

eztec

Conference Call

2Q25





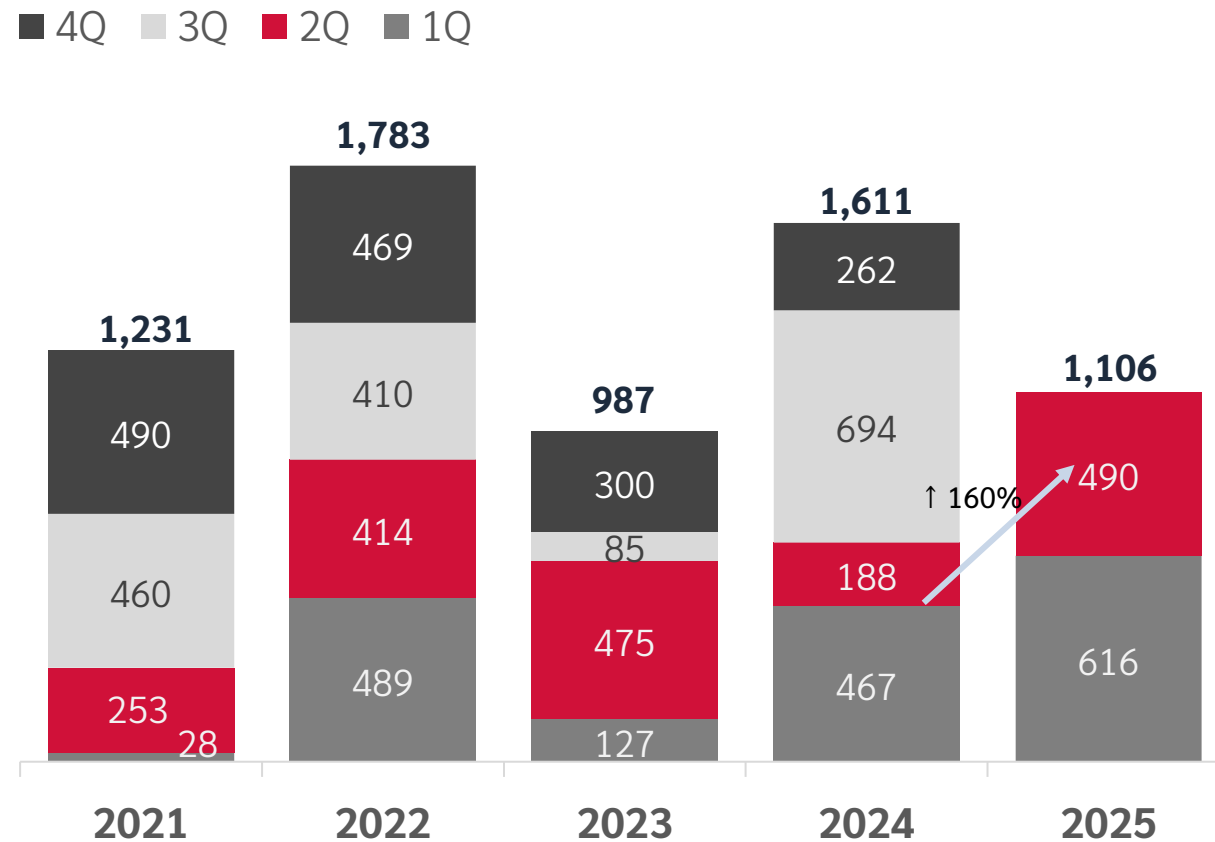
2025 Our Quarter



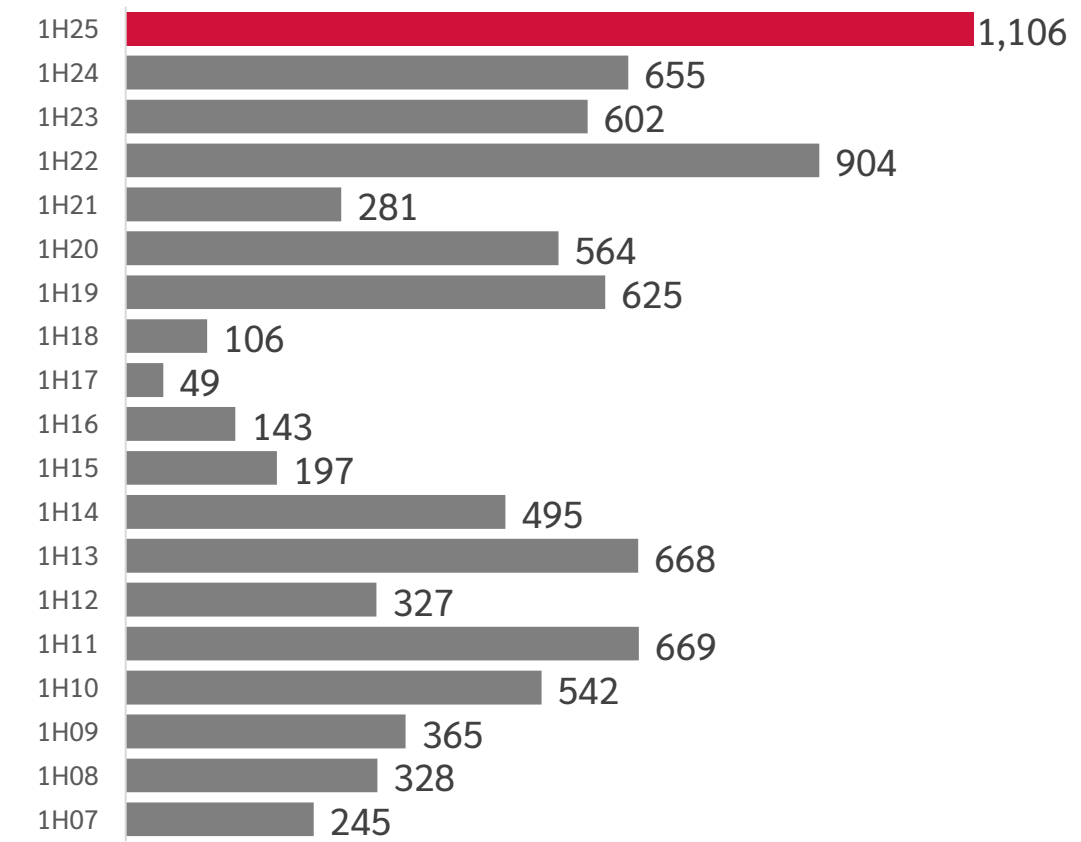
Launches Performance

Evolution and Performance of Launches Over the Years

Potential Sales Value of Launches Over The Last 5 Years



Potential Sales Value of launches in the first semester since the IPO





Quarter's Launches

Lume House

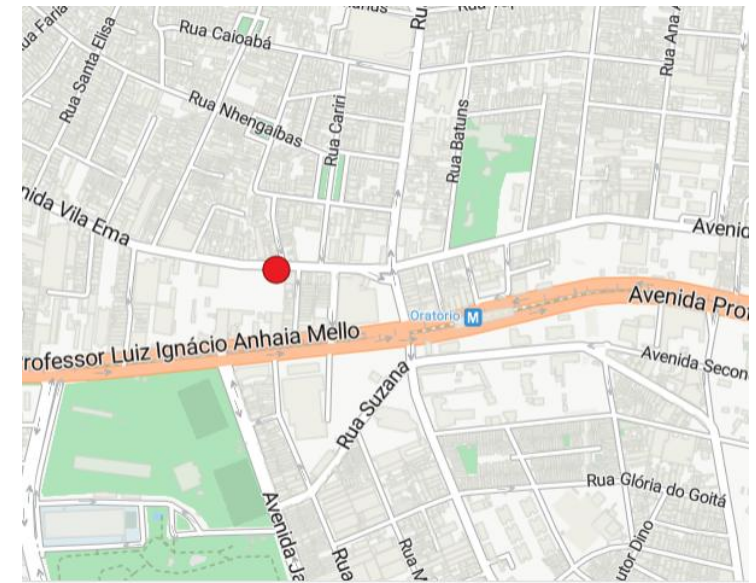
100% Eztec

17%
Sold

As of the Date of this Presentation

R\$165 million in PSV (%Eztec)

Standard	Middle-end
Units	257
Typologys	38,69 and 71 s.qm
Private Area	16,836 s.qm
Land Area	2,922.06 s.qm
Region	East Zone
Location	Vila Prudente
Launch Week	05/12/2025





Quarter's Launches

Alt Studios

100% Eztec

38%
Sold

As of the Date of this Presentation

R\$107 million in PSV (%Eztec)

Standard	Middle-end
Units	266
Typologys	28 to 30 s.qm
Private Area	7,970 s.qm
Land Area	1,560.0 s.qm
Region	South Zone
Location	Chácara Sto. Antonio
Launch Week	06/06/2025





Quarter's Launches

Moved Osasco

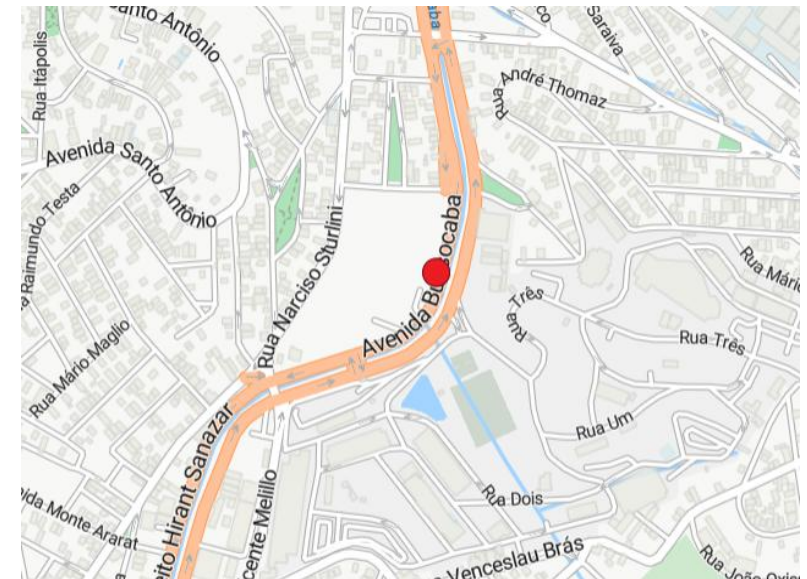
100% Eztec

44%
Sold

As of the Date of this Presentation

R\$218 million in PSV (%Eztec)

Standard	Middle-end
Units	357
Typologys	57 and 72 s.qm
Private Area	22,949 s.qm
Land Area	14,752.15 s.qm
Region	MRSP
Location	Osasco
Launch Week	06/13/2025





Upcoming Launches

Projects scheduled to be launched in the coming months



Blue Marine

PSV %EZTEC	R\$ 360 million
Location	Saúde – South Zone
Standard	Middle-end
Stake	100% EZTEC
Units	704

POP OSASCO 1st phase

PSV %EZTEC	R\$ 110 million
Location	Osasco – West Zone
Standard	Low-end
Stake	100% EZTEC
Units	473

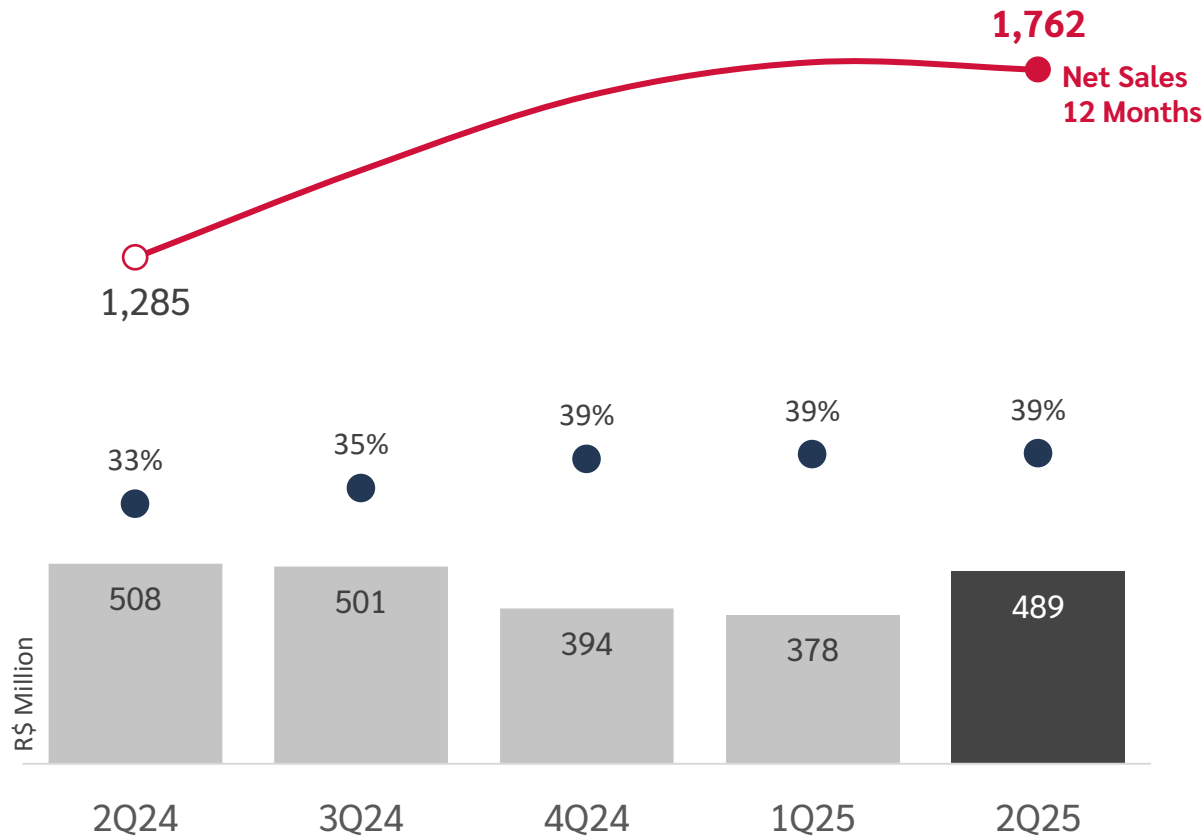




Net Sales

Evolution and Performance of Sales Over the Years

Net Sales Evolution and 12 months SoS



**Net Sales
2Q25**

R\$489 million ↑ 30%
vs 1Q25

**Net Sales
1H25**

R\$867 million ↑ 8%
vs 1H24

Highlights:

- With R\$972 million, 1H25 marks the highest first-half sales in the company's history
- Launch sales continue to perform well
(Increase of 32% vs 1Q25 and 17% vs 2Q24)



Deliveries

Unique Green* (2021)



87%

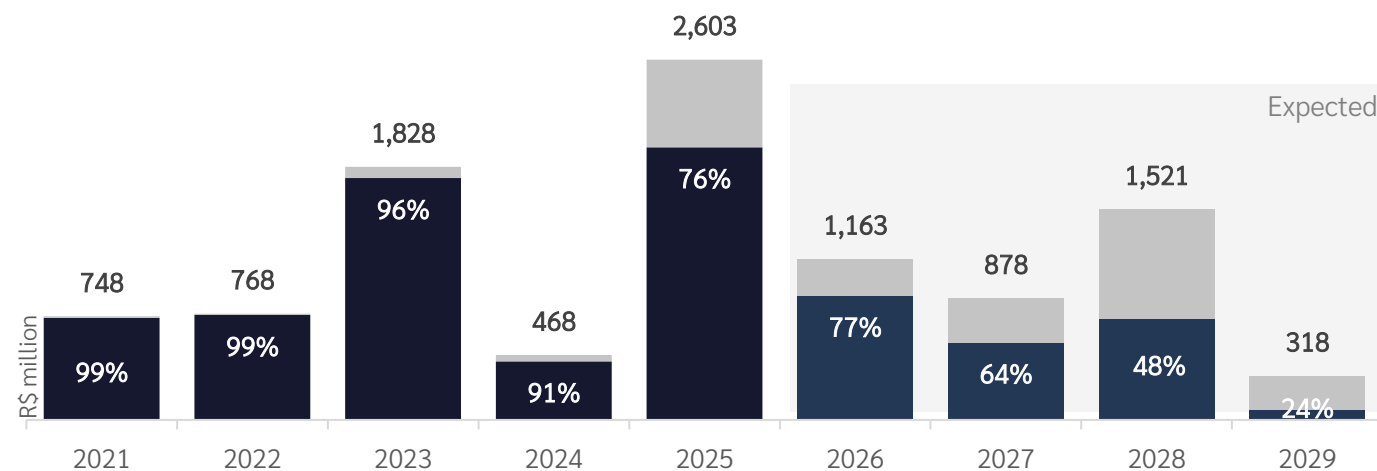
Of units sold

*2Q25 marked the beginning of the partial delivery of units (PoC of 92%)

Below is the Delivery Schedule Expected for 2024

DELIVERY SCHEDULE	%EZTEC	SPE	Income	Private Area Sold (%)	PSV %EZ (R\$ MM)
1Q25				68%	296
Pin Osasco- 2nd phase	60%	Criciuma	Equity	94%	43
Dream View Sky Resort	100%	Santa Laura	Consolidated	57%	253
2H25				78%	2,307
Haute Brooklin	100%	Cannes	Consolidated	80%	232
Hub Brooklin	100%	Cannes	Consolidated	65%	182
Expression	100%	Islandia	Consolidated	91%	177
Unique Green – Emerald e Turmaline	100%	Gol	Consolidated	87%	777
Arkadio	100%	Guara	Consolidated	64%	460
Exalt	100%	Islandia	Consolidated	81%	228
Park Avenue	50%	Harisa	Equity	46%	250
YEAR-TO-DATE				76%	2,603

■ % Sold ■ PSV in Inventory



2Q25

Financial Highlights

Contemporânea
e próxima

Preservação

da essên

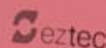
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tempo



plural

o cliente
é único



TRANSFORMAÇÃO
DE HORIZONTES



eztec



Construindo a
frente do seu
tempo



sólida



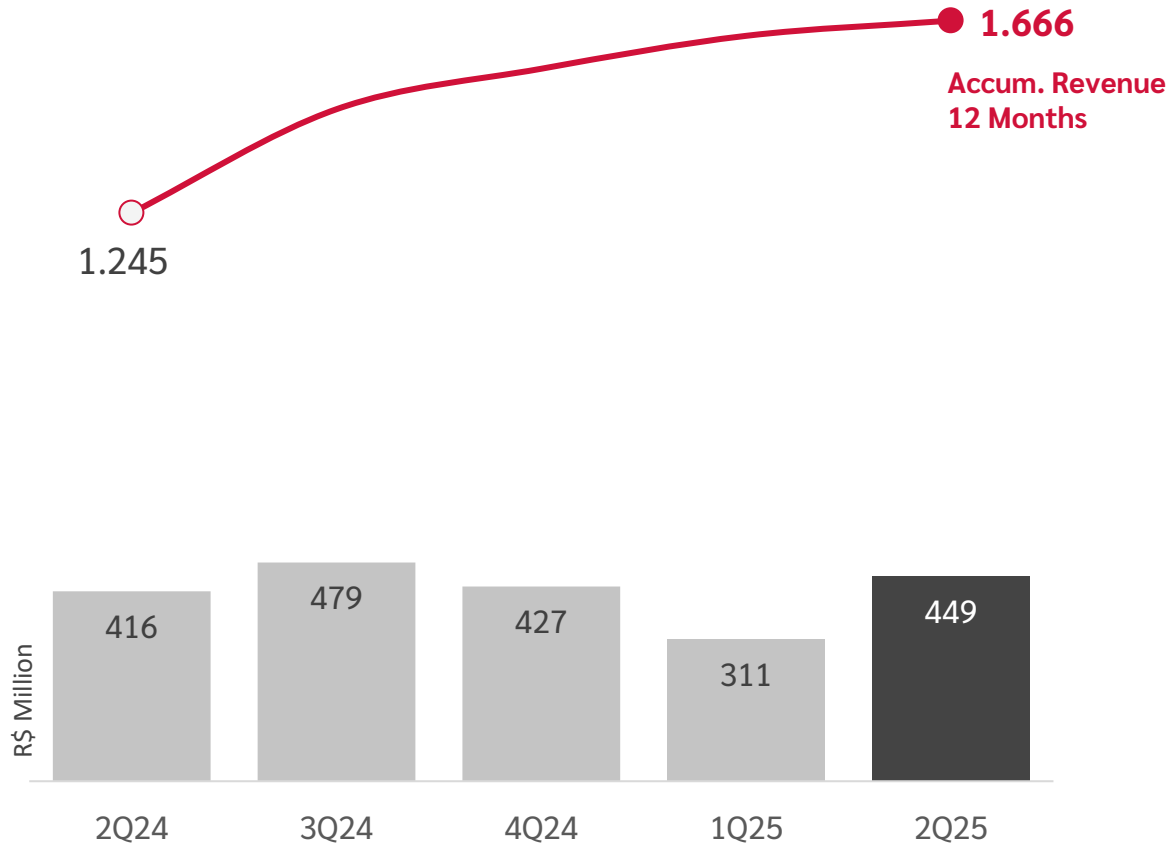
Excelência:



Net Revenue

Below are the Movements in Net Revenue

Quarterly Evolution of Net Revenue and 12m accumulated



Net Revenue
2Q25

R\$449 million ↑ 44%
vs 1Q25

Net Revenue
1H24

R\$760 million ↑ 16%
vs 1H24

Highlights:

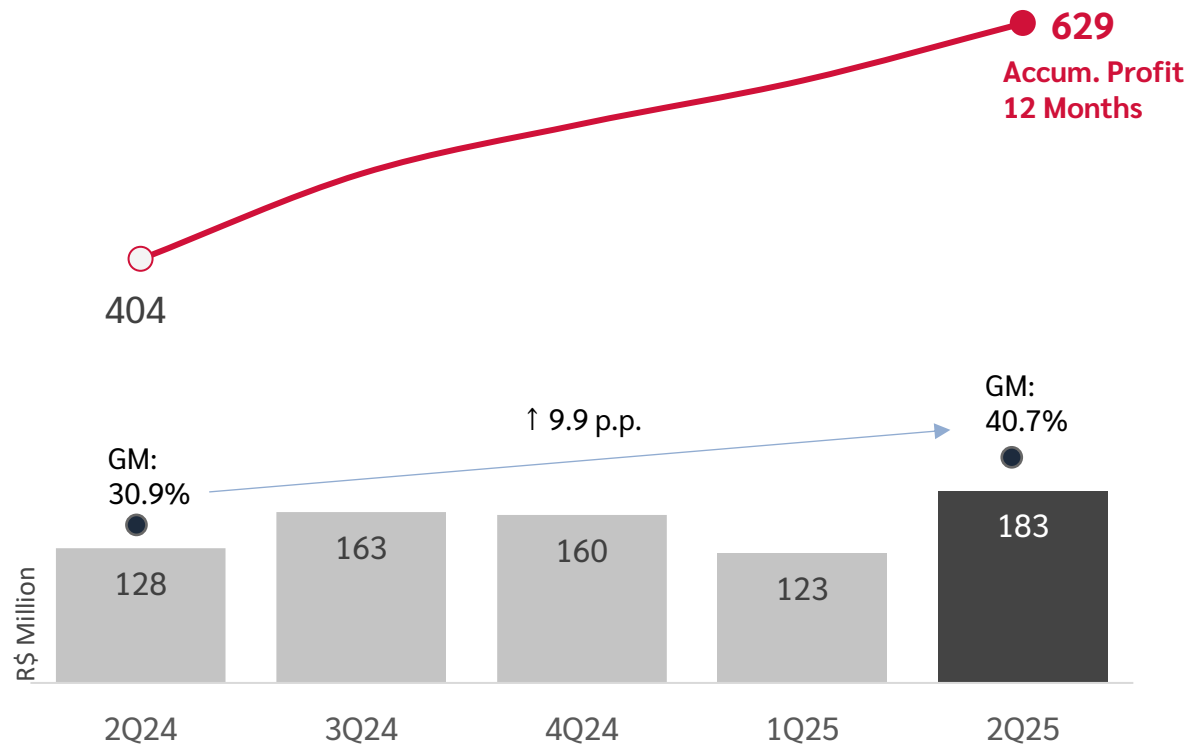
- 1H25 was the best first half in net revenue in the company's history
- Approximately R\$40 million in revenue came from the sale of a land plot in Praia Grande
- Overcoming of the Suspensive Clauses of Agami Park Residences and SP 360
- Increase in performed unit sales, totaling R\$86 million in 2Q25
(Increase in 50% vs 1Q25)



Gross Profit

Below are the Movements in Gross Profit

Quarterly Evolution of Gross Profit and 12m accumulated



**Gross Profit
2Q25**

R\$183 million ↑ 48%
vs 1Q25

**Gross Profit
1H25**

R\$306 million ↑ 46%
vs 1H25

Highlights:

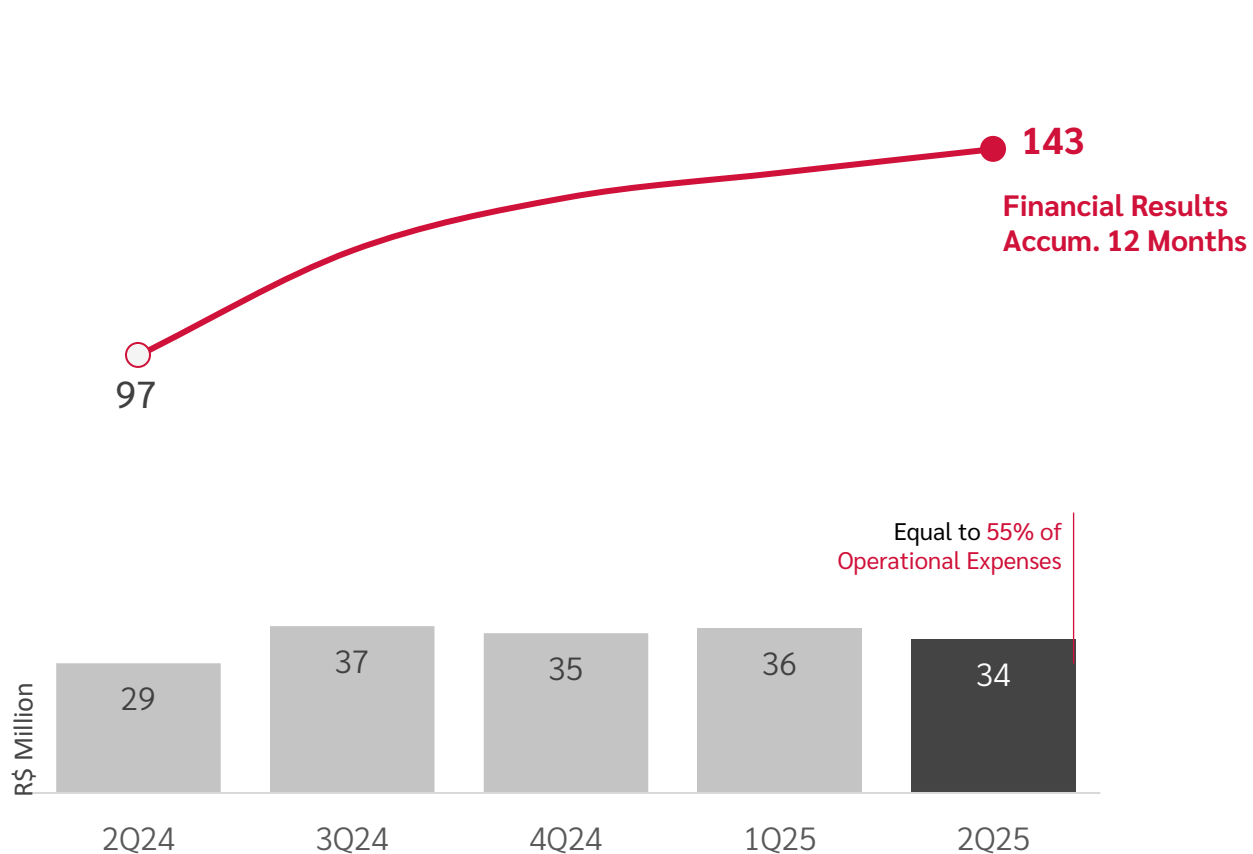
- **40.7% Quaterly Gross Margin**
(Increase by 1.1 p.p. vs 1Q25 and 9.9p.p. vs 2Q24)
- **42.9% Adjusted Gross Margin** excluding financial charges
- **Gross margin in 1H25 is 8.2 p.p. higher than in 1H24**



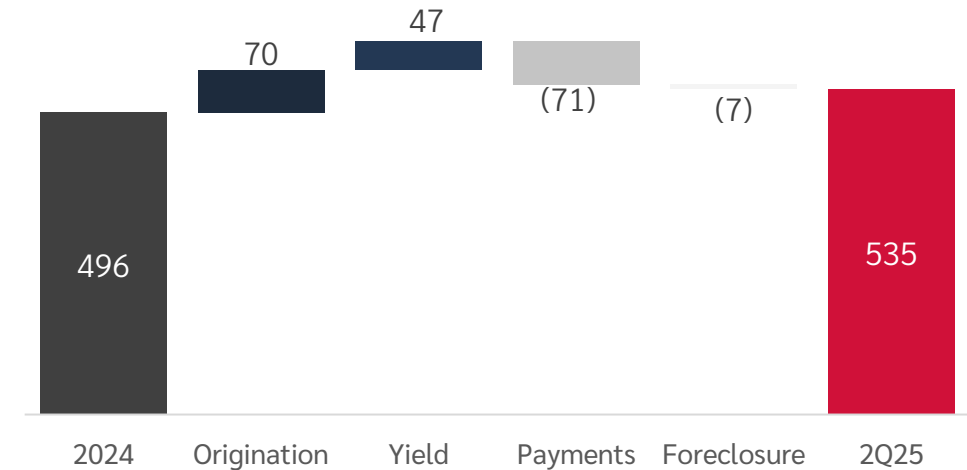
Financial Results

Below are the movements in Financial Results and Direct Receivable Portfolio

Quarterly and 12-Month Accumulated Evolution of Financial Results



Quarterly Evolution of the Direct Receivable Portfolio



Highlights:

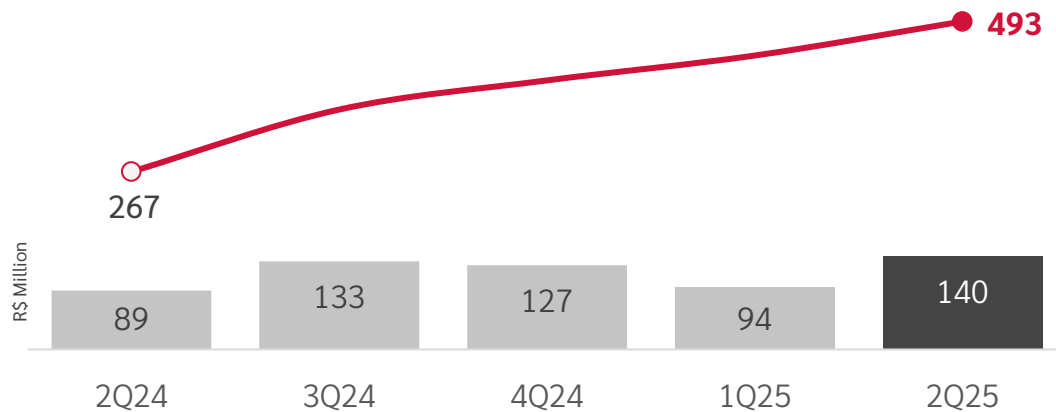
- **R\$574 million** Financed at %100
(1,418 units vs 1,382 units 1Q25 increase by 3%)
- **49% indexed to IGP-DI and 51% to IPCA**
(Variation in the quarter of 0.79% in the IGP-DI and 2.32% in the IPCA)
- Financial result corresponds to **28.0% of EBIT**



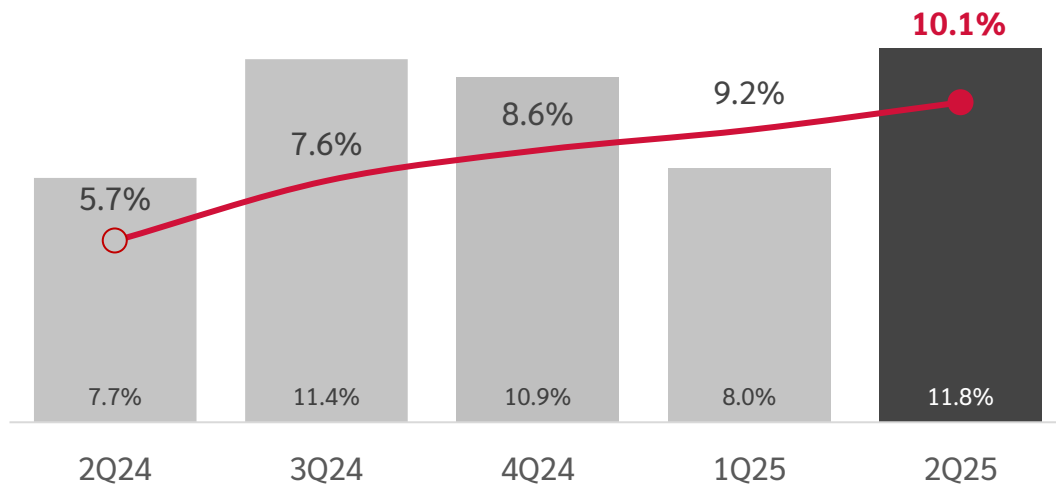
Net Profit & ROE

The Company Has Been Consistently Recovering Its Profitability

Quarterly and 12m accumulated Net Profit Evolution



Evolution of annualized quartel consolidated ROE and 12m ROE



Net Profit
2Q25

R\$140 million ↑ 49%
vs 1Q25

Net Profit
1H25

R\$234 million ↑ 61%
vs 1H24

Highlights:

- Net Margin of 31.1% in 2Q25
(Net Margin of 30.2% in 1Q25 and 21.3% in 2Q24)
- +4.3 p.p. ROE expansion over the last 12 months

Observation:

- To calculate ROE, the average between the Shareholders' Equity at the end and beginning of the period analyzed is used.
- To calculate the annualized quarterly ROE, the formula annualized ROE = $(1 + (\text{Quarterly Net Profit}) / (\text{Average Equity}))^4 - 1$



Capital Structure

The company has consistently recovered its profitability

Information:

- Net cash generation at the Holding of R\$199 million
- Net cash generation of R\$28 million in 1H25

Debt composition

Production Finance (SFH) – 55% of total

Cost of Debt: **8.9%**

Final due date: **until May 2029**

Corporate (Debentures & CRI)

- *Debentures: R\$303.2 million*

Cost of Debt: **CDI + 0.85% y.y.**

Interest: Semmiannual

Maturities: **50% in jun.27 & 50% in jun.28**

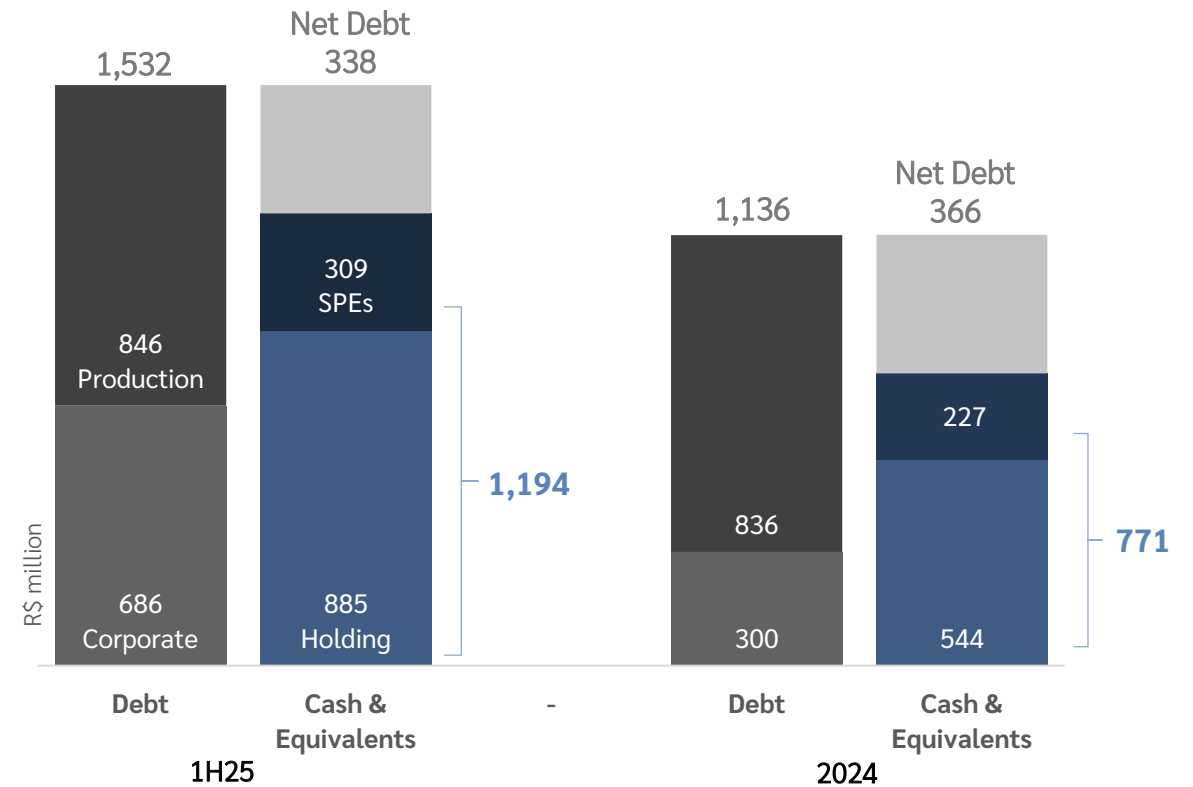
- *CRI: R\$382.7 million*

Cost of Debt: **98% CDI**

Interest: Semiannual and bullet

Maturities: **feb.29**

Annual Comparison of Debt/Net Cash Position

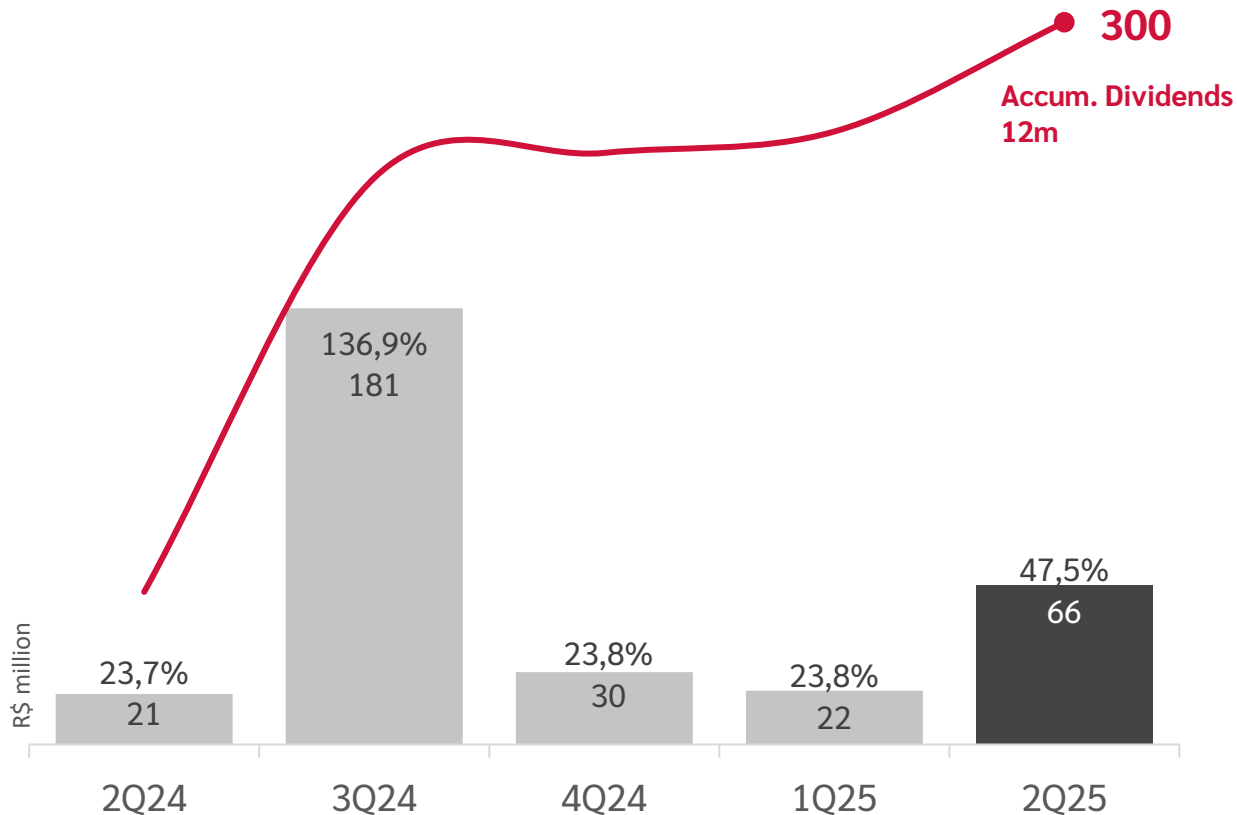




Dividends

Quarterly and Extraordinary Dividends

Quarterly and 12-Month Accumulated Evolution of Dividends



**Dividends
2Q25**

R\$66 million

Equivalent to

50%

Of Adjusted Net Profit*

Information:

- Total amount to be distributed R\$66,455,905.31 relating to 2Q25 (Approximately R\$0.30 per share)
- Base Data: **August 14, 2025**
- Ex-dividend date: **August 15, 2025**
- **Payment Date: August 29, 2025**

*5% Legal Reserve removed



Contact IR

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Q&A

We will begin with questions from Sell-side analysts who wish to speak (please use the “Raise Hand” feature for this), and we will follow the predefined order below:

Order 1Q25	Institution
1st	Bradesco
2nd	BTG
3rd	Citi
4th	Goldman Sachs
5th	Itau BBA
6th	JP Morgan
7th	Safrá
8th	Santander
9th	UBS
10th	XP Investimentos
11th	Banco do Brasil
12th	Bank of America

As time allows, after the analysts' questions, we will open the floor for additional questions from the audience.

The session is scheduled to end at 11:00 a.m.