

Preliminary Operational Results



4Q21

Earnings Release

March 17th, 2022

Conference Call:

English and Portuguese

March 18th, 2021

Contact IR:

A. Emílio C. Fugazza
Pedro Tadeu T. Lourenço
Giovanna Bittencourt
Ronan Aley

Tel.: +55 (11) 5056-8313
ri@eztec.com.br
www.eztec.com.br/ri

EZTEC S.A.

ON (B3: EZTC3)
Outstanding shares: 223,107,400
Date: 01/14/2022

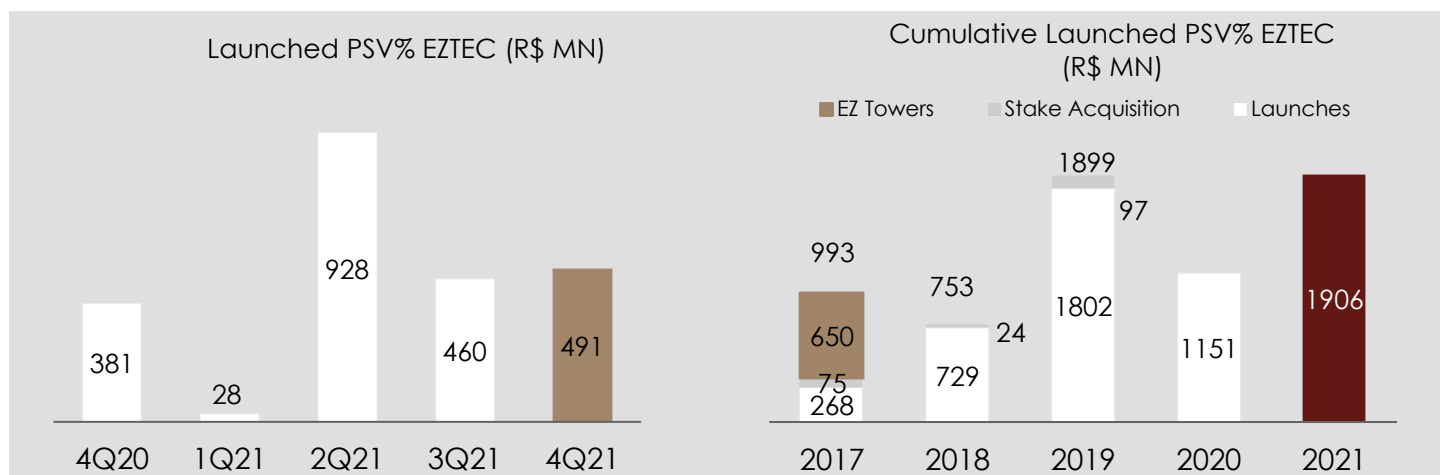


4Q21 ends with the highest sales volume since the beginning of the pandemic

In 4Q21 R\$ 491 million were launched and gross sales of R\$ 402 million

São Paulo, January 14, 2022 - EZTEC S.A. (BOVESPA: EZTC3; Bloomberg; EZTC3:BZ), announces the preview of the operating results for the fourth quarter of 2021 (4Q21). The results presented here are managerial and are subject to external audit review. The 4Q21 results are scheduled to be released on March 17, 2022, after the close of the market.

Launches



During 4Q21, the Company carried out the following launches:

- **In Design Ipiranga**, located in the South Zone of the city of São Paulo, 4 minutes from Parque da Independência and close to the Chácara Klabin and Vila Mariana districts. The tower has 150 middle-high standard units, with areas ranging from 30 to 60 m², generating a total PSV of R\$ 66.5 million.
- **Fit Casa Estação Oratório**, located in the East Zone of the city of São Paulo, 300 meters from the Oratório subway station and 500 meters from the Vila Prudente Ecological Park. The tower has 80 low-end units, with areas ranging from 26 to 32 m², generating a total PSV of R\$ 15.6 million.
- **Unique Green**, located in the North Zone of the city of São Paulo, 100 meters from Cidade Toronto Park, close to Rod dos Bandeirantes, Anhanguera and Marginal Tietê. The first phase has 442 middle-end units, with areas ranging from 69 to 155 m², generating a total PSV of R\$367.1 million.
- **Pin Osasco**, located in the city of Osasco, 4 minutes from the Manoel Manzano Municipal Park and close to the center of Osasco and the Castello Branco Highway. The 3 towers total 351 low-income units, with areas ranging from 26 to 49 m², generating a total PSV of R\$68.8 million. Considering that EZTEC holds a 60% stake in the project, the company's PSV is R\$41.3 million.

Launches (4Q21)



In Design Ipiranga

Location: Rua Oliveira Alves, Ipiranga/SP

Segmentation: Residential

Standard: Middle/High

EZTEC's PSV: R\$66.5 MN

% sold: 1,5%*

Units sold: 2*/150



Fit Casa Estação Oratório

Location: Av. Alberto Ramos, Vila Prudente/SP

Segmentation: Residential

Standard: Low-end

EZTEC's PSV: R\$15.6 MN

% sold: 8%*

Units sold: 6*/80



Unique Green – 1st phase

Location: Rua Ocrísia, Parque Toronto/SP

Segmentation: Residential

Standard: Middle-end

EZTEC's PSV: R\$367.1 MN

% sold: 50%*

Units sold: 222*/442



Pin Osasco – 1st phase

Location: Avenida Sarah Veloso, Osasco/SP

Segmentation: Residential

Standard: Low-end

EZTEC's PSV: R\$41.3 MN

% sold: 11%*

Units sold: 40*/351

*Management data updated in 01/14/21

During 2021, the Company has launched the following projects:

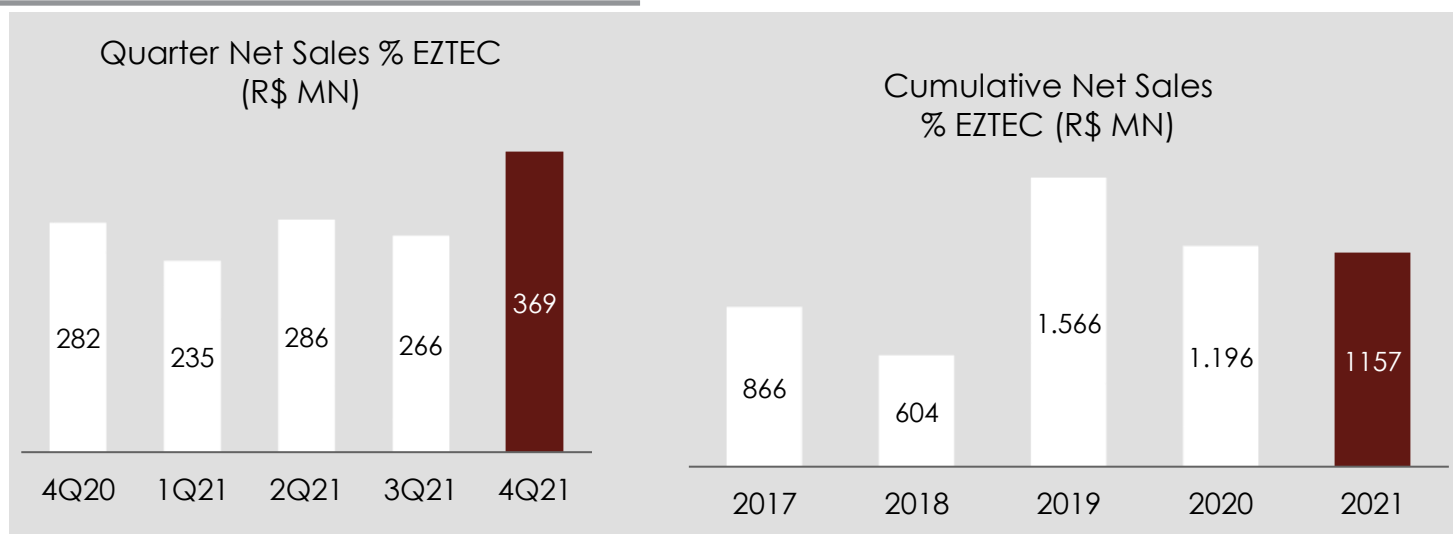
Project	Currently % EZ	Launch Quarter	Conclusion Expectation	Region	Standard	# Units Launch	Total PSV 100% (R\$ MN)	PSV EZTEC (R\$ MN)
ID Paraíso	50%	1Q21	may/24	South Zone	Smart Living	231	56	28
Total 1Q21						231	56	28
Dream View Sky Resort	100%	2Q21	dec/24	East Zone	Middle-end	420	253	253
EZ Infinity	100%	2Q21	may/25	South Zone	High-end	88	675	675
Total 2Q21						508	928	928
Arkadio	100%	3Q21	jul/25	South Zone	High-end	276	460	460
Total 3Q21						276	460	460
In Design Ipiranga	100%	4Q21	oct/24	South Zone	Middle-end	150	66	66
Fit Casa Estação Oratório	100%	4Q21	jan/24	South Zone	Low-end	80	16	16
Unique Green – 1st phase	100%	4Q21	may/25	West Zone	Middle-end	442	367	367
Pin Osasco – 1st phase	60%	4Q21	may/24	Osasco	Low-end	351	69	42
Total 4Q21						1,023	518	491
Total 2021						2,038	1,962	1,907

Guidance

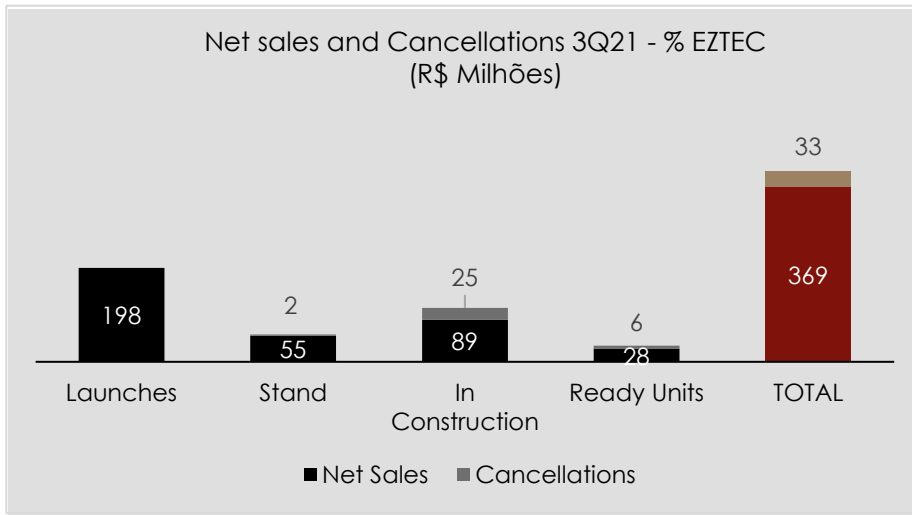
The Guidance for the 2020/2021 biennium ranged from R\$ 4 billion to R\$ 4.5 billion. In 2021, the Company launched R\$1.91 billion in PSV, added to the PSV launched in 2020 of R\$1.15 billion, reaching 76.5% of the lower edge of the Guidance.

Due to issues such as COVID, inflation, interest rate increases, among others, the Company revisited its launches, looking for those who would bring better return, safety and sales speed in this period. Although it did not reach the Guidance, EZTEC understands that the volume of launches carried out is adequate considering the country's economic situation.

Net Sales and Cancellations



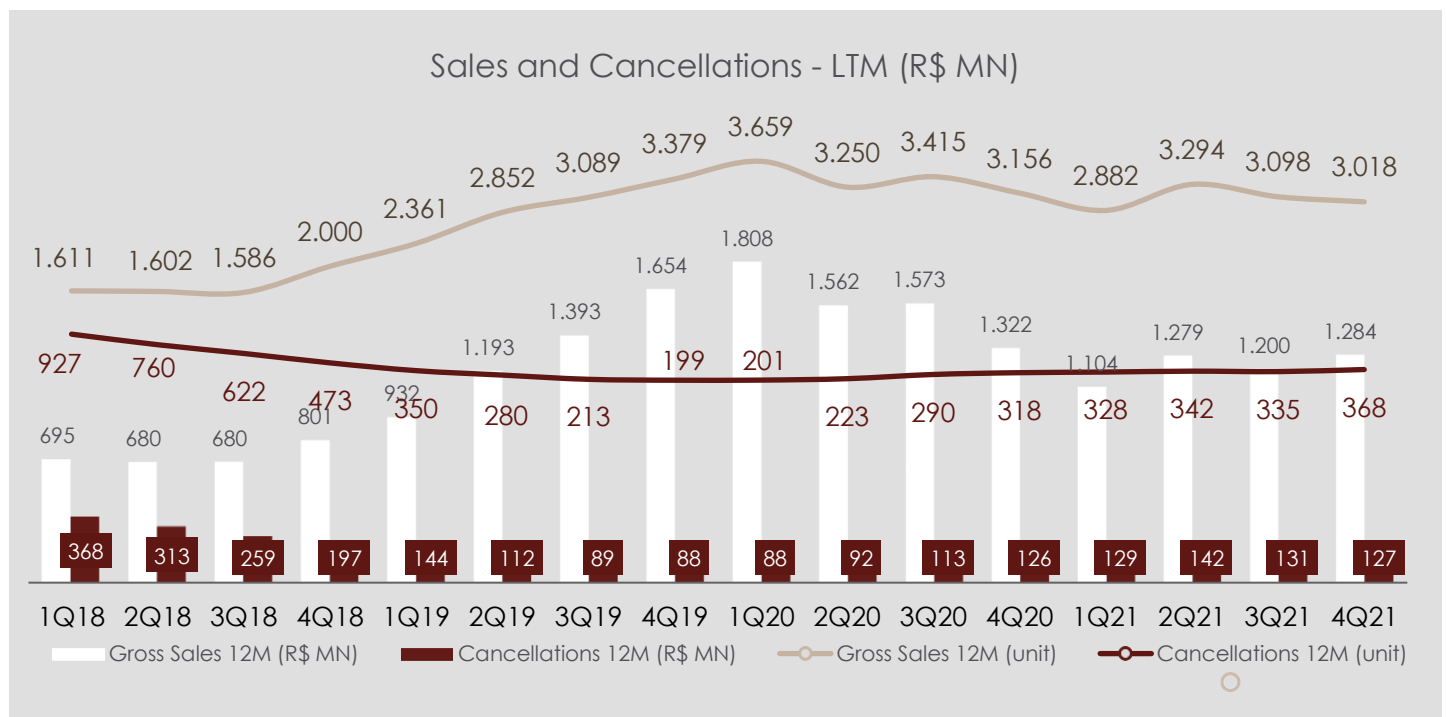
Net sales in 4Q21 were R\$369 million, broken down into R\$402 million in gross sales and cancellations of R\$33 million. Sales for the quarter had the highest volume in 2021.



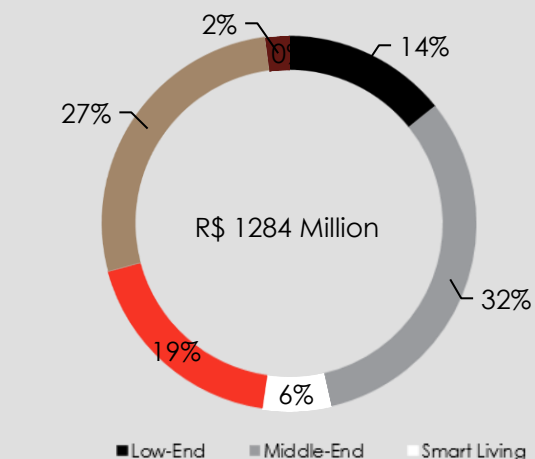
It's worth noting that the former 'launches' category status was subdivided into Launches 4Q21 and Stand. This segmentation is based on the assumptions below (accompanied by examples of the quarter's commercial highlights):

- **Launches 4Q21:** projects launched in the quarter;
(*Unique Green (1st phase), In Design Ipiranga, Fit Casa Estação Oratório and Pin Osasco (1st phase)*)
- **Stand:** projects launched in prior quarters with construction not yet started;
(*Dream View Sky Resort and Arkadio*)
- **In construction:** projects of which construction has started;
(*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.
(*Fit Casa Brás, Sky House, Vértiz Vila Mascote, Fit Casa Rio Bonito, Vértiz Tatuapé, Diogo Ibirapuera e ID Ibirapuera, Le Jardin Ibirapuera and other projects launched in the past by the Company*)

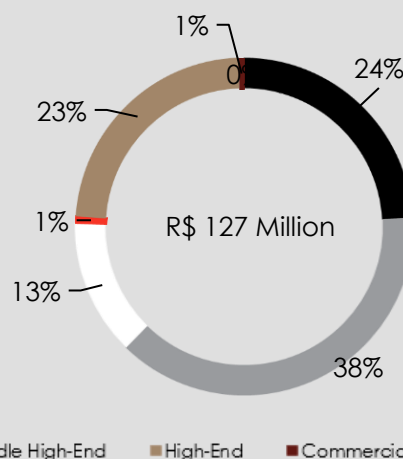
Guided by the transparency and continuity, the graph below discloses gross sales and cancellation figures, accumulated over 12 months:



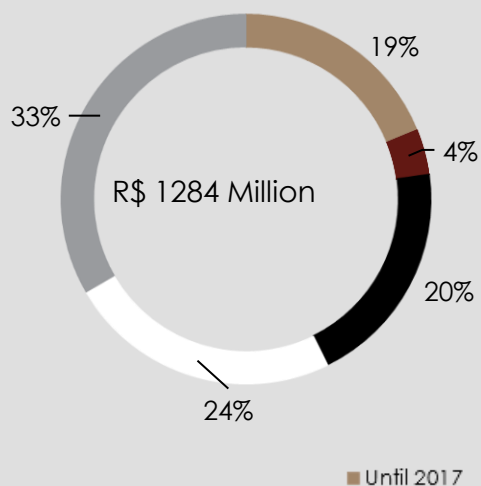
Gross Sales by Standard - % of EZTEC



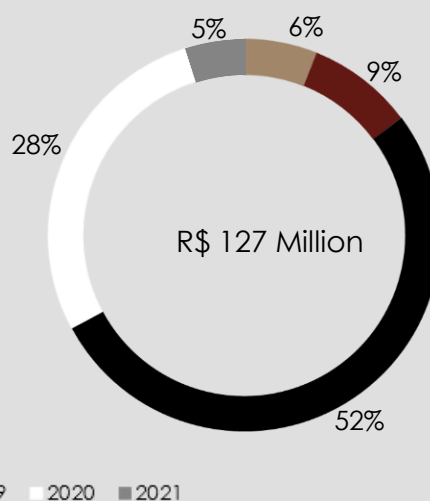
Cancellations by Standard - % of EZTEC



Gross Sales by Year of Launch - % EZTEC



Cancellations by Year of Launch % EZTEC



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	4Q21	4Q20	2021	2021
Net Sales (R\$ thousand)	365,283	282,142	1,152,547	1,196,393
Vendas Brutas (R\$ thousand)	402,531	318,907	1,284,085	1,322,409
Inventory (R\$ thousand)	2,785,810	1,733,344	2,785,810	1,733,344
Net Sales Over Supply	11.6%	14.0%	29.3%	40.8%
Gross Sales Over Supply	12.6%	15.5%	31.6%	43.3%

Delivered

Project Delivered	Currently EZTEC %	Period	Region	Segment	# units released	Sold %	PSV 100% (R\$ MN)	EZTEC's PSV (R\$ MN)
Z. Cotovia	100,00%	1Q21	South Zone	Residential	200	99%	105.5	105.5
Total 1Q21					200		105.5	105.5
Vértiz Clube Home Tatuapé	100,00%	3Q21	East Zone	Residential	200	99%	106	106
Diogo Ibirapuera e ID Ibirapuera	100,00%	3Q21	South Zone	Residential	136	99%	135	135
Le Jardin Ibirapuera	100,00%	3Q21	South Zone	Residential	22	64%	72	72
Total 3Q21					358		313	313
Fit Casa Brás	70,00%	4Q21	Downtown	Residential	979	93%	180	126
Sky House	100,00%	4Q21	South Zone	Residential	115	57%	68	68
Vértiz Vila Mascote	100,00%	4Q21	South Zone	Residential	168	96%	99	99
Fit Casa Rio Bonito	100,00%	4Q21	South Zone	Residential	560	98%	142	142
Total 4Q21					1,822		489	435
Total 2021					2,380		908	854

Stock Buyback

In order to apply available resources to maximize the generation of value for shareholders, on August 23, the Company launched a stock buyback program of its own issuance. After EZTEC acquired 100% of the 5,035,897 shares announced in the program, the Board of Directors approved, at a meeting held on October 22, 2021, as per the Material Fact disclosed on the same date:

- Closing of the program (100% complete);
- Opening of a new stock buyback program of up to 5,035,726 (five million, thirty-five thousand, seven hundred and twenty six) shares, with a duration of up to 6 months, starting on October 25, 2021, and ending in April 25, 2022.

To date, EZTEC has 5,035,897 shares of its own issuance in treasury.

CONTACT IR:

A. Emilio C. Fugazza
Pedro Tadeu T. Lourenço
Giovanna Bittencourt
Ronan Aley

ri@eztec.com.br

Tel.: (55) (11) 5056-8313



IGC-NMB3

IBOVESPA B3

IBRA B3

IGC B3

INDX B3

EZTC

B3 LISTED NM

IBRX100 B3

IGCT B3

ITAG B3

ICON B3

IMOB B3

SMLL B3