

OPERATIONAL PREVIEW 4Q22

i Dear reader, the management information presented herein is subject to external audit review, and may differ from that presented in the Earnings Release. In case of conflict, the information presented in our Earnings Release prevails.



EZTEC launched R\$ 294 million in PSV and sold R\$ 334 million in the quarter

Of the volume sold, R\$ 187 million are from "under construction" stock, the largest volume in the company's history.

The *EZ Facilita* program, together with the company's recent strategy of displaying projects in a concentrated sales center - the Home Store - resulted in an increase in sales of the "under construction" and "ready" inventory in the quarter, reaching R\$ 187 million and R\$ 95 million, respectively. In summary, projects of this profile with concentrated efforts in the Home Store totaled R\$43 million in sales, a 49% increase over 3Q22. The *EZ Facilita* campaign has helped the Company to reduce the "ready" inventory, with sales of the *Cidade Maia* project reaching R\$ 32 million in 4Q22, an increase of 12% compared to 3Q22, and 79% compared to 4Q21. The sales performance of Park Avenue, launched on December 21, 2022, will be better seen in 1Q23.

Of the R\$ 294 million LAUNCHED PSV, 85% was concentrated in December



PIN OSASCO – 2nd PHASE – BP8



PARK AVENUE

All images are preliminary and may be changed.



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the smartphone version



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Launch Communication or scan the
QR Code above

LAUNCHES INFORMATION	%EZTEC	SPE	Type	Under Suspensive Clause	Region	Location	Standard	Expected Delivery	Private Area (sq. m.)	# Units (residential + non res.)	% Sold	PSV %EZ (R\$ MM)
4Q22									27,593	444	17.3%	293.5
PIN OSASCO – 2nd PHASE	60%	Criciúma	Equity	No	SP Metropolitan Region	Osasco	Low end	2Q24	12,924	351	19.7%	43.5
PARK AVENUE	50%	Harisa	Equity	Yes	South Zone	Moema	High end	3Q25	14,669	93	8.6%	250.0
YEAR-TO-DATE									163,034	2,746	44.2%	1,608

R\$ 385 million of PSV delivered this quarter marks the beginning of a voluminous cycle of **DELIVERIES** that will extend throughout the year of 2023, with cash inflow expected as of 1Q23



PÁTRIO IBIRAPUERA – 86.5% SOLD

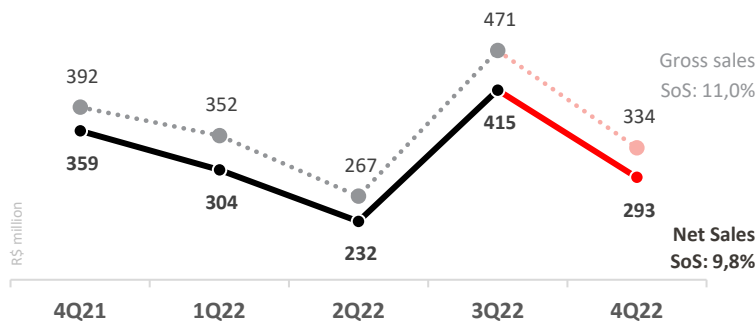


HAUTE IBIRAPUERA – 80.9% SOLD

Photos of the projects taken by drones in 3Q22

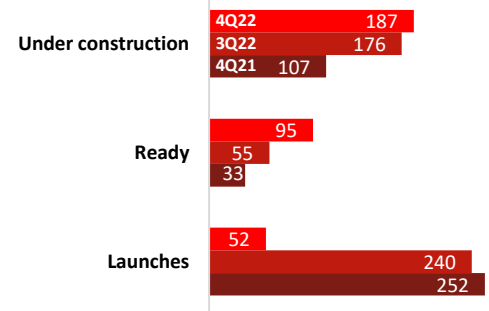
R\$1.4 billion in sales in 2022, an increase of 14% over 2021

Sales evolution



Sales of ready and under construction inventory increased 190% and 75% compared to 4Q21

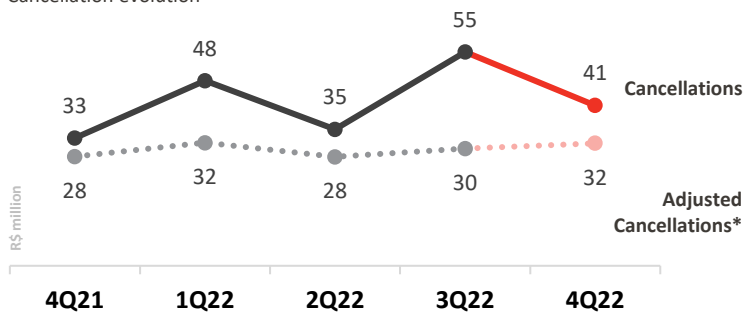
Sales evolution by status



*For a better presentation, even though they were launched under construction the sales of Unique Green 2nd Phase in its launching quarter (3Q22) and of Park Avenue (4Q22) are considered as launching sales.

Excluding upgrades, downgrades and transfers*, cancellations are in line with those observed in recent quarters

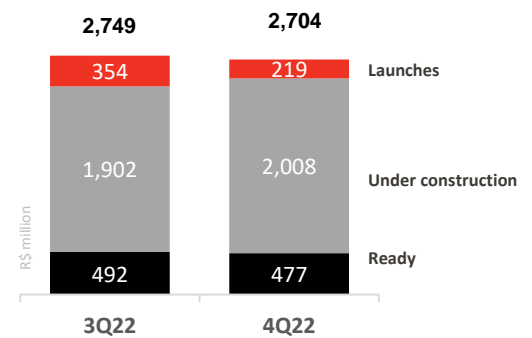
Cancellation evolution



**The Company understands that the best comparative period for cancellations is the previous quarter, since the cancellations are more correlated with the variables of the year, including the high volume of deliveries as of this quarter.

Reduction of R\$ 45 million in Company's inventory

Inventory variation



*Although the announcement of the launching of PIN Ocaso - 2nd Phase occurred in December/22, its PSV was already part of the 3Q22 inventory, and its units were already being negotiated.

* The Park Avenue project is already under construction but, for presentation purposes, it was considered as launch inventory in this quarter.

Thank you,