



DIVULGAÇÃO DE RESULTADOS 1T25

14 DE MAIO DE 2025

Relações com Investidores
ri@cury.net



CEO



Fabio Elias Cury

VP Comercial



Leonardo Mesquita

DRI

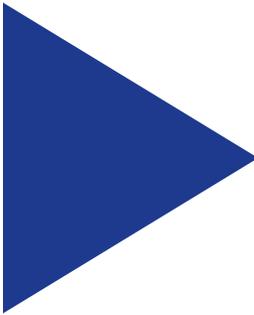


Ronaldo Cury

CFO



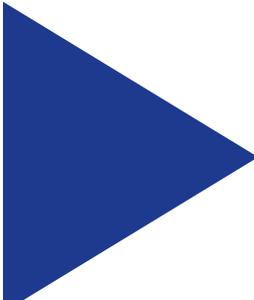
João Mazzuco, CFA

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Ronaldo Cury

DRI, Diretor de Relações Institucionais e de Crédito Imobiliário

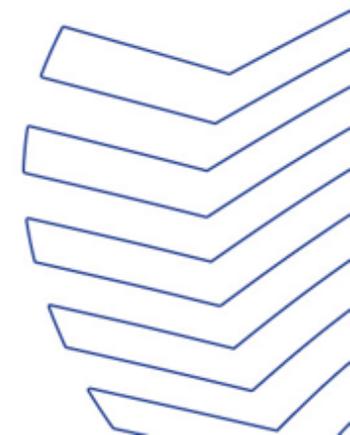


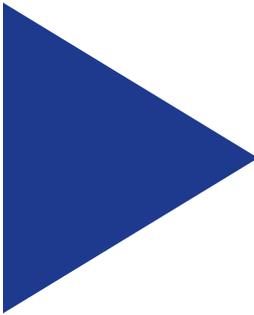
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Fabio Cury
CEO



MENSAGEM DA ADMINISTRAÇÃO



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Ronaldo Cury

DRI, Diretor de Relações Institucionais e de Crédito Imobiliário





OPERACIONAIS

1T25

- LANÇAMENTOS: R\$ 2.783,5 MM
- VENDAS LÍQUIDAS: R\$ 2.105,6 MM
- VSO LÍQUIDA: 45,4%
- GERAÇÃO DE CAIXA OPERACIONAL: R\$ 25,7 MM

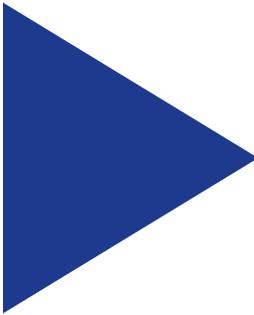


FINANCEIROS

1T25

- RECEITA LÍQUIDA: R\$ 1.216,2 MM
- MARGEM BRUTA AJUSTADA: 39,2%
- LUCRO LÍQUIDO: R\$ 233,7 MM
- MARGEM LÍQUIDA: 19,2%



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Leonardo Mesquita

Vice Presidente Comercial



DESTAQUES DE LANÇAMENTOS – VENDAS ATUALIZADAS ATÉ 12/05/2025

São Paulo

The One Chácara Santo Antônio



Mar/2025

VGV R\$ 211 MM

Zona Sul

99% vendido

Supreme Anália Franco



Fev/2025

VGV R\$ 204 MM

Zona Leste

99% vendido

Rio de Janeiro

Arcos do Porto



Mar/2025

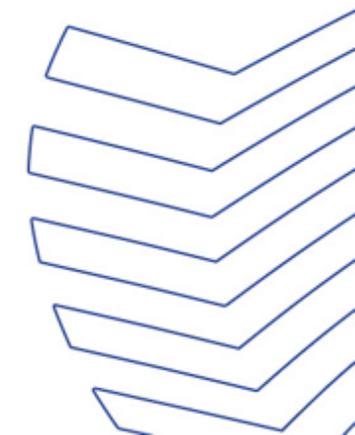
VGV R\$ 175 MM

Porto

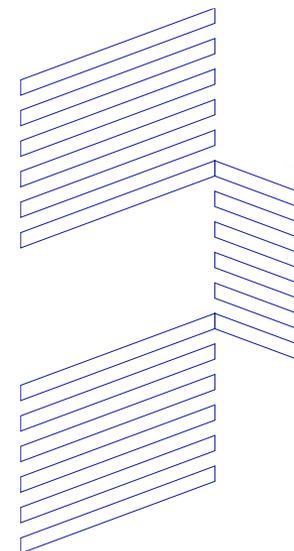
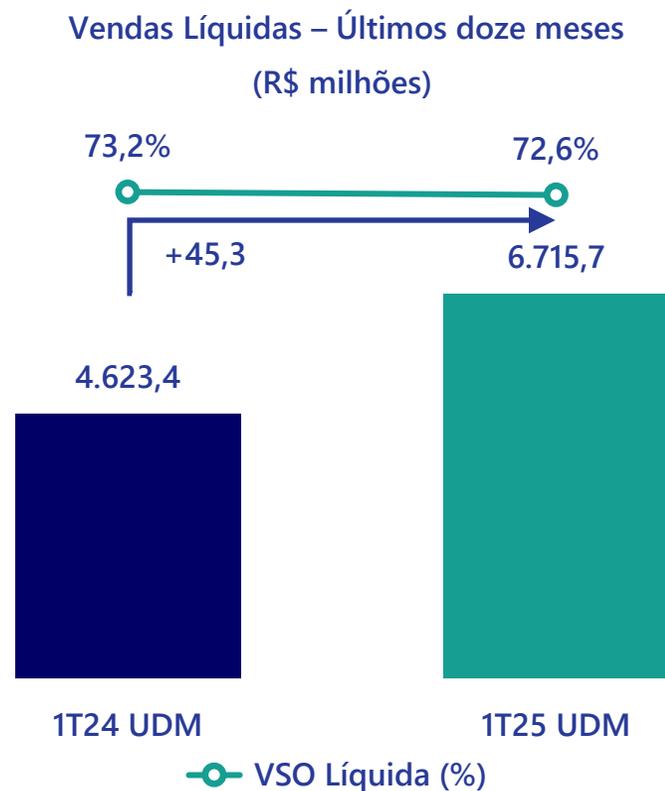
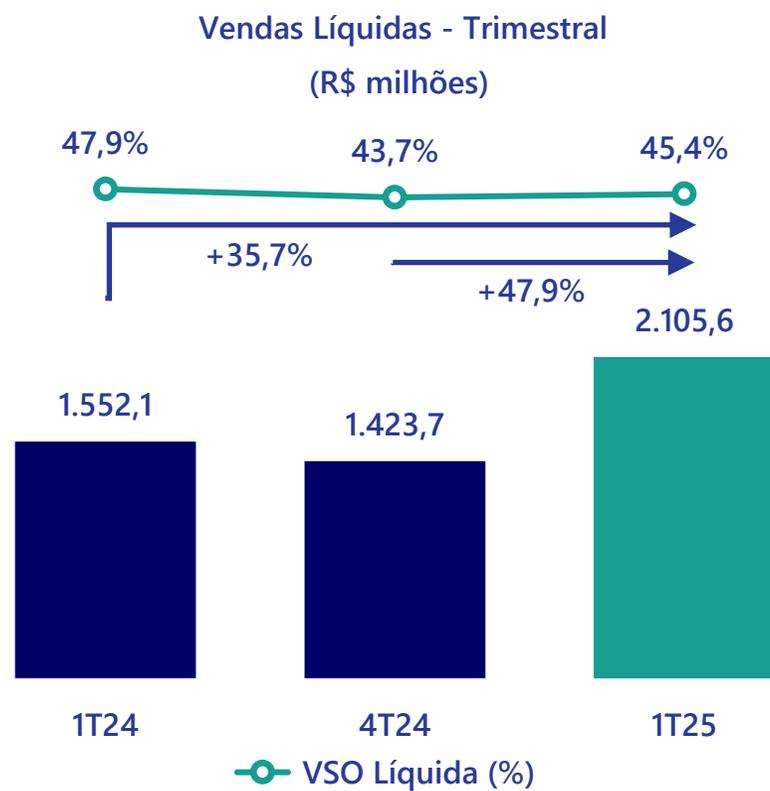
63% vendido

14 empreendimentos no
1T25

VGV de R\$ 2.783,5
milhões



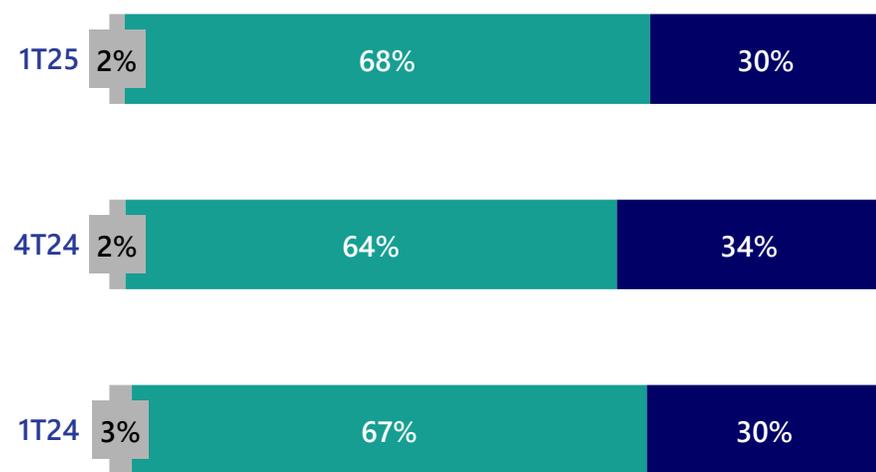
INDICADORES OPERACIONAIS



ESTRATÉGIA DE VENDAS

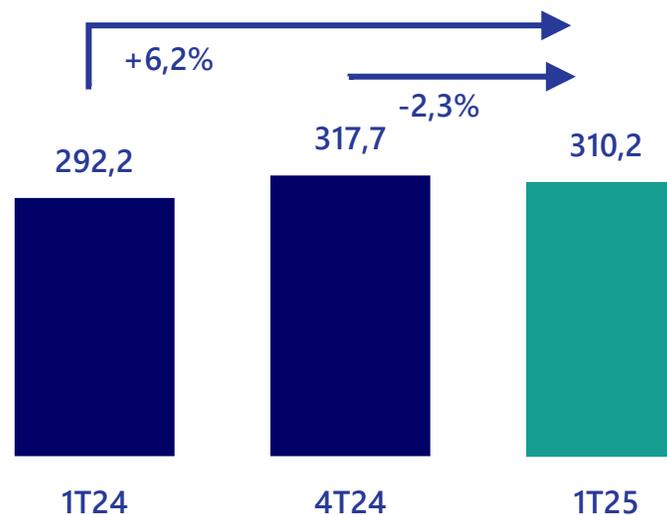
FOCADA NAS FAIXAS MAIS ALTAS E FORA DO PROGRAMA MCMV

% de participação por faixa de preço

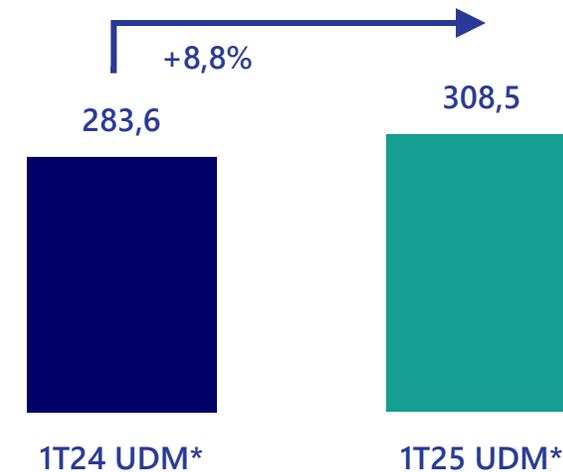


■ Até R\$ 220.000 ■ Entre R\$ 220.000 e R\$ 350.000 ■ Acima R\$ 350.000

Preço Médio por unidade – Trimestral
(R\$ mil)



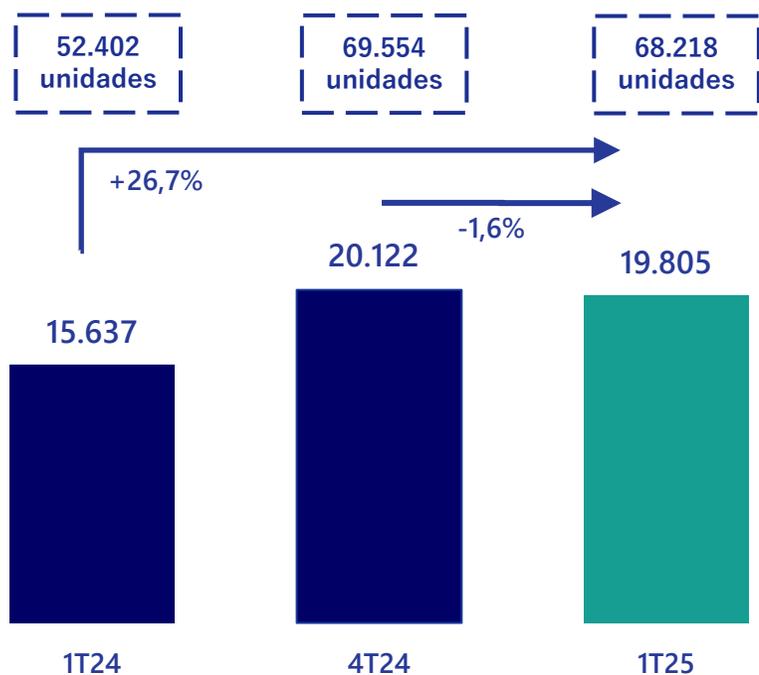
Preço Médio por unidade – Últimos doze meses
(R\$ mil)



INDICADORES OPERACIONAIS

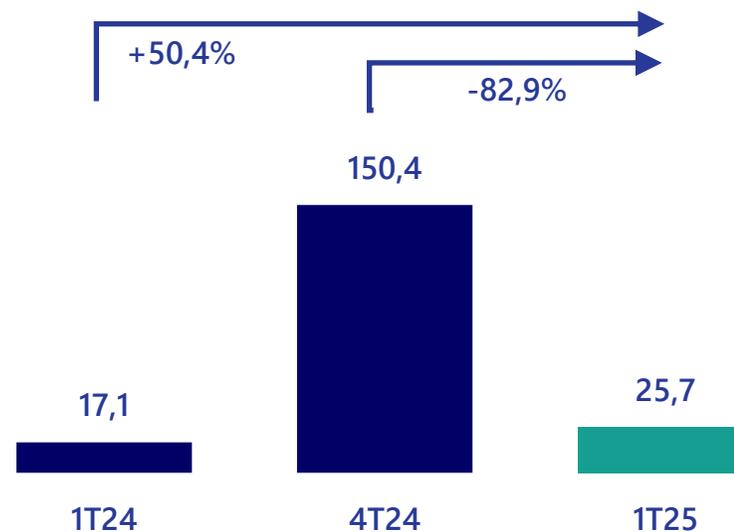
Landbank - VGV Potencial

(R\$ milhões)



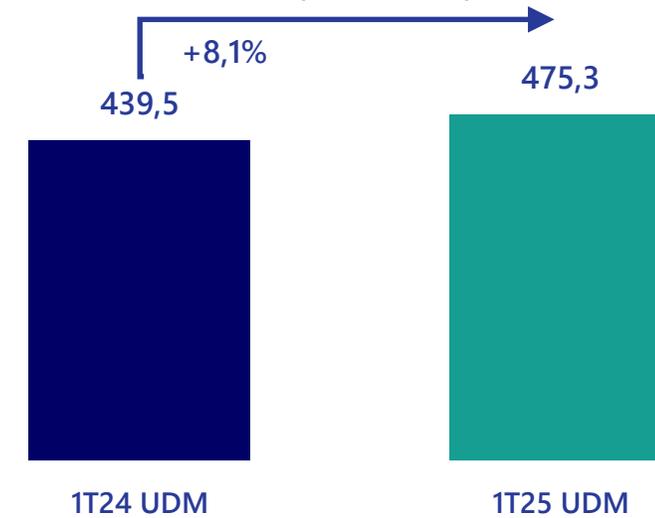
Geração de Caixa - Trimestral

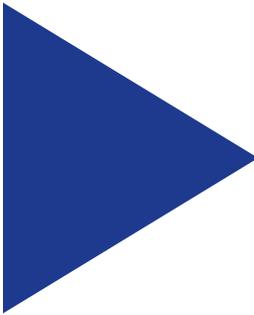
(R\$ milhões)



Geração de Caixa - Últimos doze meses

(R\$ milhões)

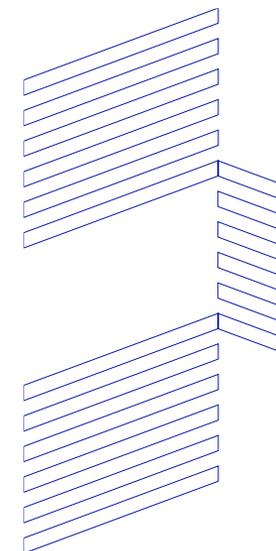
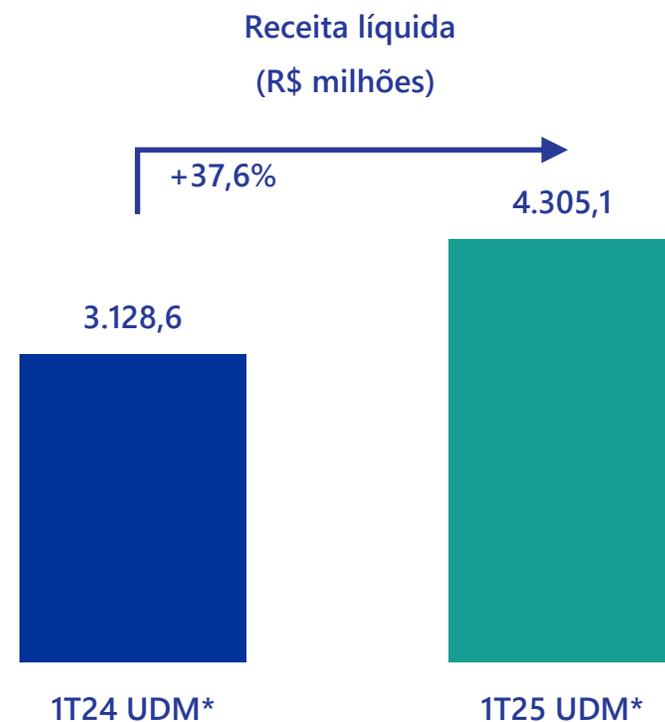
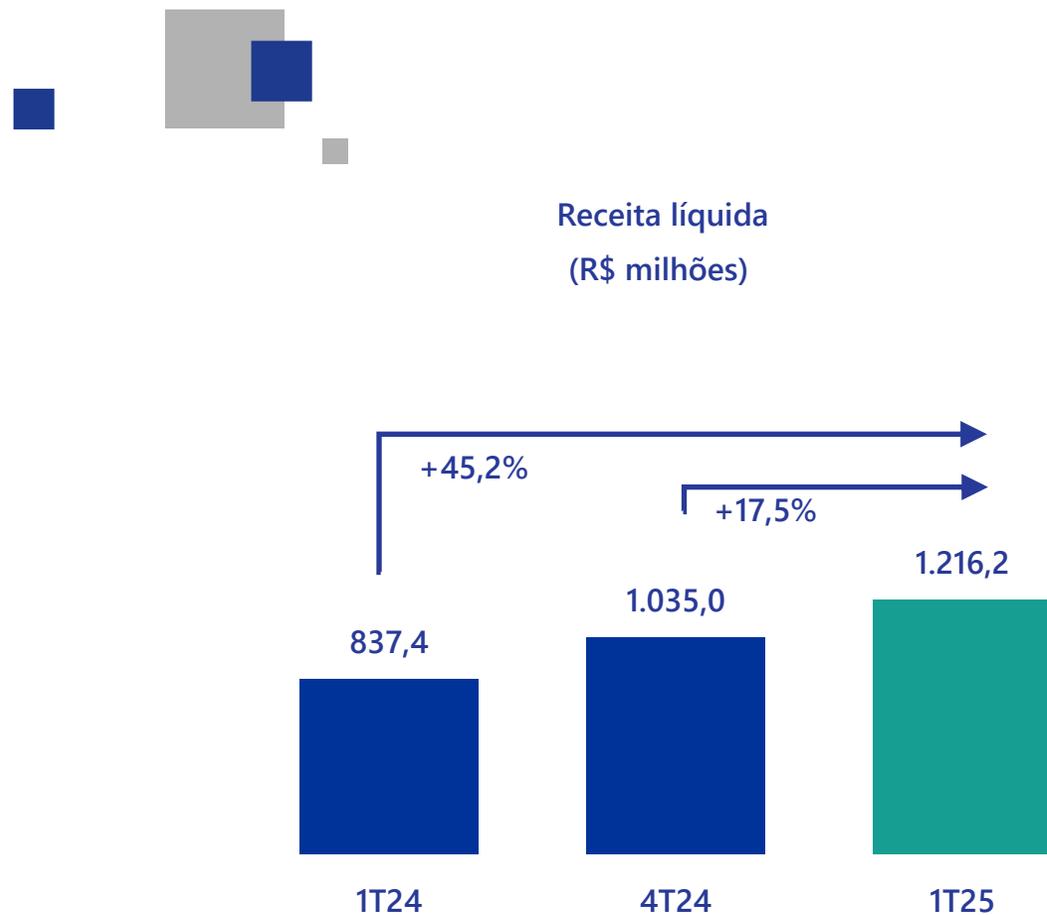




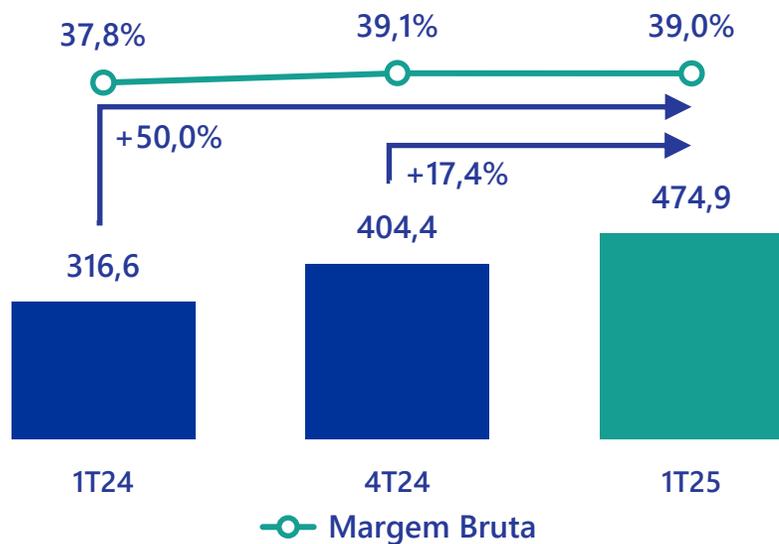
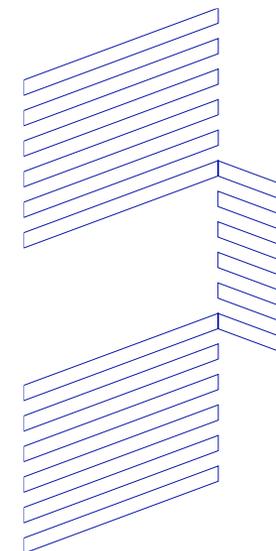
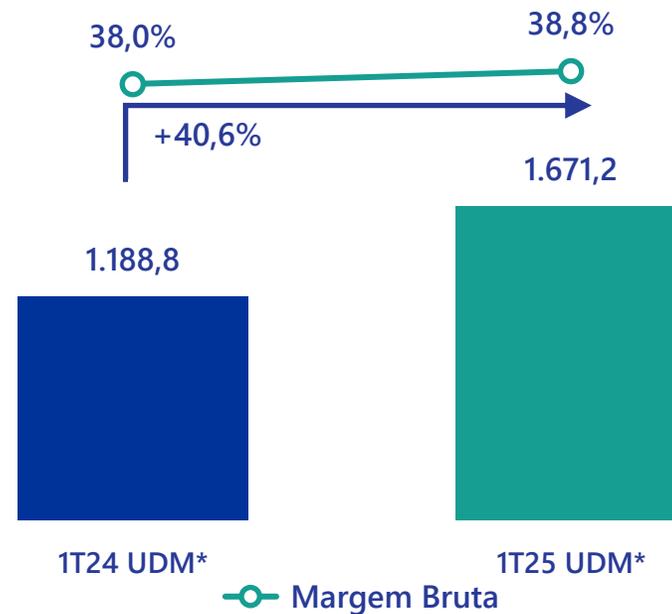
João Mazzuco, CFA
CFO



INDICADORES FINANCEIROS



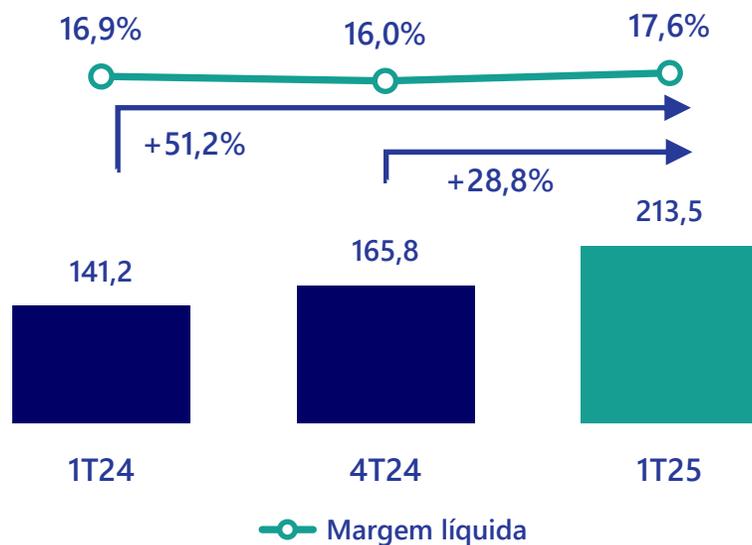
INDICADORES FINANCEIROS


 Lucro bruto e margem bruta
(R\$ milhões e %)

 Lucro bruto e margem bruta
(R\$ milhões e %)


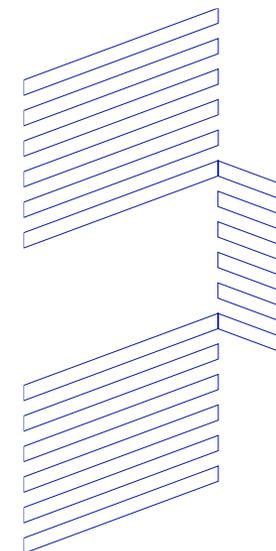
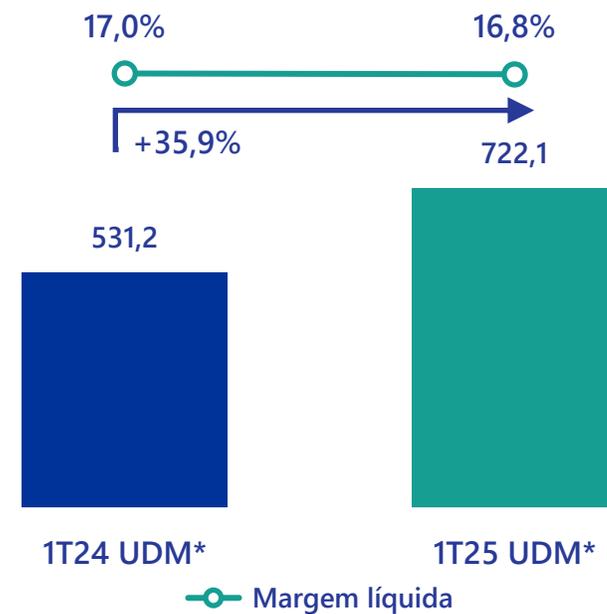
INDICADORES FINANCEIROS



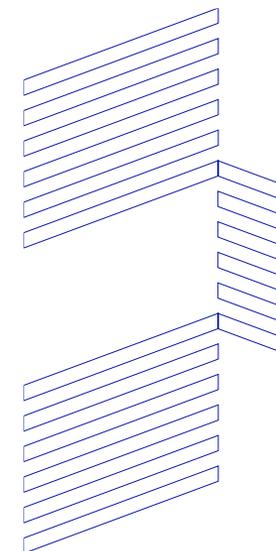
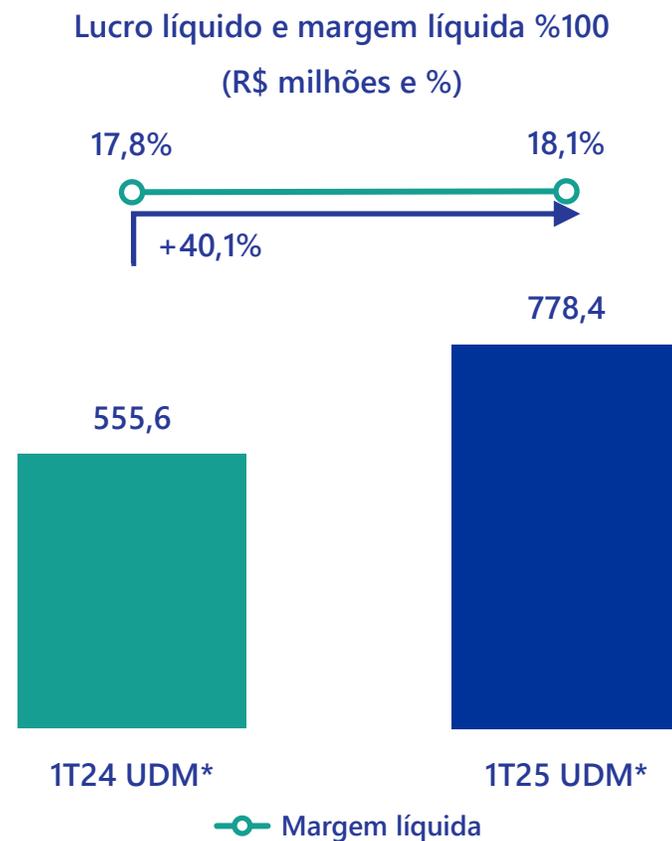
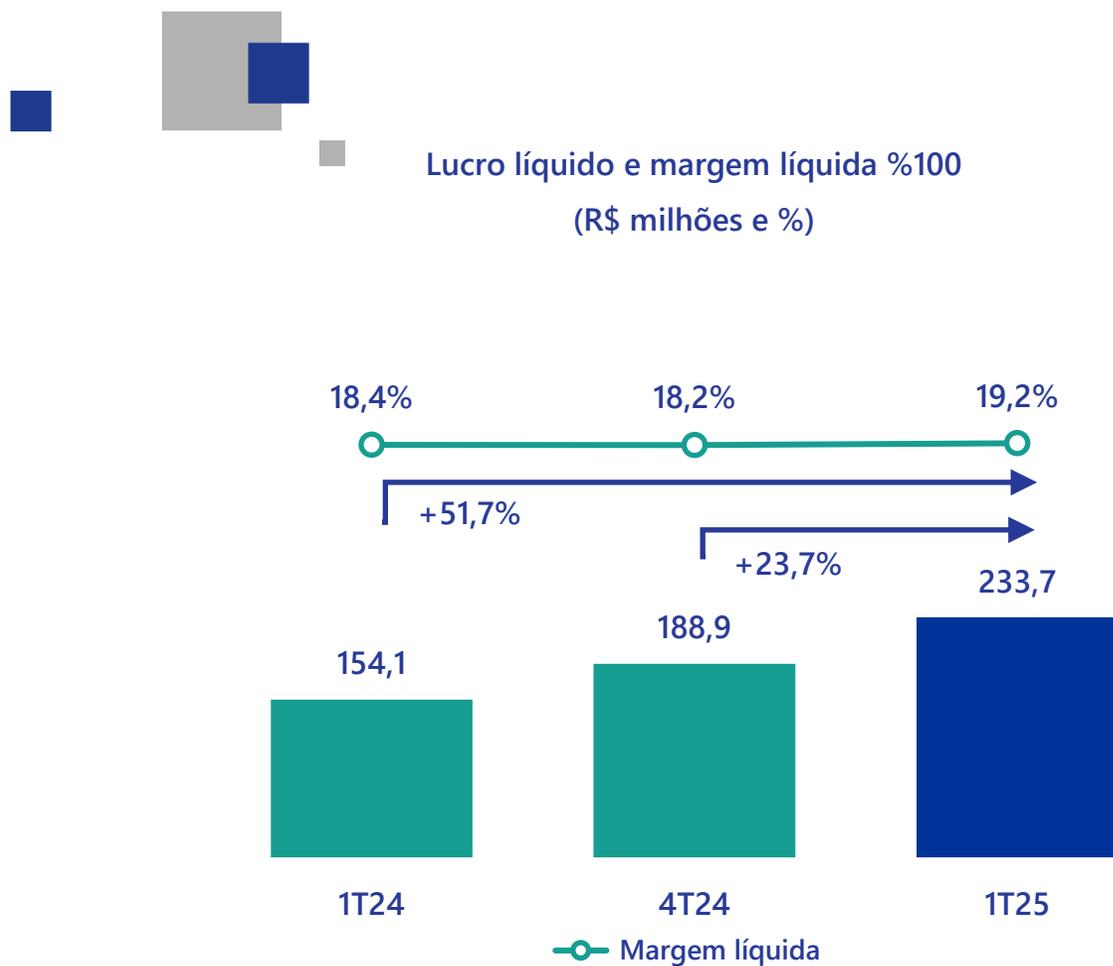
Lucro líquido e margem líquida %Cury
(R\$ milhões e %)



Lucro líquido e margem líquida %Cury
(R\$ milhões e %)



INDICADORES FINANCEIROS



INDICADORES FINANCEIROS



R\$ 1.543,8 MI

em Caixa e Equivalentes, crescimento de 9,0% frente ao 31-12-2024

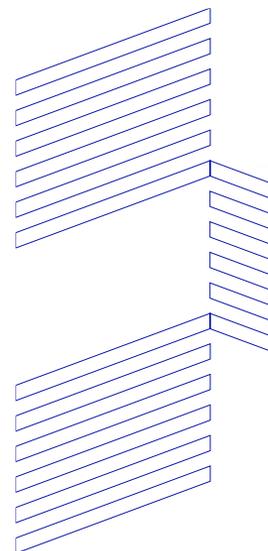
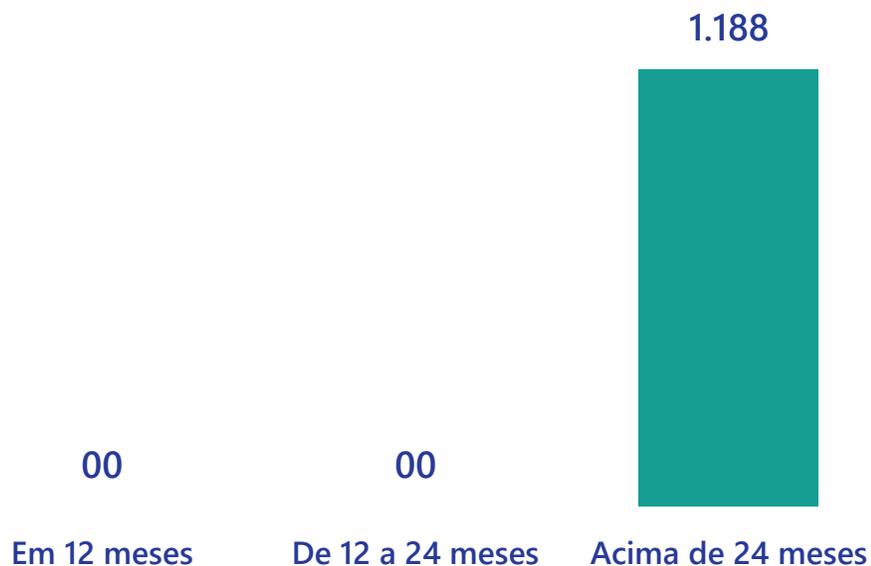
R\$ 1.282,8 MI

em Dívida Bruta, aumento de 30,1% em relação ao 31-12-2024

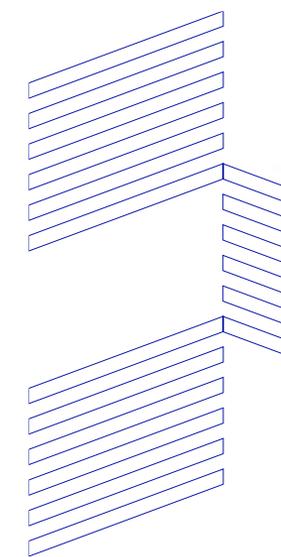
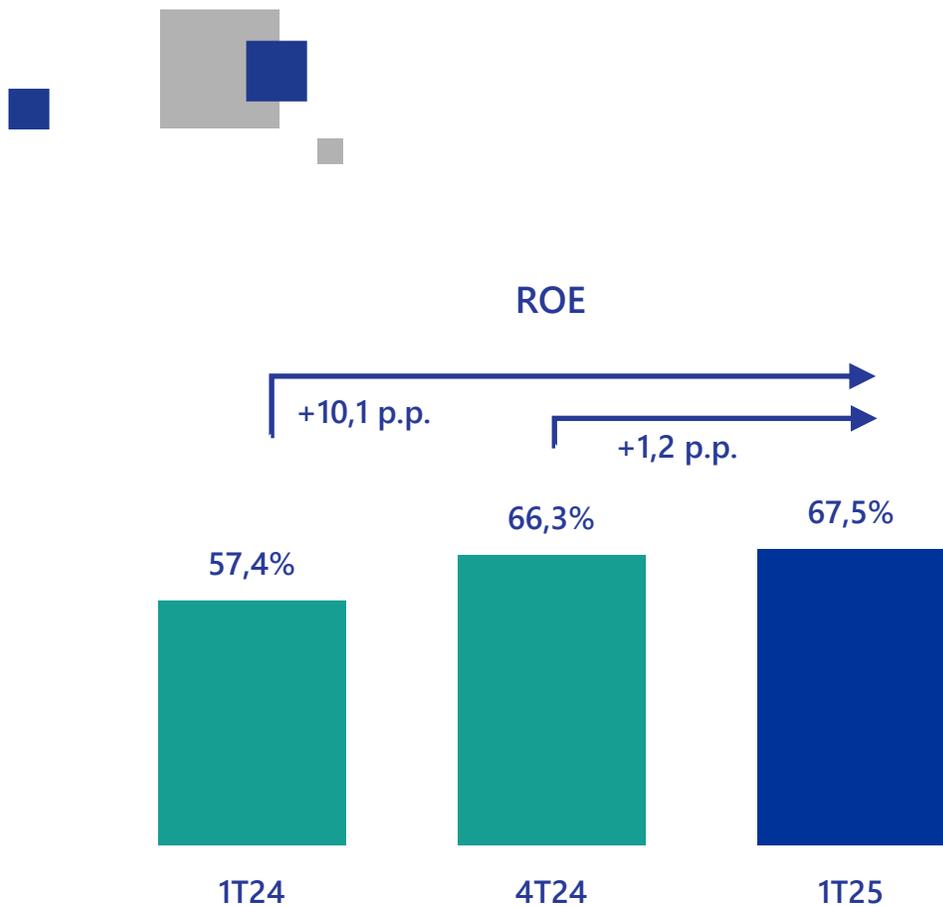
R\$ 261,0 MI

em Caixa Líquido, ante R\$ 429,8 milhões no 31-12-2024

Cronograma de Amortização 31/03/2025 da Dívida Corporativa (R\$ milhões)



INDICADORES FINANCEIROS





Ronaldo Cury de Capua
Diretor de Relações com Investidores

Nádia Santos
Gerente de Relações com Investidores

João Vitor Varricchio
Supervisor de Relações com Investidores

Thiago Leal
Analista de Relações com Investidores Jr.

Mariana Sarmento
Estagiária de Relações com Investidores

RI@CURY.NET



[Clique aqui](#) para acessar os dados históricos.



Gostaríamos de saber sua opinião sobre a nova identidade visual dos nossos materiais de divulgação de resultados, através do link: [RI Cury](#).

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ICON B3

IGCT B3

IBrX100 B3

IMOB B3

IGC B3

IDIV B3

IBrA B3

IGC-NM B3

INDX B3

SMLL B3

ITAG B3



1Q25 EARNINGS RESULTS

MAY 14th, 2025

Relações com Investidores
ri@cury.net



CEO



Fabio Elias Cury

VP Sales



Leonardo Mesquita

IRO

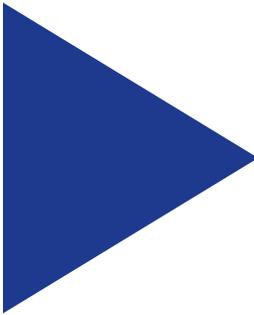


Ronaldo Cury

CFO



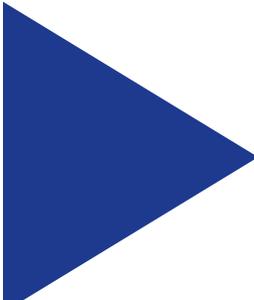
João Mazzuco, CFA

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Ronaldo Cury

IRO, Institutional Relations and Real Estate Credit Officer



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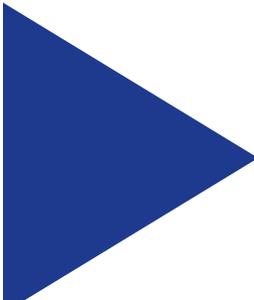
Fabio Cury

CEO



MESSAGE FROM MANAGEMENT



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Ronaldo Cury

IRO, Institutional Relations and Real Estate Credit Officer





OPERATING

1Q25

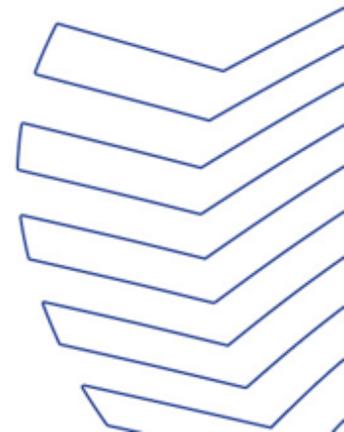
- **LAUNCHES:** R\$2,783.5 million
- **NET PRE-SALES:** R\$2,105.6 million
- **NET SOS:** 45.4%
- **OPERATING CASH GENERATION:** R\$25.7 million

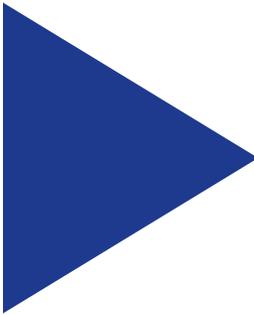


FINANCIAL

1Q25

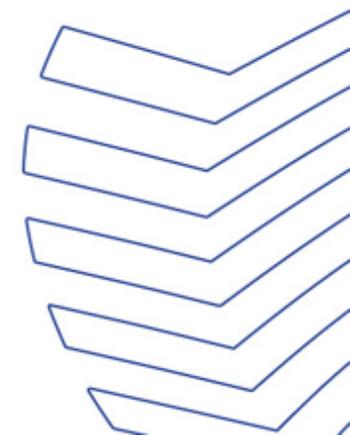
- **NET REVENUES:** R\$1,216.2 million
- **ADJUSTED GROSS MARGIN:** 39.2%
- **NET INCOME:** R\$233.7 million
- **NET MARGIN:** 19.2%



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Leonardo Mesquita

VP Sales



LAUNCHES HIGHLIGHTS – SALES UPDATED UNTIL 05/12/2025

São Paulo

The One Chácara Santo Antônio



Mar/2025
PSV R\$211 million
South Zone
99% sold

Supreme Anália Franco



Feb/2025
PSV R\$204 million
East Zone
99% sold

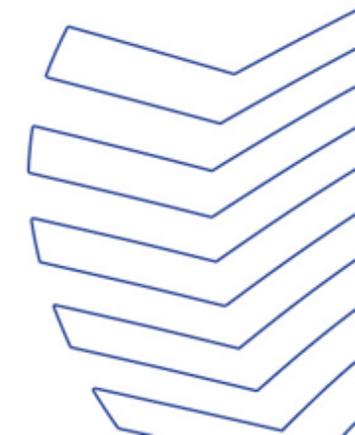
Rio de Janeiro

Arcos do Porto

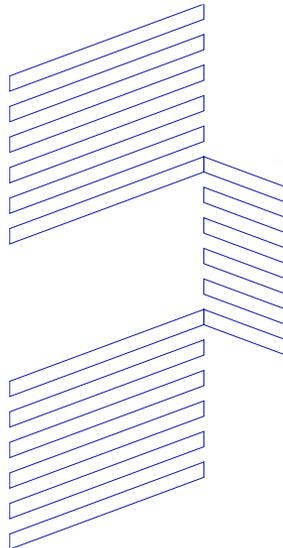
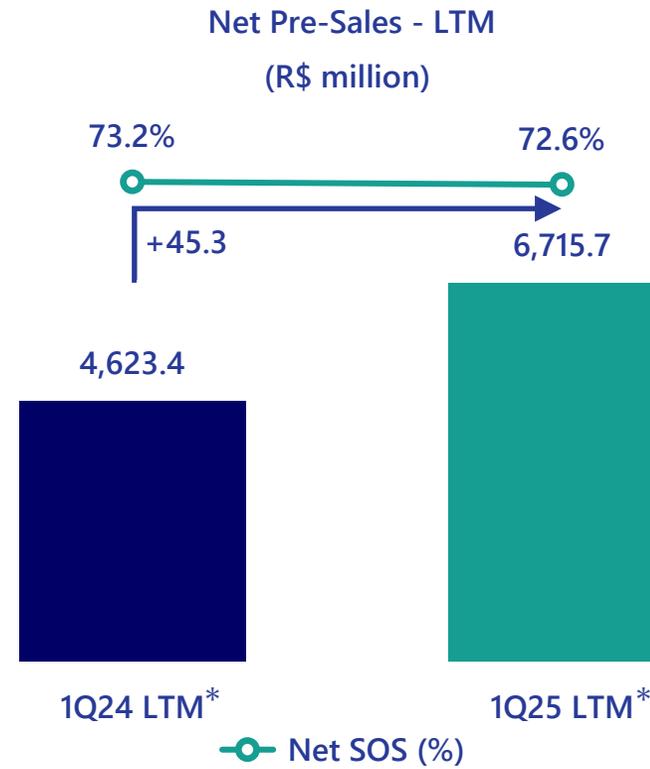
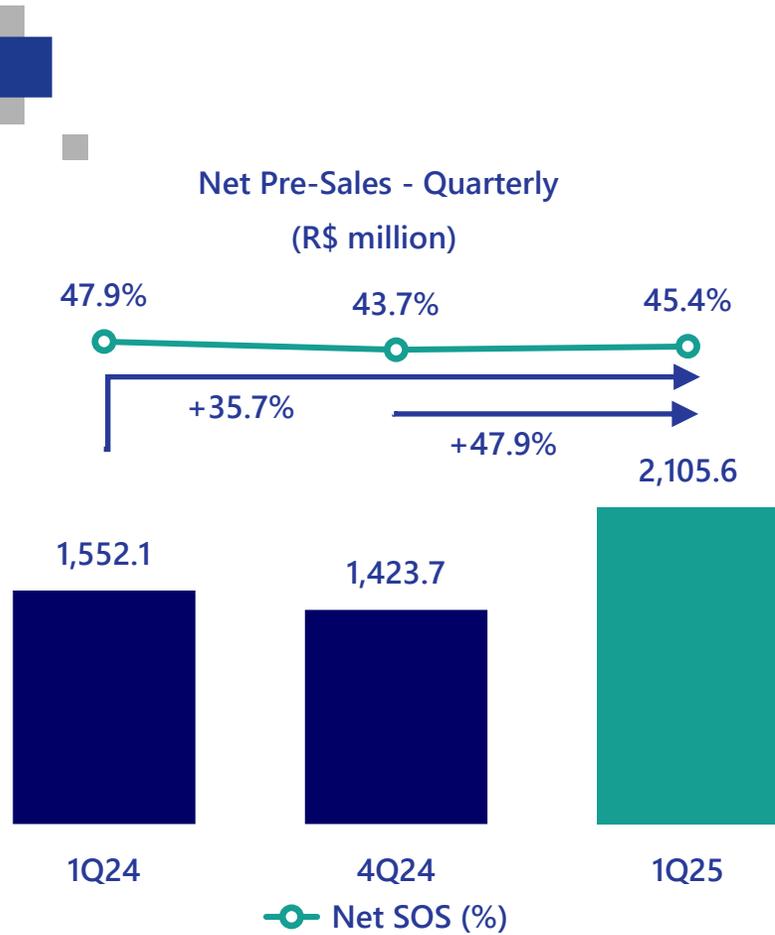


Mar/2025
PSV R\$175 million
Porto region
63% sold

14 projects in 1Q25
PSV of R\$2,783.5 million



OPERATING INDICATORS



SALES STRATEGY

FOCUSED ON THE HIGH BRACKETS OF MCMV* PROGRAM AND ONE BRACKET ABOVE

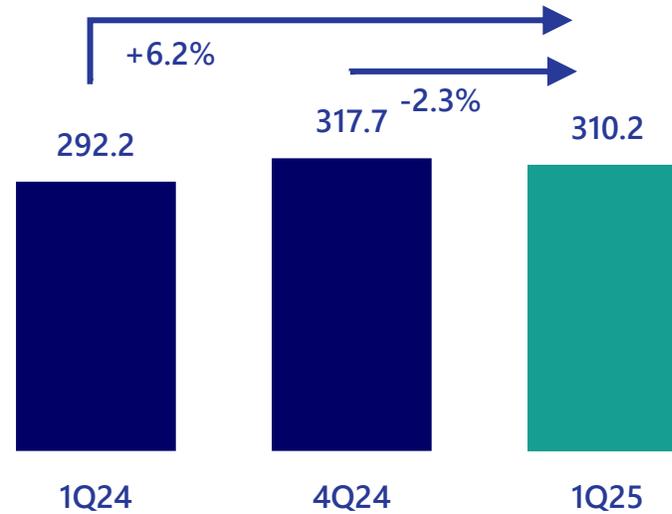


% share by price range

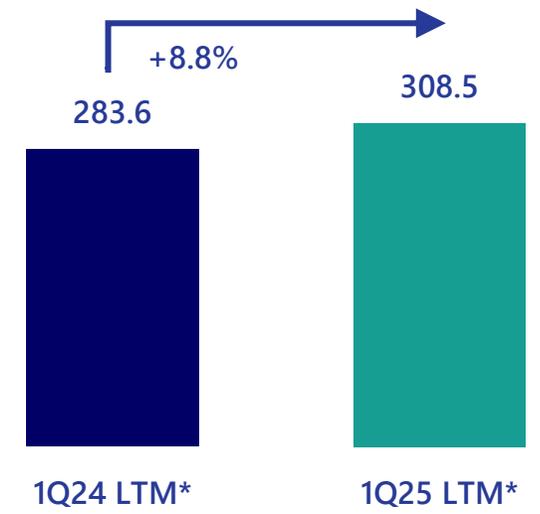


■ Up to R\$220,000 ■ From R\$220,000 to R\$350,000 ■ Above R\$350,000

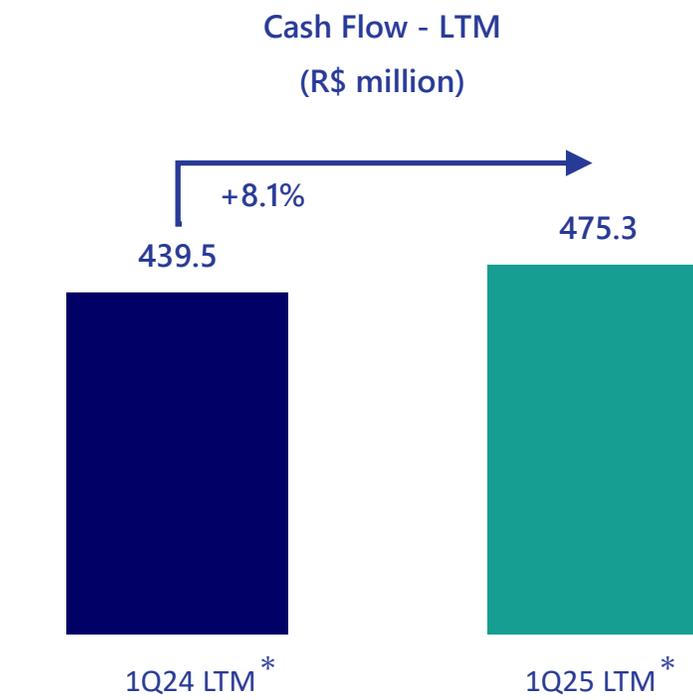
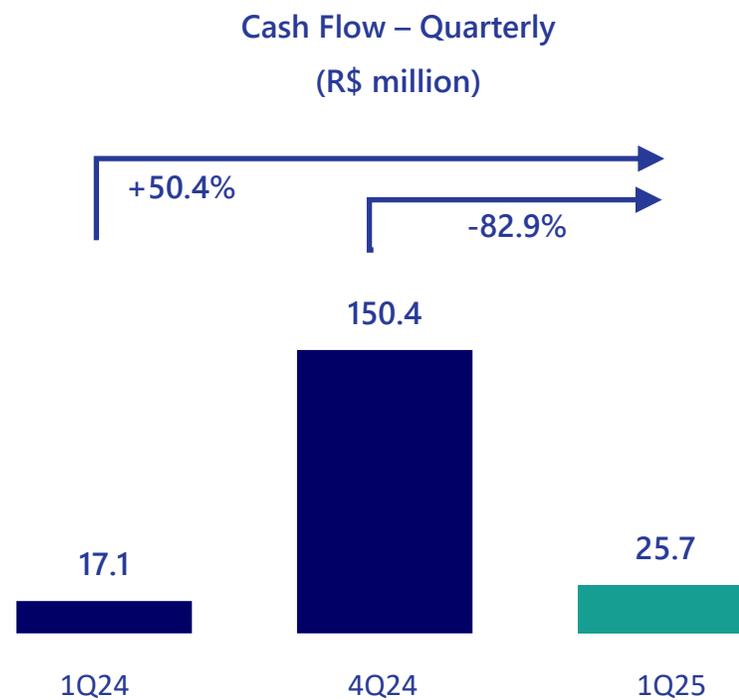
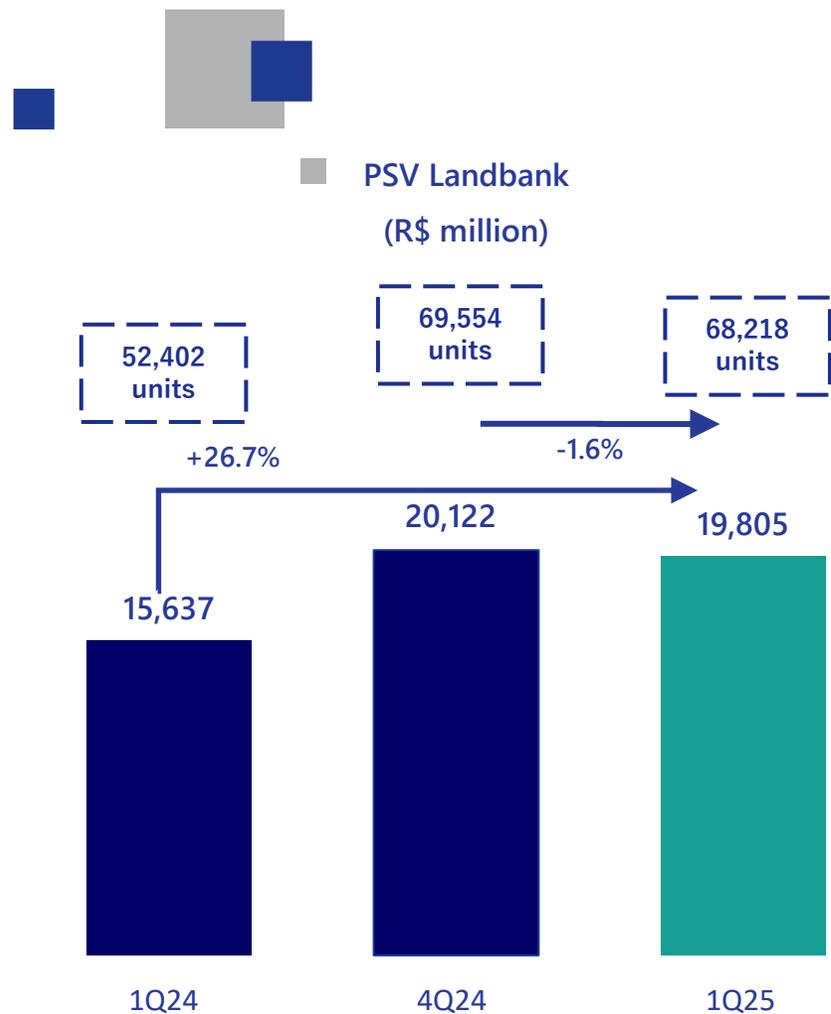
Average price by unit - Quarterly
(R\$ thousand)

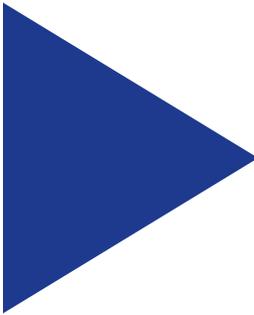


Average price by unit - LTM
(R\$ thousand)



OPERATING INDICATORS

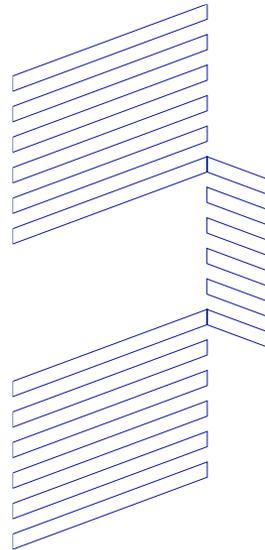
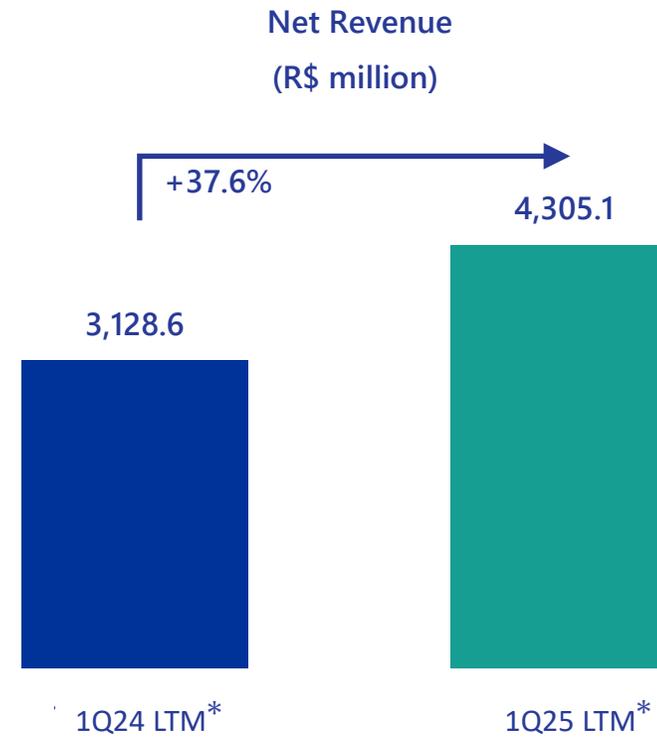
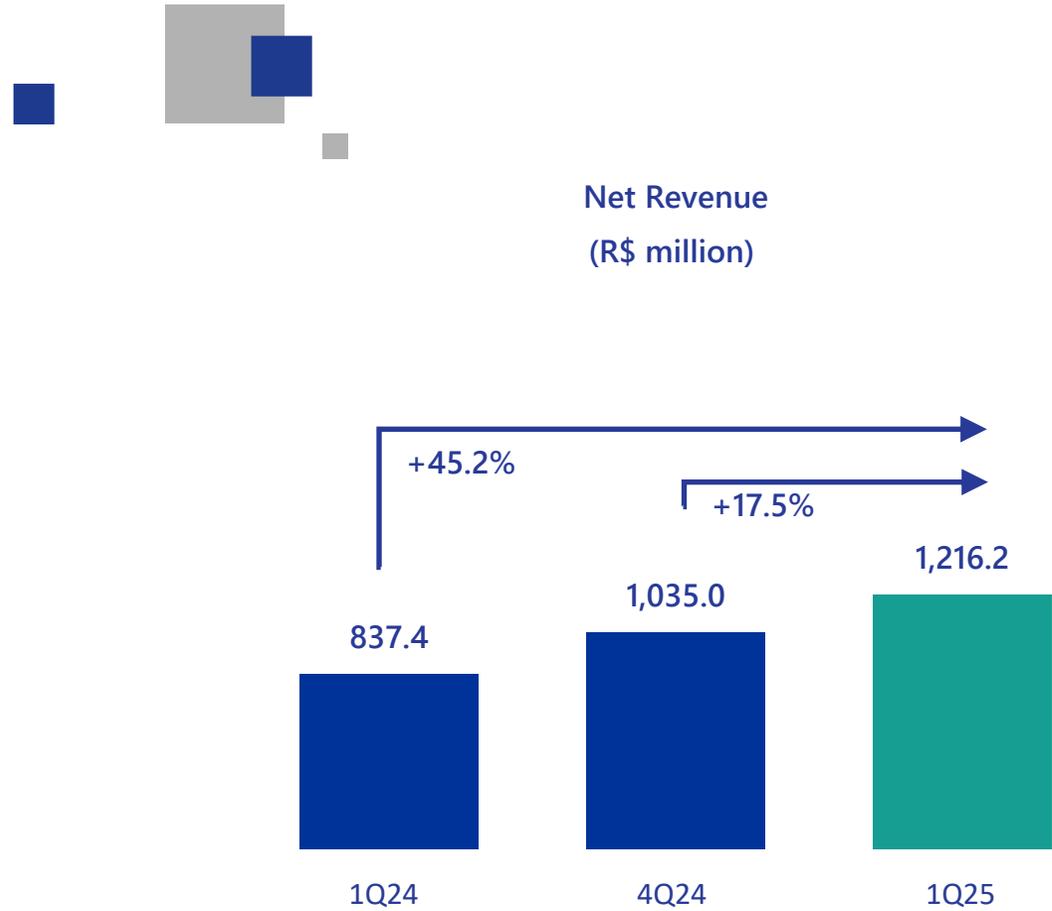


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João Mazzuco, CFA
CFO

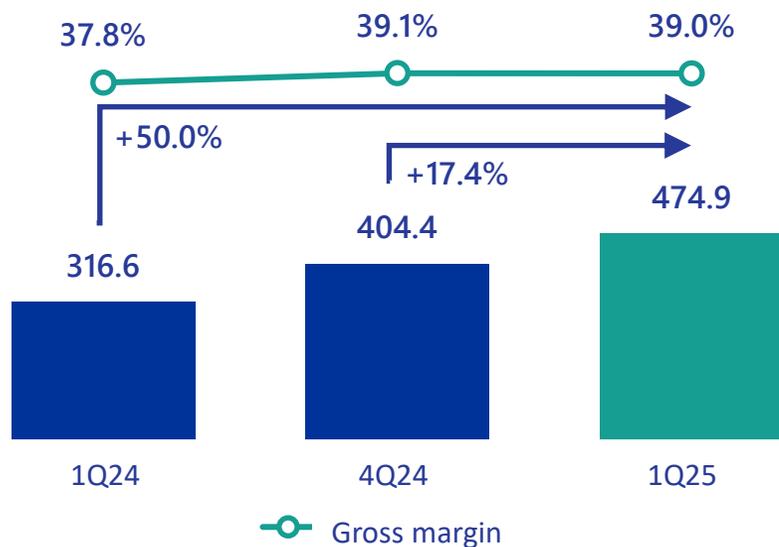


FINANCIAL INDICATORS

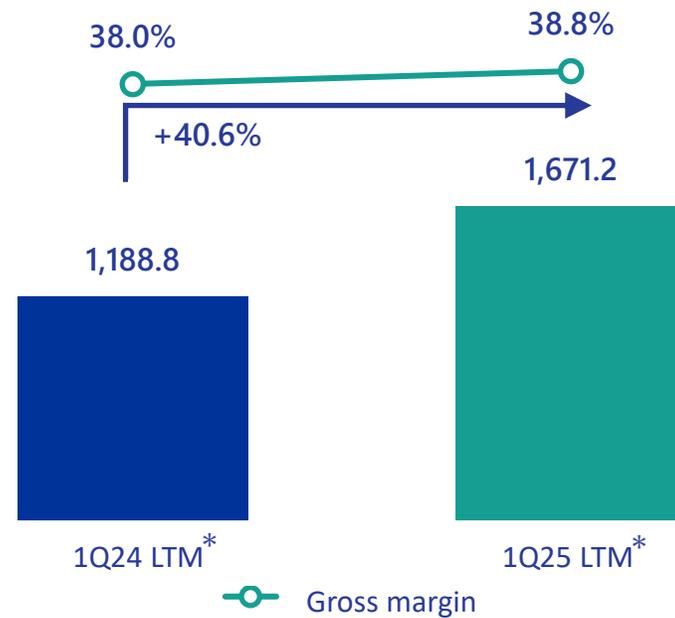


FINANCIAL INDICATORS

Gross Profit and Gross Margin
(R\$ million and %)



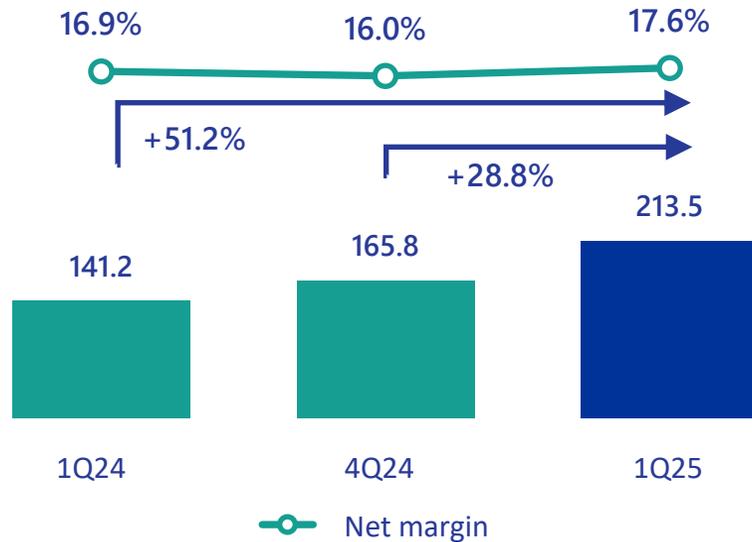
Gross Profit and Gross Margin
(R\$ million and %)



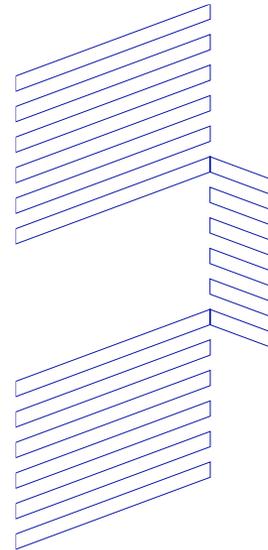
FINANCIAL INDICATORS



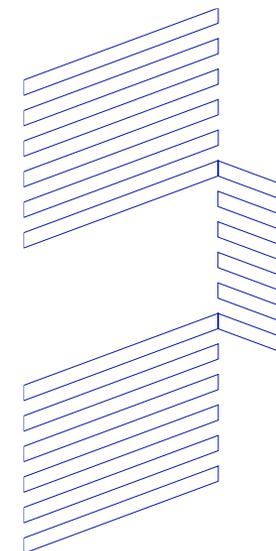
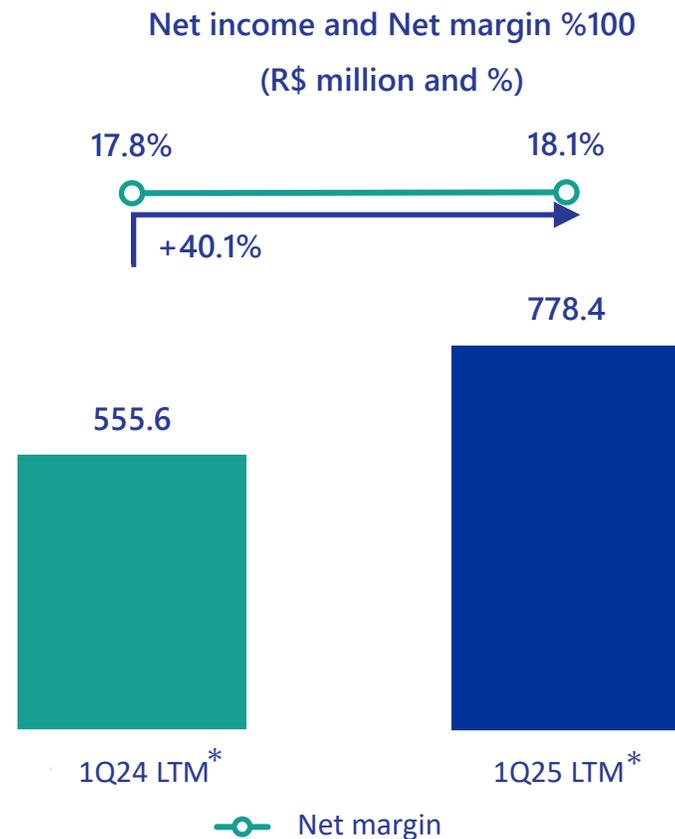
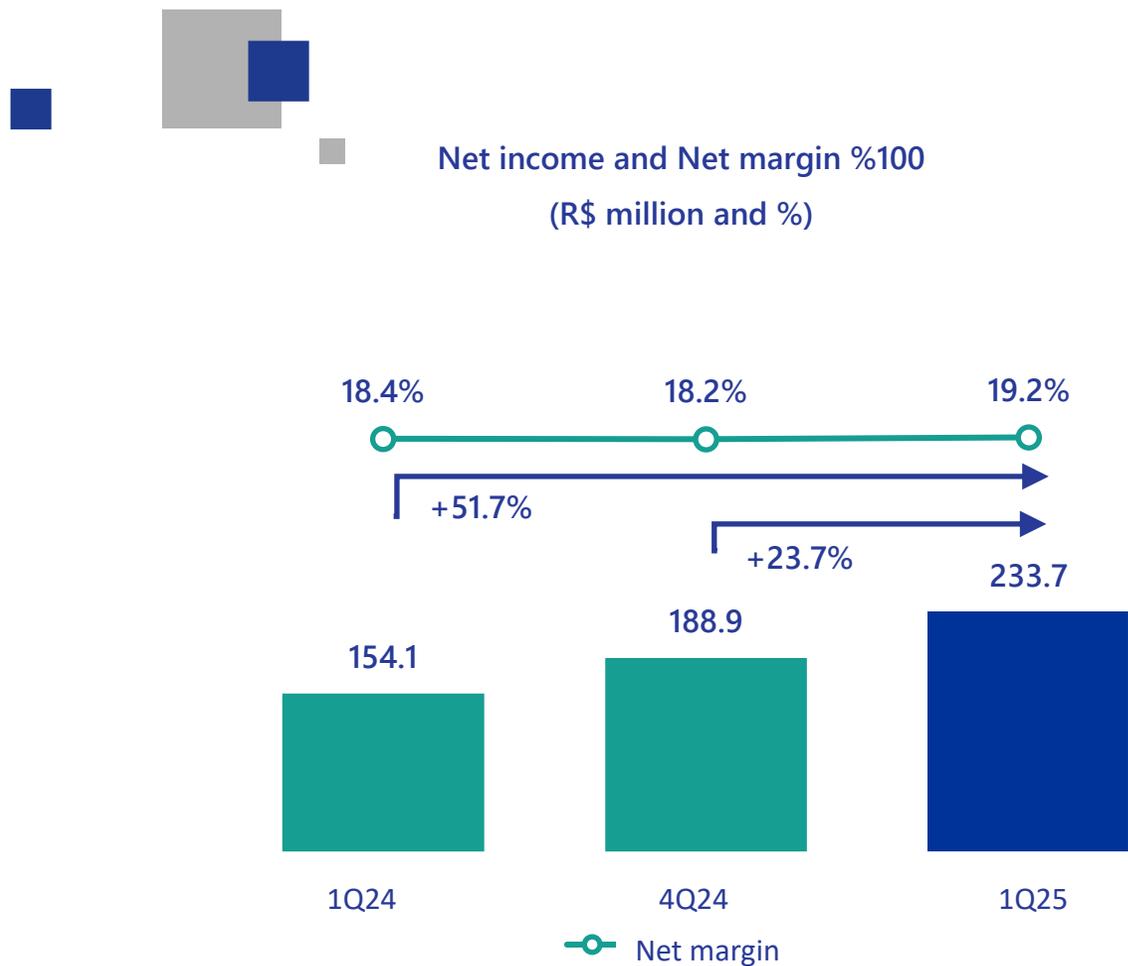
Net income and Net margin %Cury
(R\$ million and %)



Net income and Net margin %Cury
(R\$ million and %)



FINANCIAL INDICATORS



FINANCIAL INDICATORS



R\$1,543.8 MI

In Cash and Cash Equivalents, an increase of 9.0% compared to December 31, 2024.

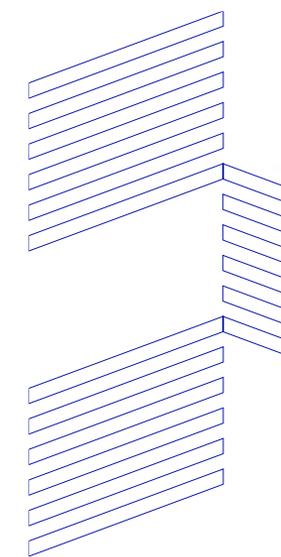
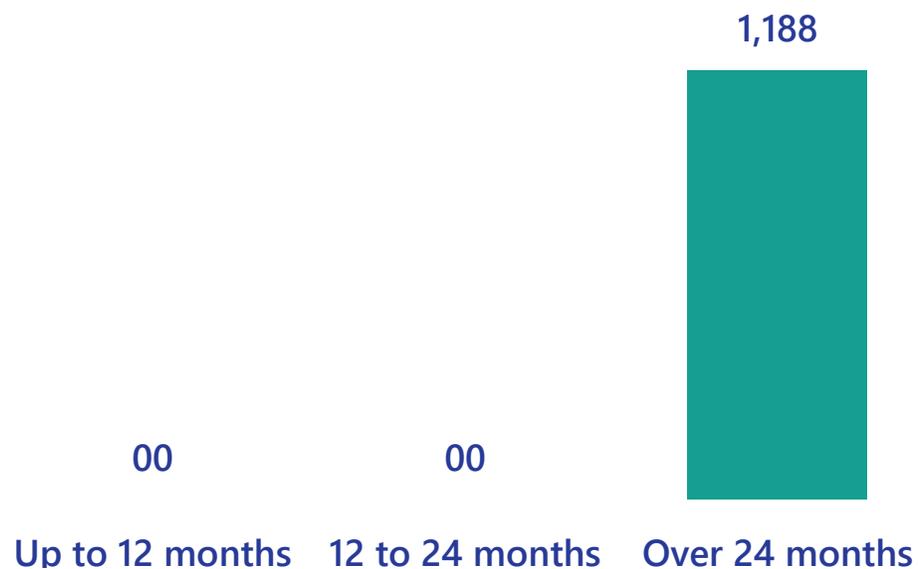
R\$1,282.8 MI

In Gross Debt, an increase of 30.1% compared to December 31, 2024.

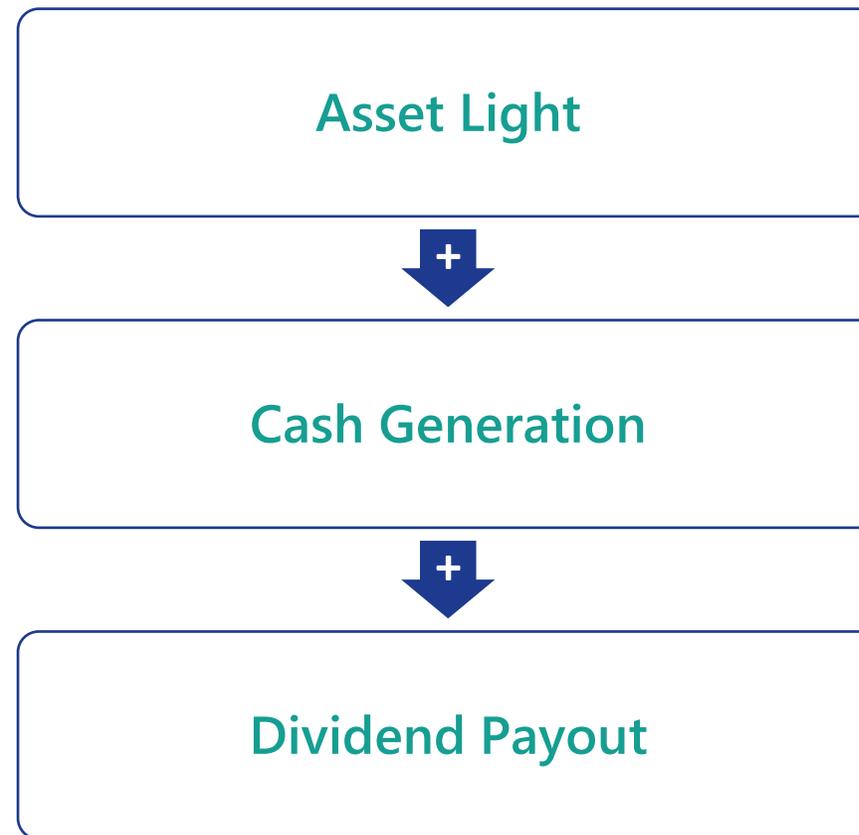
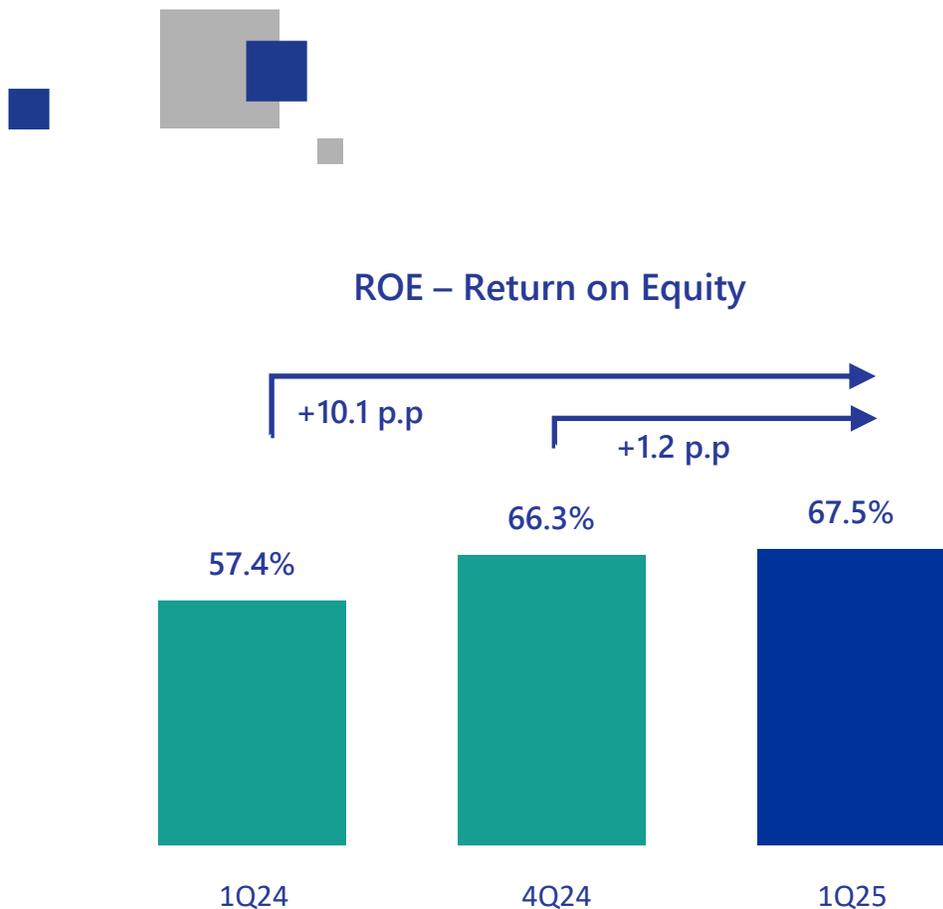
R\$261.0 MI

In Net Cash, compared to R\$429.8 million as of December 31, 2024.

Amortization schedule 03/31/2025 of Corporate Debt (R\$ million)



FINANCIAL INDICATORS





Ronaldo Cury de Capua
IR Officer

Nádia Santos
IR Manager

João Vitor Varricchio
IR Supervisor

Thiago Leal
IR Analyst

Mariana Sarmento
IR Intern

RI@CURY.NET



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IGC B3

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INDX B3

SMLL B3

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