

Preliminary Operational Results



3Q21

Earnings Release

November 11th, 2021

Teleconferências: Português e Inglês

November 12nd, 2021

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EZTEC S.A.

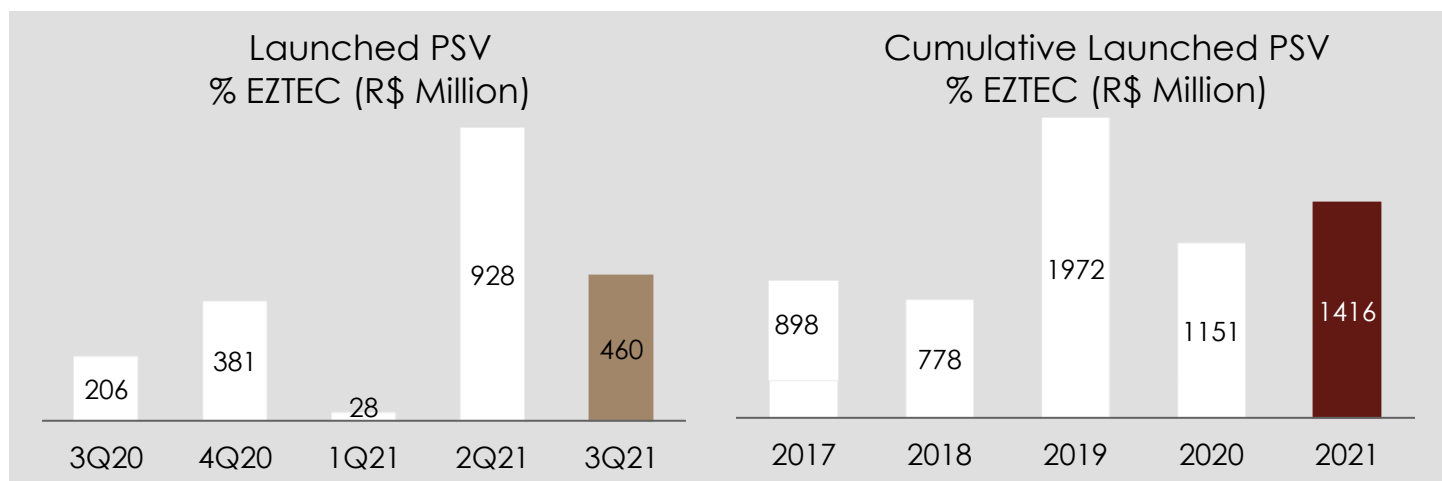
ON (B3: EZTC3)
Closing Price: R\$ 24.28
Outstanding shares: 223,107,400
Market Cap: R\$ 5,417 MN
Date: 10/15/2021



Total launches of R\$ 1.4 billion in 9M21, gross sales reach R\$ 870 million Stock Buyback Program already reaches 77% of the shares announced

São Paulo, October 15th, 2021 - EZTEC S.A. (BOVESPA: EZTC3; Bloomberg; EZTC3:BZ), announces the preview of the operating results for the third quarter of 2021 (3Q21). The results presented here are managerial and are subject to external audit review. The 3Q21 results are scheduled to be released on November 11, 2021, after the close of the market.

Launches



During 3Q21, the Company launched the Arkadio EZ by Ott project, located in the South Zone of the city of São Paulo, close to the corporate area Berrini-Chucru Zaidan-Nações Unidas, featuring prestigious shopping malls, luxury hotels, among other facilities around it. The tower has 276 high-end units, with areas ranging from 105 to 180 m², generating a total PSV of around R\$ 460 million.

For the next weeks, the Company is moving towards the launch of the Unique Green Project located close to Rodovia dos Bandeirantes, Rodovia Anhanguera and Marginal Rio Tietê, a project aimed at the middle-income public with estimated PSV of R\$ 730 million.

Launches (9M21)



ID Paraíso

Location: Fernando Ferrentini Ave, Aclimação /SP
Segmentation: Residential
Standard: Smart Living
EZTEC's PSV: R\$28.1 MN
% sold: 52%*
Units sold: 119*/231



Dream View Vila Prudente

Location: Alberto Ramos Ave, Vila Prudente/SP
Segmentation: Residential
Standard: Middle
EZTEC's PSV: R\$252.7 MN
% sold: 28%*
Units sold: 118*/420



EZ Infinity

Location: Achilles Masetti St, Paraíso /SP
Segmentation: Residential
Standard: High
EZTEC's PSV: R\$675.1 MN
% sold: 2%*
Units sold: 2*/88



Arkadio EZ by Ott

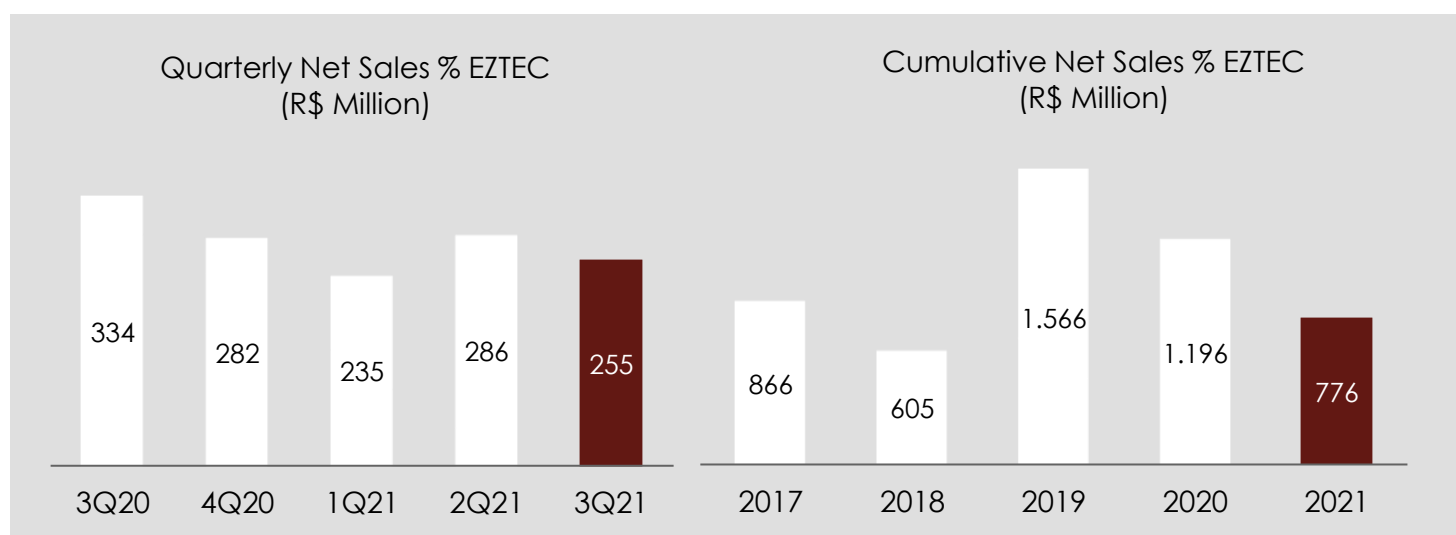
Location: Rua Santo Arcádio, Brooklin/SP
Segmentation: Residential
Standard: High
EZTEC's PSV: R\$459.9 MN
% sold: 13%*
Units sold: 36*/276

*Management data updated in 10/13/21

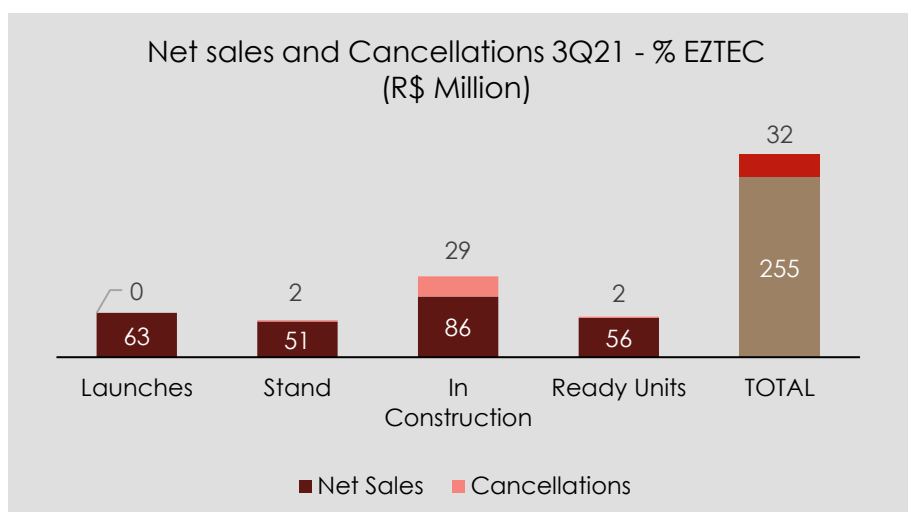
By September 30, the Company has launched the following projects:

Project	Actual% 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	420	253	253
EZ Infinity	100%	2Q21	May/25	South Zone	High	88	675	675
Total 2Q21						508	928	928
Arkadio	100%	3Q21	Jul/25	South Zone	High	276	460	460
Total 3Q21						276	460	460
Total 2021						1,015	1,444	1,416

Net Sales and Cancellations



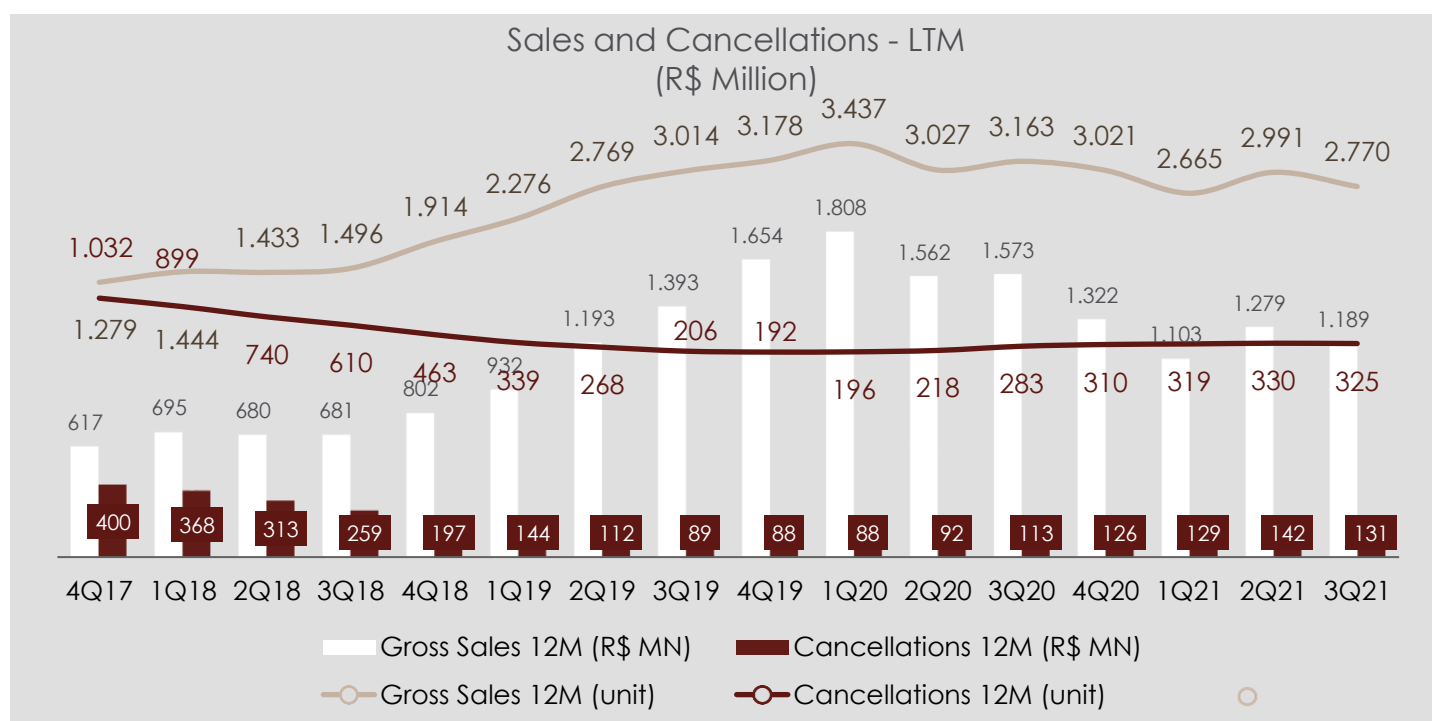
Net sales in 3Q21 were R\$255 million, broken down into R\$287 million in gross sales and cancellations of R\$32 million. Sales for the quarter remain in line with the other quarters of 2021.



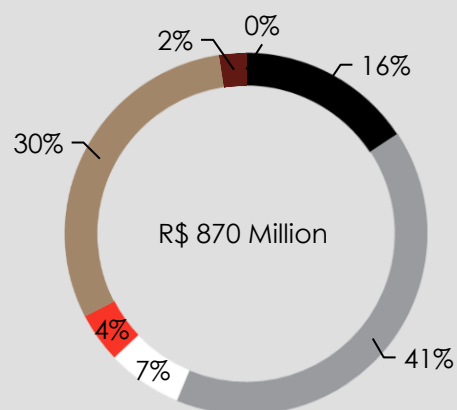
It's worth noting that the former 'launches' category status was subdivided into Launches 3Q21 and Stand. This segmentation is based on the assumptions below (accompanied by examples of the quarter's commercial highlights):

- **Launches 3Q21:** projects launched in the quarter;
(Arkadio)
- **Stand:** projects launched in prior quarters with construction not yet started;
(Dream View Sky Resort)
- **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.
(Vertiz 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:

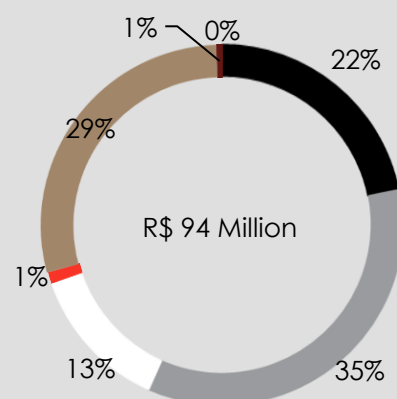


Gross Sales by Standard - % of EZTEC (9M21)

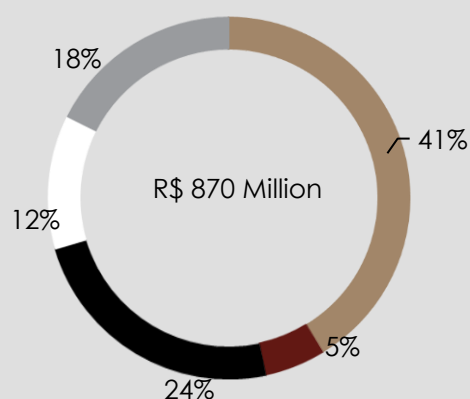


■ Low-End ■ Middle-End ■ Smart Living ■ Middle High-End ■ High-End ■ Commercial

Cancellations by Standard - % of EZTEC (9M21)

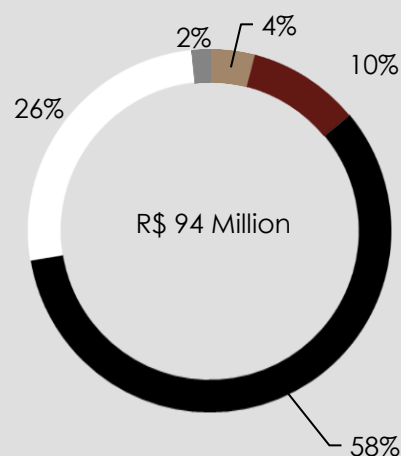


Gross Sales by Year of Launch - % EZTEC (9M21)



■ Until 2017 ■ 2018 ■ 2019 ■ 2020 ■ 2021

Cancellations by Year of Launch % EZTEC (9M21)



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	3Q21	3Q20	9M21	9M20
+ Initial Inventory (m ²)	213,145	206,176	215,679	223,250
+ Launches in the period (m ²)	35,452	30,642	92,375	77,779
Launches in the period (m ²)	35,452	30,621	92,375	77,757
Stake Acquisitions (m ²)	0	21	0	21
= Inventory + Launches (m²)	248,597	236,818	308,054	301,029
- Net Sales in the period (m ²)	25,219	41,700	84,676	105,910
Gross Sales in the period (m ²)	29,527	46,193	96,514	115,929
Cancellations in the period (m ²)	-4,308	-4,494	-11,838	-10,018
= Final Inventory (m²)	223,378	195,119	223,378	195,119
Net Sales Over Supply (%)	10.1%	17.6%	27.5%	35.2%
Gross Sales Over Supply (%)	11.9%	19.5%	31.3%	38.5%

Delivered

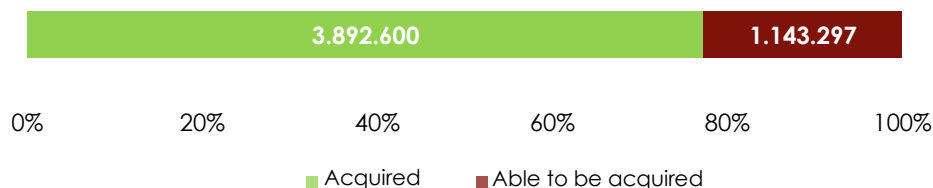
Project Delivered	EZTEC Participation	Period	Region	Segment	# units released	PSV 100% (R\$ MN)	EZTEC's PSV (R\$ MN)
Vértiz Clube Home Tatuapé	100%	3Q20	East Zone	Residencial	200	106	106
Diogo Ibirapuera e ID Ibirapuera	100%	3Q20	South Zone	Residencial	136	135	135
Le Jardim Ibirapuera	100%	3Q20	South Zone	Residencial	22	72	72
Total 3Q21					358	313	313
Total 2021					358	313	313

Stock Buyback

In order to apply available resources to maximize the generation of value for its shareholders, the Company launched a stock buyback program. Started on August 23, 2021 and scheduled to end on February 23, 2022, the program lasts up to 6 months.

To date, the Company has acquired 3,892,600 shares (77%) of the 5,035,897 shares (100%) announced in the Material Fact.

Stock Buyback Program Execution



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