

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

**Cyrela Brazil Realty S.A.
Empreendimentos e
Participações and Subsidiaries**

Report on Review of
Individual and Consolidated
Interim Financial Information for the
Quarter Ended March 31, 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 March 31, 2026, which comprises the balance sheet as at March 31, 2026 and the related statements of income, of comprehensive income, of changes in equity and of cash flows for the three-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 (R1) - Interim Financial Reporting and of the consolidated interim financial information in accordance with Brazilian standard NBC TG 21 (R1) 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 Interim Financial Information (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 (R1), applicable to the preparation of ITR, and presented in accordance with the standards issued by the CVM.

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 (R1) 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 (R1) 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 abides 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 three-month period ended March 31, 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 are 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 individual and consolidated interim financial information taken as a whole.

Convenience translation

The accompanying individual and consolidated interim financial information has been translated into English for the convenience of readers outside Brazil.

São Paulo, May 12, 2026


DELOITTE TOUCHE TOHMATSU
Auditores Independentes Ltda.


Roberto Torres dos Santos
Engagement Partner

Summary

Company Information	
Capital Breakdown	1
Individual Financial Statements	
Balance Sheet - Assets	2
Balance Sheet - Liabilities	4
Statement of Income	6
Statement of Comprehensive Income	7
Statement of Cash Flows (Indirect Method)	8
Statement of Changes in Equity	
DMPL - 01/01/2026 to 03/31/2026	9
DMPL - 01/01/2025 to 03/31/2025	10
Statement of Value Added	11
Consolidated Financial Statements	
Balance Sheet - Assets	12
Balance Sheet - Liabilities	14
Statement of Income	16
Statement of Comprehensive Income	17
Statement of Cash Flows (Indirect Method)	18
Statement of Changes in Equity	
DMPL - 01/01/2026 to 03/31/2026	20
DMPL - 01/01/2025 to 03/31/2025	21
Statement of Value Added	
Comment on Performance	23
Notes to the Financial Statements	26
Other Information Considered Relevant by the Company	109
Opinions and Statements	
Special Review Report – Unqualified Opinion	111
Officers' Statement on the Financial Statements	113
Management's Statement on the Independent Auditor's	114

Company Information / Capital Breakdown

Number of Shares (Thousands)	Current Quarter 03/31/2026
Paid-in capital	
Common Shares	384,000
Preferred Shares	72,800
Total	456,800
Treasury Shares	
Common Shares	17,689
Preferred Shares	3,354
Total	21,043

Individual Financial Statements / Balance Sheet - Assets**(In thousands of Brazilian reais – R\$)**

Account Code	Account Description	Current Quarter 03/31/2026	Prior Year 12/31/2025
1	Total assets	16,357,565	16,009,725
1.01	Current assets	2,584,822	2,661,524
1.01.01	Cash and cash equivalents	14,535	383,757
1.01.01.01	Cash and cash equivalents	14,535	383,757
1.01.02	Short-term investments	2,353,354	2,058,404
1.01.02.01	Short-term investments measured at fair value through profit or loss	1,274,557	984,270
1.01.02.01.02	Securities designated at fair value	1,274,557	984,270
1.01.02.02	Short-term investments measured at fair value through other comprehensive income	1,004,505	1,011,028
1.01.02.03	Short-term investments measured at amortized cost	74,292	63,106
1.01.03	Trade receivables	13,726	13,491
1.01.03.01	Customers	13,726	13,491
1.01.04	Inventories	17,808	17,885
1.01.04.01	Properties for sale	17,808	17,885
1.01.06	Recoverable taxes	8,153	0
1.01.06.01	Current recoverable taxes	8,153	0
1.01.06.01.02	Taxes and contributions to offset	8,153	0
1.01.07	Prepaid expenses	33,147	39,116
1.01.07.01	Prepaid expenses	33,147	39,116
1.01.08	Other current assets	144,099	148,871
1.01.08.03	Other	144,099	148,871
1.01.08.03.01	Other accounts	106,247	112,684
1.01.08.03.02	Financial instruments and derivatives	37,852	36,187
1.02	Noncurrent assets	13,772,743	13,348,201
1.02.01	Long-term assets	3,742,020	3,600,849
1.02.01.01	Short-term investments measured at fair value through profit or loss	25,276	25,322
1.02.01.01.01	Securities designated at fair value	25,276	25,322
1.02.01.02	Short-term investments measured at fair value through other comprehensive income	2,440,471	2,486,642
1.02.01.03	Short-term investments measured at amortized cost	134,922	112,144
1.02.01.04	Trade receivables	203	216
1.02.01.04.01	Customers	203	216
1.02.01.05	Inventories	138,510	130,727
1.02.01.05.01	Properties for sale	138,510	130,727
1.02.01.09	Due from related parties	685,179	526,815
1.02.01.09.01	Due from affiliates	685,179	526,815
1.02.01.10	Other noncurrent assets	317,459	318,983
1.02.01.10.03	Taxes and contributions to be offset	158,170	161,212
1.02.01.10.04	Current accounts with venture partners	6,033	6,098
1.02.01.10.05	Other accounts	153,256	151,673
1.02.02	Investments	9,962,644	9,680,846
1.02.02.01	Shareholder interest	9,962,644	9,680,846
1.02.02.01.01	Interests in affiliates	3,188,170	3,156,760
1.02.02.01.02	Interests in subsidiaries	6,774,474	6,524,086

Individual Financial Statements / Balance Sheet - Assets**(In thousands of Brazilian reais – R\$)**

Account Code	Account Description	Current Quarter 03/31/2026	Prior Year 12/31/2025
1.02.03	Property and equipment	8,009	9,579
1.02.03.01	Property and equipment in operation	8,009	9,579
1.02.04	Intangible assets	60,070	56,927
1.02.04.01	Intangible assets	60,070	56,927
1.02.04.01.03	Implementation costs	1,241	1,284
1.02.04.01.04	Software	10,462	4,823
1.02.04.01.05	Surplus	48,367	50,820

Individual Financial Statements / Balance Sheet - Liabilities**(In thousands of Brazilian reais – R\$)**

Account Code	Account Description	Current Quarter 03/31/2026	Prior Year 12/31/2025
2	Total liabilities	16,357,565	16,009,725
2.01	Current liabilities	1,301,519	1,235,308
2.01.01	Social and labor taxes	103,821	146,780
2.01.01.01	Social taxes	103,821	146,780
2.01.01.01.01	Payroll and related taxes	103,821	146,780
2.01.02	Trade payables	30,821	41,964
2.01.02.01	Domestic suppliers	30,821	41,964
2.01.02.01.01	Goods and services providers	30,821	41,964
2.01.03	Taxes payable	1,504	3,412
2.01.03.01	Federal taxes payable	1,504	3,412
2.01.03.01.02	Taxes and contributions payable	1,072	2,953
2.01.03.01.03	Deferred taxes and contributions	432	459
2.01.04	Borrowings and financing	824,179	708,802
2.01.04.01	Borrowings and financing	15,745	16,096
2.01.04.01.01	In local currency	15,745	16,096
2.01.04.02	Debentures	808,434	692,706
2.01.04.02.03	Certificates of Real Estate Receivables (CRIs)	806,622	691,515
2.01.04.02.04	Financial instruments and derivatives	1,812	1,191
2.01.05	Other payables	338,908	332,046
2.01.05.01	Due to related parties	251,336	259,502
2.01.05.01.02	Due to subsidiaries	251,336	259,502
2.01.05.02	Other	87,572	72,544
2.01.05.02.07	Other liabilities	87,572	72,544
2.01.06	Provisions	2,286	2,304
2.01.06.01	Provisions for tax, social security, labor and civil risks	2,286	2,304
2.01.06.01.02	Provisions for social security and labor risks	1,230	1,276
2.01.06.01.04	Provisions for civil risks	623	604
2.01.06.01.05	Provisions for tax risks	433	424
2.02	Noncurrent liabilities	4,435,035	4,547,107
2.02.01	Borrowings and financing	4,261,253	4,373,130
2.02.01.01	Borrowings and financing	202,756	200,116
2.02.01.01.01	In local currency	202,756	200,116
2.02.01.02	Debentures	4,058,497	4,173,014
2.02.01.02.02	Certificates of Real Estate Receivables (CRIs)	4,058,497	4,173,014
2.02.03	Deferred taxes	172,201	172,402
2.02.03.01	Deferred income tax and social contribution	172,201	172,402
2.02.03.01.01	Deferred taxes and contributions	172,201	172,402
2.02.04	Provisions	1,581	1,575
2.02.04.01	Provisions for tax, social security, labor and civil risks	1,581	1,575
2.02.04.01.02	Provisions for social security and labor risks	605	627
2.02.04.01.04	Provisions for civil risks	762	738
2.02.04.01.05	Provisions for tax risks	214	210
2.03	Equity	10,621,011	10,227,310
2.03.01	Paid-in capital	6,184,224	6,184,224
2.03.01.01	Capital	6,184,224	6,184,224

Individual Financial Statements / Balance Sheet - Liabilities**(In thousands of Brazilian reais – R\$)**

Account Code	Account Description	Current Quarter 03/31/2026	Prior Year 12/31/2025
2.03.02	Capital reserves	53,278	46,276
2.03.02.04	Stock options granted	31,212	31,212
2.03.02.07	(-) Share issuance costs	22,066	15,064
2.03.04	Earnings reserves	3,292,499	3,292,499
2.03.04.01	Legal reserve	715,964	715,964
2.03.04.05	Earnings retention reserve	2,845,440	2,845,440
2.03.04.09	Treasury shares	-268,905	-268,905
2.03.05	Retained earnings/accumulated losses	296,776	0
2.03.08	Other comprehensive income	794,234	704,311

Individual Financial Statements / Statement of Income**(In thousands of Brazilian reais – R\$)**

Account Code	Account Description	Accumulated in the Current Year 01/01/2026 to 03/31/2026	Accumulated in the Prior Year 01/01/2025 to 03/31/2025
3.01	Revenue from sales and/or services	2,463	2,051
3.02	Cost of sales and/or services	558	413
3.03	Gross income	3,021	2,464
3.04	Operating expenses/income	271,353	297,836
3.04.01	Selling expenses	-18,075	-17,629
3.04.02	General and administrative expenses	-18,430	-20,490
3.04.02.01	Management expenses	-16,164	-18,351
3.04.02.02	Management fees	-2,266	-2,139
3.04.04	Other operating income	6,307	1,472
3.04.04.01	Other gains on investments	5,941	1,445
3.04.04.02	Other income	366	27
3.04.05	Other operating expenses	-23,444	-11,908
3.04.05.01	Other losses on investments	-14,359	-2,822
3.04.05.02	Other expenses	-9,085	-9,086
3.04.06	Income from equity method	324,995	346,391
3.05	Income before finance income and taxes	274,374	300,300
3.06	Finance income (costs)	22,201	27,337
3.06.01	Finance income	196,283	141,002
3.06.02	Finance costs	-174,082	-113,665
3.07	Income before income taxes	296,575	327,637
3.08	Income tax and social contribution	201	-5
3.08.02	Deferred	201	-5
3.09	Profit (loss) from continuing operations	296,776	327,632
3.11	Profit/loss for the period	296,776	327,632
3.99	Earnings per share (R\$/share)		
3.99.01	Basic earnings per share		
3.99.01.01	Common shares	0.68106	0.75187
3.99.02	Diluted earnings per share		
3.99.02.01	Common shares	0.68106	0.75187

Individual Financial Statements / Statement of Comprehensive Income**(In thousands of Brazilian reais – R\$)**

Account Code	Account Description	Accumulated in the Current Year 01/01/2026 to 03/31/2026	Accumulated in the Prior Year 01/01/2025 to 03/31/2025
4.01	Profit for the period	296,776	327,632
4.02	Other comprehensive income	89,923	131,530
4.02.01	Adjustments for investment translation	-20	-51
4.02.02	Adjustment for FVTOCI of short-term investments	89,943	131,581
4.03	Comprehensive income for the period	386,699	459,162

Individual Financial Statements / Statement of Cash Flows (Indirect Method)**(In thousands of Brazilian reais – R\$)**

Account Code	Account Description	Accumulated in the Current Year 01/01/2026 to 03/31/2026	Accumulated in the Prior Year 01/01/2025 to 03/31/2025
6.01	Net cash from operating activities	-293,981	-103,040
6.01.01	Cash generated by operations	-25,423	-33,571
6.01.01.01	Depreciation of property and equipment and intangible assets	2,522	2,188
6.01.01.02	Amortization of asset surplus	8,795	881
6.01.01.03	Equity method	-324,995	-346,391
6.01.01.05	Interest and inflation adjustment on borrowings	168,088	104,742
6.01.01.06	Deferred taxes	-27	2
6.01.01.10	Profit for the period before income tax and social contribution	296,575	327,637
6.01.01.13	Provision for lawsuits	1,107	4,749
6.01.01.14	Provision for credit risk	111	-46
6.01.01.16	Income from securities	-176,555	-125,193
6.01.01.19	Operating gain (loss) - Swap	-1,044	-2,140
6.01.02	Variations in assets and liabilities	-209,747	-40,016
6.01.02.02	Decrease (increase) in trade receivables	-333	-60
6.01.02.03	Decrease (increase) in properties for sale	-7,706	-907
6.01.02.04	Decrease (increase) in current accounts with venture partners	65	3
6.01.02.05	Decrease (increase) in related parties	-166,530	26,467
6.01.02.06	Decrease (increase) in taxes and contributions to offset	-5,111	-532
6.01.02.08	Decrease (increase) in prepaid expenses	5,969	-31,032
6.01.02.09	Decrease (increase) in other assets	4,854	68,178
6.01.02.10	Decrease (increase) in payables with properties	0	-2
6.01.02.12	Decrease (increase) in taxes and contributions payable	-1,881	-733
6.01.02.13	Decrease (increase) in trade payables and provision for warranty	-11,143	-85,966
6.01.02.14	Decrease (increase) in payroll	-42,959	-33,201
6.01.02.16	Decrease (increase) in other liabilities	15,028	17,769
6.01.03	Other	-58,811	-29,453
6.01.03.02	Interest paid	-57,692	-25,817
6.01.03.03	Indemnities paid	-1,119	-3,636
6.02	Net cash from investing activities	32,276	-186,847
6.02.01	Acquisition of property and equipment	-330	-1,934
6.02.03	Dividends received	430,252	600,372
6.02.04	Increase in investments	-290,130	-343,566
6.02.05	Acquisition of intangible assets	-12,560	-1,158
6.02.06	Decrease (increase) in short-term investments	-94,956	-438,853
6.02.07	Financial instruments and derivatives	0	-1,708
6.03	Net cash from financing activities	-107,517	-57,740
6.03.01	New borrowings, financing and CRI	2,640	40,000
6.03.02	Payment of borrowings, financing and CRI	-110,157	-94,144
6.03.11	Treasury shares	0	-3,596
6.05	Increase (decrease) in cash and cash equivalents	-369,222	-347,627
6.05.01	Opening balance of cash and cash equivalents	383,757	361,718
6.05.02	Closing balance of cash and cash equivalents	14,535	14,091

Individual Financial Statements / Statement of Changes in Equity / DMPL - 01/01/2026 to 03/31/2026 (In thousands of Brazilian reais – R\$)

Account Code	Account Description	Paid-in capital	Capital reserves, options granted and treasury shares	Earnings Reserves	Retained Earnings/ Accumulated Losses	Other Comprehensive Income	Net 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	7,002	0	0	0	7,002
5.05	Total comprehensive income	0	0	0	296,776	89,923	386,699
5.05.01	Profit for the period	0	0	0	296,776	0	296,776
5.05.02	Other comprehensive income	0	0	0	0	89,923	89,923
5.05.02.01	Adjustments to financial instruments	0	0	0	0	89,943	89,943
5.05.02.04	Translation adjustments for the period	0	0	0	0	-20	-20
5.06	Internal changes in equity	0	0	0	0	0	0
5.07	Closing balances	6,184,224	53,278	3,292,499	296,776	794,234	10,621,011

Individual Financial Statements / Statement of Changes in Equity / DMPL - 01/01/2025 to 03/31/2025 (In thousands of Brazilian reais – R\$)

Account Code	Account Description	Paid-in capital	Capital reserves, options granted and treasury shares	Earnings Reserves	Retained Earnings/ Accumulated Losses	Other Comprehensive Income	Net 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	Treasury shares acquired	0	0	-3,596	0	0	-3,596
5.05	Total comprehensive income	0	0	0	327,632	131,530	459,162
5.05.01	Profit for the period	0	0	0	327,632	0	327,632
5.05.02	Other comprehensive income	0	0	0	0	131,530	131,530
5.05.02.01	Adjustments to financial instruments	0	0	0	0	131,581	131,581
5.05.02.04	Internal changes in equity	0	0	0	0	-51	-51
5.06	Internal changes in equity	0	0	0	0	0	0
5.07	Closing balances	3,685,000	18,564	4,784,045	327,632	534,987	9,350,228

Individual Financial Statements / Statement of Value Added**(In thousands of Brazilian reais – R\$)**

Account Code	Account Description	Accumulated in the Current Year 01/01/2026 to 03/31/2026	Accumulated in the Prior Year 01/01/2025 to 03/31/2025
7.01	Revenues	3,340	2,401
7.01.01	Sales of goods, products and services	3,084	2,328
7.01.02	Other revenues	367	27
7.01.04	Provision/Reversal of doubtful credits	-111	46
7.02	Inputs purchased from third parties	-52,307	-47,772
7.02.01	Cost of products, goods and services sold	558	413
7.02.02	Materials, power, outside services and other	-43,780	-39,099
7.02.04	Other	-9,085	-9,086
7.03	Gross value added	-48,967	-45,371
7.04	Withholdings	-11,318	-3,069
7.04.01	Depreciation, amortization and depletion	-2,523	-2,188
7.04.02	Other	-8,795	-881
7.05	Wealth created	-60,285	-48,440
7.06	Wealth received in transfer	521,655	486,897
7.06.01	Income from equity method	324,995	346,391
7.06.02	Finance income	196,283	141,002
7.06.03	Other	377	-496
7.07	Total wealth for distribution	461,370	438,457
7.08	Wealth distributed	461,370	438,457
7.08.01	Personnel	-12,467	-5,942
7.08.01.01	Salaries and wages	11,399	10,749
7.08.01.02	Benefits	1,679	3,484
7.08.01.03	Severance pay fund (FGTS)	957	1,115
7.08.01.04	Other	-26,502	-21,290
7.08.01.04.02	Management fees	2,266	2,139
7.08.01.04.03	Profit sharing	-28,768	-23,429
7.08.02	Taxes, fees and contributions	2,979	3,102
7.08.02.01	Federal	2,808	2,991
7.08.02.03	Municipal	171	111
7.08.03	Income from third-party capital	174,082	113,665
7.08.03.01	Interest	174,082	113,665
7.08.04	Income from third-party capital	296,776	327,632
7.08.04.03	Retained earnings / loss for the period	296,776	327,632

Consolidated Financial Statements / Balance Sheet - Assets**(In thousands of Brazilian reais – R\$)**

Account Code	Account Description	Current Quarter 03/31/2026	Prior Year 12/31/2025
1	Total assets	26,714,090	26,109,817
1.01	Current assets	15,143,646	14,870,105
1.01.01	Cash and cash equivalents	194,663	726,554
1.01.01.01	Cash and cash equivalents	194,663	726,554
1.01.02	Short-term investments	3,675,057	3,255,010
1.01.02.01	Short-term investments measured at fair value through profit or loss	2,310,634	2,035,864
1.01.02.01.02	Securities	2,310,634	2,035,864
1.01.02.02	Short-term investments measured at fair value through other comprehensive income	1,286,158	1,150,991
1.01.02.03	Short-term investments measured at amortized cost	78,265	68,155
1.01.03	Trade receivables	4,914,649	4,577,860
1.01.03.01	Customers	4,914,649	4,577,860
1.01.04	Inventories	5,785,693	5,774,781
1.01.04.01	Properties for sale	5,785,693	5,774,781
1.01.06	Recoverable taxes	26,177	10,041
1.01.06.01	Current recoverable taxes	26,177	10,041
1.01.06.01.01	Taxes and contributions to be offset	26,177	10,041
1.01.07	Prepaid expenses	43,304	50,076
1.01.07.01	Prepaid expenses	43,304	50,076
1.01.08	Other current assets	504,103	475,783
1.01.08.03	Other	504,103	475,783
1.01.08.03.01	Deferred taxes and contributions	1,846	1,827
1.01.08.03.02	Unrecognized selling expenses	98,777	102,731
1.01.08.03.03	Other accounts	365,628	335,038
1.01.08.03.04	Financial instruments and derivatives	37,852	36,187
1.02	Noncurrent assets	11,570,444	11,239,712
1.02.01	Long-term assets	7,722,995	7,334,618
1.02.01.01	Short-term investments measured at fair value through profit or loss	25,276	25,322
1.02.01.01.01	Securities designated at fair value	25,276	25,322
1.02.01.02	Short-term investments measured at fair value through other comprehensive income	3,181,628	2,887,874
1.02.01.03	Short-term investments measured at amortized cost	135,422	112,644
1.02.01.04	Trade receivables	1,396,784	1,536,510
1.02.01.04.01	Customers	1,396,784	1,536,510
1.02.01.05	Inventories	2,219,090	2,055,407
1.02.01.05.01	Properties for sale	2,219,090	2,055,407
1.02.01.07	Deferred taxes	888	791
1.02.01.07.01	Deferred income tax and social contribution	888	791
1.02.01.09	Due from related parties	232,350	186,280
1.02.01.09.01	Due from affiliates	232,350	186,280
1.02.01.10	Other noncurrent assets	531,557	529,790
1.02.01.10.03	Taxes to offset	226,293	231,890
1.02.01.10.04	Current accounts with venture partners	10,803	10,815
1.02.01.10.05	Other accounts	193,366	192,539

Consolidated Financial Statements / Balance Sheet - Assets**(In thousands of Brazilian reais – R\$)**

Account Code	Account Description	Current Quarter 03/31/2026	Prior Year 12/31/2025
1.02.01.10.06	Unrecognized selling expenses	101,095	94,546
1.02.02	Investments	3,188,170	3,156,760
1.02.02.01	Shareholder interest	3,188,170	3,156,760
1.02.02.01.01	Interests in affiliates	3,188,170	3,156,760
1.02.03	Property and equipment	632,670	639,756
1.02.03.01	Property and equipment in operation	632,670	639,756
1.02.04	Intangible assets	26,609	108,578
1.02.04.01	Intangible assets	26,609	108,578
1.02.04.01.03	Implementation costs	1,240	1,283
1.02.04.01.04	Software	13,187	5,634
1.02.04.01.05	Surplus	12,182	101,661

Consolidated Financial Statements / Balance Sheet - Liabilities**(In thousands of Brazilian reais – R\$)**

Account Code	Account Description	Current Quarter 03/31/2026	Prior Year 12/31/2025
2	Total liabilities	26,714,090	26,109,817
2.01	Current liabilities	4,003,593	3,869,226
2.01.01	Social and labor taxes	220,452	249,310
2.01.01.01	Social taxes	220,452	249,310
2.01.01.01.01	Payroll and related taxes	220,452	249,310
2.01.02	Trade payables	350,825	275,581
2.01.02.01	Domestic suppliers	350,825	275,581
2.01.02.01.01	Goods and services providers	350,825	275,581
2.01.03	Taxes payable	177,095	205,604
2.01.03.01	Federal taxes payable	177,095	205,604
2.01.03.01.02	Taxes and contributions payable	70,285	106,789
2.01.03.01.03	Deferred taxes and contributions	106,810	98,815
2.01.04	Borrowings and financing	1,360,943	1,502,490
2.01.04.01	Borrowings and financing	442,725	753,601
2.01.04.01.01	In local currency	442,725	753,601
2.01.04.02	Debentures	918,218	748,889
2.01.04.02.03	Certificates of Real Estate Receivables (CRIs)	916,406	747,698
2.01.04.02.04	Financial instruments and derivatives	1,812	1,191
2.01.05	Other payables	1,731,584	1,473,980
2.01.05.01	Due to related parties	132,259	128,500
2.01.05.01.03	Due to controlling shareholders	132,259	128,500
2.01.05.02	Other	1,599,325	1,345,480
2.01.05.02.04	Current accounts with venture partners	15,697	12,176
2.01.05.02.05	Advances from customers	146,253	134,918
2.01.05.02.06	Payables for property acquisitions	1,145,805	948,437
2.01.05.02.07	Other liabilities	291,570	249,949
2.01.06	Provisions	162,694	162,261
2.01.06.01	Provisions for tax, social security, labor and civil risks	78,361	82,439
2.01.06.01.02	Provisions for social security and labor risks	35,459	35,795
2.01.06.01.04	Provisions for civil risks	40,551	43,616
2.01.06.01.05	Provisions for tax risks	2,351	3,028
2.01.06.02	Other provisions	84,333	79,822
2.01.06.02.01	Provisions for warranties	84,333	79,822
2.02	Noncurrent liabilities	10,782,498	10,773,807
2.02.01	Borrowings and financing	7,432,897	7,214,779
2.02.01.01	Borrowings and financing	3,042,714	3,009,754
2.02.01.01.01	In local currency	3,042,714	3,009,754
2.02.01.02	Debentures	4,390,183	4,205,025
2.02.01.02.02	Certificates of Real Estate Receivables (CRIs)	4,390,183	4,205,025
2.02.03	Deferred taxes	331,260	329,664
2.02.03.01	Deferred income tax and social contribution	331,260	329,664
2.02.04	Provisions	3,018,341	3,229,364
2.02.04.01	Provisions for tax, social security, labor and civil risks	68,185	72,431
2.02.04.01.01	Provisions for tax risks	1,158	1,492
2.02.04.01.02	Provisions for social security and labor risks	17,465	17,630

Consolidated Financial Statements / Balance Sheet - Liabilities**(In thousands of Brazilian reais – R\$)**

Account Code	Account Description	Current Quarter 03/31/2026	Prior Year 12/31/2025
2.02.04.01.04	Provisions for civil risks	49,562	53,309
2.02.04.02	Other provisions	2,950,156	3,156,933
2.02.04.02.01	Provisions for warranties	160,510	155,017
2.02.04.02.05	Payables for property acquisitions	1,828,586	1,995,202
2.02.04.02.06	Goods and services providers	1,852	572
2.02.04.02.08	Advances from customers	959,208	1,006,142
2.03	Consolidated equity	11,927,999	11,466,784
2.03.01	Paid-in capital	6,184,224	6,184,224
2.03.01.01	Capital	6,184,224	6,184,224
2.03.02	Capital reserves	53,278	46,276
2.03.02.04	Stock options granted	31,212	31,212
2.03.02.07	(-) Share issuance costs	22,066	15,064
2.03.04	Earnings reserves	3,292,499	3,292,499
2.03.04.01	Legal reserve	715,964	715,964
2.03.04.05	Earnings retention reserve	2,845,440	2,845,440
2.03.04.09	Treasury shares	-268,905	-268,905
2.03.05	Retained earnings/accumulated losses	296,776	0
2.03.08	Other comprehensive income	794,234	704,311
2.03.09	Noncontrolling interests	1,306,988	1,239,474

Consolidated Financial Statements / Statement of Income**(In thousands of Brazilian reais – R\$)**

Account Code	Account Description	Accumulated in the Current Year 01/01/2026 to 03/31/2026	Accumulated in the Prior Year 01/01/2025 to 03/31/2025
3.01	Revenue from sales and/or services	2,025,033	1,952,744
3.02	Cost of sales and/or services	-1,359,107	-1,318,405
3.03	Gross profit	665,926	634,339
3.04	Operating expenses/income	-292,344	-255,377
3.04.01	Selling expenses	-276,768	-200,780
3.04.02	General and administrative expenses	-133,845	-126,707
3.04.02.01	Management expenses	-131,579	-124,568
3.04.02.02	Management fees	-2,266	-2,139
3.04.04	Other operating income	21,481	3,278
3.04.04.01	Other gains on investments	17,710	2,284
3.04.04.02	Other income	3,771	994
3.04.05	Other operating expenses	-31,353	-43,726
3.04.05.01	Other expenses	-22,381	-32,484
3.04.05.02	Other investment losses	-8,972	-11,242
3.04.06	Income from equity method	128,141	112,558
3.05	Profit (loss) before finance income (costs) and taxes	373,582	378,962
3.06	Finance income (costs)	37,699	59,001
3.06.01	Finance income	260,988	211,618
3.06.02	Finance costs	-223,289	-152,617
3.07	Profit (loss) before income taxes	411,281	437,963
3.08	Income tax and social contribution	-51,222	-44,150
3.08.01	Current	-46,053	-43,072
3.08.02	Deferred	-5,169	-1,078
3.09	Profit (loss) from continuing operations	360,059	393,813
3.11	Consolidated profit/loss for the period	360,059	393,813
3.11.01	Attributable to owners of the Company	296,776	327,632
3.11.02	Attributable to noncontrolling shareholders	-63,283	66,181
3.99	Earnings per share (R\$/share)		
3.99.01	Basic earnings per share		
3.99.01.01	Common shares	0.68106	0.75187
3.99.02	Diluted earnings per share		
3.99.02.01	Common shares	0.68106	0.75187

Consolidated Financial Statements / Statement of Comprehensive Income**(In thousands of Brazilian reais – R\$)**

Account Code	Account Description	Accumulated in the Current Year 01/01/2026 to 03/31/2026	Accumulated in the Prior Year 01/01/2025 to 03/31/2025
4.01	Consolidated profit for the period	360,059	393,813
4.02	Other comprehensive income	89,923	131,530
4.02.01	Adjustments for investment translation	-20	-51
4.02.02	Adjustment for FVTOCI of short-term investments	89,943	131,581
4.03	Consolidated comprehensive income for the period	449,982	525,343
4.03.01	Attributable to owners of the Company	386,699	459,162
4.03.02	Attributable to noncontrolling shareholders	63,283	66,181

Consolidated Financial Statements / Statement of Cash Flows (Indirect Method)**(In thousands of Brazilian reais – R\$)**

Account Code	Account Description	Accumulated in the Current Year 01/01/2026 to 03/31/2026	Accumulated in the Prior Year 01/01/2025 to 03/31/2025
6.01	Net cash from operating activities	-109,572	-121,882
6.01.01	Cash generated by operations	546,705	567,547
6.01.01.01	Depreciation of property and equipment and intangible assets	38,968	21,373
6.01.01.02	Amortization of asset surplus	15,615	8,899
6.01.01.03	Equity method	-128,141	-112,558
6.01.01.04	Write-off of property and equipment and intangible assets	33,583	8,938
6.01.01.05	Interest and inflation adjustment on borrowings	269,618	178,618
6.01.01.06	Deferred taxes	4,306	3,703
6.01.01.09	Adjustment to present value	-25,465	28,049
6.01.01.10	Profit for the period before income tax and social contribution	411,281	437,963
6.01.01.12	Provision for warranty	26,140	23,639
6.01.01.13	Provision for Lawsuits	11,398	27,260
6.01.01.14	Provisions for credit risk	70,987	99,927
6.01.01.16	Fair value of investments	-245,781	-192,619
6.01.01.19	Capitalized charges	65,240	36,495
6.01.01.20	Operating gain (loss) - Swap	-1,044	-2,140
6.01.02	Variations in assets and liabilities	-438,414	-524,931
6.01.02.02	Decrease (increase) in trade receivables	-242,585	-243,458
6.01.02.03	Decrease (increase) in properties for sale	-239,835	-388,558
6.01.02.04	Decrease (increase) in current accounts with venture partners	3,533	161
6.01.02.05	Decrease (increase) in related parties	37,897	50,562
6.01.02.06	Decrease (increase) in taxes and contributions to offset	-10,539	-6,070
6.01.02.07	Decrease (increase) in unrecognized selling expenses	-2,595	-15,225
6.01.02.08	Decrease (increase) in prepaid expenses	6,772	-26,613
6.01.02.09	Decrease (increase) in other assets	-31,417	41,211
6.01.02.10	Decrease (increase) in payables for properties	30,752	70,958
6.01.02.12	Decrease (increase) in taxes and contributions payable	-27,949	-13,091
6.01.02.13	Decrease (increase) in trade payables and provision for warranty	76,524	38,294
6.01.02.14	Decrease (increase) in payroll	-28,858	-18,931
6.01.02.15	Decrease (increase) in advances from customers	-35,599	-27,248
6.01.02.16	Decrease (increase) in other liabilities	41,621	32,752
6.01.02.17	Decrease (increase) in provision for warranty	-16,136	-19,675
6.01.03	Other	-217,863	-164,498
6.01.03.01	Taxes and contributions paid	-54,608	-44,555
6.01.03.02	Interest paid	-143,533	-94,226
6.01.03.03	Indemnities paid	-19,722	-25,717
6.02	Net cash from investing activities	-376,415	-121,219
6.02.01	Acquisition of property and equipment	-64,688	-34,504
6.02.03	Dividends received	60,465	131,633
6.02.04	Increase in investments	43,248	40,240
6.02.05	Acquisition of intangible assets	-14,631	-1,157
6.02.06	Decrease (increase) in short-term investments	-400,809	-255,723
6.02.07	Financial instruments and derivatives	0	-1,708
6.03	Net cash from financing activities	-45,904	-143,174

Consolidated Financial Statements / Statement of Cash Flows (Indirect Method)**(In thousands of Brazilian reais – R\$)**

Account Code	Account Description	Accumulated in the Current Year 01/01/2026 to 03/31/2026	Accumulated in the Prior Year 01/01/2025 to 03/31/2025
6.03.01	New borrowings and financing	717,527	392,077
6.03.02	Payment of borrowings, financing and CRI	-767,662	-478,120
6.03.10	Increase (decrease) in non-controlling shareholders	55,173	43,161
6.03.11	Treasury shares	0	-3,596
6.03.13	Distribution of dividends to noncontrolling shareholders	-50,942	-96,696
6.05	Increase (decrease) in cash and cash equivalents	-531,891	-386,275
6.05.01	Opening balance of cash and cash equivalents	726,554	531,729
6.05.02	Closing balance of cash and cash equivalents	194,663	145,454

Consolidated Financial Statements / Statement of Changes in Equity / DMPL - 01/01/2026 to 03/31/2026 (In thousands of Brazilian reais – R\$)

Account Code	Account Description	Paid-in capital	Capital reserves, options granted and treasury shares	Earnings Reserves	Retained Earnings/ Accumulated Losses	Other Comprehensive Income	Net Equity	Non-controlling shareholder Interest	Consolidated Net 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-year 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	7,002	0	0	0	0	7,002	55,173	62,175
5.04.08	Other changes	0	0	0	0	0	0	55,173	55,173
5.04.09	Capital transactions	7,002	0	0	0	0	7,002	0	7,002
5.05	Total comprehensive income	0	0	0	296,776	89,923	386,699	63,283	449,982
5.05.01	Profit for the period	0	0	0	296,776	0	296,776	63,283	360,059
5.05.02	Other comprehensive income	0	0	0	0	89,923	89,923	0	89,923
5.05.02.01	Adjustments to financial instruments	0	0	0	0	89,943	89,943	0	89,943
5.05.02.04	Translation adjustments for the period	0	0	0	0	-20	-20	0	-20
5.06	Internal changes in equity	0	0	0	0	0	0	-50,942	-50,942
5.06.04	Interim dividends	0	0	0	0	0	0	-50,942	-50,942
5.07	Closing balances	6,191,226	46,276	3,292,499	296,776	794,234	10,621,011	1,306,988	11,927,999

Consolidated Financial Statements / Statement of Changes in Equity / DMPL - 01/01/2025 to 03/31/2025 (In thousands of Brazilian reais – R\$)

Account Code	Account Description	Paid-in capital	Capital reserves, options granted and treasury shares	Earnings Reserves	Retained Earnings/ Accumulated Losses	Other Comprehensive Income	Net Equity	Non-controlling shareholder Interest	Consolidated Net 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-year 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	43,161	39,565
5.04.04	Treasury shares acquired	0	0	-3,596	0	0	-3,596	0	-3,596
5.04.08	Other changes	0	0	0	0	0	0	43,161	43,161
5.05	Total comprehensive income	0	0	0	327,632	131,530	459,162	66,181	525,343
5.05.01	Profit for the period	0	0	0	327,632	0	327,632	66,181	393,813
5.05.02	Other comprehensive income	0	0	0	0	131,530	131,530	0	131,530
5.05.02.01	Adjustments to financial instruments	0	0	0	0	131,581	131,581	0	131,581
5.05.02.04	Translation adjustments for the period	0	0	0	0	-51	-51	0	-51
5.06	Internal changes in equity	0	0	0	0	0	0	-96,696	-96,696
5.06.04	Interim dividends	0	0	0	0	0	0	-96,696	-96,696
5.07	Closing balances	3,685,000	18,564	4,784,045	327,632	534,987	9,350,228	1,067,258	10,417,486

Consolidated Financial Statements / Statement of Value Added**(In thousands of Brazilian reais – R\$)**

Account Code	Account Description	Accumulated in the Current Year 01/01/2026 to 03/31/2026	Accumulated in the Prior Year 01/01/2025 to 03/31/2025
7.01	Revenues	2,085,054	2,004,361
7.01.01	Sales of goods, products and services	2,152,292	2,103,294
7.01.02	Other revenues	3,749	994
7.01.04	Provision/Reversal of doubtful credits	-70,987	-99,927
7.02	Inputs purchased from third parties	-1,594,861	-1,531,329
7.02.01	Cost of products, goods and services sold	-1,359,107	-1,318,404
7.02.02	Materials, power, outside services and other	-213,398	-180,440
7.02.04	Other	-22,356	-32,485
7.03	Gross value added	490,193	473,032
7.04	Withholdings	-65,422	-37,024
7.04.01	Depreciation, amortization and depletion	-65,422	-28,125
7.04.02	Other	0	-8,899
7.04.02.01	Amortization of asset surplus	0	-8,899
7.05	Wealth created	424,771	436,008
7.06	Wealth received in transfer	397,867	324,116
7.06.01	Income from equity method	128,141	112,558
7.06.02	Finance income	260,988	211,618
7.06.03	Other	8,738	-60
7.06.03.01	Other gains (losses) on investments	8,738	-60
7.07	Total wealth for distribution	822,638	760,124
7.08	Wealth distributed	822,638	760,124
7.08.01	Personnel	121,164	109,661
7.08.01.01	Salaries and wages	48,120	43,839
7.08.01.02	Benefits	9,006	11,208
7.08.01.03	Severance Pay Fund (FGTS)	3,589	4,448
7.08.01.04	Other	60,449	50,166
7.08.01.04.01	Sales commission	33,754	29,885
7.08.01.04.02	Management fees	2,266	2,139
7.08.01.04.03	Profit sharing	24,429	18,142
7.08.02	Taxes, fees and contributions	118,126	104,033
7.08.02.01	Federal	112,451	97,568
7.08.02.02	State	5,675	6,465
7.08.03	Income from third-party capital	223,289	152,617
7.08.03.01	Interest	223,289	152,617
7.08.04	Income form own capital	360,059	393,813
7.08.04.03	Retained earnings / loss for the period	296,776	327,632
7.08.04.04	Noncontrolling interests in retained earnings	63,283	66,181

MESSAGE FROM MANAGEMENT

We started 2026 in a business environment that still requires caution, discipline and adaptation skills. The macroeconomic scenario remains challenging, with interest rates still high in Brazil, whilst the International environment stays filled with geopolitical uncertainty and tensions that may lead to additional impact on supply chains and building costs over the next quarters. Within that context, Cyrela has maintained operations guided by selectivity in launches, commercial rationality and rigor in capital allocation.

From an operational standpoint, we presented consistent performance in the first quarter. **Journal entries totaled R\$ 1.7 billion**, at %CBR and excluding exchanges, and presented a good acceptance rate from clients, with a starting **45% VSO**. Contracted sales totaled R\$ 2.2 billion in the quarter, a performance slightly better than the one recorded in the same period of the previous year. We also point out the positive sales performance of on-demand stock, which contributed to the generation of cash for the period and reinforces the quality of our portfolio.

In the financial front, results kept demonstrating the solidity of the Company's business model's. We recorded **net revenue of R\$ 2.0 billion, a 32.9% gross margin and net profit of R\$ 297 million** for the quarter ended. **Adjusted ROE for the last 12 months concluded the period on 21.2%**, staying on a healthy level and reflecting our ability to generate value for shareholders. **Cash generation amounted to R\$134 million** in the quarter ended, supported by the healthy sales dynamic and discipline in financial management, which contributed to **the decrease in the net indebtedness index in relation to net equity adjusted to 19.6%**.

We will continue to pay attention to the evolution of the scenario and its potential implications for the sector, maintaining a judicious posture in the choice of new projects and conservative in capital management. Cyrela will continue to focus on the development of differentiated projects, the excellence of the customer journey and the search for sustainable results throughout the cycle. We thank our employees, customers, partners, shareholders and other stakeholders for their trust and continued support.

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.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

1. GENERAL INFORMATION

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

The Company’s registered office is located at Rua do Rocio, 109 – 2nd room, Room 01, in the City of São Paulo, 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 POLICIES

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

i) Statement of compliance

The individual and consolidated financial information have been prepared and are presented in accordance with accounting practices adopted in Brazil (NBC TG 21) and international financial reporting standards (“IFRS Accounting Standards”), and the consolidated interim financial information have been prepared and are presented in accordance with international standards and IAS 34 – Interim Financial Reporting, applicable to real estate development entities in Brazil, registered with the Brazilian and Securities 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 NBC TG 47 (IFRS 15).

Management asserts that all relevant information of the financial information is being disclosed and corresponds to the information used by it in managing the Company.

The presentation of the individual and consolidated Statement of Value Added (DVA) is required by the Brazilian Corporate Law and accounting practices adopted in Brazil applicable to publicly-held companies and has been prepared in accordance with CVM Resolution 557, of November 12, 2008, which approved 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 the DVA. Consequently, this statement is presented as supplemental information, without prejudice to the set of financial information in accordance with IFRSs, applicable to real estate

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

development entities in Brazil, registered with the CVM.

Information regarding the basis of preparation and presentation of interim financial information, the summary of material accounting practices and the use of estimated and judgement has not undergone any changes from those disclosed in note 2 of the Annual Financial Statements for the year ended December 31, 2025, released on March 20, 2026 in Folha de São Paulo and made available in the following websites: publicidadelegal.folha.uol.com.br, www.cvm.gov.br, www.bmfbovespa.com.br e ri.cyrela.com.br.

As at March 31, 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 Company's individual financial information is in accordance with accounting practices adopted in Brazil and are not considered in conformity with international financial reporting standards (IFRS Accounting Standards), as they consider the capitalization of interest on the qualifying assets of the investees in the Parent's financial information.

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.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

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.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

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

2.3.1 New and revised standards already issued but not yet adopted

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

Pronouncement	Description	Applicable for annual periods beginning on or after
IFRS 18 CPC 26 (R1)	Presentation and Disclosures in Financial Information	01/01/2027
IFRS 19 CPC 26 (R1)	Subsidiaries without Public Accountability: Disclosures	01/01/2027
IFRS 9 and IFRS 7	Classification and Measurement of Financial Instruments	01/01/2026
IFRS S1 e IFRS S2 (CBPS 01 e CBPS 02)	General requirements for the disclosure of financial information related to sustainability and climate.	01/01/2026

The Company did not identify any material impact on the Group's financial information, either due to new or revised standards in the first-time adoption period. With regard to IFRS 18, the changes focus on the presentation and detailing of financial performance rates and subtotals, effective as at January 1, 2027 and onwards.

3. CASH AND CASH EQUIVALENTS

	Parent		Consolidated	
	03/2026	2025	03/2026	2025
Cash and banks	14,535	15,417	99,433	93,800
Bank certificates of deposit and repurchase agreements (i)	-	368,340	95,230	632,754
	14,535	383,757	194,663	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 75% (86.99% at December 31, 2025) of the Interbank Deposit (CDI) rate.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

4. SECURITIES

	Parent		Consolidated	
	03/2026	2025	03/2026	2025
Short-term investments (i)	46,584	16,399	51,057	21,948
Exclusive investment funds (ii)	1,039,686	748,113	2,075,177	1,799,576
Government bonds - NTNB	12,868	12,766	12,868	12,766
Financial bills (iii)	131,781	127,640	131,781	127,640
Sundry investment funds (iv)	260,148	261,479	260,733	261,609
Securitizable bonds (v)	878	878	298,100	295,656
Securitizable bonds at FVTOCI (vi)	-	-	62,063	59,738
Securitized bonds (vii)	2,842,635	2,878,585	3,374,224	3,037,581
Securitized securities at FVTOCI (viii)	609,010	625,795	740,947	653,480
Other	10,433	10,857	10,433	10,856
	4,954,023	4,682,512	7,017,383	6,280,850
Current	2,353,354	2,058,404	3,675,057	3,255,010
Noncurrent	2,600,669	2,624,108	3,342,326	3,025,840

- (i) Short-term investments yielding interest at the average rate of 82.58% of CDI as at March 31, 2026 (96.09% at December 31, 2025) without immediate liquidity, of which R\$51,057 is measured at amortized cost, 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.
- (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 101.73% of CDI as at March 31, 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 92.10% of CDI as at March 31, 2026, of which R\$131,781 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 82.06% of the CDI rate as at March 31, 2026 (102.44% as at December 31, 2025).
- (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 19.63% p.a. + inflation as at March 31, 2026 (18.97% p.a.+ inflation at December 31, 2025), of which R\$29,730 in the short term and R\$268,369 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.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

- (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 12 a). which yield average interest of 17.36% p.a. + inflation as at March 31, 2026 (17.33% p.a.+ inflation at December 31, 2025), of which R\$453,419 in short term and R\$2,920,806 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	
	03/2026	2025
Federal government bonds (i)	521,228	369,230
Financial bills (ii)	348,107	326,979
Investment funds and units (ii)	780,984	625,216
CDB/RDB (iv)	208,519	237,998
Repurchase agreements (Overnight) (v)	117,909	133,502
Debentures (vi)	98,430	106,651
	2,075,177	1,799,576

- (i) Federal Government Bonds (LFT) yielding average interest of 100% of SELIC as at March 31, 2026 (100% as at December 31, 2025).
- (ii) Financial bills yielding average interest of 104.23% of CDI as at March 31, 2026 (104.26% as at December 31, 2025).
- (iii) Investment funds yielding average interest of 102.11% of the CDI as at March 31, 2026 (100.53% as at December 31, 2025).
- (iv) CDB/RDB yielding average interest of 101.90% of the CDI as at March 31, 2026 (102.88% as at December 31, 2025).
- (v) Overnight investment at the average rate of 100% of CDI as at March 31, 2026 (100% as at December 31, 2025).
- (vi) Debentures at the average rate of 104.18% of the CDI as at March 31, 2026 (104.30% as at December 31, 2025).

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

5. TRADE RECEIVABLES

	Parent		Consolidated	
	03/2026	2025	03/2026	2025
Completed real estate projects	13,229	13,727	1,349,794	1,505,006
Revenue recognized	-	-	15,663,335	15,009,538
Installments received	-	-	(9,811,582)	(9,557,523)
Adjustment to present value (APV)			(245,111)	(270,576)
Projects under construction	-	-	5,606,642	5,181,439
Sales receivables recognized	13,229	13,727	6,956,436	6,686,445
Allowance for credit risks (i)	(131)	(20)	(94,050)	(91,858)
Allowance for contract terminations (ii)	-	-	(555,531)	(484,355)
Provision of services	831	-	4,578	4,138
Total trade receivables	13,929	13,707	6,311,433	6,114,370
Current	13,726	13,491	4,914,649	4,577,860
Noncurrent	203	216	1,396,784	1,536,510

- (i) Refers to the allowance for credit risks 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.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
 (Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

The movements in the allowance for credit risks are as follows:

	Consolidated	
	03/2026	2025
Opening balance	91,858	60,651
Additions	11,218	59,164
Write-offs	(475)	(8,075)
Reversals	(8,551)	(19,882)
Closing balance	94,050	91,858

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

	Consolidated	
	03/2026	2025
Opening balance	484,355	486,183
Additions	182,138	435,015
Reversals	(110,962)	(436,843)
Closing balance	555,531	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), and for agreements entered into as from the third quarter of 2019 the adjustment index is 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 March 31, 2026 was 7.79% per annum (8.26% at March 31, 2025). The present value adjustment accounted for in profit or loss, in line item ‘Net revenue’, totaled R\$25,456 in the year ended March 31, 2026 (R\$31,277 at March 31, 2025).

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
 (Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

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, considering the total unrecognized sales not yet reflected in the financial information, are shown below as additional information:

Real estate development and resale:	Parent		Consolidated	
	03/2026	2025	03/2026	2025
Total current assets	13,026	13,511	5,446,197	5,023,716
Total noncurrent assets	203	216	1,510,239	1,662,729
	13,229	13,727	6,956,435	6,686,445
Allowance for credit risks (i)	(131)	(20)	(94,050)	(91,858)
Allowance for contract terminations (ii)	-	-	(555,531)	(484,355)
Unrecognized sales	-	-	11,662,105	11,217,258
Portion classified in advances from customer	-	-	(44,164)	(38,749)
	13,098	13,707	17,924,795	17,288,741
Current	12,895	13,491	7,215,732	6,591,497
Noncurrent	203	216	10,709,063	10,697,244

(i) Refers to the allowance for credit risks 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.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
 (Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

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	
	03/2026	2025	03/2026	2025
12 months	12,893	13,490	7,215,732	6,591,497
24 months	82	80	4,170,298	3,970,732
36 months	42	53	3,832,762	3,876,137
48 months	23	23	2,405,252	2,554,964
Over 48 months	58	61	300,751	295,411
Total	13,098	13,707	17,924,795	17,288,741

As at March 31, 2026, the amount of installments past due for more than 90 days in our consolidated receivables portfolio was R\$248,946 (R\$206,749 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	
	03/2026	2025	03/2026	2025
Properties under construction	-	-	2,687,199	2,687,851
Completed properties	48,721	12,038	1,159,712	1,149,936
Land for future developments (a)	107,597	136,574	3,266,906	3,221,820
Advance for land acquisition	-	-	348,055	279,826
Charges capitalized in inventories (b)/(b.1)	-	-	173,181	164,750
Allowance for contract terminations (c)	-	-	369,730	326,005
	156,318	148,612	8,004,783	7,830,188
Current	17,808	17,885	5,785,693	5,774,781
Noncurrent	138,510	130,727	2,219,090	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\$83,771 relating to the National Housing System (SFH) charges and R\$89,410 relating to other debt charges, totaling R\$173,181 as at March 31, 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 income statement, in line item 'Cost of sales', amounted to R\$56,609 relating to the National Housing System (SFH) charges and R\$8,593 relating to other debt charges, totaling R\$65,240 as at

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

March 31, 2026 (SFH charges of R\$ 34,076 and other debt charges of R\$2,419, totaling R\$36,495 at March 31, 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.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

7. INVESTMENTS

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

	Direct Interest (%)		Net Equity		Net Profit (Loss) for the period		Investment		Equity method	
	03/2026	2025	03/2026	2025	03/2026	03/2025	03/2026	2025	03/2026	03/2025
Ariege Empreendimentos Participacoes S.A	50.00	50.00	206,500	214,421	(7,921)	(161)	103,250	107,211	(3,960)	(81)
Aurea Extrema Empreendimentos Imobiliarios Spe S.A.	59.08	59.08	240,074	229,505	7,324	1,693	141,824	135,581	4,327	915
Cacapava Empreitada De Labor Ltda	100.00	100.00	2,747	1,911	(8,696)	(12,124)	2,747	1,911	(8,696)	(12,124)
Canoa Quebrada Empreendimentos Imobiliários Ltda	100.00	100.00	150,660	166,270	1,355	5,700	150,660	166,270	1,355	5,700
Cashme Soluções Financeiras S.A	100.00	100.0	639,504	168,066	(26,689)	(17,586)	639,504	168,066	(26,689)	(17,586)
Cbr 015 Empreendimentos Imobiliários Ltda	100.00	100.00	31,967	32,866	3,963	1,432	31,967	32,866	3,963	1,432
Cbr 024 Empreendimentos Imobiliários Ltda	100.00	100.00	267,985	265,863	(727)	87	267,985	265,863	(727)	87
Cbr 030 Empreendimentos Imobiliários Ltda	100.00	100.00	244,468	245,399	46	10	244,468	245,399	46	10
Cbr 037 Empreendimentos Imobiliários Ltda	100.00	100.00	6,996	34,811	6,387	1,461	6,996	34,811	6,387	1,461
Cbr 054 Empreendimentos Imobiliários Ltda	100.00	100.00	16,646	9,388	7,258	6,118	16,646	9,388	7,258	6,118
Cbr 055 Empreendimentos Imobiliários Ltda	100.00	100.00	31,217	28,176	4,742	(0)	31,217	28,176	4,742	(0)
Cbr 081 Empreendimentos Imobiliários Ltda	100.00	100.00	95,322	71,064	10,895	2,846	95,322	71,064	10,895	2,846
Cbr 098 Empreendimentos Imobiliários	100.00	100.00	17,643	14,747	4,448	3,717	17,643	14,747	4,448	3,717
Cbr 126 Empreendimentos Imobiliarios Ltda	100.00	100.00	31,357	32,144	21,264	2,232	31,357	32,144	21,264	2,232
Cbr 132 Empreendimentos Imobiliarios Ltda	100.00	100.00	11,050	12,637	3,518	2,259	11,050	12,637	3,518	2,259
Cbr 133 Empreendimentos Imobiliarios Ltda	100.00	100.00	4,266	4,281	8,703	(1,899)	4,266	4,281	8,703	(1,899)
Cbr 148 Emp. Imob. Ltda	60.00	60.00	142,515	140,875	10,640	10,551	85,509	84,525	6,384	6,330
Cbr 151 Emp Imob Ltda	75.00	75.00	11,335	13,643	5,692	3,822	8,502	10,232	4,269	2,866
Cbr 155 Emp Imob	90.00	90.00	30,778	26,212	10,566	5,897	27,700	23,590	9,510	5,308
Cbr 160 Emp Imob	65.00	65.00	4,584	30,344	5,840	10,384	2,979	19,723	3,796	6,750
Cbr 162 Empreendimentos Imobiliários S.A	70.00	70.00	15,633	19,109	5,524	15,188	10,943	13,377	3,867	10,632
Cbr 179 Emp Imob	100.00	100.00	7,686	347	7,339	(5)	7,686	347	7,339	(5)
Cbr 181 Emp Imob	50.00	50.00	171,316	154,237	7,055	(14)	85,658	77,118	3,527	(14)
Cbr 190 Emp Imob	70.00	70.00	164,266	144,612	14,768	(1)	114,986	101,228	10,338	(1)
Cbr 191 Emp Imob	70.00	70.00	170,090	171,670	(1,581)	13	119,063	120,169	(1,106)	13
Cbr 200 Emp Imob Ltda	85.00	85.00	145,018	95,828	(395)	(17)	123,266	81,454	(336)	(14)
Cbr Magik Lz 06 Empreendimentos Imobiliários Ltda	75.00	75.00	4,753	5,193	6,109	3,012	3,565	3,895	4,581	2,259
Cbr Magik Lz 17 Empreendimentos Imobiliários	75.00	75.00	42,002	41,358	5,432	3,420	31,502	31,018	4,074	2,565
Cbr Magik Lz 20 Empreendimentos Imobiliários Ltda	75.00	75.00	47,341	79,225	(4,885)	(700)	35,506	59,419	(3,663)	(525)
Cbr103 Empreendimentos Imobiliários Ltda	55.00	55.00	58,011	59,773	8,238	5,023	31,906	32,875	4,531	2,763
Cbr105 Empreendimentos Imobiliários Ltda	100.00	100.00	27,477	26,054	4,590	736	27,477	26,054	4,590	736
Cbr122 Empreendimentos Imobiliários S.A	50.00	50.00	192,344	167,581	31,963	34,465	96,172	83,791	15,981	17,232
Cbr142 Emp.Imob Ltda	100.00	100.00	2,570	4,416	3,457	1,052	2,570	4,416	3,457	1,052
Ccisa177 Incorporadora Ltda	40.00	40.00	113,925	101,771	12,154	(109)	45,570	40,708	4,862	(44)
Cury Construtora E Incorporadora S/A	15.08	15.08	1,544,573	1,381,706	302,867	213,475	254,041	208,364	45,677	39,824
Cy Capital Gestora De Recursos Ltda	100.00	100.00	592	1,503	(3,355)	(4,378)	592	1,503	(3,355)	(4,378)
Cyrela Aconagua Empreendimentos Imobiliários Ltda	100.00	100.00	121,339	117,784	(724)	(433)	121,339	117,784	(724)	(433)
Cyrela Belgrado Empreendimentos Imobiliários Ltda	100.00	100.00	31,949	34,322	8,794	(4,373)	31,949	34,322	8,794	(4,373)
Cyrela Bentevi Empreendimentos Imobiliária Ltda	100.00	100.00	104,609	117,861	2,428	10,130	104,609	117,861	2,428	10,130
Cyrela Camelia Empreendimentos Imob	100.00	100.00	3,191	3,082	8,369	(797)	3,191	3,082	8,369	(797)
Cyrela Construtora Ltda	100.00	100.00	(18,169)	(5,265)	(38,174)	(31,429)	-	-	(38,174)	(31,429)
Cyrela Esmeralda Empreendimentos Imobiliários Ltda	100.00	100.00	30,225	44,259	6,374	7,439	30,225	44,259	6,374	7,439
Cyrela Genova Empreendimentos Imobiliários Ltda	100.00	100.00	21,617	14,775	6,842	6,415	21,617	14,775	6,842	6,415
Cyrela Jacarepagua Empreendimentos Imobiliários Ltda	100.00	100.00	52,548	47,573	4,030	179	52,548	47,573	4,030	179
Cyrela Maguari Empreendimentos Imobiliários Ltda	100.00	100.00	190,551	205,331	(616)	(259)	190,551	205,331	(616)	(259)
Cyrela Orquidea Empreendimentos Imo	70.00	70.00	5,895	6,318	9,077	3,694	4,127	4,423	6,354	2,586
Cyrela Rjz Construtora E Empreendimentos Imobiliários Ltda	100.00	100.00	18,268	15,089	(23,450)	(24,238)	18,268	15,089	(23,450)	(24,238)
Cyrela Rondonia Empreendimentos Imobiliarios Ltda	100.00	100.00	1,992	4,634	3,641	1,043	1,992	4,634	3,641	1,043
Cyrela Roraima Empreendimentos Imobiliários Ltda	100.00	100.00	26,837	16,148	13,942	3,080	26,837	16,148	13,942	3,080
Ebm Incorporacoes S.A.	50.00	50.00	234,998	222,687	13,271	(2,921)	117,499	111,344	6,635	(1,461)
Gardena Empreendimentos E Participacoes S.A.	82.39	82.39	148,352	131,169	1,727	2,762	122,227	108,070	1,422	2,276
Goldstein Cyrela Empreendimentos Imobiliários Ltda	100.00	100.00	453,604	559,278	8,508	20,912	453,604	559,278	8,508	20,912
Lavvi Empreendimentos Imobiliários S.A	24.53	24.53	1,367,564	1,497,305	69,871	86,883	510,223	542,044	17,137	21,309
Lavvi Monaco Empreendimentos Imobiliários Ltda	40.00	40.00	103,419	236,069	17,350	15,139	41,367	94,428	6,940	6,056
Living Cajamar Empreendimentos Imobiliários Ltda	100.00	100.00	2,058	1,063	3,476	(464)	2,058	1,063	3,476	(464)
Living Loreto Empreendimentos Imobiliários Ltda	100.00	100.00	49,592	38,541	6,071	63	49,592	38,541	6,071	63
Living Salazes Empreendimentos Imobiliários Ltda	100.00	100.00	13,702	8,478	6,587	3,497	13,702	8,478	6,587	3,497
Living Tatui Empreendimentos Imobiliarios Ltda	100.00	100.00	4,441	3,152	3,591	312	4,441	3,152	3,591	312
Lyon Empreendimentos Imobiliários Ltda	100.00	100.00	160,635	148,868	11,660	8,902	160,635	148,868	11,660	8,902
Marquise - Mandara By Yoo Empreendimentos Imobiliários Spe Ltda	33.00	33.00	146,743	132,740	14,003	14,295	48,425	43,804	4,621	4,717
Plano & Plano Desenvolvimento Imobiliários S.A	33.60	33.60	1,064,066	1,023,195	40,804	66,937	885,343	871,614	13,640	23,042
Seller Consultoria Imobiliária E Representações Ltda	100.00	100.00	67,441	81,012	(4,750)	1,711	67,441	81,012	(4,750)	1,711
Sk Realty Empreendimentos Imobiliários Ltda	50.00	50.00	149,484	156,662	(7,178)	(6,616)	74,742	78,331	(3,589)	(3,308)
Snowbird Master Fundo De Investimento Imobiliários	20.00	20.00	774,312	768,947	(3,183)	(2,819)	154,862	153,789	(637)	(564)
Vinson Empreendimentos Imobiliários Ltda	49.02	49.02	78,903	66,903	12,000	5,684	38,678	32,796	5,882	2,786
Vivaz Vendas - Consultoria Imobiliária Ltda	100.00	100.00	3,801	20,903	(19,243)	(9,939)	3,801	20,903	(19,243)	(9,939)
Other Spes (i)			5,489,767	5,458,814	149,203	244,888	3,681,677	3,790,811	94,118	208,754
Subtotal							9,949,663	9,667,829	325,031	346,380
Interest capitalization (ii)							12,981	13,017	(36)	11
Total							9,962,644	9,680,846	324,995	346,391

(i) Investees whose individual equity method balance represents less than 1% of the Parent's total balance.

(ii) The Parent's investments include capitalized interest on borrowings, financing and debentures that are directly related to the real estate projects of its investees. In consolidated, these amounts are capitalized in inventories, as explained in note 6.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

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

	<u>Parent</u>	<u>Consolidated</u>
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)
Share of results of investees	1,747,441	548,106
Interest capitalization	(110)	-
Balance at December 31, 2025	9,680,846	3,156,760
Capital subscription/(reduction)	387,091	(36,266)
Dividends	(430,252)	(60,465)
Share of results of investees	324,995	128,141
Interest capitalization	(36)	-
Balance at March 31, 2026	9,962,644	3,188,170

(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 March 31, 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 2025 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 income statement balances of the consolidated companies, joint ventures, or associates, both direct and indirect, considered in the consolidated financial information as at March 31, 2026 and December 31, 2025, are as follows:

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

	Interest (%)		03/2026				2025			03/2025
	03/2026	2025	Assets	Liabilities	Net Equity	Net Profit (Loss) for the period	Assets	Liabilities	Net Equity	Net Profit (Loss) for the period
Ariege Empreendimentos Participacoes S.A	50.00	50.00	363,473	156,973	206,500	(7,921)	377,720	163,299	214,421	(161)
Aurea Extrema Empreendimentos Imobiliarios Spe S.A.	59.08	59.08	353,891	113,817	240,074	7,324	354,527	125,022	229,505	1,693
Cacapava Empreitada De Lavor Ltda	100.00	100.00	19,833	17,086	2,747	(8,696)	17,580	15,669	1,911	(12,124)
Canoa Quebrada Empreendimentos Imobiliários Ltda	100.00	100.00	198,377	47,717	150,660	1,355	235,855	69,585	166,270	5,700
Cashme Soluções Financeiras S.A	100.00	100.00	1,151,196	511,692	639,504	(26,689)	634,354	466,288	168,066	(17,586)
Cbr 015 Empreendimentos Imobiliários Ltda	100.00	100.00	52,778	20,812	31,967	3,963	47,852	14,986	32,866	1,432
Cbr 024 Empreendimentos Imobiliários Ltda	100.00	100.00	270,183	2,198	267,985	(727)	267,286	1,423	265,863	87
Cbr 030 Empreendimentos Imobiliários Ltda	100.00	100.00	244,776	309	244,468	46	246,700	1,301	245,399	10
Cbr 037 Empreendimentos Imobiliários Ltda	100.00	100.00	60,804	53,808	6,996	6,387	62,121	27,310	34,811	1,461
Cbr 054 Empreendimentos Imobiliários Ltda	100.00	100.00	35,744	19,908	16,646	7,258	32,657	23,270	9,388	6,118
Cbr 055 Empreendimentos Imobiliários Ltda	100.00	100.00	53,144	21,927	31,217	4,742	43,188	15,012	28,176	(0)
Cbr 081 Empreendimentos Imobiliários Ltda	100.00	100.00	114,348	19,026	95,322	10,895	104,637	33,572	71,064	2,846
Cbr 098 Empreendimentos Imobiliários	100.00	100.00	68,825	51,182	17,643	4,448	63,599	48,852	14,747	3,717
Cbr 126 Empreendimentos Imobiliarios Ltda	100.00	100.00	77,800	46,443	31,357	21,264	77,458	45,314	32,144	2,232
Cbr 132 Empreendimentos Imobiliarios Ltda	100.00	100.00	38,698	27,649	11,050	3,518	39,993	27,351	12,637	2,259
Cbr 133 Empreendimentos Imobiliarios Ltda	100.00	100.00	23,973	19,708	4,266	8,703	27,963	23,683	4,281	(1,899)
Cbr 148 Emp. Imob. Ltda	60.00	60.00	296,754	154,239	142,515	10,640	302,327	161,452	140,875	10,551
Cbr 151 Emp Imob Ltda	75.00	75.00	53,687	42,352	11,335	5,692	48,646	35,002	13,643	3,822
Cbr 155 Emp Imob	90.00	90.00	167,508	136,730	30,778	10,566	146,911	120,700	26,212	5,897
Cbr 160 Emp Imob	74.92	74.92	27,306	22,722	4,584	5,840	42,624	12,281	30,344	10,384
Cbr 162 Empreendimentos Imobiliários S.A	70.00	70.00	165,611	149,977	15,633	5,524	174,891	155,781	19,109	15,188
Cbr 179 Emp Imob	100.00	100.00	38,502	30,817	7,686	7,339	28,904	28,557	347	(5)
Cbr 181 Emp Imob	64.18	64.18	216,863	45,547	171,316	7,055	219,096	64,860	154,237	(14)
Cbr 190 Emp Imob	70.00	70.00	177,208	12,942	164,266	14,768	145,812	1,201	144,612	(1)
Cbr 191 Emp Imob	70.00	70.00	175,349	5,259	170,090	(1,581)	181,347	9,676	171,670	13
Cbr 200 Emp Imob Ltda	85.00	85.00	217,736	72,718	145,018	(395)	172,476	76,647	95,828	(17)
Cbr Magik Lz 06 Empreendimentos Imobiliários Ltda	75.00	75.00	114,660	109,907	4,753	6,109	96,354	91,161	5,193	3,012
Cbr Magik Lz 17 Empreendimentos Imobiliários	75.00	75.00	121,438	79,436	42,002	5,432	114,277	72,919	41,358	3,420
Cbr Magik Lz 20 Empreendimentos Imobiliários Ltda	75.00	75.00	91,279	43,938	47,341	(4,885)	126,151	46,926	79,225	(700)
Cbr103 Empreendimentos Imobiliários Ltda	55.00	55.00	141,685	83,674	58,011	8,238	136,377	76,605	59,773	5,023
Cbr105 Empreendimentos Imobiliários Ltda	100.00	100.00	54,156	26,679	27,477	4,590	46,248	20,194	26,054	736
Cbr122 Empreendimentos Imobiliários S.A	64.18	64.18	192,346	2	192,344	31,963	167,587	5	167,581	34,465
Cbr142 Emp.Imob Ltda	100.00	100.00	11,281	8,711	2,570	3,457	8,689	4,272	4,416	1,052
Ceisa133 Incorporadora Ltda	32.06	32.06	220,652	131,631	89,021	11,697	223,431	146,108	77,324	(259)
Ceisa177 Incorporadora Ltda	49.05	49.05	252,457	138,532	113,925	12,154	239,239	137,468	101,771	(109)
Ceisa29 Incorporadora Ltda	15.08	15.08	142,686	96,204	46,482	22,285	135,708	105,491	30,217	2,326
Ceisa66 Incorporadora Ltda.	15.08	15.08	172,688	97,364	75,324	31,774	238,279	131,849	106,430	25,656
Cury Construtora E Incorporadora S/A	15.08	15.08	3,114,320	1,569,747	1,544,573	302,867	2,819,934	1,438,228	1,381,706	213,475
Cy.Capital Gestora De Recursos Ltda	100.00	100.00	2,087	1,496	592	(3,355)	2,856	1,353	1,503	(4,378)
Cyr Sul 036 Empreendimentos Imobiliários	80.00	80.00	31,649	15,035	16,614	4,156	25,904	13,446	12,458	420
Cyrela Aconagua Empreendimentos Imobiliários Ltda	100.00	100.00	137,285	15,946	121,339	(724)	133,408	15,624	117,784	(433)
Cyrela Belgrado Empreendimentos Imobiliários Ltda	100.00	100.00	35,446	3,497	31,949	8,794	37,593	3,270	34,322	(4,373)
Cyrela Benvêdi Empreendimentos Imobiliária Ltda	100.00	100.00	156,939	52,331	104,609	2,428	172,186	54,324	117,861	10,130
Cyrela Camélia Empreendimentos Imob	100.00	100.00	32,387	29,196	3,191	8,369	41,863	38,781	3,082	(797)
Cyrela Construtora Ltda	100.00	100.00	21,466	39,635	(18,169)	(38,174)	28,069	33,334	(5,265)	(31,429)
Cyrela Esmeralda Empreendimentos Imobiliários Ltda	100.00	100.00	36,876	6,651	30,225	6,374	53,726	9,467	44,259	7,439
Cyrela Genova Empreendimentos Imobiliários Ltda	100.00	100.00	169,731	148,115	21,617	6,842	154,058	139,283	14,775	6,415
Cyrela Jacarepaga Empreendimentos Imobiliários Ltda	100.00	100.00	59,160	6,612	52,548	4,030	51,450	3,876	47,573	179
Cyrela Maguari Empreendimentos Imobiliários Ltda	100.00	100.00	490,080	299,530	190,551	(616)	463,093	257,762	205,331	(259)
Cyrela Orquidea Empreendimentos Imo	70.00	70.00	166,846	160,951	5,895	9,077	138,454	132,136	6,318	3,694
Cyrela Rjz Construtora E Empreendimentos Imobiliários Ltda	100.00	100.00	38,959	20,691	18,268	(23,450)	30,988	15,899	15,089	(24,238)
Cyrela Rondonia Empreendimentos Imobiliários Ltda	100.00	100.00	14,532	12,541	1,992	3,641	14,373	9,739	4,634	1,043
Cyrela Roraima Empreendimentos Imobiliários Ltda	100.00	100.00	103,860	77,023	26,837	13,942	80,845	64,697	16,148	3,080
Cyrela Sul Construtora Ltda	100.00	100.00	3,188	4,679	(1,490)	(3,956)	3,497	4,398	(901)	(4,448)
Diogo De Faria Empreendimentos Imobiliários Ltda	75.00	75.00	214,271	187,854	26,417	5,177	204,622	183,382	21,240	12,743
Ebm Incorporacoes S.A.	50.00	50.00	442,134	207,136	234,998	13,271	404,087	181,399	222,687	(2,921)
Gardena Empreendimentos E Participacoes S.A.	82.39	82.39	945,078	796,727	148,352	1,727	959,140	827,970	131,169	2,762
Goldstein Cyrela Empreendimentos Imobiliários Ltda	100.00	100.00	524,308	70,704	453,604	8,508	591,186	31,908	559,278	20,912
Lavvi Abu Dhabi Empreendimentos Imobiliários Ltda	28.36	28.36	289,000	122,528	166,472	15,651	261,620	80,798	180,821	11,408
Lavvi Copenhagen Empreendimentos Imobiliários Ltda	28.36	28.36	266,680	152,117	114,563	16,599	245,791	147,827	97,964	11,551
Lavvi Empreendimentos Imobiliários S.A	28.36	28.36	2,418,269	1,050,705	1,367,564	69,871	2,360,788	863,483	1,497,305	86,883
Lavvi Monaco Empreendimentos Imobiliários Ltda	57.01	57.01	234,866	131,447	103,419	17,350	344,387	108,318	236,069	15,139
Lavvi Portugal Empreendimentos Imobiliários Ltda	28.36	28.36	342,631	248,721	93,910	18,167	309,549	226,806	82,743	6,634
Living Cajamar Empreendimentos Imobiliarios Ltda	100.00	100.00	15,346	13,287	2,058	3,476	15,136	14,074	1,063	(464)
Living Loreto Empreendimentos Imobiliários Ltda	100.00	100.00	70,069	20,477	49,592	6,071	66,957	28,416	38,541	63
Living Salazares Empreendimentos Imobiliários Ltda	100.00	100.00	108,595	94,893	13,702	6,587	98,989	90,512	8,478	3,497
Living Tatu Empreendimentos Imobiliarios Ltda	100.00	100.00	32,724	28,283	4,441	3,591	29,869	26,717	3,152	312
Lyon Empreendimentos Imobiliários Ltda	100.00	100.00	311,816	151,180	160,635	11,660	297,125	148,256	148,868	8,902
Marquise - Mandara By Yoo Empreendimentos Imobiliários Spe Ltda	33.00	33.00	371,562	224,819	146,743	14,003	361,544	228,804	132,740	14,295
Plano & Plano Desenvolvimento Imobiliários S.A	33.60	33.60	2,377,145	1,312,879	1,064,266	40,804	2,339,057	1,315,862	1,023,195	66,937
Plano Capivari Empreendim	33.60	33.60	193,907	121,361	72,546	16,419	168,414	112,287	56,127	11,502
Roque Petroni Do Brasil Projetos Imob. Ltda	57.76	57.76	754,377	655,616	98,761	43,056	702,015	646,311	55,704	46,253
Seller Consultoria Imobiliária E Representações Ltda	100.00	100.00	113,116	45,675	67,441	(4,750)	125,962	44,951	81,012	1,711
SK Realty Empreendimentos Imobiliários Ltda	50.00	50.00	305,654	156,169	149,484	(7,178)	298,484	141,822	156,662	(6,616)
Snowbird Master Fundo De Investimento Imobiliários	20.00	20.00	1,250,707	476,395	774,312	(3,183)	975,072	206,125	768,947	(2,819)
Vinson Empreendimentos Imobiliários Ltda	63.48	63.48	203,129	124,226	78,903	12,000	182,827	115,925	66,903	5,684
Vivaz Vendas - Consultoria Imobiliária Ltda	100.00	100.00	22,781	18,980	3,801	(19,243)	37,468	16,565	20,903	(9,939)
Other SPEs (i)			30,799,914	17,454,332	13,345,583	711,743	29,493,603	16,621,364	12,872,238	685,897

- (i) 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.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

c) Breakdown of the investments presented in consolidated:

	% Interest		Net Equity		Net Profit (Loss) for the period		Investments		Equity Method	
	03/2026	2025	03/2026	2025	03/2026	03/2025	03/2026	2025	03/2026	03/2025
Aurea Extrema Empreendimentos Imobiliarios Spe S.A.	59.08	59.08	240,074	229,505	7,324	1,693	141,824	135,581	4,327	915
Ceisa133 Incorporadora Ltda	20.00	20.00	89,021	77,324	11,697	(259)	17,803	15,464	2,339	(52)
Ceisa163 Incorp Ltda	40.00	40.00	51,230	47,414	3,816	4,669	20,492	18,966	1,526	1,867
Ceisa174 Incorporadora Ltda	40.00	40.00	23,720	20,231	3,490	2,072	9,488	8,092	1,396	829
Ceisa177 Incorporadora Ltda	40.00	40.00	113,925	101,771	12,154	(109)	45,570	40,708	4,862	(44)
Ceisa189 Incorporadora Ltda	40.00	40.00	27,721	19,231	4,880	3	11,088	7,692	1,952	1
Ceisa205 Incorporadora Ltda.	40.00	40.00	90,004	89,380	(3)	5	36,002	35,752	(1)	2
Ceisa206 Incorp Ltda	50.00	50.00	52,124	48,295	3,829	7,150	26,062	24,147	1,915	3,575
Ceisa90 Incorporadora Ltda	40.00	40.00	90,066	85,804	4,262	8,860	36,026	34,322	1,705	3,544
Charlie Tecnologia E Acomodacoes Ltda	50.00	50.00	(3,485)	(157)	(3,067)	374	-	-	(1,534)	187
Cury Construtora E Incorporadora S/A	15.08	15.08	1,544,573	1,381,706	302,867	213,475	254,041	208,364	45,677	39,824
Ebm Incorporacoes S.A.	50.00	50.00	234,998	222,687	13,271	(2,921)	117,499	111,344	6,635	(1,461)
Embu Investimentos Imobiliarios E Participacoes Ltda	40.00	40.00	94,868	87,677	2,564	(1,323)	37,947	35,071	1,026	(529)
Lavvi Empreendimentos Imobiliários S.A	28.36	28.36	1,367,564	1,497,305	69,871	86,883	591,440	628,231	19,813	24,637
Lavvi Grecia Empreendimentos Imobiliários Ltda	50.00	50.00	87,939	81,540	(358)	30	43,969	40,770	(179)	15
Lavvi Monaco Empreendimentos Imobiliários Ltda	40.00	40.00	103,419	236,069	17,350	15,139	41,367	94,428	6,940	6,056
Luz Bela Empreendimentos Imobiliários Ltda	35.00	35.00	24,362	19,183	5,179	-	8,527	6,714	1,813	-
M Patri Spe 01 Empreendimentos Imob	65.27	65.27	269,476	264,159	5,318	(1,838)	175,884	172,413	3,471	(1,161)
Marquise - Mandara By Yoo Empreendimentos Imobiliários Spe Ltda	33.00	33.00	146,743	132,740	14,003	14,295	48,425	43,804	4,621	4,717
Plano & Plano Desenvolvimento Imobiliários S.A	33.60	33.60	1,064,266	1,023,195	40,804	66,937	885,343	871,614	13,640	23,042
Sk Realty Empreendimentos Imobiliários Ltda	50.00	50.00	149,484	156,662	(7,178)	(6,616)	74,742	78,331	(3,589)	(3,308)
Snowbird Master Fundo De Investimento Imobiliários	20.00	20.00	774,312	768,947	(3,183)	(2,819)	154,862	153,789	(637)	(564)
Spe 131 Brasil Incorporação Ltda	50.00	50.00	16,544	15,373	5,771	2,264	8,272	7,686	2,886	1,132
Vinson Empreendimentos Imobiliários Ltda	49.02	49.02	78,903	66,903	12,000	5,684	38,678	32,796	5,882	2,786
Other Spes (i)			17,721,727	16,835,316	1,009,089	868,802	362,817	350,681	1,656	6,546
							3,188,170	3,156,760	128,141	112,558

- (i) 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 March 31, 2026, the investment of SYN PROP E TECH S.A. totaled R\$7,290 (R\$9,158 at December 31, 2025), considering 1,813,472 shares held by the Company measured at a market value per share of R\$4.02. The net movements in profit, less the distribution of dividends in the year, were recognized in line item 'Other gains' in investments, amounting approximately to R\$(1,868). As at March 31, 2026, the investment of Tecnisa S/A totaled R\$7 (R\$794 at December 31, 2025), considering 5,155 shares held by the Company measured at a market value per share of R\$1.28 according to the amount traded on Bovespa on March 31, 2024. The net movements in profit were recognized in line item 'Other' in investments, amounting approximately to R\$387.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

8. PROPERTY AND EQUIPMENT

The movements are as follows:

	Depreciation rate	Parent						Cost	Depreciation	
		Balance as at 12.31.2024	Additions	Depreciation	Balance as at 12.31.2025	Additions	Depreciation			Balance as at 03.31.2026
Machinery and equipment	10% p.a.	1,177	1,921	(317)	2,781	-	(83)	2,698	4,713	(2,015)
Furniture and fixtures	10% p.a.	536	36	(66)	506	-	(17)	489	6,596	(6,107)
Computers	20% p.a.	1,841	-	(940)	901	-	(193)	708	17,191	(16,481)
Facilities	10% p.a.	-	-	-	-	-	-	-	374	(374)
Leasehold improvements	(i)	4,330	587	(1,330)	3,587	330	(352)	3,565	36,584	(33,021)
Right of use	(iii)	6,463	261	(4,920)	1,804	-	(1,255)	549	18,983	(18,434)
Total		14,347	2,805	(7,573)	9,579	330	(1,900)	8,009	84,441	(76,432)

	Depreciation rate	Consolidated										Cost	Depreciation
		Balance as at 12.31.2024	Additions	Depreciation	Write-offs	Change in criteria (iv)	Balance as at 12.31.2025	Additions	Depreciation	Write-offs	Balance as at 03.31.2026		
Machinery and equipment	10% p.a.	2,687	5,535	(713)	-	-	7,509	7	(224)	-	7,292	12,286	(4,989)
Furniture and fixtures	10% p.a.	2,173	484	(321)	-	-	2,336	19	(85)	-	2,270	14,382	(12,113)
Computers	20% p.a.	3,916	113	(1,974)	-	-	2,055	1,566	(396)	-	3,225	33,313	(30,089)
Facilities	10% p.a.	7	26	(1)	-	-	32	38	(3)	-	67	1,134	(1,066)
Vehicles	20% p.a.	180	-	(38)	-	-	142	-	(10)	-	132	227	(95)
Leasehold improvements	(i)	6,872	5,210	(3,353)	-	-	8,729	612	(873)	-	8,468	61,548	(53,081)
Right of use	(iii)	8,684	2,867	(6,976)	615	-	5,190	64	(1,962)	-	3,292	26,707	(23,420)
Construction in progress	(iv)	-	-	-	-	431,016	431,016	28,882	-	-	459,898	459,898	-
Sales booth	(ii)	135,783	174,599	(64,250)	(63,385)	-	182,747	33,500	(34,638)	(33,583)	148,026	374,653	(226,626)
Total		160,302	188,834	(77,626)	(62,770)	431,016	639,756	64,688	(38,191)	(33,583)	632,670	984,148	(351,479)

- (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 March 31, 2026 and December 31, 2025, no assets subject to the need to recognize an allowance for impairment were identified.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

9. INTANGIBLE ASSETS

The movements are as follows:

	Parent									Cost	Depreciation
	Balance at 12/31/2024	Additions	Amortization	Write-offs	Transfer	Balance at 12/31/2025	Additions	Amortization	Balance at 03/31/2026		
Amortization rate											
Trademarks, patents and rights	-	-	-	-	-	-	-	-	-	-	-
Implementation costs 14% p.a.	1,457	-	(173)	-	-	1,284	-	(43)	1,241	74,516	(73,275)
Software licenses 20% p.a.	2,986	3,014	(1,177)	-	-	4,823	6,218	(579)	10,462	39,907	(29,445)
Subtotal	4,443	3,014	(1,350)	-	-	6,107	6,218	(622)	11,703	114,423	(102,720)
Capital gain	48,774	9,595	(10,902)	(1,600)	4,953	50,820	6,342	(8,795)	48,367	274,659	(226,291)
Total	53,217	12,609	(12,252)	(1,600)	4,953	56,927	12,560	(9,417)	60,070	389,082	(329,011)

	Consolidated									Cost	Depreciation	
	Balance at 12/31/2024	Additions	Amortization	Write-offs	Transfer	Balance at 12/31/2025	Additions	Amortization	Transfer			Balance at 03/31/2026
Amortization rate												
Trademarks, patents and rights	-	-	-	-	-	-	-	-	-	-	-	
Implementation costs 14% p.a.	1,456	-	(173)	-	-	1,283	-	(43)	-	1,240	91,445	(90,205)
Software licenses 20% p.a.	4,159	3,014	(1,539)	-	-	5,634	8,288	(735)	-	13,187	56,533	(43,347)
Subtotal	5,615	3,014	(1,712)	-	-	6,917	8,288	(778)	-	14,427	147,978	(133,552)
Capital gain	141,949	9,596	(53,237)	(1,600)	4,953	101,661	6,343	(15,614)	(80,208)	12,182	304,973	(292,790)
Total	147,564	12,610	(54,949)	(1,600)	4,953	108,578	14,631	(16,392)	(80,208)	26,609	452,951	(426,342)

The useful lives of the asset capital gain 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 capital gain balances with finite useful lives are as follows.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

	2025	Parent			03/2026
		Transfer	Addition	Amortization	
Spe Barbacena Empreendimentos Imobiliários S.A.	35	-	-	-	35
Cyma Desenvolvimento Imobiliario S.A.	1,606	-	-	-	1,606
Bro 2020 Participações S.A.	2,432	-	-	-	2,432
Maba Empreendimentos Imob Ltda.	355	-	-	(207)	148
Embu Invest Imob Part S.A.	10,642	-	-	-	10,642
Cbr 036 Empreendimentos Imobiliários Ltda.	8,781	-	-	(289)	8,492
Ccisa177 Incorporadora Ltda.	271	-	6,343	(6,138)	476
Ccisa133 Incorporadora Ltda.	1,399	-	-	(150)	1,249
Ccisa189 Incorporadora Ltda.	3,387	-	-	(1,913)	1,474
Ccisa205 Incorporadora Ltda.	6,928	-	-	-	6,928
Cyrela Jacarepagua Empreendimentos Imobiliários Ltda.	436	-	-	(99)	337
Ccisa158 Incorporadora Ltda.	6,216	-	-	-	6,216
Ccisa152 Incorporadora Ltda.	3,379	-	-	-	3,379
Eemovel Servicos De Informacoes S.A.	4,953	-	-	-	4,953
Total	50,820	-	6,343	(8,796)	48,367

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

	Consolidated				03/2026
	2025	Transfer	Addition	Amortization	
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	(147)	-	(207)	(0)
Cyma 10 Empreendimentos Imobiliaris	221	(194)	-	(27)	0
João Wallig Emp Imob	963	(962)	-	-	1
Eemovel Servicos De Informação	4,953	-	-	-	4,953
Embu Invest Imob Part S.A.	10,642	(10,642)	-	-	-
M Patri Spe 01 Emp Imob Ltda.	25,492	(25,492)	-	-	-
Roque Petroni Do Brasil Projetos Imob Ltda.	20,975	(14,184)	-	(6,792)	(1)
Companhia Hipotecária Piratini -Chp	594	-	-	-	594
Cbr 036 Empreendimentos Imobiliários Ltda.	8,781	(8,492)	-	(289)	0
Ccisa177 Incorporadora Ltda.	271	(476)	6,343	(6,138)	(0)
Ccisa133 Incorporadora Ltda.	1,399	(1,250)	-	(150)	(1)
Ccisa189 Incorporadora Ltda.	3,387	(1,474)	-	(1,913)	-
Ccisa205 Incorporadora Ltda.	6,929	(6,929)	-	-	-
Cyrela Jacarepagua Empreendimentos Imobiliaris Ltda.	436	(338)	-	(99)	(1)
Ccisa158 Incorporadora Ltda.	6,217	(6,216)	-	-	1
Ccisa152 Incorporadora Ltda.	3,379	(3,379)	-	-	-
Total	101,661	(80,207)	6,343	(15,615)	12,182

(i) Capital gains of Investees, in the consolidated view, are reclassified to line item “Inventory”.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
 (Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

10. BORROWINGS AND FINANCING

	Parent		Consolidated	
	03/2026	2025	03/2026	2025
Borrowings - principal	202,756	200,116	218,138	520,116
Borrowings - interest payable	15,745	16,096	15,809	16,464
Financing - principal	-	-	3,237,881	3,213,268
Financing – interest payable	-	-	13,984	13,507
Total	218,501	216,212	3,485,439	3,763,355
Current	15,745	16,096	442,725	753,601
Noncurrent	202,756	200,116	3,042,714	3,009,754

As at March 31, 2026, financing amounting to R\$3,237,881 (R\$3,213,268 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 receivables, mortgage of land, future units and also the Company's collateral signature.

Borrowings denominated in domestic currency are represented as:

Issuance	03/2026	2025	Rate
Jun-24	202,756	200,116	CDI + 3.50%
Dec-25	-	320,000	CDI + 0.6%
Mar-26	15,382	-	CDI + 1.07%
Total	218,138	520,116	

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

On March 31, 2026, CashMe Soluções Financeiras S.A. carried out the full optional early settlement of the contract of its 1st issuance of book-entry commercial notes

In the year ended March 31, 2026, interest on mortgage loan agreements, eligible for capitalization in inventories, net of income from short-term investments, totaled R\$62,455 (R\$46,890 at December 31, 2025).

The balances are broken down as follows:

Year	Parent		Consolidated	
	03/2026	2025	03/2026	2025
12 months	15,745	16,096	442,725	753,601
24 months	-	-	1,579,699	1,372,385
36 months	-	-	750,394	957,534
48 months	-	-	261,522	244,946
60 months	-	-	233,017	234,772
> 60 months	202,756	200,116	218,082	200,117
Total	218,501	216,212	3,485,439	3,763,355

The movements in ‘Borrowings and financing’ are as follows:

	Parent		Consolidated	
	03/2026	2025	03/2026	2025
Opening balance	216,212	78,348	3,763,355	2,342,780
Additions	2,640	130,116	349,527	2,636,287
Principal repayment	-	-	(641,976)	(1,320,555)
Interest payments	(9,185)	(9,047)	(92,853)	(232,724)
Interest and charges	8,834	16,795	107,386	293,039
Change of criterion (i)	-	-	-	44,528
Closing balance	218,501	216,212	3,485,439	3,763,355

(i) Refers to the change of the investees’ control.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

Restrictive covenants

Some abovementioned borrowings 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:

	<u>Ratio required by the agreement</u>
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 March 31, 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 Instruction 400, 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 Trust 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 Vortex) 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.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

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
Repayment date	Semiannual interest and principal on: (i) June 15, 2027 for the 489 th and 490 th series, and (ii) June 15, July 15, 2028 and June 15, 2029 for the 491 st series.
Par value on the issuance date	1,00
Number of certificates issued	489 th : 121,300, 490 th : 259,200, 491 st : 99,500
Monthly interest	There will be no inflation adjustment on the 489 th 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 490 th and 491 st 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 490 th series and (ii) 6.1280% per year for the 491 st 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) 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.opecapital.com/pt/emissoes/22D1289009> , <https://app.opecapital.com/pt/emissoes/22D1289010> e <https://app.opecapital.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://moodylocal.com.br/> .

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

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 Trust 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 Trust Relationship 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 Trust Relationship, 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 Trust 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 Trust Relationship 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 Trust Relationship, 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 250,000 units of Senior CRIs (1st series), with par value of 1, totaling R\$1; R\$250,000 units of Mezzanine Subordinated CRIs (2nd series), with par value of R\$1, totaling R\$103,106 and 39,235 units of Subordinated CRIs (3rd series), with par value of R\$1, totaling , fully acquired by the Company. Senior CRIs have preemptive right in the receipt of compensatory interest, principal and late

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

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 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 Trust 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 Trust Relationship 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 Trust Relationship, 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).

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 Trust 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 Trust 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 Trust 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.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

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 Trust 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 Trust Relationship 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 Trust Relationship, 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 Trust 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 Trust Relationship 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 Trust Relationship, under the terms of article 11 of Law 9514/97. The CRs were accepted for trading in CETIP 21 system of B3.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

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 CRIs (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).

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.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

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

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES NOTES TO THE INTERIM FINANCIAL INFORMATION FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025) (Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

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.

- (i) Risk rating: On April 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 57th 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/>.
- (ii) Risk rating: On April 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 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 September 3, 2025, the rating agency Moody's Local Brazil maintained the AAA.br (national scale) rating for the 1st Series (Senior) of the 101st Issuance of CRIs (Real Estate Receivables Certificates) 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 April 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 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 March 27, 2026, the rating agency Moody's Local Brazil assigned a rating of AAA.br (national scale) to the 1st, 2nd, and 3rd Series of the 133rd Issuance of CRIs (Real Estate Receivables Certificates) 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/>.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

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 133th issue of Província Receivables Certificate ate:

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	<p>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).</p> <p>All interest payments will be made to CRI owners after the due costs of the equity separate from the issue.</p> <p>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.</p> <p>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").</p> <p>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.</p> <p>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.</p>	<p>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).</p> <p>All interest payments will be made to CRI owners after the due costs of the equity separate from the issue.</p> <p>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.</p> <p>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").</p> <p>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.</p> <p>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.</p>	<p>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).</p> <p>All interest payments will be made to CRI owners after the due costs of the equity separate from the issue.</p> <p>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.</p> <p>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").</p> <p>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.</p> <p>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.</p>

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

Characteristics	1 st , 2 nd , and 3 rd series from the 48 th issuance	1 st , 2 nd , and 3 rd series from the 57 th issuance	1 st , 2 nd , 3 rd and 4 th series from the 1 st issuance of Receivables Certificates
Issuance date	04/25/2025	04/15/2024	12/17/2025
Repayment date	Monthly	Monthly	Monthly
Par value on the issuance date	1,00	1,00	1,00
Monthly interest	CDI + 1.4% / IPCA + 7.4% / IPCA + 9.0%	Semestral interest: 98% of CDI / 99% of CDI / 101% of CDI	CDI + 1,15% / IPCA + 9,1146% / IPCA + 9,1146% / IPCA + 9,50%
Retraction	None	None	None
Covenants	<p>48th Issuance of CRIs of Cia Provincia 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).</p> <p>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.</p> <p>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.</p>	<p>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).</p> <p>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.</p> <p>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.</p>	<p>1st Issuance of CRIs of Cia Provincia 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), Mezzanine Subordinated Series (No. 3) and Junior Subordinated Series (No. 4).</p> <p>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.</p> <p>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.</p>

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

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
Repayment date	Percentage of the balance of the Unit Par Value to be repaid: 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	Semiannual 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%
Retraction	None	None	None
Covenants	<p>Failure to comply with any of the following financial ratios, to be calculated quarterly by the Issuer based on its audited consolidated financial statements for the closing of the quarters of March, June, September and December of each year, and verified by the Securitization Company within 5 (five) days of receiving the calculation sent by the Issuer ("Financial Ratios"): (i) the ratio between (A) the sum of Net Debt and Real Estate Payable; and (B) Net Worth; shall 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 for Sale; and (B) the sum of Net Debt, Real Estate Payable and Costs and Expenses to be Appropriated; shall always be equal to or greater than 1.5 (one and a half) or less than 0 (zero).</p>	<p>102nd Issuance of CRI (Real Estate Receivables Certificates) by Cia. Provisão de Securitização, Series 1, 2 and 3. The order of payments must follow the seniority level of each series, in sequence as follows: Senior Series, Mezzanine Subordinated Series and Junior Subordinated Series.</p> <p>All remuneration payments to CRI holders will only be made after the payment of the due costs of the segregated assets of the issuance.</p> <p>The Subordinated Series will only be paid after the payments of the series with higher seniority levels; the Subordinated Series will also have a non-sequential/monthly performance bonus distribution. The resources retained in the Centralizing Account, as provided for in item 7.2 of the Securitization Agreement, will be used to pay the Junior CRIs whenever the following equation is met, respecting the payment dates provided for in the Current Table: (Senior CRI Balance / NPV of Real Estate Credits) ≤ Senior Seniority Index.</p> <p>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 Securities and Exchange Commission ("CVM"), of December 23, 2021, as in force ("CVM Resolution 60").</p> <p>The issuance process was conducted through a Public Offering under a Mixed Regime of Firm Commitment and Best Efforts Placement, in accordance with CVM Instruction 60.</p> <p>This issue adheres to the following laws: the Brazilian Corporations 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, where applicable, the U.S. Foreign Corrupt Practices Act of 1977 and the UK Bribery Act 2000.</p>	<p>2nd Issuance of CR by Cia. Provisão de Securitização, Series 1, 2 and 3. The order of payments must follow the seniority level of each series, in sequence as follows: Senior Series (No. 1), Mezzanine Subordinated Series (No. 2) and Junior Subordinated Series (No. 3)</p> <p>All remuneration payments to the holders of the CRI will only be paid after the payment of the due costs of the segregated assets of the issuance.</p> <p>The Junior Subordinated Series will only be paid after the payments of the series with higher seniority levels; the Junior Subordinated Series will also have a non-sequential/monthly performance bonus distribution. The funds retained in the Centralizing Account, as provided for in item 7.2. The proceeds from the Securitization Agreement will be used to pay the Junior CRIs whenever the following equation is met, respecting the payment dates stipulated in the Current Table: (Senior CRI Balance / NPV of Real Estate Credits) ≤ Senior Seniority Index.</p> <p>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 Securities and Exchange Commission ("CVM"), of December 23, 2021, as in force ("CVM Resolution 60").</p> <p>The issuance process was carried out through a Public Issuance Under a Mixed Regime of Firm Commitment and Best Efforts Placement, in accordance with CVM Resolution 60.</p> <p>This issuance adheres to the following laws: "Brazilian Corporations 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, where applicable, the U.S. Foreign Corrupt Practices Act of 1977 and the UK Bribery Act 2000.</p>

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

Characteristics	1 st , 2 nd , and 3 rd series from the 127th issuance	1 st , 2 nd , and 3 rd series from the 133rd issuance
Issuance date	11/17/2023	03/26/2026
Repayment 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
Par value on the issuance date	1.00	1.00
Monthly interest	Semestral interest: 96.5% do CDI / IPCA + 7.3149% / IPCA + 7.2900%	IPCA + 8.6078% / IPCA + 10.0% / IPCA + 11.0%
Retrocession	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 Provisória 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 7.2. 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.

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:

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

Characteristics	1 st series from the 24 th issue	2 nd series from the 24 th issue	3 rd series from the 24 th issue	4 th series from the 24 th issue
Issuance date	08/30/2022	08/30/2022	08/30/2022	08/30/2022
Amortization date	Monthly	Monthly	Monthly	Monthly
Par value on the issuance date	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	<p>24th issuance of True Securitizadora S.A.'s CRIs, 1st, 2nd, 3rd and 4th series.</p> <p>The payment order must respect the seniority level, as such: Senior Series (No. 1 and 2), Mezzanine Series (No. 3) and Subordinate Series (No. 4).</p> <p>All interest payments will be made to CRI owners after the due costs of the equity separate from the issue.</p> <p>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/ CRI Total NPV) ≤ Seniority Index.</p> <p>This issuance complies with the following CVM instructions (iCVM): CVM Instruction 414; CVM Instruction 476; CVM Instruction 539; CVM Instruction 583</p> <p>The issuance process was carried out by Public Issuance through restricted distribution efforts, in compliance with iCVM 476.</p> <p>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.</p>
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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). Província 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:

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

Characteristics	1 st series from the 155 th issue	2 nd series from the 155 th issue	3 rd series from the 155 th 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 Trust 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 Trust Relationship 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 Trust Relationship, 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.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

Characteristics	1 st series from the 113 th issuance	2 nd series from the 113 th issuance	3 rd series from the 113 th issuance	4 th series from the 113 th issuance
Issuance date	06/14/2023	06/14/2023	06/14/2023	06/14/2023
Repayment 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	<p>Vert Companhia Securitizadora's 113th issuance, 1st, 2nd, 3rd, and 4th series CRIs.</p> <p>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).</p> <p>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.</p> <p>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: $(\text{Senior CRI Balance} / \text{Total CRI VPL}) \leq \text{Seniority Index}$.</p> <p>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").</p> <p>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").</p> <p>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.</p>
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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 Trust 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 Trust Relationship 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 Trust Relationship, under the terms of article 11 of Law 9514/97. The CRIs were accepted for trading in CETIP 21 system of B3.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

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	1 st series from the 139 th issuance	2 nd series from the 139 th issuance	3 rd series from the 139 th issuance
Issuance date	09/15/2024	09/15/2024	09/15/2024
Repayment 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	<p>Vert Companhia Securitizadora's 139th issuance, 1st, 2nd, and 3rd series CRIs.</p> <p>The payment order must be consistent with the seniority level of each series, as follows: Senior Series (No. 1), Mezzanine Series (No. 2) and Subordinated Series (No. 3).</p> <p>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.</p> <p>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: $(\text{Senior CRI Balance} / \text{Total CRI VPL}) \leq \text{Seniority Index}$.</p> <p>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").</p> <p>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").</p> <p>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.</p>		

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

e) Balances, maturities and changes of the CRIs

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

Issue	Parent					
	03/2026			2025		
	Balance	Interest payable	Total	Balance	Interest payable	Total
489th, 490th and 491st Series from 1st issue Opea Sec Code 22D1289009, 22D1289010 and 22D1289011 (-) expenses with CRI issuance	480,000 (6,284)	76,750 -	556,750 (6,284)	480,000 (6,774)	60,747 -	540,747 (6,774)
1st, 2nd and 3rd series from 24th issue True Sec 22H1664933, 22H1666875 and 22H1697882 (-) expenses with CRI issuance	131,043 -	510 -	131,553 -	138,858 -	544 -	139,402 -
1st and 2nd series from 31st issue Provincia Sec 23F2408637 and 23F2409130 (-) expenses with CRI issuance	57,092 -	138 -	57,230 -	66,124 -	136 -	66,260 -
1st, 2nd and 3rd series from 39th issue Provincia Sec 23J1255114, 23J1263506 and 23J1261488 (-) expenses with CRI issuance	115,271 -	445 -	115,716 -	140,939 -	571 -	141,510 -
1st and 2nd series from 40th issue Provincia Sec 24A1781654 and 24A1785576 (-) expenses with CRI issuance	70,868 -	215 -	71,083 -	73,711 -	224 -	73,935 -
1st, 2nd and 3rd series from 102nd issue Provincia Sec 25D0012202, 25D0012203 and 25D0012204 (-) expenses with CRI issuance	700,000 (13,230)	45,770 -	745,770 (13,230)	700,000 (13,980)	21,903 -	721,903 (13,980)
1st and 2nd series from 101st issue Provincia Sec 25E0175587 and 25E0186266 expenses with CRI issuance	299,046 -	1,071 -	300,117 -	306,074 -	1,096 -	307,170 -
1st and 2nd series from 48th issue Provincia Sec 24D3204079 and 24D3204401 (-) expenses with CRI issuance	195,041 -	718 -	195,759 -	203,631 -	752 -	204,383 -
1st, 2nd and 3rd series from 57th issue Provincia Sec Code 24D2765586, 24D2765619 and 24D2765715 (-) expenses with CRI issuance	1,000,000 (11,583)	65,245 -	1,065,245 (11,583)	1,000,000 (12,530)	30,455 -	1,030,455 (12,530)
1st and 2nd series from 139th issue Vert Sec 24I2428437 and 24I2429043 expenses with CRI issuance	308,354 -	1,018 -	309,372 -	318,812 -	1,052 -	319,864 -
1st, 2nd and 3rd series from 1st issue Provincia Sec 24L1790108, 24L1790261 and 24L1790264 expenses with CRI issuance	269,343 -	1,221 -	270,564 -	278,073 -	1,265 -	279,338 -
1st and 2nd series from 2nd issue CR Provincia Sec 25H4324616 and 25H4327050 expenses with CRI issuance	467,323 -	3,042 -	470,365 -	482,430 -	3,157 -	485,587 -
1st, 2nd and 3rd series from 127th issue Provincia Sec 25J4546988, 25J4545788 and 25J4548658 expenses with CRI issuance	600,000 (17,935)	24,627 -	624,627 (17,935)	600,000 (18,473)	5,732 -	605,732 (18,473)
	4,644,349	220,770	4,865,119	4,736,895	127,634	4,864,529
Current	585,852	220,770	806,622	563,881	127,634	691,515
Noncurrent	4,058,497	-	4,058,497	4,173,014	-	4,173,014

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

Issuance	Consolidated					
	03/2026			2025		
	Balance	Interest payable	Total	Balance	Interest payable	Total
489th, 490th and 491st Series from the 1st issue Opea Sec Code 22D1289009, 22D1289010 and 22D1289011 (-) expenses with CRI issuance	480,000 (6,284)	76,750 -	556,750 (6,284)	480,000 (6,774)	60,747 -	540,747 (6,774)
1st, 2nd and 3rd series from the 24th issue True Sec 22H1664933, 22H1666875 and 22H1697882 (-) expenses with CRI issuance	130,095 -	507 -	130,602 -	137,872 -	540 -	138,412 -
1st and 2nd series from the 155th issue True Sec 23D0888625 and 23D0888626 (-) expenses with CRI issuance	50,630 -	167 -	50,797 -	59,472 -	197 -	59,669 -
1st, 2nd and 3rd series from the 113th issue Vert Sec 23F1354282, 23F1354284 and 23F1354447 (-) expenses with CRI issuance	23,207 -	171 -	23,378 -	29,297 -	218 -	29,515 -
1st and 2nd series from the 31st issue Provincia Sec 23F2408637 and 23F2409130 (-) expenses with CRI issuance	57,092 -	138 -	57,230 -	66,124 -	136 -	66,260 -
1st, 2nd and 3rd series from the 39th issue Provincia Sec 23J1255114, 23J1263506 and 23J1261488 (-) expenses with CRI issuance	115,271 -	445 -	115,716 -	140,939 -	571 -	141,510 -
1st and 2nd series from the 40th issue Provincia Sec 24A1781654 and 24A1785576 (-) expenses with CRI issuance	70,868 -	215 -	71,083 -	73,711 -	224 -	73,935 -
1st, 2nd and 3rd series from the 102nd issue Provincia Sec 25D0012202, 25D0012203 and 25D0012204 (-) expenses with CRI issuance	700,000 (13,230)	45,770 -	745,770 (13,230)	700,000 (13,980)	21,903 -	721,903 (13,980)
1st and 2nd series from the 101st issue Provincia Sec 25E0175587 and 25E0186266 expenses with CRI issuance	299,046 -	1,071 -	300,117 -	306,074 -	1,096 -	307,170 -
1st and 2nd series from the 48th issue Provincia Sec 24D3204079 and 24D3204401 (-) expenses with CRI issuance	195,041 -	718 -	195,759 -	203,631 -	752 -	204,383 -
1st, 2nd and 3rd series from the 57th issue Provincia Sec Code 24D2765586, 24D2765619 and 24D2765715 (-) expenses with CRI issuance	1,000,000 (11,583)	65,245 -	1,065,245 (11,583)	1,000,000 (12,530)	30,455 -	1,030,455 (12,530)
1st and 2nd series from the 139th issue Vert Sec 24I2428437 and 24I2429043 expenses with CRI issuance	308,354 -	1,018 -	309,372 -	318,812 -	1,052 -	319,864 -
1st, 2nd and 3rd series from the 1st issue Provincia Sec 24L1790108, 24L1790261 and 24L1790264 expenses with CRI issuance	269,343 -	1,221 -	270,564 -	278,073 -	1,265 -	279,338 -
1st and 2nd series from the 2nd issue CR Provincia Sec 25H4324616 and 25H4327050 expenses with CRI issuance	467,323 -	3,042 -	470,365 -	482,430 -	3,157 -	485,587 -
1st, 2nd and 3rd series from the 127th issue Provincia Sec 25J4546988, 25J4545788 and 25J4548658 expenses with CRI issuance	600,000 (17,935)	24,627 -	624,627 (17,935)	600,000 (18,473)	5,732 -	605,732 (18,473)
1st and 2nd series from the 133rd issue Provincia Sec 26C0013804 and 26C0013805 expenses with CRI issuance	368,122 -	124 -	368,246 -	- -	- -	- -
	5,085,360	221,229	5,306,589	4,824,678	128,045	4,952,723
Current	695,177	221,229	916,406	619,653	128,045	747,698
Noncurrent	4,390,183	-	4,390,183	4,205,025	-	4,205,025

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
 (Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

The balances are broken down as follows:

Year	Parent		Consolidated	
	03/2026	2025	03/2026	2025
12 months	806,622	691,515	916,406	747,698
24 months	892,150	908,300	956,246	941,051
36 months	569,997	556,753	614,947	556,821
48 months	587,509	570,979	627,872	570,872
60 months	788,354	807,149	823,798	806,596
> 60 months	1,220,487	1,329,833	1,367,320	1,329,685
Total	4,865,119	4,864,529	5,306,589	4,952,723

The table below shows the changes in the balances:

	Parent		Consolidated	
	03/2026	2025	03/2026	2025
Opening balance	4,864,529	3,147,686	4,952,723	3,426,366
Additions	-	2,096,136	368,000	2,096,136
Principal repayment	(110,157)	(466,421)	(125,686)	(664,867)
Interest payments	(48,507)	(368,122)	(50,680)	(387,544)
Interest and charges	159,254	455,250	162,232	482,632
Closing balance	4,865,119	4,864,529	5,306,589	4,952,723

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
 (Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

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:

	<u>Ratio required by the agreement</u>
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 March 31, 2026 and December 31, 2025.

12. DUE FROM/TO RELATED PARTIES

- a) Operations 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:

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

	Parent				Consolidated			
	Due from related parties		Due to related parties		Due from related parties		Due to related parties	
	03/2026	2025	03/2026	2025	03/2026	2025	03/2026	2025
Alleric Participacoes Ltda	2	4	-	-	9,314	8,939	-	-
Cbr 002 Empreendimentos Imobiliários Ltda	9,413	9	405	405	278	278	6,270	8
Cbr 018 Empreendimentos Imobiliários Ltda	2,898	4,568	-	-	-	-	-	-
Cbr 029 Empreendimentos Imobiliários Ltda	5,595	246	-	-	-	-	-	-
Cbr 037 Empreendimentos Imobiliários Ltda	30,005	4,296	-	-	-	-	-	-
Cbr 058 Empreendimentos Imobiliários Ltda	12,681	17,728	-	-	-	-	-	-
Cbr 076 Empreendimentos Imobiliários Ltda	8,309	12,315	-	-	-	-	-	-
Cbr 081 Empreendimentos Imobiliários Ltda	116	20	4,596	4,596	-	-	-	-
Cbr 082 Empreendimentos Imobiliários Ltda	6,289	5,270	-	-	-	-	-	-
Cbr 095 Empreendimentos Imobiliários	11,828	10,628	-	-	11,828	10,628	-	-
Cbr 112 Empreendimentos Imobiliários Ltda	10,754	3,101	-	-	-	-	-	-
Cbr 124 Empreendimentos Imobiliários Ltda	18,327	12,660	-	-	-	-	-	-
Cbr 125 Empreendimentos Imobiliários Ltda	40,988	44,831	-	-	-	-	-	-
Cbr 165 Empreendimentos Imobiliário	83,026	69,780	-	-	-	-	-	-
Cbr 174 Empreendimentos Imobiliário	37,106	34,321	-	-	-	-	-	-
Cbr 179 Emp Imob	3,900	5,070	-	-	-	-	-	-
Cbr 212 Emp Imob Ltda	11,091	5,751	-	-	-	-	-	-
Cbr 138 Emp.Imob Ltda	3,942	399	-	-	-	-	-	-
Cury Construtora E Incorporadora S/A	-	-	61,784	62,865	-	-	61,784	62,865
Cyma Desenvolvimento Imobiliário S/A	3	15	-	-	-	-	7,179	7,266
Cyrela Assesippi Empreendimentos Im	16,393	8,125	-	-	-	-	-	-
Cyrela Ccp Canela Empreendimentos Imobiliários Ltda	-	-	32,575	32,575	-	-	-	-
Cyrela Cristal Empreendimentos Imobiliários Ltda	13	81	20,163	20,163	-	-	-	-
Cyrela Lotus Empreendimentos Imobil	6,542	24,974	-	-	10	10	-	10
Cyrela Maguari Empreendimentos Imobiliários Ltda	14,808	2	-	-	-	-	-	-
Cyrela Recife Empreendimentos Imobiliários Ltda	7,954	15	-	-	-	-	-	-
Cyrela Rjz Jcogonitjo Empreendimentos Imobiliária Ltda	32,334	32,332	32,854	32,854	-	-	-	-
Cyrela Sul 024 Empreendimentos Imobiliários Spe Ltda	1	89	-	-	-	-	3,545	-
Ebm Incorporacoes S.A.	16,917	16,917	-	-	16,917	16,917	-	-
Flamingo Investimento Imobiliária Ltda	0	0	33,563	33,563	-	-	-	-
Garibaldi Empreendimentos Imobiliários Ltda	5,360	215	-	-	-	-	-	-
Goldstein Cyrela Empreendimentos Imobiliários Ltda	37,974	3,985	-	-	28,226	29,916	20	20
Lavvi Empreendimentos Imobiliários S.A	45,858	4,695	-	-	45,858	4,695	-	-
Living Barbacena Empreendimentos Imobiliários Ltda	9,362	6,428	-	-	-	-	-	-
Living Cantagalo Empreendimentos Imobiliários Ltda	2,786	3,799	-	-	-	-	-	-
Living Emp. Imob. Ltda	37	37	-	-	4,089	4,089	62	42
Living Nazare Empreendimentos Imobiliários Ltda	4,325	1,420	-	-	-	-	-	-
Living Salinas Empreendimentos Imobiliários Ltda	4,255	10,274	-	-	0	-	-	-
Lyon Empreendimentos Imobiliários Ltda	1,547	10,233	-	-	-	-	-	-
Mac Empreendimentos Imobiliários Ltda	4,567	4,567	-	-	4,567	4,567	-	-
Madinina Empreendimentos Imobiliários Ltda	5,495	426	640	640	-	-	-	-
Maremar - Administracao De Bens S/S	3,742	3,622	-	-	3,742	3,622	-	-
Olamp Empreendimentos Imobiliários Ltda	17	3,773	-	-	-	-	-	1,250
Piemonte Empreendimentos Imobiliários Ltda	6,110	6,085	-	-	6,110	6,085	-	-
Pionner-4 Empreendimentos Imobiliários Ltda	4,025	2,142	3,935	3,935	-	-	-	-
Plano & Plano Desenvolvimento Imobiliários S.A	33,595	33,595	-	-	33,595	33,595	-	-
Precon Engenharia S.A	9,848	13,613	-	-	9,848	13,613	-	-
Roque Petroni Do Brasil Projetos Imob. Ltda	156	384	-	-	-	-	9,900	10,700
Seller Consultoria Imobiliária E Representações Ltda	1,246	176	-	2,830	6,512	3	0	0
Sk Realty Empreendimentos Imobiliários Ltda	13,894	13,380	-	-	13,894	13,380	-	-
Snowbird Master Fundo De Investimento Imobiliários	-	-	33,826	36,426	-	-	33,826	36,426
Other 809 SPE's with balances up to R\$3,5MM	99,747	90,419	26,995	28,650	37,561	35,942	9,673	9,914
	685,179	526,815	251,336	259,502	232,350	186,280	132,259	128,500
Current	-	-	251,336	259,502	-	-	132,259	128,500
Noncurrent	685,179	526,815	-	-	232,350	186,280	-	-

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

As at December 31, 2025, the Company had loans receivable with investee Precon Engenharia S/A, totaling R\$132,109, but which due to uncertainties regarding the collection of such amount, the Company recorded loss of R\$57,995, in line item 'Other gains (losses) on investments', and retained earnings R\$74,114, which substantially represent the guarantee to which the Company is entitled. These proceeds will be used to finance Cyrela's real estate development projects implemented together with Precon and are subject to inflation adjustment based on the CDI rate fluctuation. These guarantees were partially and accumulated received, in the amount of R\$63,883. As of March 31, 2026, the balance amounts to R\$ 9,848.

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 March 31, 2026, the total incurred for 2026 was R\$3,469 (the total incurred for 2025 was R\$3,300 at December 31, 2025), minus payroll taxes thereon.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
 (Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

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	
	03/2026	03/2025	03/2026	03/2025	03/2026	03/2025
Board	1,064	953	1,064	953	10	10
Tax Council	-	36	-	36	-	3
Audit, Risk and Finance Committee (CARF)	60	60	60	60	2	2
Executive board	769	739	769	739	6	6
Payroll taxes	373	351	373	351	-	-
Total compensation	2,266	2,139	2,266	2,139	18	21
Board benefits	487	480	487	480		
Executive board benefits	1,088	1,033	1,088	1,033		
Total benefits	1,575	1,513	1,575	1,513		
Total compensation + benefits	3,841	3,652	3,841	3,652		
Board - higher	150	150	150	150		
Board - lower	69	113	69	113		
Executive Board - higher	180	126	180	126		
Executive Board - lower	98	117	98	117		
Tax Council - higher	-	12	-	12		
Tax Council - lower	-	12	-	12		
Audit, Risk and Finance Committee (CARF) - higher	30	30	30	30		
Audit, Risk and Finance Committee (CARF) - lower	30	30	30	30		

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.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

13. CURRENT ACCOUNTS WITH VENTURE PARTNERS

The balances in net assets and liabilities are as follows:

	Parent		Consolidated	
	03/2026	2025	03/2026	2025
Abc Realty De Investimento Imobiliária Ltda.	-	-	2,344	2,371
Cbr 085 Empreendimentos Imobiliários Ltda.	-	-	(424)	-
Cbr 109 Empreendimentos Imobiliários Ltda. Scp Green	-	-	(3,208)	-
Consórcio de Urbanização Jundiai	6,033	6,098	6,033	6,098
Cyrela Europa Empreendimentos Imobiliários Ltda.	-	-	(5,414)	(5,232)
Cyrela Imobiliária Ltda.	-	-	(423)	(353)
Cyrela Jasmim Ltda.	-	-	1,259	1,228
Cyrela Roraima Empreendimentos Imobiliários Ltda.	-	-	(4,405)	(4,723)
Plano Aroeira Empreendimentos Imobiliários Ltda.	-	-	1,100	1,100
Vero Santa Isabel Empreendimentos Imobiliários SPE Ltda.	-	-	(1,819)	(1,819)
Other SPEs with balances up to R\$100	-	-	63	(31)
	6,033	6,098	(4,894)	(1,361)
Noncurrent assets	6,033	6,098	10,803	10,815
Current liabilities	-	-	(15,697)	(12,176)

14. CONSTRUCTION IN PROGRESS

As a result of the procedure prescribed by CVM Instruction 561/08, as amended by CVM Instruction 624/10, 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:

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
 (Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

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

	Consolidated	
	03/2026	2025
(+) Total sales revenue	36,368,835	34,396,869
(-) Total revenue recognized	(24,706,730)	(23,179,611)
(=) Unrecognized sales revenue	11,662,105	11,217,258
(+) Total cost of properties sold	22,811,675	21,577,796
(-) Total recognized cost	(15,343,407)	(14,393,279)
(=) Unrecognized cost	7,468,268	7,184,517
Unrecognized profit	4,193,837	4,032,741

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

	Consolidated	
	03/2026	2025
Amounts not stated in the financial information		
12 months	3,353,759	3,131,036
Over 12 months	4,114,509	4,053,481
	7,468,268	7,184,517

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
 (Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

15. ADVANCES FROM CUSTOMERS

	Consolidated	
	03/2026	2025
Receivables for property sales		
Amounts received for project sales:		
Other prepayments	40,332	35,222
	40,332	35,222
Units sold in completed projects		
Recognized revenue	(9,043,394)	(8,170,074)
Received revenue	9,087,558	8,208,822
	44,164	38,748
Amounts received for physical barterers		
Barterers with land	1,020,965	1,067,090
Total advances from customers	1,105,461	1,141,060
Current	146,253	134,918
Noncurrent	959,208	1,006,142

16. PROVISION FOR PROPERTY MAINTENANCE

	Consolidated	
	03/2026	2025
Provision for construction warranty (i)	233,545	223,457
Other provisions	11,298	11,382
Total	244,843	234,839
Current	84,333	79,822
Noncurrent	160,510	155,017

- (i) The Company and its subsidiaries provide warranties to their customers on the sale of their properties. Such warranties have specific features, according to certain items, and are offered for periods that usually range up to five years after the construction work has been completed and are partially shared with the suppliers of goods and services.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
 (Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

17. PAYABLES FOR ACQUISITION OF PROPERTIES

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

Year	Consolidated	
	03/2026	2025
24 months	580,175	542,232
36 months	558,976	608,451
48 months	635,292	745,088
60 months	51,967	96,705
Over 60 months	2,176	2,726
Noncurrent	1,828,586	1,995,202
Current	1,145,805	948,437
Total	2,974,391	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\$12,133 in the year ended March 31, 2026 (reversal of R\$5,774 at March 31, 2025).

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
 (Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

18. PROVISIONS FOR LABOR, TAX AND CIVIL RISKS

The provisions for probable loss risks are summarized below:

	Parent		Consolidated	
	03/2026	2025	03/2026	2025
Civil lawsuits	1,385	1,342	90,113	96,925
Tax lawsuits	647	634	3,509	4,520
Labor lawsuits	1,835	1,903	52,924	53,425
Total	3,867	3,879	146,546	154,870
Current	2,286	2,304	78,361	82,439
Noncurrent	1,581	1,575	68,185	72,431

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

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
 (Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

	Parent	
	03/2026	2025
Civil	57	56
Tax	42,467	38,496
Labor	869	845
	43,392	39,397
	Consolidated	
	03/2026	2025
Civil	77,695	75,471
Tax	84,792	73,355
Labor	15,309	16,522
	177,797	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 March 31, 2026, these proceedings total R\$14,333 (R\$11,185 at December 31, 2025).

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

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

	Parent			Total
	Civil	Tax	Labor	
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	34	5	331	370
Payment	(986)	-	(133)	(1,119)
Reversal	-	-	(288)	(288)
Adjustments	995	8	22	1,025
Balance at 03/31/2026	1,385	647	1,835	3,867
	Consolidated			Total
	Civil	Tax	Labor	
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	4,693	547	6,137	11,377
Payment	(15,422)	-	(4,300)	(19,722)
Reversal	-	(1,614)	(3,538)	(5,152)
Adjustments	3,917	56	1,200	5,173
Balance at 03/31/2026	90,113	3,509	52,924	146,546

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
 (Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

The breakdown into current and noncurrent is as follows:

	Parent		Consolidated	
	03/2026	2025	03/2026	2025
Civil	623	604	40,551	43,616
Tax	433	424	2,351	3,028
Labor	1,230	1,276	35,459	35,795
Current	2,286	2,304	78,361	82,439
Civil	762	738	49,562	53,309
Tax	214	210	1,158	1,492
Labor	605	627	17,465	17,630
Noncurrent	1,581	1,575	68,185	72,431
Total	3,867	3,879	146,546	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)).

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
 (Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

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

	Consolidated	
	03/2026	2025
In assets		
IRPJ	855	819
CSLL	450	431
Subtotal	1,305	1,250
PIS	254	243
COFINS	1,175	1,125
Subtotal	1,429	1,368
Total	2,734	2,618
Current	1,846	1,827
Noncurrent	888	791

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
 (Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

	Parent		Consolidated	
	03/2026	2025	03/2026	2025
In liabilities				
IRPJ	126,611	126,759	215,245	210,875
CSLL	45,580	45,633	91,812	89,690
Allowance for contract terminations	-	-	(10,770)	(9,402)
Subtotal	172,191	172,392	296,287	291,163
PIS	79	84	26,989	25,931
COFINS	363	385	126,462	121,575
Allowance for contract terminations	-	-	(11,668)	(10,190)
Subtotal	442	469	141,783	137,316
Total	172,633	172,861	438,070	428,479
Current	432	459	106,810	98,815
Noncurrent	172,201	172,402	331,260	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:

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

	Parent		Consolidated	
	03/2026	2025	03/2026	2025
In current and noncurrent assets				
Difference of profit on real estate activities - deemed income	-	-	137	136
Difference of profit on real estate activities - RET	-	-	1,168	1,114
	-	-	1,305	1,250
In current and noncurrent liabilities				
Difference of profit on real estate activities - taxable income	(1,030)	(1,094)	(2,794)	(1,319)
Difference of profit on real estate activities - deemed income	-	-	(1,515)	(2,218)
Difference of profit on real estate activities - RET	-	-	(120,817)	(116,327)
Difference of profit on non-operating activity - taxable income (IPO)	(171,161)	(171,298)	(171,161)	(171,299)
	(172,191)	(172,392)	(296,287)	(291,163)

b) Tax bases of the tax differences of future earnings

As at March 31, 2026, the Company has deferred tax assets that have not been recognized totaling R\$4,257,947 on a consolidated basis (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	
	03/2026	2025	03/2026	2025
Current	-	-	2,005	5,119
Deferred payment	442	469	153,451	147,506
Allowance for contract terminations	-	-	(11,668)	(10,190)
	442	469	143,788	142,435

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

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

The table below shows the reconciliation of income tax and social contribution expenses for the years ended March 31, 2026 and 2025:

	Parent		Consolidated	
	03/2026	03/2025	03/2026	03/2025
Profit before income tax and social contribution	296,575	327,637	411,281	437,963
(x) Statutory tax rate:	-34%	-34%	-34%	-34%
(=) Expected IRPJ and CSLL credit (expenses)	(100,836)	(111,397)	(139,836)	(148,907)
(+/-) Effect of the statutory rate on:				
Share of results of investees	110,498	117,773	43,568	38,270
Permanent additions and deductions, RET and other	(28,198)	(22,093)	(56,332)	(23,558)
Unrecognized tax credits (i)	18,737	15,712	101,378	90,045
(=) Income tax and social contribution expense	201	(5)	(51,222)	(44,150)
Deferred taxes	201	(5)	(5,169)	(1,078)
Current taxes	-	-	(46,053)	(43,072)
	201	(5)	(51,222)	(44,150)
Effective rate			11%	10%

(i) Refers to unrecorded income tax and social contribution loss carryforwards.

20. EQUITY

a) Share capital

As at March 31, 2026, subscribed and paid-in capital totals R\$6,184,224 (R\$6,184,224 at December 31, 2025) represented by 384,000,000 registered common shares and 72,800,000 preferred shares, totaling 456,800,000 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.

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.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

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 shares issued by the Company and outstanding in the market is 256,676,164 common shares and 48,500,485 preferred shares, as reported by the depositary institution as of March 31, 2026 (256,052,495 as of December 31, 2025).

(ii) As of March 31, 2026, the number of the Company's common and preferred shares held in treasury is 21,042,612, with an average acquisition cost of R\$ 12.78 (17,689,061 and an average acquisition cost of R\$ 15.20 as of 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.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES NOTES TO THE INTERIM FINANCIAL INFORMATION FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025) (Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

a) Post-employment 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

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 March 31, 2026, the accrued profit sharing totaled R\$24,495 (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		Classification
	03/2026	2025	03/2026	2025	
FINANCIAL ASSETS	5,673,699	5,612,889	13,766,592	13,318,869	
Cash and cash equivalents (a)	14,535	383,757	194,663	726,554	Fair value through profit or loss
Securities (a)	1,299,833	1,009,592	2,335,910	2,058,118	Fair value through profit or loss
Securities	209,213	175,250	213,686	180,799	Amortized cost
Securities	3,444,977	3,497,670	4,467,786	4,041,933	Fair value through other comprehensive income
Trade receivables	13,929	13,707	6,311,433	6,114,370	Amortized cost
Due from related parties	685,179	526,815	232,310	186,280	Amortized cost
Current accounts with venture partners	6,033	6,098	10,803	10,815	Amortized cost
FINANCIAL LIABILITIES	5,365,777	5,382,207	12,267,052	12,076,546	
Borrowings and financing (i)	218,501	216,212	3,485,439	3,763,355	Amortized cost
Debentures (i)	-	-	-	-	Amortized cost
Certificates of real estate receivables - CRI (i)	4,865,119	4,864,529	5,306,589	4,952,723	Amortized cost
Payables for property acquisitions	-	-	2,974,391	2,943,639	Amortized cost
Suppliers of goods and services	30,821	41,964	352,677	276,153	Amortized cost
Due to related parties	251,336	259,502	132,259	128,500	Amortized cost
Current accounts with venture partners	-	-	15,697	12,176	Amortized cost

As at March 31, 2026, borrowing balances approximate their fair values.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

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 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 financial 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 13.96% 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 10.47% p.a. and 6.98% 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 March 31, 2026. For those cases where the risk factor is the US dollar fluctuation, based on the scenario for the coming 12 months, of R\$5.63, the Company defined 25% and 50% stress scenarios, using the US dollar at R\$4.22 and R\$2.82, respectively.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

Based on the probable scenario for the 12-month accumulated IPCA, scenarios with stress of 25% and 50% were defined for securities. The Company set the probable rate for the accumulated IPCA at 3.82% per year for the coming twelve months based on the report released by Santander, and taking into account alternative scenarios for the IPCA of 3.00% per year and 2.00% per year.

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 6.08% per year for the coming twelve months based on the report released by Santander, and taking into account alternative scenarios for the IGP-M of 4.56% per year and 3.04% per year. 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 7.07% per year for the coming twelve months based on the report released by Santander, and taking into account alternative scenarios for the INCC of 5.31% per year and 3.54% per year.

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

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

Financial transactions	Position in 03/2026	Risk factor	Scenario I Probable	Scenario II	Scenario III
Exclusive investment funds	2,075,177	CDI	14.20%	10.65%	7.10%
Projected income			294,706	221,030	147,353
Sundry investment funds	260,733	CDI	11.46%	8.59%	5.73%
Projected income			29,868	22,401	14,934
Bank certificates of deposit	146,288	CDI	11.53%	8.65%	5.76%
Projected income			16,864	12,648	8,432
Government bonds - NTN B	12,868	IPCA	4.01%	3.00%	2.00%
Projected income			515	387	258
Financial bills	131,781	CDI	12.86%	9.64%	6.43%
Projected income			16,943	12,707	8,472
Securitizable bonds	298,100	IPCA	4.01%	3.00%	2.00%
Projected income			11,941	8,956	5,971
Securitizable bonds at FVTOCI	62,062	IPCA	4.01%	3.00%	2.00%
Projected income			2,486	1,865	1,243
Securitized securities	3,374,224	IPCA	4.01%	3.00%	2.00%
Projected income			135,165	101,374	67,583
Securitized bonds at FVTOCI	740,947	IPCA	4.01%	3.00%	2.00%
Projected income			29,681	22,261	14,840
Other	10,433	IGPM	6.08%	4.56%	3.04%
Projected income			634	476	317
	7,112,613		538,803	404,105	269,403

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

Trade receivables	Position in 03/2026	Risk factor	Scenario I Probable	Scenario II	Scenario III
Performed portfolio	1,349,794	IGPM	6.08%	4.56%	3.04%
Projected income			82,102	61,577	41,051
Nonperforming portfolio (i)	5,606,642	INCC	7.07%	5.31%	3.54%
Projected income			396,654	297,491	198,327
	6,956,436		478,756	359,068	239,378

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

Financial liabilities

The Company's securities (debentures and CRIs), totaling R\$5,355,620, gross of issuance costs, yield interest that may range from IPCA+3.00% to IPCA+9.8184% or 96% of CDI to CDI+3.0% p.a. In order to determine the debt sensibility subject to CDI and IPCA rate, the interest rate risk to which the Company had a liability position as at March 31, 2026, three different scenarios were defined. The probable CDI and IPCA rates accumulated for the next 12 months are 13.96% p.a. and 4.01% p.a., respectively, based on one-year fixed vs. DI benchmark swap rates disclosed by B3 and the report released by Santander for the IPCA projection, equivalent to the possible scenarios listed below. Based on the probable CDI rate, stress scenarios were defined at the average rate of 17.45% p.a. and 20.94% p.a. for the next 12 months. Based on the probable IPCA rate, stress scenarios were defined at the average rate of 5.01% p.a. and 6.01% p.a. for the next 12 months. The sensitivity of the finance costs to the scenarios for the CDI and IPCA rate variance was determined based on the balances as at March 31, 2026, gross of issuance costs, as highlighted below:

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

Financial transactions	Position in 03/2026	Risk factor	Scenario I Probable	Scenario II	Scenario III
CRI - 1 st issuance - 489 th series (Opea)	126,417	CDI	14.42%	18.03%	21.63%
Projected expense			18,229	22,787	27,344
CRI - 1 st issuance - 490 th series (Opea)	310,910	IPCA	10.15%	12.69%	15.23%
Projected expense			31,557	39,447	47,336
CRI - 1 st issuance - 491 st series (Opea)	119,422	IPCA	10.38%	12.98%	15.57%
Projected expense			12,396	15,495	18,594
CRI - 5 th issue - 1 st series (Provincia Sec)	674,773	CDI	13.68%	17.10%	20.52%
Projected expense			92,309	115,386	138,464
CRI - 5 th issue - 2 nd series (Provincia Sec)	70,857	CDI	13.82%	17.28%	20.73%
Projected expense			9,792	12,241	14,689
CRI - 5 th issue - 3 rd series (Provincia Sec)	319,614	CDI	14.10%	17.63%	21.15%
Projected expense			45,066	56,332	67,598
CRI - 24 th issue - 1 st , 2 nd , and 3 rd series (True)	130,601	IPCA	12.12%	15.15%	18.18%
Projected expense			15,829	19,786	23,743
CRI - 155 th issue - 1 st and 2 nd series (True)	50,797	IPCA	12.17%	15.21%	18.26%
Projected expense			6,182	7,728	9,273
CRI - 113 th issue - 1 st , 2 nd and 3 rd series (Vert Sec)	23,378	CDI	17.38%	21.73%	26.07%
Projected expense			4,063	5,079	6,095
CRI - 31 st issue - 1 st and 2 nd series (Provincia Sec)	57,229	IPCA	7.13%	8.91%	10.70%
Projected expense			4,080	5,101	6,121
CRI - 39 th issue - 1 st , 2 nd , and 3 rd series (Provincia Sec)	115,716	IPCA	11.55%	14.44%	17.33%
Projected expense			13,365	16,707	20,048
CRI - 40 th issue - 1 st and 2 nd series (Provincia Sec)	71,083	IPCA	11.29%	14.11%	16.94%
Projected expense			8,025	10,032	12,038
CRI - 48 th issue - 1 st and 2 nd series (Provincia Sec)	195,759	IPCA	11.29%	14.11%	16.94%
Projected expense			22,101	27,627	33,152
CRI - 139 th issue - 1 st and 2 nd series (Provincia Sec)	309,372	IPCA	13.75%	17.19%	20.63%
Projected expense			42,539	53,173	63,808
CRI - 1 st issue - 1 st , 2 nd and 3 rd series (Provincia Sec)	270,564	IPCA	13.49%	16.86%	20.24%
Projected expense			36,499	45,624	54,749
CRI - 101 st issue - 1 st , 2 nd and 3 rd series (Provincia Sec)	300,117	IPCA	14.10%	17.63%	21.15%
Projected expense			42,316	52,896	63,475
CRI - 102 nd issue - 1 st series (Provincia Sec)	161,589	CDI	13.40%	16.75%	20.10%
Projected expense			21,653	27,066	32,479
CRI - 102 nd issue - 2 nd series (Provincia Sec)	371,148	CDI	13.54%	16.93%	20.31%
Projected expense			50,253	62,817	75,380
CRI - 102 nd issue - 3 rd series (Provincia Sec)	213,034	IPCA	11.98%	14.98%	17.97%
Projected expense			25,521	31,902	38,282
CRI - 2 nd issue - 1 st and 2 nd series (Provincia Sec)	470,365	CDI	15.17%	18.96%	22.76%
Projected expense			71,354	89,193	107,032
CRI - 127 th issue - 1 st series (Provincia Sec)	345,206	CDI	13.47%	16.84%	20.21%
Projected expense			46,499	58,124	69,749
CRI - 127 th issue - 2 nd series (Provincia Sec)	230,449	CDI	11.62%	14.53%	17.43%
Projected expense			26,778	33,473	40,167
CRI - 127 th issue - 3 rd series (Provincia Sec)	48,972	CDI	11.59%	14.49%	17.39%
Projected expense			5,676	7,095	8,514
CRI - 133 rd issue - 1 st and 2 nd series (Provincia Sec)	368,245	CDI	11.59%	14.49%	17.39%
Projected expense			42,680	53,350	64,019
	5,355,620		694,762	868,461	1,042,149

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

The local currency-denominated borrowings yield interest rate of CDI + 3.50%. In order to determine the sensibility of local currency-denominated borrowings, the interest rate risk to which the Company had a liability position as at March 31, 2026, three different scenarios were defined. The probable CDI rates accumulated for the next 12 months are 13.96% 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 17.45% p.a. and 20.94% 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 8.75% and 9.01% per year, and another part which bears interest rates ranging from Savings + 2.20% p.a. and Savings + 3.70% p.a. In order to check the sensitivity of the TR, CDI and SELIC (savings) pegged debt, an interest rate risk factor to which the Company was exposed as at March 31, 2026, the Company defined two different scenarios, using a accumulated CDI for the coming twelve months of 13.96% per year and the SELIC of 12.00% per year, based on the fixed rate vs. DI swap benchmark rates released by B3, based on the report released by Santander for the SELIC projection. Based on the probable CDI and SELIC rates, 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 TR, CDI, and SELIC rate variance, based on the balances as at March 31, 2026, which are equivalent to the listed possible scenarios.

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

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
 (Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

Financial transactions	Position in 03/2026	Risk factor	Scenario I Probable	Scenario II	Scenario III
Domestic borrowings	233,947	CDI +	17.95%	21.56%	25.17%
Projected expense			41,993	50,439	58,884
Construction financing	1,185,236	TR	9.00%	11.80%	12.35%
Projected expense			106,704	139,810	146,431
Construction financing	2,066,257	Savings +	11.26%	11.82%	12.38%
Projected expense			232,661	244,232	255,803
	3,485,439		381,358	434,481	461,118

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

c) Derivative transaction

Under CVM Resolution 550, of October 17, 2008, publicly-held companies are required to disclose in a separate note information on all derivative financial instruments. Derivatives are used by the Company to manage market risks related to interest rates, mainly fixed CCB borrowings.

(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)	03/2026	2025
Cash flow swap linked to borrowing	99,500	Jun/22	Jun/29	IPCA + 6,128%	100% CDI + 0,79%	8,232	7,668
						8,232	7,668
Financial transactions	Notional amount	Contracting	Maturity	Long position (Cyrela)	Short position (Banco do Brasil)	03/2026	2025
Cash flow swap linked to borrowing	259,200	Jun/22	Jun/27	IPCA + 5,9068%	100% CDI + 0,47%	29,080	26,739
						29,080	26,739
Financial transactions	Notional amount	Contracting	Maturity	Long position (Cyrela)	Short position (Santander)	03/2026	2025
Cash flow swap linked to borrowing	222,267	Dec/25	Nov/35	IPCA + 7,314940%	100% CDI - 0,21%	(1,182)	292
						(1,182)	292
Financial transactions	Notional amount	Contracting	Maturity	Long position (Cyrela)	Short position (XP)	03/2026	2025
Cash flow swap linked to borrowing	30,000	Dec/25	Nov/40	IPCA + 7,2900%	100% CDI - 0,15%	(90)	297
						(90)	297

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

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, borrowings, 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, 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 March 31, 2026 and December 31, 2025, the Company had no foreign-currency denominated borrowings. As at March 31, 2026, foreign-currency denominated securities totaled R\$10,433 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.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

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 March 31, 2026, it is possible to analyze the aging of financial liabilities in notes 10, 11, and 18.

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

	Parent		Consolidated	
	03/2026	2025	03/2026	2025
(+) Inflation adjusted debt (principal) (i)	4,896,137	4,988,769	8,590,410	8,609,819
(-) Cash and cash equivalents, short-term investments and securities (ii)	(4,968,558)	(5,066,268)	(7,212,046)	(7,010,469)
	(72,422)	(77,499)	1,378,364	1,599,350

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

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

(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 borrowings, and issue debentures.

23. GROSS PROFIT (LOSS)

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

	Parent		Consolidated	
	03/2026	03/2025	03/2026	03/2025
Gross revenue				
Real estate development and resale	21	30	2,110,359	2,074,898
Land subdivision	(454)	82	10,713	285
Allowance for contract terminations	-	-	(68,796)	(99,013)
Provision for contract terminations - ECL	(111)	46	(2,191)	(914)
Services rendered and other income	3,517	2,216	31,221	28,111
	2,973	2,374	2,081,306	2,003,367
Deductions from gross revenue	(510)	(323)	(56,273)	(50,623)
Net revenue	2,463	2,051	2,025,033	1,952,744
Cost of sales and services				
Properties sold	468	413	(1,387,597)	(1,371,838)
Land subdivision	90	-	(7,626)	103
Allowance for contract terminations	-	-	43,725	63,476
Services rendered	-	-	(7,609)	(10,146)
	558	413	(1,359,107)	(1,318,405)
Gross profit	3,021	2,464	665,926	634,339

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
 (Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

24. SELLING EXPENSES

The main expenses incurred in the year are as follows:

	Parent		Consolidated	
	03/2026	03/2025	03/2026	03/2025
Sales booths	(105)	-	(94,484)	(45,813)
Advertising and publicity (media)	(15,087)	(10,494)	(34,292)	(34,326)
Professional services	(2,665)	(7,046)	(61,218)	(55,905)
Idleness	(208)	(73)	(16,659)	(14,080)
CashMe (i)	-	-	(34,617)	(27,802)
Other selling expenses	(10)	(16)	(35,498)	(22,854)
Selling expenses	(18,075)	(17,629)	(276,768)	(200,780)

(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	
	03/2026	03/2025	03/2026	03/2025
Payroll and related taxes	(16,824)	(18,206)	(56,685)	(55,524)
Employee and management profit sharing	29,196	23,833	(23,777)	(20,731)
Outside services	(21,800)	(16,320)	(38,296)	(35,324)
Rentals, utilities and travel	(2,865)	(3,288)	(5,027)	(5,297)
Other administrative expenses	(3,871)	(4,369)	(7,794)	(7,692)
General and administrative expenses	(16,164)	(18,350)	(131,579)	(124,568)

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
 (Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

26. FINANCE INCOME (COSTS)

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

	Parent		Consolidated	
	03/2026	03/2025	03/2026	03/2025
Finance costs				
Financial Housing System (SFH) interest	-	-	(90,357)	(59,466)
Interest on local and foreign loans	(166,420)	(105,135)	(181,571)	(121,847)
Interest capitalization	-	-	68,227	41,655
Inflation adjustment losses	(538)	(514)	(661)	(649)
Banking fees	(339)	(183)	(2,717)	(2,248)
Discounts granted	-	-	(612)	-
Other finance costs	(2,859)	(1,734)	(11,673)	(3,963)
Operating losses - swaps	(3,926)	(6,099)	(3,925)	(6,099)
	(174,082)	(113,665)	(223,289)	(152,617)
Finance income				
Income from short-term investments	176,555	125,193	245,781	192,619
Finance income from trade receivables	-	-	-	-
Inflation adjustment gains	452	161	2,745	3,739
Discounts obtained	24	5	566	74
Sundry interest receivable	13,081	8,620	6,259	4,775
ECL - Financial assets	(331)	338	(1,202)	2,411
Other finance income	4,746	523	7,036	2,954
Operating gains - swaps	4,969	8,239	4,969	8,239
PIS/COFINS on finance income	(3,213)	(2,077)	(5,166)	(3,193)
	196,283	141,002	260,988	211,618
Finance income (costs)	22,201	27,337	37,699	59,001

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
 (Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

27. EARNINGS PER SHARE

Basic and diluted earnings per share are as follows:

	03/2026	03/2025
Diluted earnings per share		
Profit for the year	296,776	327,632
Total number of (-) treasury shares (in thousands) (i)	435,757	435,757
Basic earnings per share (in R\$) (ii)	0.68106	0.75187
Diluted earnings per share		
Profit for the period	296,776	327,632
Weighted average number of outstanding shares (in thousands)	435,757	435,757
Effect of stock options granted (in thousands of shares)	-	-
Weighted average number of shares outstanding - diluted	435,757	435,757
Diluted earnings per share – in R\$	0.68106	0.75187

(i) Except for common and preferred treasury shares.

(ii) earnings per share are being restated due to the retrospective adjustment required by items 64 and 65 of CPC 41, applicable to issuance of new Company shares, with not financial compensation.

29. 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.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

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

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

- (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 – 03/2026					Total
	Cyrela	Living + Vivaz Prime	MCMV	Other	Corporate	
Net revenue	1,083,530	460,011	461,219	20,273	-	2,025,033
Cost of sales and services	(736,567)	(319,268)	(290,898)	(12,374)	-	(1,359,107)
Gross profit	346,963	140,743	170,321	7,899	-	665,926
Operating revenue (expenses)	(142,324)	(37,556)	(57,647)	(20,564)	(34,253)	(292,344)
Operating profit (loss) before finance income (costs)	204,639	103,187	112,674	(12,665)	(34,253)	373,582
Total assets	9,467,916	3,841,691	1,530,235	205,133	11,669,115	26,714,090
Total liabilities	4,279,207	1,992,961	617,984	131,782	7,764,257	14,786,091
Equity	5,188,709	1,848,730	912,251	73,451	3,904,858	11,927,999
	Consolidated – 03/2025					
	Cyrela	Living + Vivaz Prime	MCMV	Other	Corporate	Total
Net operating revenue	1,137,926	578,679	218,062	18,077	-	1,952,744
Cost of sales and services	(779,916)	(390,266)	(144,298)	(3,925)	-	(1,318,405)
Gross operating profit	358,010	188,413	73,764	14,152	-	634,339
Operating revenue (expenses)	(103,841)	(33,186)	(48,181)	(19,470)	(50,699)	(255,377)
Operating profit (loss) before finance income (costs)	254,169	155,227	25,583	(5,318)	(50,699)	378,962
Total assets	8,248,701	3,589,093	1,270,175	245,065	8,494,681	21,847,715
Total liabilities	3,372,456	1,721,362	492,314	193,237	5,650,860	11,430,229
Equity	4,876,245	1,867,731	777,861	51,828	2,843,821	10,417,486

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)
(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

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 operating income or expenses.

30. 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\$13,921,262: 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\$13,921,392: covers indirect damage caused by possible design flaws.
- (iii) Other – R\$21,717,765: 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\$901,371

d) Physical damages to mortgaged properties: R\$1,150,355.

e) Construction risks: Civil liability - R\$684,500

f) D&O Civil Liability: R\$104,388.

g) Professional Civil Liability: R\$9,104

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 May 12, 2026.

Under CVM Instruction 480/09, the Company's Executive Board declared that it has discussed, reviewed and agreed with the Company's individual and consolidated financial information and the

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 AND 2025)

(Amounts in thousands of Brazilian reais - R\$, unless if otherwise stated)

conclusions included in the independent auditor's report for the 3-month year ended March 31, 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	20.8%
Eirenor Sociedad Anonima (1)	21,900,008	4,151,876	26,051,884	5.7%
EH Capital Management (2)	7,502,400	1,422,330	8,924,730	2.0%
Susette Horn (3)	2	0	2	0.0%
Treasury Shares	17,689,061	3,353,550	21,042,611	4.6%
Others	257,174,951	48,756,088	305,931,039	67.0%
Total	384,000,000	72,800,000	456,800,000	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 03/31/2026				
Shareholders	Common Shares	Preferred Shares	Total Shares	%
Controller	109,135,988	20,690,362	129,826,350	28.4%
Management - Board of Directors	276,931	165,884	442,815	0.1%
Management - Executive Board	221,856	89,719	311,575	0.1%
Treasury Shares	17,689,061	3,353,550	21,042,611	4.6%
Other Shareholders	256,676,164	48,500,485	305,176,649	66.8%
Total	384,000,000	72,800,000	456,800,000	100.0%
Free Float	256,676,164	48,500,485	305,176,649	66.8%

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 March 31, 2026.

São Paulo, May 12, 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 March 31, 2026.

São Paulo, May 12, 2026.

The Executive Board