(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 June 30, 2026

Deloitte Touche Tohmatsu Auditores Independentes Ltda.

Deloitte Touche Tohmatsu
Av. Dr. Chucri Zaidan, 1.240 -
4º ao 12º andares - Golden Tower
04711-130 - São Paulo - SP
Brazil

Tel.: + 55 (11) 5186-1000
Fax: + 55 (11) 5181-2911
www.deloitte.com.br

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

REPORT ON REVIEW OF INDIVIDUAL AND CONSOLIDATED 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 June 30, 2026, which comprises the balance sheet as at June 30, 2026 and the related statements of profit or loss and of comprehensive income for the three and six-month periods then ended, and the statement of changes in equity and of cash flows for the six-month period then ended, including the explanatory notes.

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

Scope of review

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

Conclusion on the individual interim financial information

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

Conclusion on the consolidated interim financial information

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

Deloitte.

Emphasis of matter

As described in note 2.1 to the individual and consolidated interim financial information, the individual and consolidated interim financial information, included in the Interim Financial Information Form (ITR) has been prepared in accordance with Brazilian standard NBC TG 21 (R4) and international standard IAS 34, applicable to real estate development entities in Brazil, registered with the CVM. Accordingly, the determination of the accounting policy adopted by the Company for the recognition of revenue from purchase and sale agreements of uncompleted real estate units on aspects related to the transfer of control, abide by the Company's Management understanding of 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 six-month period ended June 30, 2026, prepared under the responsibility of the Company's Management and presented as supplemental information for IAS 34 purposes, applicable to real estate development entities in Brazil, registered with the CVM. These statements were subject to the review procedures performed together with the review of the Interim Financial Information (ITR) to reach a conclusion on whether they were reconciled with the interim financial information and the accounting records, as applicable, and whether their form and content are consistent with the criteria set forth in 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 are consistent with the accompanying individual and consolidated interim financial information taken as a whole.

São Paulo, August 11, 2026

Deloitte Touche Tohmatsu

DELOITTE TOUCHE TOHMATSU
Auditores Independentes Ltda.

Roberto Torres dos Santos
Engagement Partner

65571FTA

Contents

Company’s Data / Capital Composition

Number of Shares (thousand)	Current Quarter 06/30/2026
Of Paid-in Capital	
Common Shares	384,000
Preferred Shares	69,446
Total	453,446
In Treasury	
Common Shares	17,689
Preferred Shares	0
Total	17,689

Individual Financial Statements / Balance Sheet - Assets

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Current Quarter 06/30/2026	Prior Year 12/31/2025
1	Total Assets	16,486,989	16,009,725
1.01	Current Assets	2,388,314	2,661,524
1.01.01	Cash and Cash Equivalents	14,210	383,757
1.01.01.01	Cash and Cash Equivalents	14,210	383,757
1.01.02	Financial Investments	2,074,924	2,058,404
1.01.02.01	Financial Investments Measured at Fair Value Through Profit or Loss	1,019,898	984,270
1.01.02.01.03	Marketable Securities	1,019,898	984,270
1.01.02.02	Financial Investments Measured at Fair Value Through Other Comprehensive Income	925,985	1,011,028
1.01.02.03	Financial Investments Measured at Amortized Cost	129,041	63,106
1.01.03	Trade Receivables	13,684	13,491
1.01.03.01	Clients	13,684	13,491
1.01.04	Inventories	54,564	17,885
1.01.04.01	Properties for Sale	54,564	17,885
1.01.06	Recoverable Taxes	36,762	0
1.01.06.01	Current Recoverable Taxes	36,762	0
1.01.06.01.02	Taxes and Contributions to Offset	36,762	0
1.01.07	Prepaid Expenses	32,699	39,116
1.01.07.01	Prepaid Expenses	32,699	39,116
1.01.08	Other Current Assets	161,471	148,871
1.01.08.03	Other	161,471	148,871
1.01.08.03.01	Other Receivables	112,064	112,684
1.01.08.03.02	Derivative Financial Instruments	49,407	36,187
1.02	Noncurrent Assets	14,098,675	13,348,201
1.02.01	Long-term Receivables	3,587,990	3,600,849
1.02.01.01	Financial Investments Measured through Fair Value Through Profit or Loss	35,195	25,322
1.02.01.01.01	Securities Designated at Fair Value	35,195	25,322
1.02.01.02	Financial Investments Measured at Fair Value through Other Comprehensive Income	2,248,026	2,486,642
1.02.01.03	Financial Investments Measured at Amortized Cost	106,777	112,144
1.02.01.04	Trade Receivables	189	216
1.02.01.04.01	Clients	189	216
1.02.01.05	Inventories	108,417	130,727
1.02.01.05.01	Properties for Sale	108,417	130,727
1.02.01.09	Receivables from Related Parties	778,977	526,815
1.02.01.09.01	Receivables from Associates	778,977	526,815
1.02.01.10	Other Noncurrent Assets	310,409	318,983
1.02.01.10.03	Taxes and Contributions to Offset	147,947	161,212
1.02.01.10.04	Current Accounts with Project Partners	6,065	6,098
1.02.01.10.05	Other receivables	156,397	151,673
1.02.02	Investments	10,445,637	9,680,846
1.02.02.01	Equity Interests	10,445,637	9,680,846
1.02.02.01.01	Interest in Associates	3,289,627	3,156,760
1.02.02.01.02	Interest in Subsidiaries	7,156,009	6,524,086

Individual Financial Statements / Balance Sheet - Assets

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Current Quarter 06/30/2026	Prior Year 12/31/2025
1.02.03	Property and Equipment	9,854	9.579
1.02.03.01	Property and Equipment in Operation	9,854	9.579
1.02.04	Intangible Assets	55,194	56.927
1.02.04.01	Intangible Assets	55,194	56.927
1.02.04.01.03	Development Costs	1.197	1,284
1.02.04.01.04	Software	9.779	4,823
1.02.04.01.05	Added Value	44.218	50,820

Individual Financial Statements / Balance Sheet - Liabilities

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Current Quarter 06/30/2026	Prior Year 12/31/2025
2	Total Liabilities	16,486,989	16,009,725
2.01	Current Liabilities	1,498,033	1,235,308
2.01.01	Payroll And Social Security Obligations	112,728	146,780
2.01.01.01	Social Security Obligations	112,728	146,780
2.01.01.01.01	Payroll Obligations	112,728	146,780
2.01.02	Trade Payables	22,025	41,964
2.01.02.01	Domestic Suppliers	22,025	41,964
2.01.02.01.01	Goods and Services Suppliers	22,025	41,964
2.01.03	Tax Obligations	2,057	3,412
2.01.03.01	Federal Tax Obligations	2,057	3,412
2.01.03.01.02	Taxes and Contributions Payable	1,626	2,953
2.01.03.01.03	Taxes and Deferred Payment Contributions	431	459
2.01.04	Borrowings	1,001,993	708,802
2.01.04.01	Borrowings	15,896	16,096
2.01.04.01.01	In National Currency	15,896	16,096
2.01.04.02	Debentures	986,097	692,706
2.01.04.02.03	Real Estate Receivables Certificates - CRI	986,097	691,515
2.01.04.02.04	Derivative Financial Instruments	0	1,191
2.01.05	Other Obligations	356,632	332,046
2.01.05.01	Amounts due to Related Parties	238,585	259,502
2.01.05.01.02	Payables to Subsidiaries	238,585	259,502
2.01.05.02	Other	118,047	72,544
2.01.05.02.07	Other Liabilities	118,0467	72,544
2.01.06	Provisions	2,598	2,304
2.01.06.01	Provisions For Tax, Labor And Civil Contingencies	2,598	2,304
2.01.06.01.02	Provisions for Labor Contingencies	1,138	1,276
2.01.06.01.04	Provisions for Civil Contingencies	827	604
2.01.06.01.05	Provisions for Tax Contingencies	633	424
2.02	Noncurrent Liabilities	3,820,920	4,547,107
2.02.01	Borrowings	3,644,513	4,373,130
2.02.01.01	Borrowings	209,730	200,116
2.02.01.01.01	In National Currency	209,730	200,116
2.02.01.02	Debentures	3,434,783	4,173,014
2.02.01.02.02	Real Estate Receivables Certificates - CRI	3,434,783	4,173,014
2.02.03	Deferred Taxes	174,524	172,402
2.02.03.01	Deferred Income Tax and Social Security Contribution	174,524	172,402
2.02.03.01.01	Taxes and Deferred Payment Contributions	174,524	172,402
2.02.04	Provisions	1,883	1,575
2.02.04.01	Provisions For Tax, Labor And Civil Contingencies	1,883	1,575
2.02.04.01.02	Provisions for Labor Contingencies	560	627
2.02.04.01.04	Provisions for Civil Contingencies	1,011	738
2.02.04.01.05	Provisions for Tax Contingencies	312	210
2.03	Equity	11,166,036	10,227,310
2.03.01	Paid-up Share Capital	6,184,224	6,184,224
2.03.01.01	Share Capital	6,184,224	6,184,224

Individual Financial Statements / Balance Sheet - Liability

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Current Quarter 06/30/2026	Prior Year 12/31/2025
2.03.02	Capital Reserves	65,049	46,276
2.03.02.04	Granted Options	31,212	31,212
2.03.02.07	(-) Shares Issuance Costs	-34,881	-34,881
2.03.02.08	Capital Transactions	68,718	49,945
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	Retained Earnings Reserve	2,845,440	2,845,440
2.03.04.09	Treasury Shares	-268,905	-268,905
2.03.05	Retained Earnings/Losses	748,352	0
2.03.08	Other Comprehensive Income	877,912	704,311

Individual Financial Statements / Statement of Profit or Loss

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Current Quarter 04/01/2026 to 06/30/2026	Year-to-Date 01/01/2026 to 06/30/2026	Equivalent Quarter in Prior Year 04/01/2025 to 06/30/2025	Prior Year-to-Date 01/01/2025 to 06/30/2025
3.01	Revenue from Sale of Goods and/or Services	3,761	6,224	855	2,906
3.02	Cost of Goods and/or Services Sold	793	1,351	1,427	1,840
3.03	Gross Profit	4,554	7,575	2,282	4,746
3.04	Operating Expenses/Income	425,600	696,953	350,081	647,917
3.04.01	Selling Expenses	-8,202	-26,277	-4,514	-22,143
3.04.02	General and Administrative Expenses	-57,500	-75,930	-63,490	-83,980
3.04.02.01	Management Expenses	-55,001	-71,165	-61,338	-79,689
3.04.02.02	Management Fees	-2,499	-4,765	-2,152	-4,291
3.04.04	Other Operating Income	12,784	19,091	25,050	26,522
3.04.04.01	Other Gains with Investment	12,041	17,982	21,325	22,770
3.04.04.02	Other Revenues	743	1,109	3,725	3,752
3.04.05	Other Operating Expenses	-19,168	-42,612	-13,933	-25,841
3.04.05.01	Other Losses with Investment	-4,671	-19,030	-6,782	-9,604
3.04.05.02	Other Expenses	-14,497	-23,582	-7,151	-16,237
3.04.06	Share of Profit of Investees	497,686	822,681	406,968	753,359
3.05	Profit or Loss Before Finance Income and Costs and Taxes	430,154	704,528	352,363	652,663
3.06	Finance Income and Costs	23,746	45,947	33,947	61,284
3.06.01	Finance Income	236,784	433,067	177,959	318,961
3.06.01.01	Finance Income	236,784	433,067	177,959	318,961
3.06.02	Finance Costs	-213,038	-387,120	-144,012	-257,677
3.06.02.01	Finance Costs	-213,038	-387,120	-144,012	-257,677
3.07	Profit Before Taxes on Profit	453,900	750,475	386,310	713,947
3.08	Income Tax and Social Security Contribution on Profit	-2,324	-2,123	1,497	1,492
3.08.02	Deferred	-2,324	-2,123	1,497	1,492
3.09	Profit from Continuing Operations	451,576	748,352	387,807	715,439
3.11	Profit or Loss for the Period	451,576	748,352	387,807	715,439
3.99	Earnings Per Share - (Brazilian Reais / Share)				

Individual Financial Statements / Statement of Profit or Loss

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Current Quarter 04/01/2026 to 06/30/2026	Year-to-Date 01/01/2026 to 06/30/2026	Equivalent Quarter in Prior Year 04/01/2025 to 06/30/2025	Prior Year-to-Date 01/01/2025 to 06/30/2025
3.99.01	Basic Earnings per Share				
3.99.01.01	ON (Ordinary Shares)	1.0363	1.71736	0.88996	1.64183
3.99.02	Diluted Earnings per Share				
3.99.02.01	ON (Ordinary Shares)	1.0363	1.71736	0.88996	1.64183

Individual Financial Statements / Statement of Comprehensive Income

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Current Quarter 04/01/2026 to 06/30/2026	Year-to-Date 01/01/2026 to 06/30/2026	Equivalent Quarter in Prior Year 04/01/2025 to 06/30/2025	Prior Year-to-Date 01/01/2025 to 06/30/2025
4.01	Profit for the Year	451,576	748,352	387,807	715,439
4.02	Other Comprehensive Income	83,678	173,601	48,041	179,571
4.02.01	Translation Adjustments on Investments	184	164	27	-24
4.02.02	Fair Value Adjustments on Financial Investments through OCI	83,494	173,437	48,014	179,595
4.03	Comprehensive Income for the Period	535,254	921,953	435,848	895,010

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

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Year-to-Date 01/01/2026 to 06/30/2026	Prior Year-to-Date 01/01/2025 to 06/30/2025
6.01	Net Cash from Operating Activities	-672,551	-440,914
6.01.01	Cash Generated in Operations	-76,535	-97,517
6.01.01.01	Depreciation of Property and Equipment and Intangible Assets	5,130	4,405
6.01.01.02	Amortization of Fair Value Adjustments on Assets	13,135	2,868
6.01.01.03	Share of Profit (Loss) of Investees	-822,681	-753,359
6.01.01.05	Interest and Monetary Variations on Loans	345,047	216,131
6.01.01.06	Deferred Taxes	-29	4
6.01.01.10	Profit for the Period Before Income Tax and Social Security Contribution	750,475	713,947
6.01.01.13	Profit or Loss on Swap Transactions	7,064	-841
6.01.01.14	Allowances for Expected Credit Losses	116	79
6.01.01.16	Income from Marketable Securities	-378,848	-285,960
6.01.01.18	Provision for Tax, Labor and Civil Contingencies	4,056	5,209
6.01.02	Changes in Assets and Liabilities	-318,696	-173,285
6.01.02.02	Decrease (Increase) in Trade Receivables	-282	-160
6.01.02.03	Decrease (Increase) in Properties for Sale	-14,369	-6,423
6.01.02.04	Decrease (Increase) in Current Accounts with Project Partners	33	-152
6.01.02.05	Decrease (Increase) in Related Parties	-273,079	-77,219
6.01.02.06	Decrease (Increase) in Taxes and Contributions to Offset	-23,497	-9,231
6.01.02.08	Decrease (Increase) in Prepaid Expenses	6,417	-31,606
6.01.02.09	Decrease (Increase) in Other Assets	-4,104	43,653
6.01.02.10	Decrease (Increase) in Real Estate Accounts Payable	0	-19
6.01.02.12	Decrease (Increase) in Taxes and Contributions Payable	-1,327	772
6.01.02.13	Decrease (Increase) in Providers of Goods and Services	-19,939	-83,872
6.01.02.14	Salaries	-34,052	-18,508
6.01.02.16	Decrease (Increase) Other Liabilities	45,503	9,480
6.01.03	Other	-277,320	-170,112
6.01.03.02	Interest Paid	-273,866	-164,642
6.01.03.03	Compensation Paid	-3,454	-5,470
6.02	Net Cash from Investment Activities	808,420	-701,073
6.02.01	Acquisition of Property and Equipment Assets	-4,056	-2,305
6.02.03	Dividends Received	1,013,424	1,126,966
6.02.04	(Increase) decrease of Investment	-763,160	-798,923
6.02.05	Acquisition of Intangible Assets	-12,751	-1,158
6.02.06	Decrease (Increase) in Financial Investments	596,438	-1,035,377
6.02.07	Financial and Derivative Instruments	-21,475	9,724
6.03	Net Cash from Financing Activities	-505,416	792,285
6.03.01	Proceeds from New Loans, Financing and CRI Issuances	9,613	1,055,000
6.03.02	Repayment of Loans, Financing and CRI Issuances	-515,029	-259,119
6.03.11	Treasury Shares	0	-3,596
6.05	Increase (Decrease) in Cash and Cash Equivalents	-369,547	-349,702
6.05.01	Opening Balance of Cash and Cash Equivalents	383,757	361,718
6.05.02	Closing Balance of Cash and Cash Equivalents	14,210	12,016

Individual Financial Statements / Statement of Changes in Equity / DMPL - 01/01/2026 to 06/30/2026

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Paid-up Share Capital	Capital Reserves, Granted Options and Treasury Shares	Earnings Reserves	Retained Earnings/Losses	Other Comprehensive Income	Equity
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	18,773	0	0	0	18,773
5.05	Total Comprehensive Income	0	0	0	748,352	173,601	921,953
5.05.01	Profit for the Period	0	0	0	748,352	0	748,352
5.05.02	Other Comprehensive Income	0	0	0	0	173,601	173,601
5.05.02.06	Fair Value Adjustments on Financial Investments through OCI	0	0	0	0	173,437	173,437
5.05.02.07	Translation Adjustments on Investments	0	0	0	0	164	164
5.06	Internal Changes in Equity	0	0	0	0	0	0
5.07	Closing Balances	6,184,224	65,049	3,292,499	748,352	877,912	11,166,103

Individual Financial Statements / Statement of Changes in Equity / DMPL - 01/01/2025 to 06/30/2025

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Paid-up Share Capital	Capital Reserves, Granted Options and Treasury Shares	Earnings Reserves	Retained Earnings/Losses	Other Comprehensive Income	Equity
5.01	Opening Balances	3,685,000	18,564	4,787,641	0	403,457	8,894,662
5.02	Prior Year Adjustments	0	0	0	0	0	0
5.03	Adjusted Opening Balances	3,685,000	18,564	4,787,641	0	403,457	8,894,662
5.04	Capital Transactions with Shareholders	0	0	-3,596	0	0	-3,596
5.04.04	Acquired Treasury Shares	0	0	-3,596	0	0	-3,596
5.05	Total Comprehensive Income	0	0	0	715,439	179,571	895,010
5.05.01	Profit for the Period	0	0	0	715,439	0	715,439
5.05.02	Other Comprehensive Income	0	0	0	0	179,571	179,571
5.05.02.01	Financial Instruments Adjustments	0	0	0	0	179,595	179,595
5.05.02.04	Translation Adjustments for the Period	0	0	0	0	-24	-24
5.06	Internal Changes in Equity	0	0	0	0	0	0
5.07	Closing Balances	3,685,000	18,564	4,784,045	715,439	583,028	9,786,076

Individual Financial Statements / Statement of Value Added

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Year-to-Date 01/01/2026 to 06/30/2026	Prior Year-to-Date 01/01/2025 to 06/30/2025
7.01	Revenue	8,461	7,598
7.01.01	Sale of Goods, Products and Services	7,468	3,925
7.01.02	Other Revenues	1,109	3,752
7.01.04	Provision/Reversal for Expected Credit Losses	-116	-79
7.02	Inputs Acquired from Third Parties	-97,016	-82,468
7.02.01	Cost of Products, Goods and Services Sold	1,352	1,840
7.02.02	Materials, Electricity, Third Party Services and Other	-74,786	-68,071
7.02.04	Other	-23,582	-16,237
7.03	Gross Value Added	-88,555	-74,870
7.04	Withholdings	-18,076	-7,273
7.04.01	Depreciation, Amortization and Depletion	-5,130	-4,405
7.04.02	Other	-12,946	-2,868
7.05	Net Value Added Produced	-106,631	-82,143
7.06	Value Added Received via Transfer	1,267,646	1,088,354
7.06.01	Share of Profit of Investees	822,681	753,359
7.06.02	Finance Income	433,067	318,961
7.06.03	Other	11,898	16,034
7.07	Total Value Added to be Distributed	1,161,015	1,006,211
7.08	Distribution of Value Added	1,161,015	1,006,211
7.08.01	Personnel	16,915	27,729
7.08.01.01	Direct Compensation	23,446	22,240
7.08.01.02	Benefits	4,056	6,878
7.08.01.03	Severance Pay Fund (F.G.T.S.)	1,905	2,011
7.08.01.04	Other	-12,492	-3,400
7.08.01.04.02	Executive Board Fees	4,765	4,291
7.08.01.04.03	Employee Profit Sharing	-17,257	-7,691
7.08.02	Taxes, Fees, and Contributions	8,628	5,366
7.08.02.01	Federal	8,266	5,178
7.08.02.03	Municipal	362	188
7.08.03	Cost of Debt	387,120	257,677
7.08.03.01	Interest	387,120	257,677
7.08.04	Return on Equity	748,352	715,439
7.08.04.03	Earnings / Loss for the Period	748,352	715,439

Consolidated Financial Statements / Balance Sheet - Assets

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Current Quarter 06/30/2026	Prior Year 12/31/2025
1	Total Assets	27,740,895	26,109,817
1.01	Current Assets	15,927,399	14,870,105
1.01.01	Cash and Cash Equivalents	230,669	726,554
1.01.01.01	Cash and Cash Equivalents	230,669	726,554
1.01.02	Financial Investments	3,844,939	3,255,010
1.01.02.01	Financial Investments Measured at Fair Value Through Profit or Loss	2,311,166	2,035,864
1.01.02.01.03	Marketable Securities	2,311,166	2,035,864
1.01.02.02	Financial Investments Measured at Fair Value Through Other Comprehensive Income	1,401,876	1,150,991
1.01.02.03	Financial Investments Measured at Amortized Cost	131,897	68,155
1.01.03	Trade Receivables	5,156,483	4,577,860
1.01.03.01	Clients	5,156,483	4,577,860
1.01.04	Inventories	6,054,358	5,774,781
1.01.04.01	Properties for Sale	6,054,358	5,774,781
1.01.06	Recoverable Taxes	61,021	10,041
1.01.06.01	Current Recoverable Taxes	61,021	10,041
1.01.06.01.01	Taxes and Contributions to Offset	61,021	10,041
1.01.07	Prepaid Expenses	41,053	50,076
1.01.07.01	Prepaid Expenses	41,053	50,076
1.01.08	Other Current Assets	538,876	475,783
1.01.08.03	Other	538,876	475,783
1.01.08.03.01	Deferred Taxes and Contributions Payable	2,768	1,827
1.01.08.03.02	Deferred Selling Expenses	107,324	102,731
1.01.08.03.03	Other Accounts	379,377	335,038
1.01.08.03.04	Derivative Financial Instruments	49,407	36,187
1.02	Noncurrent Assets	11,813,496	11,239,712
1.02.01	Long-term Receivables	7,840,459	7,334,618
1.02.01.01	Financial Investments Measured through Fair Value Through Profit or Loss	35,195	25,322
1.02.01.01.01	Securities Designated at Fair Value	35,195	25,322
1.02.01.02	Financial Investments Measured at Fair Value through Other Comprehensive Income	3,494,214	2,887,874
1.02.01.03	Financial Investments Measured at Amortized Cost	107,276	112,644
1.02.01.04	Trade Receivables	1,367,984	1,536,510
1.02.01.04.01	Clients	1,367,984	1,536,510
1.02.01.05	Inventories	2,038,018	2,055,407
1.02.01.05.01	Properties for Sale	2,038,018	2,055,407
1.02.01.07	Deferred Taxes	1,279	791
1.02.01.07.01	Deferred Income Tax and Social Security Contribution	1,279	791
1.02.01.09	Receivables from Related Parties	259,018	186,280
1.02.01.09.01	Receivables from Associates	259,018	186,280
1.02.01.10	Other Noncurrent Assets	537,475	529,790
1.02.01.10.03	Taxes to Offset	215,902	231,890
1.02.01.10.04	Current Accounts with Project Partners	10,868	10,815
1.02.01.10.05	Other receivables	199,901	192,539

Consolidated Financial Statements / Balance Sheet - Assets

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Current Quarter 06/30/2026	Prior Year 12/31/2025
1.02.01.10.06	Deferred Selling Expenses	110,804	94,546
1.02.02	Investments	3,289,627	3,156,760
1.02.02.01	Equity Interests	3,289,627	3,156,760
1.02.02.01.01	Interest in Associates	3,289,627	3,156,760
1.02.03	Property and Equipment	657,716	639,756
1.02.03.01	Property and Equipment in Operation	657,716	639,756
1.02.04	Intangible Assets	25,694	108,578
1.02.04.01	Intangible Assets	25,694	108,578
1.02.04.01.03	Development Costs	1,197	1,283
1.02.04.01.04	Software	12,314	5,634
1.02.04.01.05	Added Value	12,183	101,661

Consolidated Financial Statements / Balance Sheet - Liabilities

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Current Quarter 06/30/2026	Prior Quarter 12/31/2025
2	Total Liabilities	27,740,895	26,109,817
2.01	Current Liabilities	4,729,063	3,869,226
2.01.01	Payroll And Social Security Obligations	242,902	249,310
2.01.01.01	Social Security Obligations	242,902	249,310
2.01.01.01.01	Payroll Obligations	242,902	249,310
2.01.02	Trade Payables	308,887	275,581
2.01.02.01	Domestic Suppliers	308,887	275,581
2.01.02.01.01	Goods and Services Suppliers	308,887	275,581
2.01.03	Tax Obligations	180,896	205,604
2.01.03.01	Federal Tax Obligations	180,896	205,604
2.01.03.01.02	Taxes and Contributions Payable	69,272	106,789
2.01.03.01.03	Taxes and Deferred Payment Contributions	111,624	98,815
2.01.04	Borrowings	1,750,007	1,502,490
2.01.04.01	Borrowings	643,703	753,601
2.01.04.01.01	In National Currency	643,703	753,601
2.01.04.02	Debentures	1,106,304	748,889
2.01.04.02.03	Real Estate Receivables Certificates - CRI	1,106,304	747,698
2.01.04.02.04	Derivative Financial Instruments	0	1,191
2.01.05	Other Obligations	2,085,513	1,473,980
2.01.05.01	Amounts Due to Related Parties	181,250	128,500
2.01.05.01.03	Amounts Due to Controlling Shareholders	181,250	128,500
2.01.05.02	Other	1,904,263	1,345,480
2.01.05.02.04	Current Accounts with Project Partners	12,697	12,176
2.01.05.02.05	Advances from Customers	296,822	134,918
2.01.05.02.06	Accounts Payable from Property Acquisitions	1,207,658	948,437
2.01.05.02.07	Other Liabilities	387,086	249,949
2.01.06	Provisions	160,858	162,261
2.01.06.01	Provisions For Tax, Labor And Civil Contingencies	75,435	82,439
2.01.06.01.02	Provisions for Labor Contingencies	32,962	35,795
2.01.06.01.04	Provisions for Civil Contingencies	39,852	43,616
2.01.06.01.05	Provisions for Tax Contingencies	2,621	3,028
2.01.06.02	Other Provisions	85,423	79,822
2.01.06.02.01	Provisions for Warranties	85,423	79,822
2.02	Noncurrent Liabilities	10,560,326	10,773,807
2.02.01	Borrowings	7,123,611	7,214,779
2.02.01.01	Borrowings	3,194,827	3,009,754
2.02.01.01.01	In National Currency	3,194,827	3,009,754
2.02.01.02	Debentures	3,928,784	4,205,025
2.02.01.02.02	Real Estate Receivables Certificates - CRI	3,928,784	4,205,025
2.02.03	Deferred Taxes	333,019	329,664
2.02.03.01	Deferred Income Tax and Social Security Contribution	333,019	329,664
2.02.04	Provisions	3,103,696	3,229,364
2.02.04.01	Provisions For Tax, Labor And Civil Contingencies	66,234	72,431
2.02.04.01.01	Provisions for Tax Contingencies	1,291	1,492
2.02.04.01.02	Provisions for Labor Contingencies	16,235	17,630

Consolidated Financial Statements / Balance Sheet - Liabilities

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Current Quarter 06/30/2026	Prior Quarter 12/31/2025
2.02.04.01.04	Provisions for Civil Contingencies	48,708	53,309
2.02.04.02	Other Provisions	3,037,462	3,156,933
2.02.04.02.01	Provisions for Warranties	166,818	155,017
2.02.04.02.05	Accounts Payable for Property Acquisitions	1,979,282	1,995,202
2.02.04.02.06	Goods and Services Suppliers	572	572
2.02.04.02.08	Advances to Customers	890,790	1,006,142
2.03	Consolidated Equity	12,451,506	11,466,784
2.03.01	Paid-up Share Capital	6,184,224	6,184,224
2.03.01.01	Share Capital	6,184,224	6,184,224
2.03.02	Capital Reserves	65,049	46,276
2.03.02.04	Granted Options	31,212	31,212
2.03.02.07	(-) Shares Issuance Costs	-34,881	-34,881
2.03.02.08	Capital Transactions	68,718	49,945
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	Retained Earnings Reserve	2,845,440	2,845,440
2.03.04.09	Treasury Shares	-268,905	-268,905
2.03.05	Retained Earnings/Losses	748,352	0
2.03.08	Other Comprehensive Income	877,912	704,311
2.03.09	Interest of Non-Controlling Shareholders	1,283,470	1,239,474

Consolidated Financial Statements / Statement of Profit or Loss

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Current Quarter 04/01/2026 to 06/30/2026	Year-to-Date 01/01/2026 to 06/30/2026	Equivalent Quarter in Prior Year 04/01/2025 to 06/30/2025	Prior Year-to-Date 01/01/2025 to 06/30/2025
3.01	Revenue from Sale of Goods and/or Services	2,480,871	4,505,904	2,107,130	4,059,874
3.02	Cost of Goods and/or Services Sold	-1,627,952	-2,987,059	-1,417,294	-2,735,699
3.03	Gross Profit	852,919	1,518,845	689,836	1,324,175
3.04	Operating Expenses/Income	-348,527	-640,871	-227,536	-482,913
3.04.01	Selling Expenses	-293,787	-570,555	-225,655	-426,435
3.04.01.01	Selling Expenses	-293,787	-570,555	-225,655	-426,435
3.04.02	General and Administrative Expenses	-134,332	-268,177	-126,946	-253,653
3.04.02.01	Management Expenses	-131,833	-263,412	-124,794	-249,362
3.04.02.02	Management Fees	-2,499	-4,765	-2,152	-4,291
3.04.04	Other Operating Income	8,744	30,225	26,238	29,516
3.04.04.01	Other Gains with Investment	6,783	24,493	21,608	23,892
3.04.04.02	Other Revenues	1,961	5,732	4,630	5,624
3.04.05	Other Operating Expenses	-35,709	-67,062	-40,782	-84,508
3.04.05.01	Other Losses with Investment	-144	-9,116	-14,407	-25,649
3.04.05.02	Other Operating Expenses	-35,565	-57,946	-26,375	-58,859
3.04.06	Share of Profit of Investees	106,557	234,698	139,609	252,167
3.04.06.01	Equity Method	106,557	234,698	139,609	252,167
3.05	Profit or Loss Before Finance Income and Costs and Taxes	504,392	877,974	462,300	841,262
3.06	Finance Income and Costs	69,311	107,010	66,436	125,437
3.06.01	Finance Income	332,564	593,552	252,543	464,161
3.06.02	Finance Costs	-263,253	-486,542	-186,107	-338,724
3.07	Profit Before Taxes on Profit	573,703	984,984	528,736	966,699
3.08	Income Tax and Social Security Contribution on Profit	-54,976	-106,198	-49,733	-93,883
3.08.01	Current	-52,535	-98,588	-43,481	-86,553
3.08.02	Deferred	-2,441	-7,610	-6,252	-7,330
3.09	Profit from Continuing Operations	518,727	878,786	479,003	872,816
3.11	Profit or Loss for the Period	518,727	878,786	479,003	872,816

Consolidated Financial Statements / Statement of Profit or Loss

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Current Quarter 04/01/2026 to 06/30/2026	Year-to-Date 01/01/2026 to 06/30/2026	Equivalent Quarter in Prior Year 04/01/2025 to 06/30/2025	Prior Year-to-Date 01/01/2025 to 06/30/2025
3.11.01	Attributable to Controlling Shareholders	451,676	748,352	387,807	715,439
3.11.02	Attributable to Non-Controlling Shareholders	67,151	130,434	91,196	157,377
3.99	Earnings Per Share - (Brazilian Reais / Share)				
3.99.01	Basic Earnings per Share				
3.99.01.01	ON (Ordinary Shares)	1.0363	1.71736	0.88996	1.64183
3.99.02	Diluted Earnings per Share				
3.99.02.01	ON (Ordinary Shares)	1.0363	1.71736	0.88996	1.64183

Consolidated Financial Statements / Statement of Comprehensive Income

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Current Quarter 04/01/2026 to 06/30/2026	Year-to-Date 01/01/2026 to 06/30/2026	Equivalent Quarter in Prior Year 04/01/2025 to 06/30/2025	Prior Year-to-Date 01/01/2025 to 06/30/2025
4.01	Consolidated Profit for the Period	518,727	878,786	479,003	872,816
4.02	Other Comprehensive Income	83,678	173,601	48,041	179,571
4.02.01	Translation Adjustments on Investments	184	164	27	-24
4.02.02	Fair Value Adjustments on Financial Investments through OCI	83,494	173,437	48,014	179,595
4.03	Consolidated Comprehensive Income for the Period	602,405	1,052,387	527,044	1,052,387
4.03.01	Attributable to Controlling Shareholders	535,254	921,953	435,848	895,010
4.03.02	Attributable to Non-Controlling Shareholders	67,151	130,434	91,196	157,377

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

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Year-to-Date 01/01/2026 to 06/30/2026	Prior Year-to-Date 01/01/2025 to 06/30/2025
6.01	Net Cash from Operating Activities	99,359	-694,979
6.01.01	Cash Generated in Operations	1,236,867	985,741
6.01.01.01	Depreciation of Property and Equipment and Intangible Assets	68,157	35,128
6.01.01.02	Amortization of Fair Value Adjustments on Assets	27,592	18,946
6.01.01.03	Equity Method	-234,698	-252,167
6.01.01.04	Disposal of Property and Equipment and Intangible Assets	66,824	29,551
6.01.01.05	Interest and Monetary Variations on Loans	561,461	366,902
6.01.01.06	Deferred Taxes	7,125	11,377
6.01.01.09	Adjustment to Present Value	4,067	34,016
6.01.01.10	Profit for the Period Before Income Tax and Social Security Contribution	984,984	966,699
6.01.01.11	Capitalized Borrowing Costs	137,995	82,066
6.01.01.12	Provision for Warranties	56,581	50,205
6.01.01.13	Profit or Loss on Swap Transactions	7,064	-841
6.01.01.16	Income from Marketable Securities	-549,768	-428,125
6.01.01.18	Provision for Tax, Labor and Civil Contingencies	39,096	42,351
6.01.01.20	Allowance for Expected Credit Loss	60,387	29,633
6.01.02	Changes in Assets and Liabilities	-544,877	-1,241,926
6.01.02.02	Decrease (Increase) in Trade Receivables	-474,551	-576,449
6.01.02.03	Decrease (Increase) in Properties for Sale	-400,183	-958,770
6.01.02.04	Decrease (Increase) in Current Accounts with Project Partners	468	-11,559
6.01.02.05	Decrease (Increase) in Related Parties	48,431	118,776
6.01.02.06	Decrease (Increase) in Taxes and Contributions to Offset	-34,992	-17,912
6.01.02.07	Decrease (Increase) in Prepaid Expenses	-20,851	-31,390
6.01.02.08	Decrease (Increase) in Other Assets	9,023	-27,263
6.01.02.09	Decrease (Increase) in Real Estate Accounts Payable	-51,700	19,027
6.01.02.10	Decrease (Increase) in Taxes and Contributions Payable	243,301	39,927
6.01.02.12	Decrease (Increase) in Providers of Goods and Services	-35,231	-3,759
6.01.02.13	Salaries	33,306	40,548
6.01.02.14	Decrease (Increase) in Trade Receivables	-6,408	2,950
6.01.02.15	Advances from Customers	46,552	195,220
6.01.02.16	Decrease (Increase) Other Liabilities	137,137	10,612
6.01.02.18	Decrease (Increase) Provision for Property Maintenance	-39,179	-41,884
6.01.03	Other	-592,631	-438,794
6.01.03.01	Taxes and Contributions Paid	-100,874	-85,072
6.01.03.02	Interest Paid	-439,460	-293,990
6.01.03.03	Compensation Paid	-52,297	-59,732
6.02	Net Cash from Investment Activities	-544,345	-328,713
6.02.01	Acquisition of Property and Equipment Assets	-151,247	-82,833
6.02.03	Dividends Received	128,852	231,551
6.02.04	(Increase) decrease of Investment	-8,084	31,395
6.02.05	Acquisition of Intangible Assets	-14,821	-1,158
6.02.06	Decrease (Increase) in Financial Investments	-477,570	-517,392
6.02.07	Financial and Derivative Instruments	-21,475	9,724
6.03	Net Cash from Financing Activities	-50,899	670,872

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

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Year-to-Date	Prior Year-to-Date
		01/01/2026 to 06/30/2026	01/01/2025 to 06/30/2025
6.03.01	New Borrowings	1,717,285	1,911,628
6.03.02	Repayment of Loans, Financing and CRI Issuances	-1,681,746	-1,113,963
6.03.09	Dividends Payment to Non-Controlling Shareholders	-151,754	-45,414
6.03.10	Increase (Decrease) in Non-Controlling Shareholders Interest	65,316	-77,783
6.03.11	Treasury Shares	0	-3,596
6.05	Increase (Decrease) in Cash and Cash Equivalents	-495,885	-352,820
6.05.01	Opening Balance of Cash and Cash Equivalents	726,554	531,729
6.05.02	Closing Balance of Cash and Cash Equivalents	230,669	178,909

Consolidated Financial Statements / Statement of Changes in Equity / DMPL - 01/01/2026 to 06/30/2026

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Paid-up Share Capital	Capital Reserves, Granted Options and Treasury Shares	Earnings Reserves	Retained Earnings/Losses	Other Comprehensive Income	Equity	Non-Controlling Interest	Consolidated Equity
5.01	Opening Balances	6,184,224	46,276	3,292,499	0	704,311	10,227,310	1,239,474	11,466,784
5.02	Prior Years Adjustments	0	0	0	0	0	0	0	0
5.03	Adjusted Opening Balances	6,184,224	46,276	3,292,499	0	704,311	10,227,310	1,239,474	11,466,784
5.04	Capital Transactions with Shareholders	0	18,773	0	0	0	18,773	65,316	84,089
5.04.08	Other Changes	0	0	0	0	0	0	65,316	65,316
5.04.09	Capital Transactions with Shareholders	0	18,773	0	0	0	18,773	0	18,773
5.05	Total Comprehensive Income	0	0	0	748,352	173,601	920,020	130,434	1,052,387
5.05.01	Profit for the Period	0	0	0	748,352	0	746,419	130,434	878,786
5.05.02	Other Comprehensive Income	0	0	0	0	173,601	173,601	0	173,601
5.05.02.06	Translation Adjustments on Investments	0	0	0	0	164	164	0	164
5.05.02.07	Fair Value Adjustments on Financial Investments through OCI	0	0	0	0	173,437	173,437	0	173,437
5.06	Internal Changes in Equity	0	0	0	0	0	0	-151,754	-151,754
5.06.04	Interim Dividends	0	0	0	0	0	0	-151,754	-151,754
5.07	Closing Balances	6,184,224	65,049	3,292,499	748,352	877,912	11,166,103	1,283,470	12,451,506

Consolidated Financial Statements / Statement of Changes in Equity / DMPL - 01/01/2025 to 06/30/2025

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Paid-up Share Capital	Capital Reserves, Granted Options and Treasury Shares	Earnings Reserves	Retained Earnings/Losses	Other Comprehensive Income	Equity	Non-Controlling Interest	Consolidated Equity
5.01	Opening Balances	3,685,000	18,564	4,787,641	0	403,457	8,894,662	1,054,612	9,949,274
5.02	Prior 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	-77,783	-81,379
5.04.04	Acquired Treasury Shares	0	0	-3,596	0	0	-3,596	0	-3,596
5.04.08	Other Changes	0	0	0	0	0	0	-77,783	-77,783
5.05	Total Comprehensive Income	0	0	0	715,439	179,571	895,010	157,377	1,052,387
5.05.01	Profit for the Period	0	0	0	715,439	0	715,439	157,377	872,816
5.05.02	Other Comprehensive Income	0	0	0	0	179,571	179,571	0	179,571
5.05.02.01	Financial Instruments Adjustments	0	0	0	0	179,595	179,595	0	179,595
5.05.02.04	Translation Adjustments for the Period	0	0	0	0	-24	-24	0	-24
5.06	Internal Changes in Equity	0	0	0	0	0	0	-45,414	-45,414
5.06.04	Interim Dividends	0	0	0	0	0	0	-45,414	-45,414
5.07	Closing Balances	3,685,000	18,564	4,784,045	715,439	583,028	9,786,076	1,088,792	10,874,868

Individual Financial Statements / Statement of Value Added

(In Thousands of Brazilian Reais)

Code of Account	Account Description	Year-to-Date 01/01/2026 to 06/30/2026	Prior Year-to-Date 01/01/2025 to 06/30/2025
7.01	Revenue	4,635,938	4,176,289
7.01.01	Sale of Goods, Products and Services	4,690,615	4,200,903
7.01.02	Other Revenues	5,710	5,019
7.01.04	Provision/Reversal for Expected Credit Losses	-60,387	-29,633
7.02	Inputs Acquired from Third Parties	-3,501,674	-3,179,384
7.02.01	Cost of Products, Goods and Services Sold	-2,987,059	-2,735,699
7.02.02	Materials, Electricity, Third Party Services and Other	-456,691	-385,430
7.02.04	Other	-57,924	-58,255
7.03	Gross Value Added	1,134,264	996,905
7.04	Withholdings	-121,374	-74,309
7.04.01	Depreciation, Amortization and Depletion	-121,374	-55,364
7.04.02	Other	0	-18,945
7.04.02.01	Amortization of Fair Value Adjustments on Assets	0	-18,945
7.05	Net Value Added Produced	1,012,890	922,596
7.06	Value Added Received via Transfer	843,627	733,517
7.06.01	Share of Profit of Investees	234,698	252,167
7.06.02	Finance Income	593,552	464,161
7.06.03	Other	15,377	17,189
7.06.03.01	Other Gains with Investments	15,377	17,189
7.07	Total Value Added to be Distributed	1,856,517	1,656,113
7.08	Distribution of Value Added	1,856,517	1,656,113
7.08.01	Personnel	239,014	220,277
7.08.01.01	Direct Compensation	99,947	89,203
7.08.01.02	Benefits	18,070	21,904
7.08.01.03	Severance Pay Fund (F.G.T.S.)	7,528	8,229
7.08.01.04	Other	113,469	100,941
7.08.01.04.01	Sales commissions	61,632	57,603
7.08.01.04.02	Executive Board Fees	4,765	4,291
7.08.01.04.03	Employee Profit Sharing	47,072	39,047
7.08.02	Taxes, Fees, and Contributions	252,175	224,296
7.08.02.01	Federal	239,178	210,095
7.08.02.03	Municipal	12,997	14,201
7.08.03	Cost of Debt	486,542	338,724
7.08.03.01	Interest	486,542	338,724
7.08.04	Return on Equity	878,786	872,816
7.08.04.03	Retained Earnings / Loss for the Period	748,352	715,439
7.08.04.04	Non-Controlling Interest on Retained Earnings	130,434	157,377

MESSAGE FROM MANAGEMENT

In the second quarter of 2026, Cyrela maintained its consistent execution trajectory, delivering improvements in operational and financial indicators despite a still challenging macroeconomic environment. The period was marked by increased uncertainty in the external landscape, particularly due to geopolitical tensions, as well as volatility in domestic markets, which impacted financial assets. Against this backdrop, the Company continued to advance its strategy with disciplined decision-making, selectivity in launches, and rigorous capital allocation.

From an operational standpoint, we delivered a consistent performance during the period. Launches reached R$3.8 billion, representing a 120% increase compared to the first quarter, reflecting our strategy of developing differentiated products aligned with the demands of each market. Contracted sales totaled R$2.6 billion in the period, up 18% quarter over quarter, demonstrating the consistent demand for the Company’s products.

The financial results reinforced Cyrela’s ability to combine growth, profitability, and discipline. Net revenue reached R$2.5 billion, a 23% increase compared to the first quarter, while gross margin stood at 34.4%, a level that reflects the quality of the portfolio and the disciplined execution of developments. Net income reached R$452 million, and adjusted ROE for the last 12 months remained at a healthy level of 20.9%, reflecting our ability to generate value for shareholders. Cash generation was a highlight of the quarter, reaching R$272 million and contributing to a reduction in the net debt-to-adjusted equity ratio to 16.5%, further strengthening the Company’s capital structure.

We remain attentive to developments in the broader environment and to opportunities that may arise throughout the cycle, while maintaining strict criteria in the selection of new projects. Cyrela will continue to focus on excellence in the customer journey and on generating sustainable long-term results. We thank our employees, customers, shareholders, and other stakeholders for their continued trust.

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 FINANCIAL INFORMATION FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 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 São Paulo, State of São Paulo, whose shares are traded on B3 S.A. – Brasil Bolsa Balcão - Novo Mercado - under the ticker symbol CYRE3.

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

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

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

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

i) Statement of compliance

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

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

The presentation of the Statement of Value Added (DVA), individual and consolidated, is required by Brazilian corporate law and by the accounting practices adopted in Brazil applicable to publicly-held companies and was prepared in accordance with CVM Resolution No. 117, of June 03, 2022, which approved the accounting pronouncement NBC TG 09 – Statement of Value Added. The IFRS Accounting Standards, applicable to real estate development entities in Brazil, registered with the Brazilian Securities and Exchange Commission ("CVM"), do not require the presentation of this statement. As a consequence, this statement is presented as supplementary information, without prejudice to the set of financial information to the IFRS Accounting Standards, applicable to real estate development entities in Brazil, registered with the Brazilian Securities and Exchange Commission ("CVM").

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

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

ii) Basis of preparation

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

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

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

iii) Basis of consolidation

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

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

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

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

iv) Segment reporting

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

2.2. Accounting judgments, estimates and assumptions

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

2.3. New and revised standards

2.3.1. New and Amended Accounting Standards Effective in the Current Year

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

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

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

2.3.2 New and Revised Accounting Standards Issued but Not Yet Adopted.

Although early adoption is permitted, the Company and its subsidiaries have not adopted the new IFRS Accounting Standards and amendments 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

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

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE FINANCIAL INFORMATION FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2026 AND 2025
(Amounts in thousands of Brazilian reais - R$, unless if otherwise stated)

3. CASH AND CASH EQUIVALENTS

	Parent		Consolidated	
	06/2026	**2025**	**06/2026**	**2025**
Cash and banks	14,108	15,417	203,789	93,800
Bank certificates of deposit and repurchase agreements (i)	102	368,340	26,881	632,754
	14,210	**383,757**	**230,669**	**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 86.64% (86.99% at December 31, 2025) of the Interbank Deposit (CDI) rate.

4. MARKETABLE SECURITIES

	Parent		Consolidated	
	06/2026	**2025**	**06/2026**	**2025**
Short-term investments (i)	68,128	16,399	71,515	21,948
Exclusive investment funds (ii)	890,762	748,113	2,181,400	1,799,576
Government bonds - NTNB	12,785	12,766	12,785	12,766
Financial bills (iii)	136,273	127,640	136,273	127,640
Sundry investment funds (iv)	164,331	261,479	164,931	261,609
Securitizable bonds (v)	878	878	657,433	295,656
Securitizable bonds at FVTOCI (vi)	-	-	135,449	59,738
Securitized bonds (vii)	2,615,604	2,878,585	3,359,670	3,037,581
Securitized securities at FVTOCI (viii)	565,732	625,795	751,740	653,480
Other	10,429	10,857	10,429	10,856
	4,464,922	**4,682,512**	**7,481,625**	**6,280,850**
Current	**2,074,924**	**2,058,404**	**3,844,939**	**3,255,010**
Noncurrent	**2,389,998**	**2,624,108**	**3,636,686**	**3,025,840**

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE FINANCIAL INFORMATION FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2026 AND 2025
(Amounts in thousands of Brazilian reais - R$, unless if otherwise stated)

(i) Short-term investments yielding interest at the average rate of 93.21% of CDI in June 30, 2026 (96.09% at December 31, 2025) without immediate liquidity, of which R$ 71,484 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 101.59% of CDI as at June 30, 2026 (101.94% as at December 31, 2025), of which the total amount is measured at fair value, in line with CPC 48/IFRS 9, which considers both the Company's business model and the contractual cash flow characteristics of the financial asset for such classification.

(iii) Financial bills yielding interest at the average rate of 99.26% of CDI as at June 30, 2026, of which R$ 136,273, 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 42.73% of the CDI rate as at June 30, 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 19.06% p.a + inflation as at June 30, 2026 (18.97% p.a.+ inflation at December 31, 2025), of which R$ 65,661 in the short term and R$ 591,772 in the long term. The outstanding balance in this line item is measured at amortized cost.

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

(vii) Balance of securities assigned in CRI transactions of the Parent and its subsidiary CashMe. The balance of senior units of the respective transactions is recorded in liabilities in 'Real Estate Receivables Certificates (CRIs)' and described in note 12 a). which yield average interest of 17.02% p.a + inflation as at June 30, 2026 (17.33% p.a.+ inflation at December 31, 2025), of which R$ 449,026 in short term and R$ 2,910,644 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:

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE FINANCIAL INFORMATION FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2026 AND 2025
(Amounts in thousands of Brazilian reais - R$, unless if otherwise stated)

	Consolidated	
	06/2026	**2025**
Federal government bonds (i)	880,627	369,230
Financial bills (ii)	269,584	326,979
Investment funds and units (iii)	485,832	625,216
CDB/RDB (iv)	210,332	237,998
Repurchase agreements (Overnight) (v)	243,012	133,502
Debentures (vi)	92,013	106,651
	2,181,400	**1,799,576**

(i) Federal Government Bonds (LFT) yielding average interest of 100.76% of SELIC as at June 30, 2026 (100% as at December 31, 2025).

(ii) Financial bills yielding average interest of 104.66% of CDI as at June 30, 2026 (104.26% as at December 31, 2025.

(iii) Investment funds yielding average interest of 100.63% of the CDI as at June 30, 2026 (100.53% as at December 31, 2025).

(iv) CDB/RDB yielding average interest of 101.95% of the CDI as at June 30, 2026 (102.88% as at December 31, 2025.

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

(vi) Debentures at the average rate of 103.23% of the CDI as at June 30, 2026 (104.30% as at December 31, 2025)

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

Notes

5. TRADE RECEIVABLES

	Parent		Consolidated	
	06/2026	2025	06/2026	2025
Completed real estate projects	**14,008**	**13,727**	**1,563,246**	**1,505,006**
Revenue recognized	-	-	16,188,833	15,009,538
Installments received	-	-	(10,331,084)	(9,557,523)
Adjustment to present value (APV)			(274,643)	(270,576)
Projects under construction	**-**	**-**	**5,583,106**	**5,181,439**
Sales receivables recognized	**14,008**	**13,727**	**7,146,352**	**6,686,445**
Allowance for credit risks (i)	(135)	(20)	(95,775)	(91,858)
Allowance for contract terminations (ii)	-	-	(530,460)	(484,355)
Provision of services	-	-	4,350	4,138
Total trade receivables	**13,873**	**13,707**	**6,524,467**	**6,114,370**
Current	**13,684**	**13,491**	**5,156,483**	**4,577,860**
Noncurrent	**189**	**216**	**1,367,984**	**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.

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

Notes

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

	Consolidated	
	06/2026	2025
Opening balance	**91,858**	**60,651**
Additions	21,009	59,164
Write-offs	(3,374)	(8,075)
Reversals	(13,718)	(19,882)
Closing balance	**95,775**	**91,858**

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

	Consolidated	
	06/2026	2025
Opening balance	**484,355**	**486,183**
Additions	264,058	435,015
Reversals	(217,953)	(436,843)
Closing balance	**530,460**	**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 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 June 30, 2026 was 8.53% p.a. (8.16% at June 30, 2025). The present value adjustment accounted for in profit or loss, in line item ‘Net revenue’, totaled R$ 4.067 in the year ended June 30, 2026 (R$ 34,016 at June 30, 2025).

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

Notes

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.

For additional information, the balances are presented below.

	Parent		Consolidated	
Real estate development and resale:	**06/2026**	**2025**	**06/2026**	**2025**
Total current assets	13,819	13,511	5,673,399	5,023,716
Total noncurrent assets	189	216	1,472,954	1,662,729
	14,008	**13,727**	**7,146,353**	**6,686,445**
Allowance for credit risks (i)	(135)	(20)	(95,775)	(91,858)
Allowance for contract terminations (ii)	-	-	(530,460)	(484,355)
Unrecognized sales	-	-	12,228,757	11,217,258
Portion classified in advances from customer	-	-	(64,162)	(38,749)
	13,873	**13,707**	**18,684,713**	**17,288,741**
Current	**13,684**	**13,491**	**7,552,319**	**6,591,497**
Noncurrent	**189**	**216**	**11,132,394**	**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.

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

Notes

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	
	06/2026	2025	06/2026	2025
12 months	13,684	13,490	7,552,319	6,591,497
24 months	81	80	4,053,417	3,970,732
36 months	30	53	4,189,640	3,876,137
48 months	23	23	2,609,158	2,554,964
Over 48 months	55	61	280,179	295,411
Total	**13,873**	**13,707**	**18,684,713**	**17,288,741**

As at June 30, 2026, the amount of installments past due for more than 90 days in our consolidated receivables portfolio was R$ 259,475 (R$ 206,749 at December 31, 2025).

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

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	
		06/2026	**2025**	**06/2026**	**2025**
Properties under construction		-	-	2,785,741	2,687,851
Completed properties		48,717	12,038	1,175,917	1,149,936
Land for future developments	(a)	114,264	136,574	3,222,892	3,221,820
Advance for land acquisition		-	-	364,034	279,826
Charges capitalized in inventories	(b)/(b.1)	-	-	182,523	164,750
Allowance for contract terminations	(c)			361,269	326,005
		162,981	**148,612**	**8,092,376**	**7,830,188**
Current		**54,564**	**17,885**	**6,054,358**	**5,774,781**
Noncurrent		**108.417**	**130,727**	**2,038,018**	**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$ 87,899 relating to the National Housing System (SFH) charges and R$94,625 relating to other debt charges, totaling R$ 182,523 as at June 30, 2026, (SFH charges of R$77,927, other debt charges of R$86,823, totaling R$164,750 at December 31, 2025).

(b.1) Capitalized charges recognized in the consolidated statement of profit or loss, in line item 'Cost of sales', amounted to R$ 118,203 relating to the National Housing System (SFH) charges and R$ 19,792 relating to other debt charges, totaling R$ 137,995 as at June 30, 2026, (SFH charges of R$74,460, and other debt charges of R$ 7,606, totaling R$ 82,066 as at June 30, 2025), recognized in profit or loss pursuant to OCPC 01 (R1).

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

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE FINANCIAL INFORMATION FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 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 (%)		Equity		Profit (Loss) for the period		Investment		Equity method	
	06/2026	2025	06/2026	2025	06/2026	06/2025	06/2026	2025	06/2026	06/2025
Aurea Extrema Empreendimentos Imobiliarios Spe S.A.	59.08	59.08	252,920	229,505	14,954	4,591	149,413	135,581	8,834	2,481
Cacapava Empreitada De Lavor Ltda	100.00	100.00	(382)	1,911	(13,414)	(16,476)	-	1,911	(13,414)	(16,476)
Canoa Quebrada Empreendimentos Imobiliários Ltda	100.00	100.00	154,965	166,270	2,669	10,602	154,965	166,270	2,669	10,602
Cashme Soluções Financeiras S.A	100.00	100.00	1,111,477	168,066	(13,645)	(30,393)	1,111,477	168,066	(13,645)	(30,393)
Cbr 015 Empreendimentos Imobiliários Ltda	100.00	100.00	35,485	32,866	9,235	2,871	35,485	32,866	9,235	2,871
Cbr 024 Empreendimentos Imobiliários Ltda	100.00	100.00	260,398	265,863	(527)	81	260,398	265,863	(527)	81
Cbr 030 Empreendimentos Imobiliários Ltda	100.00	100.00	233,059	245,399	249	3	233,059	245,399	249	3
Cbr 037 Empreendimentos Imobiliários Ltda	100.00	100.00	13,798	34,811	13,181	1,191	13,798	34,811	13,181	1,191
Cbr 054 Empreendimentos Imobiliários Ltda	100.00	100.00	17,132	9,388	8,917	15,457	17,132	9,388	8,917	15,457
Cbr 081 Empreendimentos Imobiliários Ltda	100.00	100.00	103,553	71,064	27,891	4,321	103,553	71,064	27,891	4,321
Cbr 082 Empreendimentos Imobiliários Ltda	100.00	100.00	14,443	5,100	9,342	1,727	14,443	5,100	9,342	1,727
Cbr 126 Empreendimentos Imobiliários Ltda	100.00	100.00	30,013	32,144	40,026	10,286	30,013	32,144	40,026	10,286
Cbr 133 Empreendimentos Imobiliarios Ltda	100.00	100.00	6,764	4,281	15,202	(1,576)	6,764	4,281	15,202	(1,576)
Cbr 148 Emp. Imob. Ltda	60.00	60.00	121,456	140,875	17,582	23,004	72,874	84,525	10,549	13,802
Cbr 155 Emp Imob	90.00	90.00	12,248	26,212	21,036	12,410	11,023	23,590	18,932	11,169
Cbr 162 Empreendimentos Imobiliários S.A	70.00	70.00	18,408	19,109	14,298	24,755	12,886	13,377	10,009	17,328
Cbr 181 Emp Imob	50.00	50.00	163,154	154,237	17,216	(46)	81,577	77,118	8,608	(46)
Cbr 190 Emp Imob	70.00	70.00	162,975	144,612	13,477	(1)	114,082	101,228	9,434	(1)
Cbr 191 Emp Imob	70.00	70.00	174,862	171,670	3,192	(213)	122,404	120,169	2,234	(213)
Cbr 195 Emp Imob Ltda	100.00	100.00	115,921	59,342	(527)	(1)	115,921	59,342	(527)	(1)
Cbr 200 Emp Imob Ltda	85.00	85.00	196,592	95,828	34,246	(10)	167,103	81,454	29,109	(8)
Cbr 215 Emp Imob Ltda	70.00	70.00	42,797	9,324	18,228	(2)	29,958	6,527	12,760	(2)
Cbr105 Empreendimentos Imobiliários Ltda	100.00	100.00	23,997	26,054	10,873	3,607	23,997	26,054	10,873	3,607
Cbr122 Empreendimentos Imobiliários S.A	50.00	50.00	156,333	167,581	73,352	78,421	78,167	83,791	36,676	39,210
Ccisa177 Incorporadora Ltda	40.00	40.00	138,407	101,771	36,636	21,930	55,363	40,708	14,655	8,772
Cury Construtora E Incorporadora S/A	15.08	15.08	1,655,024	1,381,706	573,318	450,206	249,585	208,364	86,465	83,414
Cyma Desenvolvimento Imobiliário S/A	75.00	75.00	61,613	48,370	19,243	25,177	46,209	36,277	14,432	18,882
Cyrela Aconcagua Empreendimentos Imobiliários Ltda	100.00	100.00	124,107	117,784	(1,619)	(823)	124,107	117,784	(1,619)	(823)
Cyrela Belgrado Empreendimentos Imobiliários Ltda	100.00	100.00	19,102	34,322	11,530	(778)	19,102	34,322	11,530	(778)
Cyrela Camelia Empreendimentos Imob	100.00	100.00	7,176	3,082	19,091	(3,163)	7,176	3,082	19,091	(3,163)
Cyrela Construtora Ltda	100.00	100.00	(4,036)	(5,265)	(34,854)	(33,691)	-	-	(34,854)	(33,691)
Cyrela Cravina Empreendimentos Imob	100.00	100.00	110,051	95,701	(640)	(111)	110,051	95,701	(640)	(111)
Cyrela Esmeralda Empreendimentos Imobiliários Ltda	100.00	100.00	22,770	44,259	11,033	13,534	22,770	44,259	11,033	13,534
Cyrela Genova Empreendimentos Imobiliários Ltda	100.00	100.00	4,137	14,775	12,155	14,721	4,137	14,775	12,155	14,721
Cyrela Maguari Empreendimentos Imobiliários Ltda	100.00	100.00	199,751	205,331	(1,736)	(1,631)	199,751	205,331	(1,736)	(1,631)
Cyrela Orquidea Empreendimentos Imo	70.00	70.00	10,206	6,318	17,588	8,596	7,144	4,423	12,311	6,017
Cyrela Piracema Empreendimentos Imobiliários Ltda	100.00	100.00	54,475	53,158	11,829	14,206	54,475	53,158	11,829	14,206
Cyrela Rjz Construtora E Empreendimentos Imobiliários Ltda	100.00	100.00	17,158	15,089	(37,765)	(35,583)	17,158	15,089	(37,765)	(35,583)
Cyrela Roraima Empreendimentos Imobiliários Ltda	100.00	100.00	37,078	16,148	27,878	8,853	37,078	16,148	27,878	8,853
Ebm Incorporacoes S.A.	50.00	50.00	255,258	222,687	27,906	(5,709)	127,629	111,344	13,953	(2,855)
Gardena Empreendimentos E Participacoes S.A.	82.39	82.39	145,589	131,169	3,908	25,486	119,951	108,070	3,220	20,998
Goldsztein Cyrela Empreendimentos Imobiliários Ltda	100.00	100.00	496,267	559,278	37,861	49,998	496,267	559,278	37,861	49,998
Lavvi Empreendimentos Imobiliários S.A	24.53	24.53	1,450,077	1,497,305	152,491	205,475	530,461	542,044	37,400	50,395
Lavvi Monaco Empreendimentos Imobiliários Ltda	40.00	40.00	109,790	236,069	23,721	22,076	43,916	94,428	9,489	8,830
Living Salazares Empreendimentos Imobiliários Ltda	100.00	100.00	5,952	8,478	12,062	8,542	5,952	8,478	12,062	8,542
Living Tatui Empreendimentos Imobiliarios Ltda	100.00	100.00	7,823	3,152	8,472	54	7,823	3,152	8,472	54
Lyon Empreendimentos Imobiliários Ltda	100.00	100.00	160,977	148,868	29,540	21,880	160,977	148,868	29,540	21,880
Marquise - Mandara By Yoo Empreendimentos Imobiliários Spe Ltda	33.00	33.00	159,254	132,740	26,514	35,119	52,554	43,804	8,750	11,589
Plano & Plano Desenvolvimento Imobiliários S.A	33.60	33.60	1,117,625	1,023,195	93,776	150,476	903,345	871,614	31,512	50,553
Sk Realty Empreendimentos Imobiliários Ltda	50.00	50.00	104,761	156,662	(51,901)	(11,935)	52,380	78,331	(25,951)	(5,967)
Snowbird Master Fundo De Investimento Imobiliários	20.00	20.00	772,727	768,947	(4,768)	(3,095)	154,545	153,789	(954)	(619)
Vinson Empreendimentos Imobiliários Ltda	49.02	49.02	46,929	66,903	20,027	17,022	23,005	32,796	9,817	8,344
Vivaz Vendas - Consultoria Imobiliária Ltda	100.00	100.00	3,385	20,903	(36,009)	(24,532)	3,385	20,903	(36,009)	(24,532)
Other Spes (i)			5,849,730	5,984,286	418,988	493,254	3,835,891	4,151,589	282,195	378,155
Subtotal							**10,432,678**	**9,667,829**	**822,740**	**753,409**
Interest capitalization (ii)			-				12,958	13,017	(59)	(49)
Total							**10,445,637**	**9,680,846**	**822,681**	**753,359**

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

(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.

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

	Parent	Consolidated
Balance at December 31, 2024	**9,125,034**	**3,126,325**
Capital subscription/(reduction)	1,053,394	46,673
Fair value (i)	(4,409)	-
Dividends	(2,240,504)	(564,344)
Equity method	1,747,441	548,106
Interest capitalization	(110)	-
Balance at December 31, 2025	**9,680,846**	**3,156,760**
Capital subscription/(reduction)	942,576	27,021
Dividends	(1,013,424)	(128,852)
Equity method	822,681	234,698
Interest capitalization	12,958	-
Balance at June 30, 2026	**10,445,687**	**3,289,627**

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

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

Notes

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

	Interest (%)		06/2026				2025			06/2025
	06/2026	2025	Assets	Liabilities	Equity	Profit (Loss) for the period	Assets	Liabilities	Equity	Profit (Loss) for the period
Aurea Extrema Empreendimentos Imobiliarios Spe S.A.	59.08	59.08	355,356	102,436	252,920	14,954	354,527	125,022	229,505	4,591
Cacapava Empreitada De Lavor Ltda	100.00	100.00	19,469	19,851	(382)	(13,414)	17,580	15,669	1,911	(16,476)
Canoa Quebrada Empreendimentos Imobiliários Ltda	100.00	100.00	176,817	21,852	154,965	2,669	235,855	69,585	166,270	10,602
Cashme Soluções Financeiras S.A	100.00	100.00	1,778,863	667,387	1,111,477	(13,645)	634,354	466,288	168,066	(30,393)
Cbr 015 Empreendimentos Imobiliários Ltda	100.00	100.00	61,871	26,386	35,485	9,235	47,852	14,986	32,866	2,871
Cbr 024 Empreendimentos Imobiliários Ltda	100.00	100.00	313,616	53,218	260,398	(527)	267,286	1,423	265,863	81
Cbr 030 Empreendimentos Imobiliários Ltda	100.00	100.00	286,182	53,123	233,059	249	246,700	1,301	245,399	3
Cbr 037 Empreendimentos Imobiliários Ltda	100.00	100.00	69,039	55,241	13,798	13,181	62,121	27,310	34,811	1,191
Cbr 054 Empreendimentos Imobiliários Ltda	100.00	100.00	31,129	13,997	17,132	8,917	32,657	23,270	9,388	15,457
Cbr 081 Empreendimentos Imobiliários Ltda	100.00	100.00	112,910	9,357	103,553	27,891	104,637	33,572	71,064	4,321
Cbr 082 Empreendimentos Imobiliários Ltda	100.00	100.00	42,416	27,974	14,443	9,342	20,343	15,243	5,100	1,727
Cbr 126 Empreendimentos Imobiliarios Ltda	100.00	100.00	77,099	47,085	30,013	40,026	77,458	45,314	32,144	10,286
Cbr 133 Empreendimentos Imobiliarios Ltda	100.00	100.00	29,116	22,352	6,764	15,202	27,963	23,683	4,281	(1,576)
Cbr 148 Emp. Imob. Ltda	60.00	60.00	183,562	62,106	121,456	17,582	302,327	161,452	140,875	23,004
Cbr 155 Emp Imob	90.00	90.00	184,043	171,795	12,248	21,036	146,911	120,700	26,212	12,410
Cbr 160 Emp Imob	74.92	74.92	33,611	24,377	9,234	12,290	42,624	12,281	30,344	12,761
Cbr 162 Empreendimentos Imobiliários S.A	70.00	70.00	165,732	147,325	18,408	14,298	174,891	155,781	19,109	24,755
Cbr 181 Emp Imob	64.18	64.18	214,923	51,769	163,154	17,216	219,096	64,860	154,237	(46)
Cbr 190 Emp Imob	70.00	70.00	166,488	3,514	162,975	13,477	145,812	1,201	144,612	(1)
Cbr 191 Emp Imob	70.00	70.00	180,319	5,457	174,862	3,192	181,347	9,676	171,670	(213)
Cbr 195 Emp Imob Ltda	100.00	100.00	115,960	39	115,921	(527)	59,381	39	59,342	(1)
Cbr 200 Emp Imob Ltda	85.00	85.00	264,803	68,212	196,592	34,246	172,476	76,647	95,828	(10)
Cbr 215 Emp Imob Ltda	70.00	70.00	141,960	99,163	42,797	18,228	9,986	662	9,324	(2)
Cbr105 Empreendimentos Imobiliários Ltda	100.00	100.00	59,756	35,758	23,997	10,873	46,248	20,194	26,054	3,607
Cbr122 Empreendimentos Imobiliários S.A	64.18	64.18	156,337	4	156,333	73,352	167,587	5	167,581	78,421
Ccisa177 Incorporadora Ltda	49.05	49.05	281,281	142,873	138,407	36,636	239,239	137,468	101,771	21,930
Ccisa66 Incorporadora Ltda.	15.08	15.08	152,907	72,426	80,481	71,016	238,279	131,849	106,430	53,755
Cury Construtora E Incorporadora S/A	15.08	15.08	3,111,448	1,456,424	1,655,024	573,318	2,819,934	1,438,228	1,381,706	450,206
Cyma Desenvolvimento Imobiliário S/A	75.00	75.00	69,825	8,212	61,613	19,243	59,369	10,999	48,370	25,177
Cyr Sul 036 Empreendimentos Imobiliários	80.00	80.00	48,701	26,778	21,924	11,955	25,904	13,446	12,458	1,961
Cyrela Aconcagua Empreendimentos Imobiliários Ltda	100.00	100.00	139,958	15,851	124,107	(1,619)	133,408	15,624	117,784	(823)
Cyrela Belgrado Empreendimentos Imobiliários Ltda	100.00	100.00	21,999	2,897	19,102	11,530	37,593	3,270	34,322	(778)
Cyrela Camelia Empreendimentos Imob	100.00	100.00	33,907	26,730	7,176	19,091	41,863	38,781	3,082	(3,163)
Cyrela Construtora Ltda	100.00	100.00	32,078	36,114	(4,036)	(34,854)	28,069	33,334	(5,265)	(33,691)
Cyrela Cravina Empreendimentos Imob	100.00	100.00	114,501	4,451	110,051	(640)	96,236	535	95,701	(111)
Cyrela Esmeralda Empreendimentos Imobiliários Ltda	100.00	100.00	28,526	5,756	22,770	11,033	53,726	9,467	44,259	13,534
Cyrela Genova Empreendimentos Imobiliários Ltda	100.00	100.00	180,494	176,356	4,137	12,155	154,058	139,283	14,775	14,721
Cyrela Maguari Empreendimentos Imobiliários Ltda	100.00	100.00	531,430	331,679	199,751	(1,736)	463,093	257,762	205,331	(1,631)
Cyrela Orquidea Empreendimentos Imo	70.00	70.00	209,852	199,646	10,206	17,588	138,454	132,136	6,318	8,596
Cyrela Piracema Empreendimentos Imobiliários Ltda	100.00	100.00	233,743	179,268	54,475	11,829	206,859	153,701	53,158	14,206
Cyrela Rjz Construtora E Empreendimentos Imobiliários Ltda	100.00	100.00	36,439	19,280	17,158	(37,765)	30,988	15,899	15,089	(35,583)
Cyrela Roraima Empreendimentos Imobiliários Ltda	100.00	100.00	140,320	103,241	37,078	27,878	80,845	64,697	16,148	8,853
Dgc João Gualberto Ltda	100.00	100.00	18,236	437	17,799	12,573	7,616	210	7,407	643
Diogo De Faria Empreendimentos Imobiliários Ltda	75.00	75.00	234,567	206,859	27,708	12,968	204,622	183,382	21,240	27,975
Ebm Incorporacoes S.A.	50.00	50.00	505,869	250,611	255,258	27,906	404,087	181,399	222,687	(5,709)
Gardena Empreendimentos E Participacoes S.A.	82.39	82.39	948,978	803,388	145,589	3,908	959,140	827,970	131,169	25,486
Goldsztein Cyrela Empreendimentos Imobiliários Ltda	100.00	100.00	555,095	58,828	496,267	37,861	591,186	31,908	559,278	49,998
Lavvi Abu Dhabi Empreendimentos Imobiliários Ltda	28.36	28.36	330,190	147,947	182,243	31,422	261,620	80,798	180,821	17,486
Lavvi Empreendimentos Imobiliários S.A	28.36	28.36	2,460,595	1,010,518	1,450,077	152,491	2,360,788	863,483	1,497,305	205,475
Lavvi Monaco Empreendimentos Imobiliários Ltda	57.01	57.01	247,171	137,381	109,790	23,721	344,387	108,318	236,069	22,076
Lavvi Portugal Empreendimentos Imobiliários Ltda	28.36	28.36	420,297	324,748	95,549	38,806	309,549	226,806	82,743	12,809
Living Salazares Empreendimentos Imobiliários Ltda	100.00	100.00	117,495	111,543	5,952	12,062	98,989	90,512	8,478	8,542
Living Tatui Empreendimentos Imobiliarios Ltda	100.00	100.00	34,060	26,237	7,823	8,472	29,869	26,717	3,152	54
Lyon Empreendimentos Imobiliários Ltda	100.00	100.00	342,119	181,141	160,977	29,540	297,125	148,256	148,868	21,880
Marquise - Mandara By Yoo Empreendimentos Imobiliários Spe Ltda	33.00	33.00	338,782	179,528	159,254	26,514	361,544	228,804	132,740	35,119
Plano & Plano Desenvolvimento Imobiliários S.A	33.60	33.60	2,333,978	1,216,353	1,117,625	93,776	2,339,057	1,315,862	1,023,195	150,476
Plano Capivari Empreendim	33.60	33.60	202,743	121,132	81,457	26,320	168,414	112,287	56,127	18,940
Roque Petroni Do Brasil Projetos Imob. Ltda	57.76	57.76	866,866	713,677	153,189	97,485	702,015	646,311	55,704	103,794
Scp Blue	93.55	96.42	129,897	2,177	127,719	(569)	87,479	26,738	60,740	-
Sk Realty Empreendimentos Imobiliários Ltda	50.00	50.00	240,694	135,934	104,761	(51,901)	298,484	141,822	156,662	(11,935)
Snowbird Master Fundo De Investimento Imobiliários	20.00	20.00	1,023,153	250,427	772,727	(4,768)	975,072	206,125	768,947	(3,095)
Vinson Empreendimentos Imobiliários Ltda	63.48	63.48	178,361	131,432	46,929	20,027	182,827	115,925	66,903	17,022
Vivaz Vendas - Consultoria Imobiliária Ltda	100.00	100.00	23,159	19,774	3,385	(36,009)	37,468	16,565	20,903	(24,532)
Other SPEs (i)			33,628,955	18,720,085	14,908,870	1,627,708	31,087,581	17,583,756	13,503,824	1,511,384

(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 FINANCIAL INFORMATION FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2026 AND 2025
(Amounts in thousands of Brazilian reais - R$, unless if otherwise stated)

c) Breakdown of the investments presented in consolidated:

	% Interest		Equity		Profit (Loss) for the period		Investments		Equity Method	
	06/2026	2025	06/2026	2025	06/2026	06/2025	06/2026	2025	06/2026	06/2025
Aurea Extrema Empreendimentos Imobiliarios Spe S.A.	59.08	59.08	252,920	229,505	14,954	4,591	149,413	135,581	8,834	2,481
Ccisa133 Incorporadora Ltda	20.00	20.00	100,814	77,324	23,490	14,173	20,162	15,464	4,698	2,834
Ccisa163 Incorp Ltda	40.00	40.00	54,831	47,414	7,417	10,544	21,932	18,966	2,967	4,218
Ccisa174 Incorporadora Ltda	40.00	40.00	29,841	20,231	9,394	1,832	11,937	8,092	3,758	733
Ccisa177 Incorporadora Ltda	40.00	40.00	138,407	101,771	36,636	21,930	55,363	40,708	14,655	8,772
Ccisa189 Incorporadora Ltda	40.00	40.00	30,947	19,231	8,106	(89)	12,379	7,692	3,242	(36)
Ccisa205 Incorporadora Ltda.	40.00	40.00	101,039	89,380	7,104	18	40,415	35,752	2,842	7
Ccisa206 Incorp Ltda	50.00	50.00	57,869	48,295	9,574	10,075	28,935	24,147	4,787	5,037
Ccisa90 Incorporadora Ltda	40.00	40.00	96,085	85,804	10,281	13,683	38,434	34,322	4,112	5,473
Cury Construtora E Incorporadora S/A	15.08	15.08	1,655,024	1,381,706	573,318	450,206	249,585	208,364	86,465	83,414
Ebm Incorporacoes S.A.	50.00	50.00	255,258	222,687	27,906	(5,709)	127,629	111,344	13,953	(2,855)
Embu Investimentos Imobiliarios E Participacoes Ltda	40.00	40.00	100,538	87,677	5,377	(1,443)	40,215	35,071	2,151	(577)
Lavvi Empreendimentos Imobiliários S.A	28.36	28.36	1,450,077	1,497,305	152,491	205,475	614,839	628,231	43,242	58,266
Lavvi Grecia Empreendimentos Imobiliários Ltda	50.00	50.00	109,649	81,540	(1,968)	(288)	54,825	40,770	(984)	(144)
Lavvi Monaco Empreendimentos Imobiliários Ltda	40.00	40.00	109,790	236,069	23,721	22,076	43,916	94,428	9,489	8,830
Luz Bela Empreendimentos Imobiliarios Ltda	35.00	35.00	29,344	19,183	10,340	-	10,270	6,714	3,619	-
M Patri Spe 01 Empreendimentos Imob	65.27	65.27	274,639	264,159	11,680	(909)	179,253	172,413	7,623	(574)
Marquise - Mandara By Yoo Empreendimentos Imobiliários Spe Ltda	33.00	33.00	159,254	132,740	26,514	35,119	52,554	43,804	8,750	11,589
Plano & Plano Desenvolvimento Imobiliários S.A	33.60	33.60	1,117,625	1,023,195	93,776	150,476	903,345	871,614	31,512	50,553
Sk Realty Empreendimentos Imobiliários Ltda	50.00	50.00	104,761	156,662	(51,901)	(11,935)	52,380	78,331	(25,951)	(5,967)
Snowbird Master Fundo De Investimento Imobiliários	20.00	20.00	772,727	768,947	(4,768)	(3,095)	154,545	153,789	(954)	(619)
Spe 131 Brasil Incorporação Ltda	50.00	50.00	12,515	15,373	7,742	4,875	6,257	7,686	3,871	2,438
Vinson Empreendimentos Imobiliários Ltda	49.02	49.02	46,929	66,903	20,027	17,022	23,005	32,796	9,817	8,344
Other Spes (i)			19,361,091	16,804,353	2,275,876	1,938,077	398,039	350,681	(7,799)	9,950
							3,289,627	3,156,760	234,698	252,167

(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 June 30, 2026, the investment of SYN PROP E TECH S.A. totaled R$7,671 (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$4.23. The net movements in profit or loss, less the distribution of dividends in the year, were recognized in line item ‘Other gains’ in investments, amounting approximately to R$ (1,487). As at June 30, 2026, the investment of Tecnisa S/A totaled R$4 (R$794 at December 31, 2025), considering 5,155 shares held by the Company measured at a market value per share of R$0.82 according to the amount traded on Bovespa on June 30, 2026 The net movements in profit or loss were recognized in line item ‘Other’ in investments, amounting approximately to R$384.

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

Notes

8. PROPERTY AND EQUIPMENT

The movements are as follows:

		Parent								
	Depreciation rate	Balance as at 12.31.2024	Additions	Depreciation	Balance as at 12.31.2025	Additions	Depreciation	Balance as at 06.30.2026	Cost	Depreciation
Machinery and equipment	10% p.a.	1,177	1,921	(317)	2,781	-	(169)	2,612	4,712	(2,100)
Furniture and fixtures	10% p.a.	536	36	(66)	506	-	(34)	472	6,596	(6,124)
Computers	20% p.a.	1,841	-	(940)	901	23	(340)	584	17,215	(16,631)
Facilities	10% p.a.	-	-	-	-	-	-	-	374	(374)
Leasehold improvements	(i)	4,330	587	(1,330)	3,587	714	(716)	3,585	36,968	(33,383)
Right of use	(iii)	6,463	261	(4,920)	1,804	3,319	(2,522)	2,601	22,304	(19,703)
Total		**14,347**	**2,805**	**(7,573)**	**9,579**	**4,056**	**(3,781)**	**9,854**	**88,169**	**(78,315)**

		Consolidated											
	Depreciation rate	Balance as at 12.31.2024	Additions	Depreciation	Write-offs	Transfer	Balance as at 12.31.2025	Additions	Depreciation	Write-offs	Balance as at 06.30.2026	Cost	Depreciation
Machinery and equipment	10% p.a.	2,687	5,535	(713)	-	-	7,509	7	(434)	-	7,082	12,287	(5,205)
Furniture and fixtures	10% p.a.	2,173	484	(321)	-	-	2,336	49	(168)	-	2,217	14,414	(12,197)
Computers	20% p.a.	3,916	113	(1,974)	-	-	2,055	1,772	(809)	-	3,018	33,518	(30,500)
Facilities	10% p.a.	7	26	(1)	-	-	32	40	(3)	-	68	1,136	(1,068)
Vehicles	20% p.a.	180	-	(38)	-	-	142	-	(19)	-	123	227	(104)
Leasehold improvements	(i)	6,872	5,210	(3,353)	-	-	8,729	2,185	(1,766)	-	9,148	63,120	(53,972)
Right of use	(iii)	8,684	2,867	(6,976)	615	-	5,190	4,353	(3,959)	-	5,584	30,997	(25,413)
Construction in progress	(iv)	-	-	-	-	431,016	431,016	68,696	-	-	499,712	499,712	-
Sales booth	(ii)	135,783	174,599	(64,250)	(63,385)	-	182,747	74,145	(59,304)	(66,824)	130,764	376,039	(245,275)
Total		**160,302**	**188,834**	**(77,626)**	**(62,770)**	**431,016**	**639,756**	**151,247**	**(66,463)**	**(66,824)**	**657,716**	**1,031,450**	**(373,734)**

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

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

Notes

9. INTANGIBLE ASSETS

The movements are as follows:

		Parent										
	Amortization rate	Balance at 12/31/2024	Additions	Amortization	Write-offs	Transfer	Balance at 12/31/2025	Additions	Amortization	Balance at 06/30/2026	Cost	Depreciation
Trademarks, patents and rights		-	-	-	-	-	-	-	-	-	-	-
Development costs	14% p.a.	1,457	-	(173)	-	-	1,284	-	(87)	1,197	74,515	(73,318)
Software licenses	20% p.a.	2,986	3,014	(1,177)	-	-	4,823	6,218	(1,262)	9,779	39,906	(30,127)
Sub-total		**4,443**	**3,014**	**(1,350)**	**-**	**-**	**6,107**	**6,218**	**(1,349)**	**10,976**	**114,423**	**(103,445)**
Fair Value Adjustment		48,774	9,595	(10,902)	(1,600)	4,953	50,820	6,533	(13,135)	44,218	274,848	(230,632)
Total		**53,217**	**12,609**	**(12,252)**	**(1,600)**	**4,953**	**56,927**	**12,751**	**(14,484)**	**55,194**	**389,271**	**(334,077)**

		Consolidated											
	Amortization rate	Balance at 12/31/2024	Additions	Amortization	Write-offs	Transfer	Balance at 12/31/2025	Additions	Amortization	Transfer	Balance at 06/30/2026	Cost	Depreciation
Trademarks, patents and rights		-	-	-	-	-	-	-	-	-	-	-	-
Development costs	14%p.a.	1,456	-	(173)	-	-	1,283	-	(86)	-	1,197	91,445	(90,248)
Software licenses	20%p.a.	4,159	3,014	(1,539)	-	-	5,634	8,288	(1,608)	-	12,314	56,533	(44,219)
						-							
Sub-total		**5,615**	**3,014**	**(1,712)**	**-**	**-**	6,917	**8,288**	**(1,694)**	**-**	**13,511**	**147,978**	**(134,467)**
Fair Value Adjustment		141,949	9,596	(53,237)	(1,600)	4,953	101,661	6,533	(27,592)	(68,419)	12,183	316,951	(304,768)
Total		**147,564**	**12,610**	**(54,949)**	**(1,600)**	**4,953**	**108,578**	**14,821**	**(29,286)**	**(68,419)**	**25,694**	**464,929**	**(439,235)**

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

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

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE FINANCIAL INFORMATION FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2026 AND 2025
(Amounts in thousands of Brazilian reais - R$, unless if otherwise stated)

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

	Parent			
	2025	**Addition**	**Amortization**	**06/2026**
Spe Barbacena Empreendimentos Imobiliários S/A	**35**	-	(9)	**26**
Cyma Desenvolvimento Imobiliario S/A	**1,606**	-	-	**1,606**
Bro 2020 Participações S.A	**2,432**	-	-	**2,432**
Maba Empreendimentos Imob Ltda	**355**	-	(265)	**90**
Embu Invest Imob Part Sa	**10,642**	-	-	**10,642**
Cbr 036 Empreendimentos Imobiliários Ltda	**8,781**	-	(1,192)	**7,589**
Ccisa177 Incorporadora Ltda	**271**	6,533	(6,327)	**477**
Ccisa133 Incorporadora Ltda	**1,399**	-	(150)	**1,249**
Ccisa189 Incorporadora Ltda	**3,387**	-	(2,919)	**468**
Ccisa205 Incorporadora Ltda.	**6,928**	-	(2,113)	**4,815**
Cyrela Jacarepagua Empreendimentos Imobiliarios Ltda	**436**	-	(159)	**277**
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**	**6,533**	**(13,135)**	**44,218**

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE FINANCIAL INFORMATION FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2026 AND 2025
(Amounts in thousands of Brazilian reais - R$, unless if otherwise stated)

	Consolidated				
	2025	Transfer (i)	Addition	Amortization	06/2026
Cyma Desenvolvimento Imobiliario S/A	**1,606**	-	-	-	**1,606**
Spe Barbacena Empreendimentos Imobiliários S/A	**35**	(23)	-	(9)	**3**
Bro 2020 Participações S.A	**2,432**	-	-	-	**2,432**
Charlie Tecnologia E Acomodaco	**2,595**	-	-	-	**2,595**
Prs Xxi Incorporadora Ltda	**354**	(89)	-	(265)	**-**
Cyma 10 Empreendimentos Imobiliarios	**221**	(157)	-	(64)	**-**
João Wallig Emp Imob	**963**	(963)	-	-	**-**
Eemovel Servicos De Informaco	**4,953**	-	-	-	**4,953**
Embu Invest Imob Part Sa	**10,642**	(10,642)	-	-	**-**
M Patri Spe 01 Empr Imob Ltda	**25,492**	(25,492)	-	-	**-**
Roque Petroni Do Brasil Projetos Imob. Ltda	**20,975**	(6,583)	-	(14,392)	**-**
Companhia Hipotecária Piratini -Chp	**594**	-	-	-	**594**
Cbr 036 Empreendimentos Imobiliários Ltda	**8,781**	(7,589)	-	(1,192)	**-**
Ccisa177 Incorporadora Ltda	**271**	(475)	6,533	(6,329)	**-**
Ccisa133 Incorporadora Ltda	**1,399**	(1,249)	-	(150)	**-**
Ccisa189 Incorporadora Ltda	**3,387**	(468)	-	(2,919)	**-**
Ccisa205 Incorporadora Ltda.	**6,929**	(4,816)	-	(2,113)	**-**
Cyrela Jacarepagua Empreendimentos Imobiliarios Ltda	**436**	(277)	-	(159)	**-**
Ccisa158 Incorporadora Ltda	**6,217**	(6,217)	-	-	**-**
Ccisa152 Incorporadora Ltda	**3,379**	(3,379)	-	-	**-**
Total	**101,661**	**(68,419)**	**6,533**	**(27,592)**	**12,183**

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

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

Notes

10. BORROWINGS

	Parent		Consolidated	
	06/2026	2025	06/2026	2025
Loans - principal	209,730	200,116	255,113	520,116
Loans - interest payable	15,896	16,096	16,077	16,464
Loans - transaction costs	-	-	(358)	-
Financings - principal	-	-	3,552,383	3,213,268
Financings - interest payable	-	-	15,315	13,507
Total	**225,626**	**216,212**	**3,838,530**	**3,763,355**
Current	**15,896**	**16,096**	**643,703**	**753,601**
Noncurrent	**209,730**	**200,116**	**3,194,827**	**3,009,754**

As at June 30, 2026, financing amounting to R$ 3,552,383 (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.

Loans denominated in domestic currency are represented as:

Issuance	06/2026	2025	Taxa
Jun-24	209,730	200,116	CDI + 3,50%
Dec-25	-	320,000	CDI + 0,6%
Mar-26	45,383	-	CDI + 1,07%
Total	**255,113**	**520,116**	

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

Notes

As at March 30, 2026, the full optional early redemption of the 1st issuance of Book-Entry Commercial Notes by CashMe Soluções Financeiras S.A. was completed

In the year ended June 30, 2026, interest on mortgage loan agreements, eligible for capitalization in inventories, net of income from short-term investments, totaled R$ 122,271 (R$ 46,890 at December 31, 2025).

The balances are scheduled to mature as follows:

	Parent		Consolidated	
Year	**06/2026**	**2025**	**06/2026**	**2025**
12 months	15,896	16,096	643,703	753,601
24 months	-	-	1,628,101	1,372,385
36 months	-	-	772,051	957,534
48 months	-	-	307,194	244,946
60 months	-	-	232,409	234,772
> 60 months	209,730	200,116	255,072	200,117
Total	**225,626**	**216,212**	**3,838,530**	**3,763,355**

The movements in ‘Borrowings’ are as follows:

	Parent		Consolidated	
	06/2026	**2025**	**06/2026**	**2025**
Opening balance	**216,212**	**78,348**	**3,763,355**	**2,342,780**
Additions	9,613	130,116	1,162,283	2,636,287
Principal repayment	-	-	(1,119,965)	(1,320,555)
Interest payments	(18,031)	(9,047)	(177,139)	(232,724)
Interest and charges	17,832	16,795	209,996	293,039
Change of criterion (i)	-	-	-	44,528
Closing balance	**225,626**	**216,212**	**3,838,530**	**3,763,355**

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

Restrictive covenants

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

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

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

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

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

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

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

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

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

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

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE FINANCIAL INFORMATION FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2026 AND 2025
(Amounts in thousands of Brazilian reais - R$, unless if otherwise stated)

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

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

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

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

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

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

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

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

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

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 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 Fiduciary Regime on Real Estate Receivables, as set forth in the Securitization Instrument, under article 9 of Law 9514/97, with the appointment of H.COMMCOR DISTRIBUIDORA DE TÍTULOS E VALORES MOBILIÁRIOS LTDA as trustee. The Real Estate Receivables and the Collateral under the Fiduciary Regime will be stated separately in Província's equity and will be treated as a separate equity, intended specifically for the payment of CRIs and other obligations related to the Fiduciary Regime, under the terms of article 11 of Law 9514/97. The CRIs were accepted for trading in CETIP 21 system of B3 S.A.

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

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

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

Fiduciary Regime, under the terms of article 11 of Law 9514/97. The CRIs were accepted for trading in CETIP 21 system of CETIP S.A. - Balcão Organizado de Ativos e Derivativos and in Sistema Bovespafix da B3 S.A. - Brasil Bolsa Balcão - Novo Mercado, respectively.

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

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

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

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

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

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

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

Província’s 102nd issuance, 1st, 2nd and 3rd series CRIs are backed by real estate receivables incurring from the issuance of Company debentures. All real estate receivables are represented by Real Estate Receivables Note (CCI), which Província acquired in conformity with Law 10931/04 (“Real Estate Receivables”) through a Private Instrument of Deed of Issuance of Integral CCIs. Província instituted the Fiduciary Regime on Real Estate Credits Province, under the terms of the Securitization Agreement, pursuant to article 9 of Law No. 9,514/97, with the appointment of Pentágono S.A. Distribuidora de Títulos e Valores Mobiliários as fiduciary agent of the 1st, 2nd and 3rd series of the Província’s 102nd issuance. Província’s Real Estate Receivables and the Guarantee object of the Fiduciary Regime will be detached from the assets of the subsidiary and will constitute separate equity, specifically intended for the payment of CRIs and other obligations related to the Fiduciary Regime, pursuant to article 11 of Law No. 9,514/97. The CRIs were admitted to trading in the CETIP 21 System of CETIP S.A. - Balcão Organizado de Ativos e Derivativos and in the Bovespafix System of B3 S.A. - Brasil Bolsa Balcão - Novo Mercado, respectively.

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

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

The CRIs were placed in the market through a public offering, with firm guarantee, of up to 262,500 units of Senior CRIs (1st series), with par value of R$1, totaling up to R$262,500; up to 52,500 units of Mezzanine Senior CRIs (2nd series), with par value of R$1, totaling R$52,500 and up to 35,500 units of Subordinated CRIs (3rd series), with par value of R$1, totaling up to R$35,000, fully acquired by the Company. Senior CRIs have preemptive right in the receipt of compensatory interest, principal and late payment charges possibly incurred, in relation to Subordinated CRIs. Accordingly, Subordinated CRIs cannot be redeemed by the Issuer before the full redemption of Senior CRIs.

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

Província's 2nd issuance, 1st, 2nd and 3rd series CRs are backed by a receivables portfolio acquired by Província, represented by 794 Real Estate Receivables Notes (CCI), pursuant to Law No. 10.931/04 (Real Estate Receivables). Província instituted the Fiduciary Regime on Real Estate Credits, under the terms of the Securitization Agreement, pursuant to article 9 of Law No. 9.514/97, with the appointment of VÓRTX DISTRIBUIDORA DE TÍTULOS E VALORES MOBILIÁRIOS LTDA as fiduciary agent. Província's Real Estate Receivables and the Guarantee object of the Fiduciary Regime will be detached from Província's the assets and will constitute separate equity, specifically intended for the payment of CRs and other obligations related to the Fiduciary Regime, pursuant to article 11 of Law No. 9,514/97. The CRs were admitted to trading in B3's CETIP 21 System.

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

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

Província's 127th issuance, 1st, 2nd and 3rd series CRIs are backed by real estate receivables incurring from the issuance of Company debentures. All real estate receivables are represented by three Real Estate Receivables Notes (CCI), acquired by Província in conformity with Law No. 10.931/04 (Real Estate Receivables), through a Private Instrument of Deed of Issuance of Integral CCIs. Província instituted the Fiduciary Regime on Real Estate Credits, under the terms of the Securitization Agreement, pursuant to article 9 of Law No. 9.514/97, with the appointment of Pentágono S.A. Distribuidora de Títulos e Valores Mobiliários as fiduciary agent of Província's

127th issuance, 1st, 2nd and 3rd series. Província's Real Estate Receivables and the Guarantee object of the Fiduciary Regime will be detached from Província's the assets and will constitute separate equity, specifically intended for the payment of CRIs and other obligations related to the Fiduciary Regime, pursuant to article 11 of Law No. 9,514/97. The CRIs were admitted to trading in Sistema CETIP 21 of CETIP S.A. - Balcão Organizado de Ativos e Derivativos and in Sistema Bovespafix of B3 S.A. - Brasil Bolsa Balcão - Novo Mercado, respectively.

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

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

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

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

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

Regime, pursuant to Article 11 of Law No. 9,514/97. The CRs were admitted for trading on the CETIP 21 System of B3 S.A.

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

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

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

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

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

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

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE FINANCIAL INFORMATION FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 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 133rd issue of Província Receivables Certificates are:

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

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE FINANCIAL INFORMATION FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2026 AND 2025
(Amounts in thousands of Brazilian reais - R$, unless if otherwise stated)

Characteristics	1st, 2nd, and 3rd series from the 48th issuance	1st, 2nd, and 3rd series from the 57th issuance	1st, 2nd, 3rd and 4th series from the 1st issuance of Receivables Certificates
Issuance date	04/25/2025	04/15/2024	12/17/2025
Amortization date	Monthly	Percentage of the balance of the Unit Par Value to be amortized: 1st series: 04/13/2026 (33.3333%), 04/13/2027 (50.0000%), 04/15/2028 (100.0000%) 2nd series: 04/15/2029 (100.0000%) 3rd series: 04/11/2030(50.0000%), 04/15/2031 (100.0000%)	Monthly
Par value on the issuance date	1.00	1.00	1.00
Monthly interest	CDI + 1.4% / IPCA + 7.4% / IPCA + 9.0%	Semestral interest: 98% of CDI / 99% of CDI / 101% of CDI	CDI + 1,15% / IPCA + 9,1146% / IPCA + 9,1146% / IPCA + 9,50%
Retrocession	None	None	None
Covenants	48th Issuance of CRIs of Cia Província de Securitização, Series 1, 2, and 3. The payment order must be consistent with the seniority level of each series, as follows: Senior Series (No. 1 and 2), and Subordinated Series (No. 3).	Failure to comply with any of the financial ratios listed below, to be calculated quarterly by the Issuer based on its audited consolidated financial statements, referring to the closing of the quarters of March, June, September and December of each year, and verified by the Securitization Company up to five (5) days after receipt of the calculation sent by the Issuer ("Financial Ratios"): (i) the ratio between (A) the sum of Net Debt and Real Estate Payable; and (B) Stockholders' Equity; it must always be equal to or less than 0.80 (eighty hundredths); and (ii) the ratio between (A) the sum of Total Receivables and Real Estate to Be Traded; and (B) the sum of Net Debt, Real Estate Payable and Costs and Expenses to Be Appropriated; must always be equal to or greater than 1.5 (one and a half) or less than 0 (zero).	1st Issuance of CRIs of Cia Província de Securitização, Series 1, 2, and 3. The payment order must be consistent with the seniority level of each series, as follows: Senior Series (No. 1 and 2), Mezzanine Subordinated Series (No. 3) and Junior Subordinate Series (No. 4).
	All interest payments to the CRI holders will only be made upon payment of the relevant separate equity costs incurred in respect of the issuance.		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.		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”).		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.		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.		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.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES

NOTES TO THE FINANCIAL INFORMATION FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 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
Amortization date	Percentage of the balance of the Unit Par Value to be amortized: 1st series: 04/15/2029 (100.0000%) 2nd series: 04/15/2030 (100.0000%) 3rd series: 04/15/2031 (50.0000%), 04/15/2032 (100.0000%)	Monthly	Monthly
Par value on the issuance date	1.00	1.00	1.00
Monthly interest	Semestral interest: 96% of CDI / 97% of CDI / IPCA + 7.6693%	IPCA + 8.2347% / IPCA + 10.0% / IPCA + 11.0%	CDI + 1.06% / CDI + 1.06% / IPCA + 11.0%
Retrocession	None	None	None
Covenants	Failure to comply with any of the financial ratios listed below, to be calculated quarterly by the Issuer based on its audited consolidated financial statements, referring to the closing of the quarters of March, June, September and December of each year, and verified by the Securitization Company up to five (5) days after receipt of the calculation sent by the Issuer ("Financial Ratios"): (i) the ratio between (A) the sum of Net Debt and Real Estate Payable; and (B) Shareholders' Equity; it must always be equal to or less than 0.80 (eighty hundredths); and (ii) the ratio between (A) the sum of Total Receivables and Real Estate to Be Traded; and (B) the sum of Net Debt, Real Estate Payable and Costs and Expenses to Be Appropriated; must always be equal to or greater than 1.5 (one and a half) or less than 0 (zero).	102nd Issuance of CRIs of Cia Província de Securitização, Series 1, 2, and 3 The payment order must be consistent with the seniority level of each series, as follows: Senior Series, Mezzanine Subordinated Series and Junior Subordinate Series All interest payments to the CRI holders will only be made upon payment of the relevant separate equity costs incurred in respect of the issuance. The Subordinated Series payments will only be made upon payment for the series with the highest seniority level; the Subordinated Series will also feature a nonconsecutive/monthly performance bonus. As prescribed in item 7.2. of the Securitization Instrument, the funds retained in the Centralizing Account will be allocated to the payment of Junior CRIs whenever the following equation is fulfilled, on the payment dates provided in the Current Table: (Senior CRI Balance/Total Real Estate Receivables) ≤ Senior Seniority Index. This issuance complies with Law 14430, of August 3, 2022 ("Law 14430"), as in force, and Resolution 60, of the Brazilian Securities and Exchange Commission ("CVM"), of December 23, 2021, as in force ("CVM Resolution 60"). The issuance process was carried out through public issuance under mixed firm guarantee and best placement efforts regime, in conformity with iCVM 60. Such issuance is consistent with the following laws: Brazilian Corporate Law or Law 6404; Law 8981; Law 9307; Law 9514; Law 10931; Law 12846, and, if applicable, the U.S. Foreign Corrupt Practice Act of 1977 and the UK Bribery Act 2000.	2nd Issuance of CRIs of Cia Província de Securitização, Series 1, 2, and 3 The payment order must be consistent with the seniority level of each series, as follows: Senior Series (No. 1), Mezzanine Subordinated Series (No 2) and Junior Subordinate Series (No 3) All interest payments to the CRI holders will only be made upon payment of the relevant separate equity costs incurred in respect of the issuance. The Subordinated Series payments will only be made upon payment for the series with the highest seniority level; the Subordinated Series will also feature a nonconsecutive/monthly performance bonus. As prescribed in item 7.2. of the Securitization Instrument, the funds retained in the Centralizing Account will be allocated to the payment of Junior CRIs whenever the following equation is fulfilled, on the payment dates provided in the Current Table: (Senior CRI Balance/Total Real Estate Receivables) ≤ Senior Seniority Index. This issuance complies with Law 14430, of August 3, 2022 ("Law 14430"), as in force, and Resolution 60, of the Brazilian Securities and Exchange Commission ("CVM"), of December 23, 2021, as in force ("CVM Resolution 60"). The issuance process was carried out through public issuance under mixed firm guarantee and best placement efforts regime, in conformity with iCVM 60. Such issuance is consistent with the following laws: Brazilian Corporate Law or Law 6404; Law 8981; Law 9307; Law 9514; Law 10931; Law 12846, and, if applicable, the U.S. Foreign Corrupt Practice Act of 1977 and the UK Bribery Act 2000.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE FINANCIAL INFORMATION FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2026 AND 2025
(Amounts in thousands of Brazilian reais - R$, unless if otherwise stated)

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

Notes

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:

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

Notes

Characteristics	1st series from the 24th issue	2nd series from the 24th issue	3rd series from the 24th issue	4th series from the 24th issue
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

24th issuance of True Securitizadora S.A.'s CRIs, 1st, 2nd, 3rd and 4th series.
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).

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 the following CVM instructions (iCVM): CVM Instruction 414; CVM Instruction 476; CVM Instruction 539; CVM Instruction 583

The issuance process was carried out by Public Issuance through restricted distribution efforts, in compliance with iCVM 476.

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.

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

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

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

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

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

Characteristics	**1st series from the 155th issue**	**2nd series from the 155th issue**	**3rd series from the 155th issue**
Issuance date	04/03/2023	04/03/2023	04/03/2023
Amortization date	Monthly	Monthly	Monthly
Par value on the issuance date	1,00	1,00	1,00
Interest rate	CDI+1.95%	IPCA+7.8529%	IPCA + 8.90%
Retrocession	None	None	None

Covenants

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

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

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

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

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

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

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

d) Vert Companhia Securitizadora ("Vert")

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

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

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 FINANCIAL INFORMATION FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2026 AND 2025
(Amounts in thousands of Brazilian reais - R$, unless if otherwise stated)

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

Covenants

Vert Companhia Securitizadora's 113th issuance, 1st, 2nd, 3rd, and 4th series CRIs.

The payment order must be consistent with the seniority level of each series, as follows: Senior Series (No. 1 and 2), Mezzanine Series (No. 3) and Subordinated Series (No. 4).
All interest payments to the CRI holders will only be made upon payment of the relevant separate equity costs incurred in respect of the issuance.

The Subordinated Series payments will only be made upon payment for the series with the highest seniority level; the Mezzanine and Subordinated Series will also feature a nonconsecutive/monthly performance bonus. As prescribed in item 7.2. of the Securitization Instrument, the funds retained in the Centralizing Account will be allocated to the payment of non-Senior CRIs whenever the following equation is fulfilled, on the payment dates provided in the Current Table:
(Senior CRI Balance/Total CRI VPL) ≤ Seniority Index.

This issuance complies with Law 14430, of August 3, 2022 ("Law 14430"), as in force, and Resolution 60, of the Brazilian Securities and Exchange Commission ("CVM"), of December 23, 2021, as in force ("CVM Resolution 60").

The issuance process was carried out through public distribution, pursuant to articles 25 and 26, item VIII of CVM Resolution 160, of June 13, 2022 ("CVM Resolution 160").

Such issuance is consistent with the following laws: Brazilian Corporate Law or Law 6404; Law 8981; Law 9307; Law 9514; Law 10931; Law 12846, and, if applicable, the U.S. Foreign Corrupt Practice Act of 1977 and the UK Bribery Act 2000.

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

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

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.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE FINANCIAL INFORMATION FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2026 AND 2025
(Amounts in thousands of Brazilian reais - R$, unless if otherwise stated)

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

Covenants

Vert Companhia Securitizadora's 139th issuance, 1st, 2nd, and 3rd series CRIs. The payment order must be consistent with the seniority level of each series, as follows: Senior Series (No. 1), Mezzanine Series (No. 23) and Subordinated Series (No. 3)

All interest payments to the CRI holders will only be made upon payment of the relevant separate equity costs incurred in respect of the issuance.

The Subordinated Series payments will only be made upon payment for the series with the highest seniority level; the Mezzanine and Subordinated Series will also feature a nonconsecutive/monthly performance bonus. As prescribed in item 7.2. of the Securitization Instrument, the funds retained in the Centralizing Account will be allocated to the payment of non-Senior CRIs whenever the following equation is fulfilled, on the payment dates provided in the Current Table:
(Senior CRI Balance/Total CRI VPL) ≤ Seniority Index.

This issuance complies with Law 14430, of August 3, 2022 ("Law 14430"), as in force, and Resolution 60, of the Brazilian Securities and Exchange Commission ("CVM"), of December 23, 2021, as in force ("CVM Resolution 60").

The issuance process was carried out through public distribution, pursuant to articles 25 and 26, item VIII of CVM Resolution 160, of June 13, 2022 ("CVM Resolution 160").

Such issuance is consistent with the following laws: Brazilian Corporate Law or Law 6404; Law 8981; Law 9307; Law 9514; Law 10931; Law 12846, and, if applicable, the U.S. Foreign Corrupt Practice Act of 1977 and the UK Bribery Act 2000.

e) Balances, maturities and changes of the CRIs

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

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE FINANCIAL INFORMATION FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2026 AND 2025
(Amounts in thousands of Brazilian reais - R$, unless if otherwise stated)

	Parent					
	06/2026			2025		
Issuance	Balance	Interest payable	Total	Balance	Interest payable	Total
489th, 490th and 491st Series from the 1st issue Opea Sec Code 22D1289009, 22D1289010 and 22D1289011	480,000	75,532	**555,532**	480,000	60,747	**540,747**
(-) expenses with CRI issuance	(5,788)	-	**(5,788)**	(6,774)	-	**(6,774)**
1st, 2nd and 3rd series from the 24th issue True Sec 22H1664933, 22H1666875 and 22H1697882	121,087	461	**121,550**	138,858	544	**139,402**
(-) expenses with CRI issuance	-	-	**-**	-	-	**-**
1st and 2nd series from the 31st issue Província Sec 23F2408637 and 23F2409130	53,710	111	**53,821**	66,124	136	**66,260**
(-) expenses with CRI issuance	-	-	**-**	-	-	**-**
1st, 2nd and 3rd series from the 39th issue Província Sec 23J1255114, 23J1263506 and 23J1261488	-	-	**-**	140,939	571	141,510
(-) expenses with CRI issuance	-	-	**-**	-	-	**-**
1st and 2nd series from the 40th issue Província Sec 24A1781654 and 24A1785576	68,674	209	**68,882**	73,711	224	73,935
(-) expenses with CRI issuance	-	-	**-**	-	-	**-**
					-	
1st, 2nd and 3rd series from the 102nd issue Província Sec 25D0012202, 25D0012203 and 25D0012204	700,000	28,045	**728,045**	700,000	21,903	**721,903**
(-) expenses with CRI issuance	(12,471)	-	**(12,471)**	(13,980)	-	**(13,980)**
1st and 2nd series from the 101st issue Província Sec 25E0175587 and 25E0186266	294,929	1,057	**295,986**	306,074	1,096	**307,170**
expenses with CRI issuance	-	-	**-**	-	-	**-**
1st and 2nd series from the 48th issue Província Sec 24D3204079 and 24D3204401	188,101	684	**188,786**	203,631	752	**204,383**
(-) expenses with CRI issuance	-	-	**-**	-	-	**-**
1st, 2nd and 3rd series from the 57th issue Província Sec Code 24D2765586, 24D2765619 and 24D2765715	788,722	22,485	**811,207**	1,000,000	30,455	**1,030,455**
(-) expenses with CRI issuance	(10,626)	-	**(10,626)**	(12,530)	-	**(12,530)**
1st and 2nd series from the 139th issue Vert Sec 24I2428437 and 24I2429043	300,780	993	**301,773**	318,812	1,052	**319,864**
expenses with CRI issuance	-	-	**-**	-	-	**-**
1st, 2nd and 3rd series from the 1st issue Província Sec 24L1790108, 24L1790261 and 24L1790264	262,596	1,172	**263,768**	278,073	1,265	**279,338**
expenses with CRI issuance			**-**	-	-	**-**
1st and 2nd series from the 2nd issue CR Província Sec 25H4324616 and 25H4327050	457,167	2,888	**460,056**	482,430	3,157	**485,587**
expenses with CRI issuance			**-**	-	-	**-**
1st, 2nd and 3rd series from the 127th issue Província Sec 25J4546988, 25J4545788 and 25J4548658	600,000	17,748	**617,748**	600,000	5,732	**605,732**
expenses with CRI issuance	(17,390)	-	**(17,390)**	(18,473)	-	**(18,473)**
	4,269,492	**151,388**	**4,420,880**	**4,736,895**	**127,634**	**4,864,529**
Current	**874,947**	**111,150**	986,097	**563,881**	**127,634**	**691,515**
Noncurrent	**3,394,545**	**40,238**	3,434,783	**4,173,014**	**-**	**4,173,014**

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES

NOTES TO THE FINANCIAL INFORMATION FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2026 AND 2025

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

	Consolidated					
	06/2026			2025		
Issuance	**Balance**	**Interest payable**	**Total**	**Balance**	**Interest payable**	**Total**
489th, 490th and 491st Series from the 1st issue Opea Sec Code 22D1289009, 22D1289010 and 22D1289011	480,000	75,532	**555,532**	480,000	60,747	**540,747**
(-) expenses with CRI issuance	(5,788)	-	**(5,788)**	(6,774)	-	**(6,774)**
1st, 2nd and 3rd series from the 24th issue True Sec 22H1664933, 22H1666875 and 22H1697882	120,182	461	**120,643**	137,872	540	**138,412**
(-) expenses with CRI issuance	-	-	**-**	-	-	**-**
1st and 2nd series from the 155th issue True Sec 23D0888625 and 23D0888626	43,153	143	**43,295**	59,472	197	**59,669**
(-) expenses with CRI issuance	-	-	**-**	-	-	**-**
1st, 2nd and 3rd series from the 113th issue Vert Sec 23F1354282, 23F1354284 and 23F1354447	17,191	125	**17,316**	29,297	218	**29,515**
(-) expenses with CRI issuance	-	-	**-**	-	-	**-**
1st and 2nd series from the 31st issue Província Sec 23F2408637 and 23F2409130	53,710	111	**53,821**	66,124	136	**66,260**
(-) expenses with CRI issuance	-	-	**-**	-	-	**-**
1st, 2nd and 3rd series from the 39th issue Província Sec 23J1255114, 23J1263506 and 23J1261488	-	-	**-**	140,939	571	141,510
(-) expenses with CRI issuance	-	-	**-**	-	-	-
1st and 2nd series from the 40th issue Província Sec 24A1781654 and 24A1785576	68,674	209	**68,882**	73,711	224	73,935
(-) expenses with CRI issuance	-	-	**-**	-	-	-
					-	
1st, 2nd and 3rd series from the 102nd issue Província Sec 25D0012202, 25D0012203 and 25D0012204	700,000	28,045	**728,045**	700,000	21,903	**721,903**
(-) expenses with CRI issuance	(12,471)	-	**(12,471)**	(13,980)	-	**(13,980)**
1st and 2nd series from the 101st issue Província Sec 25E0175587 and 25E0186266	294,929	1,057	**295,986**	306,074	1,096	**307,170**
expenses with CRI issuance	-	-	**-**	-	-	**-**
1st and 2nd series from the 48th issue Província Sec 24D3204079 and 24D3204401	188,101	684	**188,786**	203,631	752	**204,383**
(-) expenses with CRI issuance	-	-	**-**	-	-	**-**
1st, 2nd and 3rd series from the 57th issue Província Sec Code 24D2765586, 24D2765619 and 24D2765715	788,722	22,485	**811,207**	1,000,000	30,455	**1,030,455**
(-) expenses with CRI issuance	(10,626)	-	**(10,626)**	(12,530)	-	**(12,530)**
1st and 2nd series from the 139th issue Vert Sec 24I2428437 and 24I2429043	300,780	993	**301,773**	318,812	1,052	**319,864**
expenses with CRI issuance	-	-	**-**	-	-	**-**
1st, 2nd and 3rd series from the 1st issue Província Sec 24L1790108, 24L1790261 and 24L1790264	262,596	1,172	**263,768**	278,073	1,265	**279,338**
expenses with CRI issuance			**-**	-	-	**-**
1st and 2nd series from the 2nd issue CR Província Sec 25H4324616 and 25H4327050	457,167	2,888	**460,056**	482,430	3,157	**485,587**
expenses with CRI issuance			**-**	-	-	**-**
1st, 2nd and 3rd series from the 127th issue Província Sec 25J4546988, 25J4545788 and 25J4548658	600,000	17,748	**617,748**	600,000	5,732	**605,732**
expenses with CRI issuance	(17,390)	-	**(17,390)**	(18,473)	-	**(18,473)**
1st and 2nd series from the 133rd issue Província Sec 26C0013804 and 26C0013805	365,413	1,347	**366,761**	-	-	**-**
expenses with CRI issuance	-	-	**-**	-	-	**-**
1st and 2nd series from the 48th issue Província Sec 24D3204079 and 24D3204401 (-) expenses with CRI issuance	186,430	1,314	**187,744**	-	-	**-**
	-	-	**-**	-	-	**-**
	4,880,774	**154,314**	**5,035,088**	**4,824,678**	**128,045**	**4,952,723**
Current	**992,228**	**114,076**	**1,106,304**	**619,653**	**128,045**	**747,698**
Noncurrent	**3,888,546**	**40,238**	**3,928,784**	**4,205,025**	**-**	**4,205,025**

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE FINANCIAL INFORMATION FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2026 AND 2025
(Amounts in thousands of Brazilian reais - R$, unless if otherwise stated)

The balances are broken down as follows:

	Parent		Consolidated	
Year	**06/2026**	**2025**	**06/2026**	**2025**
12 months	986,097	691,515	1,106,304	747,698
24 months	555,738	908,300	622,584	941,051
36 months	580,081	556,753	639,065	556,821
48 months	820,243	570,979	875,809	570,872
60 months	519,991	807,149	571,629	806,596
> 60 months	958,730	1,329,833	1,219,697	1,329,685
Total	**4,420,880**	**4,864,529**	**5.035.088**	**4,952,723**

The table below shows the changes in the balances:

	Parent		Consolidated	
	06/2026	**2025**	**06/2026**	**2025**
Opening balance	**4,864,529**	**3,147,686**	**4,952,723**	**3,426,366**
Additions	-	2,096,136	555,002	2,096,136
Principal repayment	(515,029)	(466,421)	(561,781)	(664,867)
Interest payments	(255,835)	(368,122)	(262,321)	(387,544)
Interest and charges	327,215	455,250	351,465	482,632
Closing balance	**4,420,880**	**4,864,529**	**5,035,088**	**4,952,723**

Restrictive covenants

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

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

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

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

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

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

Notes

12. AMOUNTS DUE FROM/TO RELATED PARTIES

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

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

	Parent				Consolidated			
	Due from related parties		Due to related parties		Due from related parties		Due to related parties	
	06/2026	2025	06/2026	2025	06/2026	2025	06/2026	2025
Alleric Participacoes Ltda	2	4	-	-	6,569	8,939	-	-
Bretanha Empreendimentos Imobiliários Ltda	7,581	36	-	-	1	-	-	-
Cbr 002 Empreendimentos Imobiliários Ltda	9,817	9	405	405	271	278	6,540	8
Cbr 018 Empreendimentos Imobiliários Ltda	107	4,568	-	-	3	-	-	-
Cbr 029 Empreendimentos Imobiliários Ltda	6,069	246	-	-	4	-	-	-
Cbr 037 Empreendimentos Imobiliários Ltda	19,249	4,296	-	-	0	-	-	-
Cbr 056 Empreendimentos Imobiliários Ltda	3,720	30	-	748	0	-	-	-
Cbr 058 Empreendimentos Imobiliários Ltda	11,621	17,728	-	-	0	-	-	-
Cbr 076 Empreendimentos Imobiliarios Ltda	5,460	12,315	-	-	-	-	-	-
Cbr 081 Empreendimentos Imobiliários Ltda	111	20	-	4,596	1	-	-	-
Cbr 082 Empreendimentos Imobiliários Ltda	7,792	5,270	-	-	3	-	-	-
Cbr 092 Empreendimentos Imobiliários	5,136	274	-	-	0	-	-	-
Cbr 095 Empreendimentos Imobiliários	8,028	10,628	-	-	8,028	10,628	-	-
Cbr 100 Empreendimentos Imobiliários	23,297	149	-	-	8	-	-	-
Cbr 102 Empreendimentos Imobiliários Ltda	8,626	9	-	-	2	18	-	18
Cbr 112 Empreendimentos Imobiliários Ltda	5,611	3,101	-	-	-	-	-	-
Cbr 124 Empreendimentos Imobiliarios Ltda	21,380	12,660	-	-	3	-	-	-
Cbr 125 Empreendimentos Imobiliarios Ltda	26,935	44,831	-	-	3	-	-	-
Cbr 165 Empreendimentos Imobiliario	78,528	69,780	-	-	6	-	-	-
Cbr 174 Empreendimentos Imobiliario	10,988	34,321	-	-	3	-	-	-
Cbr 179 Emp Imob	17,651	5,070	-	-	18	-	-	-
Cbr 202 Emp Imob Ltda	4,161	-	-	-	-	-	-	-
Cbr 208 Emp Imob Ltda	4,321	1,413	-	-	-	-	-	-
Cbr 212 Emp Imob Ltda	16,216	5,751	-	-	18	-	-	-
Cbr 234 Empreendimentos Imobiliarios Ltda	7,130	130	-	-	23	-	-	-
Cbr120 Empreendimentos Imobiliários Ltda	4,992	412	-	-	0	-	-	-
Cbr138 Emp.Imob Ltda	4,092	399	-	-	20	-	-	-
Ccisa57 Incorporadora Ltda	35,000	85	-	-	35,000	85	-	-
Cury Construtora E Incorporadora S/A	4,524	-	58,676	62,865	4,524	-	58,676	62,865
Cyma Desenvolvimento Imobiliário S/A	2	15	-	-	-	-	5,769	7,266
Cyrela Asessippi Empreendimentos Im	12,440	8,125	-	-	0	-	-	-
Cyrela Ccp Canela Empreendimentos Imobiliários Ltda	-	-	32,575	32,575	-	-	-	-
Cyrela Cristal Empreendimentos Imobiliários Ltda	12	81	19,183	20,163	7	-	-	-
Cyrela Jacarepagua Empreendimentos	18,082	229	-	-	3	28	-	28
Cyrela Lotus Empreendimentos Imobil	11,751	24,974	-	-	1	10	-	10
Cyrela Maguari Empreendimentos Imobiliários Ltda	11,237	2	-	-	0	-	-	-
Cyrela Recife Empreendimentos Imobiliários Ltda	6,350	15	-	-	5	-	-	-
Cyrela Rjz Jcgontijo Empreendimentos Imobiliária Ltda	32,334	32,332	32,854	32,854	0	-	-	-
Ebm Incorporacoes S.A.	16,917	16,917	-	-	16,917	16,917	-	-
Farroupilha Empreendimentos Imobiliários Ltda	8,000	13	-	-	4	-	-	-
Flamingo Investimento Imobiliária Ltda	0	0	33,563	33,563	-	-	-	-
Garibaldi Empreendimentos Imobiliários Ltda	4,490	215	-	-	4	-	-	-
Goldsztein Cyrela Empreendimentos Imobiliários Ltda	24,034	3,985	-	-	29,900	29,916	14	20
Juliano Barbosa Da Silva Bello	3,582	3,341	-	-	3,582	3,341	-	-
Lavvi Empreendimentos Imobiliários S.A	37,989	4,695	-	-	37,989	4,695	-	-
Living 011 Empreendimentos Imobiliários Ltda	5,860	325	-	-	5	-	-	-
Living Barbacena Empreendimentos Imobiliários Ltda	12,966	6,428	-	-	7	-	-	-
Living Cantagalo Empreendimentos Imobiliários Ltda	18	3,799	-	-	0	-	-	-
Living Emp. Imob. Ltda	37	37	-	-	7,726	4,089	62	42
Living Salinas Empreendimentos Imobiliários Ltda	4,294	10,274	-	-	14	-	-	-
Lyon Empreendimentos Imobiliários Ltda	76	10,233	-	-	18	-	-	-
Mac Empreendimentos Imobiliários Ltda	4,567	4,567	-	-	4,567	4,567	-	-
Madinina Empreendimentos Imobiliários Ltda	10,814	426	640	640	32	-	-	-
Maremar - Administracao De Bens S/S	3,965	3,622	-	-	3,965	3,622	-	-
Olamp Empreendimentos Imobiliários Ltda	17	3,773	-	-	1	-	-	1,250
Piemonte Empreendimentos Imobiliários Ltda	6,358	6,085	-	-	6,358	6,085	-	-
Pionner-4 Empreendimentos Imobiliários Ltda	96	2,142	-	3,935	0	-	-	-
Plano & Plano Desenvolvimento Imobiliários S.A	33,595	33,595	-	-	33,595	33,595	-	-
Precon Engenharia S.A	6,313	13,613	-	-	6,313	13,613	-	-
Roque Petroni Do Brasil Projetos Imob. Ltda	86	384	-	-	3	-	1,300	10,700
Seller Consultoria Imobiliária E Representações Ltda	1,706	176	-	2,830	5,375	3	0	0
Sk Realty Empreendimentos Imobiliários Ltda	14,415	13,380	-	-	14,415	13,380	-	-
Snowbird Master Fundo De Investimento Imobiliários	-	-	32,985	36,426	-	-	32,985	36,426
Vivaz House Consultoria Imobiliaria E Representações Ltda	3	1	4,002	643	1	2	-	-
Other 686 SPE´s with balances up to R$3.5MM	128,427	85,478	23,701	27,259	33,698	32,468	75,905	9,868
	778,977	**526,815**	**238,585**	**259,502**	**259,018**	**186,280**	**181,250**	**128,500**
Current	**-**	**-**	**238,585**	**259,502**	**-**	**-**	**181,250**	**128,500**
Noncurrent	**778,977**	**526,815**	**-**	**-**	**259,018**	**186,281**	**-**	**-**

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 June 30, 2026, the total incurred for 2026 was R$7,126 (the total incurred for 2025 was R$ 6,732 at June 30) – minus payroll taxes thereon.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE FINANCIAL INFORMATION FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 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	
	06/2026	06/2025	06/2026	06/2025	06/2026	06/2025
Board	2,259	1,897	2,259	1,897	10	10
Tax Council	48	61	48	61	3	-
Audit, Risk and Finance Committee (CARF)	140	120	140	120	3	2
Executive board	1,538	1,508	1,538	1,508	6	6
Payroll taxes	780	705	780	705	-	-
Total compensation	**4,765**	**4,291**	**4,765**	**4,291**	**22**	**18**
Board benefits	972	1,000	972	1,000		
Executive board benefits	2,169	2,146	2,169	2,146		
Total benefits	**3,141**	**3,146**	**3,141**	**3,146**		
Total compensation + benefits	**7,906**	**7,437**	**7,906**	**7,437**		
Board - higher	320	300	320	300		
Board - lower	138	234	138	234		
Executive Board - higher	360	252	360	252		
Executive Board - lower	196	244	196	244		
Tax Council - higher	16	20	16	20		
Tax Council - lower	16	20	16	20		
Audit, Risk and Finance Committee (CARF) - higher	70	60	70	60		
Audit, Risk and Finance Committee (CARF) - lower	70	60	70	60		

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.

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

Notes

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

13. CURRENT ACCOUNTS WITH PROJECT PARTNERS

The balances in net assets and liabilities are as follows:

	Parent		Consolidated	
	06/2026	2025	06/2026	2025
Abc Realty De Investimento Imobiliária Ltda	-	-	2,299	2,371
Consórcio de Urbanização Jundiai	6,065	6,098	6,065	6,098
Cyrela Europa Empreendimentos Imobiliários Ltda	-	-	(5,515)	(5,232)
Cyrela Imobiliária Ltda	-	-	(423)	(353)
Cyrela Jasmim Ltda	-	-	1,338	1,228
Cyrela Roraima Empreendimentos Imobiliários Ltda	-	-	(4,935)	(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	-	-	61	(31)
	6,065	**6,098**	**(1,829)**	**(1,361)**
Noncurrent assets	**6,065**	**6,098**	**10,868**	**10,815**
Current liabilities	**-**	**-**	**(12,697)**	**(12,176)**

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

Notes

14. CONSTRUCTION IN PROGRESS

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

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

	Consolidated	
	06/2026	**2025**
(+) Total sales revenue	38,394,620	34,396,869
(-) Total revenue recognized	(26,165,863)	(23,179,611)
(=) Unrecognized sales revenue	**12,228,757**	**11,217,258**
(+) Total cost of properties sold	23,999,634	21,577,796
(-) Total recognized cost	(16,194,788)	(14,393,279)
(=) Unrecognized cost	**7,804,846**	**7,184,517**
Unrecognized profit	**4,423,911**	**4,032,741**

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

	Consolidated	
	06/2026	**2025**
Amounts not stated in the financial information		
12 months	3,555,928	3,131,036
Over 12 months	4,248,918	4,053,481
	7,804,846	**7,184,517**

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE FINANCIAL INFORMATION FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2026 AND 2025
(Amounts in thousands of Brazilian reais - R$, unless if otherwise stated)

15. ADVANCES FROM CUSTOMERS

	Consolidated	
	06/2026	2025
Receivables for property sales		
Amounts received for project sales:		
Other prepayments	160,497	35,222
	160,497	**35,222**
Units sold in completed projects		
Recognized revenue	(9,977,031)	(8,170,074)
Received revenue	10,041,193	8,208,822
	64,162	**38,748**
Amounts from physical swaps in the acquisition of properties		
Amounts from land swaps	962,953	1,067,090
Total advances from customers	**1,187,612**	**1,141,060**
Current	**296,822**	**134,918**
Noncurrent	**890,790**	**1,006,142**

(i) Other advances presented additional movements arising from amounts received in advance from a customer, under a contract containing termination (resolutory) clauses.

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

16. PROVISION FOR PROPERTY MAINTENANCE

	Consolidated	
	06/2026	**2025**
Provision for construction warranty (i)	242,472	223,457
Other provisions	9,769	11,382
Total	**252,241**	**234,839**
Current	**85,423**	**79,822**
Noncurrent	**166,818**	**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.

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

Notes

17. ACCOUNTS PAYABLE FOR PROPERTY ACQUISITIONS

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

	Consolidated	
Year	**06/2026**	**2025**
24 months	649,862	542,232
36 months	591,170	608,451
48 months	646,569	745,088
60 months	73,305	96,705
Over 60 months	18,376	2,726
Noncurrent	**1,979,282**	**1,995,202**
Current	**1,207,658**	**948,437**
Total	**3,186,940**	**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$ 29,666 in the year ended June 30, 2026 (reversal of R$ 23,479 at June 30, 2025).

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

Notes

18. PROVISIONS FOR LABOR, TAX AND CIVIL CONTINGENCIES

The provisions for probable loss contingencies are summarized below:

	Parent		Consolidated	
	06/2026	2025	06/2026	2025
Civil lawsuits	1,838	1,342	88,560	96,925
Tax lawsuits	945	634	3,912	4,520
Labor lawsuits	1,698	1,903	49,197	53,425
Total	**4,481**	**3,879**	**141,669**	**154,870**
Current	**2,598**	**2,304**	**75,435**	**82,439**
Noncurrent	**1,883**	**1,575**	**66,234**	**72,431**

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

	Parent	
	06/2026	2025
Civil	94	56
Tax	40,237	38,496
Labor	886	845
	41,217	**39,397**

	Consolidated	
	06/2026	2025
Civil	80,013	75,471
Tax	82,572	73,355
Labor	16,140	16,522
	178,725	**165,347**

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

Notes

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 June 30, 2026, these proceedings total R$ 13,686 (R$11,390 at December 31, 2025).

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

	Parent			
	Civil	Tax	Labor	Total
Balance at 12/31/2024	**2,398**	**4,324**	**2,295**	**9,017**
Additions	757	477	1,913	**3,147**
Payment	(7,210)	-	(2,362)	**(9,572)**
Reversal	(331)	(4,400)	(558)	**(5,289)**
Adjustments	5,728	233	615	**6,576**
Balance at 12/31/2025	**1,342**	**634**	**1,903**	**3,879**
Additions	494	304	458	**1,256**
Payment	(3,170)	-	(284)	**(3,454)**
Reversal	-	(7)	(436)	**(443)**
Adjustments	3,172	14	57	**3,243**
Balance at 06/30/2026	**1,838**	**945**	**1,698**	**4,481**

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE FINANCIAL INFORMATION FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2026 AND 2025
(Amounts in thousands of Brazilian reais - R$, unless if otherwise stated)

	Consolidated			
	Civil	Tax	Labor	Total
Balance at 12/31/2024	**128,518**	**5,926**	**64,613**	**199,057**
Additions	46,839	5,763	25,107	**77,709**
Payment	(102,015)	-	(17,636)	**(119,651)**
Reversal	(2,325)	(7,480)	(23,554)	**(33,359)**
Adjustments	25,908	311	4,895	**31,114**
Balance at 12/31/2025	**96,925**	**4,520**	**53,425**	**154,870**
Additions	12,570	1,364	9,219	**23,153**
Payment	(41,078)	-	(6,919)	**(47,997)**
Reversal	-	(2,074)	(8,785)	**(10,859)**
Adjustments	20,143	102	2,257	**22,502**
Balance at 06/30/2026	**88,560**	**3,912**	**49,197**	**141,669**

The breakdown into current and noncurrent is as follows:

	Parent		Consolidated	
	06/2026	2025	06/2026	2025
Civil	827	604	39,852	43,616
Tax	633	424	2,621	3,028
Labor	1,138	1,276	32,962	35,795
Current	**2,598**	**2,304**	**75,435**	**82,439**
Civil	1,011	738	48,708	53,309
Tax	312	210	1,291	1,492
Labor	560	627	16,235	17,630
Noncurrent	**1,883**	**1,575**	**66,234**	**72,431**
Total	**4,481**	**3,879**	**141,669**	**154,870**

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

19. DEFERRED TAXES AND CONTRIBUTIONS

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

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

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

	Consolidated	
	06/2026	**2025**
In assets		
IRPJ	1,269	819
CSLL	667	431
Subtotal	**1,936**	**1,250**
PIS	376	243
COFINS	1,735	1,125
Subtotal	**2,111**	**1,368**
Total	**4,047**	**2,618**
Current	**2,768**	**1,827**
Noncurrent	**1,279**	**791**

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES

NOTES TO THE FINANCIAL INFORMATION FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2026 AND 2025

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

	Parent		Consolidated	
	06/2026	**2025**	**06/2026**	**2025**
In liabilities				
IRPJ	128,321	126,759	218,778	210,875
CSLL	46,195	45,633	93,453	89,690
Allowance for contract terminations	-	-	(10,294)	(9,402)
Subtotal	**174,516**	**172,392**	**301,937**	**291,163**
PIS	78	84	27,180	25,931
COFINS	361	385	126,677	121,575
Allowance for contract terminations	-	-	(11,151)	(10,190)
Subtotal	**439**	**469**	**142,706**	**137,316**
Total	**174,955**	**172,861**	**444,643**	**428,479**
Current	**431**	**459**	**111,624**	**98,815**
Noncurrent	**174,524**	**172,402**	**333,019**	**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 FINANCIAL INFORMATION FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2026 AND 2025
(Amounts in thousands of Brazilian reais - R$, unless if otherwise stated)

	Parent		Consolidated	
	06/2026	2025	06/2026	2025
In current and noncurrent assets				
Difference of profit on real estate activities - Presumed profit tax regime	-	-	130	136
Difference of profit on real estate activities - RET	-	-	1,806	1,114
	-	**-**	**1,936**	**1,250**
In current and noncurrent liabilities				
Difference of profit on real estate activities - taxable income	(1,026)	(1,094)	-	(1,319)
Difference of profit on real estate activities - Presumed profit tax regime	-	-	(1,387)	(2,218)
Difference of profit on real estate activities - RET	-	-	(124,867)	(116,327)
Difference of profit on non-operating activity - Actual profit tax regime (IPO)	(173,490)	(171,298)	(175,683)	(171,299)
	(174,516)	**(172,392)**	**(301,937)**	**(291,163)**

b) Tax bases of the tax differences of future earnings

As at June 30, 2026, the Company has deferred tax assets that have not been recognized totaling R$ 4,296,351 (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	
	06/2026	2025	06/2026	2025
Current	-	-	2,229	5,119
Deferred payment	439	469	153,857	147,506
Allowance for contract terminations	-	-	(11,151)	(10,190)
	439	**469**	**144,935**	**142,435**

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

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

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

		Parent				Consolidated			
		04/01/2026 to 06/30/2026	01/01/2026 to 06/30/2026	04/01/2025 to 06/30/2025	01/01/2025 to 06/30/2025	04/01/2026 to 06/30/2026	01/01/2026 to 06/30/2026	04/01/2025 to 06/30/2025	01/01/2025 to 06/30/2025
Profit before income tax and social contribution		**453,899**	**750,475**	**386,309**	**713,946**	**573,702**	**984,984**	**528,735**	**966,698**
Statutory tax rate:		-34%	-34%	-34%	-34%	-34%	-34%	-34%	-34%
Expected IRPJ and CSLL credit (expenses)		**(154,326)**	**(255,162)**	**(131,345)**	**(242,742)**	**(195,059)**	**(334,895)**	**(179,770)**	**(328,677)**
Effect of the statutory rate on:									
Share of profit of investees		169,213	279,712	138,369	256,142	36,229	79,797	47,467	85,737
Permanent additions and deductions, RET and other		(24,848)	(53,046)	(19,255)	(41,348)	92,262	35,930	34,463	10,906
Unrecognized tax credits	(i)	7,637	26,373	13,727	29,439	11,592	112,970	48,107	138,152
Income tax and social contribution expense		**(2,324)**	**(2,123)**	**1,497**	**1,492**	**(54,976)**	**(106,198)**	**(49,733)**	**(93,883)**
Deferred taxes		(2,324)	(2,123)	1,497	1,492	(2,441)	(7,610)	(6,252)	(7,330)
Current taxes		-	-	-	-	(52,535)	(98,588)	(43,481)	(86,553)
		(2,324)	**(2,123)**	**1,497**	**1,492**	**(54,976)**	**(106,198)**	**(49,733)**	**(93,883)**
Effective rate						**9%**	**10%**	**8%**	**9%**

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

20. EQUITY

a) Share capital

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

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

On June 5, 2026, the cancellation of 3,353,550 preferred, registered, book-entry shares with no par value issued by the Company and held in treasury was approved and effected without a capital reduction, reducing the number of Special Preferred Shares (PN Especial) from 72,800,000 to 69,446,450.

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

b) Treasury shares

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

(i) The number of outstanding common shares issued by the Company is 256,077,495 common shares, according to the statement issued by the depositary bank as at June 30, 2026 (256,052,495 at December 31, 2025).

(ii) On June 30, 2026, the number of Company common shares held in treasury is 17,689,061 and their average price is R$15.20 per share (17,689,061 shares at an average price of R$15.20 per share at December 31, 2025).

c) Other reserves

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

d) Earnings reserve

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

e) Other changes

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

21. MANAGEMENT AND EMPLOYEE BENEFITS

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

a) Post-retirement benefits

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

b) Profit sharing plan - PLR

The Company and the other Group companies have an employee profit-sharing plan in accordance with the collective bargaining agreement entered into with the Union of the São Paulo Construction Workers. As at June 30, 2026, the accrued profit sharing totaled R$ 42,188 (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.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE FINANCIAL INFORMATION FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2026 AND 2025
(Amounts in thousands of Brazilian reais - R$, unless if otherwise stated)

	Parent		Consolidated		
	06/2026	2025	06/2026	2025	Classification
FINANCIAL ASSETS	**5,278,047**	**5,612,889**	**14,506,647**	**13,318,869**	
Cash and cash equivalents (a)	14,210	383,757	230,669	726,554	Fair value through profit or loss
Marketable Securities (a)	1,055,094	1,009,592	2,346,362	2,058,118	Fair value through profit or loss
Marketable Securities	235,817	175,250	239,205	180,799	Amortized cost
Marketable Securities	3,174,011	3,497,670	4,896,090	4,041,933	Fair value through other comprehensive income
Trade receivables	13,873	13,707	6,524,467	6,114,370	Amortized cost
Amounts due from related parties	778,977	526,815	259,018	186,280	Amortized cost
Current accounts with project partners	6,065	6,098	10,868	10,815	Amortized cost
FINANCIAL LIABILITIES	**4,907,116**	**5,382,207**	**12,563,964**	**12,076,546**	
Borrowings and financing (i)	225,626	216,212	3,838,530	3,763,355	Amortized cost
Debentures (i)	-	-	-	-	Amortized cost
Certificates of real estate receivables - CRI (i)	4,420,880	4,864,529	5,035,088	4,952,723	Amortized cost
Payables for property acquisitions	-	-	3,186,940	2,943,639	Amortized cost
Goods and services suppliers	22,025	41,964	309,459	276,153	Amortized cost
Amounts due to related parties	238,585	259,502	181,250	128,500	Amortized cost
Current accounts with project partners	-	-	12,697	12,176	Amortized cost

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

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

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

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

b) Sensitivity analysis for financial assets and 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 14.10% 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 10.58% p.a. and 7.05% 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 June 30, 2026. For those cases where the risk factor is the US dollar fluctuation, based on the scenario for the coming 12 months, of R$5.45, the Company defined 25% and 50% stress scenarios, using the US dollar at R$ 4.09 and R$ 2.73, respectively.

Based on the probable scenario for the 12-month accumulated IPCA, scenarios with stress of 25% and 50% were defined for marketable securities. The Company set the probable rate for the accumulated IPCA at 4.01% per year for the coming twelve months based on the report released by Santander, and taking into account alternative scenarios for the IPCA of 3.23% per year and 2.15% 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 3.84% 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 2.88% per year and 1.92% 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 5.37% per year for the coming twelve months based on the report released by Santander, and taking into account alternative scenarios for the INCC of 4.03% per year and 2.68% per year.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE FINANCIAL INFORMATION FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2026 AND 2025
(Amounts in thousands of Brazilian reais - R$, unless if otherwise stated)

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

Financial transactions	Position in 06/2026	Risk factor	Scenario I Probable	Scenario II	Scenario III
Exclusive investment funds	2,181,400	CDI	14.32%	10.74%	7.16%
Projected revenue			312,468	234,351	156,234
Sundry investment funds	164,931	CDI	6.02%	4.52%	3.01%
Projected revenue			9,937	7,453	4,968
Bank certificates of deposit	98,396	CDI	13.14%	9.86%	6.57%
Projected revenue			12,932	9,699	6,466
Government bonds - NTNB	12,785	IPCA	4.30%	3.23%	2.15%
Projected revenue			550	412	275
Financial bills	136,273	CDI	14.00%	10.50%	7.00%
Projected revenue			19,072	14,304	9,536
Securitizable bonds	657,433	IPCA	4.30%	3.23%	2.15%
Projected revenue			28,271	21,203	14,135
Securitizable bonds at FVTOCI	135,449	IPCA	4.30%	3.23%	2.15%
Projected revenue			5,825	4,368	2,912
Securitized securities	3,359,670	IPCA	4.30%	3.23%	2.15%
Projected revenue			144,471	108,353	72,235
Securitized bonds at FVTOCI	751,739	IPCA	4.30%	3.23%	2.15%
Projected revenue			32,326	24,244	16,163
Other	10,429	IGPM	3.84%	2.88%	1.92%
Projected revenue			400	300	200
	7,508,506		**566,252**	**424,687**	**283,124**

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE FINANCIAL INFORMATION FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2026 AND 2025
(Amounts in thousands of Brazilian reais - R$, unless if otherwise stated)

Trade receivables	Position in 06/2026	Risk factor	Scenario I Probable	Scenario II	Scenario III
Performed portfolio	1,563,246	IGPM	3.84%	2.88%	1.92%
Projected revenue			59,967	44,976	29,984
Nonperforming portfolio (i)	5,583,106	INCC	5.37%	4.03%	2.68%
Projected revenue			299,730	224,798	149,865
	7,146,352		**359,697**	**269,774**	**179,849**

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

Financial liabilities

The Company’s securities (debentures and CRIs), totaling R$ 5,081,363, gross of issuance costs, yield interest that may range from IPCA+3.23% to IPCA+9.87% 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 June 30, 2026, three different scenarios were defined. The probable CDI and IPCA rates accumulated for the next 12 months are 14.10% p.a. and 4.0% % p.a., respectively, based on one-year fixed vs. DI benchmark swap rates disclosed by B3 S.A 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 17.63% p.a. and 21.15% p.a. for the next 12 months. Based on the probable IPCA rate, stress scenarios were defined at the average rate of 5.38% p.a. and 6.45% 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 June 30, 2026, gross of issuance costs, as highlighted below:

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE FINANCIAL INFORMATION FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2026 AND 2025
(Amounts in thousands of Brazilian reais - R$, unless if otherwise stated)

Financial transactions	Position in 06/2026	Risk factor	Scenario I Probable	Scenario II	Scenario III
CRI - 1st issuance - 489th series (Opea)	122,094	CDI	14.56%	18.20%	21.84%
Projected expense			17,777	22,221	26,665
CRI - 1st issuance - 490th series (Opea)	313,198	IPCA	10.46%	13.08%	15.69%
Projected expense			32,760	40,951	49,141
CRI - 1st issuance - 491st series (Opea)	120,240	IPCA	10.69%	13.36%	16.04%
Projected expense			12,854	16,067	19,281
CRI – 57th issue – 1st series (Província Sec)	434,452	CDI	13.82%	17.28%	20.73%
Projected expense			60,041	75,052	90,062
CRI – 57th issue – 2nd series (Província Sec)	68,408	CDI	13.96%	17.45%	20.94%
Projected expense			9,550	11,937	14,325
CRI – 57th issue – 3rd series (Província Sec)	308,346	CDI	14.24%	17.80%	21.36%
Projected expense			43,909	54,886	65,863
CRI – 24th issue – 1st, 2nd, and 3rd series (True)	120,643	IPCA	12.44%	15.55%	18.66%
Projected expense			15,008	18,760	22,512
CRI – 155th issue – 1st and 2nd series (True)	43,295	IPCA	12.49%	15.61%	18.74%
Projected expense			5,408	6,760	8,111
CRI – 113th issue – 1st, 2nd and 3rd series (Vert Sec)	17,316	CDI	17.52%	21.90%	26.28%
Projected expense			3,034	3,792	4,551
CRI – 31st issue – 1st and 2nd series (Província Sec)	53,821	IPCA	7.43%	9.29%	11.15%
Projected expense			3,999	4,999	5,998
CRI – 40th issue – 1st and 2nd series (Província Sec)	68,882	IPCA	11.60%	14.50%	17.40%
Projected expense			7,990	9,988	11,986
CRI – 48th issue – 1st and 2nd series (Província Sec)	188,786	IPCA	11.60%	14.50%	17.40%
Projected expense			21,899	27,374	32,849
CRI – 139th issue – 1st and 2nd series (Província Sec)	301,773	IPCA	14.07%	17.59%	21.11%
Projected expense			42,459	53,074	63,689
CRI – 1st issue – 1st, 2nd and 3rd series (Província Sec)	263,768	IPCA	13.81%	17.26%	20.72%
Projected expense			36,426	45,533	54,640
CRI – 101st issue – 1st, 2nd and 3rd series (Província Sec)	295,986	IPCA	14.42%	18.03%	21.63%
Projected expense			42,681	53,351	64,022
CRI – 102nd issue – 1st series (Província Sec)	156,169	CDI	13.54%	16.93%	20.31%
Projected expense			21,145	26,432	31,718
CRI – 102nd issue – 2nd series (Província Sec)	358,258	CDI	13.68%	17.10%	20.52%
Projected expense			49,010	61,262	73,515
CRI – 102nd issue – 3rd series (Província Sec)	213,618	IPCA	12.30%	15.38%	18.45%
Projected expense			26,275	32,844	39,413
CRI – 2nd issue – 1st and 2nd series (Província Sec)	460,056	CDI	15.31%	19.14%	22.97%
Projected expense			70,435	88,043	105,652
CRI – 127th issue – 1st series (Província Sec)	336,140	CDI	13.61%	17.01%	20.42%
Projected expense			45,749	57,186	68,623
CRI – 127th issue – 2nd series (Província Sec)	232,251	IPCA	11.94%	14.93%	17.91%
Projected expense			27,731	34,663	41,596
CRI – 127th issue – 3rd series (Província Sec)	49,357	IPCA	11.90%	14.88%	17.85%
Projected expense			5,874	7,342	8,810
CRI – 133rd issue – 1st and 2nd series (Província Sec)	366,761	IPCA	14.54%	18.18%	21.81%
Projected expense			53,327	66,659	79,990
CRI - 3rd issue - 1st, 2nd and 3rd series (Província Sec)	187,744	IPCA	14.59%	18.24%	21.89%
Projected expense			27,392	34,240	41,088
	5,081,363		**682,733**	**853,416**	**1,024,100**

(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 June 30, 2026, three different scenarios were defined. The probable CDI rates accumulated for the next 12 months are 14.10% p.a., based on one-year fixed vs. DI benchmark swap rates disclosed by B3 S.A, equivalent to the possible scenarios listed below. Based on the probable CDI rate, stress scenarios were defined at the average rate of 17.63% p.a. and 21.15% p.a. for the next 12 months.

The Company has financing for construction denominated in local currency, part of which bears fixed interest rates ranging from 8.30% and 12.50% per year, and another part which bears interest rates ranging from Savings + 2.20% p.a. and Savings + 3.70% 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 June 30, 2026, the Company defined two different scenarios, using an accumulated CDI for the coming twelve months of 14.10% per year and the SELIC of 13.75% per year, based on the fixed rate vs. DI swap benchmark rates released by B3 S.A, 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 June 30, 2026, which are equivalent to the listed possible scenarios.

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

Financial transactions	Position in 06/2026	Risk factor	Scenario I Probable	Scenario II	Scenario III
Domestic loans	271,189	CDI +	18.09%	21.75%	25.39%
Projected expense			49,058	58,984	68,855
Construction financing	1,384,933	TR	9.01%	11.82%	12.38%
Projected expense			124,851	163,728	171,504
Construction financing	2,182,408	Poupança +	11.23%	11.79%	12.35%
Projected expense			245,084	257,306	269,527
	3,838,530		**418,993**	**480,018**	**509,886**

c) Transaction with derivative financial instrument

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE FINANCIAL INFORMATION FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2026 AND 2025
(Amounts in thousands of Brazilian reais - R$, unless if otherwise stated)

The 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 loans.

(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)	06/2026	2025
Cash flow swap linked to borrowing	99,500	Jun/22	Jun/29	IPCA + 6,128%	100% CDI + 0,79%	11,035	7,668
						11,035	**7,668**

Financial transactions	Notional amount	Contracting	Maturity	Long position (Cyrela)	Short position (Banco do Brasil)	06/2026	2025
Cash flow swap linked to borrowing	259,200	Jun/22	Jun/27	IPCA + 5,9068%	100% CDI + 0,47%	40,182	26,739
						40,182	**26,739**

Financial transactions	Notional amount	Contracting	Maturity	Long position (Cyrela)	Short position (Santander)	06/2026	2025
Cash flow swap linked to borrowing	222,267	Dec/25	Nov/35	IPCA + 7,314940%	100% CDI - 0,21%	(1,322)	292
						(1,322)	**292**

Financial transactions	Notional amount	Contracting	Maturity	Long position (Cyrela)	Short position (XP)	06/2026	2025
Cash flow swap linked to borrowing	30,000	Dec/25	Nov/40	IPCA + 7,2900%	100% CDI - 0,15%	(488)	297
						(488)	**297**

d) Considerations on capital risks and management

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

(i) Market risk

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

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

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

- Currency risk: the Company enters into transactions denominated in foreign currencies that are exposed to market risks deriving from changes in the quotations of the related foreign currencies. Any fluctuation of the exchange rate may increase or decrease such balances. As at June 30, 2026 and December 31, 2025, the Company had no foreign-currency denominated borrowings. As at June 30, 2026, foreign-currency denominated securities totaled R$ 10,429 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.

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

Notes

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 June 30, 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	
	06/2026	2025	06/2026	2025
(+) Inflation adjusted debt (principal) (i)	4,525,496	4,988,769	8,734,542	8,609,819
(-) Cash and cash equivalents, short-term investments and securities (ii)	(4,479,131)	(5,066,268)	(7,712,294)	(7,010,469)
	46,365	**(77,499)**	**1,022,247**	**1,599,350**

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

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE FINANCIAL INFORMATION FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 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 statement of profit or loss:

	Parent				Consolidated			
	04/01/2026 to 06/30/2026	01/01/2026 to 06/30/2026	04/01/2025 to 06/30/2025	01/01/2025 to 06/30/2025	04/01/2026 to 06/30/2026	01/01/2026 to 06/30/2026	04/01/2025 to 06/30/2025	01/01/2025 to 06/30/2025
Gross revenue								
Real estate development and resale	564	585	23	53	2,491,119	4,601,478	2,071,354	4,146,252
Land subdivision	1	(453)	38	120	2,864	13,577	(13)	272
Allowance for contract terminations	-	-	-	-	12,325	(56,471)	70,392	(28,621)
Provision for contract terminations - ECL	(5)	(116)	(125)	(79)	(1,725)	(3,916)	(98)	(1,012)
Services rendered and other income	3,819	7,336	1,536	3,752	44,339	75,560	26,268	54,379
	4,379	**7,352**	**1,472**	**3,846**	**2,548,922**	**4,630,228**	**2,167,903**	**4,171,270**
Deductions from gross revenue	(618)	(1,128)	(617)	(940)	(68,051)	(124,324)	(60,773)	(111,396)
Net revenue	**3,761**	**6,224**	**855**	**2,906**	**2,480,871**	**4,505,904**	**2,107,130**	**4,059,874**
Cost of sales and services								
Properties sold	793	1,261	1,427	1,840	(1,608,926)	(2,996,523)	(1,369,746)	(2,741,584)
Land subdivision	-	90	-	-	(3,319)	(10,945)	429	532
Allowance for contract terminations	-	-	-	-	(8,462)	35,263	(43,866)	19,610
Services rendered	-	-	-	-	(7,245)	(14,854)	(4,111)	(14,257)
	793	**1,351**	**1,427**	**1,840**	**(1,627,952)**	**(2,987,059)**	**(1,417,294)**	**(2,735,699)**
Gross Profit	**4,554**	**7,575**	**2,282**	**4,746**	**852,919**	**1,518,845**	**689,836**	**1,324,175**

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

Notes

24. SELLING EXPENSES

The main expenses incurred in the year are as follows:

	Parent				Consolidated			
	04/01/2026 to 06/30/2026	01/01/2026 to 06/30/2026	04/01/2025 to 06/30/2025	01/01/2025 to 06/30/2025	04/01/2026 to 06/30/2026	01/01/2026 to 06/30/2026	04/01/2025 to 06/30/2025	01/01/2025 to 06/30/2025
Sales booths	(413)	(518)	(63)	(63)	(91,683)	(186,167)	(56,690)	(102,503)
Advertising and publicity (media)	(2,186)	(17,273)	(3,149)	(13,643)	(50,010)	(84,302)	(36,673)	(70,999)
Professional services	(5,100)	(7,765)	(740)	(7,787)	(58,100)	(119,318)	(52,469)	(108,374)
Idleness	(485)	(693)	(413)	(486)	(21,058)	(37,716)	(15,339)	(29,419)
CashMe (i)	-	-	-	-	(33,965)	(68,582)	(29,054)	(56,855)
Other selling expenses	(19)	(28)	(149)	(164)	(38,971)	(74,470)	(35,430)	(58,285)
Selling expenses	**(8,202)**	**(26,277)**	**(4,514)**	**(22,143)**	**(293,787)**	**(570,555)**	**(225,655)**	**(426,435)**

(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			
	04/01/2026 to 06/30/2026	01/01/2026 to 06/30/2026	04/01/2025 to 06/30/2025	01/01/2025 to 06/30/2025	04/01/2026 to 06/30/2026	01/01/2026 to 06/30/2026	04/01/2025 to 06/30/2025	01/01/2025 to 06/30/2025
Payroll and related taxes	(18,482)	(35,305)	(19,050)	(37,256)	(59,819)	(116,504)	(56,176)	(111,700)
Employee and management profit sharing	(10,706)	18,490	(15,126)	8,707	(21,557)	(45,335)	(20,335)	(41,065)
Outside services	(18,681)	(40,481)	(21,223)	(37,543)	(35,802)	(74,098)	(36,987)	(72,311)
Rentals, utilities and travel	(3,762)	(6,627)	(2,727)	(6,015)	(5,597)	(10,624)	(4,326)	(9,623)
Other administrative expenses	(3,371)	(7,242)	(3,212)	(7,582)	(9,058)	(16,851)	(6,970)	(14,663)
General and administrative expenses	**(55,002)**	**(71,165)**	**(61,338)**	**(79,689)**	**(131,833)**	**(263,412)**	**(124,794)**	**(249,362)**

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE FINANCIAL INFORMATION FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2026 AND 2025
(Amounts in thousands of Brazilian reais - R$, unless if otherwise stated)

26. FINANCE INCOME AND COSTS

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

	Parent				Consolidated			
	04/01/2026 to 06/30/2026	01/01/2026 to 06/30/2026	04/01/2025 to 06/30/2025	01/01/2025 to 06/30/2025	04/01/2026 to 06/30/2026	01/01/2026 to 06/30/2026	04/01/2025 to 06/30/2025	01/01/2025 to 06/30/2025
Finance costs								
Financial Housing System (SFH) interest	-	-	-	-	(78,789)	(169,145)	(65,189)	(124,656)
Interest on local and foreign loans	(175,798)	(342,218)	(126,674)	(231,809)	(198,715)	(380,287)	(140,741)	(262,588)
Interest capitalization	-	-	-	-	58,060	126,287	49,081	90,736
Inflation adjustment losses	(422)	(960)	(541)	(1,056)	(515)	(1,176)	(673)	(1,321)
Banking fees	(268)	(608)	(332)	(514)	(3,192)	(5,908)	(2,537)	(4,785)
Discounts granted	-	-	-	-	-	(612)	-	-
Other finance costs	(2,817)	(5,675)	(2,816)	(4,551)	(6,369)	(18,042)	(12,399)	(16,363)
Operating losses - swaps	(33,733)	(37,659)	(13,649)	(19,747)	(33,733)	(37,659)	(13,649)	(19,747)
	(213,038)	**(387,120)**	**(144,012)**	**(257,677)**	**(263,253)**	**(486,542)**	**(186,107)**	**(338,724)**
Finance income								
Income from short-term investments	202,292	378,848	160,767	285,960	303,987	549,768	235,506	428,125
Inflation adjustment gains	544	997	291	452	3,687	6,432	3,606	7,345
Discounts obtained	-	24	10	15	87	653	109	182
Sundry interest receivable	14,800	27,881	9,424	18,044	4,651	10,910	5,637	10,412
ECL - Financial assets	135	(196)	(3,629)	(3,291)	(1,629)	(2,831)	(3,822)	(1,411)
Other finance income	736	5,480	1,816	2,339	2,390	9,425	3,819	6,774
Operating gains - swaps	25,626	30,595	12,350	20,589	25,626	30,595	12,350	20,589
PIS/COFINS on finance income	(7,349)	(10,562)	(3,070)	(5,147)	(6,235)	(11,400)	(4,662)	(7,855)
	236,784	**433,067**	**177,959**	**318,961**	**332,564**	**593,552**	**252,543**	**464,161**
Finance income and costs	**23,746**	**45,947**	**33,947**	**61,284**	**69,311**	**107,010**	**66,436**	**125,437**

27. EARNINGS PER SHARE

Basic and diluted earnings per share are as follows:

	06/2026	06/2025
Diluted earnings per share		
Profit for the year	748,352	715,439
Total number of (-) treasury shares (in thousands) (i)	435,757	435,757
Basic earnings per share (in R$) (ii)	**1.71736**	**1.64183**
Diluted earnings per share		
Profit for the period	748,352	715,439
Weighted average number of outstanding shares (in thousands)	435,757	435,757
Effect of stock options granted (in thousands of shares)	-	-
Weighted average number of shares outstanding - diluted	**435,757**	435,757
Diluted earnings per share – in R$	**1.71736**	**1.64183**

(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.

28. SEGMENT REPORTING

a) Criteria for identification of operating segments

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

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

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE FINANCIAL INFORMATION FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2026 AND 2025
(Amounts in thousands of Brazilian reais - R$, unless if otherwise stated)

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

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

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

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

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

b) Consolidated information of the operating segments

	Consolidated - 06/2026					
	Cyrela	Living + Vivaz Prime	MCMV	Other	Corporate	Total
Net revenue	2,386,913	1,118,950	962,139	37,902	-	4,505,904
Cost of sales and services	(1,632,245)	(760,495)	(608,462)	14,143	-	(2,987,059)
Gross profit	**754,668**	**358,455**	**353,677**	**52,045**	**-**	**1,518,845**
						-
Revenue (expenses)	(288,328)	(82,228)	(140,361)	(42,397)	(87,557)	(640,871)
Net revenue (loss) before finance income (costs)	**466,340**	**276,227**	**213,316**	**9,648**	**(87,557)**	**876,041**
Total assets	**10,016,807**	**3,870,257**	**1,685,648**	**202,956**	**11,965,277**	**27,740,895**
Total liabilities	**4,659,374**	**2,046,202**	**770,790**	**136,871**	**7,676,152**	**15,289,389**
Equity	**5,357,433**	**1,824,055**	**914,858**	**66,085**	**4,289,075**	**12,451,506**
	-	-	-	-	-	-

	Consolidated - 06/2025					
	Cyrela	Living + Vivaz Prime	MCMV	Other	Corporate	Total
Net revenue	2,128,535	1,313,471	587,878	29,990	-	4,059,874
Cost of sales and services	(1,452,998)	(899,463)	(391,458)	8,220	-	(2,735,699)
Gross revenue	**675,537**	**414,008**	**196,420**	**38,210**	**-**	**1,324,175**
						-
Revenue (expenses)	(199,413)	(78,650)	(117,364)	(32,621)	(54,865)	(482,913)
Revenue (loss) before finance income (costs)	**476,124**	**335,358**	**79,056**	**(5,589)**	**(54,865)**	**841,262**
Total assets	**8,681,479**	**3,848,575**	**1,266,114**	**218,149**	**9,400,470**	**23,414,787**
Total liabilities	**3,626,846**	**1,923,510**	**521,801**	**158,023**	**6,309,739**	**12,539,919**
Equity	**5,054,633**	**1,925,065**	**744,313**	**60,126**	**3,090,731**	**10,874,868**

c) Information on major clients

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

29. INSURANCE

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

a) Engineering risk:

(i) Basic –R$ 13,914,459: 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$ 13,914,459: covers indirect damage caused by possible design flaws.

(iii) Other - R$ 19,086,425: refers to nonrecurring expenses, removal of debris, riots, strikes, joint construction liability, etc.

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

c) Contractual guarantees: R$ 987,900

d) Physical damages to mortgaged properties: R$ 1,178,429

e) Construction risks: Civil liability: R$ 637,000

f) D&O Civil Liability: R$ 103,532

g) Professional Civil Liability: R$ 9,347

30. SUBSEQUENT EVENTS

As disclosed in the Material Fact Notice issued on August 5, 2026, the Company entered into a non-binding memorandum of understanding with the TRXF11 fund and its manager, TRX, setting forth the main terms and conditions of a potential transaction involving the sale of the Cyrela Oscar Freire Corporate Building and other rights related to four logistics warehouses, with an aggregate value of approximately R$2.14 billion. This amount may be increased by up to R$103 million in the event of the acquisition of interests held by certain third parties, with approximately 50% of the consideration to be paid in cash and approximately 50% in TRXF11 units.

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 August 11, 2026.

Resolution No. 80, dated March 29, 2022, the Company’s Executive Board declared that it has discussed, reviewed and agreed with the Company’s individual and consolidated financial information and the conclusions included in the independent auditor’s report for the 6-month period ended June 30, 2026.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE FINANCIAL INFORMATION FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2026 AND 2025
(Amounts in thousands of Brazilian reais - R$, unless if otherwise stated)

Other Information Considered Relevant by the Company

Shareholders	Number of Common Shares (units)	Number of Preferred Shares (units)	Total Number of Shares (units)	%
Controller	79,733,578	15,116,156	94,849,734	20.92%
Eirenor Sociedad Anonima (1)	21,900,008	4,151,876	26,051,884	5.75%
EH Capital Management (2)	7,502,400	1,422,330	8,924,730	1.97%
Susette Horn (3)	2	0	2	0.0%
Treasury Shares	17,689,061	0	17,689,061	3.90%
Others	257,174,951	48,756,088	305,931,039	67.47%
Total	**384,000,000**	**69,446,450**	**453,446,450**	**100.0%**

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

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

(3) Person related to Elie Horn.

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

Notes

Other Information Considered Relevant by the Company

CONSOLIDATED SHAREHOLDING POSITION OF CONTROLLERS, MANAGEMENT AND FREE FLOAT Position as of 06/30/2026				
Shareholders	Common Shares	Preferred Shares	Total Shares	%
Controller	109,135,988	20,690,362	129,826,350	28.64%
Management - Board of Directors	875,000	159,932	1,034,932	0.23%
Management - Executive Board	222,456	173,811	396,267	0.09%
Treasury Shares	17,689,061	0	17,689,061	3.90%
Other Shareholders	256,077,495	48,422,345	304,499,840	67.15%
Total	**384,000,000**	**69,446,450**	**453,466,450**	**100.0%**
Free Float	256,077,495	48,422,345	304,499,840	67.15%

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.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE FINANCIAL INFORMATION FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2026 AND 2025
(Amounts in thousands of Brazilian reais - R$, unless if otherwise stated)

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 June 30, 2026.

São Paulo, August 11, 2026.

The Executive Board.

Notes

CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES
NOTES TO THE FINANCIAL INFORMATION FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2026 AND 2025
(Amounts in thousands of Brazilian reais - R$, unless if otherwise stated)

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 June 30, 2026.

São Paulo, August 11, 2026.

The Executive Board