

OPERATIONAL PREVIEW 2Q23

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.



Lindenberg Ibirapuera Showroom in Av. 23 de maio

EZTEC reaches R\$ 897 million in gross sales in 1S23. Best start to the year in the company's history.

The two launches plus the showroom, reflected a 81% increase in sales compared to 2Q22. The launches were made in June and have been performing well. The 44% SoS of East Blue Tatuapé, with less than one month of sales duty, ratifies the thesis that there is a demand present in the market, with this level of sales the company overcomes the suspensive clause and begins to recognize revenue already this quarter. For the launch of Art Tower, the first tower of Lindenberg Ibirapuera (ex EZ Infinity), EZTEC used the partnership with CAL to jointly understand what would be the best strategy to market the product, less than 15 days the 1st tower was 35% sold, demonstrating once again the relevance of this joint venture.

R\$ 474.5 million of PSV LAUNCHED on quarter



EAST BLUE TATUAPÉ – 44.1% sold*



LINDENBERG IBIRAPUERA – EZCAL – 35.3% sold*

[Click on the Images](#)
to access the Launch
Communication.

LAUNCHES INFORMATION	%EZTEC	SPE	Income	Under Suspensive Clause	Region	Location	Standard	Expected Delivery	Private area (sq. m.)	# Units (residential + non res.)	% Sold	PSV %EZ (R\$ MM)
1Q23									17,986	282	48.6%	127.2
Jota Vila Mariana	50%	Gregório	Equity	No	South Zone	Vila Mariana	High-end	2T26	17,986	282	48.6%	127.2
2Q23									29,551	167	40.3%	474.5
East Blue	100%	Jacaré	Consolidated	No	South Zone	Tatuapé	Middle-high-end	2T26	16,587	123	44.1%	174.5
Lindenberg Ibirapuera	90%	Caldas Novas	Consolidated	Yes	South Zone	Paraíso	High-end	2T26	12,964	44	35.3%	300.0
YEAR-TO-DATE									47,537	449	43.4%	602

*Considering the private area sold; Illustrative images, subject to change.

Jardins do Brasil – Reserva JB – 93% sold*

In this quarter, R\$ 329.7 million of PSV were **DELIVERED** related to the Jardins do Brasil project (Reserva JB).

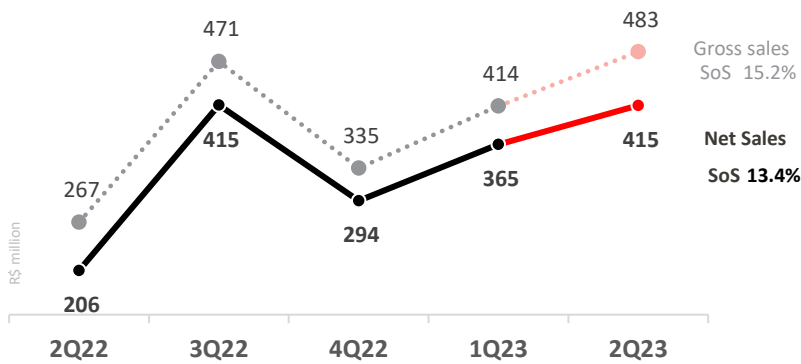
The Company estimates another R\$ 1.5 billion throughout 2023



*Considering the private area sold
Photo taken by drone in 2023

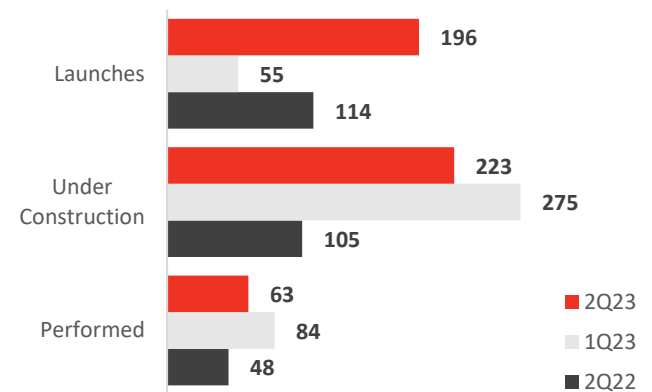
Net VSO up 6.3 p.p. vs. 2Q22

Quarterly sales evolution



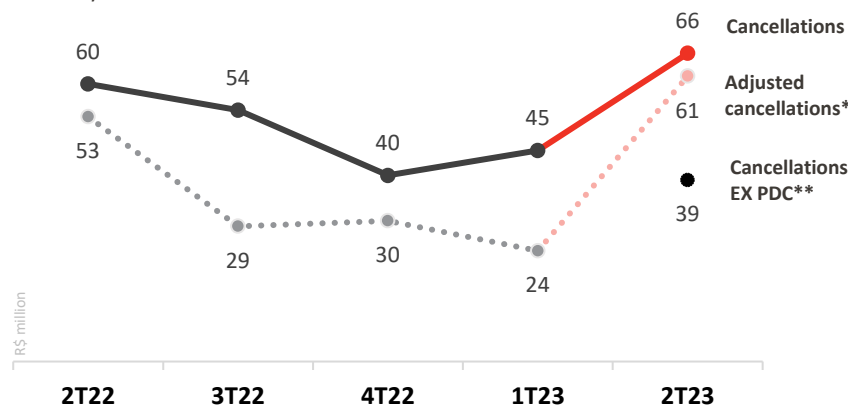
Sales of stock in progress increased 112% vs. 2Q22

Evolution of gross sales by status - R\$ million



The increase is due to R\$ 27.2 MN of cancellations (14 units) of Parque da Cidade.

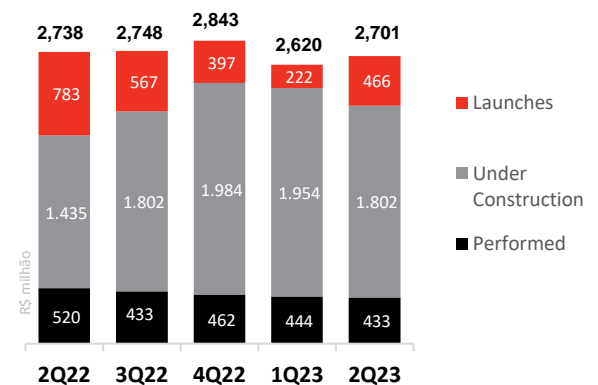
Quarterly evolution of cancellations



*Cancellations excluding Downgrades, Upgrades, and Transfers.
**Cancellations excluding Parque da Cidade.

Reduction of R\$ 163 million in inventory or 7% compared to 1Q23

Inventory evolution



Thank you,
São Paulo, July 14th, 2023