

RESULTADOS 3T26

13 DE NOVEMBRO DE 2026

PARTICIPANTES

RAPHAEL HORN
DIRETOR CO-PRESIDENTE

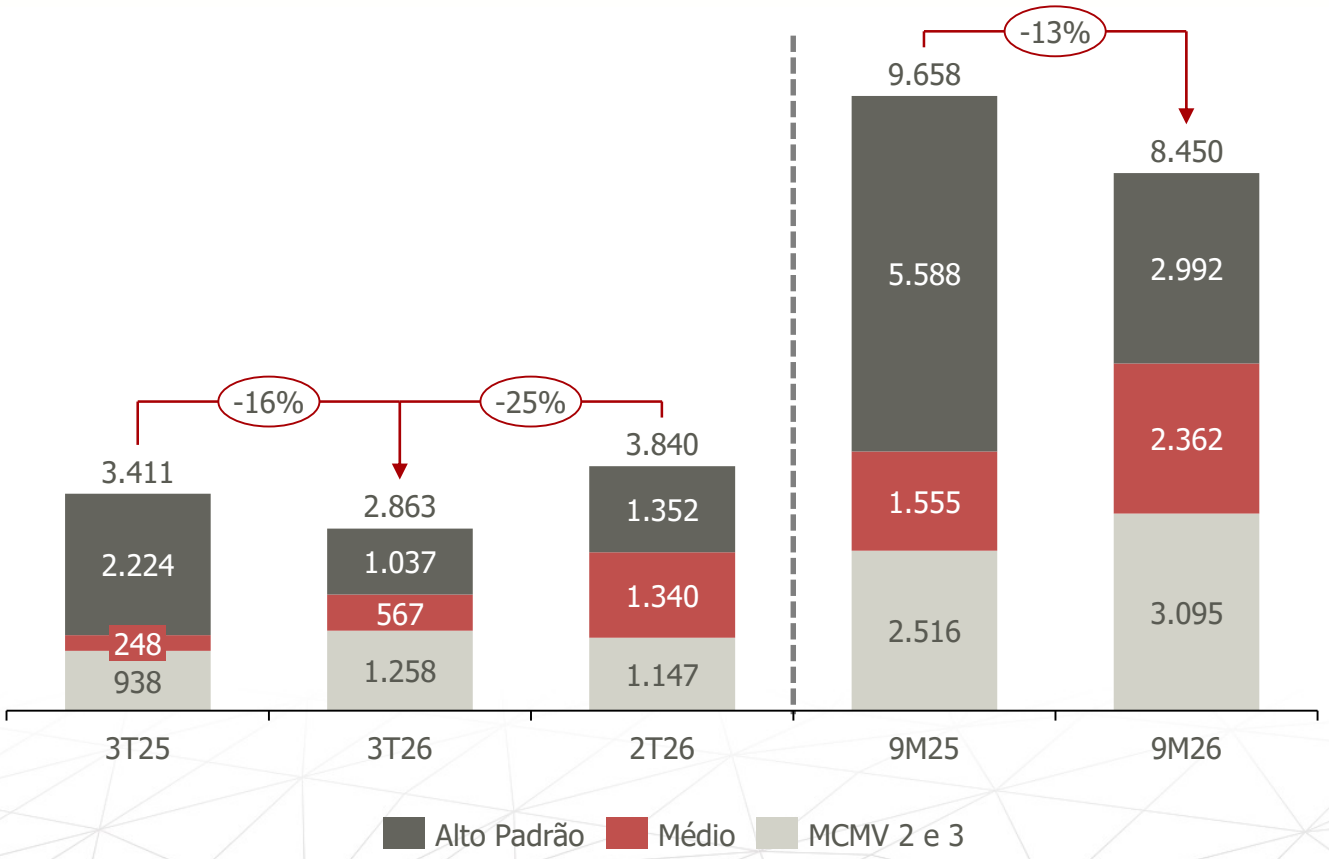
MIGUEL MICKELBERG
DIRETOR FINANCEIRO E DE RELAÇÕES COM INVESTIDORES

RESULTADO OPERACIONAL

LANÇAMENTOS CYRELA

- Lançamentos ex-permuta e no %CBR de R$ 2.863 milhões no trimestre e R$ 8.450 milhões no ano.
- 15 empreendimentos lançados no trimestre e 47 no acumulado do ano.

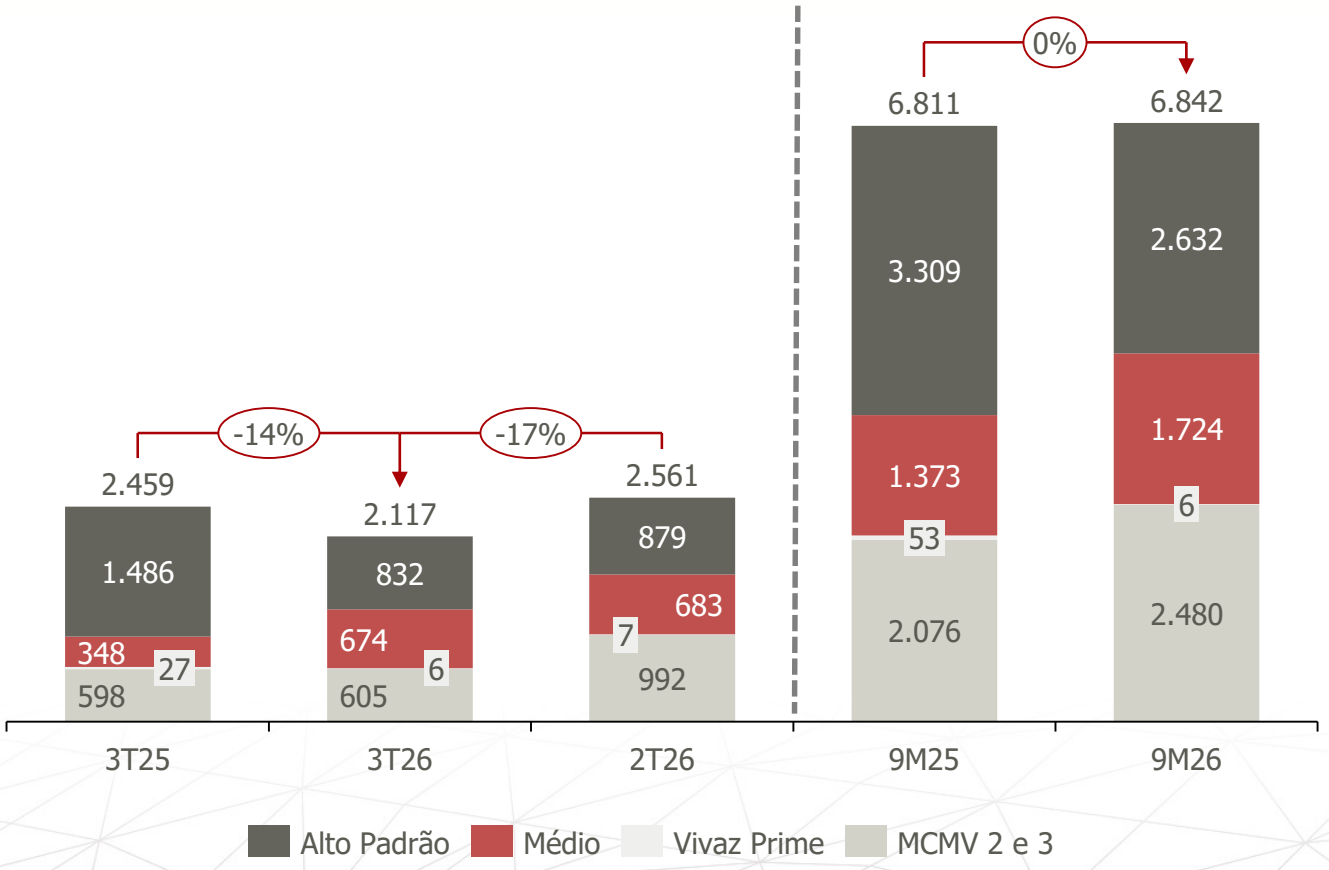
VGV Lançado Ex-Permuta (em R$ milhões e %CBR)



VENDAS CONTRATADAS CYRELA

- Vendas ex-permuta e no %CBR de R$ 2.117 milhões no trimestre e R$ 6.842 milhões no ano.

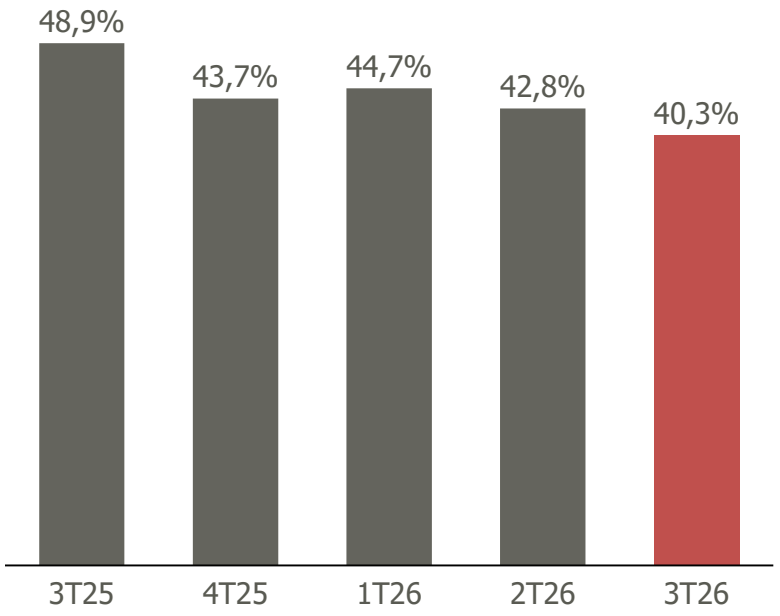
Vendas Contratadas Ex-Permuta (em R$ milhões e %CBR)



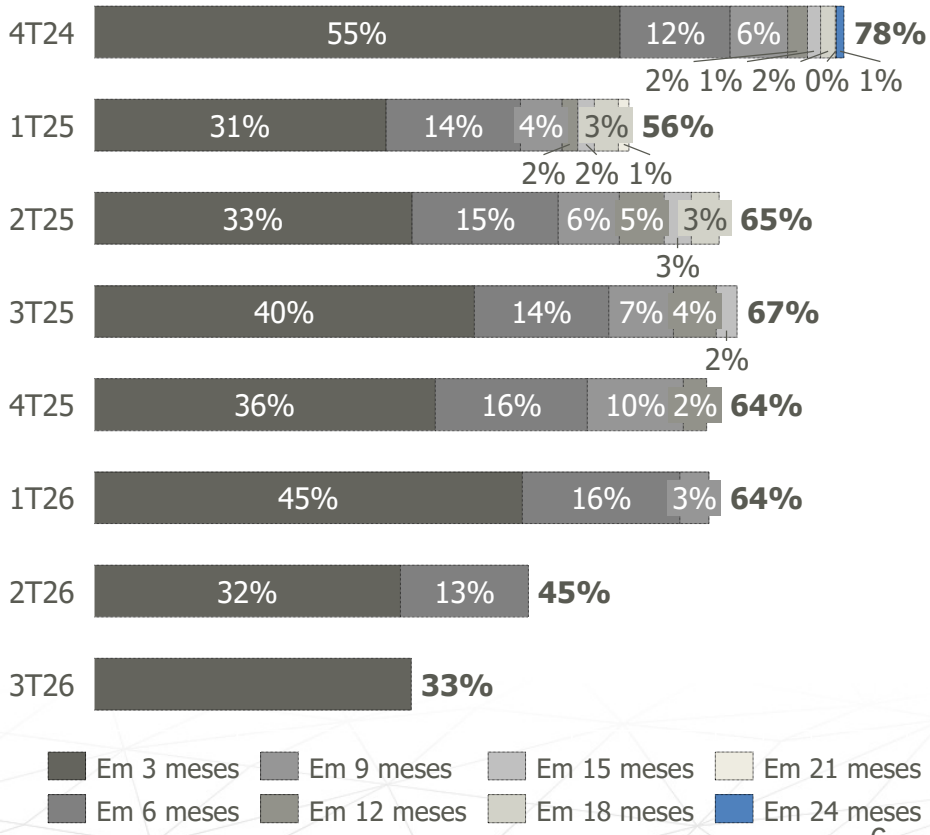
VELOCIDADE DE VENDAS CYRELA

- O VSO (12 meses) do trimestre foi de 40,3% (ex-permuta e %CBR).

Velocidade de Vendas (12 meses)



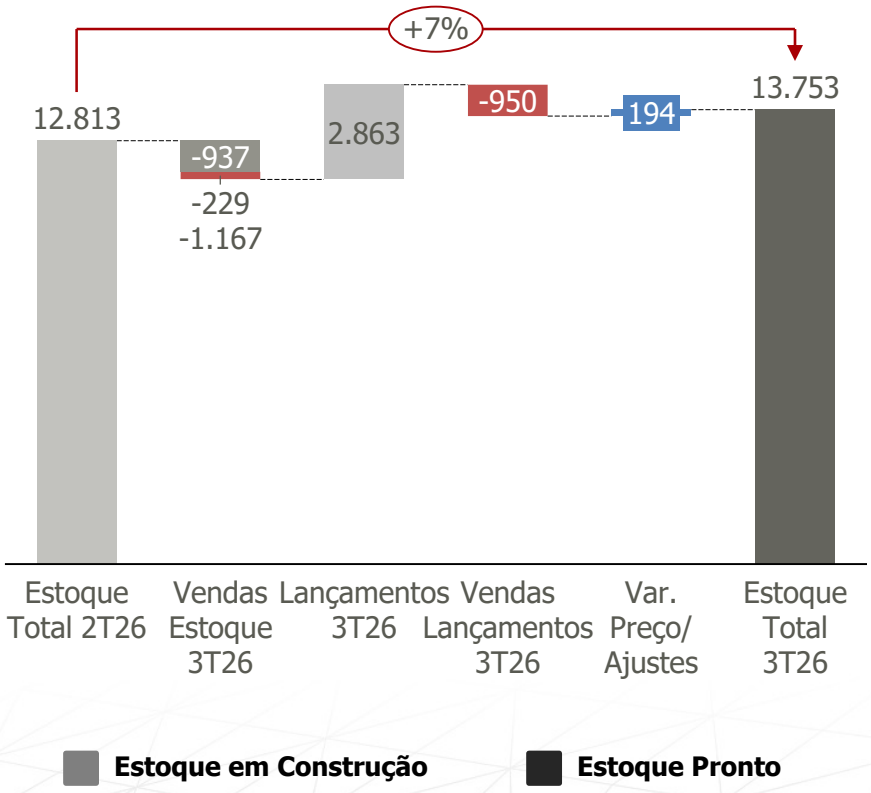
Vendas Por Safra de Lançamentos



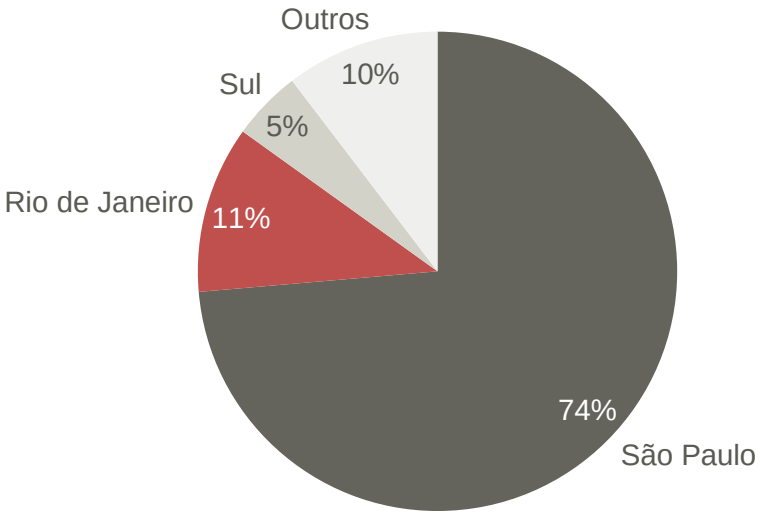
ESTOQUE CYRELA

- R$ 13.753 milhões de estoque a valor de mercado no %CBR.

Variação do Estoque %CBR (R$ milhões)



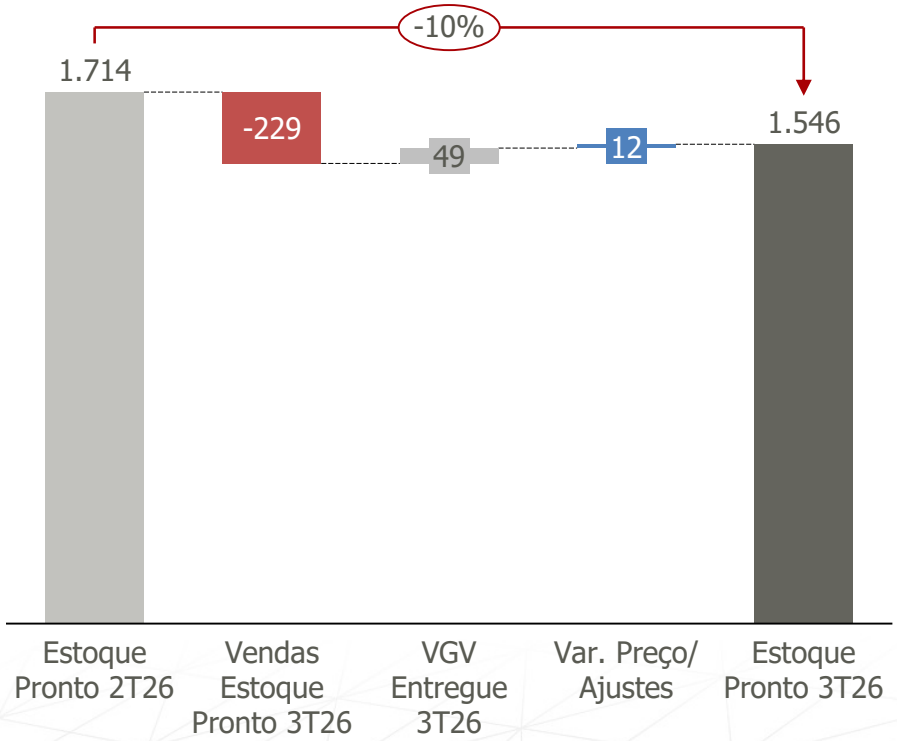
Breakdown do Estoque Total %CBR



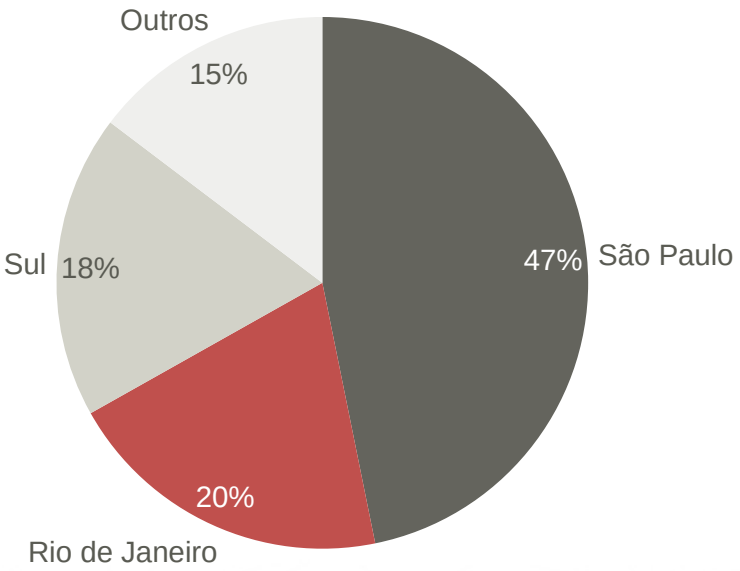
ESTOQUE PRONTO CYRELA

- R$ 1.546 milhões de estoque pronto a valor de mercado no %CBR.

Variação do Estoque Pronto %CBR (R$ milhões)



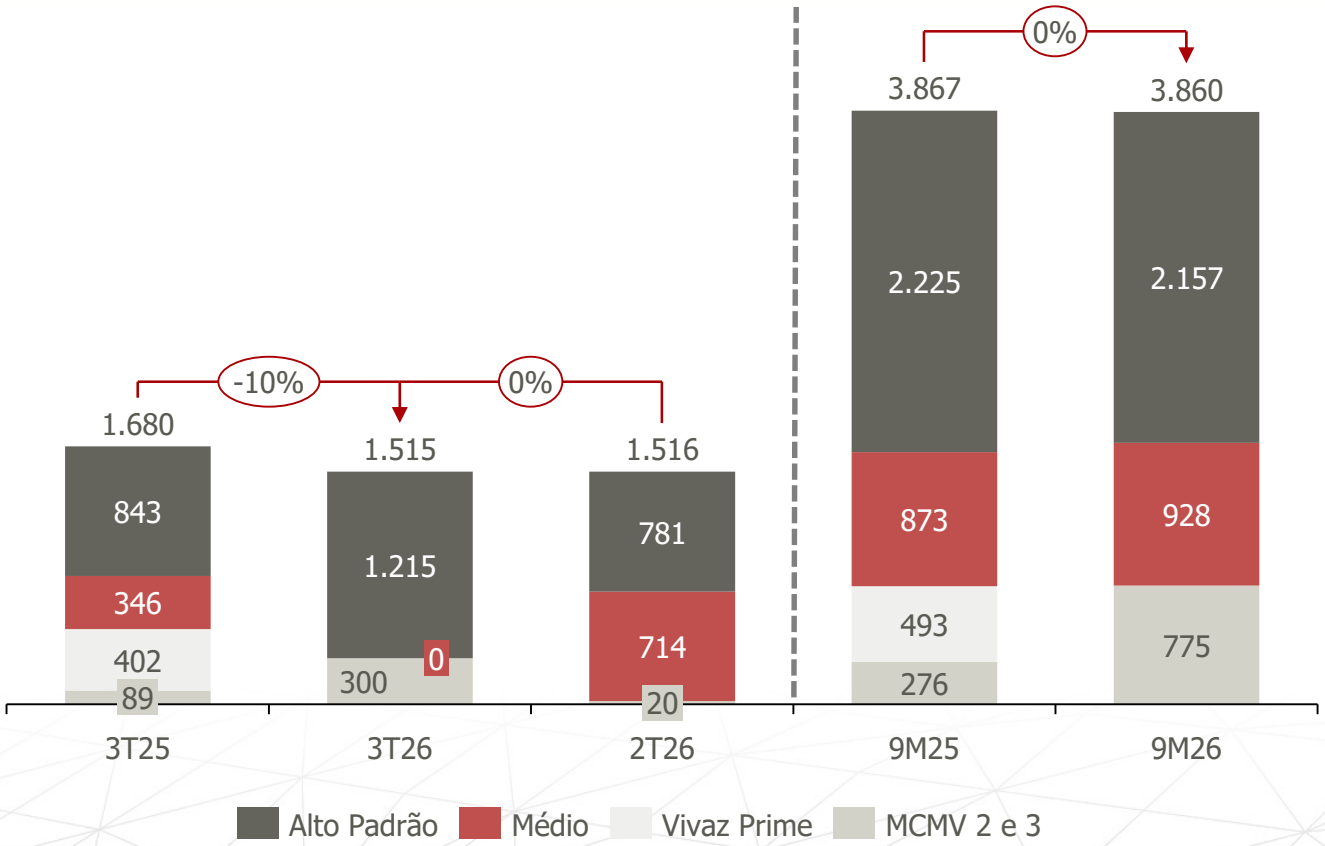
Breakdown do Estoque Pronto %CBR



ENTREGAS CYRELA

- 7 empreendimentos entregues no trimestre, correspondentes a um VGV ex-permuta e no %CBR de lançamentos de R$ 1.515 milhões.

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

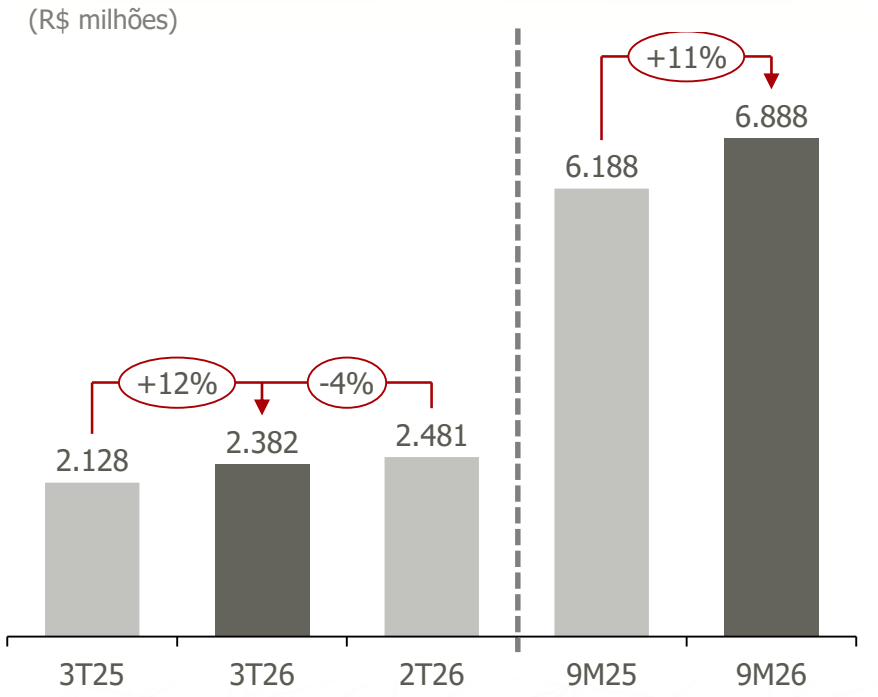


RESULTADO FINANCEIRO

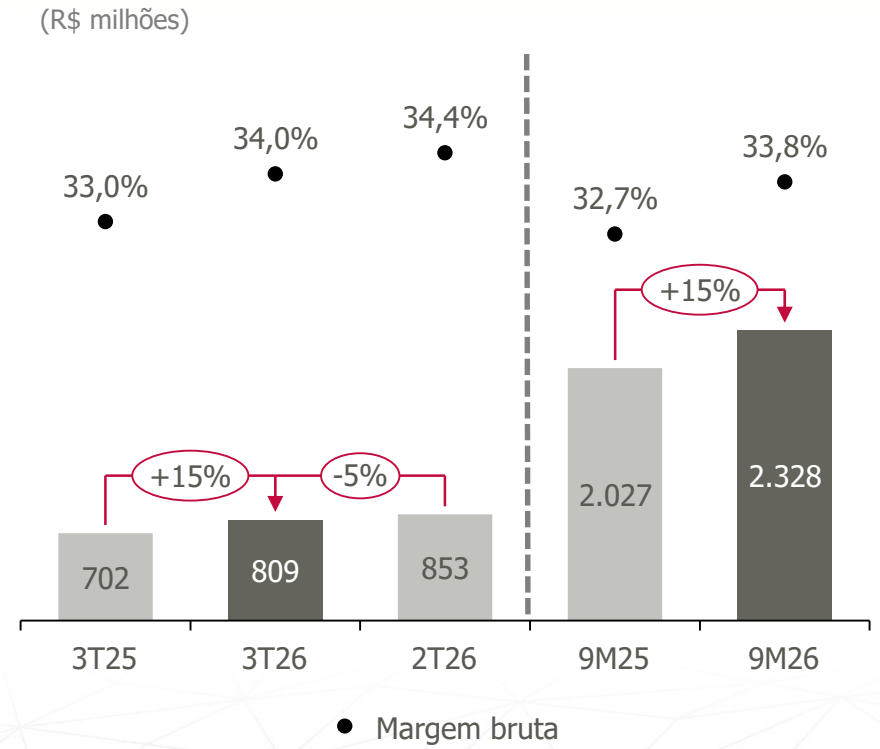
RESULTADOS FINANCEIROS

- Receita líquida de R$ 2.382 milhões no trimestre e R$ 6.888 milhões no acumulado do ano.
- Margem bruta de 34,0% no trimestre e 33,8% no ano.

Receita Líquida



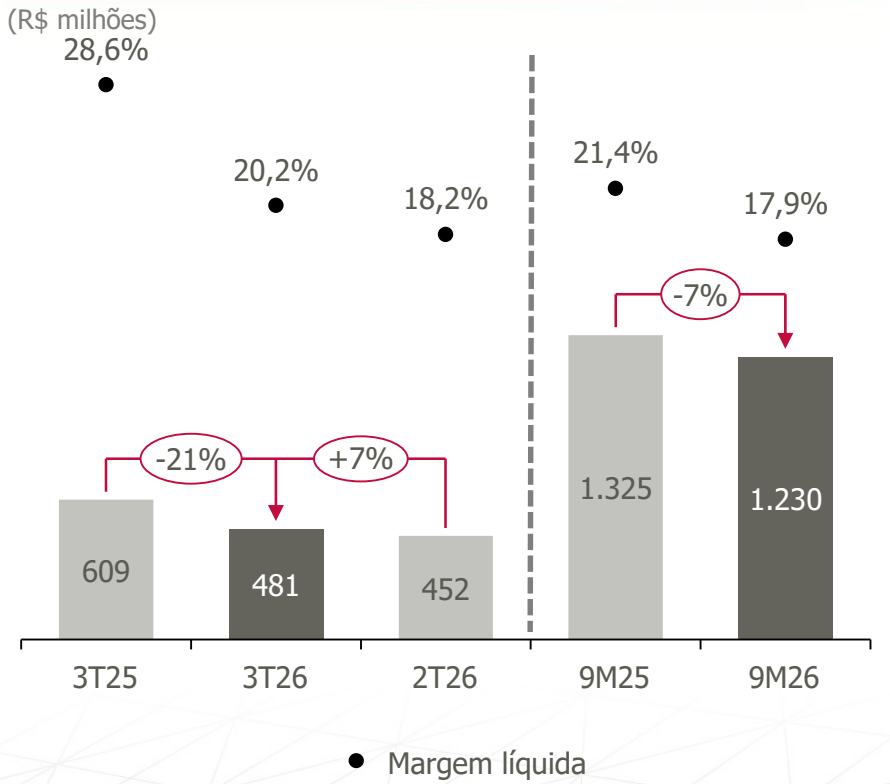
Lucro Bruto e Margem Bruta



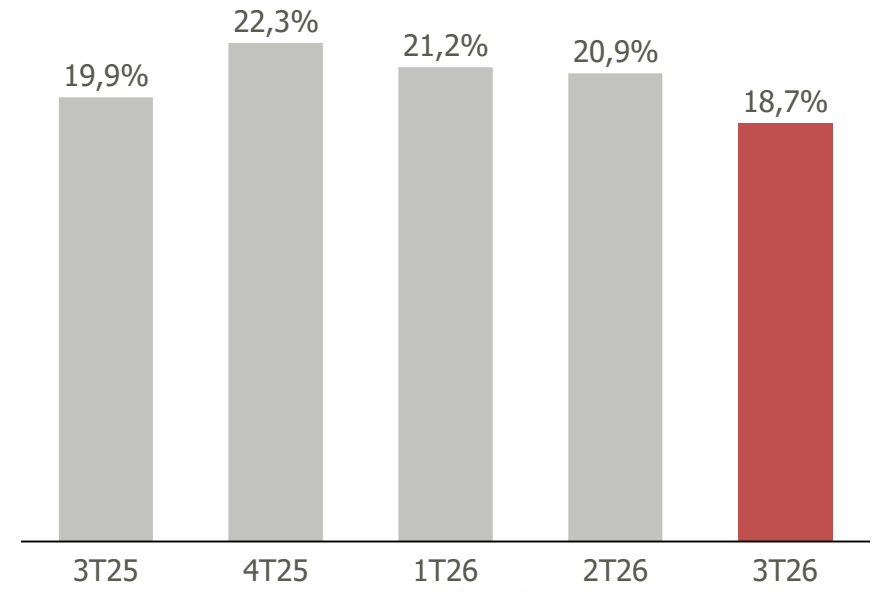
LUCRO LÍQUIDO E RENTABILIDADE

- O Return on Equity (medido como Lucro Líquido dos últimos 12 meses sobre PL médio ex Minoritários e AVJORA CashMe) atingiu um valor de 18,7%.

Lucro Líquido e Margem Líquida



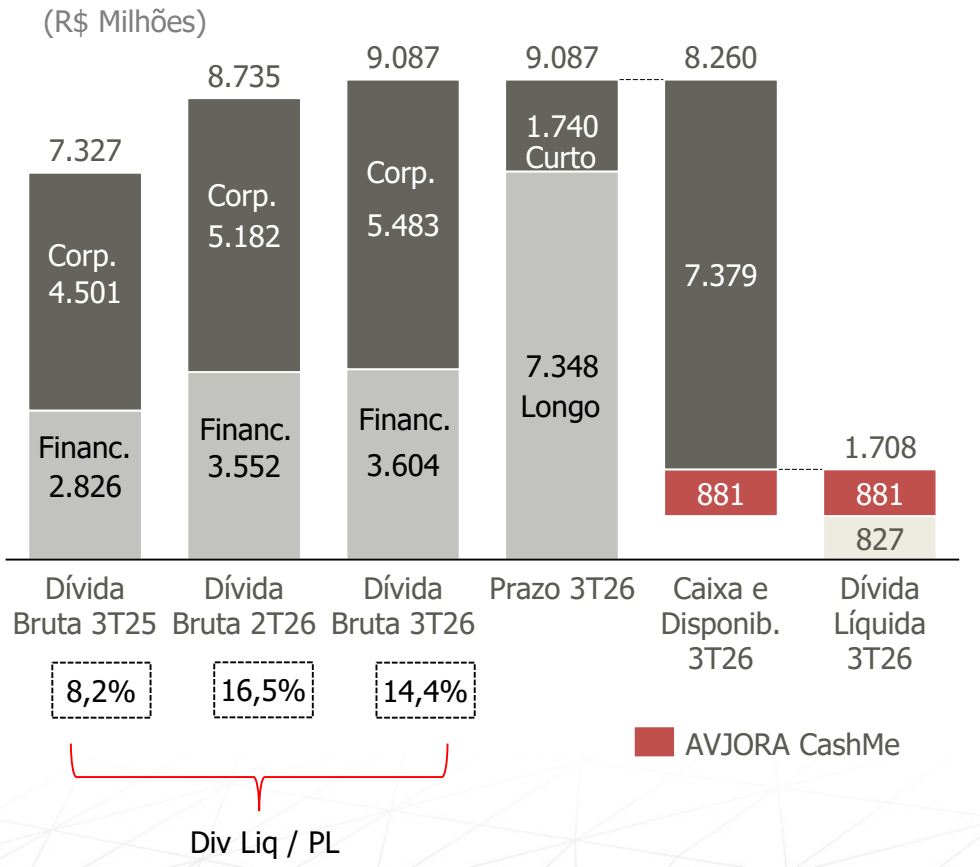
ROE LTM



LIQUIDEZ E ENDIVIDAMENTO

- A alavancagem (Dívida Líquida Ajustada / Patrimônio Líquido Ajustado) foi de 14,4%.

Endividamento



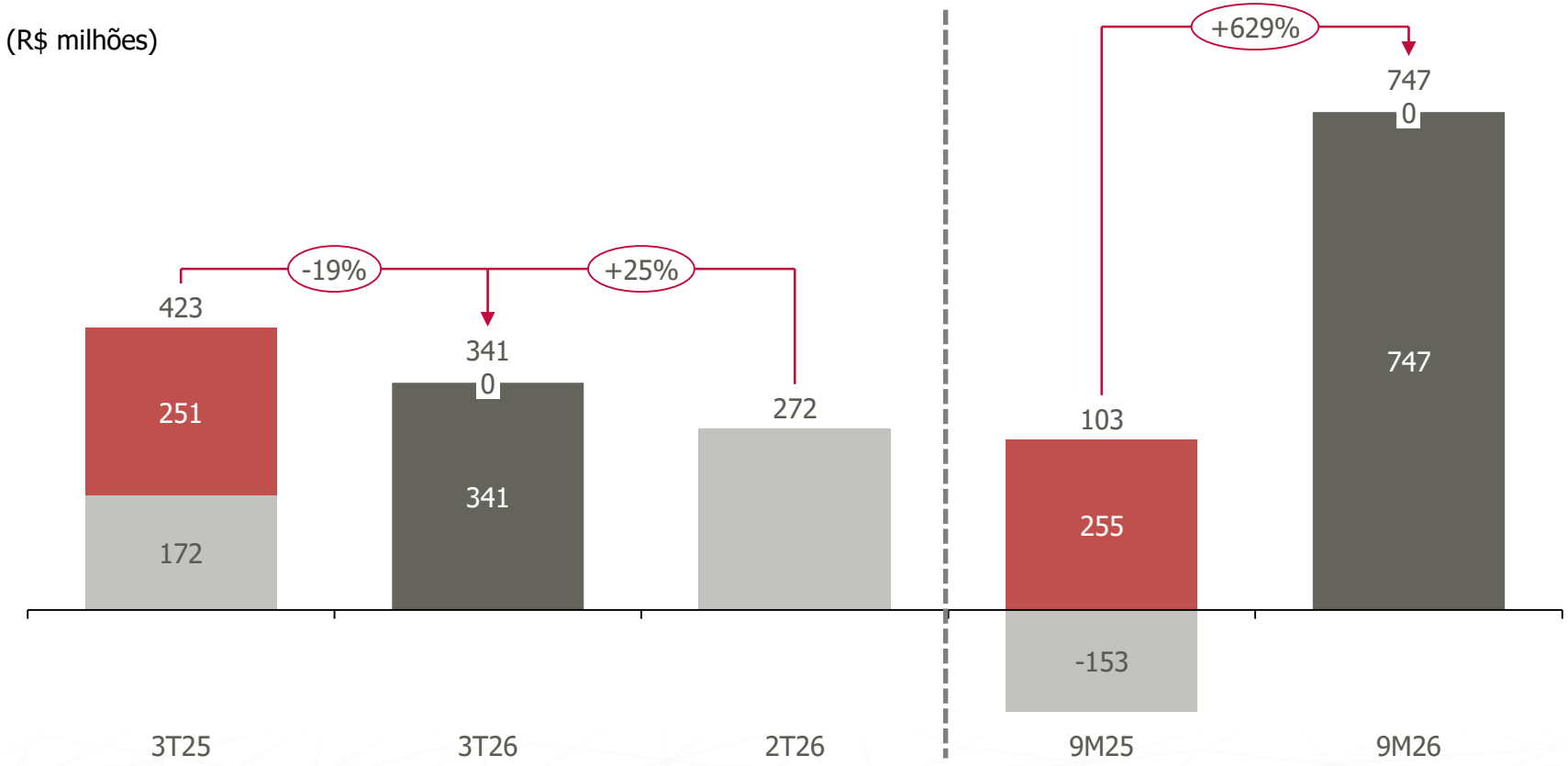
Indicadores	Dívida Total	Dívida Corporativa
Dívida Líquida/ Patrimônio Líq.	14,4%	
Prazo Médio Pond.*	3,0 anos	4,1 anos
Curto Prazo	19%	18%
Longo Prazo	81%	82%

Custo Médio de Financiamentos		Custo Médio de Dívida Corp.*	
Poupança + 2,61%	54,8%	97,9% do CDI	68,4%
TR + 9,09%	45,2%	CDI + 0,26%	31,6%
TOTAL	**100,0%**	**TOTAL**	**100,0%**
Taxa Mínima	TR + 8,30%		
Taxa Máxima	TR + 12,50%		

* Exclui dívidas da CashMe e CyCapital (R$ 3.114 MM)

GERAÇÃO DE CAIXA*

- Geração de caixa de R$ 341 milhões no trimestre e de R$ 747 milhões no acumulado do ano.



*Ex dividendos e recompras

CONTATE RI

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Este comunicado contém considerações futuras referentes às perspectivas do negócio, estimativas de resultados operacionais e financeiros, e às perspectivas de crescimento da Cyrela Brazil Realty. Estas são apenas projeções e, como tal, baseiam-se exclusivamente nas expectativas da administração da Cyrela Brazil Realty em relação ao futuro do negócio e seu contínuo acesso a capitais para financiar o plano de negócios da Companhia. Tais considerações futuras dependem, substancialmente, de mudanças nas condições de mercado, regras governamentais, pressões da concorrência, do desempenho do setor e da economia brasileira, entre outros fatores, além dos riscos apresentados nos documentos de divulgação arquivados pela Cyrela Brazil Realty e estão, portanto, sujeitas a mudança sem aviso prévio.

RESULTS 3Q26

NOVEMBER 13TH, 2026



PARTICIPANTS

RAPHAEL HORN
CO-CEO

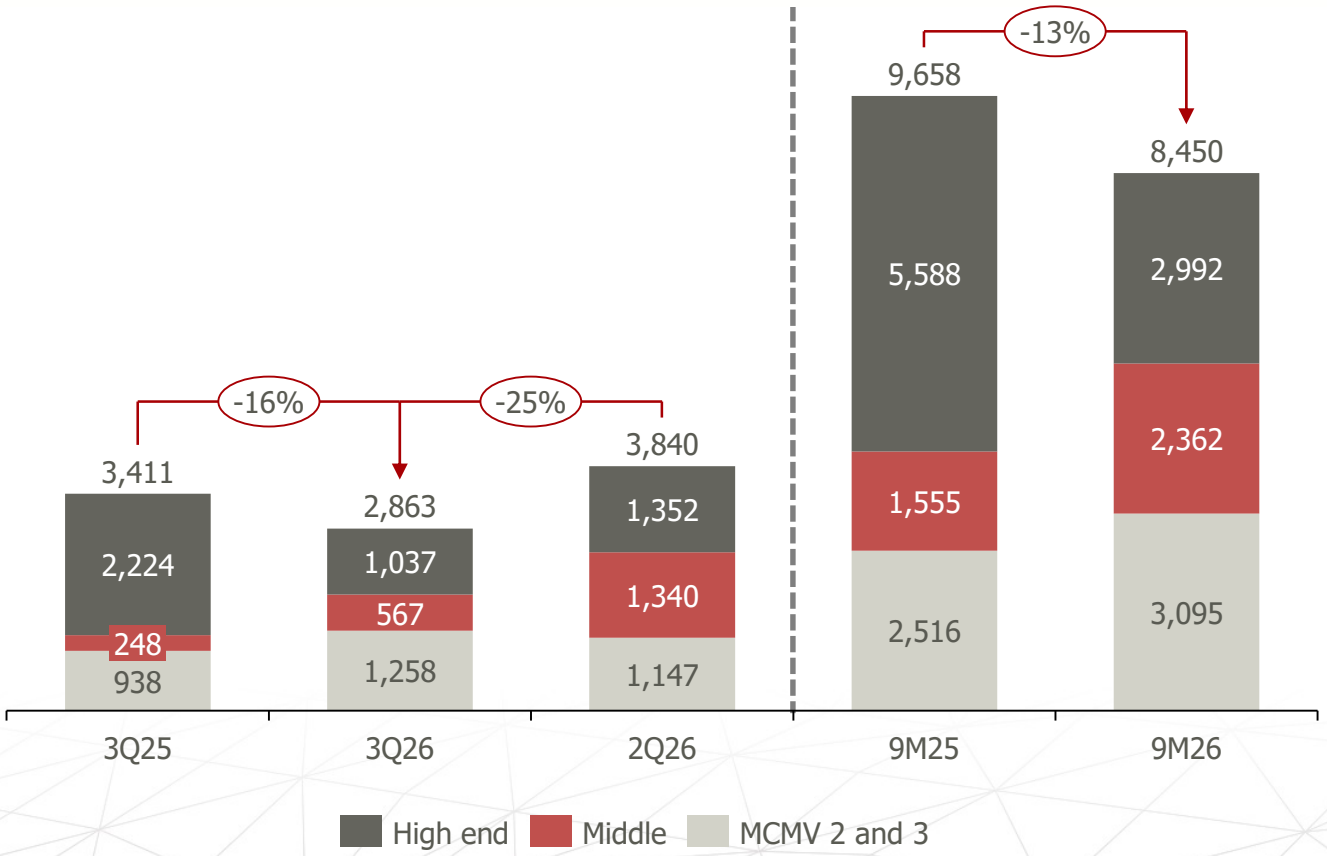
MIGUEL MICKELBERG
CFO AND INVESTOR RELATIONS OFFICER

OPERATING FIGURES

CYRELA'S LAUNCHES

- Launched PSV Ex-Swap (%CBR) totaled R$2,863 million in the quarter and R$8,450 million in 9M26.
- 15 projects launched in the quarter and 47 in the year.

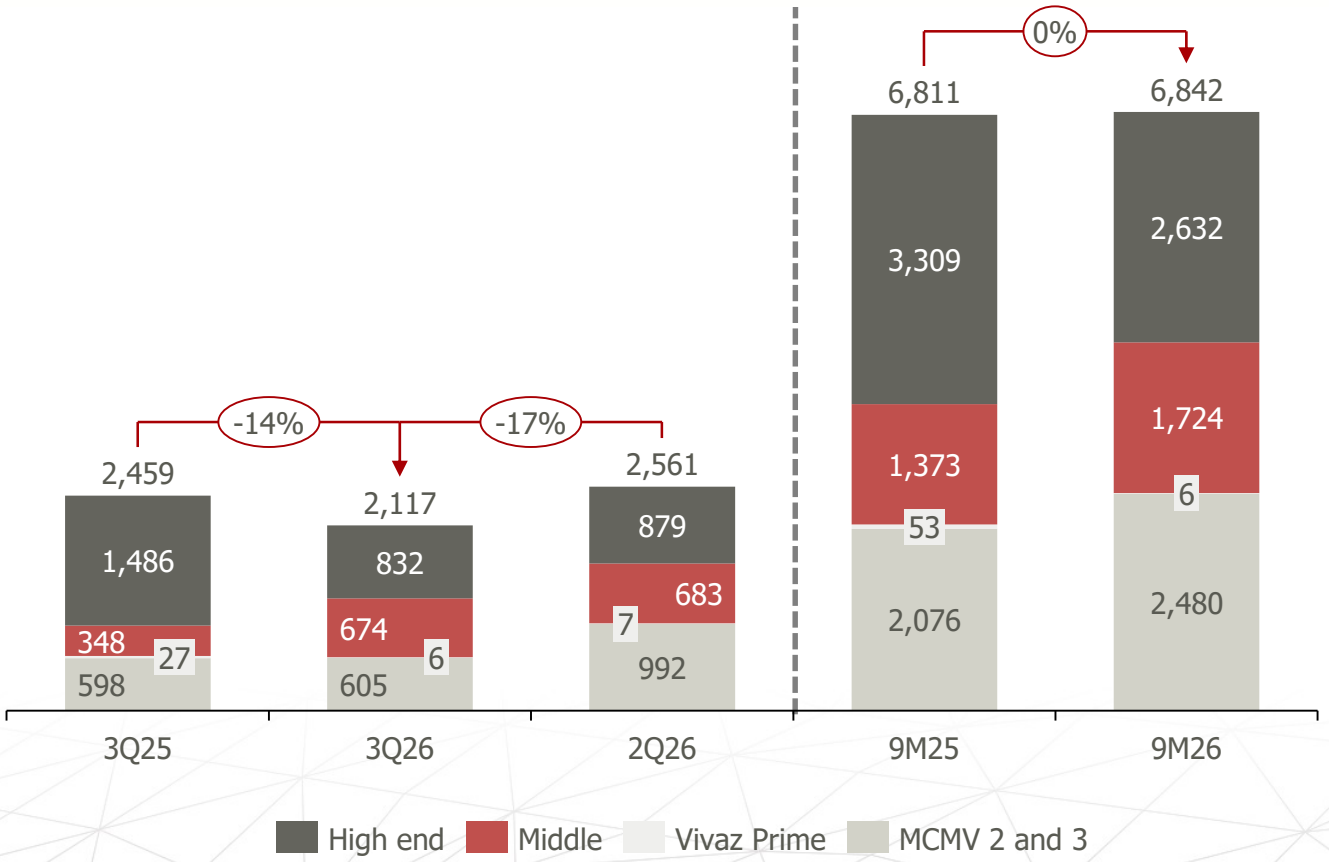
Launched PSV Ex-Swap (in R$ million and %CBR)



CYRELA'S PRE-SALES

- Net Pre-Sales Ex-Swap (%CBR) totaled R$2,117 million in the quarter and R$6,842 million in 9M26.

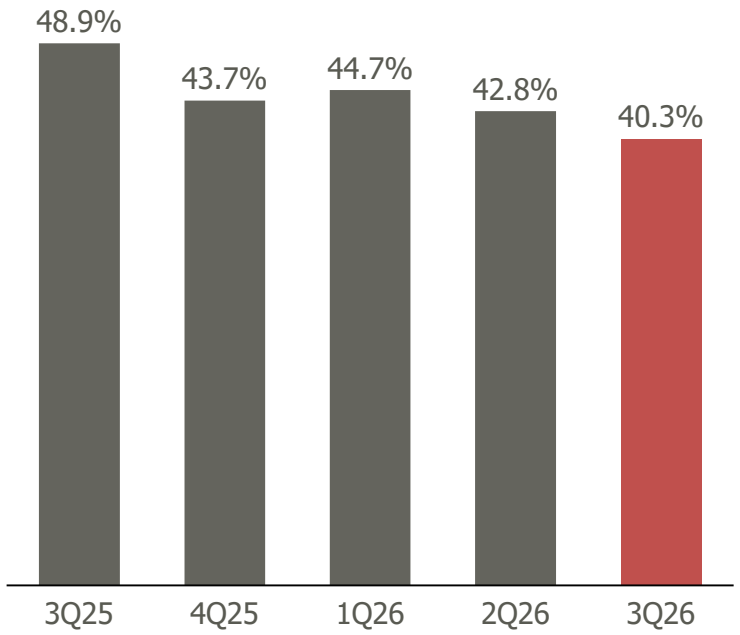
Pre-Sales Ex-Swap (in R$ million and %CBR)



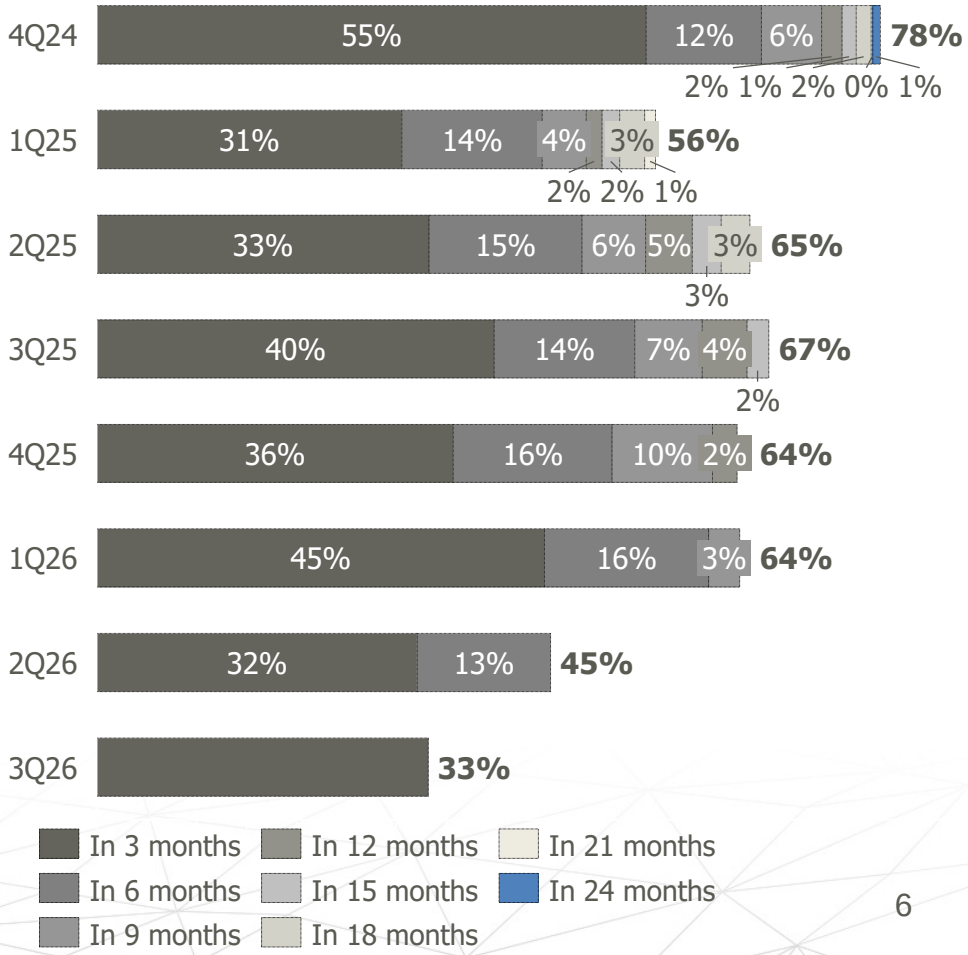
SALES SPEED CYRELA

- The LTM SOS of the quarter reached 40.3% (Ex-Swap and %CBR).

Sales Speed (12-month period)



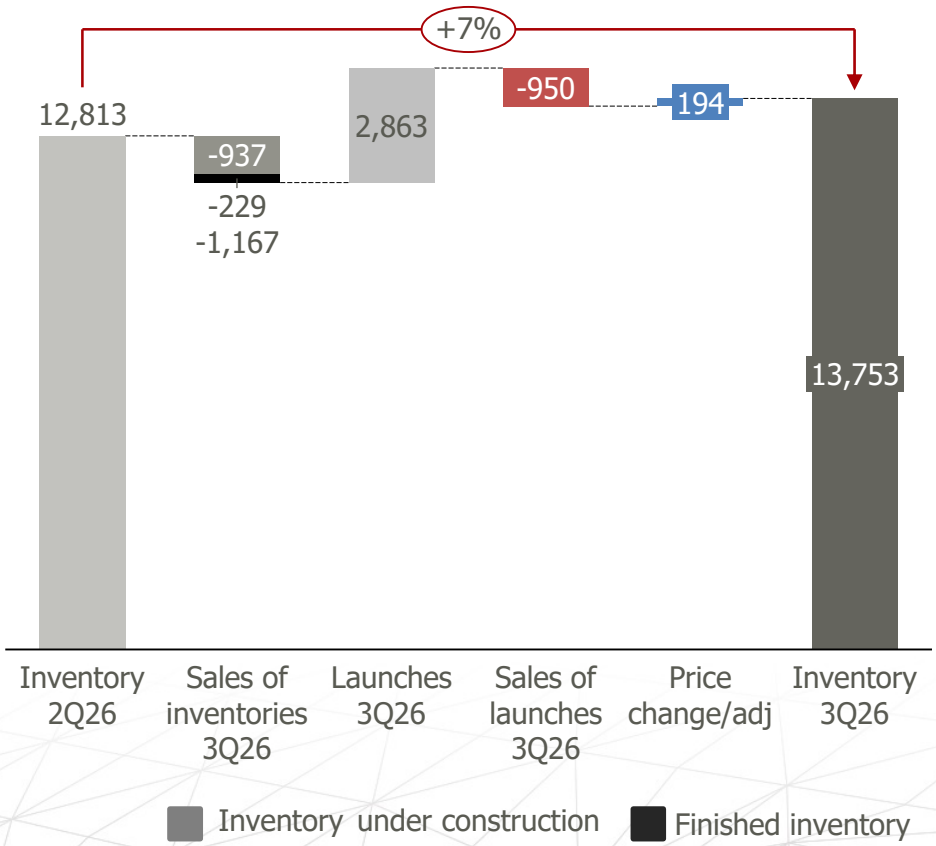
Sales by Launch Vintage



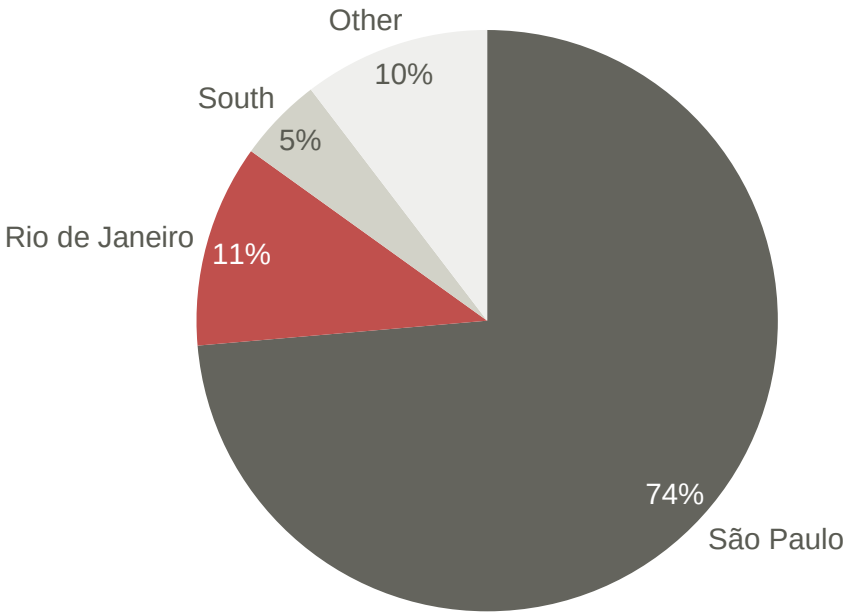
INVENTORY CYRELA

- R$13,753 million in PSV inventory at market value (%CBR).

Change in Inventory %CBR (R$ Million)



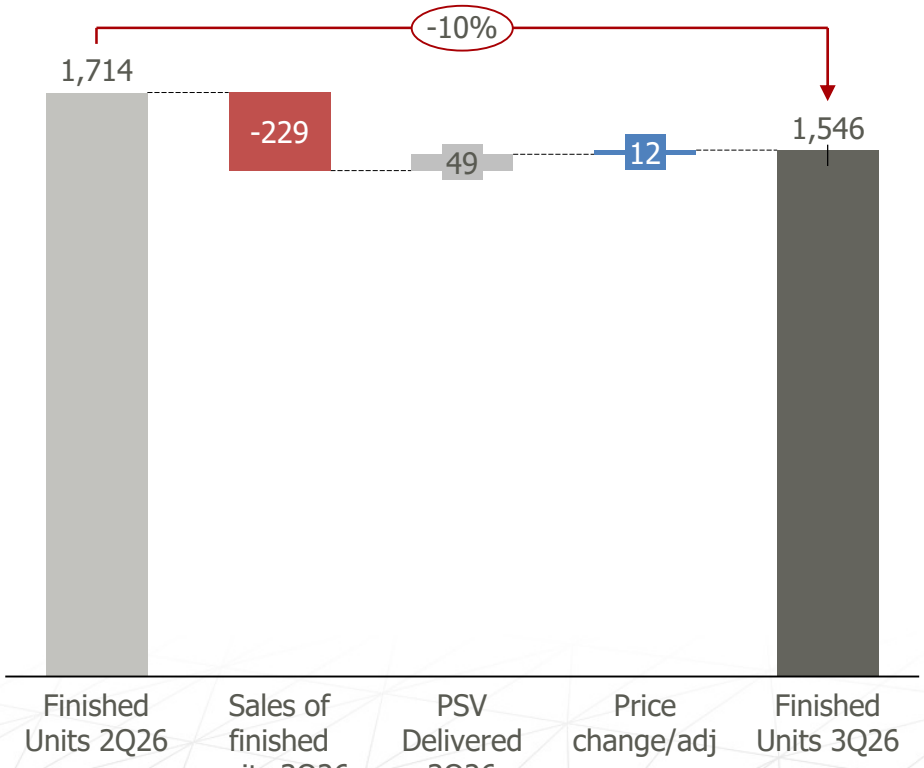
Inventory Breakdown %CBR



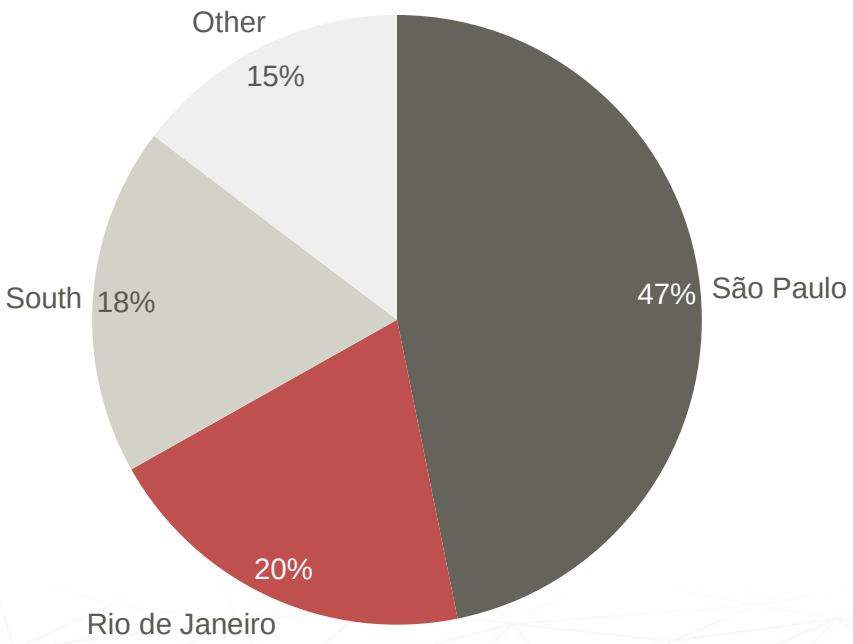
FINISHED INVENTORY CYRELA

- R$1,546 million in PSV finished inventory at market value (%CBR).

Change in Finished Inventory %CBR (R$ Million)



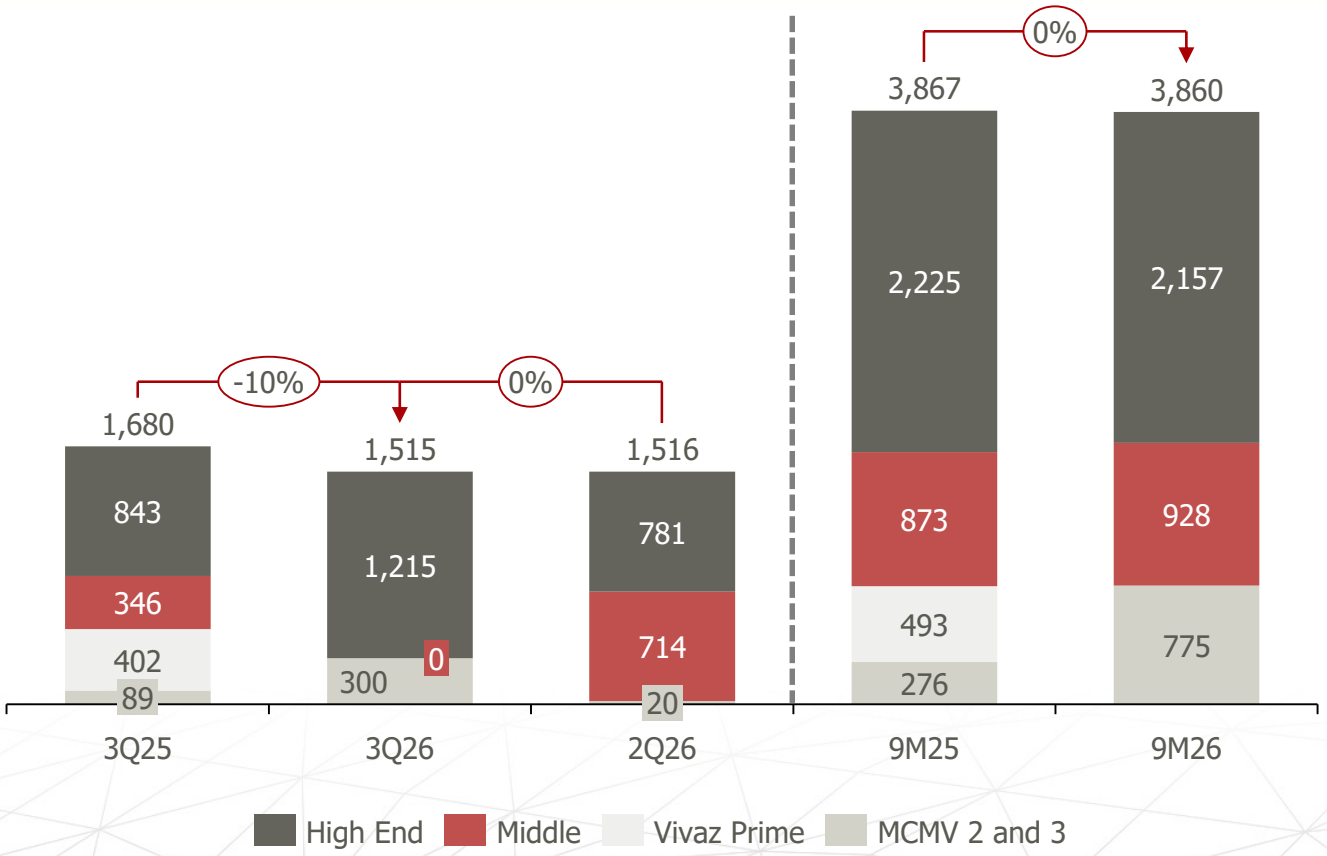
Finished Inventory Breakdown %CBR



DELIVERED UNITS CYRELA

- 7 projects delivered in 3Q26, totaling PSV (Ex-Swap and %CBR) of R$1,515 million on the dates of their respective launches.

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

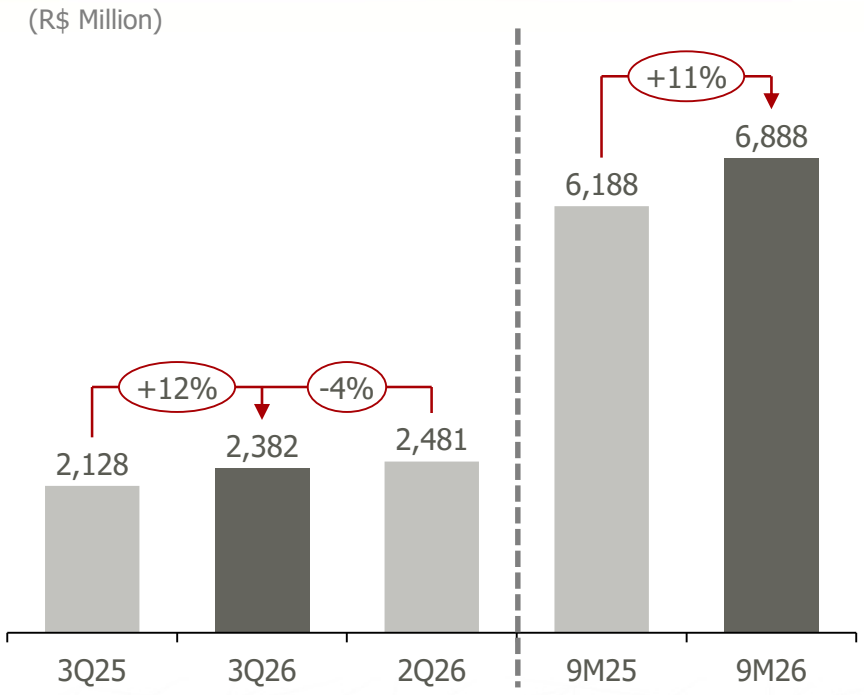


FINANCIAL RESULTS

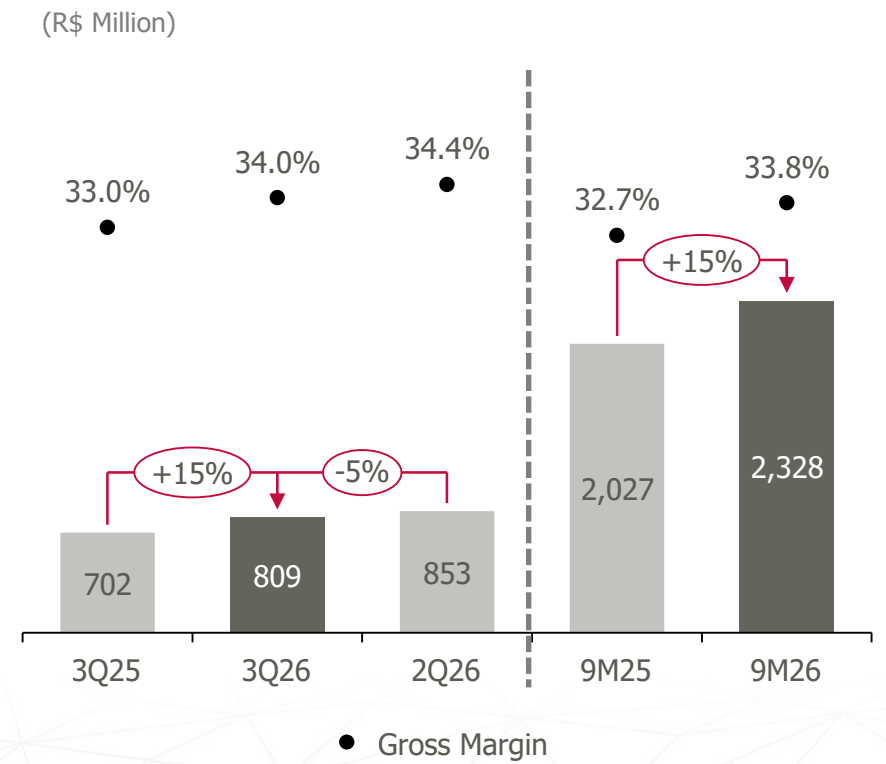
FINANCIAL RESULTS

- Net revenues of R$2,382 million in the quarter and R$6,888 million in 9M26.
- Gross margin of 34.0% in the quarter and 33.8% in the year.

Net Revenues



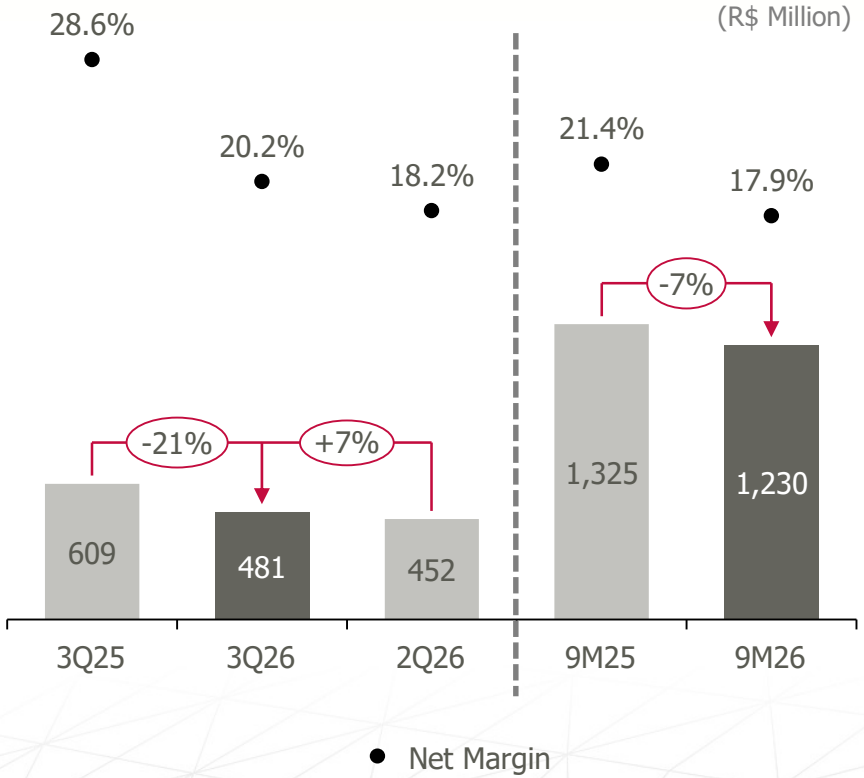
Gross Profit and Gross Margin



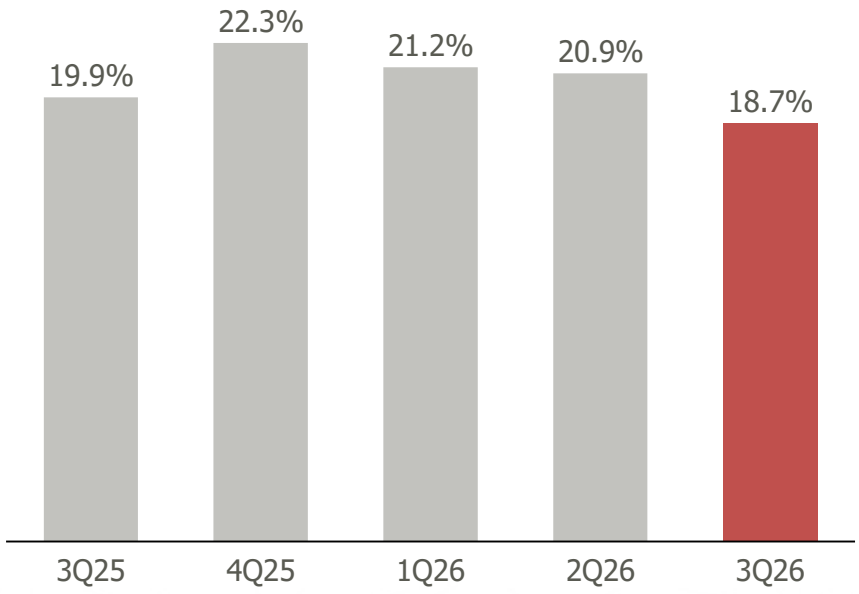
NET INCOME AND PROFITABILITY

- The Return on Equity (Net Income LTM / average Equity ex-minorities and FVTOCI CashMe LTM) attained 18.7%.

Net Income and Net Margin



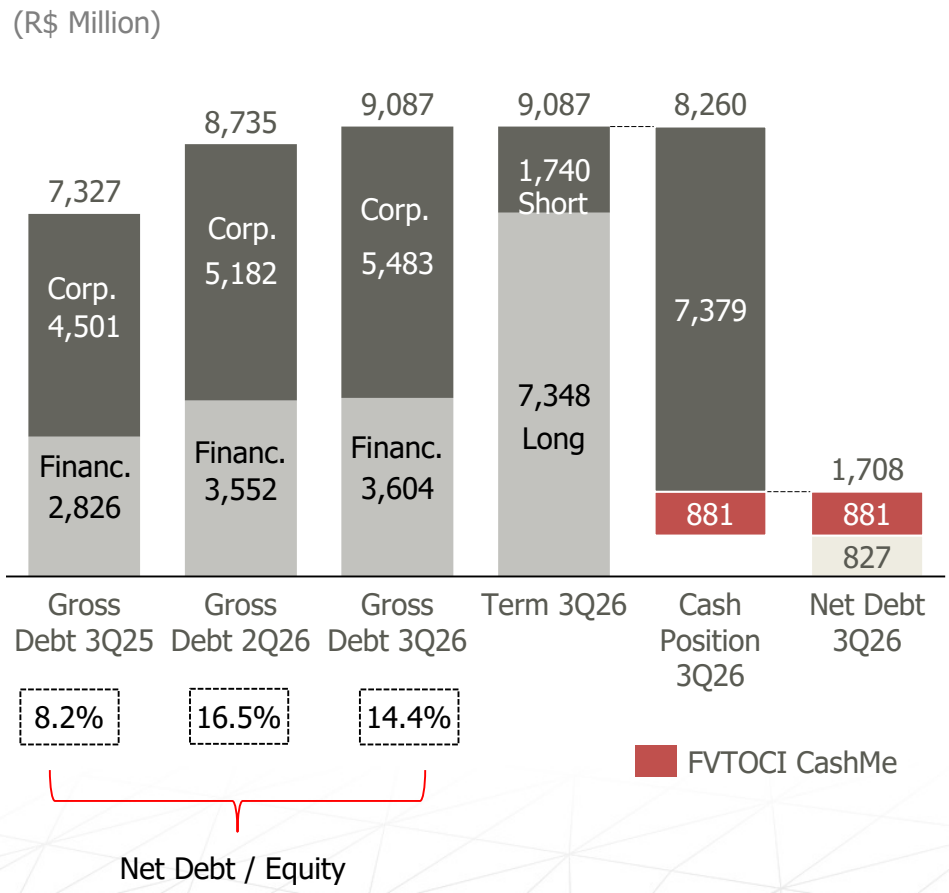
ROE LTM



LIQUIDITY AND DEBT

- Adj. Net Debt / Adj. Total Equity attained 14.4%.

Debt Overview



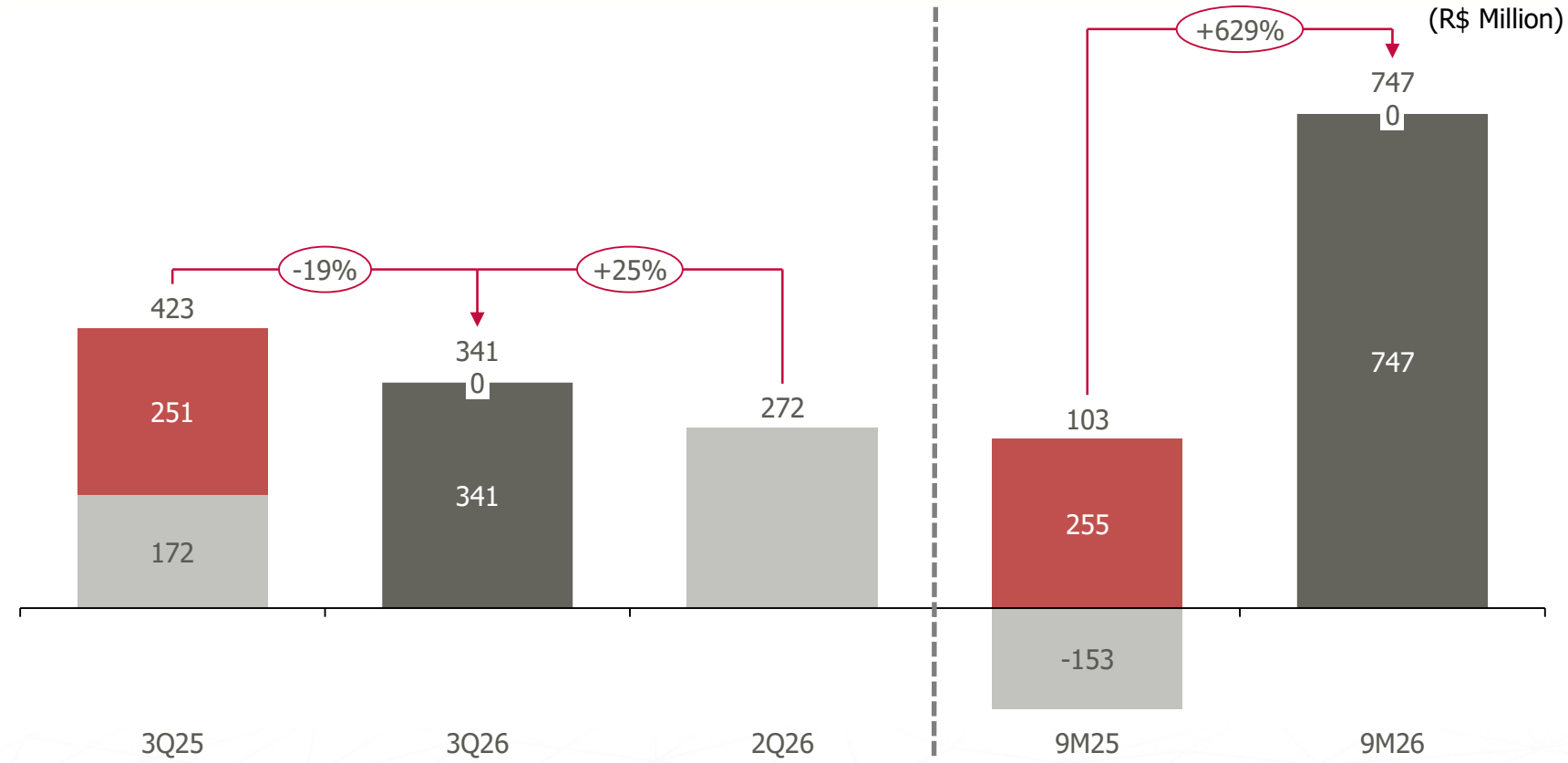
Indicators	Total Debt	Corporate Debt
Net Debt / Equity	14.4%	
Weighted Av. Term*	3.0 y	4.1 y
Short Term	19%	18%
Long Term	81%	82%

Average Cost of Financing		Average Cost of Corporate Debt*	
Savings Acc. + 2.61%	54.8%	97.9% of CDI	68.4%
TR + 9.09%	45.2%	CDI + 0.26%	31.6%
TOTAL	**100.0%**	**TOTAL**	**100.0%**
Minimum Rate	TR + 8.30%		
Maximum Rate	TR + 12.50%		

* Excludes debt from CashMe and CyCapital (R$3,114 MM)

CASH GENERATION*

- Cash generation of R$341 million in the quarter and R$747 million in 9M26.



*Ex dividend payment and buyback program.

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