

eztec

Conference Call

1Q25





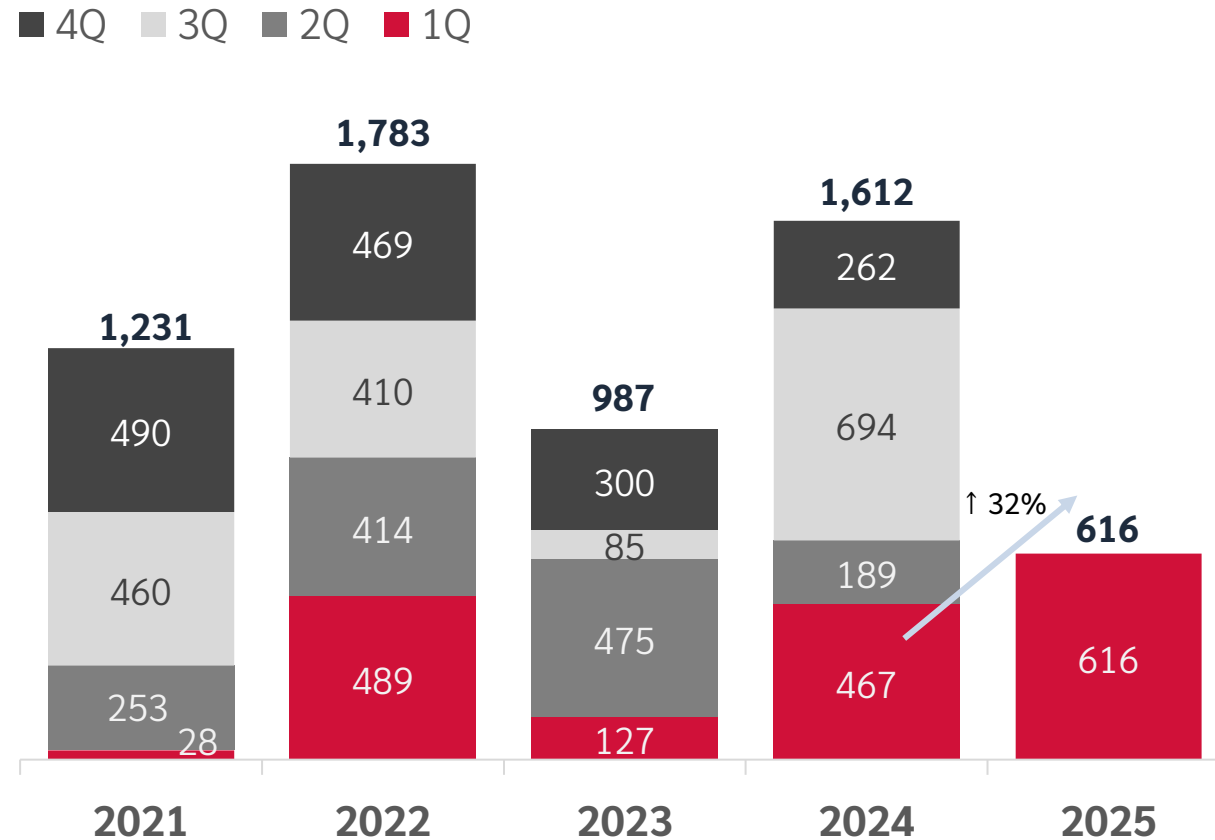
1Q25 Our Quarter



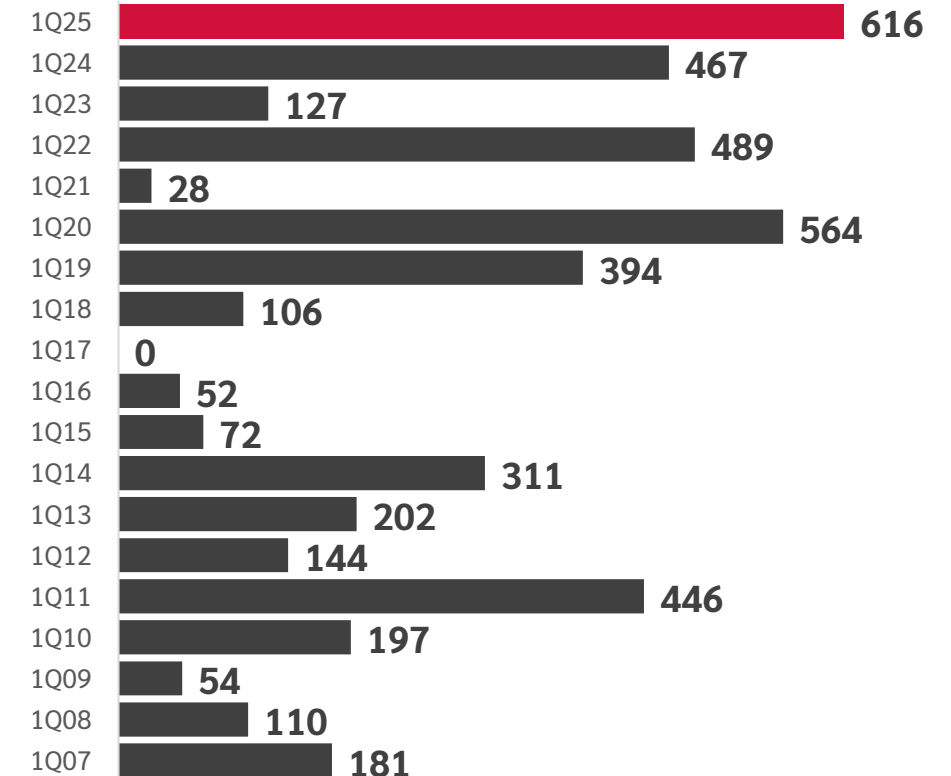
Launches Performance

Evolution and Performance of Launches Over the Years

Potential Sales Value of Launches Over The Years



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





Quarter's Launches



Agami Park Residences

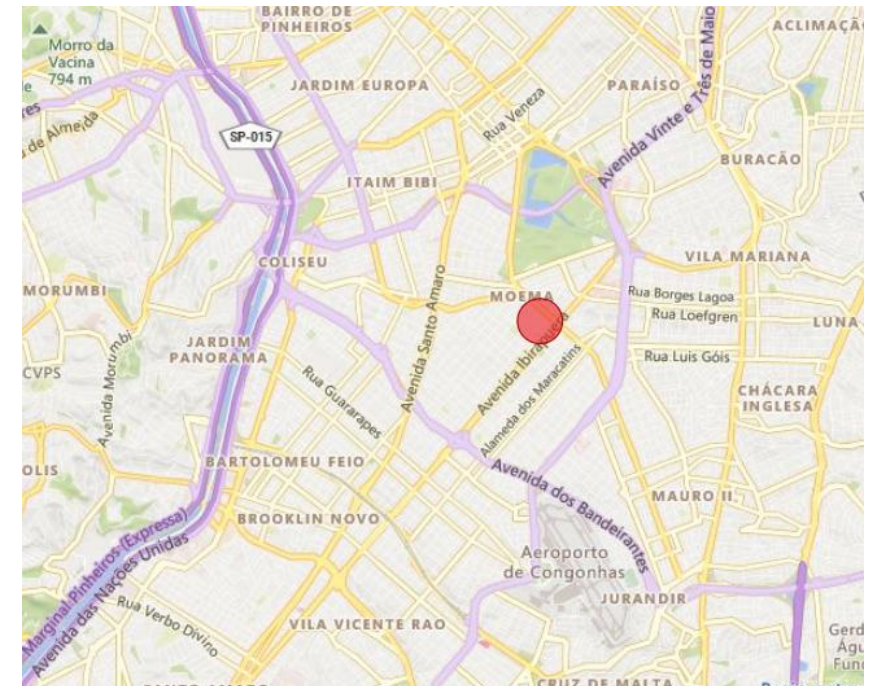
100% Eztec

R\$318 million in PSV (%Eztec)

Standard	High-end
Units	45
Typologys	215 e 290 s.qm
Private Area	12,084 s.qm
Land Area	1,697.80 s.qm
Launch Week	02/28/2025

20%
Sold

As of the Date of this
Presentation





Quarter's Launches

SP 360°

100% Eztec

52%
Sold

As of the Date of this Presentation

R\$298 million in PSV (%Eztec)



Standard

Low-end

Units

780

Typologys

24, 30, 34 e 35 s.qm

Private Area

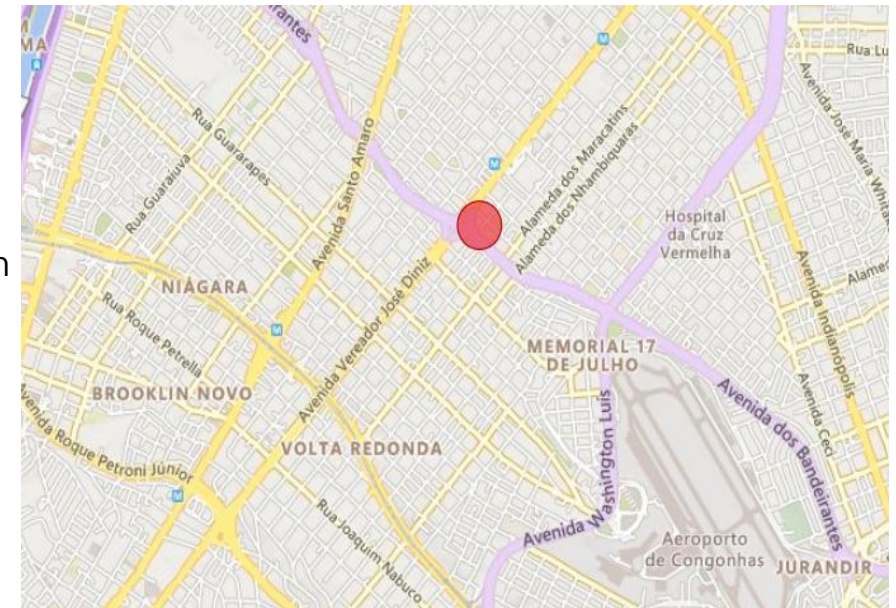
22,516 s.qm

Land Area

3,468.0 s.qm

Launch week

03/21/2025





Upcoming Launches

Projects scheduled to be launched in the coming months



Lume House

PSV %EZTEC	R\$ 165 million
Location	Vila Prudente – EZ
Segment	Middle-end
Typologys	39, 69, 71 s.qm
Stake	100% EZTEC
Units	257



Moved Osasco Residence

PSV %EZTEC	R\$ 217 million
Location	Osasco – WZ
Segment	Middle-end
Typologys	56, 72 s.qm
Stake	100% EZTEC
Units	357



Alt Studios By Eztec

PSV %EZTEC	R\$ 106 million
Location	Chácara Sto Antônio -SZ
Segment	Smart-Living
Typologys	28, 29, 30 e 35 s.qm
Stake	100% EZTEC
Units	265



POP Osasco

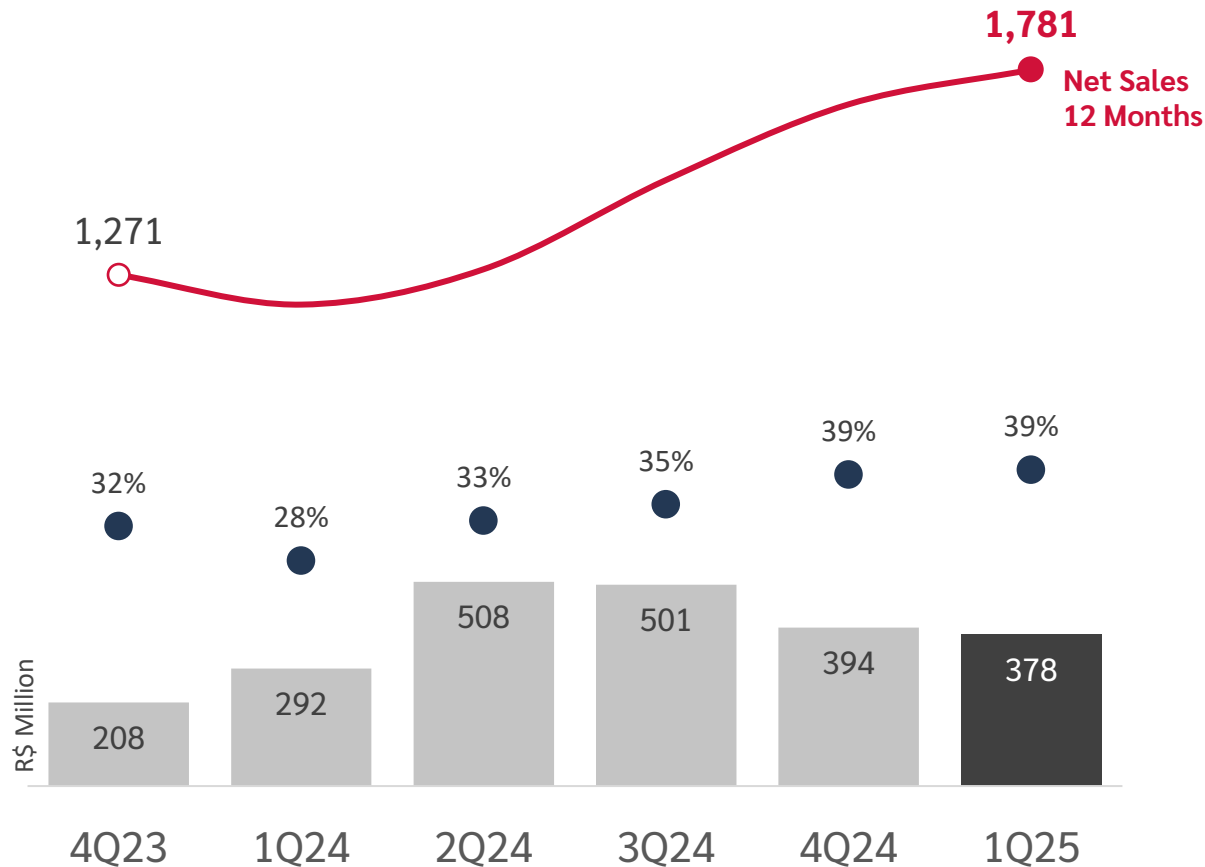
PSV %EZTEC	R\$ 110 million
Location	Osasco – WZ
Segment	Low-end
Typologys	25, 28, 35, 37 e 44 s.qm
Stake	100% EZTEC
Units	473



Net Sales

Evolution and Performance of Sales Over the Years

Net Sales Evolution and 12 months SoS



**Net Sales
1Q25**

R\$378 million ↑ 29%

**Net Sales
1Q24**

R\$292 million

Highlights:

- 1Q25 is the second-best start of the year in net sales in the company's history
- 39.3% 12-month SoS in 4Q24
(Increase of 10.6 p.p. vs 1Q24 and 0.6 p.p. vs 4Q24)
- Launch sales continue to perform well
(Increase of 64% vs 4Q24 and 87% vs 1Q24)
- 45% reduction in the number of cancellations vs 4Q24



Deliveries

Dream View (2021)



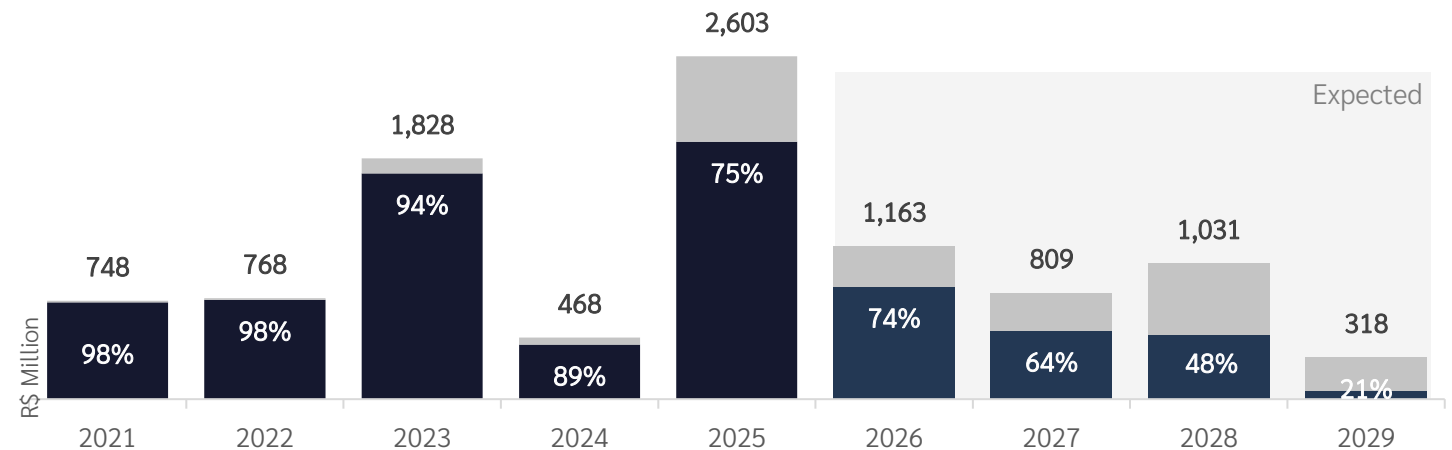
58%

Of units sold

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 fase	60%	Criciuma	Equity	91%	43
Dream View Sky Resort	100%	Santa Laura	Consolidated	58%	253
2H25				77%	2,307
Haute Brooklin	100%	Cannes	Consolidated	79%	232
Hub Brooklin	100%	Cannes	Consolidated	63%	182
Expression	100%	Islandia	Consolidated	91%	177
Unique Green – Emerald e Turmaline	100%	Gol	Consolidated	89%	777
Arkadio	100%	Guara	Consolidated	60%	460
Exalt	100%	Islandia	Consolidated	80%	228
Park Avenue	50%	Harisa	Equity	37%	250
YEAR-TO-DATE				75%	2,603

■ % Sold ■ PSV in Inventory



1Q25

Financial Highlights

Contemporânea
e próxima

Preservação
da essên

todos · todos
todos · todos
todos · todos
todos.

tempo
plural

o cliente
é único

eztec

TRANSFORMAÇÃO
DE HORIZONTES



eztec

eztec

Construindo a
frente do seu
tempo



sólida



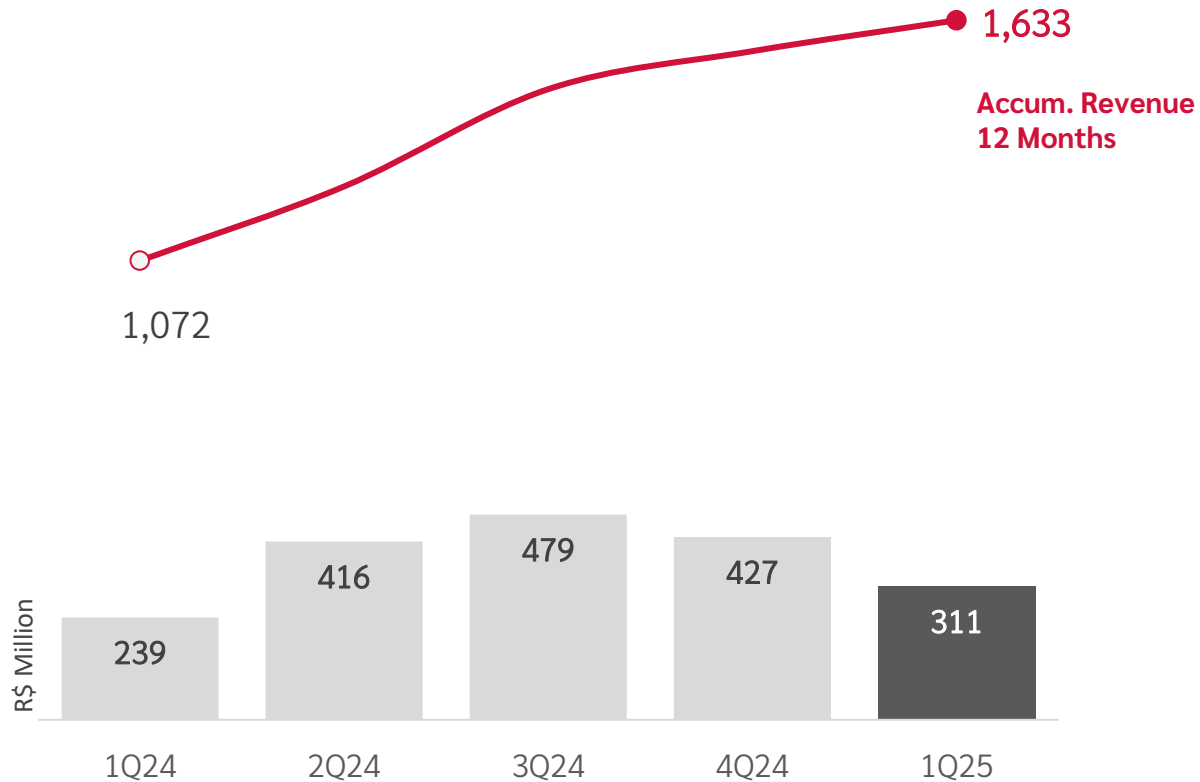
Excelência:



Net Revenue

Below are the Movements in Net Revenue

Quarterly Evolution of Net Revenue and 12m accumulated



**Net Revenue
1Q25**

R\$311 million

**Net Revenue
1Q24**

R\$239 million

↑ 30%

Highlights:

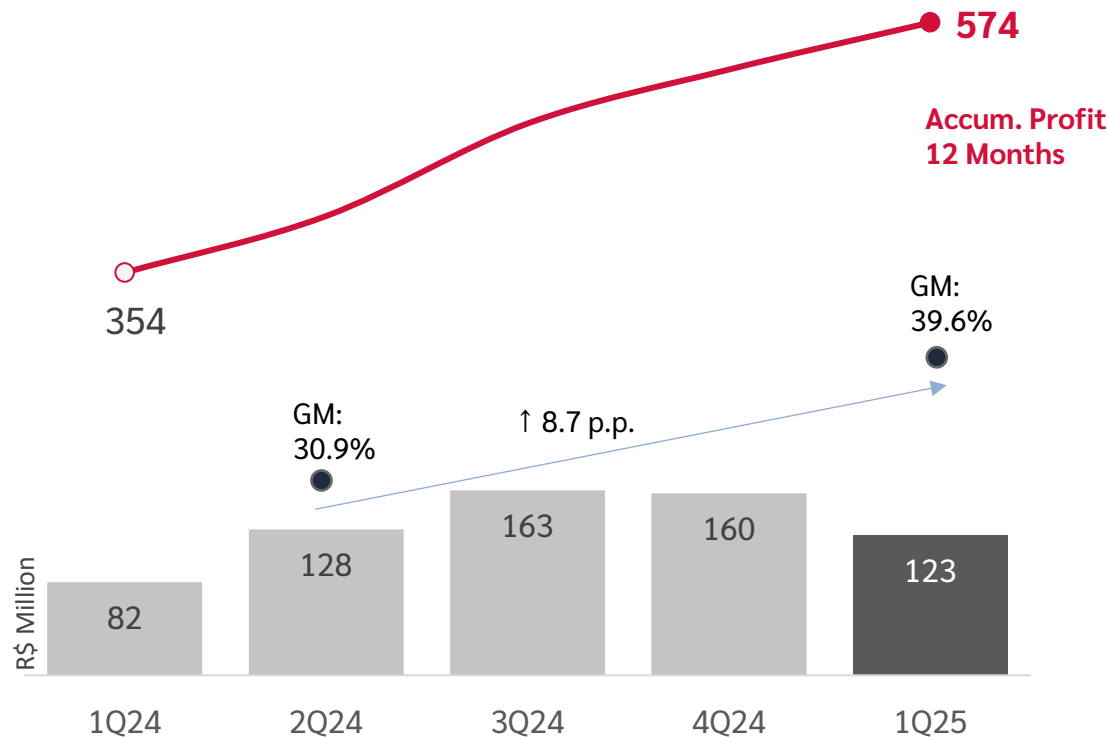
- Net sales of R\$194 million from launches
(Increase in 64% vs 4Q24 and 87% vs 1Q24)
- Excluding one-off effects, 1Q25 was the best first quarter in net revenue in the company's history



Gross Profit

Below are the Movements in Gross Profit

Quarterly Evolution of Gross Profit and 12m accumulated



Gross Profit
1Q25

R\$123 million

↑ 50%

Gross Profit
1Q24

R\$82 million

Highlights:

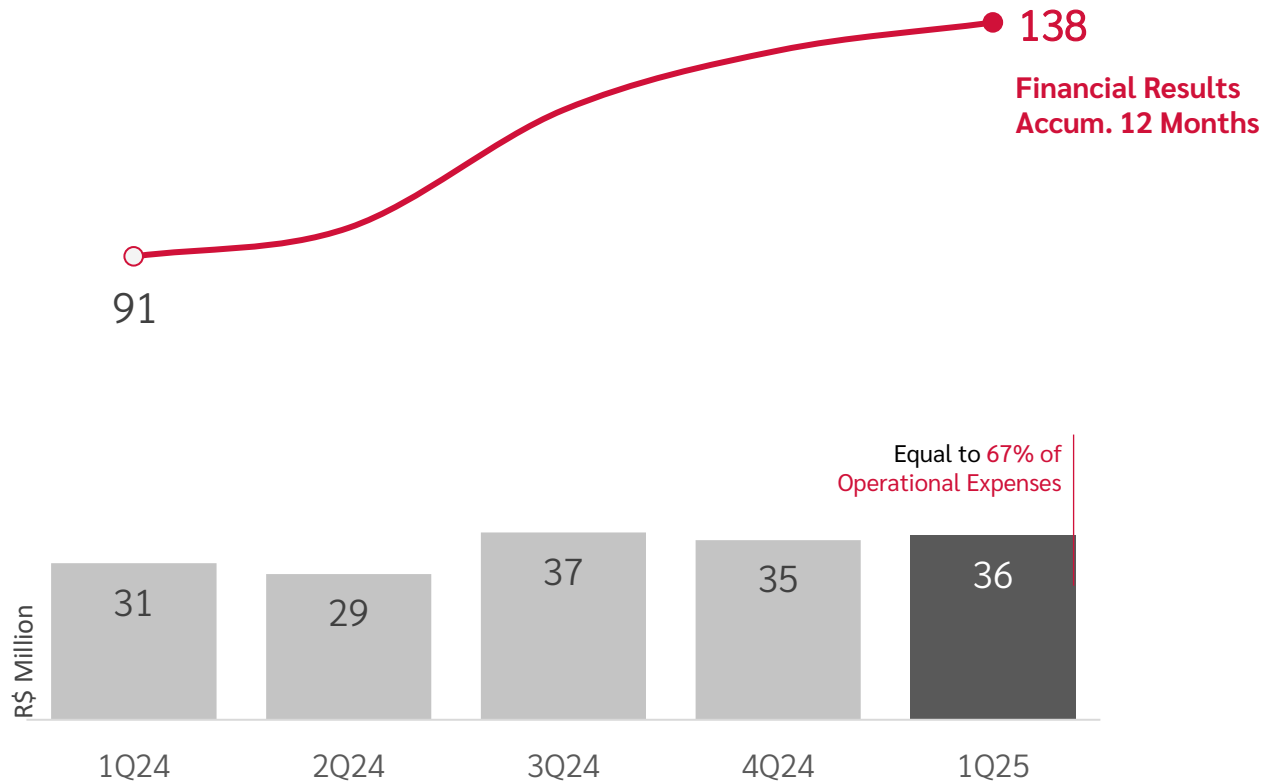
- 39.6% Quaterly Gross Margin
(Increase by 2.1 p.p. vs 4Q24 and 5.4p.p. vs 1Q24)
- 43.3% Adjusted Gross Margin excluding financial charges
- Quarterly gross margin of 39.6% is the highest in the last 5 years



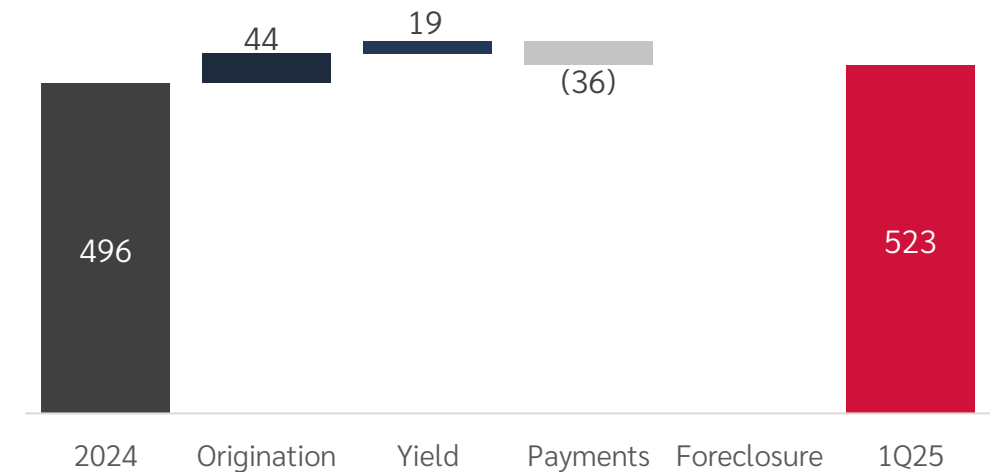
Financial Results

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:

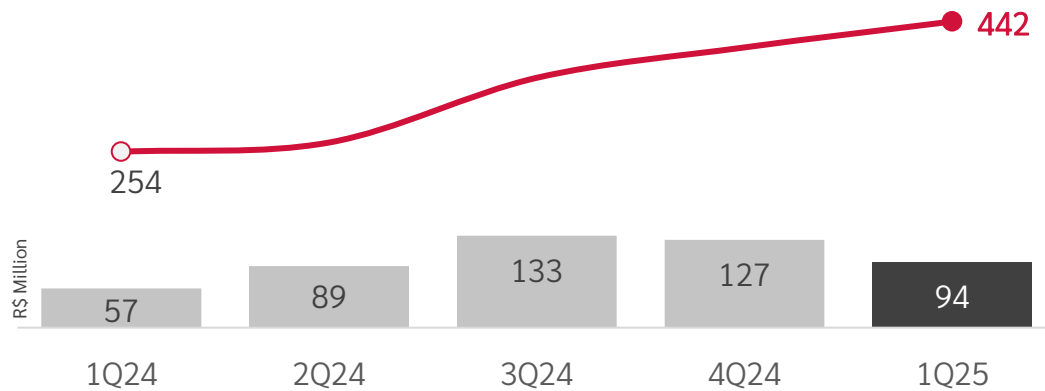
- **R\$561 million Financed at %100**
(1,382 units vs 1,321 units 4Q24 increase by 5%)
- **53% indexed to IGP-DI and 47% to IPCA**
(12m Variation of 8.58% in the IGP-DI and 5.48% in the IPCA)
- **Financial result corresponds to 52.9% of EBIT**



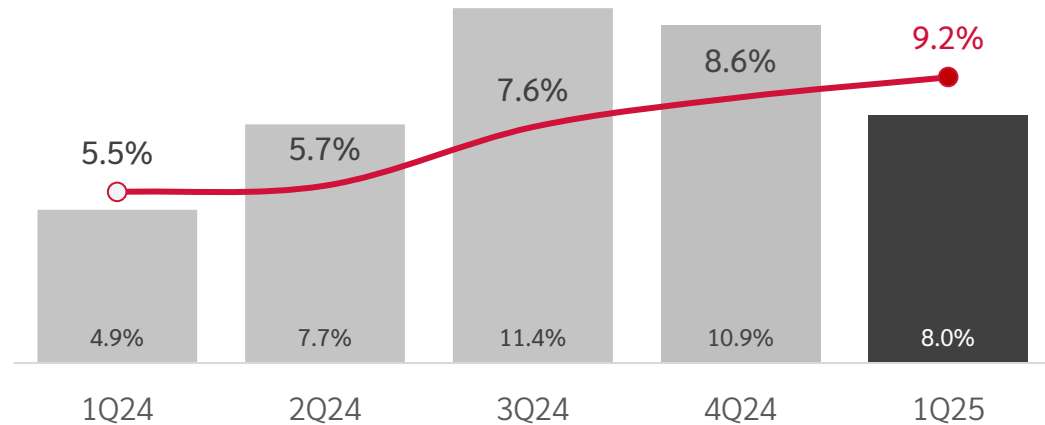
Net Profit & ROE

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
1Q25

R\$94 million

↑ 66%

Net Profit
1Q24

R\$57 million

Destaques:

- Net Margin of 30.2% in 1Q25
(Net Margin of 29.7% in 4Q24 and 23.7% in 1Q24)
- +3.7 p.p. ROE expansion over the last 12 months

Observação:

- 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\$8 million

Debt composition

Production Finance (SFH) – 57% of total

Cost of Debt: **8.9%**

Final due date: **until May 2029**

Corporate (Debentures & CRI)

- *Debentures: R\$312.6 million*

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

Interest: Semmiannual

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

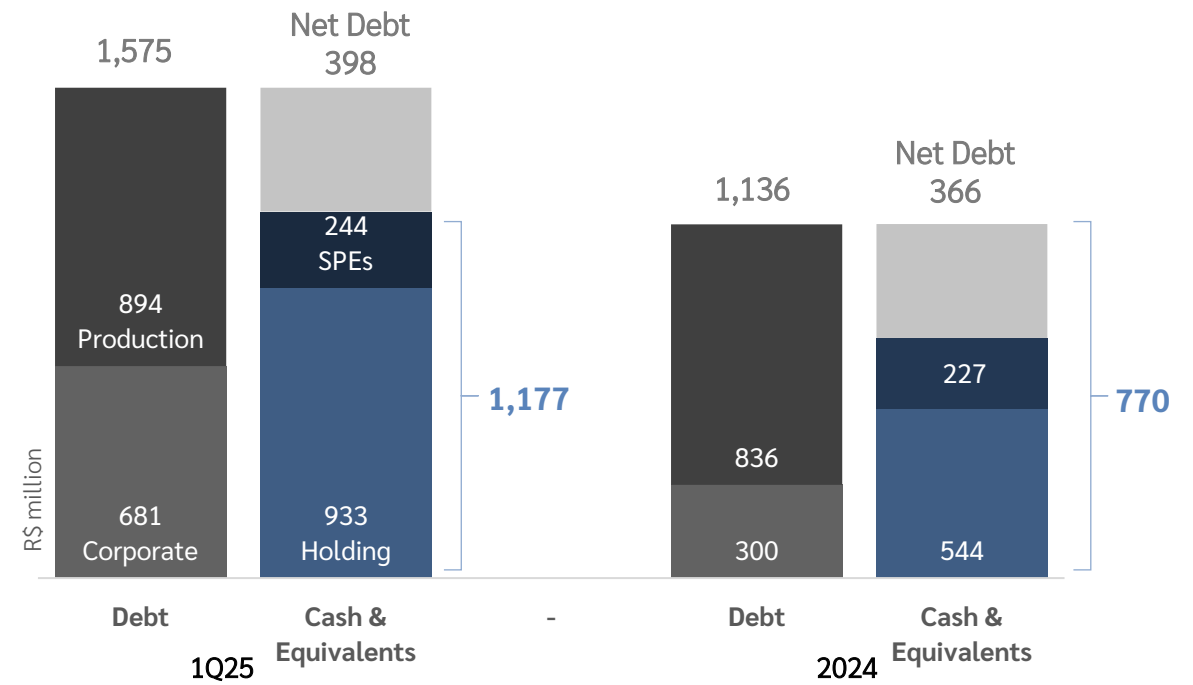
- *CRI: R\$378.3 million*

Cost of Debt: **98% CDI**

Interest: Semiannual and bullet

Maturities: **feb.29**

Annual Comparison of Debt/Net Cash Position

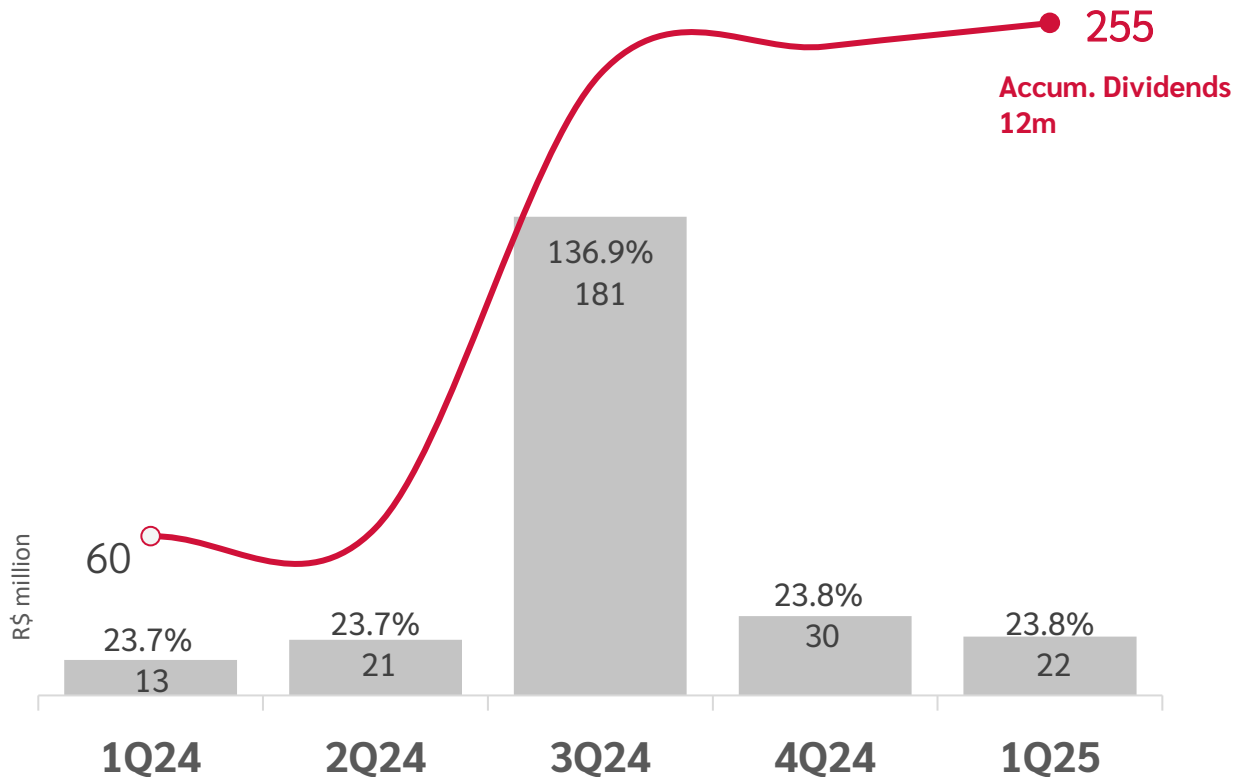




Dividends

Quarterly and Extraordinary Dividends

Quarterly and 12-Month Accumulated Evolution of Dividends



**Dividends
1Q25**

R\$22 million

Equivalent to

~25%

Of Adjusted Net Profit*

Information:

- Total amount to be distributed R\$22,348,528.19 relating to 1Q25 (Approximately R\$0.10 per share)
- Base Data: **May 22, 2025**
- Ex-dividend date: **May 23, 2025**
- **Payment Date: May 30, 2025**

*5% Legal Reserve removed

Contact IR

INVESTOR RELATIONS

www.eztec.com.br/ri

ri@eztec.com.br

Tel.: +55 (11) 5056-8313

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

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.