

Preliminary Operational Results



1Q22

Earnings Release

May 12nd, 2022

Conference Call:

English and Portuguese

May 13rd, 2022

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EZTEC S.A.
ON (B3: EZTC3)



EZTEC reaches sales of R\$351 million, 36% higher compared to 1Q21;

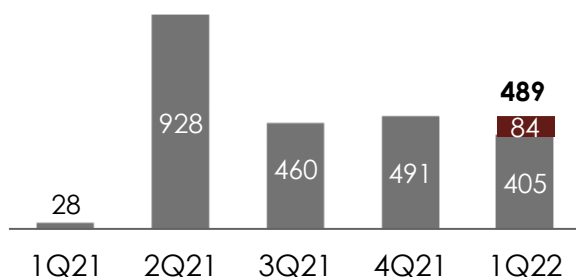
In their launch quarter, the Exalt Ibirapuera and Expression Ibirapuera projects sell 34% and 45%, respectively

São Paulo, April 14, 2022 - EZTEC S.A. (BOVESPA: EZTC3; Bloomberg; EZTC3:BZ), announces the preview of the operating results for the first quarter of 2022 (1Q22). The results presented here are managerial and are subject to external audit review. The 1Q22 results are scheduled to be released on May 12, 2022, after the close of the market.

Launches

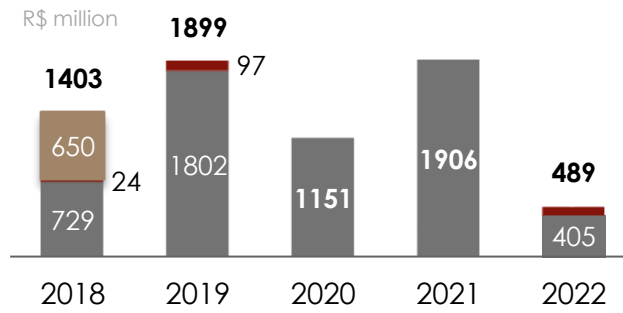
Launched PSV - % EZTEC

R\$ million



Cumulative Launched PSV % EZTEC

R\$ million



■ Launches ■ Stake Acquisition ■ EZ Towers

During 1Q22, the Company carried out the following launches:

- Expression Ibirapuera by EZ** - located in the South Zone of the city of São Paulo, with easy access to Parque Ibirapuera and Avenida Paulista, between the two subway stations, Santa Cruz (Linha Azul) and Hospital São Paulo (Linha Lilás). It counts with 80 high standard units, with its areas ranging from 122 to 169 sq.m., generating a total PSV of R\$ 176.9 million.
- Exalt Ibirapuera by EZ** - located in the South Zone of the city of São Paulo, with easy access to Parque Ibirapuera and Avenida Paulista, between the two subway stations, Santa Cruz (Linha Azul) and Hospital São Paulo (Linha Lilás). It counts with 327 smart living standard residential units, with its areas ranging from 23 to 65 sq.m., and 106 non residential units, with areas ranging from 26 and 54 sq.m., generating a total PSV of R\$ 228.4 million.
- Villa Nova Fazendinha** - acquisition of 60% stake of the Villa Nova Fazendinha project, remaining with BP8 the 40% stake left. The project is located in Carapicuíba, in the metropolitan region of São Paulo, close to the shopping mall (Praça da Vila Dirce), with easy access to the Rodoanel and the Rodovia Raposo Tavares. It counts with 830 low-end residential units, with areas ranging from 28 to 36 sq.m., generating a total PSV of R\$ 140.1 million. Considering that EZTEC holds 60% stake of the project, the PSV for the company is R\$ 84.1 million.



Exalt

Location: Rua Borges Lagoa, 232 – Vila Clementino

Segmentation: Residential

Standard: Smart-living

EZTEC's PSV: R\$ 228.4 MN

% sold: 34%*

Units sold: *111/327



Expression

Location: Rua Coronel Lisboa, 713 – Vila Clementino – SP

Segmentation: Residential

Standard: High-end

EZTEC's PSV: R\$ 176.9 MN

% sold: 45%*

Units sold: 36/80



Villa Nova Fazendinha

Location: Estrada da Fazendinha 2158 – Jardim Ana Estela – Carapicuíba – SP

Segmentation: Residential

Standard: Low-end

EZTEC's PSV: R\$ 84.1 MN

% sold: 46%*

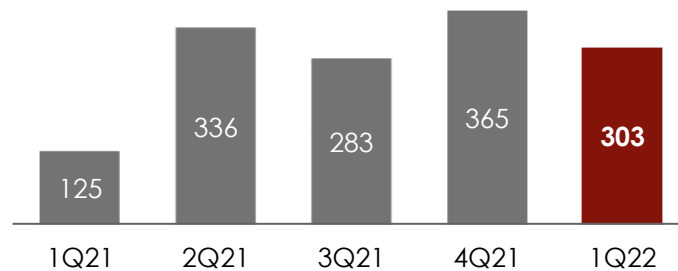
Units sold: 376*/830

*Management data updated in 04/07/22

Net Sales and Cancellations

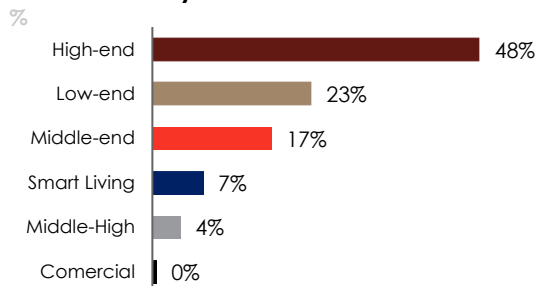
Quarter Net Sales % EZTEC

R\$ Million

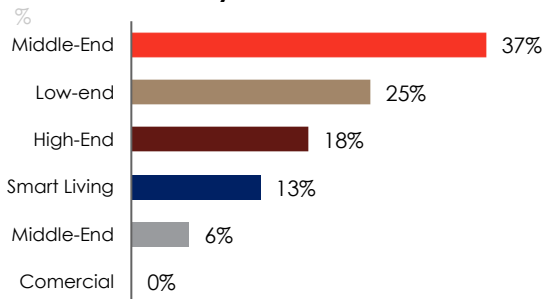


Net sales in 1Q22 were R\$303 million, broken down into R\$351 million in gross sales and cancellations of R\$48 million.

Gross Sales by Standard

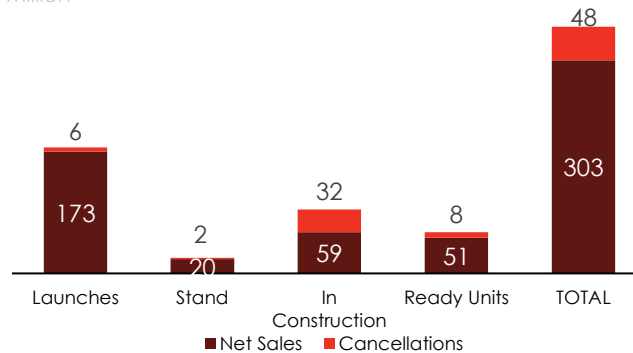


Cancellations by Standard



Net sales and Cancellations

R\$ Million

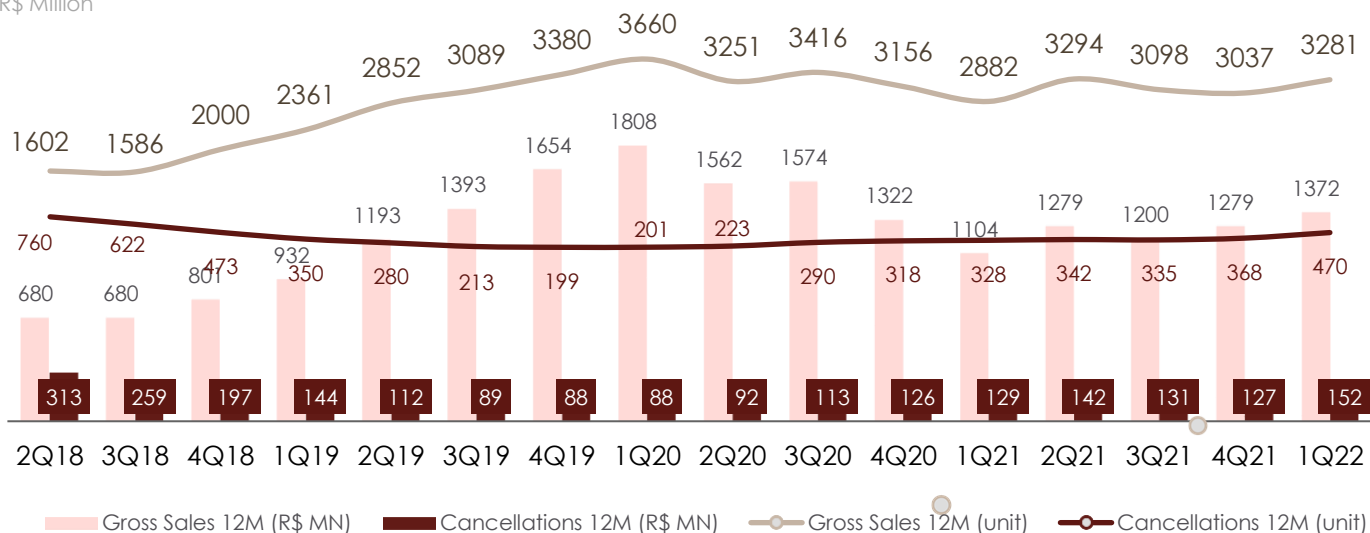


It's worth noting that the former 'launches' category status was subdivided into Launches 1Q22 and Stand. This segmentation is based on the assumptions below (accompanied by examples of the quarter's commercial highlights):

- **Launches 1Q22:** projects launched in the quarter;
(*Exalt Ibirapuera by EZ, Expression Ibirapuera by EZ*)
- **Stand:** projects launched in prior quarters with construction not yet started;
(*Unique Green, In Design Ipiranga, Pin Osasco*)
- **In construction:** projects of which construction has started;
(*Villa Nova Fazendinha, Dream View Sky Resort, Arkadio, EZ Infinity, ID Paraíso, EZ Parque da Cidade, Signature by Ott, Jardins do Brasil – Reserva JB, Air Brooklin, Fit Casa Alto do Ipiranga, Pin Internacional, Meu Mundo Estação Mooca, etc.*)
- **Performed:** completed projects with proper housing permit issued.
(*Z.Pinheiros, Vivid Perdizes, Fit Casa Brás, Sky House, Vértiz Vila Mascote, Fit Casa Rio Bonito, Vértiz Tatuapé, Diogo Ibirapuera e ID Ibirapuera, Le Jardim Ibirapuera e demais empreendimentos lançados no passado pela Companhia*)

Acumulated Sales and Cancellations - LTM

R\$ Million



The following chart shows the sales oversupply calculations, weighted by EZTEC's participation, highlighting the liquidity of the projects originated by the Company:

Sales Over Supply	1Q22	1Q21
Net Sales (R\$ thousand)	302,826	235,337
Vendas Brutas (R\$ thousand)	350,736	258,161
Inventory (R\$ thousand)	3,051,468	1,790,900
Net Sales Over Supply	9.0%	11.6%
Net PSV (EX - EZ Infinity)*	11.0%	-
Gross Sales Over Supply	10.3%	12.6%
Gross PSV (EX - EZ Infinity)*	12.6%	-

*The company is in preparation for the relaunch of EZ Infinity in the coming quarters and, therefore, is not conducting commercial exercises in this period.

Delivered

Project Delivered	Currently EZTEC %	Period	Region	Segment	# units released	PSV 100%	EZTEC's PSV
Z.Pinheiros	100%	1Q22	West Zone	Residential	308	188.2	188.2
Vivid Perdizes	100%	1Q22	West Zone	Residential	102	65.9	65.9
Total 1Q22					410	254	254,1

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IBRA B3

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SMLL B3