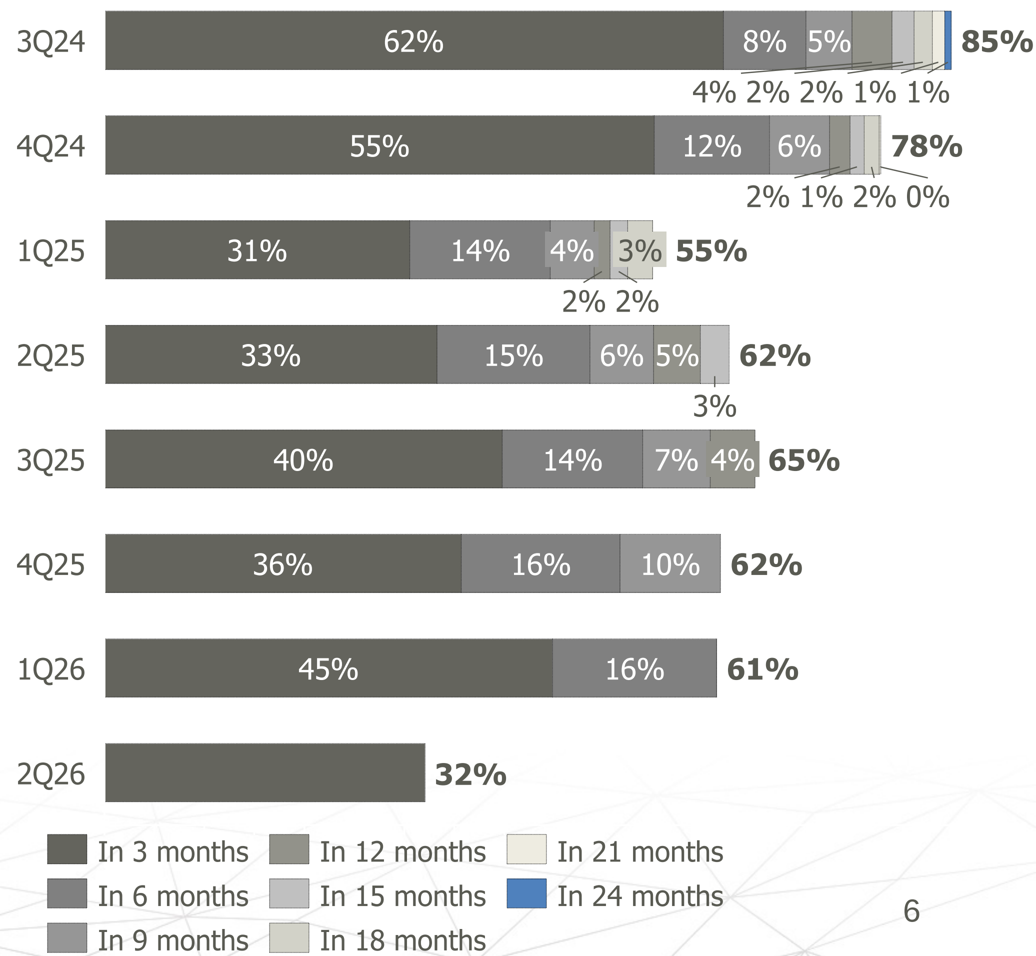
SALES SPEED CYRELA

- The LTM SOS of the quarter reached 42.8% (Ex-Swap and %CBR).

Sales Speed (12-month period)



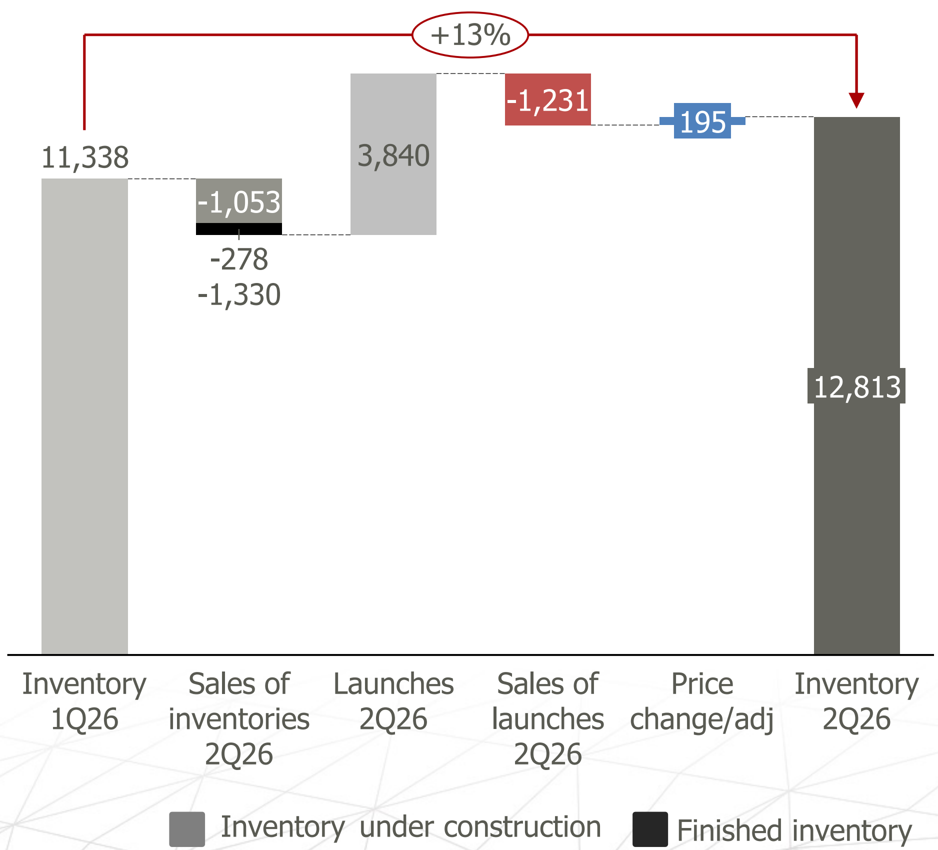
Sales by Launch Vintage



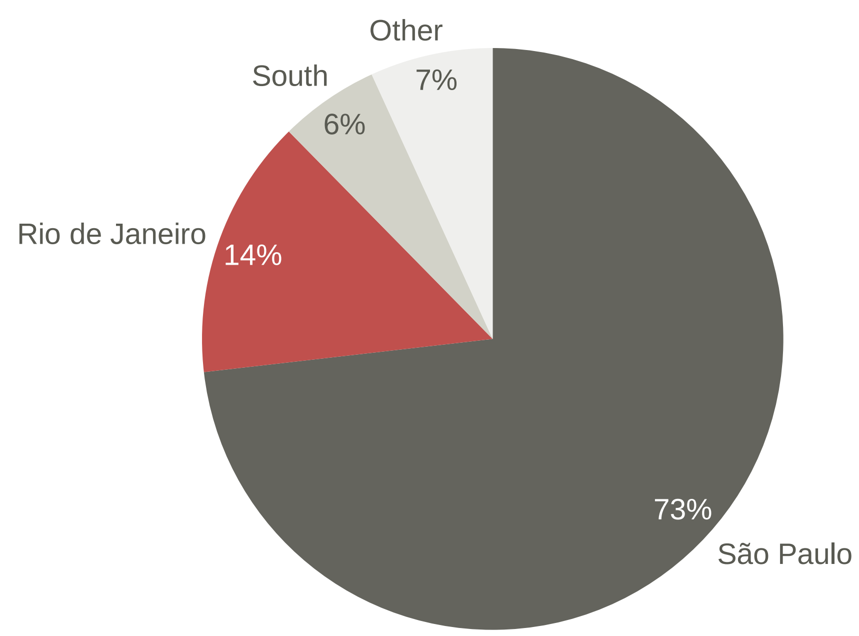
INVENTORY CYRELA

- R$12,813 million in PSV inventory at market value (%CBR).

Change in Inventory %CBR (R$ Million)



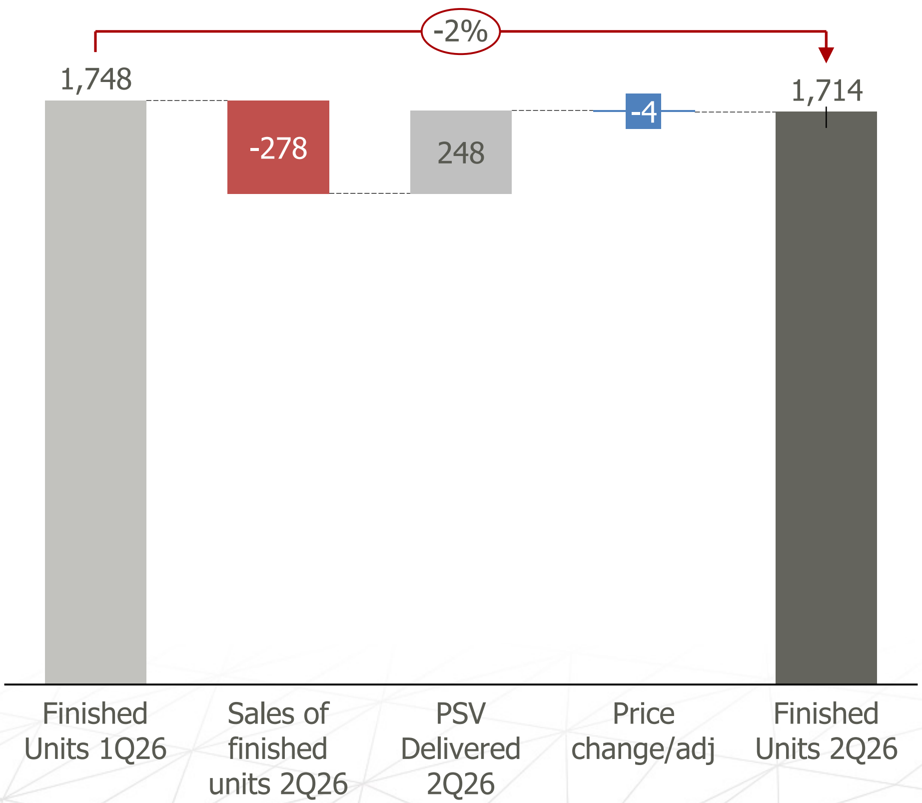
Inventory Breakdown %CBR



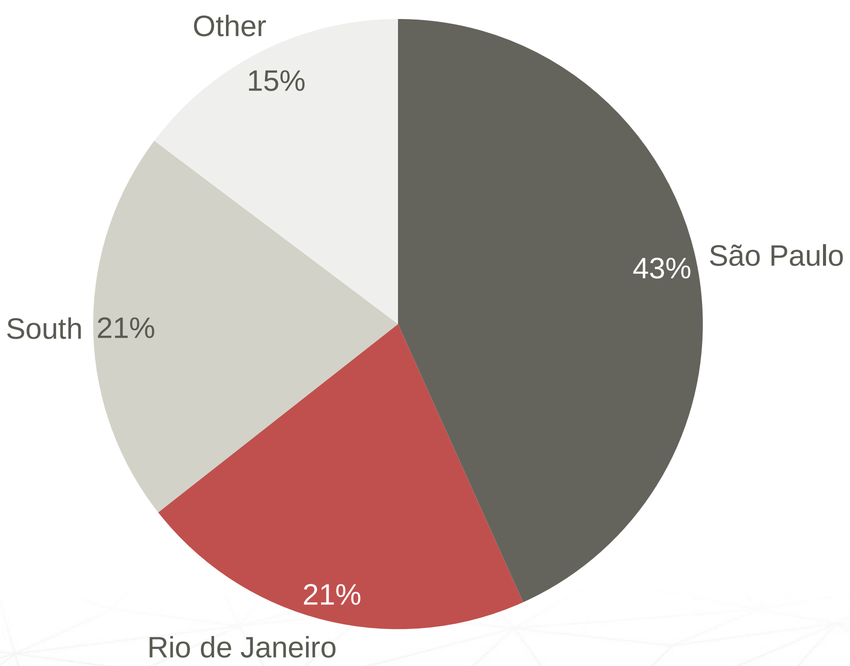
FINISHED INVENTORY CYRELA

- R$1,714 million in PSV finished inventory at market value (%CBR).

Change in Finished Inventory %CBR (R$ Million)

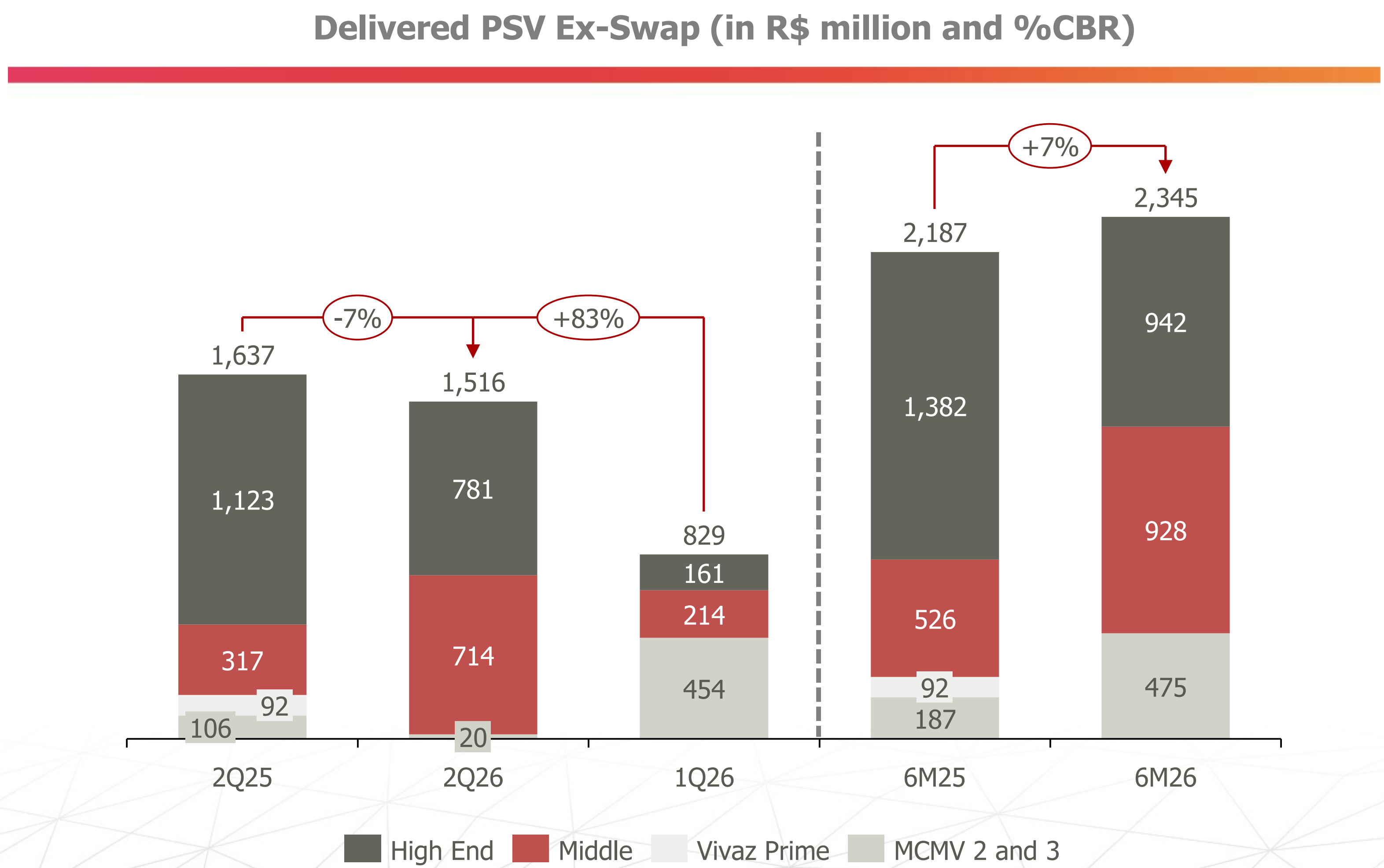


Finished Inventory Breakdown %CBR



DELIVERED UNITS CYRELA

- 11 projects delivered in 2Q26, totaling PSV (Ex-Swap and %CBR) of R$1,516 million on the dates of their respective launches.

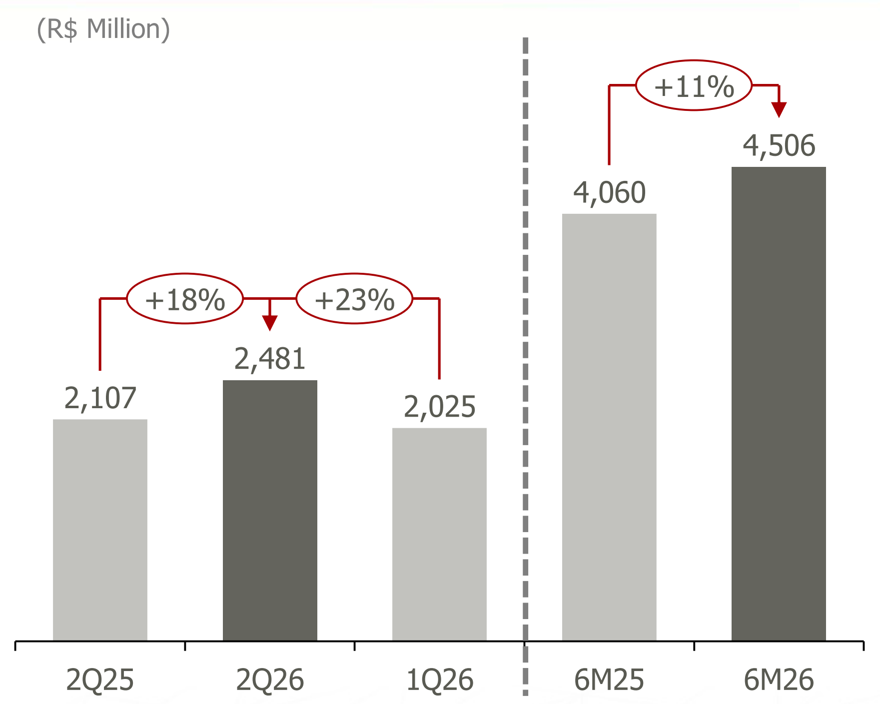


FINANCIAL RESULTS

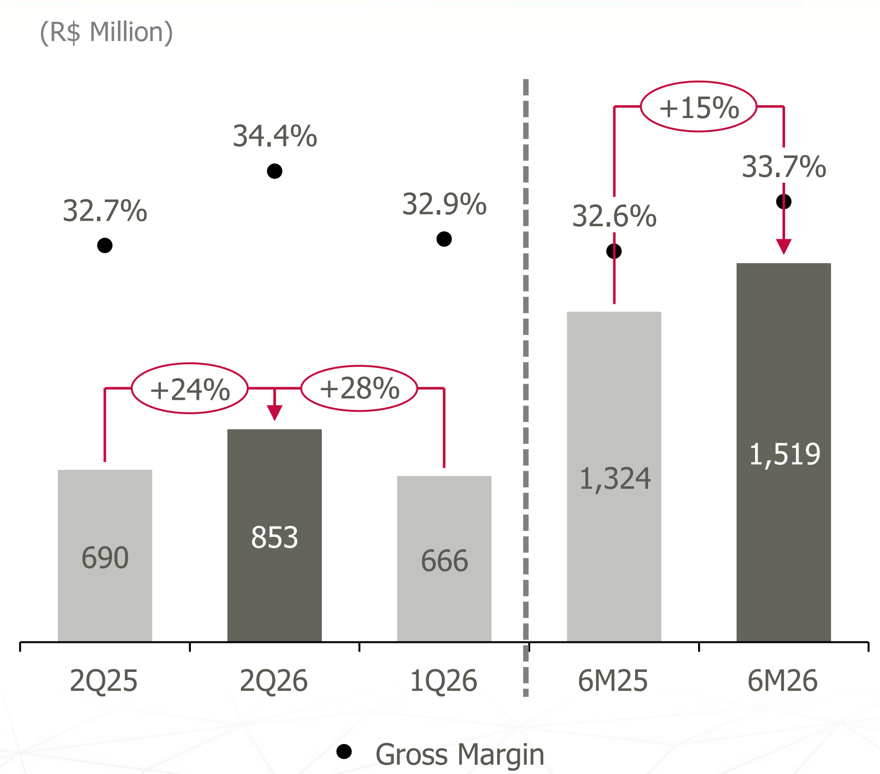
FINANCIAL RESULTS

- Net revenues of R$2,481 million in the quarter and R$4,506 million in 6M26.
- Gross margin of 34.4% in the quarter and 33.7% in the year.

Net Revenues



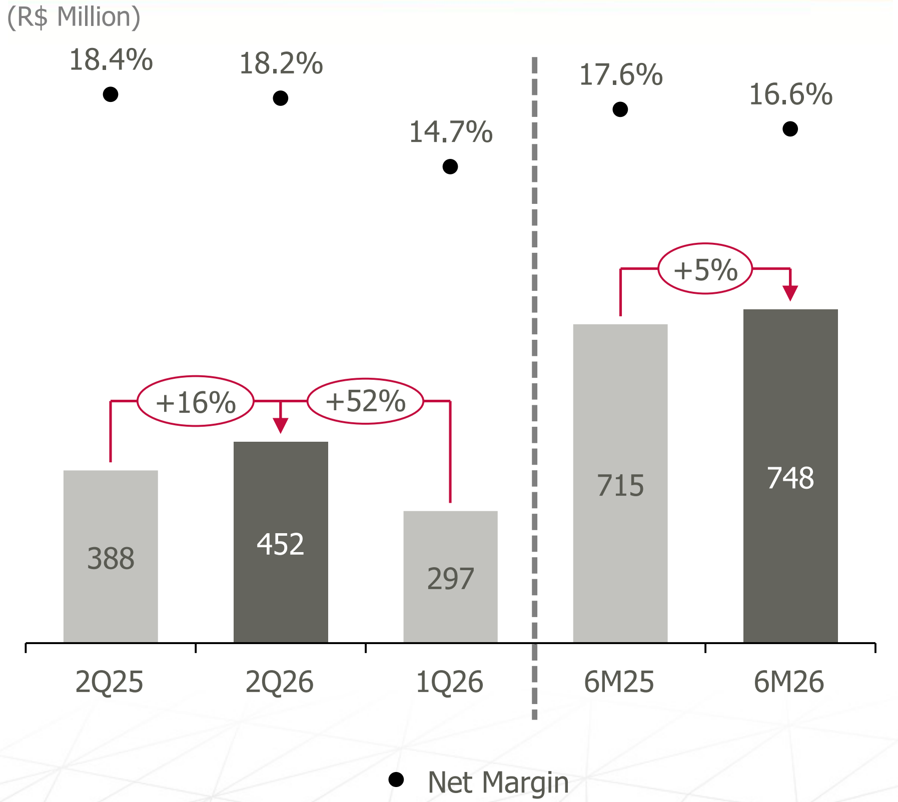
Gross Profit and Gross Margin



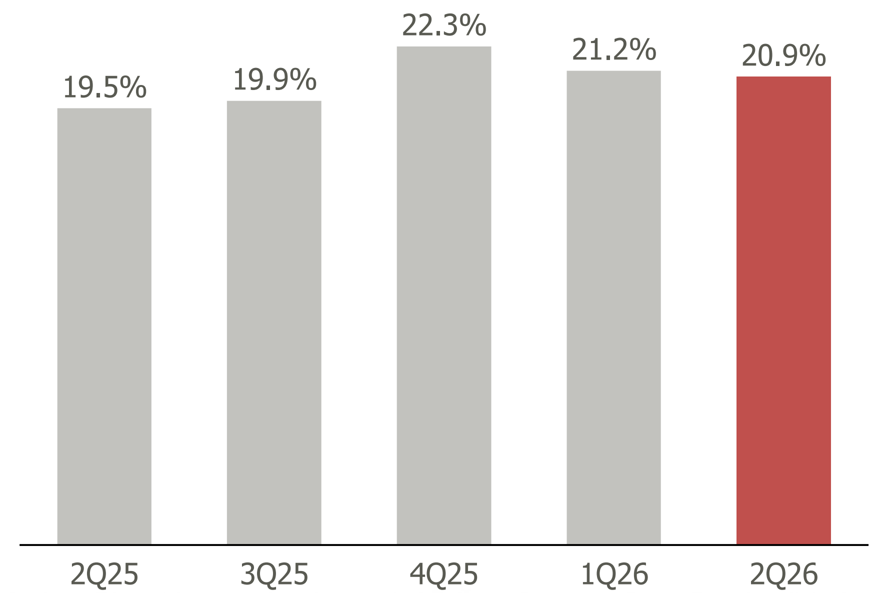
NET INCOME AND PROFITABILITY

- The Return on Equity (Net Income LTM / average Equity ex-minorities and FVTOCI CashMe LTM) attained 20.9%.

Net Income and Net Margin



ROE LTM

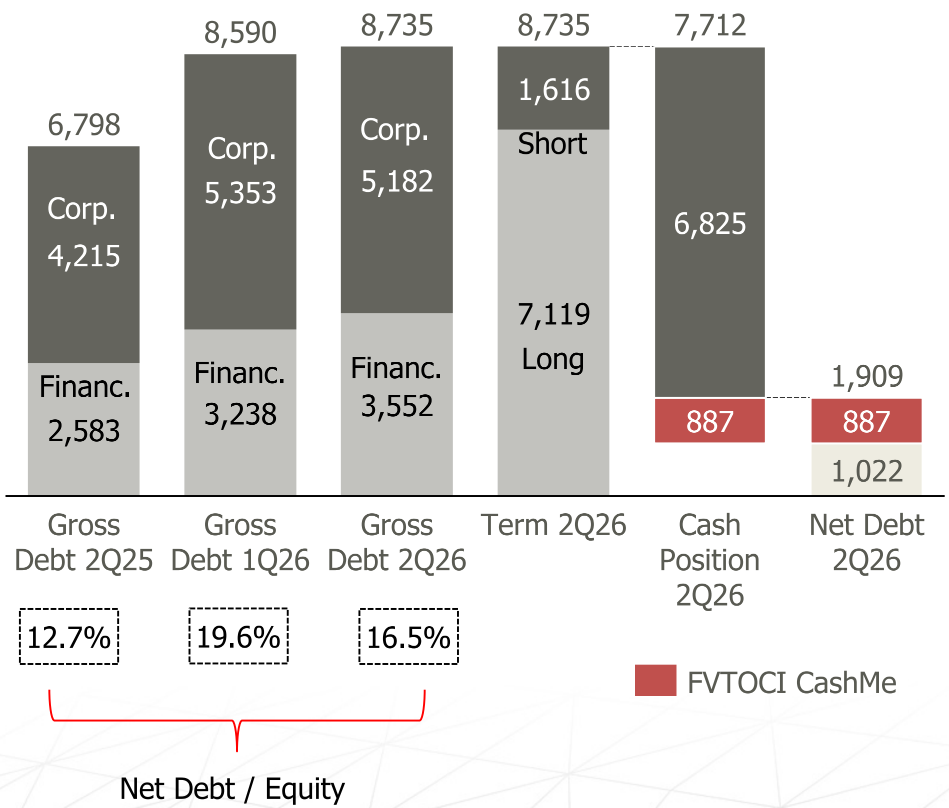


LIQUIDITY AND DEBT

- Adj. Net Debt / Adj. Total Equity attained 16.5%.

Debt Overview

(R$ Million)



Indicators	Total Debt	Corporate Debt
Net Debt / Equity	16.5%	
Weighted Av. Term*	3.1 y	4.1 y
Short Term	18%	19%
Long Term	82%	81%

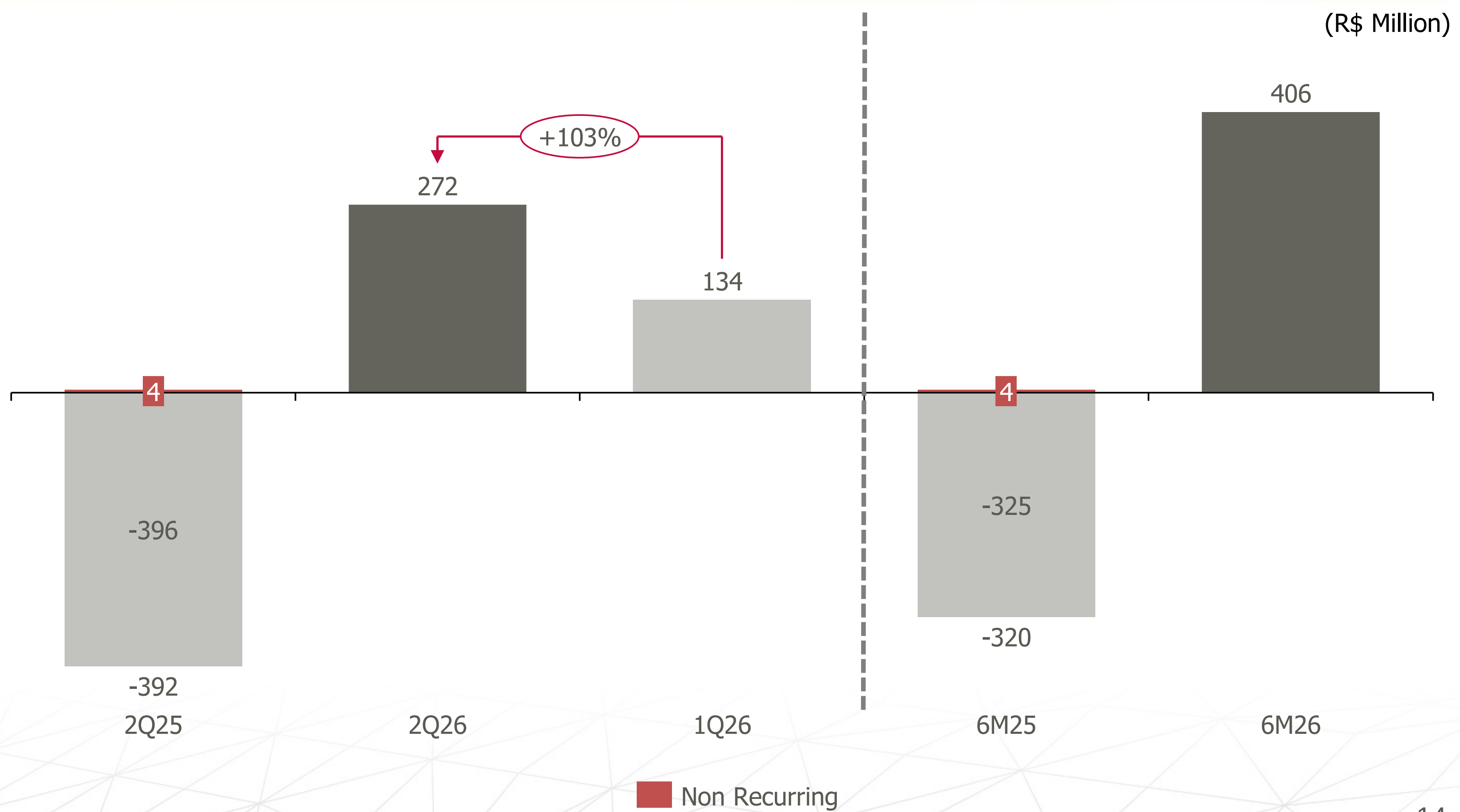
Average Cost of Financing	
Savings Acc. + 2.65%	61.2%
TR + 9.01%	38.8%
TOTAL	**100.0%**
Minimum Rate	TR + 8.30%
Maximum Rate	TR + 12.50%

Average Cost of Corporate Debt*	
97.9% of CDI	68.4%
CDI + 0.26%	31.6%
TOTAL	**100.0%**

* Excludes debt from CashMe and CyCapital (R$2,813 MM)

CASH GENERATION*

- Cash generation of R$272 million in the quarter and R$406 million in 6M26.



*Ex dividend payment and buyback program.

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