(Convenience Translation into English from the
Original Previously Issued in Portuguese)

Cyrela Brazil Realty S.A. Empreendimentos and Subsidiaries

Report on Review of
Individual and Consolidated
Interim Financial Information for the
Quarter Ended September 30, 2026

Deloitte Touche Tohmatsu Auditores Independentes Ltda.

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REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

To the Shareholders and Management of
Cyrela Brazil Realty S.A. Empreendimentos e Participações
São Paulo - SP

Introduction

We have reviewed the accompanying individual and consolidated interim financial information of Cyrela Brazil Realty S.A. Empreendimentos e Participações ("Company"), identified as Parent and Consolidated, respectively, included in the Interim Financial Information Form (ITR) for the quarter ended September 30, 2026, which comprises the balance sheet as at September 30, 2026 and the related statements of profit or loss and of comprehensive income for the three and nine-month periods then ended and the statement of changes in equity and of cash flows for the nine-month period then ended, including the explanatory notes.

Management is responsible for the preparation of the individual interim financial information in accordance with Brazilian standard NBC TG 21 (R4) - Interim Financial Reporting and of the consolidated interim financial information in accordance with Brazilian standard NBC TG 21 (R4) and international standard IAS 34 - Interim Financial Reporting, issued by the International Accounting Standards Board - IASB, as well as for the presentation of such information in accordance with the standards applicable to real estate development entities in Brazil, registered with the Brazilian Securities and Exchange Commission (CVM), applicable to the preparation of ITR. Our responsibility is to express a conclusion on this interim financial information based on our review.

Scope of review

We conducted our review in accordance with Brazilian and international standards on review of interim financial information (NBC TR 2410 and ISRE 2410 Review of Interim Financial Information Performed by the Independent Auditor of the Entity, respectively). A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with standards on auditing and, consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion on the individual interim financial information

Based on our review, nothing has come to our attention that causes us to believe that the accompanying individual interim financial information included in the ITR referred to above was not prepared, in all material respects, in accordance with Brazilian standard NBC TG 21 (R4), applicable to the preparation of ITR, and presented in accordance with the standards issued by the CVM.

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Conclusion on the consolidated interim financial information

Based on our review, nothing has come to our attention that causes us to believe that the accompanying consolidated interim financial information included in the ITR referred to above was not prepared, in all material respects, in accordance with Brazilian standard NBC TG 21 (R4) and international standard IAS 34, applicable to the preparation of ITR, and presented in accordance with the standards issued by the CVM.

Emphasis of matter

As described in note 2.1 to the individual and consolidated interim financial information, the individual and consolidated interim financial information, included in the Interim Financial Information Form (ITR) has been prepared in accordance with Brazilian standard NBC TG 21 (R4) and international standard IAS 34, applicable to real estate development entities in Brazil, registered with the CVM. Accordingly, the determination of the accounting policy adopted by the Company for the recognition of revenue from purchase and sale agreements of uncompleted real estate units on aspects related to transfer of control abide by the Company's Management understanding on the application of Brazilian standard NBC TG 47, aligned with the understanding expressed by the CVM in Circular Letter CVM/SNC/SEP 02/2018. Our conclusion is not qualified in respect of this matter.

Other matters

Statements of value added

The interim financial information referred to above includes the individual and consolidated statements of value added (DVA) for the nine-month period ended September 30, 2026, prepared under the responsibility of the Company's Management and presented as supplemental information for IAS 34 purposes, applicable to real estate development entities in Brazil, registered with the CVM. These statements were subject to the review procedures performed together with the review of the Interim Financial Information (ITR) to reach a conclusion on whether they were reconciled with the interim financial information and the accounting records, as applicable, and if their form and content are consistent with the criteria set forth by Brazilian standard NBC TG 09 - Statement of Value Added. Based on our review, nothing has come to our attention that causes us to believe that these statements of value added were not prepared, in all material respects, in accordance with such standard and consistently with the accompanying individual and consolidated interim financial information taken as a whole.

Convenience translation

The accompanying financial statements have been translated into English for the convenience of readers outside Brazil.

São Paulo, November 11, 2026

DELOITTE TOUCHE TOHMATSU
Auditores Independentes Ltda.

Roberto Torres dos Santos
Engagement Partner

69025FTA

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Company's Data / Capital Composition

Number of shares (thousand)	Current Quarter 09/30/2026
Of Paid-in Capital	
Common Shares	384,000
Preferred Shares	69,446
Total	453,446
In Treasury	
Common Shares	23,127
Preferred Shares	1,155
Total	24,282
Gross Income	
Date of Calculation	09/30/2026
Consolidated Gross Revenue	7,077,098
Date of Calculation (comparative)	09/30/2025
Consolidated Gross Revenue (comparative)	6,362,643

Individual Financial Statements / Balance Sheet - Assets

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Current Quarter 09/30/2026	Prior Year 12/31/2025
1	Total Assets	17,007,039	16,009,725
1.01	Current Assets	2,811,526	2,661,524
1.01.01	Cash and Cash Equivalents	14,383	383,757
1.01.01.01	Cash and Cash Equivalents	14,383	383,757
1.01.02	Financial Investments	2,444,510	2,058,404
1.01.02.01	Financial Investments Measured at Fair Value Through Profit or Loss	1,457,905	984,270
1.01.02.01.03	Marketable Securities	1,457,905	984,270
1.01.02.02	Financial Investments Measured at Fair Value Through Other Comprehensive Income	874,150	1,011,028
1.01.02.03	Financial Investments Measured at Amortized Cost	112,455	63,106
1.01.03	Trade Receivables	14,408	13,491
1.01.03.01	Customers	14,408	13,491
1.01.04	Inventories	53,417	17,885
1.01.04.01	Properties for Sale	53,417	17,885
1.01.06	Recoverable Taxes	47,194	0
1.01.06.01	Current Recoverable Taxes	47,194	0
1.01.06.01.02	Taxes and Contributions to Offset	47,194	0
1.01.07	Prepaid Expenses	55,278	39,116
1.01.07.01	Prepaid Expenses	55,278	39,116
1.01.08	Other Current Assets	182,336	148,871
1.01.08.03	Other	182,336	148,871
1.01.08.03.01	Other Receivables	121,150	112,684
1.01.08.03.02	Derivative Financial Instruments	61,186	36,187
1.02	Noncurrent Assets	14,195,513	13,348,201
1.02.01	Long-term Receivables	3,718,854	3,600,849
1.02.01.01	Financial Investments Measured through Fair Value Through Profit or Loss	35,012	25,322
1.02.01.01.01	Securities Designated at Fair Value	35,012	25,322
1.02.01.02	Financial Investments Measured at Fair Value through Other Comprehensive Income	2,282,829	2,486,642
1.02.01.03	Financial Investments Measured at Amortized Cost	106,482	112,144
1.02.01.04	Trade Receivables	15,199	216
1.02.01.04.01	Customers	15,199	216
1.02.01.05	Inventories	115,210	130,727
1.02.01.05.01	Properties for Sale	115,210	130,727
1.02.01.09	Receivables from Related Parties	862,281	526,815
1.02.01.09.01	Receivables from Associates	862,281	526,815
1.02.01.10	Other Noncurrent Assets	301,841	318,983
1.02.01.10.03	Taxes and Contributions to Offset	141,369	161,212
1.02.01.10.04	Current Accounts with Project Partners	5,982	6,098
1.02.01.10.05	Other receivables	154,490	151,673
1.02.02	Investments	10,403,888	9,680,846
1.02.02.01	Equity Interests	10,403,888	9,680,846
1.02.02.01.01	Interest in Associates	3,418,224	3,156,760
1.02.02.01.02	Interest in Subsidiaries	6,985,664	6,524,086

Individual Financial Statements / Balance Sheet - Assets

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Current Quarter 09/30/2026	Prior Year 12/31/2025
1.02.03	Property and Equipment	15,910	9.579
1.02.03.01	Property and Equipment in Operation	15,910	9.579
1.02.04	Intangible Assets	56,861	56.927
1.02.04.01	Intangible Assets	56,861	56.927
1.02.04.01.03	Development Costs	1,154	1,284
1.02.04.01.04	Software	9,264	4,823
1.02.04.01.05	Added Value	46,443	50,820

Individual Financial Statements / Balance Sheet - Liabilities

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Current Quarter 09/30/2026	Prior Year 12/31/2025
2	Total Liabilities	17,007,039	16,009,725
2.01	Current Liabilities	1,684,981	1,235,308
2.01.01	Payroll And Social Security Obligations	129,287	146,780
2.01.01.01	Social Security Obligations	129,287	146,780
2.01.01.01.01	Payroll Obligations	129,287	146,780
2.01.02	Trade Payables	29,083	41,964
2.01.02.01	Domestic Suppliers	29,083	41,964
2.01.02.01.01	Goods and Services Suppliers	29,083	41,964
2.01.03	Tax Obligations	1,424	3,412
2.01.03.01	Federal Tax Obligations	1,424	3,412
2.01.03.01.02	Taxes and Contributions Payable	983	2,953
2.01.03.01.03	Taxes and Deferred Payment Contributions	441	459
2.01.04	Borrowings	1,079,144	708,802
2.01.04.01	Borrowings	15,771	16,096
2.01.04.01.01	In National Currency	15,771	16,096
2.01.04.02	Debentures	1,063,373	692,706
2.01.04.02.03	Real Estate Receivables Certificates - CRI	1,063,373	691,515
2.01.04.02.04	Derivative Financial Instruments	0	1,191
2.01.05	Other Obligations	444,270	332,046
2.01.05.01	Amounts due to Related Parties	238,915	259,502
2.01.05.01.02	Payables to Subsidiaries	238,915	259,502
2.01.05.02	Other	205,355	72,544
2.01.05.02.06	Accounts Payable for Property Acquisitions	5	0
2.01.05.02.07	Other Liabilities	205,350	72,544
2.01.06	Provisions	1,773	2,304
2.01.06.01	Provisions For Tax, Labor And Civil Contingencies	1,773	2,304
2.01.06.01.02	Provisions for Labor Contingencies	1,045	1,276
2.01.06.01.04	Provisions for Civil Contingencies	349	604
2.01.06.01.05	Provisions for Tax Contingencies	379	424
2.02	Noncurrent Liabilities	3,803,865	4,547,107
2.02.01	Borrowings	3,624,082	4,373,130
2.02.01.01	Borrowings	259,540	200,116
2.02.01.01.01	In National Currency	259,540	200,116
2.02.01.02	Debentures	3,364,542	4,173,014
2.02.01.02.02	Real Estate Receivables Certificates - CRI	3,364,542	4,173,014
2.02.03	Deferred Taxes	178,655	172,402
2.02.03.01	Deferred Income Tax and Social Security Contribution	178,655	172,402
2.02.03.01.01	Taxes and Deferred Payment Contributions	178,655	172,402
2.02.04	Provisions	1,128	1,575
2.02.04.01	Provisions For Tax, Labor And Civil Contingencies	1,128	1,575
2.02.04.01.02	Provisions for Labor Contingencies	515	627
2.02.04.01.04	Provisions for Civil Contingencies	427	738
2.02.04.01.05	Provisions for Tax Contingencies	186	210
2.03	Equity	11,518,193	10,227,310
2.03.01	Paid-up Share Capital	6,184,224	6,184,224

Individual Financial Statements / Balance Sheet - Liabilities

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Current Quarter 09/30/2026	Prior Year 12/31/2025
2.03.01.01	Share Capital	6,184,224	6,184,224
2.03.02	Capital Reserves	78,912	46,276
2.03.02.04	Granted Options	31,212	31,212
2.03.02.07	(-) Shares Issuance Costs	-34,881	-34,881
2.03.02.08	Capital Transactions	82,581	49,945
2.03.04	Earnings Reserves	3,152,967	3,292,499
2.03.04.01	Legal Reserve	715,964	715,964
2.03.04.05	Retained Earnings Reserve	2,845,440	2,845,440
2.03.04.09	Treasury Shares	-408,437	-268,905
2.03.05	Retained Earnings/Losses	1,229,804	0
2.03.08	Other Comprehensive Income	872,286	704,311

Individual Financial Statements / Statement of Profit or Loss

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Current Quarter 07/01/2026 to 09/30/2026	Year-to-Date 01/01/2026 to 09/30/2026	Equivalent Quarter in Prior Year 07/01/2025 to 09/30/2025	Prior Year-to-Date 01/01/2025 to 09/30/2025
3.01	Revenue from Sale of Goods and/or Services	2,529	8,753	5,015	7,921
3.02	Cost of Goods and/or Services Sold	-388	963	-2,673	-833
3.03	Gross Profit	2,141	9,716	2,342	7,088
3.04	Operating Expenses/Income	434,224	1,131,176	574,101	1,222,018
3.04.01	Selling Expenses	-4,482	-30,759	-351	-22,494
3.04.02	General and Administrative Expenses	-66,856	-142,786	-66,432	-150,412
3.04.02.01	Management Expenses	-64,187	-135,352	-64,328	-144,017
3.04.02.02	Management Fees	-2,669	-7,434	-2,104	-6,395
3.04.04	Other Operating Income	23,220	42,310	242,490	269,012
3.04.04.01	Other Gains with Investment	23,155	41,136	236,030	258,800
3.04.04.02	Other Revenues	65	1,174	6,460	10,212
3.04.05	Other Operating Expenses	-34,244	-76,856	-908	-26,749
3.04.05.01	Other Losses with Investment	-20,195	-39,225	6,320	-3,284
3.04.05.02	Other Expenses	-14,049	-37,631	-7,228	-23,465
3.04.06	Share of Profit of Investees	516,586	1,339,267	399,302	1,152,661
3.05	Profit or Loss Before Finance Income and Costs and Taxes	436,365	1,140,892	576,443	1,229,106
3.06	Finance Income and Costs	49,222	95,169	33,379	94,663
3.06.01	Finance Income	204,937	638,004	172,763	491,724
3.06.01.01	Finance Income	204,937	638,004	172,763	491,724
3.06.02	Finance Costs	-155,715	-542,835	-139,384	-397,061
3.06.02.01	Finance Costs	-155,715	-542,835	-139,384	-397,061
3.07	Profit Before Taxes on Profit	485,587	1,236,061	609,822	1,323,769
3.08	Income Tax and Social Security Contribution on Profit	-4,134	-6,257	-707	785
3.08.02	Deferred	-4,134	-6,257	-707	785
3.09	Profit from Continuing Operations	481,453	1,229,804	609,115	1,324,554
3.11	Profit or Loss for the Period	481,453	1,229,804	609,115	1,324,554
3.99	Earnings Per Share - (Brazilian Reais / Share)				

Individual Financial Statements / Statement of Profit or Loss

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Current Quarter 07/01/2026 to 09/30/2026	Year-to-Date 01/01/2026 to 09/30/2026	Equivalent Quarter in Prior Year 07/01/2025 to 09/30/2025	Prior Year-to-Date 01/01/2025 to 09/30/2025
3.99.01	Basic Earnings per Share				
3.99.01.01	ON (Ordinary Shares)	1,12184	2,86558	1,4193	3,08636
3.99.02	Diluted Earnings per Share				
3.99.02.01	ON (Ordinary Shares)	1,10768	2,82941	1,40139	3,0474

Individual Financial Statements / Statement of Comprehensive Income

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Current Quarter 07/01/2026 to 09/30/2026	Year-to-Date 01/01/2026 to 09/30/2026	Equivalent Quarter in Prior Year 07/01/2025 to 09/30/2025	Prior Year-to-Date 01/01/2025 to 09/30/2025
4.01	Profit for the Year	481,453	1,229,804	609,115	1,324,554
4.02	Other Comprehensive Income	-5,626	167,975	38,593	218,164
4.02.01	Translation Adjustments on Investments	-300	-136	173	149
4.02.02	Fair Value Adjustments on Financial Investments through OCI	-5,326	168,111	38,420	218,015
4.03	Comprehensive Income for the Period	475,827	1,397,779	647,708	1,542,718

Individual Financial Statements / Statement of Cash Flows (Indirect Method)

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Year-to-Date	Prior Year-to-Date
		01/01/2026 to 09/30/2026	01/01/2025 to 09/30/2025
6.01	Net Cash from Operating Activities	-821,223	-453,453
6.01.01	Cash Generated in Operations	-140,483	98,623
6.01.01.01	Depreciation of Property and Equipment and Intangible Assets	8,040	6,661
6.01.01.02	Amortization of Fair Value Adjustments on Assets	16,586	10,228
6.01.01.03	Share of Profit (Loss) of Investees	-1,339,267	-1,152,661
6.01.01.05	Interest and Monetary Variations on Loans	486,079	344,355
6.01.01.06	Deferred Taxes	-22	307
6.01.01.10	Profit for the Period Before Income Tax and Social Security Contribution	1,236,061	1,323,769
6.01.01.14	Allowances for Expected Credit Losses	118	857
6.01.01.15	Fair value of investments	0	4,409
6.01.01.16	Income from Marketable Securities	-548,038	-446,323
6.01.01.18	Provision for Tax, Labor and Civil Contingencies	4,675	3,749
6.01.01.19	Profit or Loss on Swap Transactions	-4,715	3,272
6.01.02	Changes in Assets and Liabilities	-346,299	-339,781
6.01.02.02	Decrease (Increase) in Trade Receivables	-16,018	-6,035
6.01.02.03	Decrease (Increase) in Properties for Sale	-20,015	-8,281
6.01.02.04	Decrease (Increase) in Current Accounts with Project Partners	116	-14
6.01.02.05	Decrease (Increase) in Related Parties	-356,053	-151,766
6.01.02.06	Decrease (Increase) in Taxes and Contributions to Offset	-27,351	-9,984
6.01.02.08	Decrease (Increase) in Prepaid Expenses	-16,162	-37,886
6.01.02.09	Decrease (Increase) in Other Assets	-11,283	-62,445
6.01.02.10	Decrease (Increase) in Real Estate Accounts Payable	5	-9
6.01.02.12	Decrease (Increase) in Taxes and Contributions Payable	-1,970	332
6.01.02.13	Decrease (Increase) in Providers of Goods and Services	-12,881	-77,369
6.01.02.14	Salaries	-17,493	1,900
6.01.02.16	Decrease (Increase) Other Liabilities	132,806	11,776
6.01.03	Other	-334,441	-212,295
6.01.03.02	Interest Paid	-328,788	-203,438
6.01.03.03	Indemnities paid	-5,653	-8,857
6.02	Net Cash from Investment Activities	1,126,187	-1,077,972
6.02.01	Acquisition of Property and Equipment Assets	-12,293	-2,582
6.02.03	Dividends Received	1,646,312	1,616,290
6.02.04	(Increase) decrease of Investment	-829,476	-564,082
6.02.05	Acquisition of Intangible Assets	-18,598	-1,158
6.02.06	Decrease (Increase) in Financial Investments	361,717	-2,136,165
6.02.07	Financial and Derivative Instruments	-21,475	9,725
6.03	Net Cash from Financing Activities	-674,338	1,185,195
6.03.01	Proceeds from New Loans, Financing and CRI Issuances	59,523	1,531,118
6.03.02	Repayment of Loans, Financing and CRI Issuances	-594,329	-342,327
6.03.11	Treasury Shares	-139,532	-3,596
6.05	Increase (Decrease) in Cash and Cash Equivalents	-369,374	-346,230
6.05.01	Opening Balance of Cash and Cash Equivalents	383,757	361,718
6.05.02	Closing Balance of Cash and Cash Equivalents	14,383	15,488

Individual Financial Statements / Statement of Changes in Equity / DMPL - 01/01/2026 to 09/30/2026

(Thousands of Brazilian Reais)

Code of Account	Account Description	Paid-up Share Capital	Capital Reserves, Granted Options and Treasury Shares	Earnings Reserves	Retained Earnings/Losses	Other Comprehensive Income	Equity
5.01	Opening Balances	6,184,224	46,276	3,292,499	0	704,311	10,227,310
5.02	Prior Year Adjustments	0	0	0	0	0	0
5.03	Adjusted Opening Balances	6,184,224	46,276	3,292,499	0	704,311	10,227,310
5.04	Capital Transactions with Shareholders	0	32,636	-139,532	0	0	-106,896
5.04.01	Capital increases	0	32,636	0	0	0	32,636
5.04.04	Acquired Treasury Shares	0	0	-139,532	0	0	-139,532
5.05	Total Comprehensive Income	0	0	0	1,229,804	167,975	1,397,779
5.05.01	Profit for the Period	0	0	0	1,229,804	0	1,229,804
5.05.02	Other Comprehensive Income	0	0	0	0	167,975	167,975
5.05.02.06	Fair Value Adjustments on Financial Investments through OCI	0	0	0	0	168,111	168,111
5.05.02.07	Translation Adjustments on Investments	0	0	0	0	-136	-136
5.06	Internal Changes in Equity	0	0	0	0	0	0
5.07	Closing balances	6,184,224	78,912	3,152,967	1,229,804	872,286	11,518,193

Individual Financial Statements / Statement of Changes in Equity / DMPL - 01/01/2025 to 09/30/2025 (In

(Thousands of Brazilian Reais)

Code of Account	Account Description	Paid-up Share Capital	Capital Reserves, Granted Options and Treasury Shares	Earnings Reserves	Retained Earnings/Losses	Other Comprehensive Income	Equity
5.01	Opening Balances	3,685,000	18,564	4,787,641	0	403,457	8,894,662
5.02	Prior Year Adjustments	0	0	0	0	0	0
5.03	Adjusted Opening Balances	3,685,000	18,564	4,787,641	0	403,457	8,894,662
5.04	Capital Transactions with Shareholders	0	0	-3,596	0	0	-3,596
5.04.04	Acquired Treasury Shares	0	0	-3,596	0	0	-3,596
5.05	Total Comprehensive Income	0	0	0	1,324,554	218,164	1,542,718
5.05.01	Profit for the Period	0	0	0	1,324,554	0	1,324,554
5.05.02	Other Comprehensive Income	0	0	0	0	218,164	218,164
5.05.02.01	Financial Instruments Adjustments	0	0	0	0	218,015	218,015
5.05.02.04	Translation Adjustments for the Period	0	0	0	0	149	149
5.05.02.06	Fair Value Adjustments on Financial Investments through OCI	0	0	0	0	-136	0
5.05.02.07	Translation Adjustments on Investments	0	0	0	0	168,111	0
5.06	Internal Changes in Equity	0	0	0	0	0	0
5.07	Closing Balances	3,685,000	18,564	4,784,045	1,324,554	621,621	10,433,784

Individual Financial Statements / Statement of Value Added

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Year-to-Date	Prior Year-to-Date
		01/01/2026 to 09/30/2026	01/01/2025 to 09/30/2025
7.01	Revenue	11,342	20,135
7.01.01	Sale of Goods, Products and Services	10,286	10,780
7.01.02	Other Revenues	1,174	10,212
7.01.04	Allowance/Reversal for Expected Credit Losses	-118	-857
7.02	Inputs Acquired from Third Parties	-142,279	-115,760
7.02.01	Cost of Products, Goods and Services Sold	963	-833
7.02.02	Materials, Electricity, Third Party Services and Other	-105,611	-91,462
7.02.04	Other	-37,631	-23,465
7.03	Gross Value Added	-130,937	-95,625
7.04	Withholdings	-24,626	-16,890
7.04.01	Depreciation, Amortization and Depletion	-8,039	-6,661
7.04.02	Other	-16,587	-10,229
7.04.02.01	Amortization of fair value adjustments on assets	-16,587	-10,229
7.05	Net Value Added Produced	-155,563	-112,515
7.06	Value Added Received via Transfer	1,995,769	1,910,130
7.06.01	Share of Profit of Investees	1,339,267	1,152,661
7.06.02	Finance Income	638,004	491,724
7.06.03	Other	18,498	265,745
7.06.03.01	Other Gains with Investments	18,498	265,745
7.07	Total Value Added to be Distributed	1,840,206	1,797,615
7.08	Distribution of Value Added	1,840,206	1,797,615
7.08.01	Personnel	51,638	65,484
7.08.01.01	Direct Compensation	35,963	35,025
7.08.01.02	Benefits	7,527	10,291
7.08.01.03	Severance Pay Fund (F.G.T.S.)	2,917	2,936
7.08.01.04	Other	5,231	17,232
7.08.01.04.01	Sales commissions	16	0
7.08.01.04.02	Executive Board Fees	7,434	6,395
7.08.01.04.03	Employee Profit Sharing	-2,219	10,837
7.08.02	Taxes, Fees, and Contributions	15,929	10,516
7.08.02.01	Federal	15,497	10,278
7.08.02.03	Municipal	432	238
7.08.03	Return on Third-Party Capital	542,835	397,061
7.08.03.01	Interest	542,835	397,061
7.08.04	Return on Equity	1,229,804	1,324,554
7.08.04.03	Earnings / Loss for the Period	1,229,804	1,324,554

Consolidated Financial Statements / Balance Sheet - Assets

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Current Quarter 09/30/2026	Prior Year 12/31/2025
1	Total Assets	28,837,734	26,109,817
1.01	Current Assets	15,964,395	14,870,105
1.01.01	Cash and Cash Equivalents	206,714	726,554
1.01.01.01	Cash and Cash Equivalents	206,714	726,554
1.01.02	Financial Investments	4,124,097	3,255,010
1.01.02.01	Financial Investments Measured at Fair Value Through Profit or Loss	2,585,759	2,035,864
1.01.02.01.03	Marketable Securities	2,585,759	2,035,864
1.01.02.02	Financial Investments Measured at Fair Value Through Other Comprehensive Income	1,423,542	1,150,991
1.01.02.03	Financial Investments Measured at Amortized Cost	114,796	68,155
1.01.03	Trade Receivables	4,908,791	4,577,860
1.01.03.01	Customers	4,908,791	4,577,860
1.01.04	Inventories	5,989,524	5,774,781
1.01.04.01	Properties for Sale	5,989,524	5,774,781
1.01.06	Recoverable Taxes	78,767	10,041
1.01.06.01	Current Recoverable Taxes	78,767	10,041
1.01.06.01.01	Taxes and Contributions to Offset	78,767	10,041
1.01.07	Prepaid Expenses	67,702	50,076
1.01.07.01	Prepaid Expenses	67,702	50,076
1.01.08	Other Current Assets	588,800	475,783
1.01.08.03	Other	588,800	475,783
1.01.08.03.01	Deferred Taxes and Contributions Payable	3,430	1,827
1.01.08.03.02	Deferred Selling Expenses	114,054	102,731
1.01.08.03.03	Other Accounts	410,130	335,038
1.01.08.03.04	Derivative Financial Instruments	61,186	36,187
1.02	Noncurrent Assets	12,873,339	11,239,712
1.02.01	Long-term Receivables	8,722,689	7,334,618
1.02.01.01	Financial Investments Measured through Fair Value Through Profit or Loss	35,012	25,322
1.02.01.01.01	Securities Designated at Fair Value	35,012	25,322
1.02.01.02	Financial Investments Measured at Fair Value through Other Comprehensive Income	3,787,345	2,887,874
1.02.01.03	Financial Investments Measured at Amortized Cost	106,982	112,644
1.02.01.04	Trade Receivables	1,510,996	1,536,510
1.02.01.04.01	Customers	1,510,996	1,536,510
1.02.01.05	Inventories	2,555,063	2,055,407
1.02.01.05.01	Properties for Sale	2,555,063	2,055,407
1.02.01.07	Deferred Taxes	1,873	791
1.02.01.07.01	Deferred Income Tax and Social Security Contribution	1,873	791
1.02.01.09	Receivables from Related Parties	199,467	186,280
1.02.01.09.01	Receivables from Associates	199,467	186,280
1.02.01.10	Other Noncurrent Assets	525,951	529,790
1.02.01.10.03	Taxes to Offset	208,573	231,890
1.02.01.10.04	Current Accounts with Project Partners	10,778	10,815
1.02.01.10.05	Other receivables	196,293	192,539

Consolidated Financial Statements / Balance Sheet - Assets

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Current Quarter 09/30/2026	Prior Year 12/31/2025
1.02.01.10.06	Deferred Selling Expenses	110,307	94,546
1.02.02	Investments	3,418,224	3,156,760
1.02.02.01	Equity Interests	3,418,224	3,156,760
1.02.02.01.01	Interest in Associates	3,418,224	3,156,760
1.02.03	Property and Equipment	707,481	639,756
1.02.03.01	Property and Equipment in Operation	707,481	639,756
1.02.04	Intangible Assets	24,945	108,578
1.02.04.01	Intangible Assets	24,945	108,578
1.02.04.01.03	Development Costs	1,153	1,283
1.02.04.01.04	Software	11,609	5,634
1.02.04.01.05	Added Value	12,183	101,661

Consolidated Financial Statements / Balance Sheet - Liabilities

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Current Quarter 09/30/2026	Prior Quarter 12/31/2025
2	Total Liabilities	28,837,734	26,109,817
2.01	Current Liabilities	5,097,316	3,869,226
2.01.01	Payroll And Social Security Obligations	274,219	249,310
2.01.01.01	Social Security Obligations	274,219	249,310
2.01.01.01.01	Payroll Obligations	274,219	249,310
2.01.02	Trade Payables	326,829	275,581
2.01.02.01	Domestic Suppliers	326,829	275,581
2.01.02.01.01	Goods and Services Suppliers	326,829	275,581
2.01.03	Tax Obligations	179,013	205,604
2.01.03.01	Federal Tax Obligations	179,013	205,604
2.01.03.01.02	Taxes and Contributions Payable	73,151	106,789
2.01.03.01.03	Taxes and Deferred Payment Contributions	105,862	98,815
2.01.04	Borrowings	1,952,075	1,502,490
2.01.04.01	Borrowings	765,372	753,601
2.01.04.01.01	In National Currency	765,372	753,601
2.01.04.02	Debentures	1,186,703	748,889
2.01.04.02.03	Real Estate Receivables Certificates - CRI	1,186,703	747,698
2.01.04.02.04	Derivative Financial Instruments	0	1,191
2.01.05	Other Obligations	2,210,940	1,473,980
2.01.05.01	Amounts Due to Related Parties	147,841	128,500
2.01.05.01.03	Amounts Due to Controlling Shareholders	147,841	128,500
2.01.05.02	Other	2,063,099	1,345,480
2.01.05.02.04	Current Accounts with Project Partners	14,036	12,176
2.01.05.02.05	Advances from Customers	338,947	134,918
2.01.05.02.06	Accounts Payable from Property Acquisitions	1,221,341	948,437
2.01.05.02.07	Other Liabilities	488,775	249,949
2.01.06	Provisions	154,240	162,261
2.01.06.01	Provisions For Tax, Labor And Civil Contingencies	63,982	82,439
2.01.06.01.02	Provisions for Labor Contingencies	29,229	35,795
2.01.06.01.04	Provisions for Civil Contingencies	32,781	43,616
2.01.06.01.05	Provisions for Tax Contingencies	1,972	3,028
2.01.06.02	Other Provisions	90,258	79,822
2.01.06.02.01	Provisions for Warranties	90,258	79,822
2.02	Noncurrent Liabilities	10,968,182	10,773,807
2.02.01	Borrowings	7,356,085	7,214,779
2.02.01.01	Borrowings	3,205,776	3,009,754
2.02.01.01.01	In National Currency	3,205,776	3,009,754
2.02.01.02	Debentures	4,150,309	4,205,025
2.02.01.02.02	Real Estate Receivables Certificates - CRI	4,150,309	4,205,025
2.02.03	Deferred Taxes	337,639	329,664
2.02.03.01	Deferred Income Tax and Social Security Contribution	337,639	329,664
2.02.04	Provisions	3,274,458	3,229,364
2.02.04.01	Provisions For Tax, Labor And Civil Contingencies	55,434	72,431
2.02.04.01.01	Provisions for Tax Contingencies	971	1,492
2.02.04.01.02	Provisions for Labor Contingencies	14,397	17,630

Consolidated Financial Statements / Balance Sheet - Liabilities

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Current Quarter 09/30/2026	Prior Quarter 12/31/2025
2.02.04.01.04	Provisions for Civil Contingencies	40,066	53,309
2.02.04.02	Other Provisions	3,219,024	3,156,933
2.02.04.02.01	Provisions for Warranties	172,938	155,017
2.02.04.02.05	Accounts Payable for Property Acquisitions	2,034,387	1,995,202
2.02.04.02.06	Goods and Services Suppliers	572	572
2.02.04.02.08	Advances to Customers	1,011,127	1,006,142
2.03	Consolidated Equity	12,772,236	11,466,784
2.03.01	Paid-up Share Capital	6,184,224	6,184,224
2.03.01.01	Share Capital	6,184,224	6,184,224
2.03.02	Capital Reserves	78,912	46,276
2.03.02.04	Granted Options	31,212	31,212
2.03.02.07	(-) Shares Issuance Costs	-34,881	-34,881
2.03.02.08	Capital Transactions	82,581	49,945
2.03.04	Earnings Reserves	3,152,967	3,292,499
2.03.04.01	Legal Reserve	715,964	715,964
2.03.04.05	Retained Earnings Reserve	2,845,440	2,845,440
2.03.04.09	Treasury Shares	-408,437	-268,905
2.03.05	Retained Earnings/Losses	1,229,804	0
2.03.08	Other Comprehensive Income	872,286	704,311
2.03.09	Interest of Non-Controlling Shareholders	1,254,043	1,239,474

Consolidated Financial Statements / Statement of Profit or Loss

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Current Quarter 07/01/2026 to 09/30/2026	Year-to-Date 01/01/2026 to 09/30/2026	Equivalent Quarter in Prior Year 07/01/2025 to 09/30/2025	Prior Year-to-Date 01/01/2025 to 09/30/2025
3.01	Revenue from Sale of Goods and/or Services	2,381,626	6,887,530	2,128,446	6,188,320
3.02	Cost of Goods and/or Services Sold	-1,572,967	-4,560,026	-1,426,032	-4,161,731
3.03	Gross Profit	808,659	2,327,504	702,414	2,026,589
3.04	Operating Expenses/Income	-313,353	-954,224	-20,114	-503,027
3.04.01	Selling Expenses	-307,860	-878,415	-237,709	-664,144
3.04.01.01	Selling Expenses	-307,860	-878,415	-237,709	-664,144
3.04.02	General and Administrative Expenses	-138,474	-406,651	-131,713	-385,366
3.04.02.01	General and Administrative Expenses	-135,805	-399,217	-129,609	-378,971
3.04.02.02	Management Fees	-2,669	-7,434	-2,104	-6,395
3.04.04	Other Operating Income	29,703	59,928	270,767	300,283
3.04.04.01	Other Gains with Investment	24,632	49,125	260,020	283,912
3.04.04.02	Other Revenues	5,071	10,803	10,747	16,371
3.04.05	Other Operating Expenses	-44,497	-111,559	-53,350	-137,858
3.04.05.01	Other Losses with Investment	-18,184	-27,300	-21,582	-47,231
3.04.05.02	Other Operating Expenses	-26,313	-84,259	-31,768	-90,627
3.04.06	Share of Profit of Investees	147,775	382,473	131,891	384,058
3.04.06.01	Equity Method	147,775	382,473	131,891	384,058
3.05	Profit or Loss Before Finance Income and Costs and Taxes	495,306	1,373,280	682,300	1,523,562
3.06	Finance Income and Costs	119,294	226,304	56,503	181,940
3.06.01	Finance Income	323,258	916,810	246,895	711,056
3.06.02	Finance Costs	-203,964	-690,506	-190,392	-529,116
3.07	Profit Before Taxes on Profit	614,600	1,599,584	738,803	1,705,502
3.08	Income Tax and Social Security Contribution on Profit	-58,450	-164,648	-55,840	-149,723
3.08.01	Current	-61,927	-160,515	-54,825	-141,378
3.08.02	Deferred	3,477	-4,133	-1,015	-8,345
3.09	Profit from Continuing Operations	556,150	1,434,936	682,963	1,555,779
3.11	Profit or Loss for the Period	556,150	1,434,936	682,963	1,555,779

Consolidated Financial Statements / Statement of Profit or Loss

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Current Quarter 07/01/2026 to 09/30/2026	Year-to-Date 01/01/2026 to 09/30/2026	Equivalent Quarter in Prior Year 07/01/2025 to 09/30/2025	Prior Year-to-Date 01/01/2025 to 09/30/2025
3.11.01	Attributable to Controlling Shareholders	481,452	1,229,804	609,115	1.324,554
3.11.02	Attributable to Non-Controlling Shareholders	74,698	205,132	73,848	231,225
3.99	Earnings Per Share - (Brazilian Reais / Share)				
3.99.01	Basic Earnings per Share				
3.99.01.01	ON (Ordinary Shares)	1.12184	2.86558	1.4193	3.08636
3.99.02	Diluted Earnings per Share				
3.99.02.01	ON (Ordinary Shares)	1.10768	2.82941	1.40139	3.0474

Consolidated Financial Statements / Statement of Comprehensive Income

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Current Quarter 07/01/2026 to 09/30/2026	Year-to-Date 01/01/2026 to 09/30/2026	Equivalent Quarter in Prior Year 07/01/2025 to 09/30/2025	Prior Year-to-Date 01/01/2025 to 09/30/2025
4.01	Consolidated Profit for the Period	556,150	1,434,936	682,963	1,555,779
4.02	Other Comprehensive Income	-5,626	167,975	38,593	218,164
4.02.01	Translation Adjustments on Investments	-300	-136	173	149
4.02.02	Fair Value Adjustments on Financial Investments through OCI	-5,326	168,111	38,420	218,015
4.03	Consolidated Comprehensive Income for the Period	550,524	1,602,911	721,556	1,773,943
4.03.01	Attributable to Controlling Shareholders	475,826	1,397,779	647,708	1,542,718
4.03.02	Attributable to Non-Controlling Shareholders	74,698	205,132	73,848	231,225

Consolidated Financial Statements / Statement of Cash Flows (Indirect Method)

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Year-to-Date	Prior Year-to-Date
		01/01/2026 to 09/30/2026	01/01/2025 to 09/30/2025
6.01	Net Cash from Operating Activities	346,345	-360,430
6.01.01	Cash Generated in Operations	1,711,699	1,679,401
6.01.01.01	Depreciation of Property and Equipment and Intangible Assets	84,953	47,429
6.01.01.02	Amortization of Fair Value Adjustments on Assets	31,681	35,274
6.01.01.03	Equity Method	-382,473	-384,058
6.01.01.04	Disposal of Property and Equipment and Intangible Assets	93,198	57,454
6.01.01.05	Interest and Monetary Variations on Loans	821,874	572,881
6.01.01.06	Deferred Taxes	8,204	12,598
6.01.01.09	Adjustment to Present Value	-35,735	40,068
6.01.01.10	Profit for the Period Before Income Tax and Social Security Contribution	1,599,584	1,705,502
6.01.01.12	Provision for Warranties	87,152	77,149
6.01.01.14	Allowance for Expected Credit Losses	-7,190	-13,689
6.01.01.16	Income from Marketable Securities	-841,790	-657,486
6.01.01.18	Provision for Tax, Labor and Civil Contingencies	45,689	52,318
6.01.01.19	Profit or Loss on Swap Transactions	-4,715	3,272
6.01.01.20	Capitalized Charges	211,267	130,689
6.01.02	Changes in Assets and Liabilities	-541,521	-1,428,695
6.01.02.02	Decrease (Increase) in Trade Receivables	-262,492	-618,728
6.01.02.03	Decrease (Increase) in Properties for Sale	-925,666	-1,251,974
6.01.02.04	Decrease (Increase) in Current Accounts with Project Partners	1,897	-10,459
6.01.02.05	Decrease (Increase) in Related Parties	76,160	98,743
6.01.02.06	Decrease (Increase) in Taxes and Contributions to Offset	-45,409	-26,323
6.01.02.07	Decrease (increase) in Deferred Selling Expenses	-27,084	-50,273
6.01.02.08	Decrease (Increase) in Prepaid Expenses	-17,626	-38,734
6.01.02.09	Decrease (Increase) in Other Assets	-78,846	-58,231
6.01.02.10	Decrease (Increase) in Real Estate Accounts Payable	312,089	83,287
6.01.02.12	Decrease (Increase) in Taxes and Contributions Payable	-39,745	2,012
6.01.02.13	Decrease (Increase) in Providers of Goods and Services	51,248	55,150
6.01.02.14	Salaries	24,909	39,040
6.01.02.15	Decrease (Increase) in Advances from Customers	209,014	418,738
6.01.02.16	Decrease (Increase) Other Liabilities	238,825	-10,213
6.01.02.18	Decrease (Increase) Provision for Property Maintenance	-58,795	-60,730
6.01.03	Other	-823,833	-611,136
6.01.03.01	Taxes and Contributions Paid	-154,408	-130,090
6.01.03.02	Interest Paid	-588,282	-395,104
6.01.03.03	Indemnities paid	-81,143	-85,942
6.02	Net Cash from Investment Activities	-894,580	-1,063,650
6.02.01	Acquisition of Property and Equipment Assets	-243,261	-138,069
6.02.03	Dividends Received	246,755	283,305
6.02.04	(Increase) decrease of Investment	-93,246	28,312
6.02.05	Acquisition of Intangible Assets	-20,668	-1,158
6.02.06	Decrease (Increase) in Financial Investments	-762,685	-1,245,765
6.02.07	Financial and Derivative Instruments	-21,475	9,725

Consolidated Financial Statements / Statement of Cash Flows (Indirect Method)

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Year-to-Date	Prior Year-to-Date
		01/01/2026 to 09/30/2026	01/01/2025 to 09/30/2025
6.03	Net Cash from Financing Activities	28,395	1,065,249
6.03.01	Proceeds from New Loans, Financing and CRI Issuances	2,572,034	3,036,034
6.03.02	Repayment of Loans, Financing and CRI Issuances	-2,213,544	-1,736,517
6.03.10	Increase (Decrease) in Non-Controlling Shareholders Interest	47,882	9,369
6.03.11	Treasury Shares	-139,532	-3,596
6.03.12	Dividends Payment to Non-Controlling Shareholders	-238,445	-240,041
6.05	Increase (Decrease) in Cash and Cash Equivalents	-519,840	-358,831
6.05.01	Opening Balance of Cash and Cash Equivalents	726,554	531,729
6.05.02	Closing Balance of Cash and Cash Equivalents	206,714	172,898

Consolidated Financial Statements / Statement of Changes in Equity / DMPL - 01/01/2026 to 09/30/2026

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Paid-up Share Capital	Capital Reserves, Granted Options and Treasury Shares	Earnings Reserves	Retained Earnings/Losses	Other Comprehensive Income	Equity	Non-Controlling Interest	Consolidated Equity
5.01	Opening Balances	6,184,224	46,276	3,292,499	0	704,311	10,227,310	1,239,474	11,466,784
5.02	Prior Years Adjustments	0	0	0	0	0	0	0	0
5.03	Adjusted Opening Balances	6,184,224	46,276	3,292,499	0	704,311	10,227,310	1,239,474	11,466,784
5.04	Capital Transactions with Shareholders	0	32,636	-139,532	0	0	-106,896	-238,445	-345,341
5.04.01	Capital Increases	0	32,636	0	0	0	32,636	0	32,636
5.04.04	Acquired Treasury Shares	0	0	-139,532	0	0	-139,532	0	-139,532
5.04.06	Dividends	0	0	0	0	0	0	-238,445	-238,445
5.05	Total Comprehensive Income	0	0	0	1,229,804	167,975	1,397,779	205,132	1,602,911
5.05.01	Profit for the Period	0	0	0	1,229,804	0	1,229,804	205,132	1,434,936
5.05.02	Other Comprehensive Income	0	0	0	0	167,975	167,975	0	167,975
5.05.02.06	Fair Value Adjustments on Financial Investments through OCI	0	0	0	0	168,111	168,111	0	168,111
5.05.02.07	Translation Adjustments on Investments	0	0	0	0	-136	-136	0	-136
5.06	Internal Changes in Equity	0	0	0	0	0	0	47,882	47,882
5.07	Closing Balances	6,184,224	78,912	3,152,967	1,229,804	872,286	11,518,193	1,254,043	12,772,236

Consolidated Financial Statements / Statement of Changes in Equity / DMPL - 01/01/2025 to 09/30/2025

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Paid-up Share Capital	Capital Reserves, Granted Options and Treasury Shares	Earnings Reserves	Retained Earnings/Losses	Other Comprehensive Income	Equity	Non-Controlling Interest	Consolidated Equity
5.01	Opening Balances	3,685,000	18,564	4,787,641	0	403,457	8,894,662	1,054,612	9,949,274
5.02	Prior Years Adjustments	0	0	0	0	0	0	0	0
5.03	Adjusted Opening Balances	3,685,000	18,564	4,787,641	0	403,457	8,894,662	1,054,612	9,949,274
5.04	Capital Transactions with Shareholders	0	0	-3,596	0	0	-3,596	9,369	5,773
5.04.04	Acquired Treasury Shares	0	0	-3,596	0	0	-3,596	0	-3,596
5.04.08	Other Changes	0	0	0	0	0	0	9,369	9,369
5.05	Total Comprehensive Income	0	0	0	1,324,554	218,164	1,542,718	231,225	1,773,943
5.05.01	Profit for the Period	0	0	0	1,324,554	0	1,324,554	231,225	1,555,779
5.05.02	Other Comprehensive Income	0	0	0	0	218,164	218,164	0	218,164
5.05.02.01	Financial Instruments Adjustments	0	0	0	0	218,015	218,015	0	218,015
5.05.02.04	Translation Adjustments for the Period	0	0	0	0	149	149	0	149
5.06	Internal Changes in Equity	0	0	0	0	0	0	-240,041	-240,041
5.06.04	Interim Dividends	0	0	0	0	0	0	-240,041	-240,041
5.07	Closing Balances	3,685,000	18,564	4,784,045	1,324,554	621,621	10,433,784	1,055,165	11,488,949

Individual Financial Statements / Statement of Value Added

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Year-to-Date	Prior Year-to-Date
		01/01/2026 to 09/30/2026	01/01/2025 to 09/30/2025
7.01	Revenue	7,087,879	6,378,547
7.01.01	Sale of Goods, Products and Services	7,069,909	6,348,953
7.01.02	Other Revenues	10,780	15,905
7.01.04	Allowance/Reversal for Expected Credit Losses	7,190	13,689
7.02	Inputs Acquired from Third Parties	-5,364,963	-4,851,658
7.02.01	Cost of Products, Goods and Services Sold	-4,560,026	-4,161,731
7.02.02	Materials, Electricity, Third Party Services and Other	-720,701	-599,767
7.02.04	Other	-84,236	-90,160
7.03	Gross Value Added	1,722,916	1,526,889
7.04	Withholdings	-165,949	-121,917
7.04.01	Depreciation, Amortization and Depletion	-165,949	-86,644
7.04.02	Other	0	-35,273
7.04.02.01	Amortization of Fair Value Adjustments on Assets	0	-35,273
7.05	Net Value Added Produced	1,556,967	1,404,972
7.06	Value Added Received via Transfer	1,321,108	1,367,068
7.06.01	Share of Profit of Investees	382,473	384,058
7.06.02	Finance Income	916,810	711,056
7.06.03	Other	21,825	271,954
7.06.03.01	Other Gains with Investments	21,825	271,954
7.07	Total Value Added to be Distributed	2,878,075	2,772,040
7.08	Distribution of Value Added	2,878,075	2,772,040
7.08.01	Personnel	365,164	334,700
7.08.01.01	Direct Compensation	153,393	137,903
7.08.01.02	Benefits	28,420	32,806
7.08.01.03	Severance Pay Fund (F.G.T.S.)	11,381	11,540
7.08.01.04	Other	171,970	152,451
7.08.01.04.01	Sales Commissions	98,035	85,080
7.08.01.04.02	Executive Board Fees	7,434	6,395
7.08.01.04.03	Employee Profit Sharing	66,501	60,976
7.08.02	Taxes, Fees, and Contributions	387,469	352,445
7.08.02.01	Federal	368,427	331,041
7.08.02.03	Municipal	19,042	21,404
7.08.03	Return on Third-Party Capital	690,506	529,116
7.08.03.01	Interest	690,506	529,116
7.08.04	Return on Equity	1,434,936	1,555,779
7.08.04.03	Retained Earnings / Loss for the Period	1,229,804	1,324,554
7.08.04.04	Non-Controlling Interest on Retained Earnings	205,132	231,225

MESSAGE FROM MANAGEMENT

The quarter was marked by greater uncertainty in the domestic and external scenarios, especially as a result of local elections and geopolitical tensions. In this context, the Company continued to move forward with its strategy, exercising discipline in decision-making, selectivity in launches, and rigor in capital allocation.

New project launches reached R$ 2.9 billion for the quarter and R$ 8.5 billion year-to-date, reflecting our strategy of developing differentiated products aligned with the demands of each specific market. **Contracted sales totaled R$ 2.1 billion for the period and R$ 6.8 billion year-to-date**, remaining stable compared to the first nine months of 2025.

On the financial front, net revenue totaled R$2.4 billion, with a gross margin of 34.0%, underscoring the quality of our portfolio and our disciplined approach to project execution. Net income amounted to R$481 million, and adjusted ROE for the last 12 months remained healthy at 18.7%. Another highlight was cash generation of R$341 million, which helped reduce the net debt-to-adjusted equity ratio to 28.5%* and further reinforced the Company's capital structure.

We understand the challenges that arise in this new chapter of our journey, and we remain attentive to the evolving landscape and the opportunities that emerge throughout the cycle. Cyrela will continue to focus on excellence in the customer journey and on generating sustainable, long-term results. We thank our employees, customers, shareholders, and other stakeholders for their trust.

* Excluding the assets and liabilities of CashMe.

ARBITRATION CHAMBER

The Company is subject to the Market Arbitration Chamber, in accordance with the Arbitration Clause included in the Company's Bylaws.

RELATIONSHIP WITH INDEPENDENT AUDITORS

Pursuant to CVM Instruction 381/03, we inform hereby that Deloitte Touche Tohmatsu Auditores Independentes ("Deloitte") was engaged to provide the following services: audit of the financial statements in accordance with accounting practices adopted in Brazil and International Financial Reporting Standards ("IFRS"); and review of the interim financial information in accordance with Brazilian and international standards on review of interim financial information (NBC TR 2410 and ISRE 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity, respectively). The Company did not engage independent auditors to provide services other than the audit of our financial statements.

The engagement of independent auditors is based on principles that safeguard the auditor independence, which consist of: (a) the auditor should not audit his/her own work; (b) the auditor should not function as management of the audit client; and (c) the auditor should not provide any services that can be considered prohibited by prevailing standards. In addition, Management obtained from the independent auditor a statement that the special services provided do not impair his/her professional independence.

The information in the performance report that is not clearly identified as copy of the information disclosed in the financial statements was not audited or reviewed by the independent auditors.

1. GENERAL INFORMATION

Cyrela Brazil Realty S.A. Empreendimentos e Participações ("Company") is a publicly-held corporation headquartered in São Paulo, State of São Paulo, whose shares are traded on B3 S.A. – Brasil Bolsa Balcão - Novo Mercado - under the ticker symbol CYRE3.

The Company's registered office is located at Rua do Rocio, 109 - 2nd floor, Room 01, in the city of São Paulo, in the State of São Paulo.

The Company is engaged mainly in the development and construction of residential properties, individually or together with other entities. The subsidiaries, joint ventures, and associates share the corporate, managerial and operating costs and structures of the Company or of a business partner, as the case may be, with the Parent.

2. PRESENTATION OF FINANCIAL INFORMATION AND SUMMARY OF SIGNIFICANT ACCOUNTING PRACTICES ADOPTED

2.1. Basis for presentation and preparation of individual and consolidated financial information.

i) Statement of compliance

The Company's individual and consolidated financial information was prepared and presented in accordance with the accounting practices adopted in Brazil (NBC TG 21) and with the international financial reporting standards ("IFRS Accounting Standards"), issued by the International Accounting Standards Board (IASB) and the consolidated interim financial information in accordance with international standards and IAS 34 – Interim financial reporting, applicable to real estate development entities in Brazil, registered with the Brazilian Securities and Exchange Commission (CVM). The aspects related to the transfer of control in the sale of real estate units follow the understanding of the company's management, in line with that expressed by the CVM in Circular Letter /CVM/SNC/SEP No. 02/18 on the application of Technical Pronouncement NBC TG 47 (IFRS 15).

Management states that all relevant information from the financial information is being evidenced and that it corresponds to that used by it in its management.

The presentation of the Statement of Value Added (DVA), individual and consolidated, is required by Brazilian corporate law and by the accounting practices adopted in Brazil applicable to publicly-held companies and was prepared in accordance with CVM Resolution No.117 of June 3, 2022, which approved the accounting pronouncement NBC TG 09 – Statement of Value Added. The IFRS Accounting Standards, applicable to real estate development entities in Brazil, registered with the Brazilian Securities and Exchange Commission ("CVM"), do not require the

presentation of this statement. As a consequence, this statement is presented as supplementary information, without prejudice to the set of financial information to the IFRS Accounting Standards, applicable to real estate development entities in Brazil, registered with the Brazilian Securities and Exchange Commission ("CVM").

The information regarding the bases for the preparation and presentation of interim information, the summary of the main accounting practices and the use of estimates and judgments did not change in relation to those disclosed in explanatory note 2 of the Annual Financial Statements, referring to the year ended December 31, 2025, published on March 20, 2026 in the newspaper Folha de São Paulo, and made available through the following websites: publicidadelegal.folha.uol.com.br, www.cvm.gov.br, www.bmfbovespa.com.br e ri.cyrela.com.br.

As at September 30, 2026 the fair value estimate assumption corresponds to the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. Specifically regarding the fair value of the credit rights, the amounts that would be paid by third parties are estimated using the assumptions used the credit rights are transferred through the fund's shares, or the rates used for the transfer of similar credit rights close to the reporting date. As the nature of the credit rights allows prepayment by creditors, we added the prepayment assumption to the fair value estimate, based on the historical behavior and market data.

ii) Basis of preparation

The individual and consolidated financial information has been prepared on the historical cost basis, except for certain financial instruments measured at their fair values, as described in the summary of significant accounting policies herein.

The consolidated financial information is in accordance with accounting practices adopted in Brazil and the international financial reporting standards (IFRS Accounting Standards), applicable to real estate development entities in Brazil, registered with the Brazilian Securities and Exchange Commission (CVM). The aspects related to transfer of control on the sale of real estate units abide by Management’s understanding in line with that expressed by the CVM in Circular Letter/CVM/SNC/SEP 02/2018 on the application of Brazilian standard NBC TG 47 (IFRS 15).

The financial information has been prepared on the assumption that activities will continue in the ordinary course of business. Management has assessed the Company’s capacity to continue as a going concern and did not identify any doubt as to its going concern capacity.

iii) Basis of consolidation

The Company's consolidated financial information include the financial information of the Cyrela and its direct and indirect subsidiaries. The Company has the control over an entity when it holds interest that grants exercisable or convertible voting rights and is exposed or has rights to variable returns from its involvement with the entity, as well as has the ability to affect those returns through the power exercised over the entity.

Subsidiaries are fully consolidated from the date control is transferred and cease to be consolidated when control is no longer exercised. The accounting practices have been consistently applied to the relevant transactions, in all subsidiaries included in the consolidated financial information, and the fiscal year of these entities coincides with that of the Company.

When necessary, adjustments are made to the subsidiaries' financial information to bring their accounting policies in line with the Company's accounting policies.

All intragroup transactions, balances, income and expenses are fully eliminated in consolidation.

iv) Segment reporting

Segment reporting is presented in a manner consistent with the internal report provided to key operating decision makers, represented by the Company's Management, who are responsible for allocating resources, assessing the performance of the operating segments and making strategic decisions.

2.2. Accounting judgments, estimates and assumptions

The accounting estimates and judgments are continually assessed and based on past experience and other factors, including expected future events that are considered reasonable in the circumstances. The preparation of the Company's individual and consolidated financial information requires Management to make judgments and estimates and adopt assumptions that affect the reported amounts of income, expenses, assets and liabilities, as well as the disclosure of contingent liabilities on the reporting date.

2.3. New and revised standards and interpretations

2.3.1. New and amended standards effective in the current year

In the current reporting period, the amendments to IFRS Accounting Standards listed below became mandatorily effective for accounting periods beginning on or after January 1, 2026. Their adoption did not have any material impact on the financial statements of the Parent Company and its subsidiaries.

Amendments or New Pronouncements	Description	Applicable for annual periods beginning on or after
IFRS 9 and IFRS 7	Classification and Measurement of Financial Instruments	01/01/2026

2.3.2. New and revised standards and interpretations issued but not yet adopted

Even though early adoption is permitted, the Company and its subsidiaries did not adopt the new IFRSs listed below

Pronouncements	Description	Applicable for annual periods beginning on or after
IFRS 18 CPC 51	Presentation and Disclosures in Financial Statements	01/01/2027

The Company has not identified any material impact on the Group's financial information resulting from amendments or new standards in the period of initial application. Regarding IFRS 18, which replaces IAS 1 and is effective from January 1, 2027 (with retrospective application), the changes focus on the presentation of the statement of profit or loss, which will now be structured into categories (operating, investing, and financing) with new mandatory subtotals, as well as on the disclosure of performance measures defined by Management.

3. CASH AND CASH EQUIVALENTS

	Parent		Consolidated	
	09/2026	2025	09/2026	2025
Cash and cash in banks	14,383	15,417	102,004	93,800
Bank certificates of deposit and repurchase agreements (i)	-	368,340	104,710	632,754
	14,383	**383,757**	**206,714**	**726,554**

(i) Short-term investments that are readily convertible into a known cash amount and that are not subject to a significant risk of change in value, and the Company has the right to redeem them immediately. They have an average yield rate of 79.50% (86.99% at December 31, 2025) of the Interbank Deposit (CDI) rate.

4. MARKETABLE SECURITIES

	Parent		Consolidated	
	09/2026	2025	09/2026	2025
Short-term investments (i)	87,549	16,399	90,389	21,948
Exclusive investment funds (ii)	1,323,529	748,113	2,450,766	1,799,576
Government bonds - NTNB	13,124	12,766	13,124	12,766
Financial bills (iii)	100,712	127,640	100,712	127,640
Other investment funds (iv)	169,388	261,479	170,005	261,609
Securitizable bonds (v)	878	878	620,818	295,656
Securitizable bonds at FVTOCI (vi)	-	-	110,739	59,738
Securitized bonds (vii)	2,638,269	2,878,585	3,716,783	3,037,581
Securitized securities at FVTOCI (viii)	525,469	625,795	770,185	653,480
Other	9,915	10,857	9,915	10,856
	4,868,833	**4,682,512**	**8,053,436**	**6,280,850**
Current	**2,444,510**	**2,058,404**	**4,124,097**	**3,255,010**
Noncurrent	**2,424,323**	**2,624,108**	**3,929,339**	**3,025,840**

(i) Short-term investments yielding interest at the average rate of 102.42% of CDI as at September 30, 2026 (96.09% at December 31, 2025) without immediate liquidity, is measured at amortized cost, in line with CPC 48/IFRS 9, which, for this classification, takes into account both the Company's business model and the contractual cash flow characteristics of the financial asset.

(ii) The Company invests in the exclusive investment funds managed by Banco Safra S.A. and Caixa Econômica Federal. The financial institution is responsible for the custody of the assets comprising the fund portfolio and financial settlement of its operations. The investment funds are comprised of fixed-income securities and yield interest at the average rate of 101.33% of CDI as at September 30, 2026 (101.94% as at December 31, 2025), of which the total amount is measured at fair value, in line with CPC 48/IFRS 9, which considers both the Company's business model and the contractual cash flow characteristics of the financial asset for such classification.

(iii) Financial bills yielding interest at the average rate of 86.89% of CDI as at September 30, 2026, of which R$ 100,712 is measured at amortized cost (98.93% and R$127,640 as at December 31, 2025), in line with CPC 48/IFRS 9, which considers both the Company's business model and the contractual cash flow characteristics of the financial asset for such classification.

(iv) The Company invests in open-ended and equity investment funds, and the funds are comprised of fixed-income and variable-income securities and yield average interest of 46.53% of CDI as at September 30, 2026, (102.44% as at December 31, 2025), measured at fair value, in line with CPC 48/IFRS 9, which considers both the Company's business model and the contractual cash flow characteristics of the financial asset for such classification.

(v) These are represented by CCIs and CCBs acquired by subsidiary CashMe and which must be assigned in the future in CRI transactions. These securities yield average interest of 18.97% p.a + inflation, as at September 30, 2026, (18.97% p.a.+ inflation at December 31, 2025), of which, R$ 61,997 in the short term and R$ 558,821 in the long term. The outstanding balance in this line item is measured at amortized cost.

(vi) Pursuant to CPC 48/IFRS 9, financial assets with hybrid characteristics, that is, which objective is met both by the receipt of contractual flows and sale, must be measured at FVTOCI. The difference between FVTOCI and the amortized cost of the securities in item (v) is shown in this line item

(vii) Balance of securities assigned in CRI transactions of the Parent and its subsidiary CashMe. The balance of senior units of the respective transactions is recorded in liabilities in 'Real Estate Receivables Certificates (CRIs)' and described in note 11 a). which yield average interest of 16.85% p.a + inflation as at September 30, 2026 (17.33% p.a.+ inflation at December 31, 2025), of which R$ 480,622 in short term and R$ 3,236,161 in long term.

(viii) Pursuant to CPC 48/IFRS 9, financial assets with hybrid characteristics, that is, which objective is met both by the receipt of contractual flows and sale, must be measured at FVTOCI. The difference between FVTOCI and the amortized cost of the securities in item (vii) is shown in this line item..

The breakdown of the exclusive investment fund, proportionally to the units held by the Company, is as follows:

	Consolidated	
	09/2026	**2025**
Federal government bonds (i)	1,086,969	369,230
Financial bills (ii)	285,748	326,979
Investment funds and units (iii)	509,884	625,216
CDB/RDB (iv)	214,419	237,998
Repurchase agreements (Overnight) (v)	254,233	133,502
Debentures (vi)	99,513	106,651
	2,450,766	**1,799,576**

(i) Federal Government Bonds (LFT) yielding average interest of 100.82% of SELIC as at September 30, 2026 (100% as at December 31, 2025).

(ii) Financial bills yielding average interest of 104.51% of the CDI as at September 30, 2026 (104.26% as at December 31, 2025).

(iii) Investment funds yielding average interest of 101.33% of the CDI as at September 30, 2026 (100.53% as at December 31, 2025)..

(iv) CDB/RDB yielding average interest of 101.92% of the CDI as at September 30, 2026 (102.88% as at December 31, 2025).

(v) Overnight investment at the average rate of 100% of CDI as at September 30, 2026 (100% as at December 31, 2025).

(vi) Debentures at the average rate of 104.17% of the CDI as at September 30, 2026 (104.30% as at December 31, 2025)

5. TRADE RECEIVABLES

	Parent		Consolidated	
	09/2026	**2025**	**09/2026**	**2025**
Completed real estate projects	**29,746**	**13,727**	**1,596,343**	**1,505,006**
Revenue recognized	-	-	15,868,936	15,009,538
Installments received	-	-	(10,271,230)	(9,557,523)
Adjustment to present value (APV)			(234,841)	(270,576)
Projects under construction	**-**	**-**	**5,362,865**	**5,181,439**
Sales receivables recognized	**29,746**	**13,727**	**6,959,208**	**6,686,445**
Allowance for expected credit losses (i)	(139)	(20)	(110,364)	(91,858)
Allowance for contract terminations (ii)	-	-	(443,079)	(484,355)
Services rendered	-	-	14,022	4,138
Total trade receivables	**29,607**	**13,707**	**6,419,787**	**6,114,370**
Current	**14,408**	**13,491**	**4,908,791**	**4,577,860**
Noncurrent	**15,199**	**216**	**1,510,996**	**1,536,510**

(i) Refers to the allowance for expected credit losses arising from the adoption of CPC 48/IFRS 9, which includes the allowance for expected credit losses.

(ii) Refers to the allowance for contract terminations in line with CVM Official Letter 02/2018, which considers projected adjustments to revenue recognition.

The movements in the allowance for expected credit losses are as follows:

	Consolidated	
	09/2026	**2025**
Opening balance	**91,858**	**60,651**
Additions	42,030	59,164
Write-offs	(4,350)	(8,075)
Reversals	(19,174)	(19,882)
Closing balance	**110,364**	**91,858**

The movements in the allowance for contract terminations are as follows:

	Consolidated	
	09/2026	**2025**
Opening balance	**484,355**	**486,183**
Additions	312,754	435,015
Reversals	(354,030)	(436,843)
Closing balance	**443,079**	**484,355**

The balance of receivables from the sale of properties under construction is adjusted based on the National Construction Cost Index (INCC) until the real estate units are delivered. After delivery of the units, the receivables yield interest of 12% per year plus inflation adjustment based on the General Market Price Index (IGP-M) or the Amplified Consumer Price Index (IPCA). The customer financing installments under the associative category, within “Minha Casa Minha Vida” plan, are not subject to inflation adjustments.

The present value adjustment is calculated on the balances of receivables from uncompleted units, considering the estimated term until delivery of the units, using the highest rate between the average yield rate of government securities (NTN-B) and the average borrowing rate adopted by the Company, without inflation, for the financing obtained. The average rate used for the year ended September 30, 2026 was 7.45% p.a. (8.21% as at September 30, 2025). The present value adjustment accounted for in profit or loss, in line item ‘Net revenue’, totaled R$ (35,736) in the year ended September 30, 2026 (R$ 40,068 as at September 30, 2025).

The balance of receivables from properties sold but not yet completed is not fully reflected in the consolidated financial information since recording them is limited to the portion of revenue recorded under the percentage-of-completion method, net of the installments already received.

The full balances are shown below as additional information.

	Parent		Consolidated	
Real estate development and resale:	**09/2026**	**2025**	**09/2026**	**2025**
Total current assets	14,547	13,511	5,340,491	5,023,716
Total noncurrent assets	15,199	216	1,618,717	1,662,729
	29,746	**13,727**	**6,959,208**	**6,686,445**
Allowance for expected credit losses (i)	(139)	(20)	(110,364)	(91,858)
Allowance for contract terminations (ii)	-	-	(443,079)	(484,355)
Unrecognized sales	-	-	12,082,645	11,217,258
Portion classified in advances from customer	-	-	(94,948)	(38,749)
	29,607	**13,707**	**18,393,462**	**17,288,741**
Current	**14,408**	**13,491**	**6,704,506**	**6,591,497**
Noncurrent	**15,199**	**216**	**11,688,956**	**10,697,244**

(i) Refers to the allowance for expected credit losses arising from the adoption of CPC 48/IFRS 9, which includes the allowance for expected credit losses

(ii) Refers to the allowance for contract terminations in line with CVM Official Letter 02/2018, which considers projected adjustments to revenue recognition. This allowance refers to the portion already recognized of the receivables portfolio only.

The classification in noncurrent assets is determined by the amounts that are expected to be received, according to the contractual flow, maturing as from the 12th month after the date of these financial information.

Aging list of the portfolio of receivables from real estate development and resale

The portfolio below is based on expected collections, taking into account recognized and unrecognized revenue, as follows:

	Parent		Consolidated	
	09/2026	**2025**	**09/2026**	**2025**
12 months	14,408	13,490	6,704,506	6,591,497
24 months	13,957	80	4,609,730	3,970,732
36 months	306	53	4,744,590	3,876,137
48 months	273	23	2,169,934	2,554,964
Over 48 months	663	61	164,702	295,411
Total	**29,607**	**13,707**	**18,393,462**	**17,288,741**

As at September 30, 2026, the amount of installments past due for more than 90 days in our consolidated receivables portfolio was R$ 261,667 (R$ 206,749 as at December 31, 2025).

6. PROPERTIES FOR SALE

Refers to costs of real estate units available for sale (both completed and under construction), land for future developments and advances for acquisition of land, as follows:

		Parent		Consolidated	
		09/2026	2025	09/2026	2025
Properties under construction		-	-	3,185,671	2,687,851
Completed properties		47,571	12,038	1,083,163	1,149,936
Land for future developments	(a)	121,056	136,574	3,173,308	3,221,820
Advance for land acquisition		-	-	605,431	279,826
Charges capitalized in inventories	(b)/(b.1)	-	-	193,171	164,750
Allowance for contract terminations	(c)			303,843	326,005
		168,627	**148,612**	**8,544,587**	**7,830,188**
Current		**53,417**	**17,885**	**5,989,524**	**5,774,781**
Noncurrent		**115,210**	**130,727**	**2,555,063**	**2,055,407**

(a) The classification of land for future developments into current and noncurrent assets is made based on the expected period for the launching of real estate projects, which is periodically reviewed by Management. Properties under construction and completed units are classified in current assets taking into account their availability for sale.

(b) The balance of capitalized charges in consolidated represented R$ 106,404 relating to the National Housing System (SFH) charges and R$86,767 relating to other debt charges, totaling R$ 193,171 as at September 30, 2026, (SFH charges of R$77,927, other debt charges of R$86,823, totaling R$164,750 at December 31, 2025).

(b.1) Capitalized charges recognized in the consolidated statement of profit or loss, in line item 'Cost of sales', amounted to R$ 185,010 relating to the National Housing System (SFH) charges and R$ 26,257 relating to other debt charges, totaling R$ 211,267 as at September 30, 2026, (SFH charges of R$11,139, and other debt charges of R$ 119,551, totaling R$ 130,689 as at September 30, 2025), recognized in profit or loss pursuant to OCPC 01 (R1).

(c) Related to the costs of properties which have corresponding allowance for contract terminations. The effect of the allowance is in line with CVM Instruction 02/2018, which considers projected adjustments to revenue recognition.

7. INVESTMENTS

a) The main information on direct equity interests held is summarized below:

	Direct Interest (%)		Equity		Profit (Loss) for the period		Investment		Equity method	
	09/2026	2025	09/2026	2025	09/2026	09/2025	09/2026	2025	09/2026	09/2025
Aurea Extrema Empreendimentos Imobiliarios Spe S.A.	59.08	59.08	269,645	229,505	22,270	7,489	159,294	135,581	13,156	4,424
Cacapava Empreitada De Lavor Ltda	100.00	100.00	(2,924)	1,911	(20,258)	(27,187)	-	1,911	(20,258)	(27,187)
Canoa Quebrada Empreendimentos Imobiliários Ltda	100.00	100.00	136,488	166,270	7,269	12,570	136,488	166,270	7,269	12,570
Carapa Empreendimentos Imobiliários S/A	60.00	60.00	71,714	56,742	30,972	40,211	43,028	34,045	18,583	24,127
Cashme Soluções Financeiras S.A	100.00	100.00	1,172,700	168,066	4,460	(46,427)	1,172,700	168,066	4,460	(46,427)
Cbr 015 Empreendimentos Imobiliários Ltda	100.00	100.00	35,365	32,866	16,426	5,598	35,365	32,866	16,426	5,598
Cbr 024 Empreendimentos Imobiliários Ltda	100.00	100.00	218,711	265,863	320	78	218,711	265,863	320	78
Cbr 030 Empreendimentos Imobiliários Ltda	100.00	100.00	200,548	245,399	275	(3)	200,548	245,399	275	(3)
Cbr 036 Empreendimentos Imobiliários Ltda	100.00	100.00	21,077	26,500	15,116	4,764	21,077	26,500	15,116	4,764
Cbr 037 Empreendimentos Imobiliários Ltda	100.00	100.00	20,407	34,811	27,362	6,083	20,407	34,811	27,362	6,083
Cbr 049 Empreendimentos Imobiliários Ltda	100.00	100.00	9,552	1,543	16,311	2,568	9,552	1,543	16,311	2,568
Cbr 081 Empreendimentos Imobiliários Ltda	100.00	100.00	87,611	71,064	33,584	7,376	87,611	71,064	33,584	7,376
Cbr 126 Empreendimentos Imobiliarios Ltda	100.00	100.00	21,665	32,144	58,516	18,319	21,665	32,144	58,516	18,319
Cbr 133 Empreendimentos Imobiliarios Ltda	100.00	100.00	7,818	4,281	19,279	3,165	7,818	4,281	19,279	3,165
Cbr 155 Emp Imob	90.00	90.00	12,267	26,212	30,555	23,061	11,040	23,590	27,499	20,754
Cbr 162 Empreendimentos Imobiliários S.A	70.00	70.00	22,915	19,109	27,945	22,562	16,040	13,377	19,561	15,794
Cbr 190 Emp Imob	70.00	70.00	166,150	144,612	16,652	(102)	116,305	101,228	11,656	(72)
Cbr 191 Emp Imob	70.00	70.00	157,944	171,670	17,774	(4,158)	110,561	120,169	12,442	(2,911)
Cbr 195 Emp Imob Ltda	100.00	100.00	120,800	59,342	(1,008)	5	120,800	59,342	(1,008)	5
Cbr 200 Emp Imob Ltda	85.00	85.00	173,103	95,828	38,057	(60)	147,137	81,454	32,348	(51)
Cbr 215 Emp Imob Ltda	70.00	70.00	52,497	9,324	22,796	(52)	36,748	6,527	15,957	(36)
Cbr 282 Empreendimentos Imobiliarios S.A.	100.00	-	123,064	-	(2)	-	123,064	-	(2)	-
Cbr105 Empreendimentos Imobiliários Ltda	100.00	100.00	27,678	26,054	18,966	5,230	27,678	26,054	18,966	5,230
Cbr122 Empreendimentos Imobiliários S.A	50.00	50.00	140,368	167,581	70,886	122,166	70,184	83,791	35,443	61,083
Ccisa177 Incorporadora Ltda	40.00	40.00	116,373	101,771	64,602	27,165	46,549	40,708	25,841	10,866
Cury Construtora E Incorporadora S/A	15.08	15.08	1,778,937	1,381,706	887,231	705,459	268,242	208,364	133,801	112,288
Cyma Desenvolvimento Imobiliário S/A	75.00	75.00	64,957	48,370	26,587	22,989	48,718	36,277	19,940	17,242
Cyrela Aconcagua Empreendimentos Imobiliários Ltda	100.00	100.00	126,695	117,784	(1,946)	(1,216)	126,695	117,784	(1,946)	(1,216)
Cyrela Asessippi Empreendimentos Im	100.00	100.00	29,905	16,122	13,782	(1,347)	29,905	16,122	13,782	(1,347)
Cyrela Camelia Empreendimentos Imob	100.00	100.00	14,388	3,082	32,472	(377)	14,388	3,082	32,472	(377)
Cyrela Construtora Ltda	100.00	100.00	(16,639)	(5,265)	(51,194)	(43,909)	-	-	(51,194)	(43,909)
Cyrela Cravina Empreendimentos Imob	100.00	100.00	134,551	95,701	(2,172)	(267)	134,551	95,701	(2,172)	(267)
Cyrela Genova Empreendimentos Imobiliários Ltda	100.00	100.00	10,975	14,775	21,881	23,291	10,975	14,775	21,881	23,291
Cyrela Maguari Empreendimentos Imobiliários Ltda	100.00	100.00	224,859	205,331	(2,706)	(2,428)	224,859	205,331	(2,706)	(2,428)
Cyrela Orquidea Empreendimentos Imo	70.00	70.00	11,561	6,318	26,543	13,025	8,092	4,423	18,580	9,118
Cyrela Piracema Empreendimentos Imobiliários Ltda	100.00	100.00	69,469	53,158	27,106	22,356	69,469	53,158	27,106	22,356
Cyrela Rjz Construtora E Empreendimentos Imobiliários Ltda	100.00	100.00	13,724	15,089	(52,707)	(49,607)	13,724	15,089	(52,707)	(49,607)
Cyrela Roraima Empreendimentos Imobiliários Ltda	100.00	100.00	60,113	16,148	41,190	15,605	60,113	16,148	41,190	15,605
Ebm Incorporacoes S.A.	50.00	50.00	277,954	222,687	52,851	7,688	138,977	111,344	26,426	3,844
Gardena Empreendimentos E Participacoes S.A.	82.39	82.39	150,905	131,169	9,837	33,496	124,330	108,070	8,105	27,598
Goldsztein Cyrela Empreendimentos Imobiliários Ltda	100.00	100.00	411,011	559,278	71,952	103,793	411,011	559,278	71,952	103,793
Lavvi Empreendimentos Imobiliários S.A	24.56	24.53	1,538,438	1,497,305	243,149	309,434	552,922	542,044	59,641	75,892
Lavvi Monaco Empreendimentos Imobiliários Ltda	40.00	40.00	80,098	236,069	41,029	41,446	32,039	94,428	16,411	16,579
Living Cajamar Empreendimentos Imobiliarios Ltda	100.00	100.00	6,523	1,063	13,776	(152)	6,523	1,063	13,776	(152)
Living Salazares Empreendimentos Imobiliários Ltda	100.00	100.00	8,386	8,478	17,706	14,667	8,386	8,478	17,706	14,667
Living Tatui Empreendimentos Imobiliarios Ltda	100.00	100.00	8,608	3,152	15,677	(23)	8,608	3,152	15,677	(23)
Lyon Empreendimentos Imobiliários Ltda	100.00	100.00	144,830	148,868	39,779	37,670	144,830	148,868	39,779	37,670
Plano & Plano Desenvolvimento Imobiliários S.A	33.57	33.60	1,172,823	1,023,195	148,249	228,622	921,609	871,614	49,804	76,806
Sk Realty Empreendimentos Imobiliários Ltda	50.00	50.00	93,132	156,662	(63,531)	(29,601)	46,566	78,331	(31,765)	(14,801)
Snowbird Master Fundo De Investimento Imobiliários	20.00	20.00	894,165	768,947	(6,227)	(2,498)	178,833	153,789	(1,245)	(500)
Vinson Empreendimentos Imobiliários Ltda	49.02	49.02	61,660	66,903	34,758	24,887	30,226	32,796	17,038	12,200
Vivaz Vendas - Consultoria Imobiliária Ltda	100.00	100.00	(10,042)	20,903	(52,613)	(36,603)	-	20,903	(52,613)	(36,603)
Other Special Purpose Entities (SPE) (i)			6,035,859	6,403,236	719,677	802,818	3,815,982	4,370,833	481,518	608,880
Sub-total							**10,390,945**	**9,667,829**	**1,339,342**	**1,152,715**
Interest capitalization (ii)			-				12,943	13,017	(75)	(54)
Total							**10,403,888**	**9,680,846**	**1,339,267**	**1,152,661**

(i) Investees for which the individual equity-method balance represents less than 1% of the total equity-method balance and/or of the investment in the parent company.
(ii) Investments held by the parent company include capitalized interest on borrowings and debentures that are directly attributable to the real estate projects of its investees. In the consolidated financial statements, these amounts are capitalized into inventories, as described in note 6.
(iii) Change resulting from an increase/decrease in the ownership interest held.
(iv) Recognition of a new ownership interest.

The movements in the Company's investments are as follows:

	Parent	Consolidated
Balance at December 31, 2024	**9,125,034**	**3,126,325**
Capital subscription/(reduction)	1,053,394	46,673
Fair value (i)	(4,409)	-
Dividends	(2,240,504)	(564,344)
Equity method	1,747,441	548,106
Interest capitalization	(110)	-
Balance at December 31, 2025	**9,680,846**	**3,156,760**
Capital subscription/(reduction)	1,030,162	125,746
Dividends	(1,646,312)	(246,755)
Equity method	1,339,267	382,473
Interest capitalization	(75)	-
Balance at September 30, 2026	**10,403,888**	**3,418,224**

(i) Due to the initial public offerings (IPOs) and loss of control, the Company recorded R$14 million as fair value and R$756 million as goodwill. As at September 30, 2026, the amount is represented by R$528 million (R$528 million at December 31, 2025) relating to Plano & Plano Desenvolvimento Imobiliários S/A and R$175 million (R$175 million at December 31, 2025) relating to Lavvi Empreendimentos Imobiliários S/A. The impairment test was conducted in 2024 using the value in use of each one of the investments (Lavvi and Plano Plano), including goodwill, which are considered separately as two cash-generating units. The main assumptions used were the estimated revenue with future entries, which are mainly based on the historical amounts recorded by the companies, and the discount rates based on usual market estimates. Changes of approximately 5% in these assumptions do not significantly change the conclusions reached on the recoverable amount of these cash-generating units. The Company estimated the flows for the next five years and the amount that would be obtained at the end of this period, without growth projection for future years.

b) The total balance sheet and statement of profit or loss balances of the consolidated companies, joint ventures, or associates, both direct and indirect, considered in the consolidated financial information as at September 30, 2026 and as at December 31, 2025, are as follows:

	Interest (%)		09/2026				2025			09/2025
	09/2026	2025	Assets	Liabilities	Equity	Profit (Loss) for the period	Assets	Liabilities	Equity	Profit (Loss) for the period
Aurea Extrema Empreendimentos Imobiliarios Spe S.A.	59.08	59.08	366,951	97,306	269,645	22,270	354,527	125,022	229,505	7,489
Cacapava Empreitada De Lavor Ltda	100.00	100.00	19,710	22,633	(2,924)	(20,258)	17,580	15,669	1,911	(27,187)
Canoa Quebrada Empreendimentos Imobiliários Ltda	100.00	100.00	150,031	13,542	136,488	7,269	235,855	69,585	166,270	12,570
Carapa Empreendimentos Imobiliários S/A	60.00	60.00	317,232	245,518	71,714	30,972	250,460	193,718	56,742	40,211
Cashme Soluções Financeiras S.A	100.00	100.00	2,137,343	964,643	1,172,700	4,460	634,354	466,288	168,066	(46,427)
Cbr 015 Empreendimentos Imobiliários Ltda	100.00	100.00	71,861	36,496	35,365	16,426	47,852	14,986	32,866	5,598
Cbr 024 Empreendimentos Imobiliários Ltda	100.00	100.00	269,922	51,211	218,711	320	267,286	1,423	265,863	78
Cbr 030 Empreendimentos Imobiliários Ltda	100.00	100.00	251,754	51,205	200,548	275	246,700	1,301	245,399	(3)
Cbr 036 Empreendimentos Imobiliários Ltda	100.00	100.00	51,287	30,210	21,077	15,116	37,737	11,237	26,500	4,764
Cbr 037 Empreendimentos Imobiliários Ltda	100.00	100.00	79,790	59,382	20,407	27,362	62,121	27,310	34,811	6,083
Cbr 049 Empreendimentos Imobiliários Ltda	100.00	100.00	96,606	87,055	9,552	16,311	64,565	63,021	1,543	2,568
Cbr 081 Empreendimentos Imobiliários Ltda	100.00	100.00	91,716	4,105	87,611	33,584	104,637	33,572	71,064	7,376
Cbr 126 Empreendimentos Imobiliarios Ltda	100.00	100.00	71,819	50,155	21,665	58,516	77,458	45,314	32,144	18,319
Cbr 133 Empreendimentos Imobiliarios Ltda	100.00	100.00	29,030	21,212	7,818	19,279	27,963	23,683	4,281	3,165
Cbr 155 Emp Imob	90.00	90.00	200,860	188,593	12,267	30,555	146,911	120,700	26,212	23,061
Cbr 160 Emp Imob	74.94	74.92	44,768	28,235	16,534	20,210	42,624	12,281	30,344	12,018
Cbr 162 Empreendimentos Imobiliários S.A	70.00	70.00	173,428	150,513	22,915	27,945	174,891	155,781	19,109	22,562
Cbr 190 Emp Imob	70.00	70.00	173,245	7,095	166,150	16,652	145,812	1,201	144,612	(102)
Cbr 191 Emp Imob	70.00	70.00	169,242	11,298	157,944	17,774	181,347	9,676	171,670	(4,158)
Cbr 195 Emp Imob Ltda	100.00	100.00	120,841	41	120,800	(1,008)	59,381	39	59,342	5
Cbr 200 Emp Imob Ltda	85.00	85.00	236,617	63,514	173,103	38,057	172,476	76,647	95,828	(60)
Cbr 215 Emp Imob Ltda	70.00	70.00	137,463	84,966	52,497	22,796	9,986	662	9,324	(52)
Cbr105 Empreendimentos Imobiliários Ltda	100.00	100.00	75,195	47,517	27,678	18,966	46,248	20,194	26,054	5,230
Cbr122 Empreendimentos Imobiliários S.A	64.20	64.18	199,023	58,655	140,368	70,886	167,587	5	167,581	122,166
Ccisa177 Incorporadora Ltda	49.05	49.05	264,978	148,605	116,373	64,602	239,239	137,468	101,771	27,165
Ccisa66 Incorporadora Ltda.	15.08	15.08	140,866	57,881	82,985	119,270	238,279	131,849	106,430	89,028
Cury Construtora E Incorporadora S/A	15.08	15.08	3,668,077	1,889,140	1,778,937	887,231	2,819,934	1,438,228	1,381,706	705,459
Cyma 02 Empreendimentos Imobiliários Ltda	80.00	80.00	93,384	87,661	5,722	18,942	77,078	76,972	106	(339)
Cyma Desenvolvimento Imobiliário S/A	75.00	75.00	70,734	5,778	64,957	26,587	59,369	10,999	48,370	22,989
Cyr Sul 036 Empreendimentos Imobiliários	80.00	80.00	58,565	32,267	26,298	19,830	25,904	13,446	12,458	4,605
Cyrela Aconcagua Empreendimentos Imobiliários Ltda	100.00	100.00	159,876	33,181	126,695	(1,946)	133,408	15,624	117,784	(1,216)
Cyrela Asessippi Empreendimentos Im	100.00	100.00	80,716	50,811	29,905	13,782	77,224	61,102	16,122	(1,347)
Cyrela Camelia Empreendimentos Imob	100.00	100.00	43,459	29,071	14,388	32,472	41,863	38,781	3,082	(377)
Cyrela Construtora Ltda	100.00	100.00	19,920	36,559	(16,639)	(51,194)	28,069	33,334	(5,265)	(43,909)
Cyrela Cravina Empreendimentos Imob	100.00	100.00	165,454	30,903	134,551	(2,172)	96,236	535	95,701	(267)
Cyrela Genova Empreendimentos Imobiliários Ltda	100.00	100.00	189,282	178,308	10,975	21,881	154,058	139,283	14,775	23,291
Cyrela Maguari Empreendimentos Imobiliários Ltda	100.00	100.00	571,985	347,126	224,859	(2,706)	463,093	257,762	205,331	(2,428)
Cyrela Orquidea Empreendimentos Imo	70.00	70.00	236,152	224,592	11,561	26,543	138,454	132,136	6,318	13,025
Cyrela Piracema Empreendimentos Imobiliários Ltda	100.00	100.00	257,597	188,128	69,469	27,106	206,859	153,701	53,158	22,356
Cyrela Rjz Construtora E Empreendimentos Imobiliários Ltda	100.00	100.00	34,168	20,444	13,724	(52,707)	30,988	15,899	15,089	(49,607)
Cyrela Roraima Empreendimentos Imobiliários Ltda	100.00	100.00	171,456	111,343	60,113	41,190	80,845	64,697	16,148	15,605
Dgc João Gualberto Ltda	100.00	100.00	19,229	704	18,525	13,775	7,616	210	7,407	1,894
Ebm Incorporacoes S.A.	50.00	50.00	577,947	299,993	277,954	52,851	404,087	181,399	222,687	7,688
Gardena Empreendimentos E Participacoes S.A.	82.39	82.39	944,819	793,914	150,905	9,837	959,140	827,970	131,169	33,496
Goldsztein Cyrela Empreendimentos Imobiliários Ltda	100.00	100.00	514,037	103,026	411,011	71,952	591,186	31,908	559,278	103,793
Lavvi Copenhage Empreendimentos Imobiliários Ltda	28.39	28.36	286,838	132,170	154,668	53,125	245,791	147,827	97,964	43,506
Lavvi Empreendimentos Imobiliários S.A	28.39	28.36	2,504,609	966,171	1,538,438	243,149	2,360,788	863,483	1,497,305	309,434
Lavvi Monaco Empreendimentos Imobiliários Ltda	57.04	57.01	242,523	162,426	80,098	41,029	344,387	108,318	236,069	41,446
Lavvi Portugal Empreendimentos Imobiliários Ltda	28.39	28.36	472,147	369,957	102,189	59,446	309,549	226,806	82,743	23,118
Living Cajamar Empreendimentos Imobiliarios Ltda	100.00	100.00	17,310	10,786	6,523	13,776	15,136	14,074	1,063	(152)
Living Salazares Empreendimentos Imobiliários Ltda	100.00	100.00	125,176	116,790	8,386	17,706	98,989	90,512	8,478	14,667
Living Tatui Empreendimentos Imobiliarios Ltda	100.00	100.00	29,434	20,825	8,608	15,677	29,869	26,717	3,152	(23)
Lyon Empreendimentos Imobiliários Ltda	100.00	100.00	355,902	211,072	144,830	39,779	297,125	148,256	148,868	37,670
Plano & Plano Desenvolvimento Imobiliários S.A	33.57	33.60	2,424,169	1,151,346	1,172,823	148,249	2,339,057	1,315,862	1,023,195	228,622
Roque Petroni Do Brasil Projetos Imob. Ltda	57.78	57.76	913,406	716,889	196,517	142,812	702,015	646,311	55,704	162,098
Scp Blue	84.01	96.42	156,448	7,773	148,674	(1,229)	87,479	26,738	60,740	9
Sk Realty Empreendimentos Imobiliários Ltda (i)	50.00	50.00	228,539	135,407	93,132	(63,531)	298,484	141,822	156,662	(29,601)
Snowbird Master Fundo De Investimento Imobiliários	20.00	20.00	1,168,063	273,898	894,165	(6,227)	975,072	206,125	768,947	(2,498)
Spe 137 Brasil Incorporacao Ltda	50.00	50.00	41,918	1,723	40,196	29,238	10,721	-	10,721	16,256
Spe 137 Brasil Incorporacao Ltda - Scp	42.00	42.00	137,797	89,990	47,807	34,807	91,101	78,338	12,763	19,352
Vinson Empreendimentos Imobiliários Ltda	63.49	63.48	192,447	130,787	61,660	34,758	182,827	115,925	66,903	24,887
Vivaz Vendas - Consultoria Imobiliária Ltda	100.00	100.00	7,056	17,098	(10,042)	(52,613)	37,468	16,565	20,903	(36,603)
Other Special Purpose Entities (SPE) (ii)			36,470,923	20,594,217	15,876,706	2,646,516	31,879,710	17,820,301	14,059,410	2,447,079

(i) Change resulting from an increase/decrease in equity interest.

(ii) Investees whose individual share of results account for less than 1% of the total share of results of investees and/or the investment in the parent.

c) Breakdown of the investments presented in consolidated:

		% Interest		Equity		Profit (Loss) for the period		Investments		Equity Method	
		09/2026	2025	09/2026	2025	09/2026	09/2025	09/2026	2025	09/2026	09/2025
Aurea Extrema Empreendimentos Imobiliarios Spe S.A.		59.08	59.08	269,645	229,505	22,270	7,489	159,294	135,581	13,156	4,424
Ccisa133 Incorporadora Ltda		20.00	20.00	114,073	77,324	36,749	32,523	22,814	15,464	7,350	6,504
Ccisa174 Incorporadora Ltda		40.00	40.00	37,371	20,231	16,924	3,053	14,948	8,092	6,769	1,221
Ccisa177 Incorporadora Ltda		40.00	40.00	116,373	101,771	64,602	27,165	46,549	40,708	25,841	10,866
Ccisa189 Incorporadora Ltda		40.00	40.00	37,299	19,231	14,458	(254)	14,920	7,692	5,783	(102)
Ccisa205 Incorporadora Ltda.		40.00	40.00	105,191	89,380	6,316	31	42,076	35,752	2,527	12
Ccisa206 Incorp Ltda		50.00	50.00	43,523	48,295	15,229	16,605	21,762	24,147	7,614	8,303
Ccisa90 Incorporadora Ltda		40.00	40.00	81,689	85,804	15,885	18,673	32,675	34,322	6,354	7,469
Cury Construtora E Incorporadora S/A		15.08	15.08	1,778,937	1,381,706	887,231	705,459	268,242	208,364	133,801	112,288
Ebm Incorporacoes S.A.		50.00	50.00	277,954	222,687	52,851	7,688	138,977	111,344	26,426	3,844
Embu Investimentos Imobiliarios E Participacoes Ltda		40.00	40.00	107,144	87,677	8,487	(969)	42,857	35,071	3,395	(388)
Icon Realty Cajamar Ii Empreendimentos Imobiliarios S.A	(ii)	67.50	-	287,480	-	(420)	-	194,049	-	(284)	-
Lavvi Empreendimentos Imobiliários S.A	(i)	28.39	28.36	1,538,438	1,497,305	243,149	309,434	640,807	628,231	68,957	87,745
Lavvi Grecia Empreendimentos Imobiliários Ltda		50.00	50.00	116,510	81,540	(2,524)	(19)	58,255	40,770	(1,262)	(10)
Lavvi Monaco Empreendimentos Imobiliários Ltda		40.00	40.00	80,098	236,069	41,029	41,446	32,039	94,428	16,411	16,579
Luz Bela Empreendimentos Imobiliarios Ltda		35.00	35.00	37,884	19,183	18,880	-	13,259	6,714	6,608	-
M Patri Spe 01 Empreendimentos Imob		65.27	65.27	278,563	264,159	20,496	62	181,814	172,413	13,377	39
Marquise - Mandara By Yoo Empreendimentos Imobiliários Spe Ltda		33.00	33.00	151,392	132,740	38,651	48,078	49,959	43,804	12,755	15,866
Nuvologis Galpoes S.A.		69.50	69.50	72,158	15,535	(43)	(1,764)	50,151	10,797	(30)	(1,226)
Plano & Plano Desenvolvimento Imobiliários S.A		33.57	33.60	1,172,823	1,023,195	148,249	228,622	921,609	871,614	49,804	76,806
Sig 14 Empreendimentos Ltda	(ii)	70.00	-	64,074	-	(4,514)	-	44,852	-	(3,160)	-
Sk Realty Empreendimentos Imobiliários Ltda		50.00	50.00	93,132	156,662	(63,531)	(29,601)	46,566	78,331	(31,765)	(14,801)
Snowbird Master Fundo De Investimento Imobiliários		20.00	20.00	894,165	768,947	(6,227)	(2,498)	178,833	153,789	(1,245)	(500)
Vinson Empreendimentos Imobiliários Ltda		49.02	49.02	61,660	66,903	34,758	24,887	30,226	32,796	17,038	12,200
Other Special Purpose Entities (SPE) (i)				19,521,705	16,851,604	3,620,489	3,050,935	170,690	366,536	(3,747)	36,917
								3,418,224	**3,156,760**	**382,473**	**384,058**

(i) Change resulting from an increase/decrease in equity interest
(ii) Acquisition of an equity interest
(iii) Investees whose individual share of results account for less than 1% of the total share of results of investees and/or the investment in the consolidated.

d) Investment recognized at fair value

As at June 30, 2026, the investment of SYN PROP E TECH S.A. totaled R$6,565 (R$9,158 as at December 31,2025), considering 1,813,472 shares held by the Company measured at a market value per share of R$3.62. The net movements in profit or loss, less the distribution of dividends in the year, were recognized in line item ‘Other gains’ in investments, amounting approximately to R$(2,593). As at September 30, 2026, the investment of Tecnisa S/A totaled R$3 (R$794 at December 31, 2025), considering 5,155 shares held by the Company measured at a market value per share of R$0.63 according to the amount traded on Bovespa on September 30, 2026. The net movements in profit or loss were recognized in line item ‘Other’ in investments, amounting approximately to R$383.

8. PROPERTY, PLANT AND EQUIPMENT

The movements are as follows:

	Depreciation rate	Balance as at 12.31.2024	Additions	Depreciation	Balance as at 12.31.2025	Additions	Depreciation	Balance as at 09.30.2026	Cost	Depreciation
Machinery and equipment	10% p.a.	1,177	1,921	(317)	2,781	-	(254)	2,527	4,711	(2,184)
Furniture and fixtures	10% p.a.	536	36	(66)	506	-	(51)	455	6,595	(6,140)
Computers	20% p.a.	1,841	-	(940)	901	23	(466)	458	17,214	(16,756)
Facilities	10% p.a.	-	-	-	-	-	-	-	374	(374)
Leasehold improvements	(i)	4,330	587	(1,330)	3,587	8,950	(1,370)	11,167	45,204	(34,037)
Right of use	(iii)	6,463	261	(4,920)	1,804	3,320	(3,822)	1,301	22,306	(21,003)
Total		**14,347**	**2,805**	**(7,573)**	**9,579**	**12,293**	**(5,962)**	**15,910**	**96,404**	**(80,494)**

	Depreciation rate	Balance as at 12.31.2024	Additions	Depreciation	Write-offs	Transfer	Balance as at 12.31.2025	Additions	Depreciation	Write-offs	Balance as at 09.30.2026	Cost	Depreciation
Machinery and equipment	10% p.a.	2,687	5,535	(713)	-	-	7,509	10	(651)	-	6,868	12,290	(5,422)
Furniture and fixtures	10% p.a.	2,173	484	(321)	-	-	2,336	129	(253)	-	2,212	14,494	(12,282)
Computers	20% p.a.	3,916	113	(1,974)	-	-	2,055	1,790	(1,164)	-	2,681	33,537	(30,856)
Facilities	10% p.a.	7	26	(1)	-	-	32	40	(5)	-	67	1,136	(1,069)
Vehicles	20% p.a.	180	-	(38)	-	-	142	-	(28)	-	114	228	(114)
Leasehold improvements	(i)	6,872	5,210	(3,353)	-	-	8,729	11,707	(3,008)	-	17,428	72,642	(55,214)
Right of use	(iii)	8,684	2,867	(6,976)	615	-	5,190	4,353	(5,987)	-	3,556	30,996	(27,441)
Construction in progress	(iv)	-	-	-	-	431,016	431,016	117,127	-	-	548,143	548,143	-
Sales booth	(ii)	135,783	174,599	(64,250)	(63,385)	-	182,747	108,105	(71,242)	(93,198)	126,412	379,847	(253,434)
Total		**160,302**	**188,834**	**(77,626)**	**(62,770)**	**431,016**	**639,756**	**243,261**	**(82,338)**	**(93,198)**	**707,481**	**1,093,313**	**(385,832)**

(i) Costs are charged to profit or loss over the property lease periods, which range from three to five years.
(ii) Depreciation is based on the useful life of the assets of 24 months on average, used during the real estate project sales period, and it is allocated to profit or loss, in line item 'Selling expenses'. When the sales stand is built in the land, the demobilization occurs within a shorter period to begin the construction works.
(iii) Addition relating to the adoption of IFRS 16 – Leases, where the Company is the lessee of some assets. Depreciation occurs based on the term of lease contracts.
(iv) As at December 31, 2025, the Company reclassified the amounts recorded in inventory for constructions in progress, related to Cyrela Corporate by Pininfarina. The change reflects a change in the property's location. With that, expenditure in construction are appropriated as construction in progress until the conclusion of the corporate building.

As at September 30, 2026 and December 31, 2025, no assets subject to the need to recognize an allowance for impairment were identified.

9. INTANGIBLE ASSETS

The movements are as follows:

		Parent										
	Amortization rate	Balance at 12/31/2024	Additions	Amortization	Write-offs	Transfer	Balance at 12/31/2025	Additions	Amortization	Balance at 09/30/2026	Cost	Depreciation
Trademarks, patents and rights		-	-	-	-	-	-	-	-	-	-	-
Development costs	14% p.a.	1,457	-	(173)	-	-	1,284	-	(130)	1,154	74,515	(73,361)
Software licenses	20% p.a.	2,986	3,014	(1,177)	-	-	4,823	6,389	(1,948)	9,264	40,077	(30,813)
Sub-total		**4,443**	**3,014**	**(1,350)**	**-**	**-**	**6,107**	**6,389**	**(2,078)**	**10,418**	**114,592**	**(104,174)**
Fair Value Adjustment		48,774	9,595	(10,902)	(1,600)	4,953	50,820	12,209	(16,586)	46,443	280,525	(234,082)
Total		**53,217**	**12,609**	**(12,252)**	**(1,600)**	**4,953**	**56,927**	**18,598**	**(18,664)**	**56,861**	**395,117**	**(338,256)**

		Consolidated										
	Amortization rate	Balance at 12/31/2024	Additions	Amortization	Write-offs	Transfer	Balance at 12/31/2025	Additions	Amortization	Transfer	Balance at 09/30/2026	Cost	Depreciation
Trademarks, patents and rights		-	-	-	-	-	-	-	-	-	-	-	-
Development costs	14%p.a.	1,456	-	(173)	-	-	1,283	-	(130)	-	1,153	91,444	(90,291)
Software licenses	20%p.a.	4,159	3,014	(1,539)	-	-	5,634	8,459	(2,484)	-	11,609	56,704	(45,095)
						-							
Sub-total		**5,615**	**3,014**	**(1,712)**	**-**	**-**	6,917	**8,459**	**(2,614)**	**-**	**12,762**	**148,148**	**(135,386)**
Fair Value Adjustment		141,949	9,596	(53,237)	(1,600)	4,953	101,661	12,209	(31,681)	(70,006)	12,183	321,041	(308,858)
Total		**147,564**	**12,610**	**(54,949)**	**(1,600)**	**4,953**	**108,578**	**20,668**	**(34,295)**	**(70,006)**	**24,945**	**469,189**	**(444,244)**

The useful lives of the fair value adjustments on assets balances are defined as the properties are built and are allocated in the Parent to the Company's subsidiaries in the line items 'Properties for sale' in the consolidated financial information.

Management periodically reviews the useful lives of the Company's other intangible assets.

The detailed movements in the asset fair value adjustment balances with finite useful lives are as follows:

	Parent			
	2025	**Addition**	**Amortization**	**09/2026**
Spe Barbacena Empreendimentos Imobiliários S/A	**35**	-	(32)	**3**
Cyma Desenvolvimento Imobiliario S/A	**1,606**	-	-	**1,606**
Bro 2020 Participações S.A	**2,432**	-	-	**2,432**
Maba Empreendimentos Imob Ltda	**355**	-	(325)	**30**
Embu Invest Imob Part Sa	**10,642**	-	-	**10,642**
Cbr 036 Empreendimentos Imobiliários Ltda	**8,781**	-	(2,279)	**6,502**
Ccisa177 Incorporadora Ltda	**271**	6,343	(6,139)	**475**
Ccisa133 Incorporadora Ltda	**1,399**	-	(708)	**691**
Ccisa189 Incorporadora Ltda	**3,387**	-	(3,245)	**142**
Ccisa205 Incorporadora Ltda.	**6,928**	-	(3,658)	**3,270**
Cyrela Jacarepagua Empreendimentos Imobiliarios Ltda	**436**	-	(200)	**236**
Ccisa158 Incorporadora Ltda	**6,216**	-	-	**6,216**
Ccisa152 Incorporadora Ltda	**3,379**	-	-	**3,379**
Ccisa221 Incorporadora Ltda.	**-**	5,866	-	**5,866**
Eemovel Servicos De Informacoes S/A	**4,953**	-	-	**4,953**
Total	**50,820**	**12,209**	**(16,586)**	**46,443**

	Consolidated			
	2025	**Addition**	**Amortization**	**09/2026**
Cyma Desenvolvimento Imobiliario S/A	**1,606**	-	-	**1,606**
Spe Barbacena Empreendimentos Imobiliários S/A	**35**	-	(32)	**3**
Bro 2020 Participações S.A	**2,432**	-	-	**2,432**
Charlie Tecnologia E Acomodaco	**2,595**	-	-	**2,595**
Prs Xxi Incorporadora Ltda	**354**	-	(326)	**-**
Cyma 10 Empreendimentos Imobiliarios	**221**	-	(73)	**-**
João Wallig Emp Imob	**963**	-	(631)	**-**
Eemovel Servicos De Informaco	**4,953**	-	-	**4,953**
Embu Invest Imob Part Sa	**10,642**	-	-	**-**
M Patri Spe 01 Empr Imob Ltda	**25,492**	-	-	**-**
Roque Petroni Do Brasil Projetos Imob. Ltda	**20,975**	-	(14,392)	**-**
Companhia Hipotecária Piratini -Chp	**594**	-	-	**594**
Cbr 036 Empreendimentos Imobiliários Ltda	**8,781**	-	(2,279)	**-**
Ccisa177 Incorporadora Ltda	**271**	6,343	(6,138)	**-**
Ccisa133 Incorporadora Ltda	**1,399**	-	(707)	**-**
Ccisa189 Incorporadora Ltda	**3,387**	-	(3,245)	**-**
Ccisa205 Incorporadora Ltda.	**6,929**	-	(3,658)	**-**
Cyrela Jacarepagua Empreendimentos Imobiliarios Ltda	**436**	-	(200)	**-**
Ccisa158 Incorporadora Ltda	**6,217**	-	-	**-**
Ccisa221 Incorporadora Ltda.	-	5,866	-	**-**
Ccisa152 Incorporadora Ltda	**3,379**	-	-	**-**
Total	**101,661**	**12,209**	**(31,681)**	**12,183**

(i) In the consolidated financial statements, the fair value adjustments of investees are reclassified to inventories.

10. BORROWINGS

	Parent		Consolidated	
	09/2026	**2025**	**09/2026**	**2025**
Loans - principal	259,540	200,116	334,924	520,116
Loans - interest payable	15,771	16,096	16,104	16,464
Loans - transaction costs	-	-	(342)	-
Financings - principal	-	-	3,604,409	3,213,268
Financings - interest payable	-	-	16,053	13,507
Total	**275,311**	**216,212**	**3,971,148**	**3,763,355**
Current	**15,771**	**16,096**	**765,372**	**753,601**
Noncurrent	**259,540**	**200,116**	**3,205,776**	**3,009,754**

As at September 30, 2026, financing amounting to R$ 3,604,409 (R$ 3,213,268 as at December 31, 2025) consists of mortgage loan agreements, partially subject to interest ranging from 8.30% p.a. (plus TR) and 12.50% p.a. (plus TR). The related agreements provide for accelerated maturity in case of failure to perform obligations assumed thereunder, including, but not limited to, the use of the funds for the purpose established in the agreement, registration of the real estate mortgage, and meeting the construction schedule. Financing agreements are collateralized by 120% to 130% of loans, mortgage of land, future units and also the Company's collateral signature

Loans denominated in domestic currency are represented as:

Issuance	**09/2026**	**2025**	**Rate**
Jun-24	259,540	200,116	CDI + 3.50%
Dec-25	-	320,000	CDI + 0.6%
Mar-26	75,384	-	CDI + 1.07%
Total	**334,924**	**520,116**	

As at March 31, 2026, the full optional early redemption of the 1st issuance of Book-Entry Commercial Notes by CashMe Soluções Financeiras S.A. was completed

In the year ended September 30, 2026, interest on mortgage loan agreements, eligible for capitalization in inventories, net of income from short-term investments, totaled R$ 109,524 (R$ 46,890 at December 31, 2025).

The balances are broken down as follows:

Year	Parent		Consolidated	
	09/2026	2025	09/2026	2025
12 months	15,771	16,096	765,372	753,601
24 months	-	-	1,546,976	1,372,385
36 months	-	-	778,060	957,534
48 months	-	-	312,097	244,946
60 months	-	-	233,744	234,772
> 60 months	259,540	200,116	334,899	200,117
Total	**275,311**	**216,212**	**3,971,148**	**3,763,355**

The movements in 'Borrowings' are as follows:

	Parent		Consolidated	
	09/2026	2025	09/2026	2025
Opening balance	**216,212**	**78,348**	**3,763,355**	**2,342,780**
Additions	59,423	130,116	1,698,476	2,636,287
Principal repayment	-	-	(1,542,227)	(1,320,555)
Interest payments	(28,321)	(9,047)	(267,266)	(232,724)
Interest and charges	27,997	16,795	318,810	293,039
Change of criterion (i)	-	-	-	44,528
Closing balance	**275,311**	**216,212**	**3,971,148**	**3,763,355**

(i) Refers to change of control in investees.

Restrictive covenants

Some abovementioned loan agreements contain financial and non-financial restrictive covenants which, if not met, give rise to the accelerated maturity of the debts.

The financial restrictive covenants provide for maximum debt and leverage ratios as well as a minimum debt service coverage ratio for current installments, which must be met on a quarterly basis. The required ratios are as follows:

	Ratio required by the agreement
Net debt (plus properties payable, minus SFH debt) / equity	Equal to or lower than 0.8
Receivables (plus properties for sale) / net debt (plus properties payable and unrecognized costs and expenses)	Equal to or greater than 1.5 or lower than 0

In addition to the abovementioned main restrictive covenants, some agreements provide for certain obligations to deliver financial information, prior approval in case of transfer of shareholding control or corporate restructurings, among others.

As at September 30, 2026 and December 31, 2025, all covenants were met.

11. CERTIFICATES OF REAL ESTATE RECEIVABLES (CRIs) (PARENT AND CONSOLIDATED)

a) Opea Securitizadora S.A. (formerly RB Capital Companhia de Securitização S/A) - ("Opea")

On April 24, 2022, Opea issued the 489th, 490th, and 491st series from the first issuance of Real Estate Receivables Certificates (CRIs). The CRIs were placed in the market through a public offering, in conformity with CVM Resolution 160, of 480,000 registered, book-entry CRIs, with par value of R$1, totaling R$480,000.

The 489th, 490th, and 491st series CRIs from the first issuance conducted by Opea are backed by real estate receivables derived from debentures issued by the Company. All real estate receivables are represented by Real Estate Credit Notes (CCI) that were acquired by Opea in compliance with Law 10931/04 ("Opea's Real Estate Receivables") under a Private Deed Instrument for the Issuance of Full CCIs. Opea established the Fiduciary Regime on Opea's Real Estate Receivables, under the Securitization Instrument, pursuant to article 9 of Law 9514/97, with the appointment of Simplific Pavarini DTVM Ltda. (currently Vortx) as trustee for the 211th and 212th series from the first issuance conducted by RB Capital, as well as Pentágono S.A. Distribuidora de Títulos e Valores Mobiliários as the trustee for the 489th, 490th, and 491st series from Opea's first issuance. Opea's Mortgage Loans and the Collateral under the Fiduciary Relationship will be stated separately in the subsidiary's equity and will be treated as a separate equity, intended specifically for the payment of CRIs and other obligations related to the Fiduciary Relationship, under the terms of article 11 of Law 9514/97. The CRIs were accepted for trading in CETIP 21 system of CETIP S.A. - Balcão Organizado de Ativos e Derivativos and in Sistema Bovespafix da B3 S.A. - Brasil Bolsa Balcão - Novo Mercado, respectively.

The main characteristics of the 489th, 490th, and 491st series from the 1st Issuance of Opea are:

Characteristics	**489th, 490th, and 491st series from the 1st issuance (ii) (iii)**
Issuance date	04/24/2022
Amortization date	Semiannual interest and principal on: (i) June 15, 2027 for the 489th and 490th series, and (ii) June 15, July 15, 2028 and June 15, 2029 for the 491st series.
Par value on the issuance date	1.00
Number of certificates issued	489th: 121,300, 490th: 259,200, 491st: 99,500
Monthly interest	There will be no inflation adjustment on the 489th Series Debentures; interest will be payable on the par value as from the issuance date, corresponding to 100% of the DI rate, calculated and disclosed by CETIP, exponentially increased by surtax of 0.40% per year, 252 Business Days basis. The Backing Debentures of the 490th and 491st series will have their Par Value or Balance of Par Value as applicable, adjusted for inflation as of the first date of payment of the Debentures up to the maturity date of the Debentures, by the accumulated variation of IPCA, calculated exponentially and cumulatively on a pro rata basis by Business Days. Notwithstanding the inflation adjustment, the interest to which the CRI Holders will be entitled corresponds to a surcharge of (i) 5.9068% per year for the 490th series and (ii) 6.1280% per year for the 491st series, 252 Business Days basis, calculated exponentially and cumulatively on a pro rata basis per elapsed business days, levied on the Adjusted Par Value.
Retrocession	None.
Covenants	The failure to meet any of the financial ratios listed below, to be calculated on a quarterly basis by the Issuer based on its audited consolidated financial statements, for the end of March, June, September and December of each year, and verified by Securitizadora up to five days after the receipt of the calculation sent by the Issuer (“Financial Ratios”): (i) the ratio between (A) the sum of Net Debt and Properties Payable; and (B) Equity; must be equal to or lower than 0.80; and (ii) the ratio between (A) the sum of Total Receivables and Properties for Sale; and (B) the sum of Net Debt, Properties Payable and Unrecognized Costs and Expenses; must be equal to or higher than 1.5 or lower than 0.

(i) Risk classification: on November 14, 2025, the rating awarded by S&P Global Ratings was brAAA (national scale) to the 489th, 490th, and 491st Series of Opea's 1st Issuance of CRIs, through a report containing the issuance's risk rating. The Company monitors the rating reports (risk assessment) of the securitization transactions on a periodic basis. The report is available at: https://app.opeacapital.com/pt/emissoes/22D1289009 , https://app.opeacapital.com/pt/emissoes/22D1289010 and https://app.opeacapital.com/pt/emissoes/22D1289011;

(ii) Risk rating: on April 8, 2026, the rating awarded by Moody's Local Brasil was AAA.br (national scale) to the 489th, 490th, and 491st Series of Opea's 1st Issuance of CRIs, through a report containing the issuance's risk rating. The Company monitors the rating reports (risk assessment) of the securitization transactions on a periodic basis. The report is available at: https://moodyslocal.com.br/.

b) Companhia Província de Securitização S/A ("Província")

On June 30, 2023, Província issued the 1st, 2nd, and 3rd Series from the 31st issuance of Real Estate Receivables Certificates.

Província's 31st issuance, 1st, 2nd, and 3rd series CRIs are backed by a receivables portfolio acquired by Província, comprising 294 Real Estate Receivables Note (CCI) in conformity with Law 10931/04 ("Real Estate Receivables"). Província established the Fiduciary Regime on Real Estate Receivables, as set forth in the Securitization Instrument, under article 9 of Law 9514/97, with the appointment of H.COMMCOR DISTRIBUIDORA DE TÍTULOS E VALORES MOBILIÁRIOS LTDA as trustee. The Real Estate Receivables and the Collateral under the Fiduciary Regime will be stated separately in Província's equity and will be treated as a separate equity, intended specifically for the payment of CRIs and other obligations related to the Fiduciary Regime, under the terms of article 11 of Law 9514/97. The CRIs were accepted for trading in CETIP 21 system of B3.

The CRIs were placed in the market through a public offering, with restricted efforts, of 147,772 units of Senior CRIs (1st series), with par value of R$1, totaling R$148,772; 8,751 units of Mezzanine Subordinated CRIs (2nd series), with par value of R$1, totaling R$8,751 and 17,503 units of Subordinated CRIs (3rd series), with par value of R$1, totaling R$17,503, fully acquired by the Company. Senior CRIs have preemptive right in the receipt of compensatory interest, principal and late payment charges possibly incurred, in relation to Subordinated CRIs. Accordingly, Subordinated CRIs cannot be redeemed by the Issuer before the full redemption of Senior CRIs

On October 9, 2023, Província issued the 1st, 2nd, and 3rd Series from the 39th issuance of Real Estate Receivables Certificates.

Província's 39th issuance, 1st, 2nd, and 3rd series CRIs are backed by a receivables portfolio acquired by Província, comprising 488 Real Estate Receivables Note (CCI) in conformity with Law 10931/04 ("Real Estate Receivables"). Província established the Fiduciary Regime on Real Estate Receivables, as set forth in the Securitization Instrument, under article 9 of Law 9514/97, with the appointment of H.COMMCOR DISTRIBUIDORA DE TÍTULOS E VALORES MOBILIÁRIOS LTDA as trustee. The Real Estate Receivables and the Collateral under the Fiduciary Regime will be stated separately in Província's equity and will be treated as a separate equity, intended specifically for the payment of CRIs and other obligations related to the Fiduciary Regime, under the terms of article 11 of Law 9514/97. The CRIs were accepted for trading in CETIP 21 system of B3.

The placement of the CRIs (Real Estate Receivables Certificates) in the market was carried out through a public offering on a "best efforts" basis, consisting of 250,000 Senior CRIs (1st series) with a unit par value of R$ 1, totaling R$ 250,000; 103,106 Mezzanine Subordinated CRIs (2nd series) with a unit par value of R$ 1, totaling R$ 103,106; and 39,235 Subordinated CRIs (3rd series) with a unit par value of R$ 1, totaling R$ 39,235, all of which were acquired in their entirety by the Company. The Senior CRIs hold priority over the Subordinated CRIs regarding the receipt of interest, principal, and any applicable late-payment charges. Consequently, the Subordinated CRIs may not be redeemed by the Issuer until the Senior CRIs have been redeemed in full.

On January 15, 2024, Província issued the 1st, 2nd, and 3rd Series from the 40th issuance of Real Estate Receivables Certificates.

Província's 40th issuance, 1st, 2nd, and 3rd series CRIs are backed by a receivables portfolio acquired by Província, comprising 132 Real Estate Receivables Note (CCI) in conformity with Law 10931/04 ("Real Estate Receivables"). Província established the Fiduciary Regime on Real Estate Receivables, as set forth in the Securitization Instrument, under article 9 of Law 9514/97, with the appointment of H.COMMCOR DISTRIBUIDORA DE TÍTULOS E VALORES MOBILIÁRIOS LTDA as trustee. The Real Estate Receivables and the Collateral under the Fiduciary Regime will be stated separately in Província's equity and will be treated as a separate equity, intended specifically for the payment of CRIs and other obligations related to the Fiduciary Regime, under the terms of article 11 of Law 9514/97. The CRIs were accepted for trading in CETIP 21 system of B3.

The CRIs were placed in the market through a public offering, with restricted efforts, of 148,500 units of Senior CRIs (1st series), with par value of R$1, totaling R$148,500; up to 8,500 units of Mezzanine Subordinated CRIs (2nd series), with par value of R$1, totaling R$8,500, and up to 8,500 units of Subordinated CRIs (3rd series), with par value of R$1, totaling R$8,500, fully acquired by the Company. Senior CRIs have preemptive right in the receipt of compensatory interest, principal and late payment charges possibly incurred, in relation to Subordinated CRIs. Accordingly, Subordinated CRIs cannot be redeemed by the Issuer before the full redemption of Senior CRIs.

On April 15, 2024, Província issued the 1st, 2nd, and 3rd series from the 57th issuance of Real Estate Receivables Certificates (CRIs) (i).

The 1st, 2nd, and 3rd series CRIs from the 57th issuance are backed by real estate receivables derived from debentures issued by the Company. All real estate receivables are represented by three Real Estate Credit Notes (CCI) that were acquired by Província in compliance with Law 10931/04 ("Província's Real Estate Receivables") under a Private Deed Instrument for the Issuance of Full CCIs. Província established the Fiduciary Regime on Província's Real Estate Receivables, as set forth in the Securitization Instrument, under article 9 of Law 9514/97, with the appointment of Oliveira Trust Distribuidora de Títulos e Valores Mobiliários S.A. as trustee of the 1st, 2nd, and 3rd series of Província's 57th Issuance. Província's Real Estate Receivables and the Collateral under the Fiduciary Regime will be stated separately in the subsidiary's equity and will be treated as a separate equity, intended specifically for the payment of CRIs and other obligations related to the Fiduciary Regime, under the terms of article 11 of Law 9514/97. The CRIs were accepted for trading in CETIP 21 system of CETIP S.A. - Balcão Organizado de Ativos e Derivativos and in Sistema Bovespafix da B3 S.A. - Brasil Bolsa Balcão - Novo Mercado, respectively.

On April 25, 2024, Província issued the 1st, 2nd, and 3rd series from the 48th issuance of Real Estate Receivables Certificates (CRIs).

Província's 48th issuance, 1st, 2nd, and 3rd series CRIs are backed by a receivables portfolio acquired by Província, comprising 535 Real Estate Receivables Note (CCI) in conformity with Law 10931/04 ("Real Estate Receivables"). Província established the Fiduciary Regime on Real Estate Receivables, as set forth in the Securitization Instrument, under article 9 of Law 9514/97, with the appointment of H.COMMCOR DISTRIBUIDORA DE TÍTULOS E VALORES MOBILIÁRIOS LTDA as trustee. The Real Estate Receivables and the Collateral under the Fiduciary Regime will be stated separately in Província's equity and will be treated as a separate equity, intended specifically for the payment of CRIs and other obligations related to the Fiduciary Regime, under the terms of article 11 of Law 9514/97. The CRIs were accepted for trading in CETIP 21 system of B3.

The CRIs were placed in the market through a public offering, with firm guarantee, of up to 86,959 units of DI Senior CRIs (1st series), with par value of R$1, totaling up to R$86,959; up to 202,905 units of IPCA Senior CRIs (2nd series), with par value of R$1, totaling R$202,905 and up to 51,152 units of Subordinated CRIs (3rd series), with par value of R$1, totaling up to R$51,152, fully acquired by the Company. Senior CRIs have preemptive right in the receipt of compensatory interest, principal and late payment charges possibly incurred, in relation to Subordinated CRIs. Accordingly, Subordinated CRIs cannot be redeemed by the Issuer before the full redemption of Senior CRIs.

On December 17, 2024, Província issued the 1st, 2nd, 3rd, and 4th series from the 1st issuance of Receivables Certificates (CRs).

Província's 1st issuance, 1st, 2nd, 3rd, and 4th series CRs are backed by a receivables portfolio acquired by Província, comprising 511 Real Estate Receivables Note (CCI) in conformity with Law 10931/04 ("Real Estate Receivables"). Província established the Fiduciary Regime on Real Estate Receivables, as set forth in the Securitization Instrument, under article 9 of Law 9514/97, with the appointment of VÓRTX DISTRIBUIDORA DE TÍTULOS E VALORES MOBILIÁRIOS LTDA as trustee. The Real Estate Receivables and the Collateral under the Fiduciary Regime will be stated separately in Província's equity and will be treated as a separate equity, intended specifically for the payment of CRs and other obligations related to the Fiduciary Regime, under the terms of article 11 of Law 9514/97. The CRs were accepted for trading in CETIP 21 system of B3.

The CRs were placed in the market through a public offering, with firm guarantee, of up to 91,875 units of DI Senior CRs (1st series), with par value of R$1, totaling up to R$91,875; up to 188,125 units of IPCA Senior CRs (2nd series), with par value of R$1, totaling R$188,125; up to 26,250 units of Subordinated CRs (3rd series), with par value of R$1, totaling up to R$26,250; and 43,750 units of Subordinated CRs (4th series), with par value of R$1, totaling up to R$43,750, fully acquired by the Company. Senior CRs have preemptive right in the receipt of compensatory interest, principal and late payment charges possibly incurred, in relation to Subordinated CRs. Accordingly, Subordinated CRs cannot be redeemed by the Issuer before the full redemption of Senior CRs.

On April 15, 2025, Província issued 1st, 2nd and 3rd series from the 102nd issuance of Real Estate Receivables Certificates (CRIs) (ii).

Província's 102nd issuance, 1st, 2nd and 3rd series CRIs are backed by real estate receivables incurring from the issuance of Company debentures. All real estate receivables are represented by Real Estate Receivables Note (CCI), which Província acquired in conformity with Law 10931/04 ("Real Estate Receivables") through a Private Instrument of Deed of Issuance of Integral CCIs. Província instituted the Fiduciary Regime on Real Estate Credits Province, under the terms of the Securitization Agreement, pursuant to article 9 of Law No. 9,514/97, with the appointment of Pentágono S.A. Distribuidora de Títulos e Valores Mobiliários as fiduciary agent of the 1st, 2nd and

3rd series of the Província's 102nd issuance. Província's Real Estate Receivables and the Guarantee object of the Fiduciary Regime will be detached from the assets of the subsidiary and will constitute separate equity, specifically intended for the payment of CRIs and other obligations related to the Fiduciary Regime, pursuant to article 11 of Law No. 9,514/97. The CRIs were admitted to trading in the CETIP 21 System of CETIP S.A. - Balcão Organizado de Ativos e Derivativos and in the Bovespafix System of B3 S.A. - Brasil Bolsa Balcão - Novo Mercado, respectively.

On May 7, 2025, Província issued 1st, 2nd and 3rd series from the 101st issuance of Real Estate Receivables Certificates (CRIs) (iii).

Província's 101st issuance, 1st, 2nd and 3rd series CRIs are backed by a receivables portfolio acquired by Província, represented by 504 Real Estate Receivables Notes (CCI), pursuant to Law No. 10.931/04 (Real Estate Receivables). Província instituted the Fiduciary Regime on Real Estate Credits Province, under the terms of the Securitization Agreement, pursuant to article 9 of Law No. 9.514/97, with the appointment of VÓRTX DISTRIBUIDORA DE TÍTULOS E VALORES MOBILIÁRIOS LTDA as fiduciary agent. Província's Real Estate Receivables and the Guarantee object of the Fiduciary Regime will be detached from Província's the assets and will constitute separate equity, specifically intended for the payment of CRIs and other obligations related to the Fiduciary Regime, pursuant to article 11 of Law No. 9,514/97. The CRIs were admitted to trading in B3's CETIP 21 System.

The CRIs were placed in the market through a public offering, with firm guarantee, of up to 262,500 units of Senior CRIs (1st series), with par value of R$1, totaling up to R$262,500; up to 52,500 units of Mezzanine Senior CRIs (2nd series), with par value of R$1, totaling R$52,500 and up to 35,500 units of Subordinated CRIs (3rd series), with par value of R$1, totaling up to R$52,500, fully acquired by the Company. Senior CRIs have preemptive right in the receipt of compensatory interest, principal and late payment charges possibly incurred, in relation to Subordinated CRIs. Accordingly, Subordinated CRIs cannot be redeemed by the Issuer before the full redemption of Senior CRIs.

On August 29, 2025, Província issued the 1st, 2nd, and 3rd series from the 2nd issuance of Receivables Certificates (CRs).

Província's 2nd issuance, 1st, 2nd and 3rd series CRs are backed by a receivables portfolio acquired by Província, represented by 794 Real Estate Receivables Notes (CCI), pursuant to Law No. 10.931/04 (Real Estate Receivables). Província instituted the Fiduciary Regime on Real Estate Credits, under the terms of the Securitization Agreement, pursuant to article 9 of Law No. 9.514/97, with the appointment of VÓRTX DISTRIBUIDORA DE TÍTULOS E VALORES MOBILIÁRIOS LTDA as fiduciary agent. Província's Real Estate Receivables and the Guarantee object of the Fiduciary Regime will be detached from Província's the assets and will constitute separate equity, specifically intended for the payment of CRs and other obligations related to the Fiduciary Regime,

pursuant to article 11 of Law No. 9,514/97. The CRs were admitted to trading in B3's CETIP 21 System.

The CRs were placed in the market through a public offering, with firm guarantee, of up to 440,000 units of Senior CRs (1st series), with par value of R$1, totaling up to R$440,000; up to 41,250 units of Mezzanine Senior CRs (2nd series), with par value of R$1, totaling R$41,250; up to 68,750 units of Junior Subordinated CRs (3rd series), with par value of R$1, totaling up to R$68,750, fully acquired by the Company. Senior CRs have preemptive right in the receipt of compensatory interest, principal and late payment charges possibly incurred, in relation to Subordinated CRs. Accordingly, Subordinated CRs cannot be redeemed by the Issuer before the full redemption of Senior CRs.

On November 17, 2025, Província issued the 1st, 2nd, and 3rd series from the 127th issuance of Real Estate Receivables Certificates (CRIs).

Província's 127th issuance, 1st, 2nd and 3rd series CRIs are backed by real estate receivables incurring from the issuance of Company debentures. All real estate receivables are represented by three Real Estate Receivables Notes (CCI), acquired by Província in conformity with Law No. 10.931/04 (Real Estate Receivables), through a Private Instrument of Deed of Issuance of Integral CCIs. Província instituted the Fiduciary Regime on Real Estate Credits, under the terms of the Securitization Agreement, pursuant to article 9 of Law No. 9.514/97, with the appointment of Pentágono S.A. Distribuidora de Títulos e Valores Mobiliários as fiduciary agent of Província's 127th issuance, 1st, 2nd and 3rd series. Província's Real Estate Receivables and the Guarantee object of the Fiduciary Regime will be detached from Província's the assets and will constitute separate equity, specifically intended for the payment of CRIs and other obligations related to the Fiduciary Regime, pursuant to article 11 of Law No. 9,514/97. The CRIs were admitted to trading in Sistema CETIP 21 of CETIP S.A. - Balcão Organizado de Ativos e Derivativos and in Sistema Bovespafix of B3 S.A. - Brasil Bolsa Balcão - Novo Mercado, respectively.

On March 26, 2026, Província issued the 1st, 2nd, and 3rd series from the 133rd issuance of Real Estate Receivables Certificates (CRIs)

Província's 133rd issuance, 1st, 2nd and 3rd series CRIs are backed by a receivables portfolio acquired by Província, represented by 554 Real Estate Receivables Notes (CCI), pursuant to Law No. 10.931/04 (Real Estate Receivables). Província instituted the Fiduciary Regime on Real Estate Credits Province, under the terms of the Securitization Agreement, pursuant to article 9 of Law No. 9.514/97, with the appointment of VÓRTX DISTRIBUIDORA DE TÍTULOS E VALORES MOBILIÁRIOS LTDA as fiduciary agent. Província's Real Estate Receivables and the Guarantee object of the Fiduciary Regime will be detached from Província's assets and will constitute separate equity, specifically intended for the payment of CRIs and other obligations related to the Fiduciary Regime, pursuant to article 11 of Law No. 9,514/97. The CRIs were admitted to trading in B3's CETIP 21 System.

The CRIs were placed in the market through a public offering, with firm guarantee, of up to 320,00 units of DI Senior CRIs (1st series), with par value of R$1, totaling up to R$320,000; up to 50,000 units of Mezzanine Subordinated CRIs (2nd series), with par value of R$1, totaling R$50,000; and up to 30,000 units of Junior Subordinate CRIs (3rd series), with par value of R$1, totaling up to R$30,000, fully acquired by the Company. Senior CRIs have preemptive right in the receipt of compensatory interest, principal and late payment charges possibly incurred, in relation to Subordinated CRIs. Accordingly, Subordinated CRIs cannot be redeemed by the Issuer before the full redemption of Senior CRIs.

On May 21, 2026, Província issued the 1st, 2nd, 3rd and 4th Series from the 3rd Issuance of Receivables Certificates (CRs).

Província's 3rd issuance, 1st, 2nd, 3rd, and 4th series CRs are backed by a receivables portfolio acquired by Província, comprising 237 Real Estate Receivables Notes (CCIs) in conformity with Law No. 10,931/04 ("Real Estate Receivables"). Província established the Fiduciary Regime on the Real Estate Receivables, as set forth in the Securitization Instrument, pursuant to Article 9 of Law No. 9,514/97, with the appointment of VÓRTX DISTRIBUIDORA DE TÍTULOS E VALORES MOBILIÁRIOS LTDA as trustee. The Real Estate Receivables and the Collateral subject to the Fiduciary Regime will be segregated from Província's assets and will constitute a separate estate, intended specifically for the payment of the CRs and other obligations related to the Fiduciary Regime, pursuant to Article 11 of Law No. 9,514/97. The CRs were admitted for trading on the CETIP 21 System of B3.

The CRs were placed in the market through a public offering, on a best-efforts basis, of up to 160,000 units of Senior CRs (1st series), with a par value of R$1 per unit, totaling up to R$160,000; up to 15,000 units of Mezzanine A Subordinated CRs (2nd series), with a par value of R$1 per unit, totaling up to R$15,000; up to 10,000 units of Mezzanine B Subordinated CRs (3rd series), with a par value of R$1 per unit, totaling up to R$10,000; and up to 15,000 units of Junior Subordinated CRs (4th series), with a par value of R$1 per unit, totaling up to R$15,000, fully acquired by the Company. Senior CRs have preemptive rights to the receipt of compensatory interest, principal and any late payment charges incurred, in relation to Subordinated CRs. Accordingly, the Subordinated CRs may not be redeemed by the Issuer prior to the full redemption of the Senior CRs.

On July 20, 2026, Província issued the 1st and 2nd Series of the 152nd Issuance of Receivables Certificates (CRs).

Província's 152nd issuance, 1st and 2nd series CRIs are backed by a receivables portfolio acquired by Província, represented by 267 Real Estate Receivables Notes (CCI), pursuant to Law No. 10,931/04 ("Real Estate Receivables"). Província instituted the Fiduciary Regime over the Real Estate Receivables, under the terms of the Securitization Agreement, pursuant to article 9 of Law No. 9,514/97, with the appointment of VÓRTX DISTRIBUIDORA DE TÍTULOS E VALORES MOBILIÁRIOS LTDA as fiduciary agent. The Real Estate Receivables and the Guarantee subject to the Fiduciary Regime will be detached from Província's assets and will constitute separate equity, specifically intended for the payment of the CRIs and other obligations related to the Fiduciary Regime, pursuant to article 11 of Law No. 9,514/97. The CRIs were admitted to trading in B3's CETIP 21 System.

The CRIs were placed in the market through a public offering under a best-efforts placement regime of up to 180,000 units of Senior CRIs (1st series), with a par value of R$1, totaling up to R$180,000, and up to 20,000 units of Subordinated CRIs (2nd series), with a par value of R$1, totaling up to R$20,000, fully acquired by the Company. Senior CRIs have preemptive rights in the receipt of compensatory interest, principal and any late-payment charges incurred, in relation to Subordinated CRIs. Accordingly, the Subordinated CRIs may not be redeemed by the Issuer prior to the full redemption of the Senior CRIs.

On August 26, 2026 Província issued the 1st, 2nd and 3rd Series of the 180th Issuance of Real Estate Receivables Certificates (CRIs).

Província's 180th issuance, 1st, 2nd and 3rd series CRIs are backed by a receivables portfolio acquired by Província, represented by 117 Real Estate Receivables Notes (CCI), pursuant to Law No. 10,931/04 ("Real Estate Receivables"). Província instituted the Fiduciary Regime over the Real Estate Receivables, under the terms of the Securitization Agreement, pursuant to article 9 of Law No. 9,514/97, with the appointment of VÓRTX DISTRIBUIDORA DE TÍTULOS E VALORES MOBILIÁRIOS LTDA as fiduciary agent. The Real Estate Receivables and the Guarantee subject to the Fiduciary Regime will be detached from Província's assets and will constitute separate equity,

specifically intended for the payment of the CRIs and other obligations related to the Fiduciary Regime, pursuant to article 11 of Law No. 9,514/97. The CRIs were admitted to trading in B3's CETIP 21 System.

The CRIs were placed in the market through a public offering under a best-efforts placement regime of up to 400,000 units of Senior CRIs (1st series), with a par value of R$1, totaling up to R$400,000; up to 99,999 units of Mezzanine Subordinated CRIs (2nd series), with a par value of R$1, totaling up to R$99,999; and up to 1 unit of Junior Subordinated CRIs (3rd series), with a par value of R$1, totaling up to R$1, fully acquired by the Company. Senior CRIs have preemptive rights in the receipt of compensatory interest, principal and any late-payment charges incurred, in relation to Subordinated CRIs. Accordingly, the Subordinated CRIs may not be redeemed by the Issuer prior to the full redemption of the Senior CRIs

(i) Risk rating: On July 16, 2026, the rating agency Moody's Local Brazil maintained the AAA.br (national scale) rating for the 1st, 2nd, and 3rd Series of the 57th CRI Issuance of Província, through a report encompassing the risk assessment of the issuance. The Company periodically monitors the rating reports (risk assessments) of securitization transactions. The report is available at: https://moodyslocal.com.br/.

(ii) Risk rating: On July 16, 2026, the rating agency Moody's Local Brazil maintained the AAA.br (national scale) rating for the 1st, 2nd, and 3rd Series of the 102nd CRI Issuance of Província, through a report encompassing the risk assessment of the issuance. The Company monitors the rating reports (risk assessment) of securitization operations periodically. The report is available at: https://moodyslocal.com.br/.

(iii) Risk rating: On June 8, 2026, the rating agency Moody's Local Brazil maintained the AAA.br (national scale) rating for the 1st (Senior) Series of the 101st CRI Issuance of Província, through a report encompassing the risk assessment of the issuance. The Company monitors the rating reports (risk assessment) of securitization operations periodically. The report is available at: https://moodyslocal.com.br/.

(iv) Risk rating: On July 16, 2026, the rating agency Moody's Local Brazil maintained the AAA.br (national scale) rating for the 1st, 2nd, and 3rd Series of the 127th CRI Issuance of Província, through a report encompassing the risk assessment of the issuance. The Company monitors the rating reports (risk assessment) of securitization operations periodically. The report is available at: https://moodyslocal.com.br/.

(v) Risk rating: On June 8, 2026, the rating agency Moody's Local Brazil maintained the AAA.br (national scale) rating for the 1st, 2nd, and 3rd Series of the 133rd CRI Issuance of Província, through a report encompassing the risk assessment of the issuance. The Company monitors the rating reports (risk assessment) of securitization operations periodically. The report is available at: https://moodyslocal.com.br/.

The main characteristics of the 31st issue, 1st, 2nd and 3rd series from the 39th issue, 1st, 2nd and 3rd series from the 40th issue, 1st, 2nd and 3rd series from the 48th issue, 1st, 2nd and 3rd series from the 57th issue, 1st, 2nd, 3rd and 4th series from the 1st issue, 1st, 2nd and 3rd series from the 102nd issue, 1st, 2nd and 3rd series from the 101st issue, 1st, 2nd and 3rd series from the 127th issue, 1st, 2nd and 3rd series from the 133rd issue, 1st, 2nd, 3rd and 4th series from the 3rd issue, 1st and 2nd series from the 152nd issue, 1st, 2nd and 3rd series from the 180th issue of Província Receivables Certificates are:

Characteristics	1st, 2nd and 3rd series from the 31st issue	1st, 2nd and 3rd series from the 39th issue	1st, 2nd and 3rd series of the 40th issue
Issue date	06/30/2023	10/09/2023	01/15/2024
Amortization date	Monthly	Monthly	Monthly
Par value on date of issuance	1.00	1.00	1.00
Interest rate	IPCA + 9.0% / IPCA + 10.0% / IPCA + 11.0%	IPCA + 6.0% / IPCA + 10.0% / IPCA + 11.0%	IPCA + 7.0% / IPCA + 10.0% / IPCA + 11.0%
Retrocession	None	None	None
Covenants	31st issue of Cia Província de Securitização's CRIs, Series 1, 2 and 3. The payment order must follow seniority level of each series, in the following manner: Senior Series (No. 1), Mezzanine Subordinate Series (No. 2), Junior Subordinate Series (No. 3).	39th issue of Cia Província de Securitização's CRIs, Series 1, 2 and 3. The payment order must follow seniority level of each series, in the following manner: Senior Series (No. 1), Mezzanine Subordinate Series (No. 2), Junior Subordinate Series (No. 3).	40th issue of Cia Província de Securitização's CRIs, Series 1, 2 and 3. The payment order must follow seniority level of each series, in the following manner: Senior Series (No. 1), Mezzanine Subordinate Series (No. 2), Junior Subordinate Series (No. 3).
	All interest payments will be made to CRI owners after the due costs of the equity separate from the issue.	All interest payments will be made to CRI owners after the due costs of the equity separate from the issue.	All interest payments will be made to CRI owners after the due costs of the equity separate from the issue.
	The Subordinate Series will only be paid after the payments of the series with the highest degree of seniority; the Subordinate Series will also have performance award distribution on a non-sequential/monthly basis. The funds retained in the Centralizing Account, as provided for in item 7.2. of the Securitization Agreement, will be used to pay the Junior CRI whenever the following equation is met, respecting the payment dates provided for in the Current Table: (Senior CRI Balance / NPV Real Estate Credits) ≤ Senior Seniority Index.	The Subordinate Series will only be paid after the payments of the series with the highest degree of seniority; the Subordinate Series will also have performance award distribution on a non-sequential/monthly basis. The funds retained in the Centralizing Account, as provided for in item 7.2. of the Securitization Agreement, will be used to pay the Junior CRI whenever the following equation is met, respecting the payment dates provided for in the Current Table: (Senior CRI Balance / NPV Real Estate Credits) ≤ Senior Seniority Index.	The Subordinate Series will only be paid after the payments of the series with the highest degree of seniority; the Subordinate Series will also have performance award distribution on a non-sequential/monthly basis. The funds retained in the Centralizing Account, as provided for in item 7.2. of the Securitization Agreement, will be used to pay the Junior CRI whenever the following equation is met, respecting the payment dates provided for in the Current Table: (Senior CRI Balance / NPV Real Estate Credits) ≤ Senior Seniority Index.
	This issuance complies with Law No. 14,430, of August 3, 2022 ("Law No. 14,430"), as in force, and Resolution No. 60, of the Brazilian Securities and Exchange Commission ("CVM"), of December 23, 2021, as in force ("CVM Resolution 60")	This issuance complies with Law No. 14,430, of August 3, 2022 ("Law No. 14,430"), as in force, and Resolution No. 60, of the Brazilian Securities and Exchange Commission ("CVM"), of December 23, 2021, as in force ("CVM Resolution 60")	This issuance complies with Law No. 14,430, of August 3, 2022 ("Law No. 14,430"), as in force, and Resolution No. 60, of the Brazilian Securities and Exchange Commission ("CVM"), of December 23, 2021, as in force ("CVM Resolution 60")
	The issuance process was carried out by Public Issuance Under a Mixed Regime of Firm Guarantee and Best Placement Efforts, in compliance with iCVM 60.	The issuance process was carried out by Public Issuance Under a Mixed Regime of Firm Guarantee and Best Placement Efforts, in compliance with iCVM 60.	The issuance process was carried out by Public Issuance Under a Mixed Regime of Firm Guarantee and Best Placement Efforts, in compliance with iCVM 60.
	This issue adheres to the following laws: Brazilian Corporation Law" or "Law No. 6.404; Lei nº 8.981; Lei nº 9.307; Lei nº 9.514; Lei nº 10.931; Lei nº 12.846, and, as long as applicable, the U.S Foreign Corrupt Practice Act of 1977 and the UK Bribery Act 2000.	This issue adheres to the following laws: Brazilian Corporation Law" or "Law No. 6.404; Lei nº 8.981; Lei nº 9.307; Lei nº 9.514; Lei nº 10.931; Lei nº 12.846, and, as long as applicable, the U.S Foreign Corrupt Practice Act of 1977 and the UK Bribery Act 2000.	This issue adheres to the following laws: Brazilian Corporation Law" or "Law No. 6.404; Lei nº 8.981; Lei nº 9.307; Lei nº 9.514; Lei nº 10.931; Lei nº 12.846, and, as long as applicable, the U.S Foreign Corrupt Practice Act of 1977 and the UK Bribery Act 2000.

Characteristics	1st, 2nd, and 3rd series from the 48th issuance	1st, 2nd, and 3rd series from the 57th issuance	1st, 2nd, 3rd and 4th series from the 1st issuance of Receivables Certificates
Issuance date	04/25/2024	04/15/2024	12/17/2024
Amortization date	Monthly	Percentage of the balance of the Unit Par Value to be amortized: 1st series: 04/13/2026 (33.3333%), 04/13/2027 (50.0000%), 04/15/2028 (100.0000%) 2nd series: 04/15/2029 (100.0000%) 3rd series: 04/11/2030(50.0000%), 04/15/2031 (100.0000%)	Monthly
Par value on the issuance date	1.00	1.00	1.00
Monthly interest	CDI + 1.4% / IPCA + 7.4% / IPCA + 9.0%	Semiannual interest: 98% of CDI / 99% of CDI / 101% of CDI	CDI + 1,15% / IPCA + 9,1146% / IPCA + 9,1146% / IPCA + 9,50%
Retrocession	None	None	None
Covenants	48th Issuance of CRIs of Cia Província de Securitização, Series 1, 2, and 3. The payment order must be consistent with the seniority level of each series, as follows: Senior Series (No. 1 and 2), and Subordinated Series (No. 3). All interest payments to the CRI holders will only be made upon payment of the relevant separate equity costs incurred in respect of the issuance. The Subordinated Series payments will only be made upon payment for the series with the highest seniority level; the Subordinated Series will also feature a nonconsecutive/monthly performance bonus. As prescribed in item 7.2. of the Securitization Instrument, the funds retained in the Centralizing Account will be allocated to the payment of Junior CRIs whenever the following equation is fulfilled, on the payment dates provided in the Current Table: (Senior CRI Balance/Total Real Estate Receivables) ≤ Senior Seniority Index. This issuance complies with Law 14430, of August 3, 2022 ("Law 14430"), as in force, and Resolution 60, of the Brazilian Securities and Exchange Commission ("CVM"), of December 23, 2021, as in force ("CVM Resolution 60"). The issuance process was carried out through public issuance under mixed firm guarantee and best placement efforts regime, in conformity with iCVM 60. Such issuance is consistent with the following laws: Brazilian Corporate Law or Law 6404; Law 8981; Law 9307; Law 9514; Law 10931; Law 12846, and, if applicable, the U.S. Foreign Corrupt Practice Act of 1977 and the UK Bribery Act 2000.	Failure to comply with any of the financial ratios listed below, to be calculated quarterly by the Issuer based on its audited consolidated financial statements, referring to the closing of the quarters of March, June, September and December of each year, and verified by the Securitization Company up to five (5) days after receipt of the calculation sent by the Issuer ("Financial Ratios"): (i) the ratio between (A) the sum of Net Debt and Real Estate Payable; and (B) Stockholders' Equity; it must always be equal to or less than 0.80 (eighty hundredths); and (ii) the ratio between (A) the sum of Total Receivables and Real Estate to Be Traded; and (B) the sum of Net Debt, Real Estate Payable and Costs and Expenses to Be Appropriated; must always be equal to or greater than 1.5 (one and a half) or less than 0 (zero).	1st Issuance of CRs of Cia Província de Securitização, Series 1, 2, 3 and 4. The payment order must be consistent with the seniority level of each series, as follows: Senior Series (No. 1 and 2), Mezzanine Subordinated Series (No. 3) and Junior Subordinate Series (No. 4). All interest payments to the CRI holders will only be made upon payment of the relevant separate equity costs incurred in respect of the issuance. The Subordinated Series payments will only be made upon payment for the series with the highest seniority level; the Subordinated Series will also feature a nonconsecutive/monthly performance bonus. As prescribed in item 7.2. of the Securitization Instrument, the funds retained in the Centralizing Account will be allocated to the payment of Junior CRIs whenever the following equation is fulfilled, on the payment dates provided in the Current Table: (Senior CRI Balance/Total Real Estate Receivables) ≤ Senior Seniority Index. This issuance complies with Law 14430, of August 3, 2022 ("Law 14430"), as in force, and Resolution 60, of the Brazilian Securities and Exchange Commission ("CVM"), of December 23, 2021, as in force ("CVM Resolution 60"). The issuance process was carried out through public issuance under mixed firm guarantee and best placement efforts regime, in conformity with iCVM 60. Such issuance is consistent with the following laws: Brazilian Corporate Law or Law 6404; Law 8981; Law 9307; Law 9514; Law 10931; Law 12846, and, if applicable, the U.S. Foreign Corrupt Practice Act of 1977 and the UK Bribery Act 2000.

Characteristics	1st, 2nd and 3rd series from the 102nd issuance	1st, 2nd and 3rd series from the 101st issuance	1st, 2nd and 3rd series from the 2nd issuance of Receivables Certificates
Issuance date	04/15/2025	05/07/2025	08/29/2025
Amortization date	Percentage of the balance of the Unit Par Value to be amortized: 1st series: 04/15/2029 (100.0000%) 2nd series: 04/15/2030 (100.0000%) 3rd series: 04/15/2031 (50.0000%), 04/15/2032 (100.0000%)	Monthly	Monthly
Par value on the issuance date	1.00	1.00	1.00
Monthly interest	Semestral interest: 96% of CDI / 97% of CDI / IPCA + 7.6693%	IPCA + 8.2347% / IPCA + 10.0% / IPCA + 11.0%	CDI + 1.06% / CDI + 1.06% / IPCA + 11.0%
Retrocession	None	None	None
Covenants	Failure to comply with any of the financial ratios listed below, to be calculated quarterly by the Issuer based on its audited consolidated financial statements, referring to the closing of the quarters of March, June, September and December of each year, and verified by the Securitization Company up to five (5) days after receipt of the calculation sent by the Issuer ("Financial Ratios"): (i) the ratio between (A) the sum of Net Debt and Real Estate Payable; and (B) Shareholders' Equity; it must always be equal to or less than 0.80 (eighty hundredths); and (ii) the ratio between (A) the sum of Total Receivables and Real Estate to Be Traded; and (B) the sum of Net Debt, Real Estate Payable and Costs and Expenses to Be Appropriated; must always be equal to or greater than 1.5 (one and a half) or less than 0 (zero).	102nd Issuance of CRIs of Cia Província de Securitização, Series 1, 2, and 3 The payment order must be consistent with the seniority level of each series, as follows: Senior Series, Mezzanine Subordinated Series and Junior Subordinate Series All interest payments to the CRI holders will only be made upon payment of the relevant separate equity costs incurred in respect of the issuance. The Subordinated Series payments will only be made upon payment for the series with the highest seniority level; the Subordinated Series will also feature a nonconsecutive/monthly performance bonus. As prescribed in item 7.2. of the Securitization Instrument, the funds retained in the Centralizing Account will be allocated to the payment of Junior CRIs whenever the following equation is fulfilled, on the payment dates provided in the Current Table: (Senior CRI Balance/Total Real Estate Receivables) ≤ Senior Seniority Index. This issuance complies with Law 14430, of August 3, 2022 (“Law 14430”), as in force, and Resolution 60, of the Brazilian Securities and Exchange Commission (“CVM”), of December 23, 2021, as in force (“CVM Resolution 60”). The issuance process was carried out through public issuance under mixed firm guarantee and best placement efforts regime, in conformity with iCVM 60. Such issuance is consistent with the following laws: Brazilian Corporate Law or Law 6404; Law 8981; Law 9307; Law 9514; Law 10931; Law 12846, and, if applicable, the U.S. Foreign Corrupt Practice Act of 1977 and the UK Bribery Act 2000.	2nd Issuance of CRIs of Cia Província de Securitização, Series 1, 2, and 3 The payment order must be consistent with the seniority level of each series, as follows: Senior Series (No. 1), Mezzanine Subordinated Series (No 2) and Junior Subordinate Series (No 3) All interest payments to the CRI holders will only be made upon payment of the relevant separate equity costs incurred in respect of the issuance. The Subordinated Series payments will only be made upon payment for the series with the highest seniority level; the Subordinated Series will also feature a nonconsecutive/monthly performance bonus. As prescribed in item 7.2. of the Securitization Instrument, the funds retained in the Centralizing Account will be allocated to the payment of Junior CRIs whenever the following equation is fulfilled, on the payment dates provided in the Current Table: (Senior CRI Balance/Total Real Estate Receivables) ≤ Senior Seniority Index. This issuance complies with Law 14430, of August 3, 2022 (“Law 14430”), as in force, and Resolution 60, of the Brazilian Securities and Exchange Commission (“CVM”), of December 23, 2021, as in force (“CVM Resolution 60”). The issuance process was carried out through public issuance under mixed firm guarantee and best placement efforts regime, in conformity with iCVM 60. Such issuance is consistent with the following laws: Brazilian Corporate Law or Law 6404; Law 8981; Law 9307; Law 9514; Law 10931; Law 12846, and, if applicable, the U.S. Foreign Corrupt Practice Act of 1977 and the UK Bribery Act 2000.

Characteristics	1st, 2nd, and 3rd series from the 127th issuance	1st, 2nd, and 3rd series from the 133rd issuance	1st, 2nd, 3rd and 4thseries from the 3rd issuance of Receivables Certificates
Issuance date	11/17/2025	03/26/2026	05/21/2026
Amortization date	Percentage of the Unit Nominal Value balance to be amortized: 1st series: 11/11/2032 (100,0000%) 2nd series: 11/11/2033 (33,3333%), 13/11/2034 (50,0000%), 13/11/2035 (100,0000%) 3rd series: 11/11/2038 (33,3333%), 11/11/2039 (50,0000%), 13/11/2040 (100,0000%)	Monthly	Monthly
Par value on the issuance date	1.00	1.00	1.00
Monthly interest	Semestral interest: 96,5% of CDI / IPCA + 7,3149% / IPCA + 7,2900%	IPCA + 8.6078% / IPCA + 10.0% / IPCA + 11.0%	IPCA + 9,87% / CDI + 2,50% / CDI + 3,75% / IPCA + 13,06%
Retrocession	None	None	None
Covenants	Failure to comply with any of the financial ratios listed below, to be calculated quarterly by the Issuer based on its audited consolidated financial statements, referring to the closing of the quarters of March, June, September and December of each year, and verified by the Securitization Company up to five (5) days after receipt of the calculation sent by the Issuer ("Financial Ratios"): (i) the ratio between (A) the sum of Net Debt and Real Estate Payable; and (B) Stockholders' Equity; it must always be equal to or less than 0.80 (eighty hundredths); and (ii) the ratio between (A) the sum of Total Receivables and Real Estate to Be Traded; and (B) the sum of Net Debt, Real Estate Payable and Costs and Expenses to Be Appropriated; must always be equal to or greater than 1.5 (one and a half) or less than 0 (zero).	133rd Issuance of CRIs of Cia Província de Securitização, Series 1, 2, and 3. The payment order must be consistent with the seniority level of each series, as follows: Senior Series, Mezzanine Subordinate Series and Junior Subordinate Series All interest payments to the CRI holders will only be made upon payment of the relevant separate equity costs incurred in respect of the issuance. The Subordinated Series payments will only be made upon payment for the series with the highest seniority level; the Subordinated Series will also feature a nonconsecutive/monthly performance bonus. As prescribed in item 7.4. of the Securitization Instrument, the funds retained in the Centralizing Account will be allocated to the payment of Junior CRIs whenever the following equation is fulfilled, on the payment dates provided in the Current Table: (Senior CRI Balance/Total Real Estate Receivables) ≤ Senior Seniority Index. This issuance complies with Law 14430, of August 3, 2022 ("Law 14430"), as in force, and Resolution 60, of the Brazilian Securities and Exchange Commission ("CVM"), of December 23, 2021, as in force ("CVM Resolution 60"). The issuance process was carried out through public issuance under mixed firm guarantee and best placement efforts regime, in conformity with iCVM 60. Such issuance is consistent with the following laws: Brazilian Corporate Law or Law 6404; Law 8981; Law 9307; Law 9514; Law 10931; Law 12846, and, if applicable, the U.S. Foreign Corrupt Practice Act of 1977 and the UK Bribery Act 2000.	3rd Issuance of CRs of Cia Província de Securitização, Series 1, 2, 3 and 4 The payment order must be consistent with the seniority level of each series, as follows: Senior Series, Mezzanine Subordinate Series A (no. 2), , Mezzanine Subordinate Series B (nº 3) and Junior Subordinate Series (no. 4) All interest payments to the CRI holders will only be made upon payment of the relevant separate equity costs incurred in respect of the issuance. The Subordinated Series payments will only be made upon payment for the series with the highest seniority level; the Subordinated Series will also feature a nonconsecutive/monthly performance bonus. As prescribed in item 7 of the Securitization Instrument, the funds retained in the Centralizing Account will be allocated to the payment of Junior CRIs whenever the following equation is fulfilled, on the payment dates provided in the Current Table: (Senior CRI Balance/Total Real Estate Receivables) ≤ Senior Seniority Index. This issuance complies with Law 14430, of August 3, 2022 ("Law 14430"), as in force, and Resolution 60, of the Brazilian Securities and Exchange Commission ("CVM"), of December 23, 2021, as in force ("CVM Resolution 60"). The issuance process was carried out through public issuance under mixed firm guarantee and best placement efforts regime, in conformity with iCVM 60. Such issuance is consistent with the following laws: Brazilian Corporate Law or Law 6404; Law 8981; Law 9307; Law 9514; Law 10931; Law 12846, and, if applicable, the U.S. Foreign Corrupt Practice Act of 1977 and the UK Bribery Act 2000.

Characteristics	**1st and 2nd series from the 127th issuance**	**1st, 2nd and 3rd series of 180th issuance**
Issuance date	07/20/2026	08/26/2026
Amortization date	Monthly	Monthly
Par value on the issuance date	1.00	1.00
Monthly interest	IPCA + 10.0% / IPCA + 12.5%	IPCA + 9.90% / IPCA + 12.90% / IPCA + 12.90%
Retrocession	None	None
Covenants	152nd Issuance of CRIs of Cia Província de Securitização, Series 1 and 2 The payment order must be consistent with the seniority level of each series, as follows: Senior Series and Junior Subordinate Series All interest payments to the CRI holders will only be made upon payment of the relevant separate equity costs incurred in respect of the issuance. The Subordinated Series payments will only be made upon payment for the series with the highest seniority level; the Subordinated Series will also feature a nonconsecutive/monthly performance bonus. As prescribed in item 7.4. of the Securitization Instrument, the funds retained in the Centralizing Account will be allocated to the payment of Junior CRIs whenever the following equation is fulfilled, on the payment dates provided in the Current Table: (Senior CRI Balance/Total Real Estate Receivables) ≤ Senior Seniority Index. This issuance complies with Law 14430, of August 3, 2022 ("Law 14430"), as in force, and Resolution 60, of the Brazilian Securities and Exchange Commission ("CVM"), of December 23, 2021, as in force ("CVM Resolution 60"). The issuance process was carried out through public issuance under mixed firm guarantee and best placement efforts regime, in conformity with iCVM 60. Such issuance is consistent with the following laws: Brazilian Corporate Law or Law 6404; Law 8981; Law 9307; Law 9514; Law 10931; Law 12846, and, if applicable, the U.S. Foreign Corrupt Practice Act of 1977 and the UK Bribery Act 2000.	180th Issuance of CRIs of Cia Província de Securitização, Series 1, 2, and 3. The payment order must be consistent with the seniority level of each series, as follows: Senior Series, Mezzanine Subordinate Series and Junior Subordinate Series All interest payments to the CRI holders will only be made upon payment of the relevant separate equity costs incurred in respect of the issuance. The Subordinated Series payments will only be made upon payment for the series with the highest seniority level; the Subordinated Series will also feature a nonconsecutive/monthly performance bonus. As prescribed in item 7.4. of the Securitization Instrument, the funds retained in the Centralizing Account will be allocated to the payment of Junior CRIs whenever the following equation is fulfilled, on the payment dates provided in the Current Table: (Senior CRI Balance/Total Real Estate Receivables) ≤ Senior Seniority Index. This issuance complies with Law 14430, of August 3, 2022 ("Law 14430"), as in force, and Resolution 60, of the Brazilian Securities and Exchange Commission ("CVM"), of December 23, 2021, as in force ("CVM Resolution 60"). The issuance process was carried out through public issuance under mixed firm guarantee and best placement efforts regime, in conformity with iCVM 60. Such issuance is consistent with the following laws: Brazilian Corporate Law or Law 6404; Law 8981; Law 9307; Law 9514; Law 10931; Law 12846, and, if applicable, the U.S. Foreign Corrupt Practice Act of 1977 and the UK Bribery Act 2000.

c) True Securitizadora S.A ("True")

On August 30, 2022, True issued 1st, 2nd, 3rd and 4th series from the 24th issue of Real Estate Receivables Certificates (CRIs).

True's 24th issuance, 1st, 2nd, 3rd and 4th series CRIs are backed by a receivables portfolio acquired by True, represented by 988 Real Estate Receivables Notes (CCI), in conformity with Law No. 10.931/04 (Real Estate Receivables). True instituted the Fiduciary Regime on Real Estate Receivables, under the terms of the Securitization Agreement, pursuant to article 9 of Law No. 9.514/97, with the appointment of Simplific Pavarini DTVM Ltda. (currently Vortx) as fiduciary agent. True's Real Estate Receivables and the Guarantee object of the Fiduciary Regime will be detached from True's the assets and will constitute separate equity, specifically intended for the payment of CRIs and other obligations related to the Fiduciary Regime, pursuant to article 11 of Law No. 9,514/97. The CRIs were admitted to trading in B3's Sistema CETIP 21.

The CRIs were placed in the market through a public offering, with firm guarantee, of up to 88.612 units of Senior CRIs (1st series), with par value of R$1; up to 142.715 units of Mezzanine Subordinated CRIs (2nd series), with par value of R$1; up to 113.788 units of Mezzanine CRIs (3rd series), with par value of R$1; and up to 38.596 units of Subordinated CRIs (4th series), with par value of R$1, amounting to R$ 38.596 fully acquired by the Company. Senior CRIs have preemptive right in the receipt of compensatory interest, principal and late payment charges possibly incurred, in relation to Subordinated CRIs. Accordingly, Subordinated CRIs cannot be redeemed by the Issuer before the full redemption of Senior CRIs.

The main characteristics of True's 1st, 2nd, 3rd and 4th series from the 24th issue are:

Characteristics	**1st series from the 24th issue**	**2nd series from the 24th issue**	**3rd series from the 24th issue**	**4th series from the 24th issue**
Issue date	08/30/2022	08/30/2022	08/30/2022	08/30/2022
Amortization date	Monthly	Monthly	Monthly	Monthly
Par value on date of issuance	1.00	1.00	1.00	1.00
Interest rate	CDI+1.375%	IPCA+7.1439%	IPCA+7.8049%	IPCA + 8.15%
Retrocession	None	None	None	None
Covenants				
Issue date	24th issue of Cia Província de Securitização's CRIs, Series 1, 2, 3 and 4ª . The payment order must follow seniority level of each series, in the following manner: Senior Series (No. 1 and 2), Mezzanine Series (No. 3) and Subordinate Series (No. 4)			
	All interest payments will be made to CRI owners after the due costs of the equity separate from the issue.			
	The Subordinate Series will only be paid after the payments of the series with the highest degree of seniority; the Subordinate Series will also have performance award distribution on a non-sequential/monthly basis. The funds retained in the Centralizing Account, as provided for in item 7.2. of the Securitization Agreement, will be used to pay the Junior CRI whenever the following equation is met, respecting the payment dates provided for in the Current Table: (Senior CRI Balance / NPV Real Estate Credits) ≤ Senior Seniority Index.			
	This issuance complies with the following CVM Instructions (iCVM): CVM Instruction 414; CVM Instruction 476; CVM Instruction 539; CVM Instruction 583.			
	The issuance process was carried out as a public offering with restricted distribution efforts, in compliance with iCVM Instruction 476.			
	This issue adheres to the following laws: Brazilian Corporation Law" or "Law No. 6.404; Lei nº 8.981; Lei nº 9.307; Lei nº 9.514; Lei nº 10.931; Lei nº 12.846, and, as long as applicable, the U.S Foreign Corrupt Practice Act of 1977 and the UK Bribery Act 2000.			

On April 3, 2023, True issued the 1st, 2nd and 3rd series from the 155th Issuance of Real Estate Receivables.

True's 155th issuance, 1st, 2nd and 3rd series CRIs are backed by a receivables portfolio acquired by True, in conformity with Law No. 10.931/04 (Real Estate Receivables). True instituted the Fiduciary Regime on Real Estate Receivables, under the terms of the Securitization Agreement, pursuant to article 9 of Law No. 9.514/97, with the appointment of VÓRTX DISTRIBUIDORA DE TÍTULOS E VALORES MOBILIÁRIOS LTDA as fiduciary agent. The Real Estate Receivables and the Guarantee object of the Fiduciary Regime will be detached from True's the assets and will constitute separate equity, specifically intended for the payment of CRIs and other obligations related to the Fiduciary Regime, pursuant to article 11 of Law No. 9,514/97. The CRIs were admitted to trading in B3's Sistema CETIP 21.

The CRIs were placed in the market through a public offering, with firm guarantee, of up to 40.721 units of Senior CRIs (1st series), with par value of R$1; up to 132.343 units of IPCA Senior CRIs (2nd series), with par value of R$1; and up to 30.540 units of Subordinated CRIs (3rd series), with par value of R$1; amounting to R$ 30.540 fully acquired by the Company. Senior CRIs have preemptive right in the receipt of compensatory interest, principal and late payment charges possibly incurred, in relation to Subordinated CRIs. Accordingly, Subordinated CRIs cannot be redeemed by the Issuer before the full redemption of Senior CRIs.

The main characteristics of the 1st, 2nd and 3rd series from True's 155th issue are:

Characteristics	**1st series from the 155th issue**	**2nd series from the 155th issue**	**3rd series from the 155th issue**
Issuance date	04/03/2023	04/03/2023	04/03/2023
Amortization date	Monthly	Monthly	Monthly
Par value on the issuance date	1.00	1.00	1.00
Interest rate	CDI+1.95%	IPCA+7.8529%	IPCA + 8.90%
Retrocession	None	None	None

Covenants

155th issuance of True Securitizadora S.A.'s CRIs, 1st, 2nd and 3rd series.

The payment order must respect the seniority level, as such: Senior Series (No. 1 and 2), Subordinate Series (No. 3)

All interest payments will be made to CRI owners after the due costs of the equity separate from the issue.

The Subordinate Series will only be paid after the payments of the series with the highest degree of seniority; the Subordinate Series will also have performance award distribution on a non-sequential/monthly basis. The funds retained in the Centralizing Account, as provided for in item 7.2. of the Securitization Agreement, will be used for payment of the Junior CRI whenever the following equation is met, respecting the payment dates provided for in the Current Table: (Senior CRI Balance/ CRITotal NPV) ≤ Seniority Index.

This issuance complies with Law No. 14.430, of August 3, 2022 ("Law No. 14.430"), as effective, and Resolution No. 60, from the Brazilian Securities and Exchange Commission ("CVM"), of December 23, 2021, as effective ("Resolution No. CVM 60")

The issuance process was carried out via public distribution, pursuant to articles 25 and 26, item VIII of CVM Resolution No. 160, of June 13, 2022 ("CVM Resolution 160").

This issue adheres to the following laws: Brazilian Corporation Law" or "Law No. 6,404; Law No. 8,981; Law No. 9,307; Law No. 9,514; Law No. 10,931; Law No. 12,846 and, as applicable, the U.S. Foreign Corrupt Practice Act of 1977 and the UK Bribery Act 2000.

d) Vert Companhia Securitizadora ("Vert")

On June 14, 2023, Vert issued the 1st, 2nd, 3rd, and 4th series from the 113th issuance of Real Estate Receivables Certificates.

Vert's 113th issuance, 1st, 2nd, 3rd, and 4th series CRIs are backed by a receivables portfolio acquired by Vert, comprising 392 Real Estate Receivables Note (CCI) in conformity with Law 10931/04 ("Real Estate Receivables"). Vert established the Fiduciary Regime on Real Estate Receivables, as set forth in the Securitization Instrument, under article 9 of Law 9514/97, with the appointment of H.COMMCOR DISTRIBUIDORA DE TÍTULOS E VALORES MOBILIÁRIOS LTDA. as trustee. The Real Estate Receivables and the Collateral under the Fiduciary Regime will be stated separately in Vert's equity and will be treated as a separate equity, intended specifically for the payment of CRIs and other obligations related to the Fiduciary Regime, under the terms of article 11 of Law 9514/97. The CRIs were accepted for trading in CETIP 21 system of B3.

The CRIs were placed in the market through a public offering of 40,000 units of Senior CRIs (1st series), with par value of R$1; 44,814 units of Senior CRIs (2nd series), with par value of R$1; 5,301 units of Mezzanine CRIs (3rd series), with par value of R$1; and 15,903 units of Subordinated CRIs (4th series), with par value of R$1, totaling R$15,903 fully acquired by the Company. Senior CRIs have preemptive right in the receipt of compensatory interest, principal and late payment charges possibly incurred, in relation to Subordinated CRIs. Accordingly, Subordinated CRIs cannot be redeemed by the Issuer before the full redemption of Senior CRIs.

Characteristics	1st series from the 113th issuance	2nd series from the 113th issuance	3rd series from the 113th issuance	4th series from the 113th issuance
Issuance date	06/14/2023	06/14/2023	06/14/2023	06/14/2023
Amortization date	Monthly	Monthly	Monthly	Monthly
Par value on the issuance date	1.00	1.00	1.00	1.00
Monthly interest	CDI+3.00%	CDI+3.00%	CDI+4.00%	CDI+5.00%
Retrocession	None	None	None	None

Covenants	Vert Companhia Securitizadora's 113th issuance, 1st, 2nd, 3rd, and 4th series CRIs. The payment order must be consistent with the seniority level of each series, as follows: Senior Series (No. 1 and 2), Mezzanine Series (No. 3) and Subordinated Series (No. 4). All interest payments to the CRI holders will only be made upon payment of the relevant separate equity costs incurred in respect of the issuance. The Subordinated Series payments will only be made upon payment for the series with the highest seniority level; the Mezzanine and Subordinated Series will also feature a nonconsecutive/monthly performance bonus. As prescribed in item 7.2. of the Securitization Instrument, the funds retained in the Centralizing Account will be allocated to the payment of non-Senior CRIs whenever the following equation is fulfilled, on the payment dates provided in the Current Table: (Senior CRI Balance/Total CRI VPL) ≤ Seniority Index. This issuance complies with Law 14430, of August 3, 2022 ("Law 14430"), as in force, and Resolution 60, of the Brazilian Securities and Exchange Commission ("CVM"), of December 23, 2021, as in force ("CVM Resolution 60"). The issuance process was carried out through public distribution, pursuant to articles 25 and 26, item VIII of CVM Resolution 160, of June 13, 2022 ("CVM Resolution 160"). Such issuance is consistent with the following laws: Brazilian Corporate Law or Law 6404; Law 8981; Law 9307; Law 9514; Law 10931; Law 12846, and, if applicable, the U.S. Foreign Corrupt Practice Act of 1977 and the UK Bribery Act 2000.

On September 15, 2024, Vert issued the 1st, 2nd, and 3rd series from the 139th issuance of Real Estate Receivables Certificates.

Vert's 139th issuance, 1st, 2nd, and 3rd series CRIs are backed by a receivables portfolio acquired by Vert, comprising 602 Real Estate Receivables Note (CCI) in conformity with Law 10931/04 ("Real Estate Receivables"). Vert established the Fiduciary Regime on Real Estate Receivables, as set forth in the Securitization Instrument, under article 9 of Law 9514/97, with the appointment of H.COMMCOR DISTRIBUIDORA DE TÍTULOS E VALORES MOBILIÁRIOS LTDA. as trustee. The Real Estate Receivables and the Collateral under the Fiduciary Regime will be stated separately in Vert's equity and will be treated as a separate equity, intended specifically for the payment of CRIs and other obligations related to the Fiduciary Regime, under the terms of article 11 of Law 9514/97. The CRIs were accepted for trading in CETIP 21 system of B3.

The CRIs were placed in the market through a public offering of 300,000 units of Senior CRIs (1st series), with par value of R$1; 60,000 units of Mezzanine CRIs(2nd series), with par value of R$1; and 40,000 units of Subordinated CRIs (3rd series), with par value of R$1, totaling R$40,000 fully acquired by the Company. Senior CRIs have preemptive right in the receipt of compensatory interest, principal and late payment charges possibly incurred, in relation to Subordinated CRIs. Subordinated CRIs can only be fully redeemed upon the full redemption of Senior CRIs and Mezzanine CRIs.

Characteristics	**1st series from the 139th issuance**	**2nd series from the 139th issuance**	**3rd series from the 139th issuance**
Issuance date	09/15/2024	09/15/2024	09/15/2024
Amortization date	Monthly	Monthly	Monthly
Par value on the issuance date	1.00	1.00	1.00
Monthly interest	IPCA + 7.4632%	IPCA + 9.75%	IPCA + 11.0%
Retrocession	None	None	None

Covenants	Vert Companhia Securitizadora's 139th issuance, 1st, 2nd, and 3rd series CRIs. The payment order must be consistent with the seniority level of each series, as follows: Senior Series (No. 1), Mezzanine Series (No. 23) and Subordinated Series (No. 3) All interest payments to the CRI holders will only be made upon payment of the relevant separate equity costs incurred in respect of the issuance. The Subordinated Series payments will only be made upon payment for the series with the highest seniority level; the Mezzanine and Subordinated Series will also feature a nonconsecutive/monthly performance bonus. As prescribed in item 7.2. of the Securitization Instrument, the funds retained in the Centralizing Account will be allocated to the payment of non-Senior CRIs whenever the following equation is fulfilled, on the payment dates provided in the Current Table: (Senior CRI Balance/Total CRI VPL) ≤ Seniority Index. This issuance complies with Law 14430, of August 3, 2022 ("Law 14430"), as in force, and Resolution 60, of the Brazilian Securities and Exchange Commission ("CVM"), of December 23, 2021, as in force ("CVM Resolution 60"). The issuance process was carried out through public distribution, pursuant to articles 25 and 26, item VIII of CVM Resolution 160, of June 13, 2022 ("CVM Resolution 160"). Such issuance is consistent with the following laws: Brazilian Corporate Law or Law 6404; Law 8981; Law 9307; Law 9514; Law 10931; Law 12846, and, if applicable, the U.S. Foreign Corrupt Practice Act of 1977 and the UK Bribery Act 2000.

e) Balances, maturities and changes of the CRIs

Breakdown of the consolidated balance in liabilities disclosed in the financial information:

	Parent					
	09/2026			2025		
Issuance	Balance	Interest payable	Total	Balance	Interest payable	Total
489th, 490th and 491st Series from the 1st issue Opea Sec						
Cod 22D1289009, 22D1289010 and 22D1289011	480,000	87,393	**567,393**	480,000	60,747	**540,747**
(-) expenses with CRI issuance	(5,287)	-	**(5,287)**	(6,774)	-	**(6,774)**
1st, 2nd and 3rd series from the 24th issue True Sec						
22H1664933, 22H1666875 and 22H1697882	108,698	411	**109,109**	138,858	544	**139,402**
(-) expenses with CRI issuance	-	-	**-**	-	-	**-**
1st and 2nd series from the 31st issue Província Sec						
23F2408637 and 23F2409130	48,855	118	**48,973**	66,124	136	**66,260**
(-) expenses with CRI issuance	-	-	**-**	-	-	**-**
1st, 2nd and 3rd series from the 39th issue Província Sec						
23J1255114, 23J1263506 and 23J1261488	-	-	**-**	140,939	571	**141,510**
(-) expenses with CRI issuance	-	-	**-**	-	-	**-**
1st and 2nd series from the 40th issue Província Sec						
24A1781654 and 24A1785576	65,266	198	**65,464**	73,711	224	73,935
(-) expenses with CRI issuance	-	-	**-**	-	-	**-**
1st, 2nd and 3rd series from the 102nd issue Província Sec						
25D0012202, 25D0012203 e 25D0012204	700,000	49,264	**749,264**	700,000	21,903	**721,903**
(-) expenses with CRI issuance	(11,703)	-	**(11,703)**	(13,980)	-	**(13,980)**
1st and 2nd series from the 101st issue Província Sec						
25E0175587 and 25E0186266	285,534	1,024	**286,558**	306,074	1,096	**307,170**
(-) expenses with CRI issuance	-	-	**-**	-	-	**-**
1st and 2nd series from the 48th issue Provincia Sec						
24D3204079 e 24D3204401	178,521	642	**179,163**	203,631	752	**204,383**
(-) expenses with CRI issuance	-	-	**-**	-	-	**-**
1st, 2nd and 3rd series from the 57th issue Província Sec						
Cod 24D2765586, 24D2765619 and 24D2765715	788,722	50,092	**838,814**	1,000,000	30,455	**1,030,455**
(-) expenses with CRI issuance	(9,658)	-	**(9,658)**	(12,530)	-	**(12,530)**
1st and 2nd series from the 139th issue Vert Sec						
24I2428437 e 24I2429043	287,948	950	**288,898**	318,812	1,052	**319,864**
(-) expenses with CRI issuance	-	-	**-**	-	-	**-**
1st, 2nd and 3rd series from the 1st issue Província Sec						
24L1790108, 24L1790261 and 24L1790264	252,444	1,110	**253,554**	278,073	1,265	**279,338**
(-) expenses with CRI issuance			**-**			**-**
1st and 2nd series from the 2nd issue CR Província Sec						
25H4324616 and 25H4327050	446,671	2,732	**449,403**	482,430	3,157	**485,587**
(-) expenses with CRI issuance			**-**			**-**
1st, 2nd and 3rd series from the 127th issue Província Sec						
25J4546988, 25J4545788 e 25J4548658	600,000	34,810	**634,810**	600,000	5,732	**605,732**
(-) expenses with CRI issuance	(16,840)	-	**(16,840)**	(18,473)	-	**(18,473)**
	4,199,171	**228,744**	**4,427,915**	**4,736,895**	**127,634**	**4,864,529**
Current	**875,706**	**187,667**	**1,063,373**	**563,881**	**127,634**	**691,515**
Noncurrent	**3,323,465**	**41,077**	**3,364,542**	**4,173,014**	**-**	**4,173,014**

	Consolidated					
	09/2026			2025		
Issuance	**Balance**	**Interest payable**	**Total**	**Balance**	**Interest payable**	**Total**
489th, 490th and 491st Series from the 1st issue Opea Sec						
Code 22D1289009, 22D1289010 and 22D1289011	480,000	87,393	**567,393**	480,000	60,747	**540,747**
(-) expenses with CRI issuance	(5,287)	-	**(5,287)**	(6,774)	-	**(6,774)**
1st, 2nd and 3rd series from the 24th issue True Sec						
22H1664933, 22H1666875 and 22H1697882	107,865	408	**108,273**	137,872	540	**138,412**
(-) expenses with CRI issuance	-	-	-	-	-	-
1st and 2nd series from the 155th issue True Sec						
23D0888625 and 23D0888626	35,481	117	**35,598**	59,472	197	**59,669**
(-) expenses with CRI issuance	-	-	-	-	-	-
1st, 2nd and 3rd series from the 113th issue Vert Sec						
23F1354282, 23F1354284 and 23F1354447	11,470	81	**11,551**	29,297	218	**29,515**
(-) expenses with CRI issuance	-	-	-	-	-	-
1st and 2nd series from the 31st issue Província Sec						
23F2408637 and 23F2409130	48,855	118	**48,973**	66,124	136	**66,260**
(-) expenses with CRI issuance	-	-	-	-	-	-
1st, 2nd and 3rd series from the 39th issue Província Sec						
23J1255114, 23J1263506 and 23J1261488	-	-	-	140,939	571	141,510
(-) expenses with CRI issuance	-	-	-	-	-	-
1st and 2nd series from the 40th issue Província Sec						
24A1781654 and 24A1785576	65,266	198	**65,464**	73,711	224	73,935
(-) expenses with CRI issuance	-	-	-	-	-	-
					-	
1st, 2nd and 3rd series from the 102nd issue Província Sec						
25D0012202, 25D0012203 and 25D0012204	700,000	49,264	**749,264**	700,000	21,903	**721,903**
(-) expenses with CRI issuance	(11,703)	-	**(11,703)**	(13,980)	-	**(13,980)**
1st and 2nd series from the 101st issue Província Sec						
25E0175587 and 25E0186266	285,534	1,024	**286,558**	306,074	1,096	**307,170**
expenses with CRI issuance	-	-	-	-	-	-
1st and 2nd series from the 48th issue Província Sec						
24D3204079 and 24D3204401	178,521	642	**179,163**	203,631	752	**204,383**
(-) expenses with CRI issuance	-	-	-	-	-	-
1st, 2nd and 3rd series from the 57th issue Província Sec						
Code 24D2765586, 24D2765619 and 24D2765715	788,722	50,092	**838,814**	1,000,000	30,455	**1,030,455**
(-) expenses with CRI issuance	(9,658)	-	**(9,658)**	(12,530)	-	**(12,530)**
1st and 2nd series from the 139th issue Vert Sec						
24I2428437 and 24I2429043	287,948	950	**288,898**	318,812	1,052	**319,864**
expenses with CRI issuance	-	-	-	-	-	-
1st, 2nd and 3rd series from the 1st issue Província Sec						
24L1790108, 24L1790261 and 24L1790264	252,444	1,110	**253,554**	278,073	1,265	**279,338**
expenses with CRI issuance			-	-	-	-
1st and 2nd series from the 2nd issue CR Província Sec						
25H4324616 and 25H4327050	446,671	2,732	**449,403**	482,430	3,157	**485,587**
expenses with CRI issuance			-	-	-	-
1st, 2nd and 3rd series from the 127th issue Província Sec						
25J4546988, 25J4545788 and 25J4548658	600,000	34,810	**634,810**	600,000	5,732	**605,732**
expenses with CRI issuance	(16,840)	-	**(16,840)**	(18,473)	-	**(18,473)**
1st and 2nd series from the 133rd issue Província Sec						
26C0013804 and 26C0013805	353,968	1,305	**355,273**	-	-	-
expenses with CRI issuance	-	-	-	-	-	-
1st, 2nd and 3rd series from the 3rd issue CR Província Sec						
26E3760572, 26E3760709 and 26E3760831	188,276	848	**189,124**	-	-	-
expenses with CRI issuance	-	-	-	-	-	-
1st series from the 152nd issue Província Sec						
26G3705653	178,306	743	**179,049**	-	-	-
expenses with CRI issuance	-	-	-	-	-	-
1st and 2nd series from the 180th issue Província Sec						
26H4361238 and 26H4369573	138,730	608	**139,338**	-	-	-
expenses with CRI issuance	-	-	-	-	-	-
	5,104,569	**232,443**	**5,337,012**	**4,824,678**	**128,045**	**4,952,723**
Current	**995,335**	**191,368**	**1,186,703**	**619,653**	**128,045**	**747,698**
Noncurrent	**4,109,234**	**41,075**	**4,150,309**	**4,205,025**	-	**4,205,025**

The balances are broken down as follows:

	Parent		Consolidated	
Year	**09/2026**	**2025**	**09/2026**	**2025**
12 months	1,063,373	691,515	1,186,703	747,698
24 months	553,397	908,300	625,558	941,051
36 months	567,679	556,753	636,400	556,821
48 months	803,261	570,979	868,218	570,872
60 months	526,643	807,149	588,207	806,596
> 60 months	913,562	1,329,833	1,431,926	1,329,685
Total	**4,427,915**	**4,864,529**	**5,337,012**	**4,952,723**

The table below shows the changes in the balances:

	Parent		Consolidated	
	09/2026	**2025**	**09/2026**	**2025**
Opening balance	**4,864,529**	**3,147,686**	**4,952,723**	**3,426,366**
Additions	100	2,096,136	873,558	2,096,136
Principal repayment	(594,329)	(466,421)	(671,317)	(664,867)
Interest payments	(300,467)	(368,122)	(321,016)	(387,544)
Interest and charges	458,082	455,250	503,064	482,632
Closing balance	**4,427,915**	**4,864,529**	**5,337,012**	**4,952,723**

Restrictive covenants

Some abovementioned CRIs contain financial and non-financial restrictive covenants which, if not met, give rise to the accelerated maturity of the debts.

The financial restrictive covenants provide for maximum debt and leverage ratios as well as a minimum debt service coverage ratio for current installments, which must be met on a quarterly basis. The required ratios are as follows:

	Ratio required by the agreement
Net debt (plus properties payable, minus SFH debt) / equity	Equal to or lower than 0.8
Receivables (plus properties for sale) / net debt (plus properties payable and unrecognized costs and expenses)	Equal to or greater than 1.5 or lower than 0

In addition to the abovementioned main restrictive covenants, some agreements provide for certain obligations to deliver financial information, prior approval in case of transfer of shareholding control or corporate restructurings, among others.

These covenants were fully met as at September 30, 2026 and December 31, 2025.

12. AMOUNTS DUE FROM/TO RELATED PARTIES

a) Transactions with related parties for construction financing, which result in revenue and expenses incurring from transactions.

The balances in the financial information, Parent and consolidated, are as follows:

	Parent				Consolidated			
	Due from related parties		Due to related parties		Due from related parties		Due to related parties	
	09/2026	2025	09/2026	2025	09/2026	2025	09/2026	2025
Alleric Participacoes Ltda	235	4	-	-	7,052	8,939	-	-
Camargo Correa Cyrela Empreendimentos Imobiliários Spe Ltda	1	-	15,084	-	1	-	15,084	-
Cbr 002 Empreendimentos Imobiliários Ltda	9,412	9	-	405	-	278	6,270	8
Cbr 018 Empreendimentos Imobiliários Ltda	76	4,568	-	-	-	-	-	-
Cbr 037 Empreendimentos Imobiliários Ltda	15,448	4,296	-	-	-	-	-	-
Cbr 056 Empreendimentos Imobiliários Ltda	15,070	30	-	748	-	-	-	-
Cbr 058 Empreendimentos Imobiliários Ltda	10,834	17,728	-	-	-	-	-	-
Cbr 060 Empreendimentos Imobiliários Ltda	5,358	46	-	-	-	-	-	-
Cbr 076 Empreendimentos Imobiliarios Ltda	1,845	12,315	-	-	-	-	-	-
Cbr 079 Empreendimentos Imobiliários Ltda	8,829	139	-	-	-	-	-	-
Cbr 081 Empreendimentos Imobiliários Ltda	193	20	-	4,596	-	-	-	-
Cbr 082 Empreendimentos Imobiliários Ltda	1,768	5,270	-	-	-	-	-	-
Cbr 085 Empreendimentos Imobiliários Ltda	6,039	23	-	-	-	-	-	-
Cbr 095 Empreendimentos Imobiliários	6,028	10,628	-	-	6,028	10,628	-	-
Cbr 100 Empreendimentos Imobiliários	27,058	149	-	-	-	-	-	-
Cbr 112 Empreendimentos Imobiliários Ltda	5,607	3,101	-	-	-	-	-	-
Cbr 124 Empreendimentos Imobiliarios Ltda	24,836	12,660	-	-	-	-	-	-
Cbr 125 Empreendimentos Imobiliarios Ltda	14,579	44,831	-	-	-	-	-	-
Cbr 165 Empreendimentos Imobiliario	79,023	69,780	-	-	-	-	-	-
Cbr 166 Empreendimentos Imobiliario	4,474	76	-	-	-	-	-	-
Cbr 172 Emp Imob	7,490	294	-	-	-	-	-	-
Cbr 174 Empreendimentos Imobiliario	1,681	34,321	-	-	-	-	-	-
Cbr 179 Emp Imob	12,093	5,070	-	-	-	-	-	-
Cbr 182 Emp Imob	10,824	7	-	-	-	-	-	-
Cbr 202 Emp Imob Ltda	7,990	-	-	-	-	-	-	-
Cbr 208 Emp Imob Ltda	8,736	1,413	-	-	-	-	-	-
Cbr 211 Emp Imob Ltda	3,555	1,045	-	-	-	-	-	-
Cbr 212 Emp Imob Ltda	19,174	5,751	-	-	-	-	-	-
Cbr 222 Empreendimentos Imobiliarios Ltda	7,162	-	-	-	-	-	-	-
Cbr 223 Empreendimentos Imobiliarios Ltda	8,070	1	-	-	-	-	-	-
Cbr 224 Empreendimentos Imobiliarios Ltda	7,242	123	-	-	-	-	-	-
Cbr 234 Empreendimentos Imobiliarios Ltda	12,903	130	-	-	-	-	-	-
Cbr 262 Empreendimentos Imobiliarios Ltda	3,992	1	-	-	-	-	-	-
Cbr Magik Lz 16 Empreendimentos Imobiliários	6,921	1,185	-	-	-	-	2,094	-
Cbr103 Empreendimentos Imobiliários Ltda	3,954	234	-	-	-	-	3,150	-
Cbr120 Empreendimentos Imobiliários Ltda	7,835	412	-	-	-	-	-	-
Cbr138 Emp.Imob Ltda	10,619	399	-	-	-	-	-	-
Ccisa57 Incorporadora Ltda	36,078	85	-	-	36,078	85	-	-
Cury Construtora E Incorporadora S/A	4,524	-	61,791	62,865	4,524	-	61,791	62,865
Cyma Desenvolvimento Imobiliário S/A	2	15	-	-	-	-	4,646	7,266
Cyrela Aconcagua Empreendimentos Imobiliários Ltda	6,123	59	-	-	-	-	-	-
Cyrela Asessippi Empreendimentos Im	2,935	8,125	-	-	-	-	-	-
Cyrela Castilha Empreendimentos Imobiliários Ltda	4,984	56	-	-	-	-	-	-
Cyrela Ccp Canela Empreendimentos Imobiliários Ltda	-	-	32,575	32,575	-	-	-	-
Cyrela Cravina Empreendimentos Imob	9,286	417	-	-	-	-	-	-
Cyrela Cristal Empreendimentos Imobiliários Ltda	7	81	19,183	20,163	-	-	-	-
Cyrela Jacarepagua Empreendimentos	10,246	229	-	-	-	28	-	28
Cyrela Lotus Empreendimentos Imobil	15,923	24,974	-	-	-	10	-	10
Cyrela Maguari Empreendimentos Imobiliários Ltda	11,218	2	-	-	-	-	-	-
Cyrela Rjz Jegontijo Empreendimentos Imobiliária Ltda	32,861	32,332	32,854	32,854	-	-	-	-
Cyrela Roraima Empreendimentos Imobiliários Ltda	6,790	148	-	491	-	-	-	-
Ebm Incorporacoes S.A.	23,174	16,917	-	-	23,174	16,917	-	-
Enf Spe Leblon S.A.	5,264	-	-	-	5,264	-	-	-

	Parent				Consolidated			
	Due from related parties		Due to related parties		Due from related parties		Due to related parties	
	09/2026	2025	09/2026	2025	09/2026	2025	09/2026	2025
Farroupilha Empreendimentos Imobiliários Ltda	5,427	13	-	-	-	-	-	-
Flamingo Investimento Imobiliária Ltda	13	0	32,925	33,563	-	-	-	-
Garibaldi Empreendimentos Imobiliários Ltda	3,713	215	-	-	-	-	-	-
Goldsztein Cyrela Empreendimentos Imobiliários Ltda	69,360	3,985	-	-	27,173	29,916	14	20
Himalaia Empreendimentos Imobiliários Ltda	3,977	449	-	-	-	-	-	-
Juliano Barbosa Da Silva Bello	3,711	3,341	-	-	3,711	3,341	-	-
Lavvi Empreendimentos Imobiliários S.A	20,328	4,695	-	-	20,328	4,695	-	-
Living 008 Empreendimentos Imobiliários Ltda	4,862	93	2,035	2,035	-	-	-	-
Living 011 Empreendimentos Imobiliários Ltda	12,730	325	-	-	-	-	-	-
Living Barbacena Empreendimentos Imobiliários Ltda	17,497	6,428	-	-	-	-	-	-
Living Cantagalo Empreendimentos Imobiliários Ltda	34	3,799	-	-	-	-	-	-
Living Colombo Empreendimentos Imobiliários Ltda	6,014	117	-	-	-	-	-	-
Living Emp. Imob. Ltda	38	37	-	-	7,335	4,089	48	42
Living Pirassununga Empreendimentos Imobiliários Ltda	5,364	187	-	-	-	-	-	-
Living Salinas Empreendimentos Imobiliários Ltda	1,407	10,274	-	-	-	-	-	-
Lyon Empreendimentos Imobiliários Ltda	67	10,233	-	-	-	-	-	-
Mac Empreendimentos Imobiliários Ltda	4,567	4,567	-	-	4,567	4,567	-	-
Maremar - Administracao De Bens S/S	4,055	3,622	-	-	4,055	3,622	-	-
Oaxaca Incorporadora Ltda	8,738	26	1	1	-	-	-	-
Olamp Empreendimentos Imobiliários Ltda	1,739	3,773	-	-	-	-	575	1,250
Piemonte Empreendimentos Imobiliários Ltda	6,103	6,085	-	-	6,103	6,085	-	-
Pionner-4 Empreendimentos Imobiliários Ltda	96	2,142	-	3,935	1	-	-	-
Plano & Plano Desenvolvimento Imobiliários S.A	-	33,595	-	-	-	33,595	-	-
Potim Empreendimentos Imobiliários Ltda	4,437	83	2,193	2,193	-	-	-	-
Precon Engenharia S.A	3,117	13,613	-	-	3,117	13,613	-	-
Roque Petroni Do Brasil Projetos Imob. Ltda	393	384	-	-	-	-	-	10,700
Sk Realty Empreendimentos Imobiliários Ltda	7,362	13,380	-	-	7,362	13,380	-	-
Snowbird Master Fundo De Investimento Imobiliários	-	-	31,885	36,426	-	-	31,885	36,426
Vix One Empreendimentos Imobiliários Spe Ltda	6,501	90	-	-	22	0	17	0
Other 725 SPEs with balances up to R$3.5MM	114,260	81,762	8,389	26,652	33,572	32,491	22,269	9,886
	862,281	**526,815**	**238,915**	**259,502**	**199,467**	**186,280**	**147,841**	**128,500**
Current	**-**	**-**	**238,915**	**259,502**	**-**	**-**	**147,841**	**128,500**
Noncurrent	**862,281**	**526,815**	**-**	**-**	**199,467**	**186,280**	**-**	**-**

b) Transactions

Transactions with related parties refer mainly to technical services involving responsibility for projects and control of all contractors who provide knowledge for construction business, applied to the development of the Company and its investees.

These transactions are classified as costs incurred in units under construction and allocated to profit or loss according to the project units' sale stage.

c) Management compensation

i) Overall compensation

The Company's overall compensation for 2026, was set at the Annual Shareholders' Meeting held on April 30, 2026 at R$42,704 (the overall compensation for 2025 was set at R$40,296), MINUS payroll taxes thereon. Overall compensation is comprised of fixed and variable compensation and the latter is paid in the following year. As at September 30, 2026, the total incurred for 2026 was R$10,970 (the total incurred for 2025 was R$ 11,325 at September 30) – minus payroll taxes thereon.

ii) Fixed compensation

Fixed compensation is recognized in the Company's profit or loss in line item 'Management compensation', broken down as follows:

	Parent		Consolidated		Number of members	
	09/2026	09/2025	09/2026	09/2025	09/2026	09/2025
Board	3,518	2,827	3,518	2,827	10	10
Tax Council	120	61	120	61	3	-
Audit, Risk and Finance Committee (CARF)	230	180	230	180	3	2
Executive board	2,352	2,277	2,352	2,277	6	6
Payroll taxes	1,213	1,051	1,213	1,051	-	-
Total compensation	**7,434**	**6,395**	**7,434**	**6,395**	**22**	**18**
Board benefits	1,471	1,921	1,471	1,921		
Executive board benefits	3,278	4,060	3,278	4,060		
Total benefits	**4,749**	**5,980**	**4,749**	**5,980**		
Total compensation + benefits	**12,183**	**12,376**	**12,183**	**12,376**		
Board - higher	500	450	500	450		
Board - lower	207	373	207	373		
Executive Board - higher	540	378	540	378		
Executive Board - lower	295	370	295	370		
Tax Council - higher	40	20	40	20		
Tax Council - lower	40	20	40	20		
Audit, Risk and Finance Committee (CARF) - higher	115	90	115	90		
Audit, Risk and Finance Committee (CARF) - lower	115	90	115	90		

iii)Variable compensation

Pursuant to article 42, paragraph 1, of the Company's Bylaws, the profit allocation and sharing to managers and employees can only occur in fiscal years in which the shareholders are assured of the payment of minimum mandatory dividends, as provided for by Article 38, IV, of the Bylaws.

The Company did not pay any amounts in the period, relating to: (1) post-employment benefits (pension, other retirement benefits, post-employment life insurance and post-employment health care plan); (2) long-term benefits (leave of absence for length of service and long-term disability benefits); and (3) severance benefits.

13. CURRENT ACCOUNTS WITH PROJECT PARTNERS

The balances in net assets and liabilities are as follows:

	Parent		Consolidated	
	09/2026	2025	09/2026	2025
Abc Realty De Investimento Imobiliária Ltda	-	-	2,270	2,371
Consórcio de Urbanização Jundiai	5,982	6,098	5,982	6,098
Cyrela Europa Empreendimentos Imobiliários Ltda	-	-	(5,555)	(5,232)
Cyrela Imobiliária Ltda	-	-	(433)	(353)
Cyrela Jasmim Ltda	-	-	1,363	1,228
Cyrela Roraima Empreendimentos Imobiliários Ltda	-	-	(5,762)	(4,723)
Plano Aroeira Empreendimentos Imobiliários Ltda	-	-	1,100	1,100
Vero Santa Isabel Empreendimentos Imobiliários SPE Ltda	-	-	(1,819)	(1,819)
Cbr 109 Empreendimentos Imobiliários Ltda	-	-	(462)	-
Other SPEs with balances up to R$100	-	-	58	(31)
	5,982	**6,098**	**(3,258)**	**(1,361)**
Noncurrent assets	**5,982**	**6,098**	**10,778**	**10,815**
Current liabilities	**-**	**-**	**(14,036)**	**(12,176)**

14. CONSTRUCTION IN PROGRESS

As a result of the procedure prescribed by CPC 47 (IFRS 15), in conjunction with OCPC 04, sales revenue and corresponding budgeted costs related to units sold and whose costs have not yet been incurred, are not recorded in the financial information of the Company and its subsidiaries.
The main balances to be reflected as costs are incurred can be shown as follows:

a) Contracted real estate transactions to be allocated from accumulated construction in progress.

	Consolidated	
	09/2026	**2025**
(+) Total sales revenue	38,825,605	34,396,869
(-) Total revenue recognized	(26,742,959)	(23,179,611)
(=) Unrecognized sales revenue	**12,082,646**	**11,217,258**
(+) Total cost of properties sold	24,248,813	21,577,796
(-) Total recognized cost	(16,563,129)	(14,393,279)
(=) Unrecognized cost	**7,685,684**	**7,184,517**
Unrecognized profit	**4,396,962**	**4,032,741**

b) Commitments on budgeted costs not yet incurred on units sold

	Consolidated	
	09/2026	**2025**
Amounts not stated in the financial information		
12 months	3,723,193	3,131,036
Over 12 months	3,962,491	4,053,481
	7,685,684	**7,184,517**

15. ADVANCES FROM CUSTOMERS

	Consolidated	
	09/2026	**2025**
Receivables for property sales		
Amounts received for project sales:		
Other prepayments (i)	177,087	35,222
	177,087	**35,222**
Units sold in completed projects		
Recognized revenue	(10,874,023)	(8,170,074)
Received revenue	10,968,971	8,208,822
	94,948	**38,748**
Amounts from physical swaps in the acquisition of properties		
Amounts from land swaps	1,078,039	1,067,090
Total advances from customers	**1,350,074**	**1,141,060**
Current	**338,947**	**134,918**
Noncurrent	**1,011,127**	**1,006,142**

(i) Other prepayments reflected additional activity resulting from amounts received in advance from a customer, under a contract that includes termination clauses.

16. PROVISION FOR PROPERTY MAINTENANCE

	Consolidated	
	09/2026	**2025**
Provision for construction warranty (i)	253,399	223,457
Other provisions	9,797	11,382
Total	**263,196**	**234,839**
Current	**90,258**	**79,822**
Noncurrent	**172,938**	**155,017**

(i) The Company and its subsidiaries provide warranties to their customers upon the sale of their properties. These warranties have specific terms depending on the items covered and remain in effect for periods that typically span five years following the completion of construction; these obligations are, in part, shared with the suppliers of goods and services.

17. ACCOUNTS PAYABLE FOR PROPERTY ACQUISITIONS

Refer to land acquired, aiming at launching new developments, individually or in association with third parties, with the following aging list:

	Parent		Consolidated	
Year	**09/2026**	**2025**	**09/2026**	**2025**
24 months	-	-	725,294	542,232
36 months	-	-	807,740	608,451
48 months	-	-	451,126	745,088
60 months			34,974	96,705
Over 60 months	-	-	15,253	2,726
Noncurrent	**-**	**-**	**2,034,387**	**1,995,202**
Current	**5**	**-**	**1,221,341**	**948,437**
Total	**5**	**-**	**3,255,728**	**2,943,639**

Payables are substantially adjusted for inflation based on the fluctuation of the National Civil Construction Index (INCC), the General Market Price Index (IGP-M), or the variance of the SELIC rate (Central Bank's policy rate).

Interest and inflation adjustments eligible for capitalization to inventories, referring to the balance payable for land, totaled R$ 41,109 in the year ended September 30, 2026 (reversal of R$ 27,070 at September 30, 2025).

18. PROVISIONS FOR LABOR, TAX AND CIVIL CONTINGENCIES

The provisions for probable loss contingencies are summarized below:

	Parent		Consolidated	
	09/2026	2025	09/2026	2025
Civil lawsuits	776	1,342	72,847	96,925
Tax lawsuits	565	634	2,943	4,520
Labor lawsuits	1,560	1,903	43,626	53,425
Total	**2,901**	**3,879**	**119,416**	**154,870**
Current	**1,773**	**2,304**	**63,982**	**82,439**
Noncurrent	**1,128**	**1,575**	**55,434**	**72,431**

The total amount involving lawsuits classified as possible loss in the Parent and Consolidated is broken down as follows:

	Parent	
	09/2026	**2025**
Civil	36	56
Tax	40,854	38,496
Labor	898	845
	41,788	**39,397**

	Consolidated	
	09/2026	**2025**
Civil	80,983	75,471
Tax	77,413	73,355
Labor	16,628	16,522
	175,024	**165,347**

The main lawsuits classified as possible losses are described below:

- The Company and its investees are parties to tax administrative proceedings resulting from Federal Revenue Service decisions that did not approve the offset of tax credits against taxes payable. The amounts of these credits arise mostly from the utilization of the balance of withholding income taxes calculated in the annual income tax returns. These proceedings are at administrative defense stage, but have not yet been analyzed by the tax authority. As at September 30, 2026, these proceedings total R$ 13,683 (R$11,390 at December 31, 2025).

The movements in the balances of the provisions for contingencies are as follows:

	Parent			
	Civil	**Tax**	**Labor**	**Total**
Balance at 12/31/2024	**2,398**	**4,324**	**2,295**	**9,017**
Additions	757	477	1,913	**3,147**
Payment	(7,210)	-	(2,362)	**(9,572)**
Reversal	(331)	(4,400)	(558)	**(5,289)**
Adjustments	5,728	233	615	**6,576**
Balance at 12/31/2025	**1,342**	**634**	**1,903**	**3,879**
Additions	927	347	534	**1,808**
Payment	(4,854)	-	(799)	**(5,653)**
Reversal	-	(435)	(436)	**(871)**
Adjustments	3,361	19	358	**3,738**
Balance at 09/30/2026	**776**	**565**	**1,560**	**2,901**

	Consolidated			
	Civil	**Tax**	**Labor**	**Total**
Balance at 12/31/2024	**128,518**	**5,926**	**64,613**	**199,057**
Additions	46,839	5,763	25,107	**77,709**
Payment	(102,015)	-	(17,636)	**(119,651)**
Reversal	(2,325)	(7,480)	(23,554)	**(33,359)**
Adjustments	25,908	311	4,895	**31,114**
Balance at 12/31/2025	**96,925**	**4,520**	**53,425**	**154,870**
Additions	15,950	1,992	10,309	**28,251**
Payment	(71,318)	-	(9,825)	**(81,143)**
Reversal	(1)	(3,685)	(13,507)	**(17,193)**
Adjustments	31,291	116	3,224	**34,631**
Balance at 09/30/2026	**72,847**	**2,943**	**43,626**	**119,416**

The breakdown into current and noncurrent is as follows:

	Parent		Consolidated	
	09/2026	**2025**	**09/2026**	**2025**
Civil	349	604	32,781	43,616
Tax	379	424	1,972	3,028
Labor	1,045	1,276	29,229	35,795
Current	**1,773**	**2,304**	**63,982**	**82,439**
Civil	427	738	40,066	53,309
Tax	186	210	971	1,492
Labor	515	627	14,397	17,630
Noncurrent	**1,128**	**1,575**	**55,434**	**72,431**
Total	**2,901**	**3,879**	**119,416**	**154,870**

19. DEFERRED TAXES AND CONTRIBUTIONS

a) Breakdown of deferred income tax, social contribution, PIS, and COFINS

Deferred taxes are recorded to reflect tax effects arising from temporary differences between the tax base, which basically determines the time of collection, based on receivables from sales of properties (SRF Regulatory Instruction 84/79) and effective allocation of revenue from real estate development in accordance with CFC Resolution 1266/09 and CVM Resolution 561/08, as amended by CVM Instruction 624/10 (OCPC 01(R1)).

The table below shows the balances of deferred taxes and contributions:

	Consolidated	
	09/2026	**2025**
In assets		
IRPJ	1,665	819
CSLL	875	431
Subtotal	**2,540**	**1,250**
PIS	491	243
COFINS	2,272	1,125
Subtotal	**2,763**	**1,368**
Total	**5,303**	**2,618**
Current	**3,430**	**1,827**
Noncurrent	**1,873**	**791**

	Parent		Consolidated	
	09/2026	2025	09/2026	2025
In liabilities				
IRPJ	131,360	126,759	219,164	210,875
CSLL	47,290	45,633	93,140	89,690
Allowance for contract terminations	-	-	(8,708)	(9,402)
Subtotal	**178,650**	**172,392**	**303,596**	**291,163**
PIS	80	84	26,377	25,931
COFINS	366	385	122,961	121,575
Allowance for contract terminations	-	-	(9,433)	(10,190)
Subtotal	**446**	**469**	**139,905**	**137,316**
Total	**179,096**	**172,861**	**443,501**	**428,479**
Current	**441**	**459**	**105,862**	**98,815**
Noncurrent	**178,655**	**172,402**	**337,639**	**329,664**

Payment terms of such taxes are equivalent to those of installments received from sales and disposal of equity interests.

Due to the tax credits and obligations referred to above, the Company accounted for the corresponding tax effects (deferred income tax and social contribution), as follows:

	Parent		Consolidated	
	09/2026	2025	09/2026	2025
In current and noncurrent assets				
Difference of profit on real estate activities - Presumed profit tax regime	-	-	134	136
Difference of profit on real estate activities - RET	-	-	2,406	1,114
	-	**-**	**2,540**	**1,250**
In current and noncurrent liabilities				
Difference of profit on real estate activities - actual profit tax regime	(1,043)	(1,094)	-	(1,319)
Difference of profit on real estate activities - Presumed profit tax regime	-	-	(1,504)	(2,218)
Difference of profit on real estate activities - RET	-	-	(122,129)	(116,327)
Difference of profit on non-operating activity - Actual profit tax regime (IPO)	(177,607)	(171,298)	(179,963)	(171,299)
	(178,650)	**(172,392)**	**(303,596)**	**(291,163)**

b) Tax bases of the tax differences of future earnings

As at September 30, 2026, the Company has deferred tax assets that have not been recognized totaling R$ 4,423,883 (R$ 3,848,791 at December 31, 2025), because it is less than probable that future taxable profits will be available for the Group to utilize their benefits.

c) PIS and COFINS balance

Deferred PIS and COFINS calculated on the difference between revenue taxed on a cash basis and the revenue recognized on an accrual basis are recorded in line item “Deferred taxes and contributions”, in current and noncurrent liabilities, based on expected settlement:

	Parent		Consolidated	
	09/2026	2025	09/2026	2025
Current	-	-	1,486	5,119
Deferred payment	446	469	149,338	147,506
Allowance for contract terminations	-	-	(9,433)	(10,190)
	446	**469**	**141,391**	**142,435**

d) Deferred income tax and social security contribution expense for the year

Income tax and social security contribution expenses for the years ended June 30, 2026, and 2025, may be reconciled with profit before taxes as follows:

			Parent				Consolidated			
			07/01/2026 to 09/30/2026	01/01/2026 to 09/30/2026	07/01/2025 to 09/30/2025	01/01/2025 to 09/30/2025	07/01/2026 to 09/30/2026	01/01/2026 to 09/30/2026	07/01/2025 to 09/30/2025	01/01/2025 to 09/30/2025
	Profit before income tax and social contribution		**485,587**	**1,236,061**	**609,822**	**1,323,768**	**614,600**	**1,599,584**	**738,803**	**1,705,501**
(x)	Statutory tax rate:		**-34%**	**-34%**	**-34%**	**-34%**	**-34%**	**-34%**	**-34%**	**-34%**
(=)	**Expected IRPJ and CSLL credit (expenses)**		**(165,100)**	**(420,261)**	**(207,339)**	**(450,081)**	**(208,964)**	**(543,859)**	**(251,193)**	**(579,870)**
(+/-)	**Effect of the statutory rate on:**									
	Share of profit of investees		175,640	455,351	135,762	391,905	50,244	130,041	44,843	130,580
	Permanent additions and deductions, RET and other		(15,663)	(68,710)	(20,353)	(61,702)	58,457	94,387	197,909	208,814
	Unrecognized tax credits	(i)	989	27,372	91,223	120,663	41,814	154,783	(47,399)	90,753
(=)	**Income tax and social contribution expense**		**(4,134)**	**(6,257)**	**(707)**	**785**	**(58,450)**	**(164,648)**	**(55,840)**	**(149,723)**
	Deferred taxes		(4,134)	(6,257)	(707)	785	3,477	(4,133)	(1,015)	(8,345)
	Current taxes		-	-	-	-	(61,927)	(160,515)	(54,825)	(141,378)
			(4,134)	**(6,257)**	**(707)**	**785**	**(58,450)**	**(164,648)**	**(55,840)**	**(149,723)**
	Effective rate						**10%**	**10%**	**7%**	**8%**

(i) Refers to unrecorded tax loss carryforwards and negative tax bases.

20. EQUITY

a) Share capital

As at September 30, 2026, subscribed and paid-up capital totals R$6,184,224 (R$6,184,224 at December 31, 2025) represented by 384,000,000 registered common shares and 69,446,450 preferred shares, which totals 453,446,450 shares.

On December 31, 2025, a General Extraordinary Meeting approved a capital increase, amounting to R$2,499,224, upon capitalization of the Company's earnings reserve, with the attribution of 72,800,000 new special preferred shares as bonus, which increased capital from R$3,685,000 to R$6,184,224.

On June 5, 2026, the cancellation of 3,353,550 of the Company's preferred shares, which are registered, book-entry, and have no par value, held in treasury was approved. This cancellation was carried out without a reduction in capital, resulting in a change in the number of "Special" preferred shares from 72,800,000 to 69,446,450.

The Company's Board of Directors is authorized to increase the capital, regardless of shareholders' meetings or amendments to the bylaws, up to the limit of 750,000,000 registered common shares, to be distributed in the country and/or abroad, publicly or privately.

b) Treasury shares

The Company may, as decided by the Board of Directors, buy back own shares to be held in treasury and subsequently cancelled or sold.

(i) The number of outstanding common shares issued by the Company is 250,639,395 common shares and 47,267,545 preferred shares, according to the statement issued by the depositary bank as at September 30, 2026 (256,052,495 at December 31, 2025)

(ii) In August 2026, the Company repurchased 5,438,100 common shares at an average price of R$21.26 and 1,154,800 preferred shares at an average price of R$20.69. Following these transactions, the Company held 23,127,161 common shares and 1,154,800 preferred shares in treasury, compared with 17,689,061 common shares previously held.

(iii) On September 30, 2026, the number of Company common shares held in treasury is de 24,281,961 and their average price is R$ 16.82 per share (17,689,061 shares at an average price of R$15.20 per share at December 31, 2025).

c) Other reserves

Represented by expenses incurred on the issuance of shares and movements in capital transactions. The capital reserves are explained mainly by the acquisition of noncontrolling interests in companies that were already consolidated in the Company's interim financial information.

d) Earnings reserve

The remaining balance of profit for the year ended December 31, 2025, after recognition of legal reserve and proposed dividends, in the amount of R$482,404, was transferred to line item ‘Earnings reserve’, and pursuant to article 39 of the Bylaws, part or all of the remaining balance allocated in this line item can, as proposed by Management, be retained for purposes of previously approved capital budget, as set forth in article 196 of Law 6404.

e) Other changes

The balance in this line item consists primarily of the variations of increases and/or decreases in noncontrolling interests.

21. MANAGEMENT AND EMPLOYEE BENEFITS

Management and employee benefits are all offered as compensation paid, payable, or provided by the Company, or on behalf of the Company, in exchange for services that are rendered to the Company.

a) Post-retirement benefits

The Company and its subsidiaries do not offer pension plans to their employees; however, they make monthly contributions based on payroll to official pension and social security funds, which are charged to expenses on the accrual basis.

b) Profit sharing plan - PLR

The Company and the other Group companies have an employee profit-sharing plan in accordance with the collective bargaining agreement entered into with the Union of the São Paulo Construction Workers. As at September 30, 2026, the accrued profit sharing totaled R$ 60,895 (R$64,866 at December 31, 2025), recorded in 'General and administrative expenses', and as 'Payroll, related taxes, and profit sharing' in liabilities, based on the indicators and benchmarks defined in the agreement and projected earnings.

22. FINANCIAL INSTRUMENTS

a) Summary of the main financial instruments

The Company and its subsidiaries conduct transactions involving financial instruments, all recorded in balance sheet accounts, which are intended to meet their needs and reduce their exposure to credit, currency and exchange and interest rate risks. These risks are managed by defining strategies, establishing control systems and determining position limits. The Company does not enter into transactions involving financial instruments for speculative purposes.

	Parent		Consolidated		
	09/2026	2025	09/2026	2025	Classification
FINANCIAL ASSETS	**5,781,086**	**5,612,889**	**14,890,182**	**13,318,869**	
Cash and cash equivalents	14,383	383,757	206,714	726,554	Fair value through profit or loss
Marketable Securities	1,492,916	1,009,592	2,620,771	2,058,118	Fair value through profit or loss
Marketable Securities	218,938	175,250	221,778	180,799	Amortized cost
Marketable Securities	3,156,979	3,497,670	5,210,887	4,041,933	Fair value through other comprehensive income
Trade receivables	29,607	13,707	6,419,787	6,114,370	Amortized cost
Amounts due from related parties	862,281	526,815	199,467	186,280	Amortized cost
Current accounts with project partners	5,982	6,098	10,778	10,815	Amortized cost
FINANCIAL LIABILITIES	**4,971,229**	**5,382,207**	**13,053,166**	**12,076,546**	
Borrowings (i)	275,311	216,212	3,971,148	3,763,355	Amortized cost
Certificates of real estate receivables - CRI (i)	4,427,915	4,864,529	5,337,012	4,952,723	Amortized cost
Payables for property acquisitions	5	-	3,255,728	2,943,639	Amortized cost
Goods and services suppliers	29,083	41,964	327,401	276,153	Amortized cost
Amounts due to related parties	238,915	259,502	147,841	128,500	Amortized cost
Current accounts with project partners	-	-	14,036	12,176	Amortized cost

(i) As at September 30, 2026, loan balances approximate their fair values.

The Company has financial instruments that are measured at fair value; as a result, the Company applies the fair value hierarchy rule set in CPC 46, which requires the Company to make an assessment of the fair value hierarchy to classify its financial assets and financial liabilities in the following three levels:

a. Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities, which may be accessed by the entity on the measurement date.
b. Level 2: inputs that are observable for the asset or liability, either directly (i.e., as prices) or indirectly (i.e., derived from prices), except quoted prices included in Level 1.
c. Level 3: level 3 inputs are observed for an asset or liability.

The Company has financial instruments measured at fair value through other comprehensive income, arising from credit rights that can be transferred using securitization transactions, where the Company holds subordinated units, substantially retaining the risks and rewards until maturity, and therefore such assets are not derecognized. Such credits may also be held to maturity, depending on the Company's liquidity requirements. Therefore, due to its business model being achieved both by receiving contractual cash flow and by selling, credit rights are valued at FVTOCI. It is should also be noted that even though the credit rights are at fair value in the balance sheet, and consequently, this adjustment is disclosed in other comprehensive income, they are initially valued at amortized cost, and the related impacts are allocated to profit or loss, as required by CPC 48:5.4.

b) Sensitivity analysis for financial assets and liabilities

Financial assets

Based on the probable scenario for the 12-month accumulated CDI, scenarios with stress of 25% and 50% were defined. The probable rate for accumulated CDI for the next 12 months of 14.29% p.a. was defined based on one-year fixed x DI benchmark swap rates disclosed by B3 S.A. and alternative scenarios considering the CDI of 10.72% p.a. and 7.15% p.a. For each scenario, we calculated the 'gross finance income', not taking into consideration the taxes levied on income from short-term investments. We calculated the sensitivity of securities to the scenarios for average monthly yields, based on the balance at September 30, 2026.

Based on the probable scenario for the 12-month accumulated IPCA, scenarios with stress of 25% and 50% were defined for marketable securities. The Company set the probable rate for the accumulated IPCA at 4.22% per year for the coming twelve months based on the report released by Santander, and taking into account alternative scenarios for the IPCA of 3.17% p.a. and 2.11% p.a.

Based on the probable scenario for the accumulated IGP-M for the coming twelve months, the Company set scenarios with stresses of 25% and 50% for the performed portfolio of receivables. The Company set the probable rate for the accumulated IGP-M at 4.65% p.a. for the coming twelve months based on the report released by Santander, and taking into account alternative scenarios for the IGP-M of 3.49% p.a. and 2.32% p.a. The performed portfolios have contractual interest of 12% per year.

Based on the probable scenario for the accumulated INCC for the coming twelve months, the Company set scenarios with stresses of 25% and 50% for the nonperforming portfolio of receivables. The Company set the probable rate for the accumulated INCC at 5.30% p.a. for the coming twelve months based on the report released by Santander, and taking into account alternative scenarios for the INCC of 3.98% p.a. and 2.65% p.a.

These rates used for market projections were obtained from an external source.

Financial transactions	Position in 09/2026	Risk factor	Scenario I Probable	Scenario II	Scenario III
Exclusive investment funds	2,450,766	CDI	14.52%	10.89%	7.26%
Projected revenue			355,783	266,837	177,891
Other investment funds	170,005	CDI	6.11%	4.58%	3.05%
Projected revenue			10,381	7,786	5,190
Bank certificates of deposit	195,099	CDI	13.32%	9.99%	6.66%
Projected revenue			25,987	19,490	12,993
Government bonds - NTNB	13,124	IPCA	4.22%	3.17%	2.11%
Projected revenue			554	416	277
Financial bills	100,712	CDI	14.18%	10.64%	7.09%
Projected revenue			14,285	10,714	7,143
Securitizable bonds	620,818	IPCA	4.22%	3.17%	2.11%
Projected revenue			26,208	19,656	13,104
Securitizable bonds at FVTOCI	110,739	IPCA	4.22%	3.17%	2.11%
Projected revenue			4,675	3,506	2,337
Securitized securities	3,716,783	IPCA	4.22%	3.17%	2.11%
Projected revenue			156,904	117,678	78,452
Securitized bonds at FVTOCI	770,184	IPCA	4.22%	3.17%	2.11%
Projected revenue			32,513	24,385	16,257
Other	9,916	IGPM	4.65%	3.49%	2.33%
Projected revenue			461	346	231
	8,158,146		**627,751**	**470,814**	**313,875**

Trade receivables	Position in 09/2026	Risk factor	Scenario I Probable	Scenario II	Scenario III
Performed portfolio	1,596,343	IGPM	4.65%	3.49%	2.32%
Projected revenue			74,217	55,663	37,108
Nonperforming portfolio (i)	5,362,865	INCC	5.30%	3.98%	2.65%
Projected revenue			284,458	213,343	142,229
	6,959,208		**358,675**	**269,006**	**179,337**

(i) Balance before the allowance for credits risks and services rendered.

Financial liabilities

The Company's securities (debentures and CRIs), totaling R$5,380,499, gross of issuance costs, yield interest at rates ranging from IPCA +3.23% to IPCA +9.87% or from 96% of CDI to CDI +3.0% p.a. In order to determine the sensitivity of indebtedness indexed to CDI and IPCA, interest rate risk factors to which the Company had liability exposures as at September 30, 2026, three different scenarios were defined. The probable CDI and IPCA rates accumulated over the next 12 months were determined at 14.29% p.a. and 4.22% p.a., respectively, based on the one-year fixed vs. DI benchmark swap rates disclosed by B3 S.A. and on the report issued by Santander for the IPCA projection, corresponding to the possible scenarios presented below. Based on the probable CDI rate, stress scenarios were defined using average rates of 17.86% p.a. and 21.44% p.a. for the next 12 months. Based on the probable IPCA rate, stress scenarios were defined using average rates of 5.28% p.a. and 6.33% p.a. for the next 12 months. The sensitivity of finance costs to the CDI and IPCA rate fluctuation scenarios was determined based on the balances outstanding as at September 30, 2026, gross of issuance costs, as presented below:

Financial transactions	Position in 09/2026	Risk factor	Scenario I Probable	Scenario II	Scenario III
CRI - 1st issuance - 489th series (Opea)	126,413	CDI	14.75%	18.44%	22.13%
Projected expense			18,646	23,307	27,969
CRI - 1st issuance - 490th series (Opea)	318,600	IPCA	10.38%	12.98%	15.57%
Projected expense			33,071	41,338	49,606
CRI - 1st issuance - 491st series (Opea)	122,380	IPCA	10.61%	13.26%	15.92%
Projected expense			12,985	16,231	19,477
CRI – 57th issue – 1st series (Província Sec)	449,052	CDI	14.00%	17.50%	21.00%
Projected expense			62,867	78,584	94,301
CRI – 57th issue – 2nd series (Província Sec)	70,731	CDI	14.15%	17.69%	21.23%
Projected expense			10,008	12,510	15,013
CRI – 57th issue – 3rd series (Província Sec)	319,031	CDI	14.43%	18.04%	21.65%
Projected expense			46,036	57,545	69,054
CRI – 24th issue – 1st, 2nd, and 3rd series (True)	108,273	IPCA	12.36%	15.45%	18.54%
Projected expense			13,383	16,728	20,074
CRI – 155th issue – 1st and 2nd series (True)	35,598	IPCA	12.41%	15.51%	18.62%
Projected expense			4,418	5,522	6,627
CRI – 113th issue – 1st, 2nd and 3rd series (Vert Sec)	11,551	CDI	17.72%	22.15%	26.58%
Projected expense			2,047	2,558	3,070
CRI – 31st issue – 1st and 2nd series (Província Sec)	48,973	IPCA	7.35%	9.19%	11.03%
Projected expense			3,600	4,499	5,399
CRI – 40th issue – 1st and 2nd series (Província Sec)	65,464	IPCA	11.52%	14.40%	17.28%
Projected expense			7,541	9,427	11,312
CRI – 48th issue – 1st and 2nd series (Província Sec)	179,164	IPCA	11.52%	14.40%	17.28%
Projected expense			20,640	25,800	30,959
CRI – 139th issue – 1st and 2nd series (Província Sec)	288,899	IPCA	13.99%	17.49%	20.99%
Projected expense			40,417	50,521	60,625
CRI – 1st issue – 1st, 2nd and 3rd series (Província Sec)	253,553	IPCA	13.72%	17.15%	20.58%
Projected expense			34,787	43,484	52,181
CRI – 101st issue – 1st, 2nd and 3rd series (Província Sec)	286,557	IPCA	14.34%	17.93%	21.51%
Projected expense			41,092	51,365	61,639
CRI – 102nd issue – 1st series (Província Sec)	161,308	CDI	13.72%	17.15%	20.58%
Projected expense			22,131	27,664	33,197
CRI – 102nd issue – 2nd series (Província Sec)	370,422	CDI	13.86%	17.33%	20.79%
Projected expense			51,340	64,176	77,011
CRI – 102nd issue – 3rd series (Província Sec)	217,534	IPCA	12.21%	15.26%	18.32%
Projected expense			26,561	33,201	39,841
CRI – 2nd issue – 1st and 2nd series (Província Sec)	449,403	CDI	15.50%	19.38%	23.25%
Projected expense			69,658	87,072	104,486
CRI – 127th issue – 1st series (Província Sec)	347,260	CDI	13.79%	17.24%	20.69%
Projected expense			47,887	59,859	71,831
CRI – 127th issue – 2nd series (Província Sec)	237,153	IPCA	11.86%	14.83%	17.79%
Projected expense			28,126	35,158	42,190
CRI – 127th issue – 3rd series (Província Sec)	50,396	IPCA	11.82%	14.78%	17.73%
Projected expense			5,957	7,446	8,935
CRI – 133rd issue – 1st and 2nd series (Província Sec)	355,273	IPCA	14.45%	18.06%	21.68%
Projected expense			51,337	64,171	77,005
CRI - 3rd issue - 1st, 2nd and 3rd series (Província Sec)	189,124	IPCA	14.51%	18.14%	21.77%
Projected expense			27,442	34,302	41,163
CRI - 152nd issue - 1st series (Província Sec)	179,049	IPCA	14.64%	18.30%	21.96%
Projected expense			26,213	32,766	39,319
CRI - 180th issue - 1st and 2nd series (Província Sec)	139,338	IPCA	17.04%	21.30%	25.56%
Projected expense			23,743	29,679	35,615
	5,380,500		**731,933**	**914,913**	**1,097,899**

The local currency-denominated loans yield interest rate of CDI + 3.50%. In order to determine the sensibility of local currency-denominated loans, the interest rate risk to which the Company had a liability position as at September 30, 2026, three different scenarios were defined. The probable CDI rates accumulated for the next 12 months are 14.29% p.a., based on one-year fixed vs. DI benchmark swap rates disclosed by B3, equivalent to the possible scenarios listed below. Based on the probable CDI rate, stress scenarios were defined at the average rate of 17.86% p.a. and 21.44% p.a. for the next 12 months.

The Company has financing for construction denominated in local currency, part of which bears fixed interest rates ranging from 8.30% and 12.50% per year, and another part which bears interest rates ranging from Savings + 2.20% p.a. and Savings + 3.15% p.a. In order to check the sensitivity of the SELIC (savings) pegged debt, an interest rate risk factor to which the Company was exposed as at September 30, 2026, the Company defined two different scenarios, using the SELIC of 13.00% per year, based on the report released by Santander for the SELIC projection. Based on the probable SELIC rate, the Company defined 25% and 50% stress scenarios for the coming twelve months and the annual rate applied to these financing facilities was recalculated, as well as the sensitivity of the finance costs to the scenarios for the SELIC rate variance, based on the balances as at September 30, 2026, which are equivalent to the listed possible scenarios.

The table below shows the analyses of the debt from domestic borrowings.

Financial transactions	Position in 09/2026	Risk factor	Scenario I Probable	Scenario II	Scenario III
Domestic loans	351,083	CDI +	18.29%	21.99%	25.69%
Projected expense			64,213	77,203	90,193
Construction financing	1,636,101	TR+	9.01%	11.82%	12.38%
Projected expense			147,494	193,422	202,607
Construction financing	1,983,964	Savings +	11.23%	11.79%	12.35%
Projected expense			222,799	233,909	245,019
	3,971,148		**434,506**	**504,534**	**537,819**

c) Transaction with derivative financial instrument

Publicly traded companies must disclose information regarding all of their derivative financial instruments in a specific explanatory note. The company uses derivative financial instruments as a means of managing market risks related to interest rates, primarily in connection with fixed-rate loans under the Bank Credit Note (CCB) credit instrument.

(i) Cash flow swap

This type of swap provides for the payment of the interest difference over the term of the contract at periodic intervals (constant flow).

The Company conducts the swap transactions below, in which it has the long position in fixed rates and a short position consisting of the CDI percentages, with the repayment of principal on contractual debt maturities.

Financial transactions	Notional amount	Contracting	Maturity	Long position (Cyrela)	Short position (Santander)	09/2026	2025
Cash flow swap linked to borrowing	99,500	Jun/22	Jun/29	IPCA + 6.128%	100% CDI + 0.79%	12,672	7,668
						12,672	**7,668**

Financial transactions	Notional amount	Contracting	Maturity	Long position (Cyrela)	Short position (Banco do Brasil)	09/2026	2025
Cash flow swap linked to borrowing	259,200	Jun/22	Jun/27	IPCA + 5.9068%	100% CDI + 0.47%	43,839	26,739
						43,839	**26,739**

Financial transactions	Notional amount	Contracting	Maturity	Long position (Cyrela)	Short position (Santander)	09/2026	2025
Cash flow swap linked to borrowing	222,267	Dec/25	Nov/35	IPCA + 7.314940%	100% CDI - 0.21%	3,667	292
						3,667	**292**

Financial transactions	Notional amount	Contracting	Maturity	Long position (Cyrela)	Short position (XP)	09/2026	2025
Cash flow swap linked to borrowing	30,000	Dez/25	Nov/40	IPCA + 7.2900%	100% CDI - 0.15%	1,008	297
						1,008	**297**

d) Considerations on capital risks and management

The main market risks to which the Company and its subsidiaries are exposed in conducting their business are:

(i) Market risk

Market risk is related to fluctuations in the fair value of the future cash flows of a financial instrument in an active market. Market prices are mainly affected by the changes in interest rates (inflation) and the fluctuation of the foreign currencies. The financial instruments affected by market risks include securities, trade receivables, trade payables, loans, available-for-sale instruments, and derivatives

- Interest rate risk: the profit or loss of the Company and its subsidiaries is subject to changes in interest rates on short-term investments, marketable securities, and debt and trade receivables.

- Contract termination risk: The Company efficiently adopts its credit analysis policies in order to ensure the receipt of credits upon work completion and final transfer to the bank. Notwithstanding, there are customers who come to the Company seeking to withdraw from their respective promissory agreements.

- Currency risk: the Company enters into transactions denominated in foreign currencies that are exposed to market risks deriving from changes in the quotations of the related foreign currencies. Any fluctuation of the exchange rate may increase or decrease such balances. As at September 30, 2026 and December 31, 2025, the Company had no foreign-currency denominated loans. As at September 30, 2026, foreign-currency denominated securities totaled R$ 9,916 and R$10,856 at December 31, 2025, and this exposure was hedged by future receivables, in US dollars, from real estate projects already delivered in Argentina.

(ii) Credit risk

Credit risk is the risk of a business counterparty not complying with an obligation set forth in a financial instrument or and real estate purchase agreements, which would cause the Company to incur a financial loss. The Company is exposed to credit risk in its operating activities.

The Company’s credit risk on operating activities is managed based on specific customer acceptance standards, credit analysis and definition of exposure limits by customer, which are periodically reviewed.

Additionally, Management periodically determines if there is objective evidence that indicate that the economic benefits associated with the revenue recognized may not flow to the entity. For example: (i) delays in the payment of installments; and (ii) unfavorable local or national economic conditions, among others. If there is such evidence, the related allowance for expected credit losses is recognized. The amount to be recognized in this allowance takes into consideration that the property will be recovered by the Company, possible amounts can be retained from the payment of indemnities to the committed buyers, etc.

(iii) Liquidity risk

The liquidity risk consists of the possibility of the Company and its subsidiaries not having sufficient funds to meet their commitments, due to the different currencies and settlement terms of their rights and obligations.

The Company's and its subsidiaries' cash flows and liquidity control are monitored on a daily basis by the Company's management to ensure that the operating cash generation and early funding, when necessary, are sufficient to maintain their payment schedule, thus not posing liquidity risks for the Company and its subsidiaries.

As at September 30, 2026, it is possible to analyze the aging of financial liabilities in notes 10, 11, and 17.

The Company's net debt can be presented as follows:

	Parent		Consolidated	
	09/2026	**2025**	**09/2026**	**2025**
(+) Inflation adjusted debt (principal) (i)	4,502,199	4,988,769	9,087,390	8,609,819
(-) Cash and cash equivalents, short-term investments and securities	(4,883,217)	(5,066,268)	(8,260,150)	(7,010,469)
	(381,018)	**(77,499)**	**827,240**	**1,599,350**

(i) Comprised of borrowings, debentures, and CRIs, net of issuance costs.

(iv) Capital management

The Company's capital management aims to ensure that an appropriate credit rating is maintained by financial institutions and an optimum capital ratio, so as to support the Company's business and maximize shareholder value.

The Company controls its capital structure by making adjustments and conforming to the current economic conditions. In order to keep this structure adjusted, the Company may pay dividends, capital return to shareholders, raise new loans, and issue debentures.

23. GROSS PROFIT (LOSS)

The table below shows the breakdown of net revenue and revenue-related costs, presented in the statement of profit or loss:

	Parent				Consolidated			
	07/01/2026 to 09/30/2026	01/01/2026 to 09/30/2026	07/01/2025 to 09/30/2025	01/01/2025 to 09/30/2025	07/01/2026 to 09/30/2026	01/01/2026 to 09/30/2026	07/01/2025 to 09/30/2025	01/01/2025 to 09/30/2025
Gross revenue								
Real estate development and resale	1,098	1,683	18	71	2,310,063	6,911,541	2,053,224	6,199,476
Land subdivision	325	(128)	5,837	5,957	32,743	46,320	66,513	66,785
Allowance for contract terminations	-	-	-	-	82,165	25,694	52,867	24,246
Provision for contract terminations - ECL	(2)	(118)	(778)	(857)	(14,589)	(18,505)	(9,545)	(10,557)
Services rendered and other income	1,395	8,731	1,000	4,752	36,488	112,048	28,314	82,693
	2,816	**10,168**	**6,077**	**9,923**	**2,446,870**	**7,077,098**	**2,191,373**	**6,362,643**
Deductions from gross revenue	(287)	(1,415)	(1,062)	(2,002)	(65,244)	(189,568)	(62,927)	(174,323)
Net revenue	**2,529**	**8,753**	**5,015**	**7,921**	**2,381,626**	**6,887,530**	**2,128,446**	**6,188,320**
Cost of sales and services								
Properties sold	(341)	920	681	2,521	(1,503,544)	(4,500,067)	(1,331,850)	(4,073,434)
Land subdivision	(47)	43	(3,354)	(3,354)	(15,667)	(26,612)	(55,934)	(55,402)
Allowance for contract terminations	-	-	-	-	(51,997)	(16,734)	(32,926)	(13,316)
Services rendered	-	-	-	-	(1,759)	(16,613)	(5,322)	(19,579)
	(388)	**963**	**(2,673)**	**(833)**	**(1,572,967)**	**(4,560,026)**	**(1,426,032)**	**(4,161,731)**
Gross Profit	**2,141**	**9,716**	**2,342**	**7,088**	**808,659**	**2,327,504**	**702,414**	**2,026,589**

24. SELLING EXPENSES

The main expenses incurred in the year are as follows:

	Parent				Consolidated			
	07/01/2026 to 09/30/2026	01/01/2026 to 09/30/2026	07/01/2025 to 09/30/2025	01/01/2025 to 09/30/2025	07/01/2026 to 09/30/2026	01/01/2026 to 09/30/2026	07/01/2025 to 09/30/2025	01/01/2025 to 09/30/2025
Sales booths	(367)	(885)	(10)	(74)	(82,741)	(268,908)	(66,610)	(169,113)
Advertising and publicity (media)	641	(16,632)	721	(12,922)	(47,009)	(131,312)	(40,573)	(111,572)
Professional services	(4,282)	(12,047)	(851)	(8,638)	(74,459)	(193,777)	(49,447)	(157,821)
Idleness	(309)	(1,002)	(343)	(829)	(20,375)	(58,091)	(15,946)	(45,364)
CashMe (i)	-	-	-	-	(37,278)	(105,860)	(27,783)	(84,638)
Other selling expenses	(165)	(193)	132	(31)	(45,998)	(120,466)	(37,350)	(95,636)
Selling expenses	**(4,482)**	**(30,759)**	**(351)**	**(22,494)**	**(307,860)**	**(878,414)**	**(237,709)**	**(664,144)**

(i) Consists of commissions on intermediation, third-party services and payroll of the commercial team of CashMe.

25. GENERAL AND ADMINISTRATIVE EXPENSES

The main expenses incurred in the year are as follows:

	Parent				Consolidated			
	07/01/2026 to 09/30/2026	01/01/2026 to 09/30/2026	07/01/2025 to 09/30/2025	01/01/2025 to 09/30/2025	07/01/2026 to 09/30/2026	01/01/2026 to 09/30/2026	07/01/2025 to 09/30/2025	01/01/2025 to 09/30/2025
Payroll and related taxes	(20,032)	(55,337)	(20,673)	(57,929)	(62,276)	(178,780)	(58,642)	(170,342)
Employee and management profit sharing	(17,035)	1,455	(17,305)	(8,598)	(21,127)	(66,462)	(20,528)	(61,593)
Outside services	(20,047)	(60,527)	(19,642)	(57,185)	(38,560)	(112,658)	(37,025)	(109,335)
Rentals, utilities and travel	(2,570)	(9,198)	(2,802)	(8,817)	(4,533)	(15,157)	(4,602)	(14,225)
Other administrative expenses	(4,503)	(11,745)	(3,906)	(11,487)	(9,309)	(26,160)	(8,812)	(23,476)
General and administrative expenses	**(64,187)**	**(135,352)**	**(64,328)**	**(144,016)**	**(135,805)**	**(399,217)**	**(129,609)**	**(378,971)**

26. FINANCE INCOME AND COSTS

The main costs incurred and income earned in the year are as follows:

	Parent				Consolidated			
	07/01/2026 to 09/30/2026	01/01/2026 to 09/30/2026	07/01/2025 to 09/30/2025	01/01/2025 to 09/30/2025	07/01/2026 to 09/30/2026	01/01/2026 to 09/30/2026	07/01/2025 to 09/30/2025	01/01/2025 to 09/30/2025
Finance costs								
Financial Housing System (SFH) interest	-	-	-	-	(90,505)	(259,650)	(73,941)	(198,597)
Interest on local and foreign loans	(140,455)	(482,673)	(130,476)	(362,285)	(163,603)	(543,890)	(140,211)	(402,798)
Interest capitalization	-	-	-	-	72,478	198,766	53,894	144,629
Inflation adjustment losses	(455)	(1,415)	(349)	(1,404)	(599)	(1,775)	(470)	(1,791)
Banking fees	(350)	(958)	(160)	(675)	(3,448)	(9,356)	(1,940)	(6,728)
Discounts granted	-	-	-	-	-	(612)	(3,194)	(3,194)
Other finance costs	(3,211)	(8,886)	(1,839)	(6,390)	(7,043)	(25,086)	(17,970)	(34,330)
Operating losses - swaps	(11,244)	(48,903)	(6,560)	(26,307)	(11,244)	(48,903)	(6,560)	(26,307)
	(155,715)	**(542,835)**	**(139,384)**	**(397,061)**	**(203,964)**	**(690,506)**	**(190,392)**	**(529,116)**
Finance income								
Income from short-term investments	169,190	548,038	160,363	446,323	292,022	841,790	229,360	657,486
Inflation adjustment gains	331	1,328	415	867	8,666	15,098	8,715	16,060
Discounts obtained	1	25	3	18	45	698	232	415
Sundry interest receivable	19,302	47,183	11,958	30,002	8,890	19,799	6,903	17,316
ECL - Financial assets	(3,825)	(4,021)	(78)	(3,369)	(5,531)	(8,362)	2,742	1,332
Other finance income	478	5,958	889	3,229	2,374	11,800	3,305	10,077
Operating gains - swaps	23,023	53,618	2,447	23,036	23,023	53,618	2,447	23,035
PIS/COFINS on finance income	(3,563)	(14,125)	(3,234)	(8,382)	(6,231)	(17,631)	(6,809)	(14,665)
	204,937	**638,004**	**172,763**	**491,724**	**323,258**	**916,810**	**246,895**	**711,056**
Finance income and costs	**49,222**	**95,169**	**33,379**	**94,663**	**119,294**	**226,304**	**56,503**	**181,940**

27. EARNINGS PER SHARE

Basic and diluted earnings per share are as follows:

	09/2026	09/2025
Diluted earnings per share		
Profit for the year	1,229,804	1,324,554
Total number of (-) treasury shares (in thousands) (i)	429,164	429,164
Basic earnings per share (in R$) (ii)	**2.86558**	**3.08636**
Diluted earnings per share		
Profit for the period	1,229,804	1,324,554
Weighted average number of outstanding shares (in thousands)	434,650	434,650
Effect of stock options granted (in thousands of shares)	-	-
Weighted average number of shares outstanding - diluted	**434,650**	**434,650**
Diluted earnings per share – in R$	**2.82941**	**3.04740**

(i) Except for common and preferred treasury shares.

(ii) Basic and diluted earnings per share for the comparative periods were restated to reflect the retrospective adjustment required under paragraph 64 of CPC 41 (R1), which applies to the issuance of new shares for no financial consideration, as set forth in paragraphs 26 to 29.

28. SEGMENT REPORTING

a) Criteria for identification of operating segments

The Company segmented its operating structure taking into consideration the way Management manages the business.

The real estate development segment includes the sale and resale of properties and also the land subdivision activity and is presented as follows:

(i) Cyrela: include real estate projects classified by the Launch Committee as high end and luxury, both of the Parent and joint ventures.

(ii) Living: real estate projects defined by the Launch Committee as Living, both of the Parent and joint ventures.

(iii) MCMV: real estate projects defined by the Launch Committee as "Minha Casa, Minha Vida", both of the Parent and joint ventures.

(iv) Information on the land subdivision and service rendering activities is being presented in this note under 'Other'.

(v) The balance in the 'Corporate' column refers basically to corporate unit expenses not apportioned among the other segments.

b) Consolidated information of the operating segments

	Consolidated - 09/2026					
	Cyrela	**Living + Vivaz Prime**	**MCMV**	**Other**	**Corporate**	**Total**
Net revenue	3,573,956	1,775,243	1,481,404	56,927	-	6,887,530
Cost of sales and services	(2,439,590)	(1,189,243)	(943,433)	12,240	-	(4,560,026)
Gross profit	**1,134,366**	**586,600**	**537,971**	**69,167**	**-**	**2,327,504**
						-
Revenue (expenses)	(421,573)	(133,327)	(230,455)	(64,484)	(104,385)	(954,224)
Net revenue (loss) before finance income (costs)	**712,793**	**452,673**	**307,516**	**4,683**	**(104,385)**	**1,373,280**
Total assets	**9,858,090**	**3,666,661**	**1,798,030**	**200,113**	**13,314,840**	**28,837,734**
Total liabilities	**4,765,306**	**1,937,798**	**878,093**	**133,817**	**8,350,484**	**16,065,498**
Equity	**5,092,784**	**1,728,863**	**919,937**	**66,296**	**4,964,356**	**12,772,236**

	Consolidated - 09/2025					
	Cyrela	**Living + Vivaz Prime**	**MCMV**	**Other**	**Corporate**	**Total**
Net revenue	3,253,919	1,958,697	926,059	49,645	-	6,188,320
Cost of sales and services	(2,199,318)	(1,348,993)	(613,496)	76	-	(4,161,731)
Gross revenue	**1,054,601**	**609,704**	**312,563**	**49,721**	**-**	**2,026,589**
						-
Revenue (expenses)	(305,235)	(120,589)	(199,018)	(46,925)	168,740	(503,027)
Revenue (loss) before finance income (costs)	**749,366**	**489,115**	**113,545**	**2,796**	**168,740**	**1,523,562**
Total assets	**9,101,381**	**3,728,816**	**1,322,516**	**181,563**	**10,616,138**	**24,950,414**
Total liabilities	**4,152,531**	**1,908,457**	**640,204**	**123,521**	**6,636,752**	**13,461,465**
Equity	**4,948,850**	**1,820,359**	**682,312**	**58,042**	**3,979,386**	**11,488,949**

c) Information on major clients

The Company and its investees do not have customers that account for significant market share (above 10%) in their projects affecting revenue or expenses.

29. INSURANCE

The Company and its investees have insurance coverage considered sufficient by Management to cover probable losses on their assets and/or liabilities, as follows:

a) Engineering risk:

(i) Basic –R$ 14,073,222: accidents (sudden and unpredictable causes) in the construction site, such as: natural damage or acts of God, windstorms, storms, lightning, flood, earthquakes etc., losses resulting from construction work, use of defective or improper materials, construction faults and, structure collapse.

(ii) Projects - R$ 14,073,222: covers indirect damage caused by possible design flaws.

(iii) Other - R$ 20,594,492: refers to nonrecurring expenses, removal of debris, riots, strikes, joint construction liability, etc.

b) Sales booths: fire - R$ 45,352, theft - R$ 600 and other risks - R$ 3,396

c) Contractual guarantees: R$ 1,256,458

d) Physical damages to mortgaged properties: R$ 1,188,973

e) Construction risks: Civil liability: R$ 611,500

f) D&O Civil Liability: R$ 103,618

g) Professional Civil Liability: R$ 18,654

30. SUBSEQUENT EVENTS

On October 2, 2026, the Company’s Board of Directors approved the terms and conditions for Cyrela’s 20th issuance of simple debentures, which are not convertible into shares, totaling R$ 400 million, with a maximum maturity of 8 years.

In October 2026, Cyrela sold 350,000 shares issued by Cury (CURY3) for total proceeds of R$12.2 million.

In October 2026, under Cyrela's Share Repurchase Program, approved by the Company's Board of Directors on June 5, 2026, the Company repurchased 4,200,000 common shares (CYRE3) and 3,530,000 preferred shares (CYRE4) for a total amount of R$154.8 million.

31. APPROVAL OF THE FINANCIAL INFORMATION

The Company's individual and consolidated financial information were approved by the Board of Directors at the meeting held on November 11, 2026.

Under CVM Resolution 80 of March 29, 2022, the Company's Executive Board declared that it has discussed, reviewed and agreed with the Company's individual and consolidated financial information and the conclusions included in the independent auditor's report for the 9-month period ended September 30, 2026.

Other Information Considered Relevant by the Company

Shareholders	Number of Common Shares (units)	Number of Preferred Shares (units)	Total Number of Shares (units)	%
Controller	79,733,578	15,116,156	94,849,734	20.92%
Eirenor Sociedad Anonima (1)	21,900,008	4,151,876	26,051,884	5.75%
EH Capital Management (2)	7,502,400	1,422,330	8,924,730	1.97%
Susette Horn (3)	2	0	2	0.0%
Treasury Shares	23,127,161	0	24,281,961	5.35%
Others	251,736,851	47,601,288	299,388,139	66.01%
Total	**384,000,000**	**69,446,450**	**453,446,450**	**100.0%**

1) Holding company incorporated pursuant to the Law of Uruguay, in which Elie Horn holds a 100.0% interest.

(2) Holding company incorporated pursuant to the Law of the British Virgin Islands, in which Elie Horn holds a 100.0% interest.

(3) Person related to Elie Horn.

Other Information Considered Relevant by the Company

CONSOLIDATED SHAREHOLDING POSITION OF CONTROLLERS, MANAGEMENT AND FREE FLOAT Position as of 09/30/2026				
Shareholders	Common Shares	Preferred Shares	Total Shares	%
Controller	109,135,988	20,690,362	129,826,350	28.63%
Management - Board of Directors	875,000	159,932	1,034,932	0.23%
Management - Executive Board	222,456	173,811	396,267	0.09%
Treasury Shares	23,127,161	0	24,281,161	5.35%
Other Shareholders	250,639,395	47,267,545	297,906,940	65.70%
Total	**384,000,000**	**69,446,450**	**453,466,450**	**100.0%**
Free Float	250,639,395	47,267,545	297,906,940	65.70%

In accordance with the Bylaws, chapter X, article 51, the Company, its shareholders, managers and the Supervisory Council members undertake to resolve by means of arbitration every and all dispute or controversy which may arise among them, especially related to or derived from enforcement, validity, effectiveness, construal, violation and their effects of provisions contained in these Bylaws, in the possible shareholders' agreements filed at the Company's headquarters, in Law 6404/76, in the rules issued by the Brazilian Monetary Council (CMN), by the Brazilian Central Bank and by the Brazilian Securities and Exchange Commission (CVM), as well as other rules applicable to the capital markets operation in general and those included in the "Novo Mercado" Listing Regulation, in the "Novo Mercado" Listing Agreement and in the Arbitration Regulation of the Market Arbitration Panel, in conformity with the Market Arbitration Panel Regulation established by B3.

Opinions and Statements / Statement of the Officers on the Financial Statements

STATEMENT FOR PURPOSES OF ARTICLE 27, PARAGRAPH 1, ITEM VI, OF CVM RESOLUTION No. 80/22

We declare hereby, in the capacity of Management of Cyrela Brazil Realty S.A. Empreendimentos e Participações, a publicly-held company, enrolled with CNPJ/MF under No. 73.178.600/0001-18, headquartered in the City of São Paulo, State of São Paulo, at Rua do Rócio, No. 109, 2nd floor, room 1, ZIP code 04552-000, Vila Olímpia, ("Company"),pursuant to item VI of paragraph 1 of Article 27 of CVM Resolution No. 80 of March 29, 2022, that we have reviewed, discussed, and agree with the Company's financial statements for the fiscal year ended September 30, 2026.

São Paulo, November 11, 2026.

The Executive Board.

Opinions and Statements / Management's Statement on the Independent Auditor's Report

STATEMENT FOR PURPOSES OF ARTICLE 27, PARAGRAPH 1, ITEM VI, OF CVM RESOLUTION No. 80/22

We declare hereby, in the capacity of Management of Cyrela Brazil Realty S.A. Empreendimentos e Participações, a publicly-held company, enrolled with CNPJ/MF under No. 73.178.600/0001-18, headquartered in the City of São Paulo, State of São Paulo, at Rua do Rócio, No. 109, 2nd floor, room 1, ZIP code 04552- 000, Vila Olímpia, ("Company"),pursuant to item VI of paragraph 1 of Article 27 of CVM Resolution No. 80 of March 29, 2022, that we have reviewed, discussed, and approved the opinions contained in the Company's independent auditor's report (Deloitte Touche Tohmatsu Auditores Independentes Ltda) on the Company's financial statements for the year ended September 30, 2026.

São Paulo, November 11, 2026.

The Executive Board