

1Q23

Webcast

São Paulo, May 12th, 2023



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Participants



Marcelo Ernesto Zarzur

- Vice Executive President and Chief Operating Officer

*Founding partner
Director since 2007
Civil engineer graduated from the
Faculdade de Engenharia São Paulo
- FESP*



Flávio Ernesto Zarzur

- Chairman of the Board of Directors
- Vice Executive President

*Founding partner
Director since 2007
Civil engineer graduated from the
Fundação Armando Álvares
Penteado – FAAP*



Silvio Ernesto Zarzur

- Member of the Board of Directors
- Chief Executive Officer
- Chief Development and Commercial Officer

*Founding partner
Director since 1980
Civil engineer graduated from the
Mackenzie university*



A. Emílio C. Fugazza

- Chief Financial Officer and IR Officer

*Founding partner and CEO of Grupo
Analisy's, a company acquired by
EZTEC in 2007.
Civil engineer graduated from the
Federal University of São Carlos*

Launches 1Q23



Jota by Lindenberg 32% sold*

PSV %EZTEC: R\$ 127 MM

Location: Vila Mariana

Standard: High end

Stake: 50% EZTEC

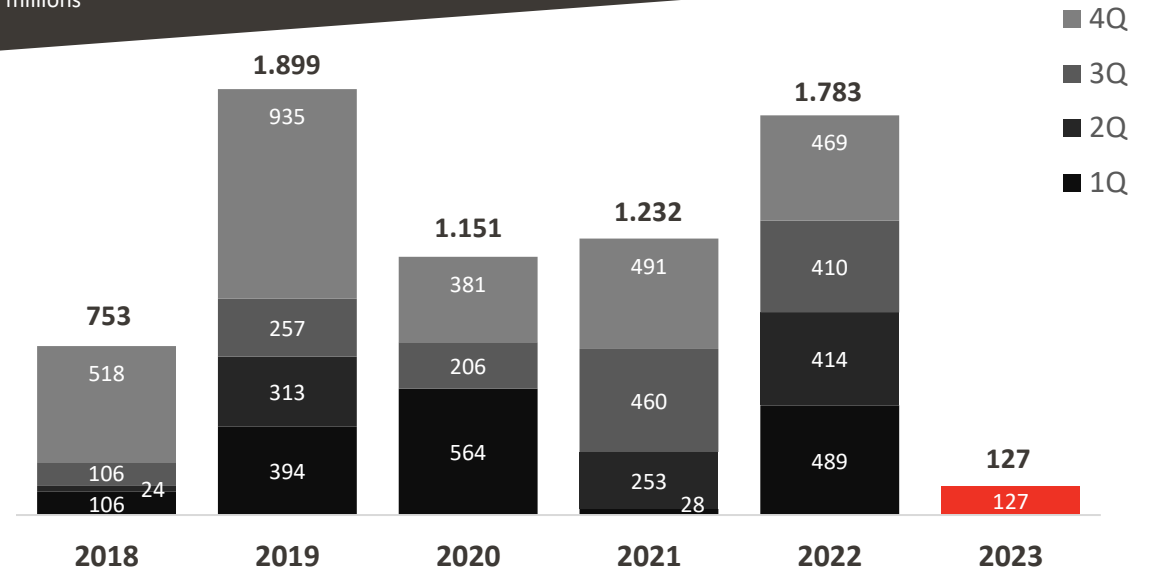
Units: 282

Launch date: 1Q23

Landbank: Gregório Serrão

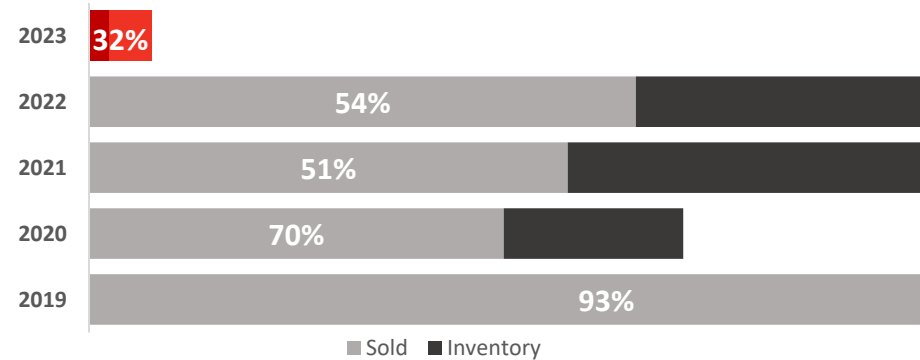
Annual Evolution for Launches %EZTEC

R\$ millions



% Sold from Launches

As percentage of its area



Next Launches*

R\$ 579 millions PSV



Lindenberg Ibirapuera

PSV %EZTEC: R\$ 585 MN

Location: Moema – SP

Standard: High end

Stake: 100% EZTEC

Units: 88

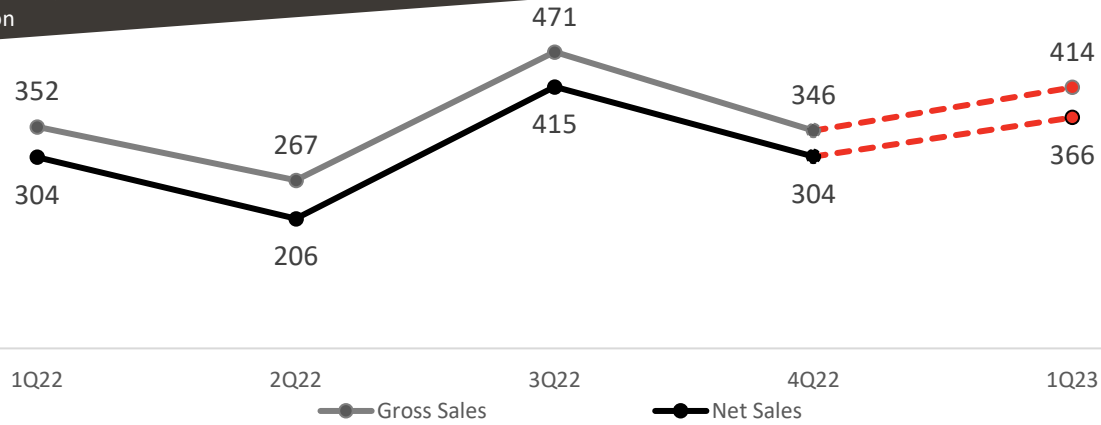
Launch date: 2Q23

Landbank: IBM

Operational Performance

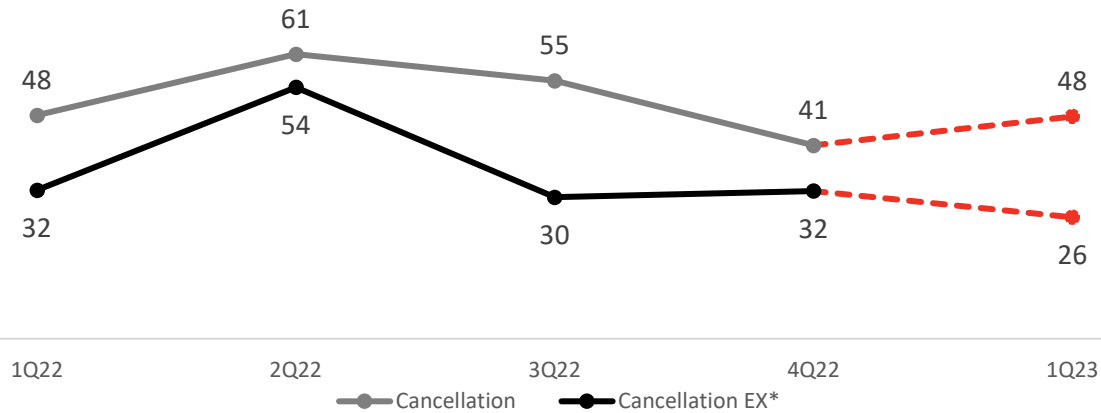
Quarterly sales evolution

R\$ Million



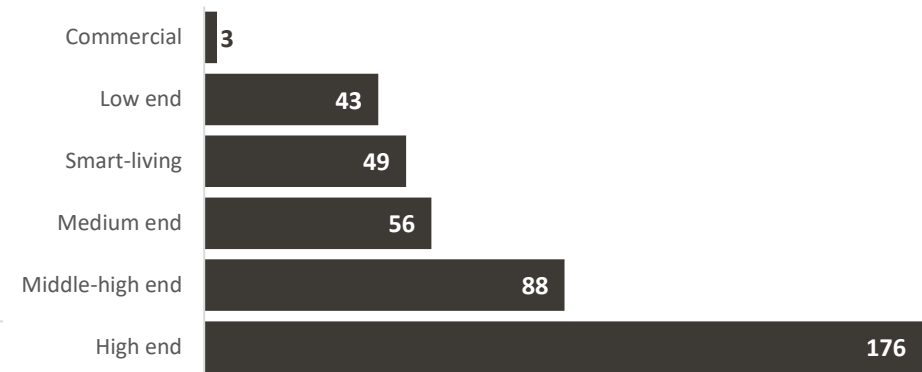
Quarterly cancellation evolution

R\$ Million



Quarterly Sales by Segment

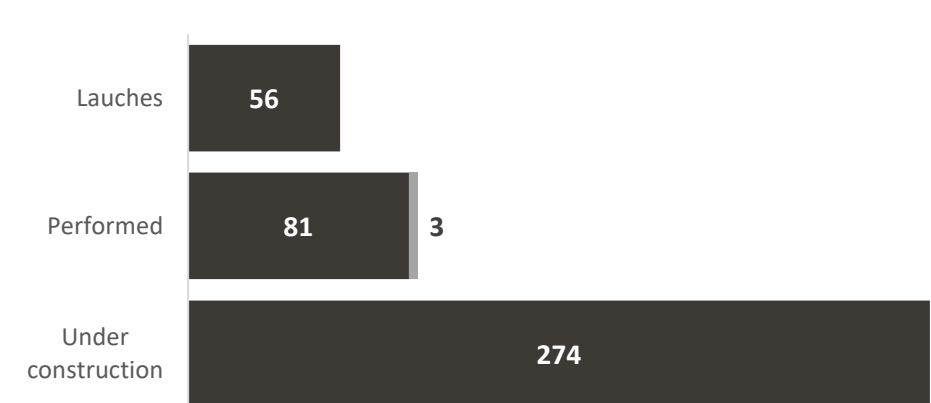
R\$ millions



Quarterly Sales by Status

R\$ millions

■ Residential ■ Commercial



* Excluding Downgrades, Upgrades and Transfers



1Q23 – Z. Ibirapuera

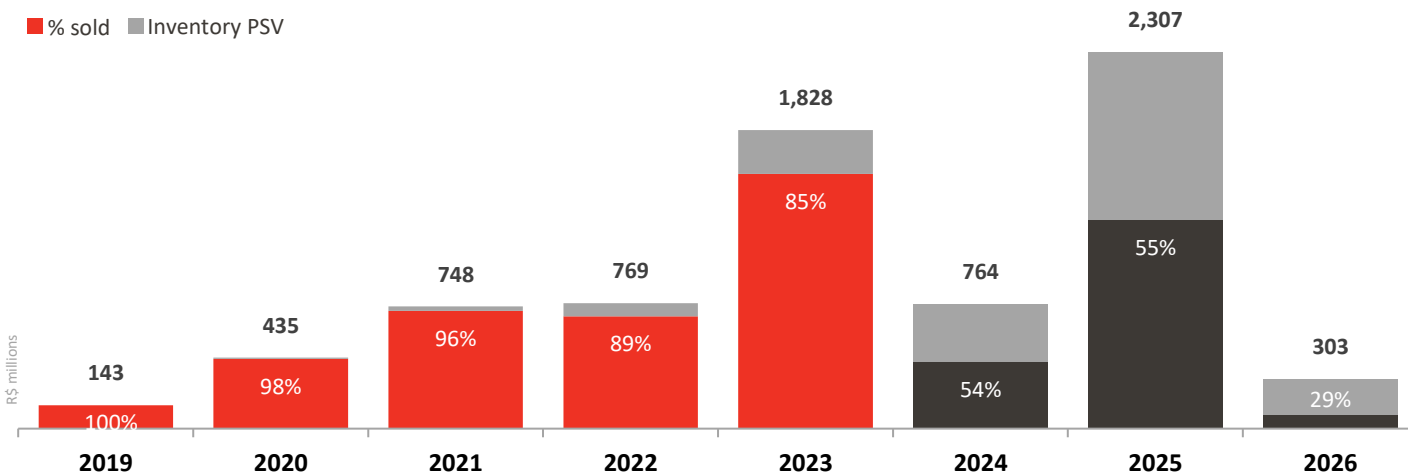
Deliveries

INFORMATION ON DELIVERIES PLANNED FOR THE YEAR

	%EZTEC	SPE	Type	% Sold private area	VGW %EZ (R\$ MM)	
1Q23					64.7%	118.6
Z. Ibirapuera	100%	Islandia	Consolidated	64.7%	118.6	
2Q23 - Estimated					91.4%	328.9
Meu Mundo Estação Mooca	50%	Iracema	Equity	87.6%	77.6	
Jardins do Brasil - Reserva JB – 1st phase	76%	Phaser	Equity	96.1%	121.2	
Jardins do Brasil - Reserva JB – 2nd phase	76%	Phaser	Equity	90.5%	130.2	
3Q23 - Estimated					83.3%	944.8
EZ Parque da Cidade	100%	Santa Madalena	Consolidated	88.8%	576.4	
Giardino Gran Maia	100%	Pinhal	Consolidated	28.8%	101.6	
Piazza Gran Maia	100%	Pinhal	Consolidated	69.9%	104.2	
Pin Internacional	100%	Pisa	Consolidated	98.2%	162.6	
4Q23 - Estimated					84.0%	435.5
Air Brooklin	100%	Vale do Paraíba	Consolidated	83.5%	364.6	
Eredità	50%	Dakota	Equity	84.9%	70.9	
YEAR-TO-DATE				85.3%	1,827.9	

A high volume of deliveries expected by 2023, with 85% of the launching PSV sold, on average

Annual evolution of delivered PSV and percentage sold.



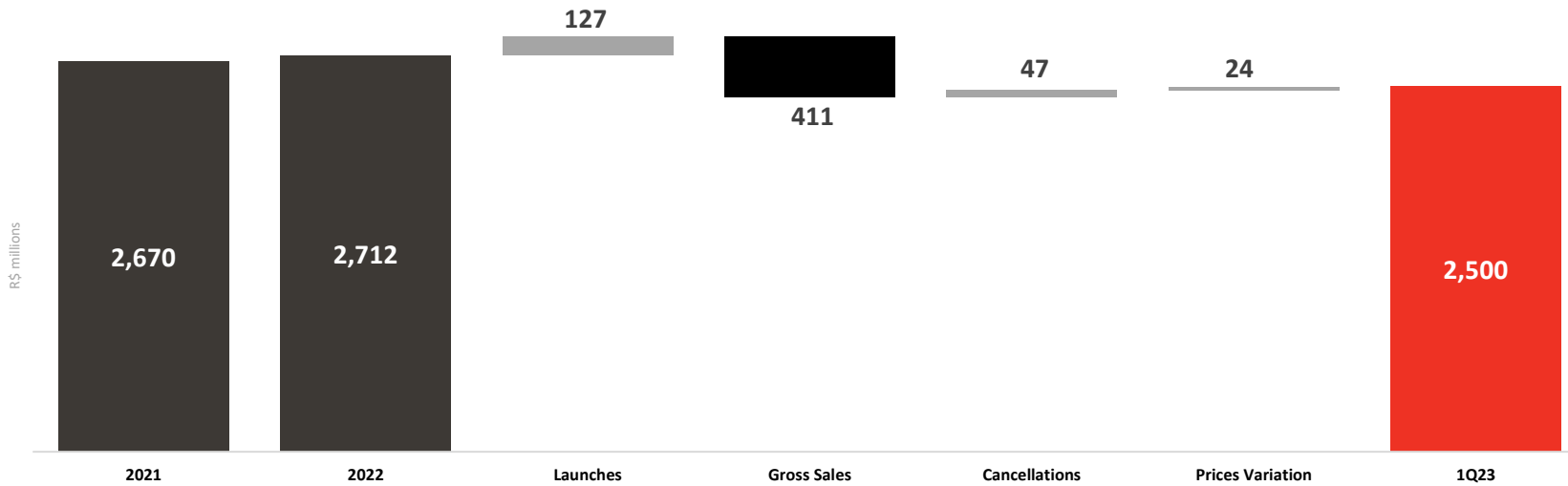
Inventory

R\$ 2.5 BI

In PSV % EZ residential

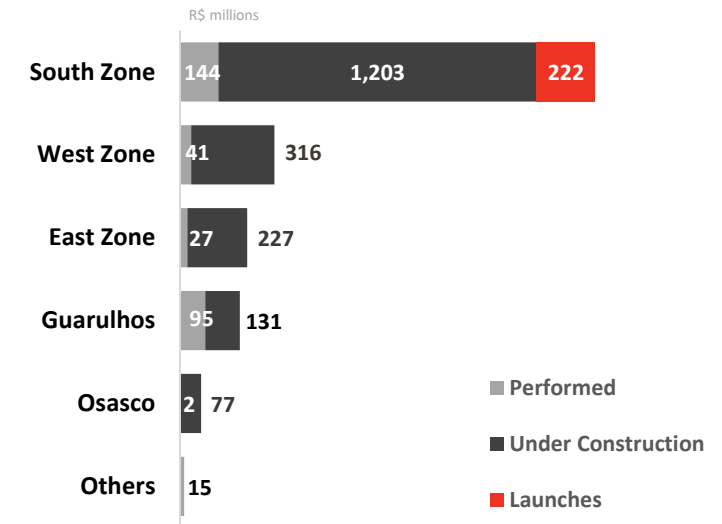
8% Reduction in Residential Inventory

Inventory Variation Residential



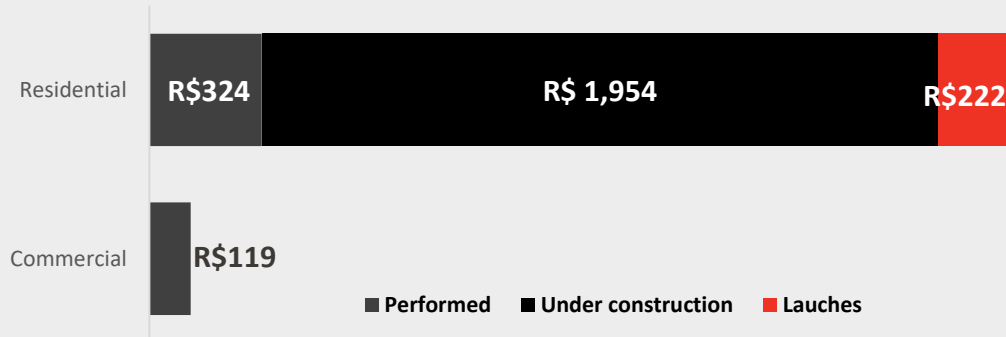
48% of the inventory is under construction in the South Zone

Inventory by region - %EZ



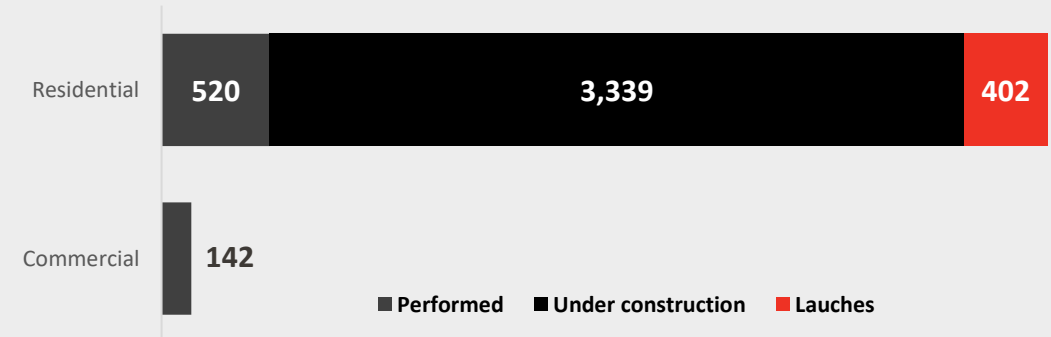
Inventory Value by Project Status

R\$ million



Inventory units by Project status

Units



EZ INC

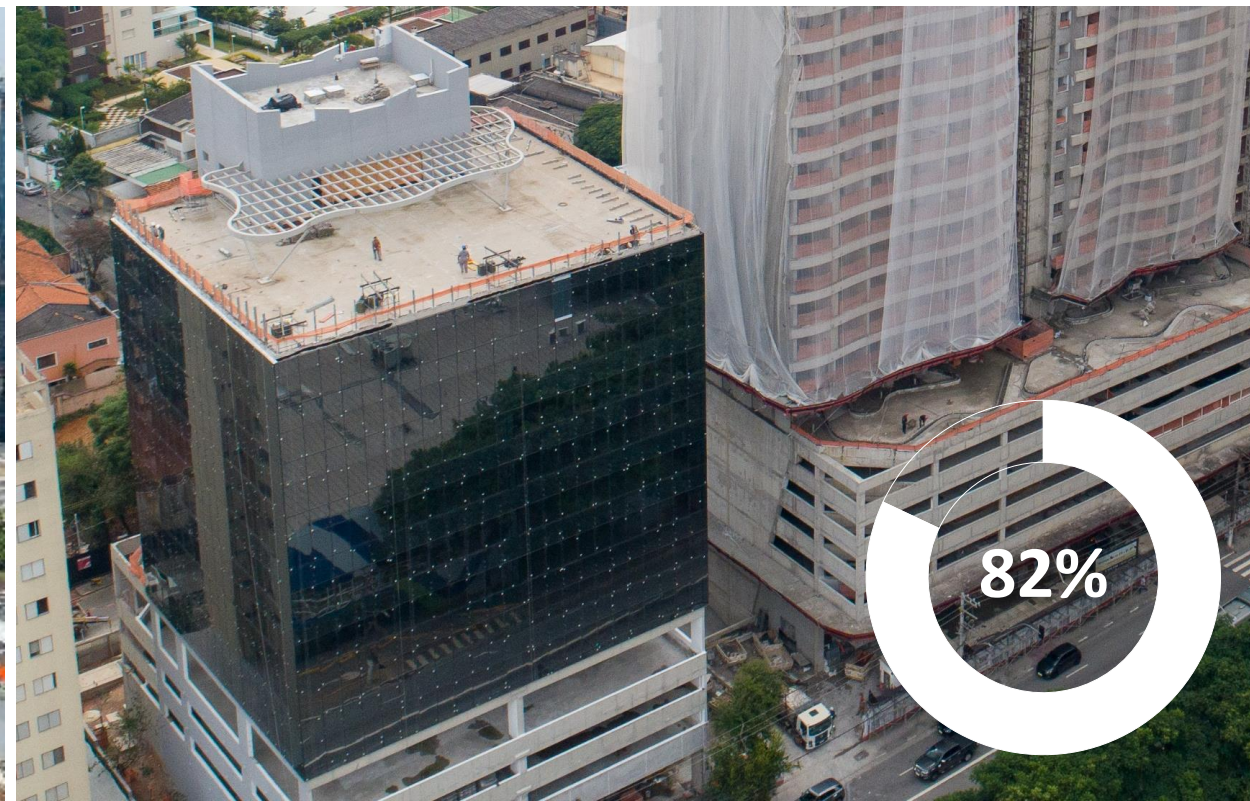
ESTHER TOWERS

Total leasable area: **86,000 m²**
Estimated PSV: **R\$ 1,900 millions**
Prev. Conclusion: **End of 2023 and half of 2025**
Classification: **Corporate floors AAA**



AIR BROOKLYN COMERCIAL

Total leasable area: **7,503 m²**
Estimated PSV: **R\$ 135 millions**
Prev. Conclusion: **2S23**
Classification: **Single User Tower**

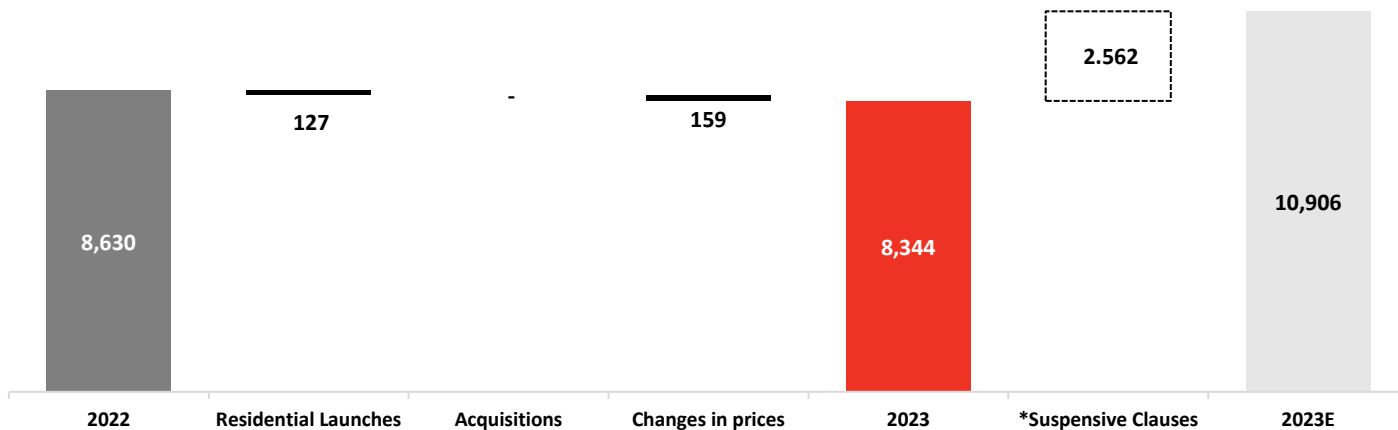


Landbank

R\$ 8.3 Bn

Landbank Evolution

R\$ millions



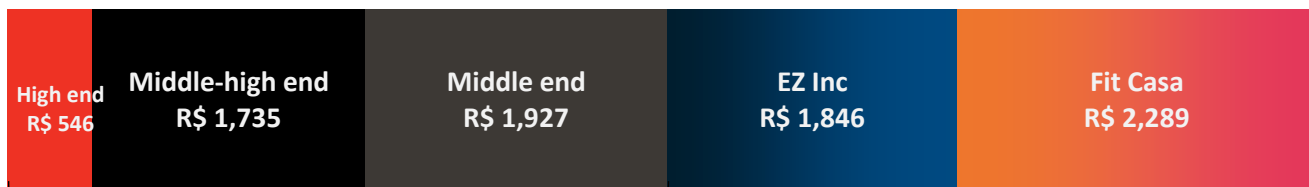
*Land committed with express resolution clauses, linked to due legal and technical diligence to be carried out by EZTEC.

Note: For presentation purposes, the PSV of the land related to the Esther Towers and Air Brooklin Comercial projects were classified as Landbank under Development, leaving in this section only those projects that have not yet started their works and will be launched/commercialized in the future.

Landbank standard by type of project

R\$ millions

0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%

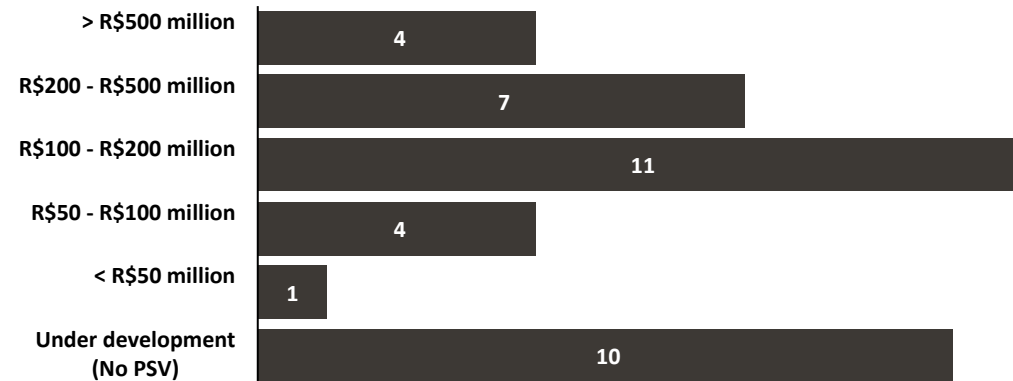


EZTEC R\$ 4,208

São Paulo Metropolitan Region



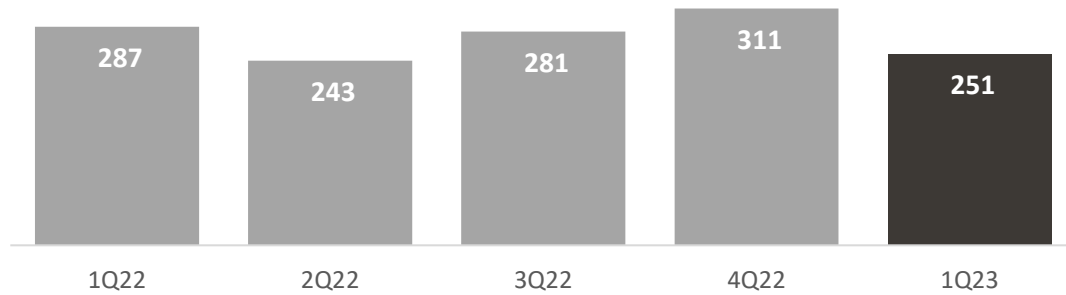
Number of plots by PSV



Financial Performance

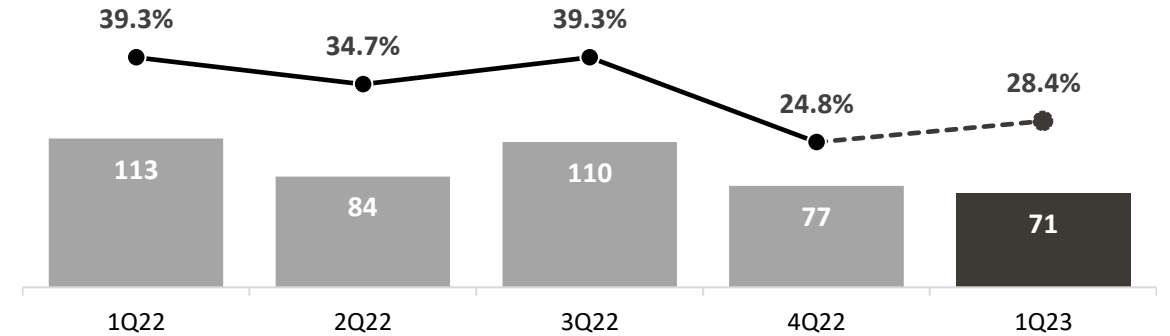
Net Revenue – Quarterly

R\$ million



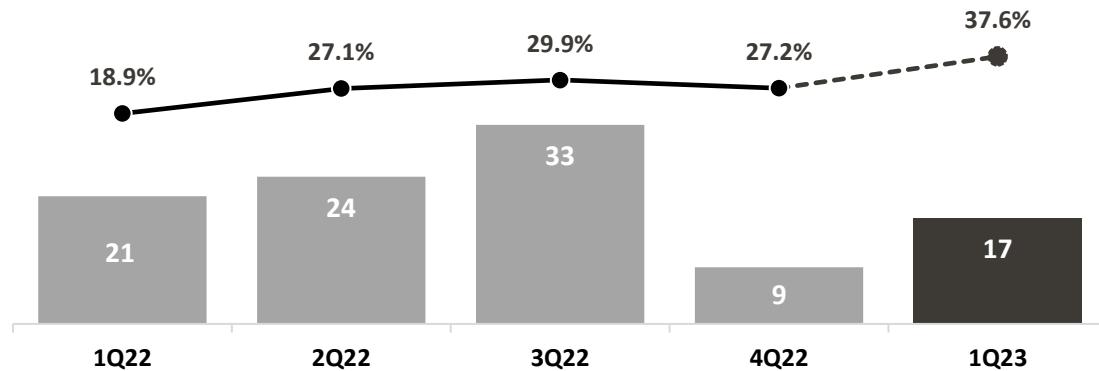
Gross Profit and Margin – Quarterly

R\$ million e percentage



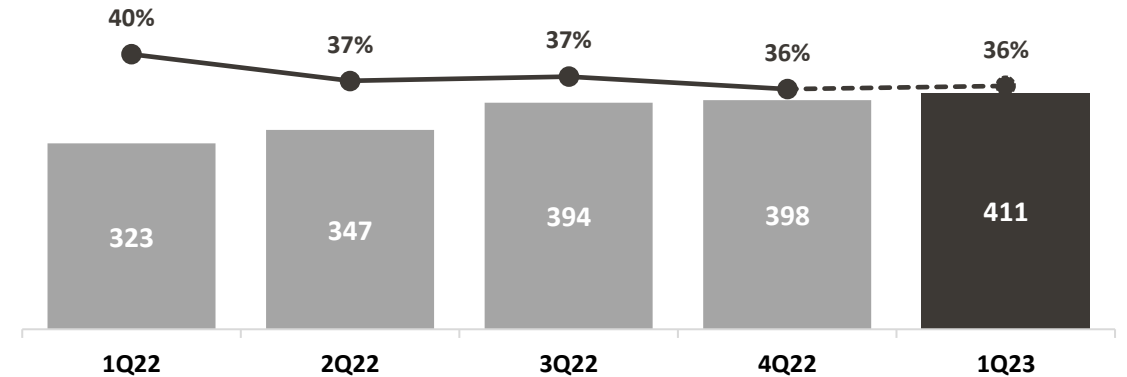
Equity Income & % of net profit – Quarterly

R\$ million



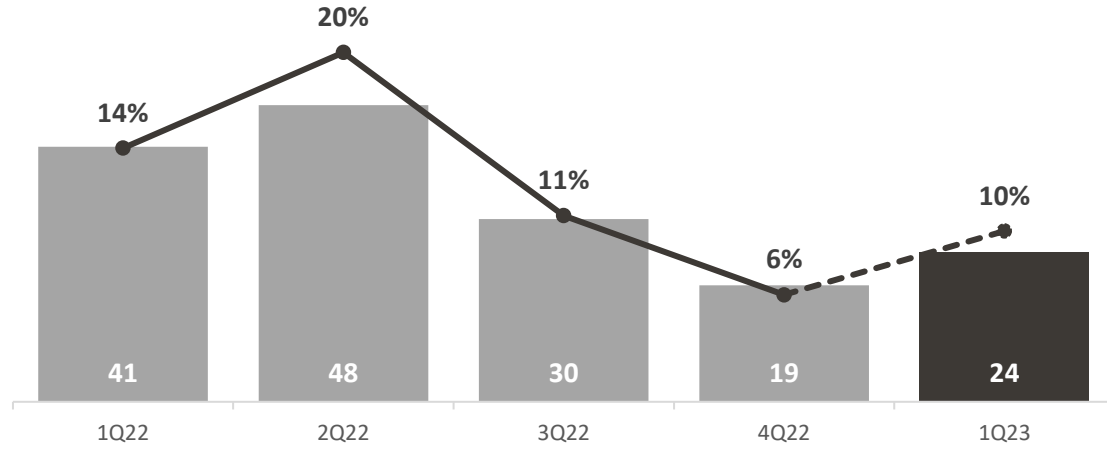
Result and Margin to be recognized

R\$ million e percentage



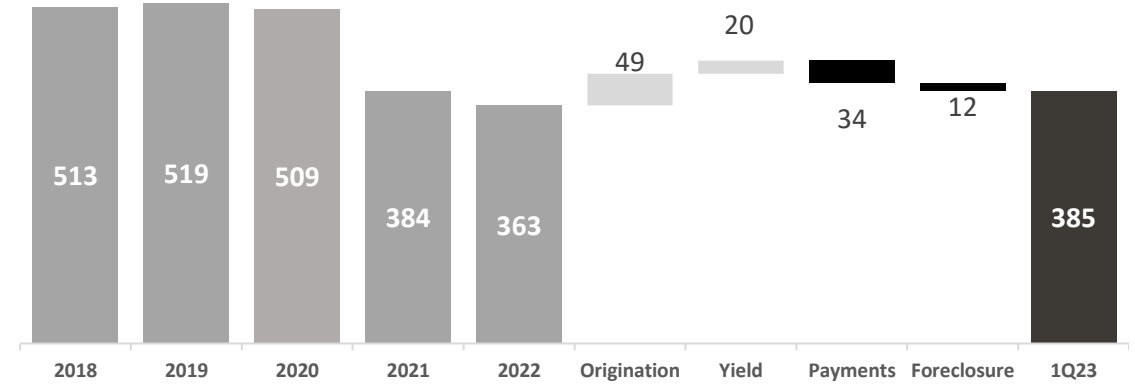
Financial Results & % of Revenue – Quarterly

R\$ millions



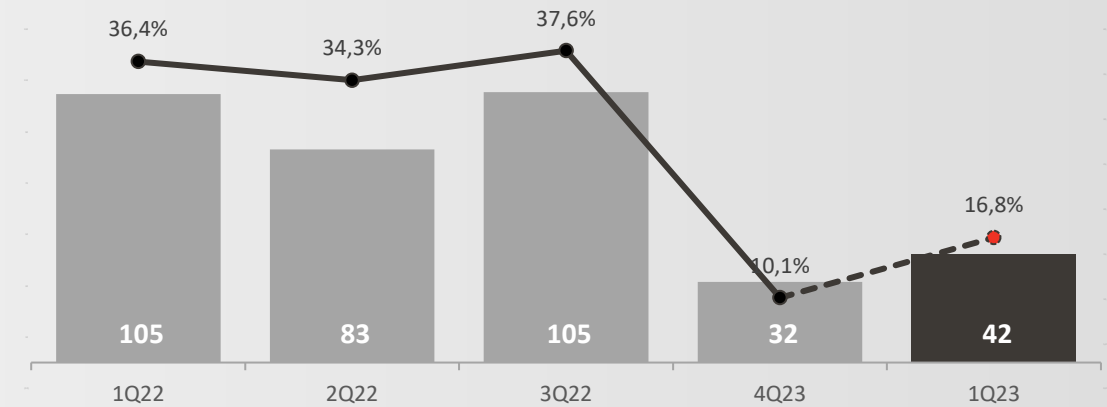
Evolution of Portfolio of Direct Receivables

R\$ millions



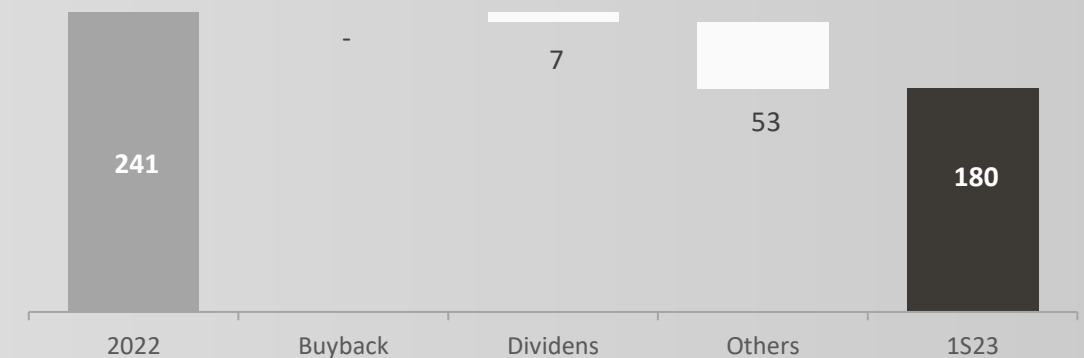
Net Profit and Margin – Quarterly

R\$ millions



Net Cash (Debt) Variation

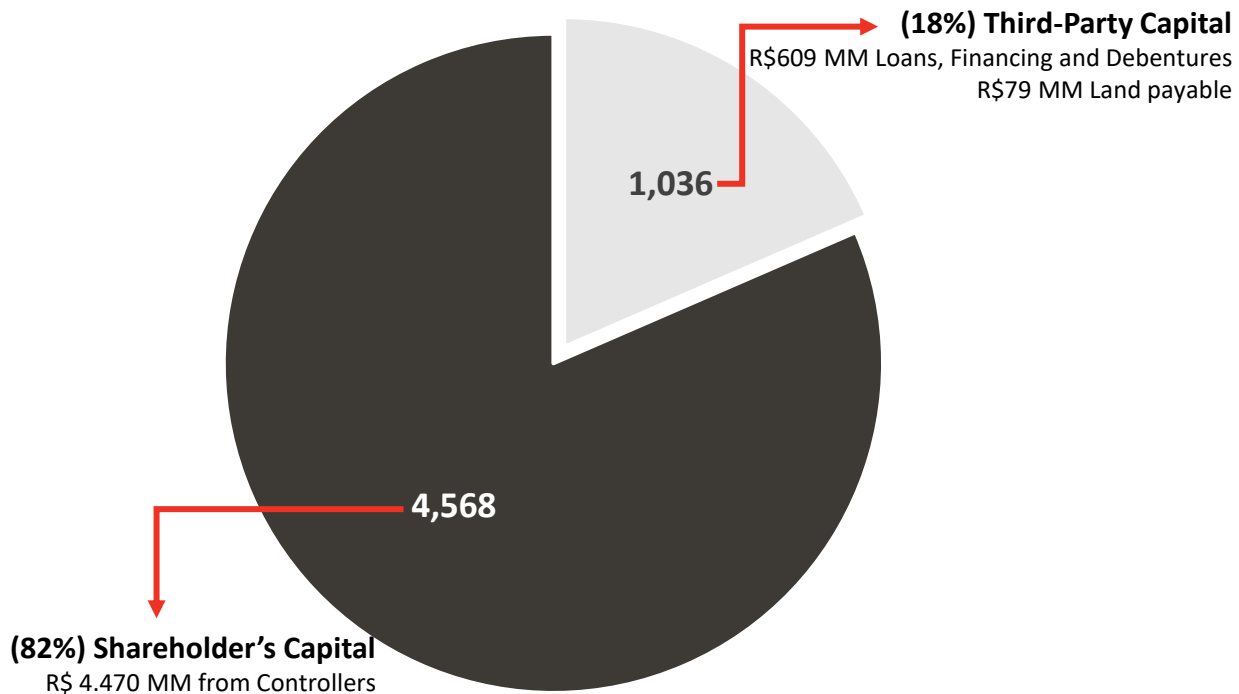
R\$ millions



CAPITAL ESTRUCTURE

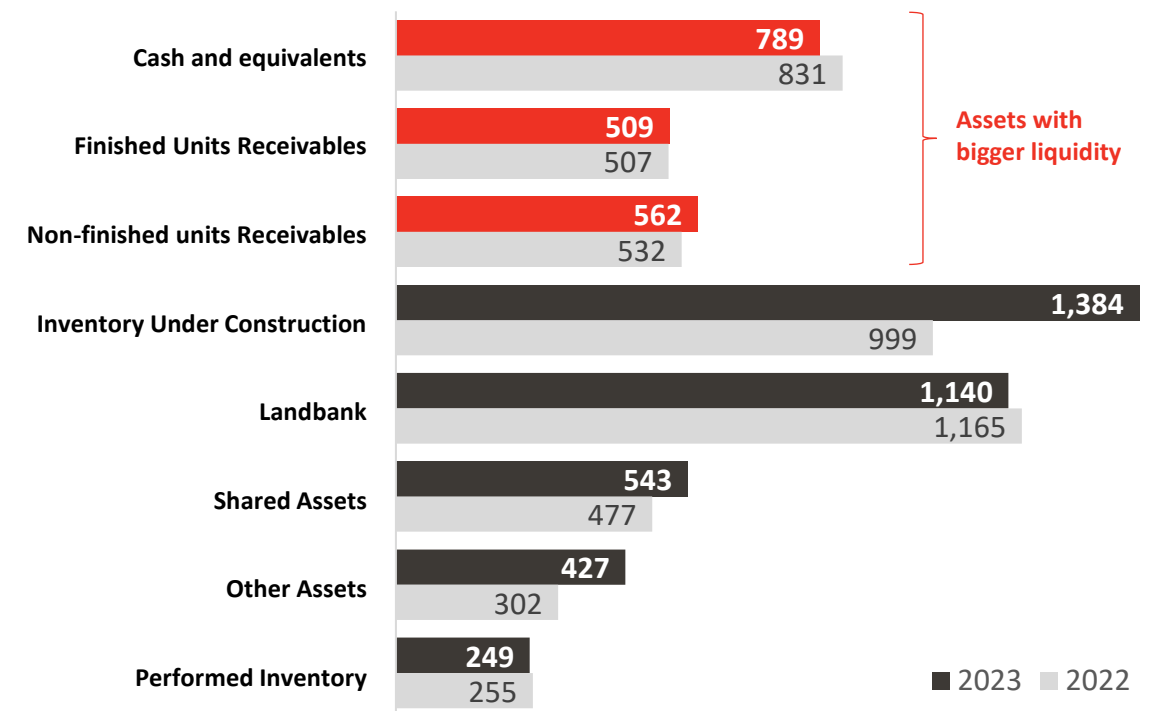
Book value per share: **R\$ 20.68**
Free float Shares*: **218,125,703**

Financial Sources



Asset Distribution (R\$ 5,603 MM)

R\$ millions



*Shares on March 31, 2023

OTHER RELEVANT SUBJECTS

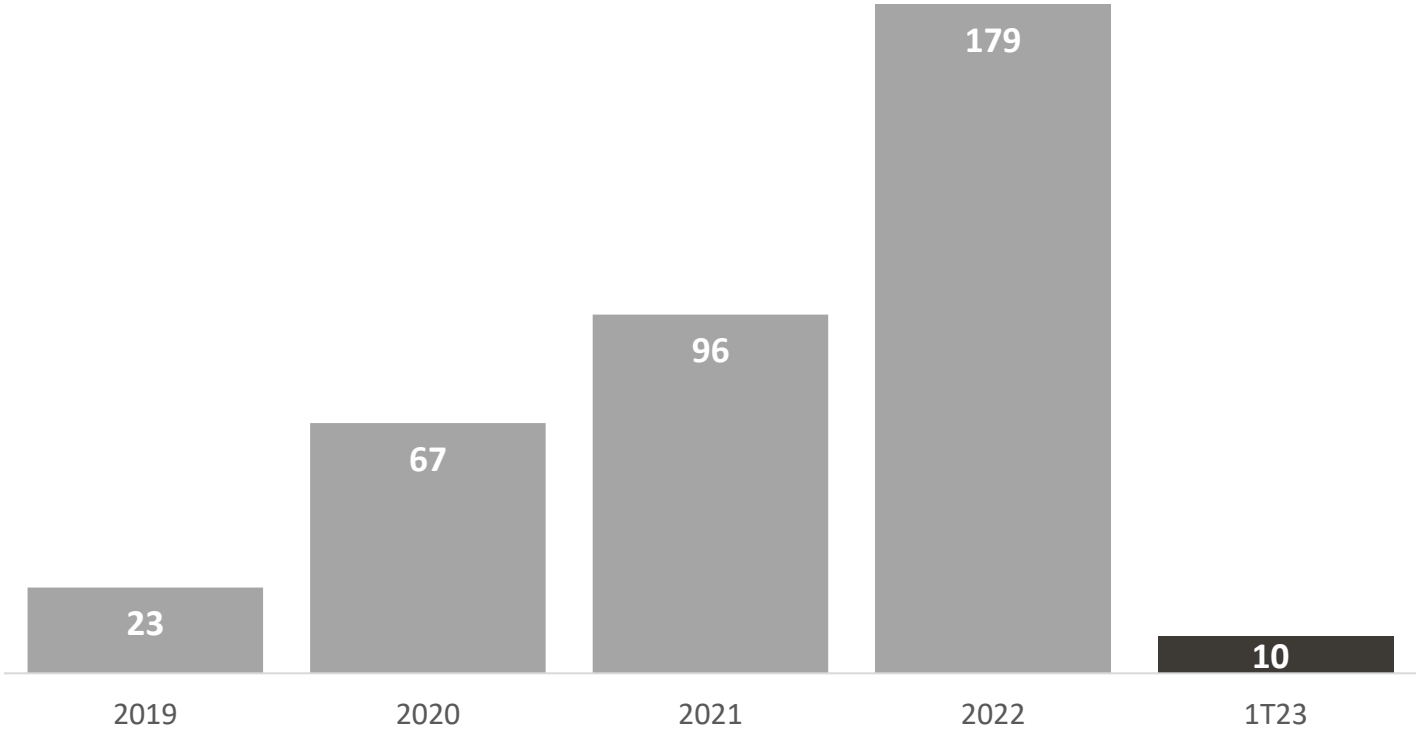


DIVIDEND PAYMENT

The Board of Directors approved the payment of quarterly dividends in the amount of **R\$ 10,028,383.29** approximately **R\$0.04** per share

Base Date: 05/18/2023
Ex-dividends: 05/19/2023
Payment Date: 05/31/2023

Dividends paid
R\$ millions



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

A. EMÍLIO C. FUGAZZA

Finance and Investor Relations Director

PEDRO TADEU T. LOURENÇO

Investor Relations Coordinator

GIOVANNA BITTENCOURT

IR Analyst

RONAN MIGUEL R. ALEY

IR Analyst

VÍTOR KENZO HASHIMOTO

IR Analyst