

1Q24

Webcast

São Paulo, May 3th, 2024



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Interpretation

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LAUNCHES 1Q24



Mooca Città Milano & Firenze

VGW % EZTEC : R\$ 175 mi
% Vendido: 25%



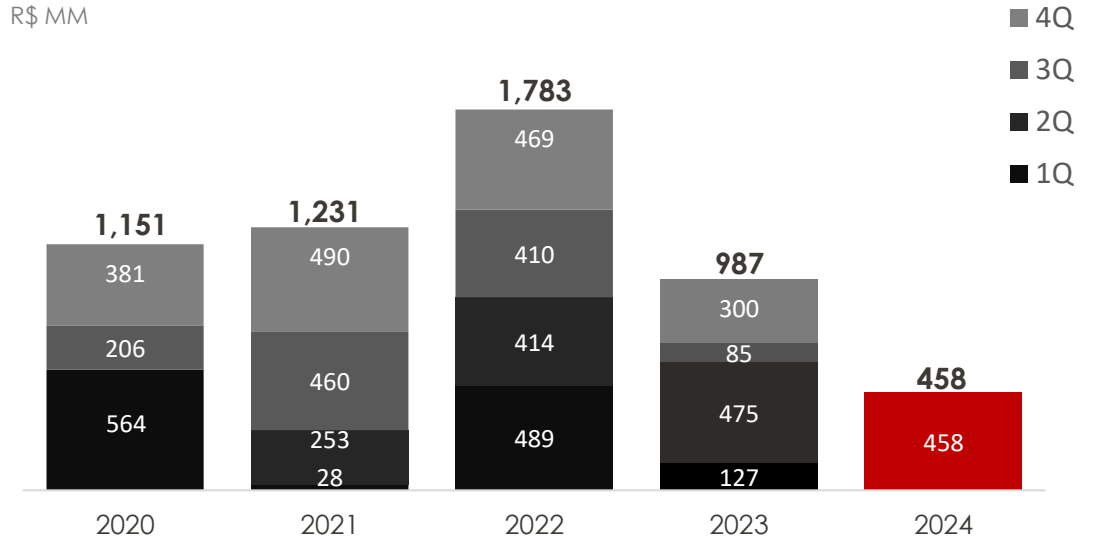
Lindenberg Vista Brooklin

VGW % EZTEC : R\$ 243 mi
% Vendido: 19%



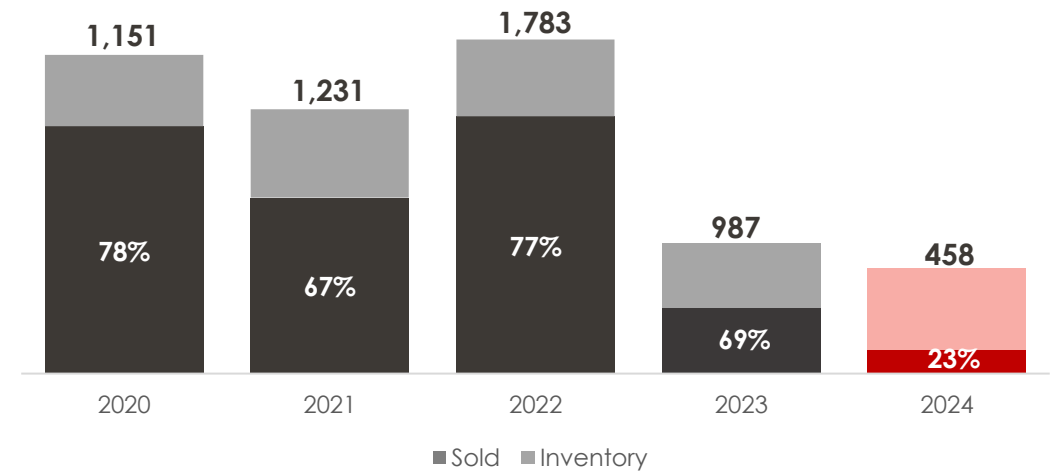
Annual Evolution for Launches %EZTEC

R\$ MM



% Sold from Launches

Private area



UPCOMING LAUNCHES*

2024



VILLARES Parada Inglesa

PSV %EZTEC: R\$ 140 MM

Location: Parada Inglesa – North Zone

Standard: Middle-end

Stake: 75% EZTEC

Units: 373

% Sold: 68%

Brooklin Studios by Lindenberg

PSV %EZTEC: R\$ 50.6 MM

Location: Brooklin – South Zone

Standard: Smart-living

Stake: 75% EZTEC

Units: 210



Preliminary images

Preliminary images

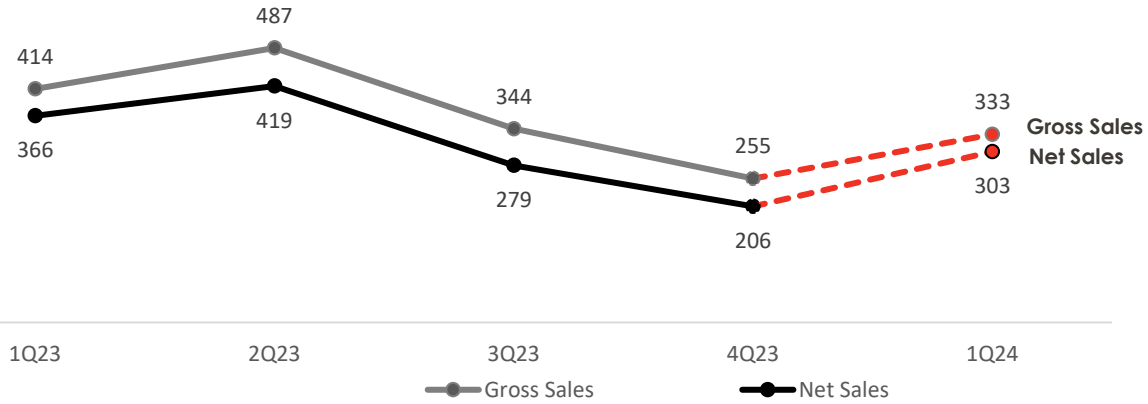
*Based on current expectations. The values expressed may differ from the final.

** Until the date of this presentation

OPERATIONAL PERFORMANCE

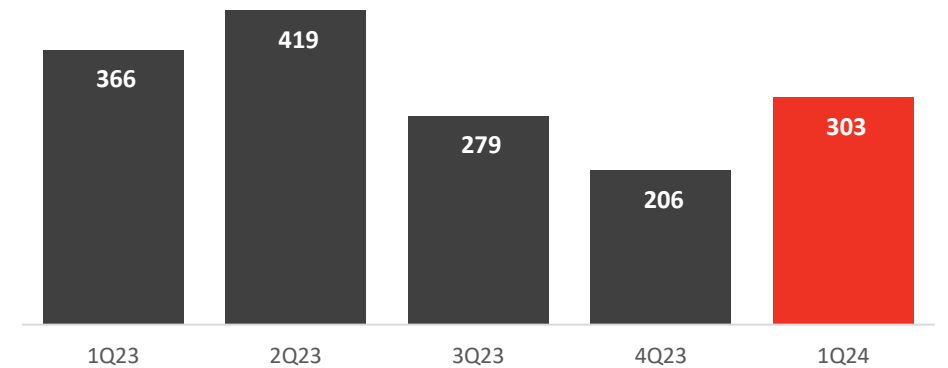
Quarterly sales evolution

R\$ Million



Quarterly Net Sales Evolution

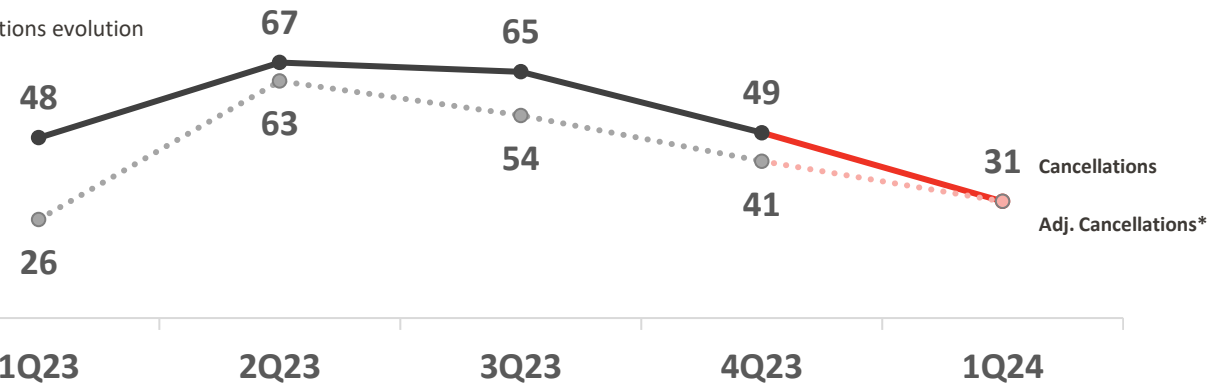
R\$ Million



Quarterly cancellations evolution

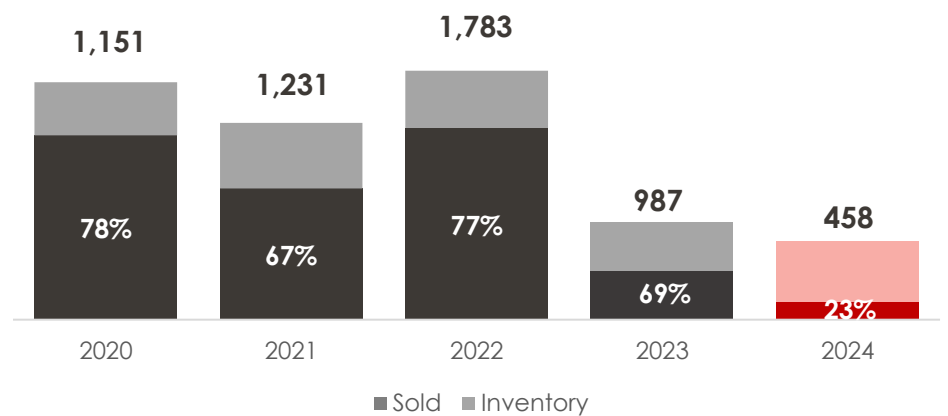
R\$ Million

Cancellations evolution



% Sold from Launches

Private area



Excluding upgrades, downgrades and transfers



79% private area of units sold

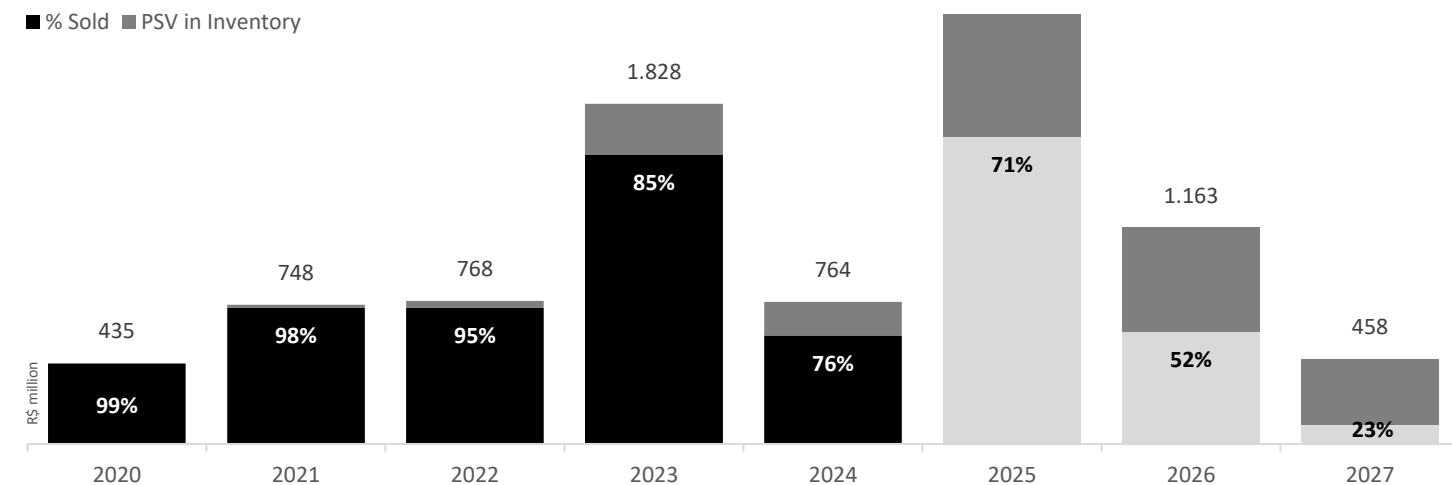
Delivery – Fit Casa Estação José Bonifácio

DELIVERIES

PROJECT'S INFORMATIONS	%EZTEC	SPE	Type	% Private Area Sold	PSV %EZ (R\$ MM)
2Q24				76.2%	178,8
Fit Casa Estação José Bonifácio	100%	Bartira	Consolidated	78.7%	135,1
Fit Casa Estação Oratório	100%	Santa Laura	Consolidated	48.5%	15,6
3Q23				66.3%	163,8
Signature	50%	Itatiaia	Equity	77.9%	97,3
ID Paraíso	50%	Itatiaia	Equity	89.8%	28,1
In Design Ipiranga	100%	Catalão	Consolidated	18.6%	66,5
4Q24				79.4%	421,6
Dream View Sky Resort	100%	Santa Laura	Consolidated	62.1%	252,7
Pin Osasco - 1ª Fase	60%	Criciuma	Equity	85.2%	41,3
Villa Nova Fazendinha	60%	Granja Viana I	Equity	96.7%	84,1
Pin Osasco - 2ª Fase	60%	Criciuma	Consolidated	78.1%	43,5
YEAR-TO-DATE				76.2%	764,2

Reduction in deliveries expected by 2024, with 76% of units sold

Annual evolution of the PSV delivered and its percentage sold as a % of the private area



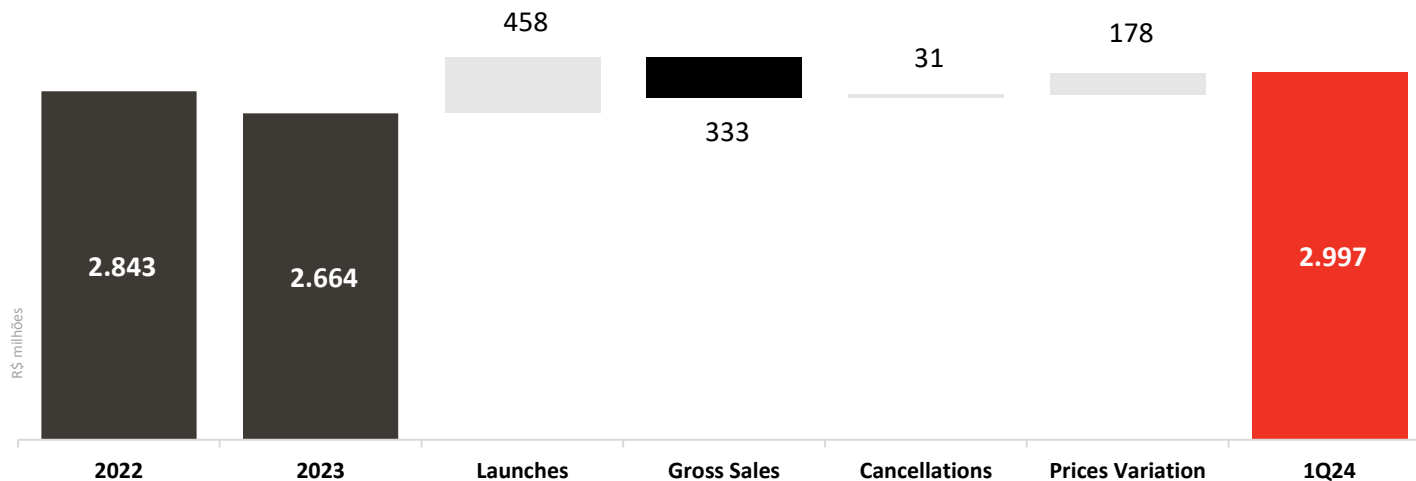
INVENTORY

R\$ 2.9 B

In PSV of **INVENTORY** % EZ

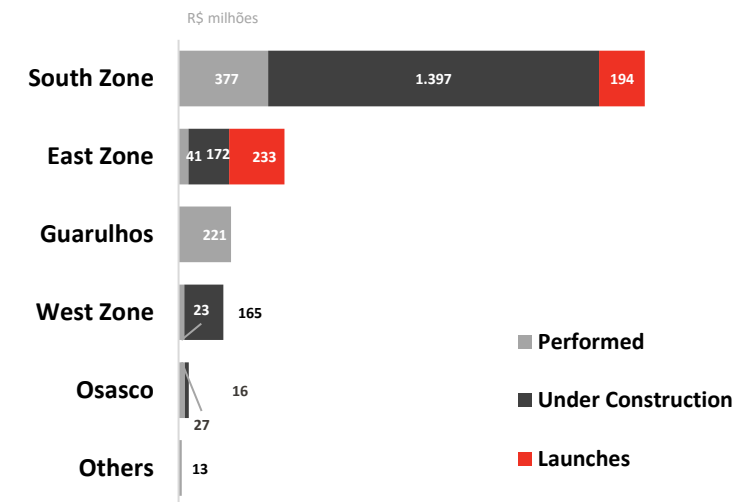
With the increase in launches, the company has increased its inventory level

Change in **Total Inventory**



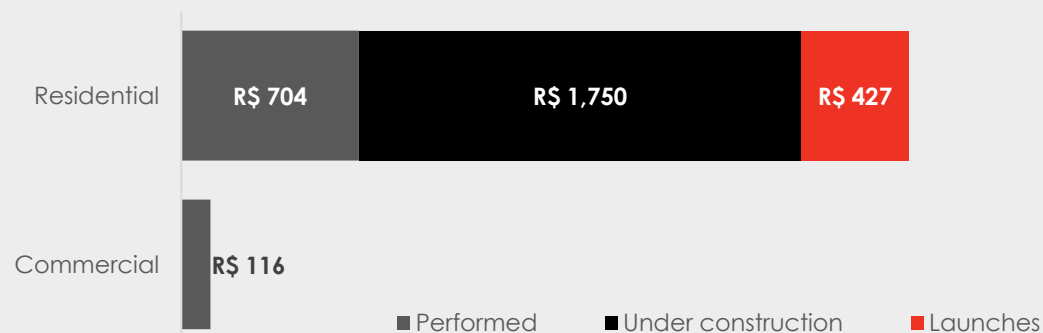
80% of the inventory under construction is in the South Zone

PSV of inventory by region - %EZTEC



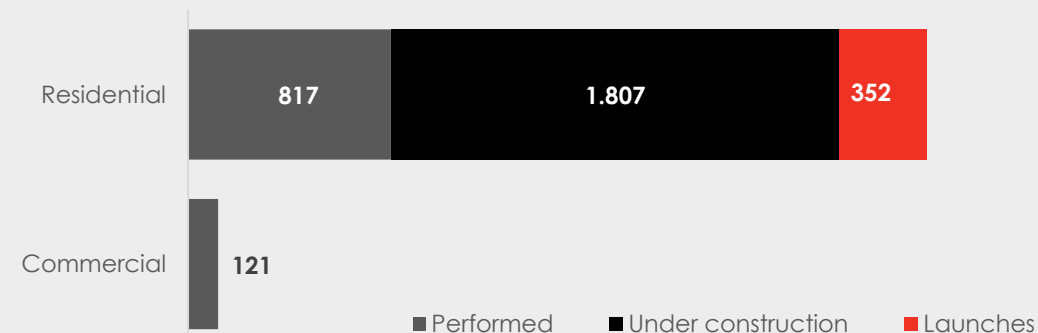
Inventory by Project Status

R\$ MM



Inventory by Project Status

Units



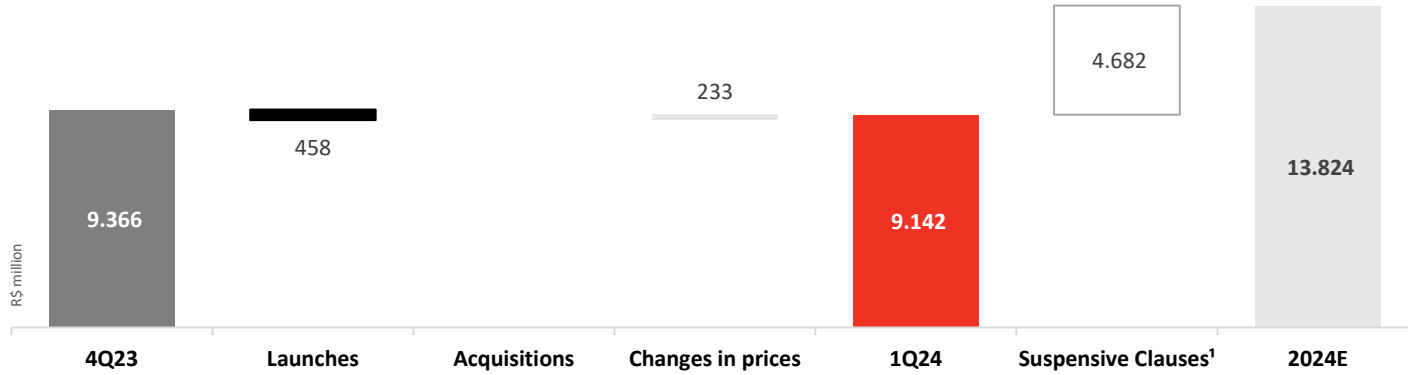
LANDBANK

R\$ 9.1 B

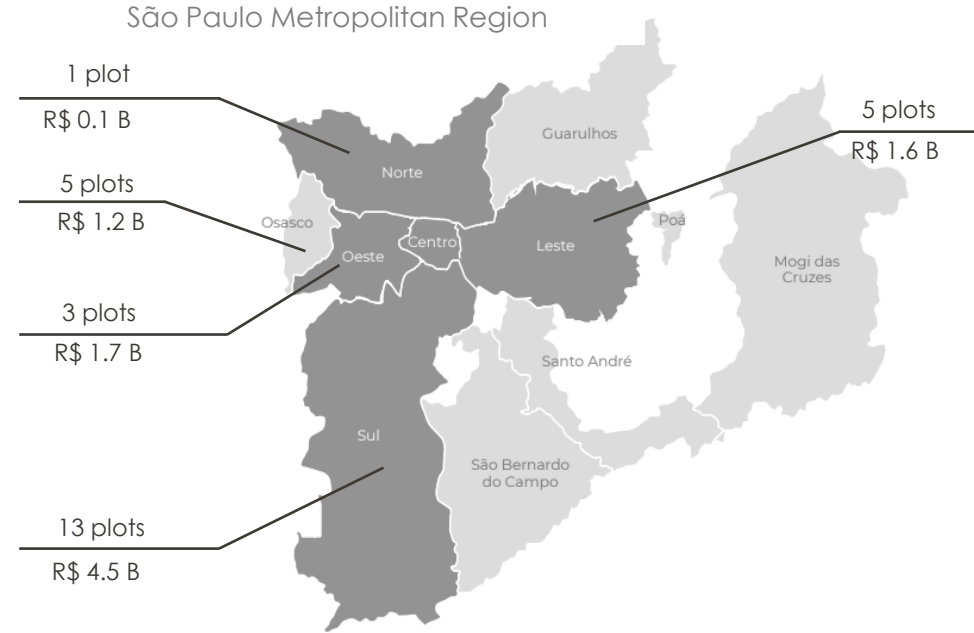
In PSV for **FUTURE PROJECTS** %EZ

Reduction in PSV is due to launches in the quarter

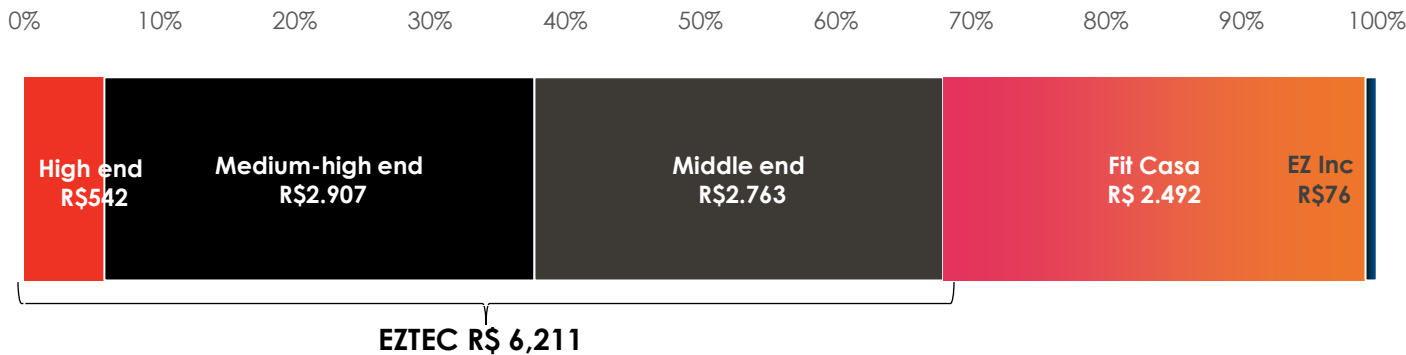
Evolution of the Landbank and future projections



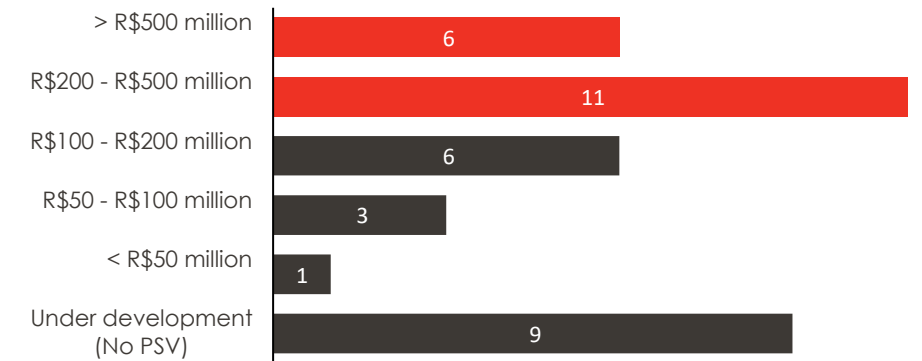
¹Land encumbered with express resolatory clauses, linked to the legal and technical due diligence to be carried out by EZTEC.



Landbank standard by type of project



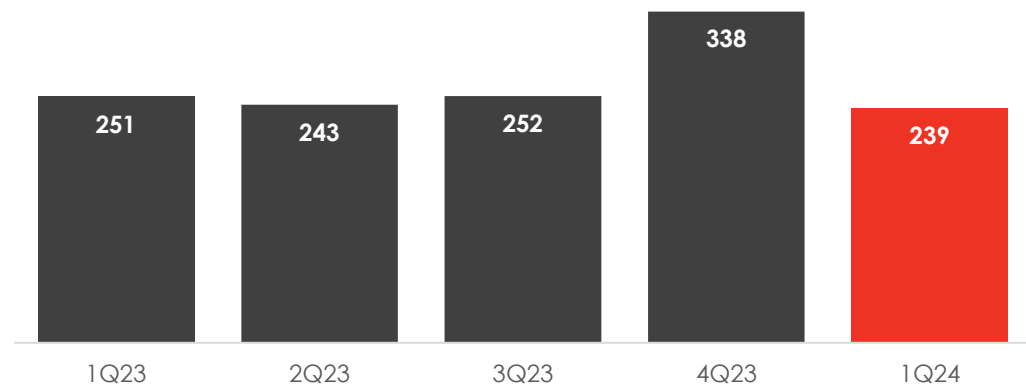
Quantity of Landbank by PSV



1Q24 - FINANCIAL PERFORMANCE

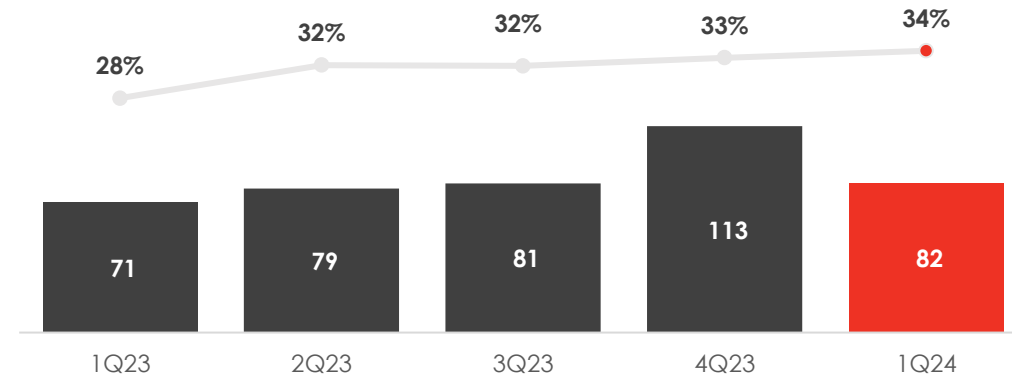
Net Revenue

R\$ MM



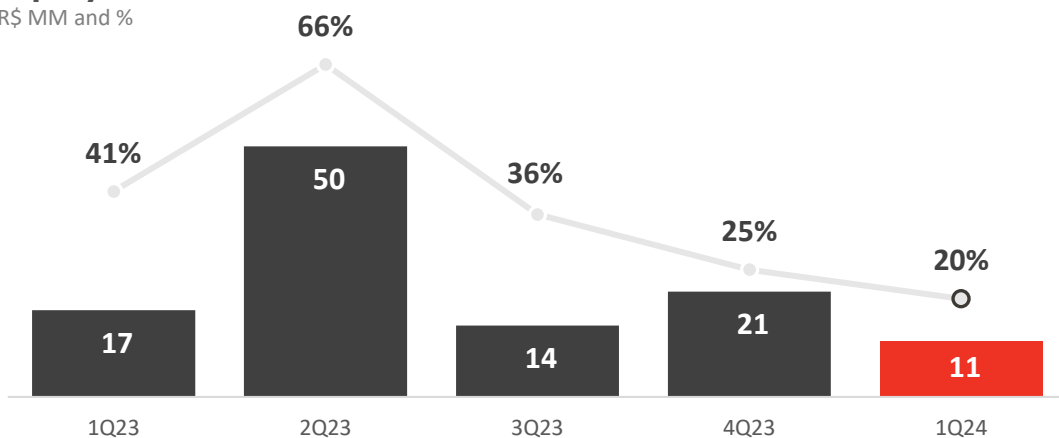
Gross Profit and Margin

R\$ MM and %



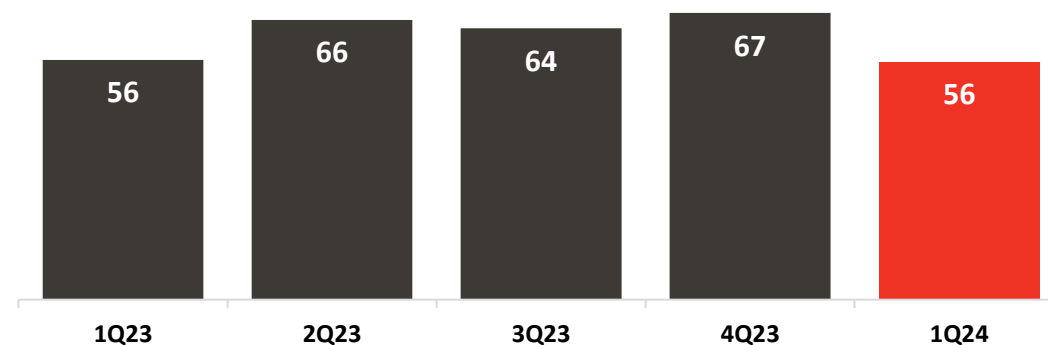
Equity Income & % of Net Profit

R\$ MM and %



Commercial and Administrative expenses

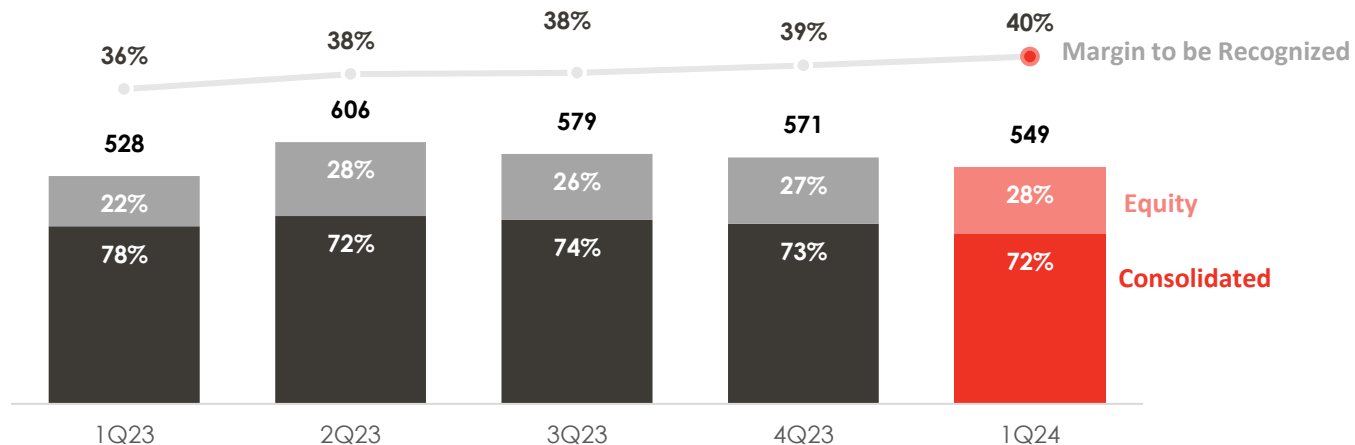
R\$ MM



Result to be Recognized

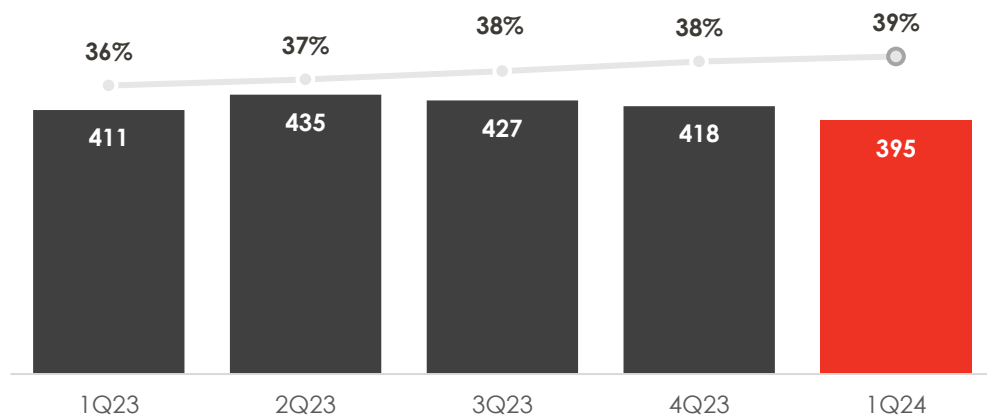
Result to be Recognized- Consolidated + Equity

R\$ MM



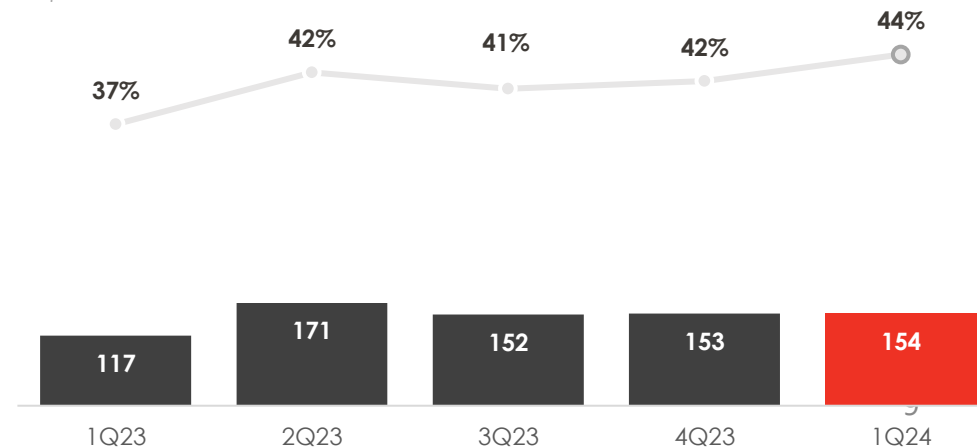
Result to be Recognized – Consolidated

R\$ MM



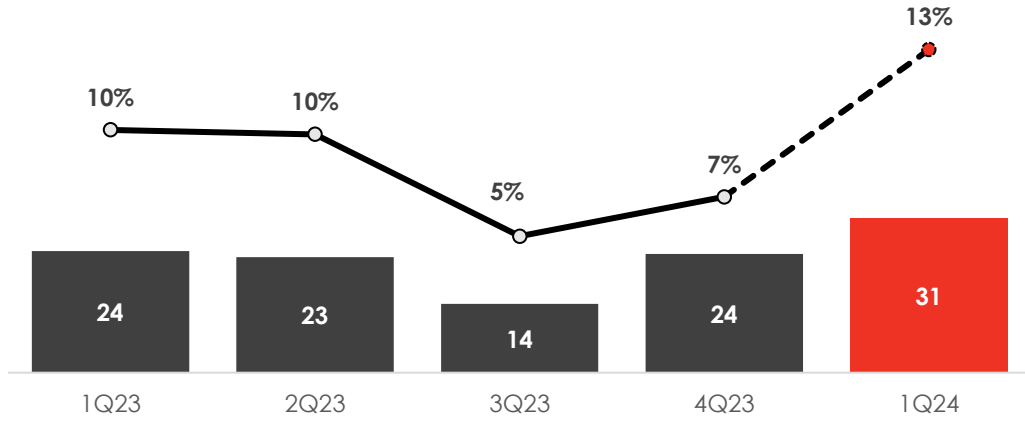
Result to be Recognized – Equity

R\$ milhões



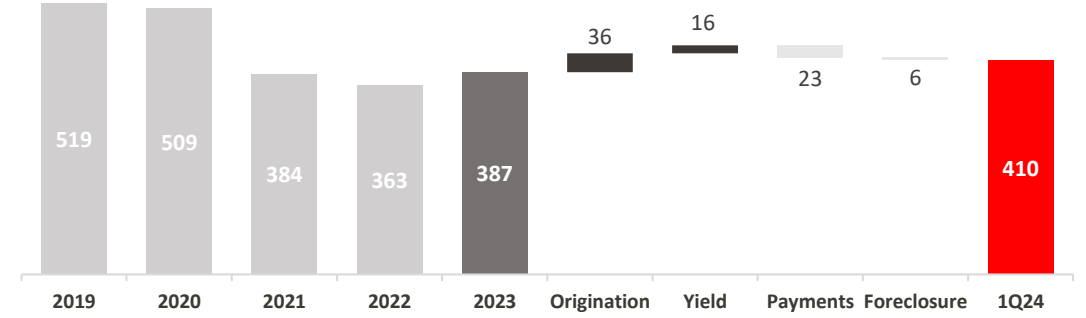
Financial Results & % of Revenue - Quarter

R\$ MM and %



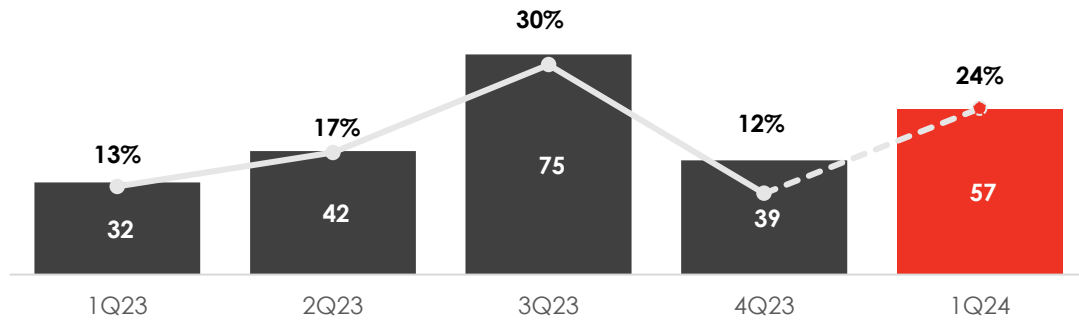
Direct Receivable Evolution

R\$ MM



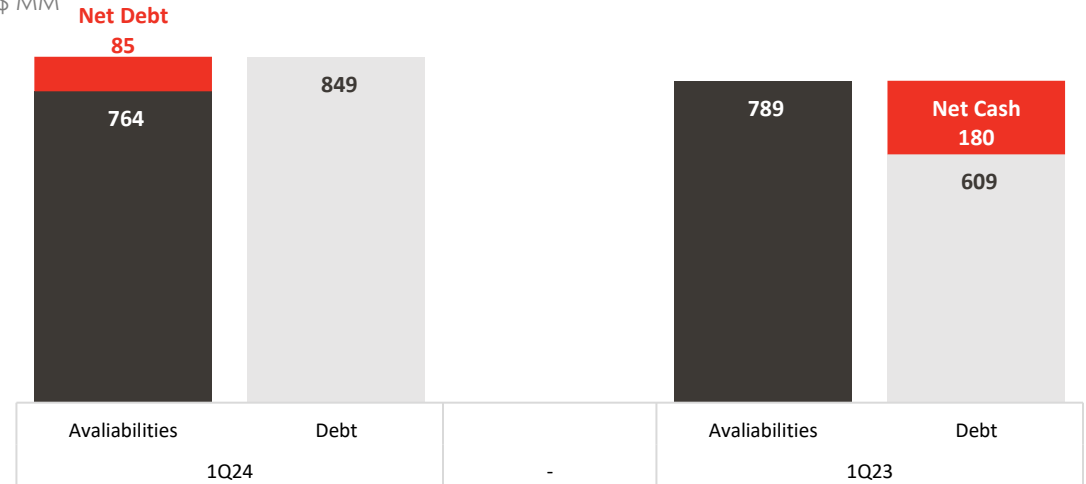
Net Profit and Margin

R\$ MM and %



Net (Debt) Cash Evolution

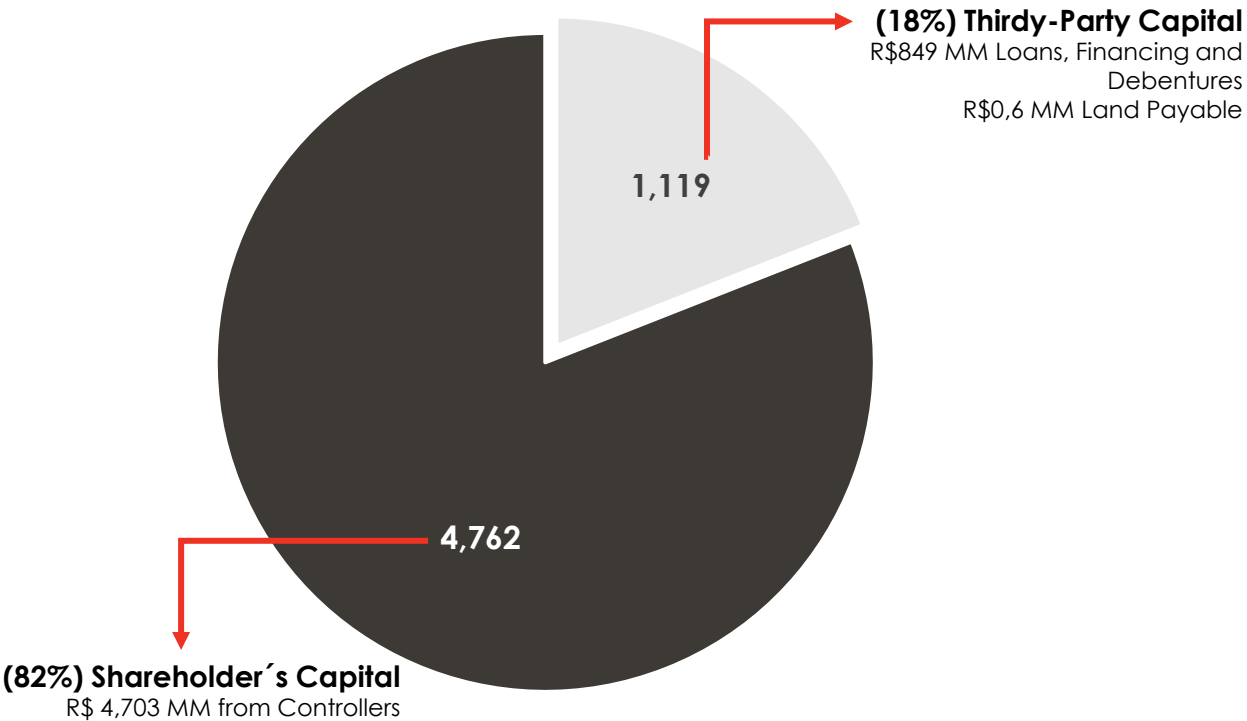
R\$ MM



CAPITAL STRUCTURE

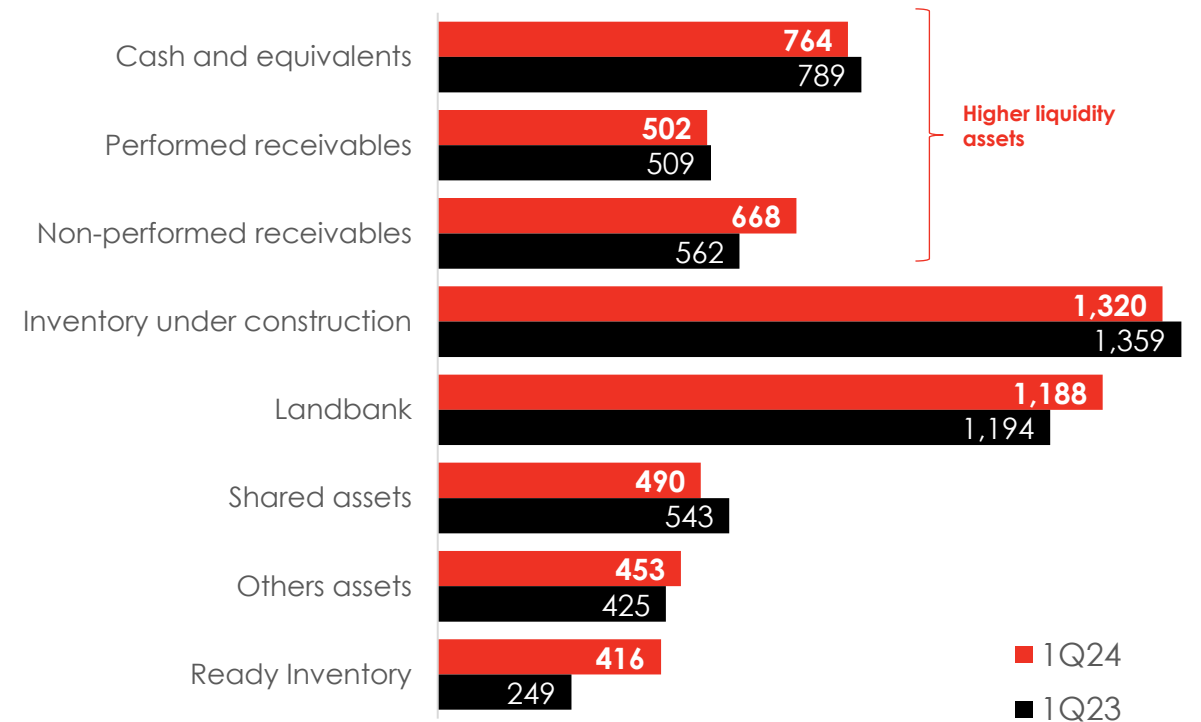
Book value per share: **R\$ 21.56**
 Free float shares*: **218,125.703**

Financial Sources



Asset Distribution (R\$ 5,879 MM)

R\$ MM



OTHER RELEVANT SUBJECTS

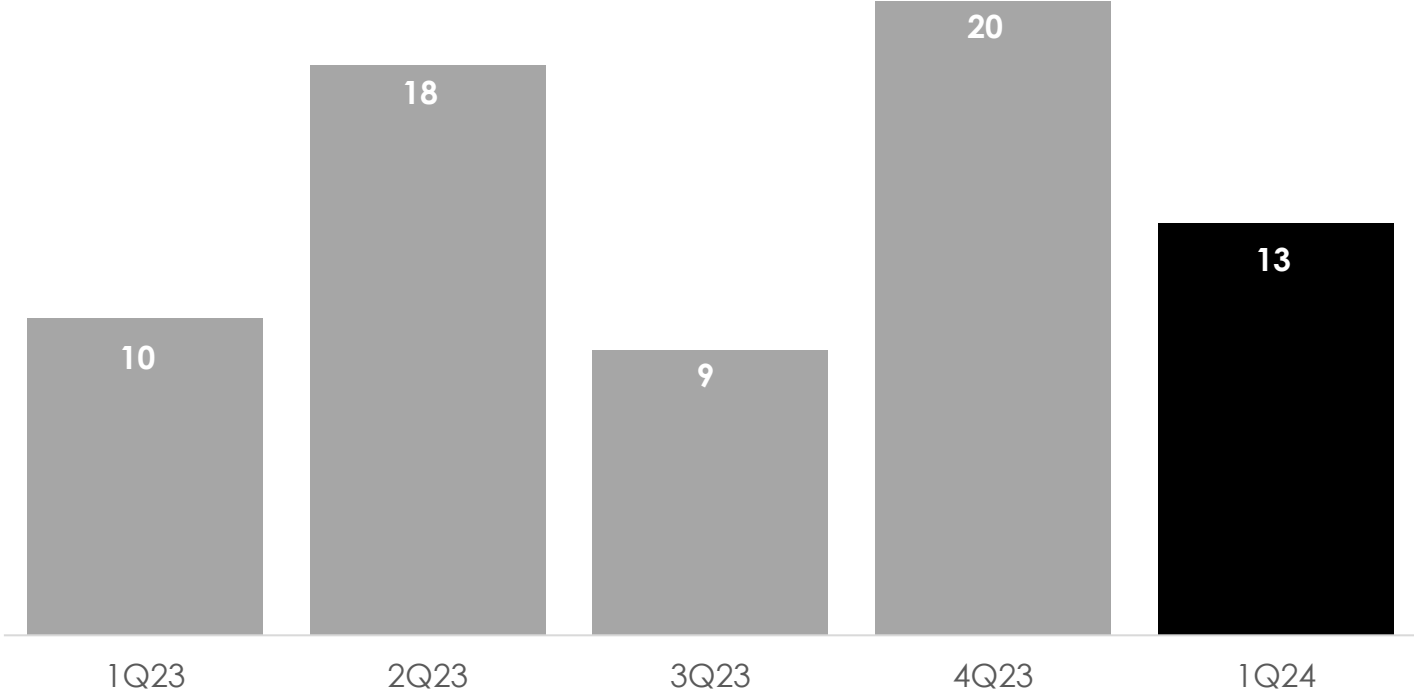


DIVIDEND PAYMENT

The Board of Directors approved the payment of quarterly dividends in the amount of **R\$ 13,467,617.11** approximately **R\$0.06** per share

Base Date: 05/09/2024
Ex-Dividends: 05/10/2024
Payment Date: 05/31/2024

Dividends Paid
R\$ MM



Q&A



INVESTOR RELATIONS

IBOVESPA B3

IBRA B3

ICON B3

IGC B3

IGCT B3

IBRX100 B3

IMOB B3

INDX B3

ITAG B3

SMLL B3

During the Results Conference Call, questions will be asked to the Presenters during the "Questions & Answers" section. For those who wish to express themselves, we ask that the "Raise Hand" functionality available on your Zoom Meetings platform be used. The IR team will queue you up and call you when it's your turn.

After the Conference Call, the Company's IR team will be available to assist you through the contact: ri@eztec.com.br

We wish everyone a good Conference Call

A. EMÍLIO C. FUGAZZA

Finance and Investor Relations Director

PEDRO TADEU T. LOURENÇO

Investor Relations Manager

CHRISTIAN LOPES DE MELO

IR Specialist

GIOVANNA BITENCOURT

IR Analyst

THIAGO BURGENSE

IR Intern