

Webcast 2Q21



Participants

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Emílio C. Fugazza

Diretor Financeiro e de Rel. Investidores

Pedro Tadeu

Investor Relations Coordinator

Résumés

Founding partner and CEO of Grupo Análisy's, a company acquired by EZTEC in 2007.

Civil engineer graduated from the Federal University of São Carlos

Industrial Engineer graduated from UERJ.

Esta apresentação contém certas declarações futuras e informações relacionadas à EZTEC que refletem as visões atuais e/ou expectativas da Companhia e de sua administração com respeito à sua performance, seus negócios e eventos futuros. Referidas declarações prospectivas estão sujeitas a riscos, incertezas e eventos futuros. Advertimos os investidores que diversos fatores importantes fazem com que os resultados efetivos diferenciem-se de modo relevante de tais planos, objetivos, expectativas, projeções e intenções expressadas nesta apresentação. Em nenhuma circunstância, nem a Companhia, nem suas subsidiárias, conselheiros, diretores, agentes ou funcionários serão responsáveis perante terceiros (incluindo investidores) por qualquer decisão de investimento tomada com base nas informações e declarações presentes nesta apresentação, ou por qualquer dano dela resultante, correspondente ou específico.

Launches 2021

R\$ 1.416,1 MN PSV



1Q20

ID Paraíso
Aclimação – São Paulo

Segment:	Residential
Standard:	Smart-Living
EZTEC's Share:	50%
EZTEC's PSV:	R\$ 28,1 MN
Units:	231
Landbank:	A. Ferrentini
Launch:	Mar/2021



2Q20

Dream View Sky Resort
Vila Prudente – São Paulo

Segment:	Residential
Standard:	Middle
EZTEC's Share:	100%
EZTEC's PSV:	R\$ 253,0 MN
Units:	420
Landbank:	Alberto Ramos
Launch:	Apr/2021



2Q20

EZ Infinity
Paraíso – São Paulo

Segment:	Residential
Standard:	High
EZTEC's Share:	100%
EZTEC's PSV:	R\$ 675,1 MN
Units:	88
Landbank:	IBM
Launch:	Jun/2021



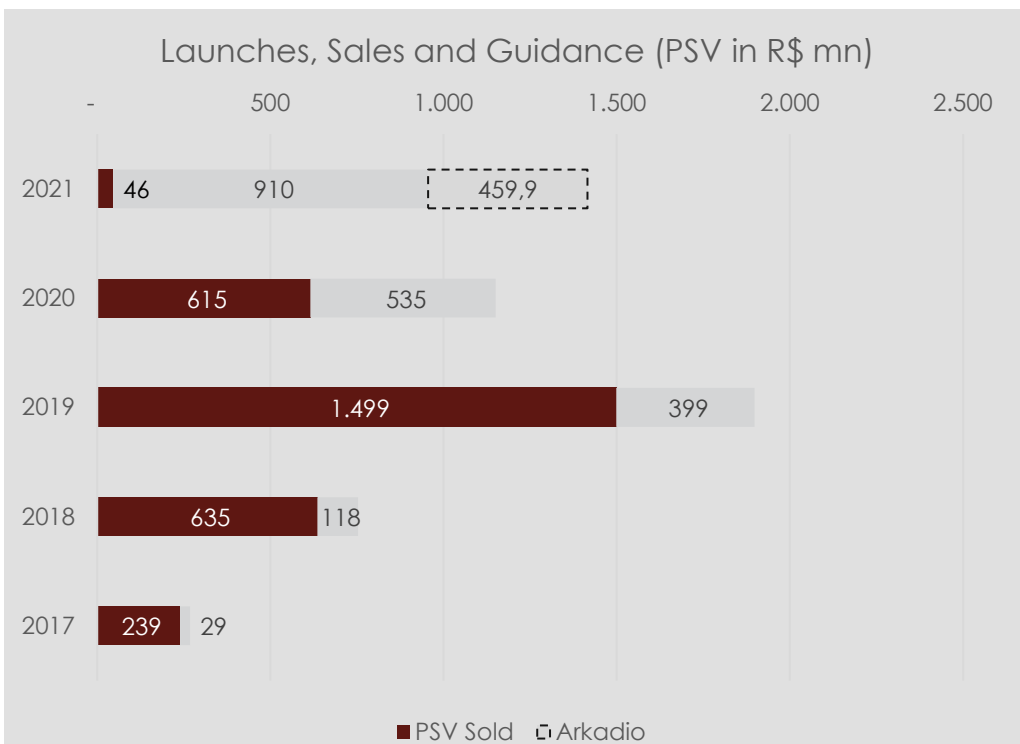
Subsequent Events

3Q20

Arkadio EZ by Ott
Brooklin – São Paulo

Segment:	Residential
Standard:	High
EZTEC's Share:	100%
EZTEC's PSV:	R\$ 459,9 MN
Units:	276
Landbank:	Santo Arcádio
Launch:	Aug/2021

Operational Performance

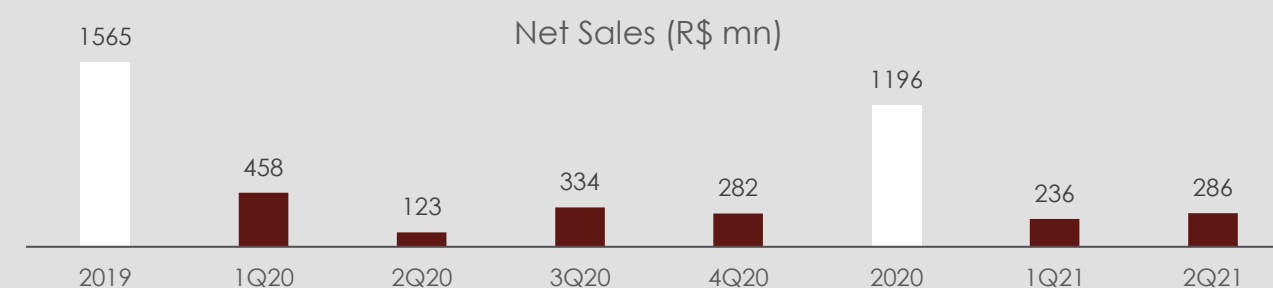
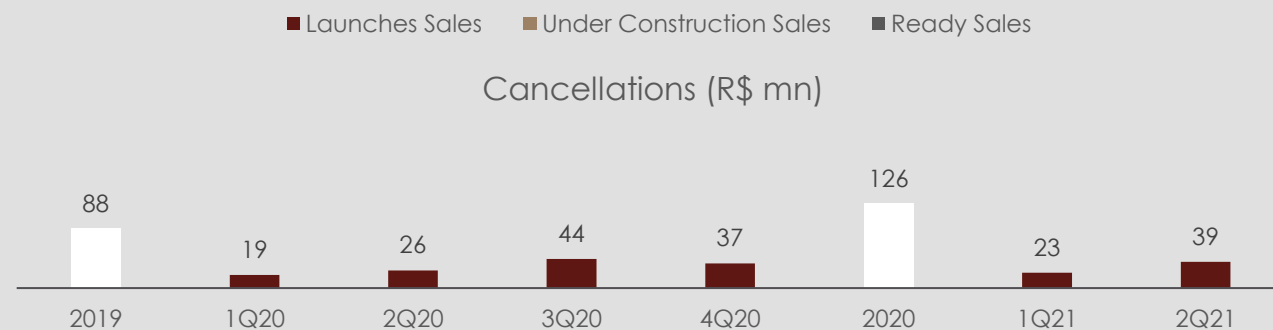
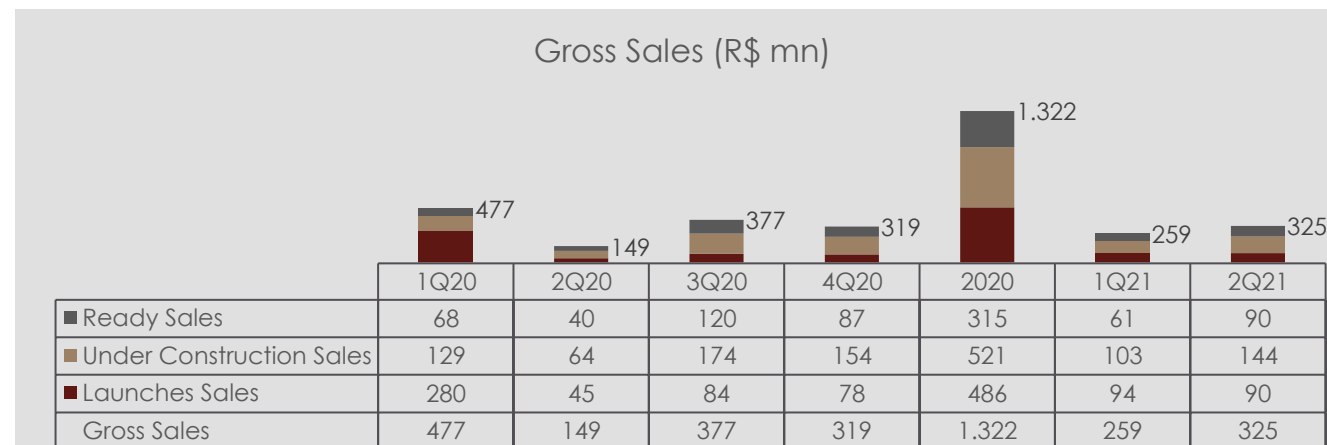


Guidance 2020 and 2021 of R\$ 4 Bn to R\$ 4.5 Bn.

Launches in 2021:

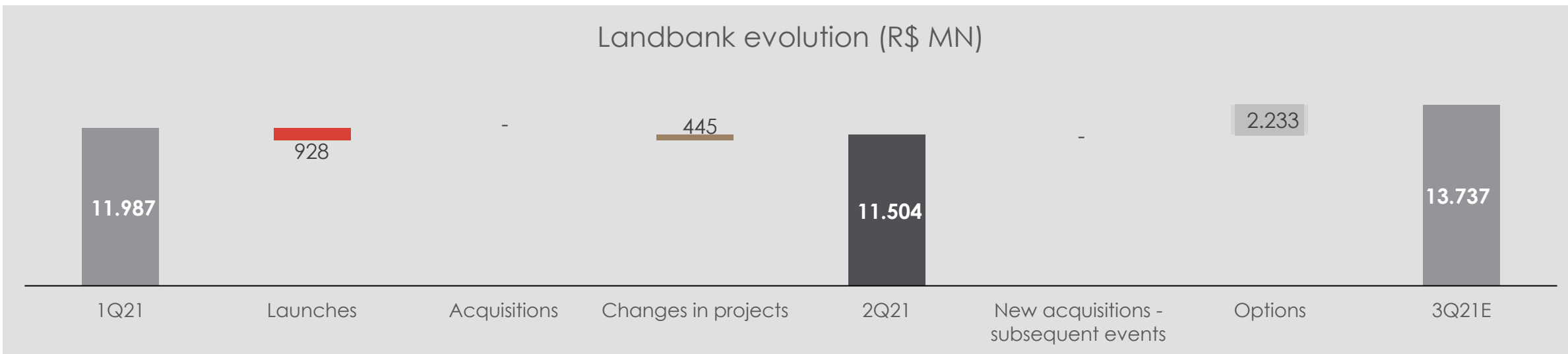
- ID Paraíso
- Dream View Sky Resort
- EZ Infinity
- Arkádio*

*Launch in August, 2021

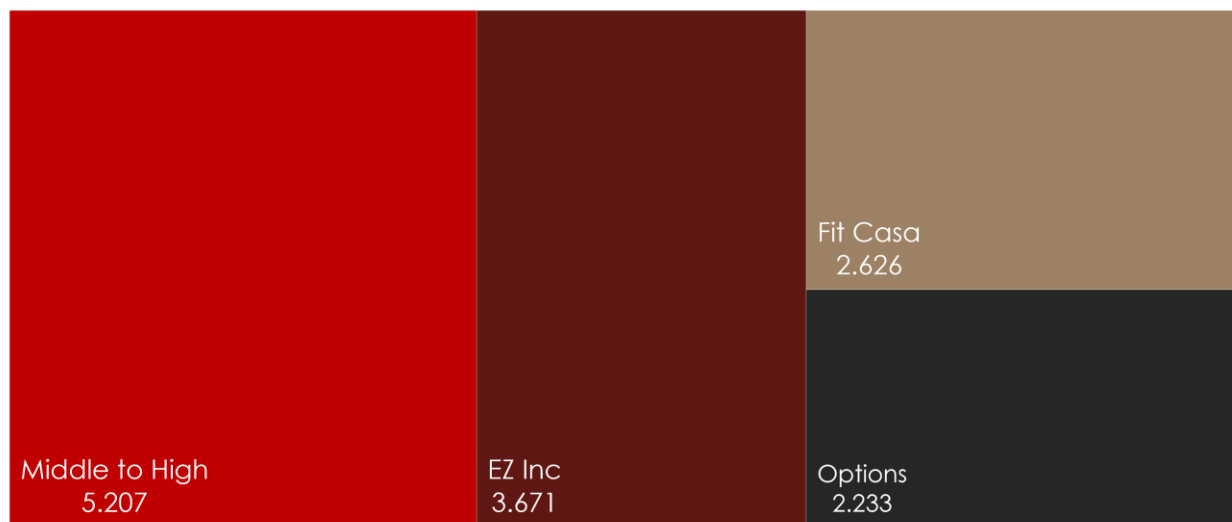


Landbank

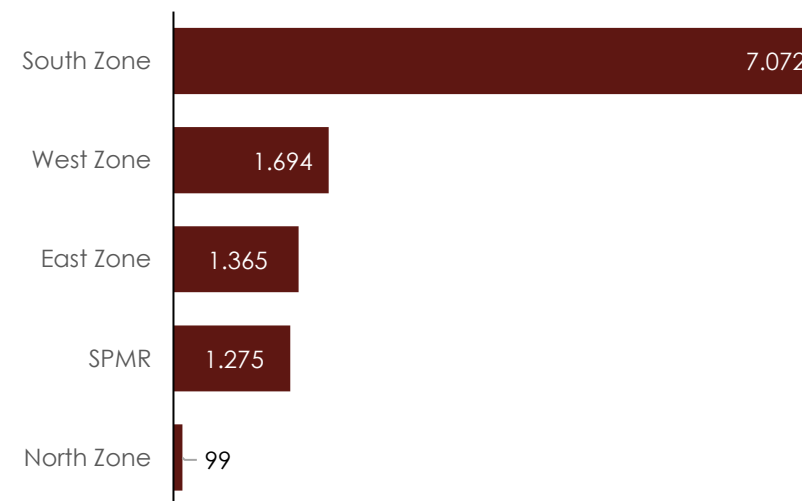
Landbank evolution (R\$ MN)



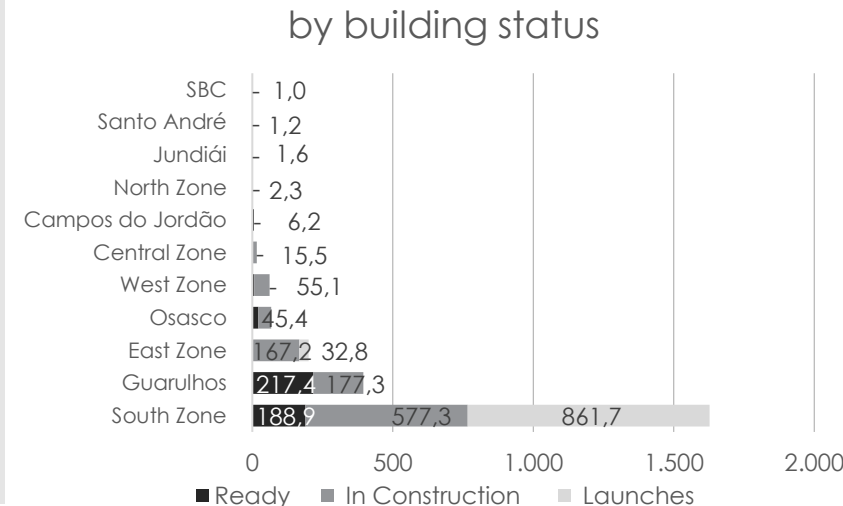
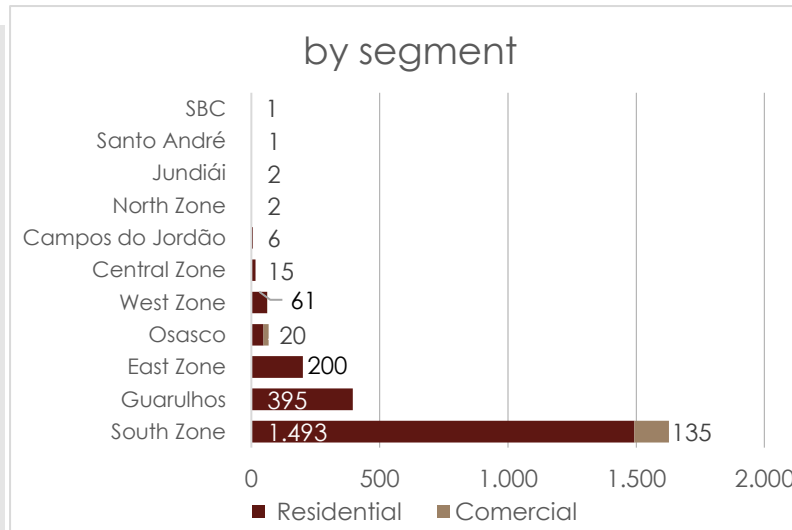
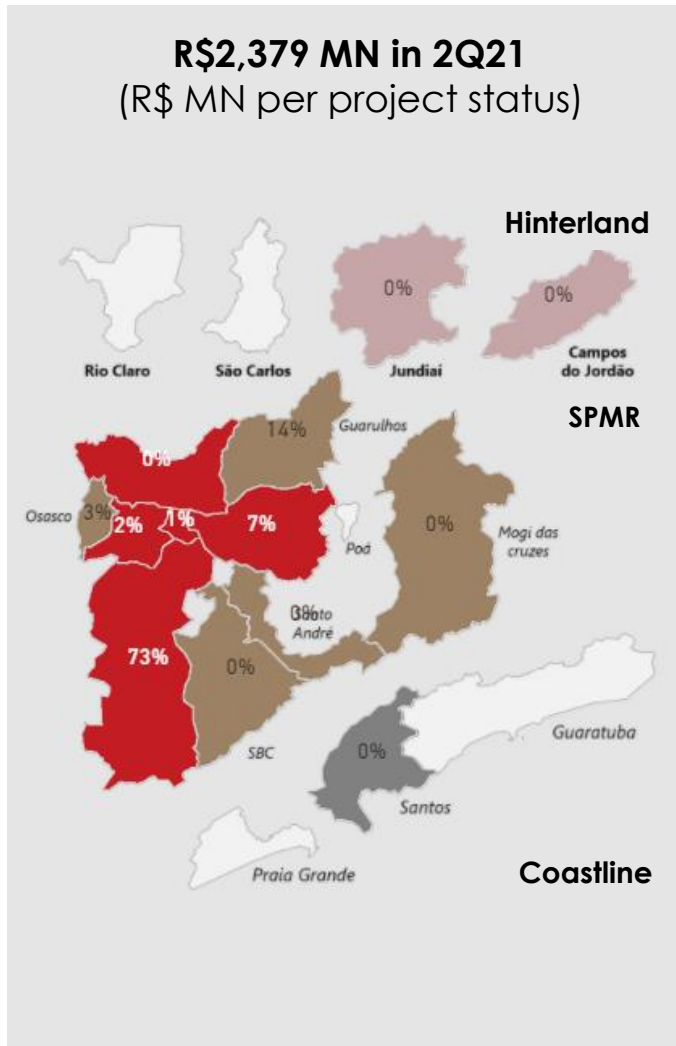
Landbank with options and new acquisitions (R\$ MN)



Location



Inventory map



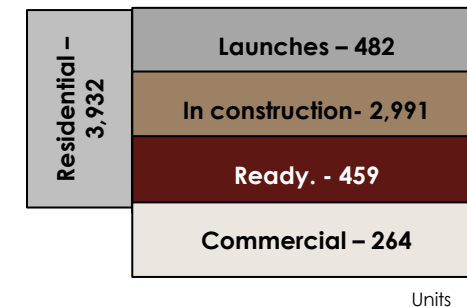
12%

of the inventory are **residential ready units**



72%

of inventory represents units in the **city of São Paulo** that are either **launches or in construction.**



Preview for 3Q21 launches*

R\$ 914 MN PSV



Alta Vista Res. Resort

Chácara Sto Antônio – São Paulo

Segment:	Residential
Standard:	Mid-High
EZTEC's Share:	60%
EZTEC's PSV:	R\$ 185 MN
Units:	371
Landbank:	Laguna
Launch:	Sep/2021

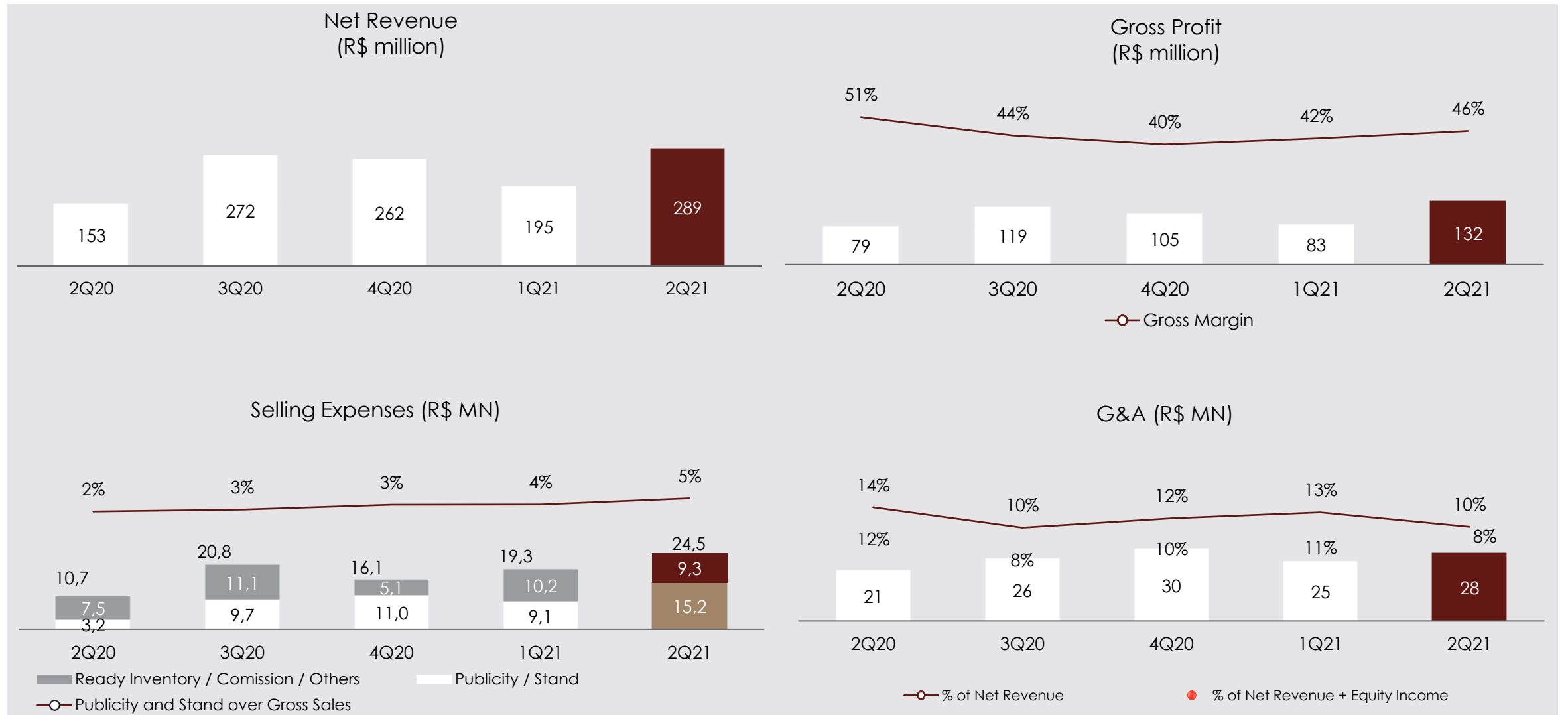
Unique Garden

City America – São Paulo

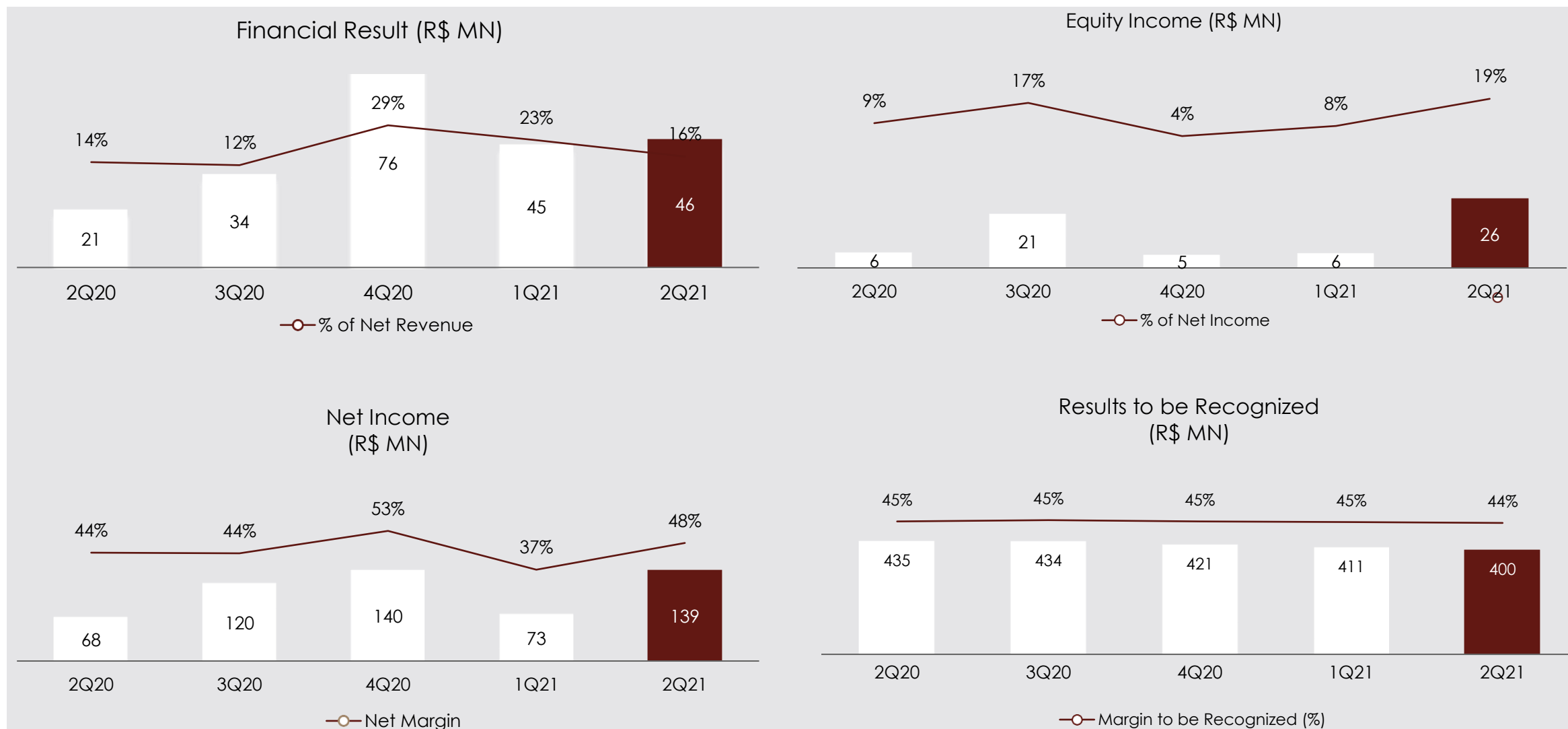
Segment:	Residential
Standard:	Middle
EZTEC's Share:	100%
EZTEC's PSV:	R\$ 729,0 MN
Units:	897
Landbank:	Bandeirantes (B)
Launch:	Sep/2021



Financial performance 1/2

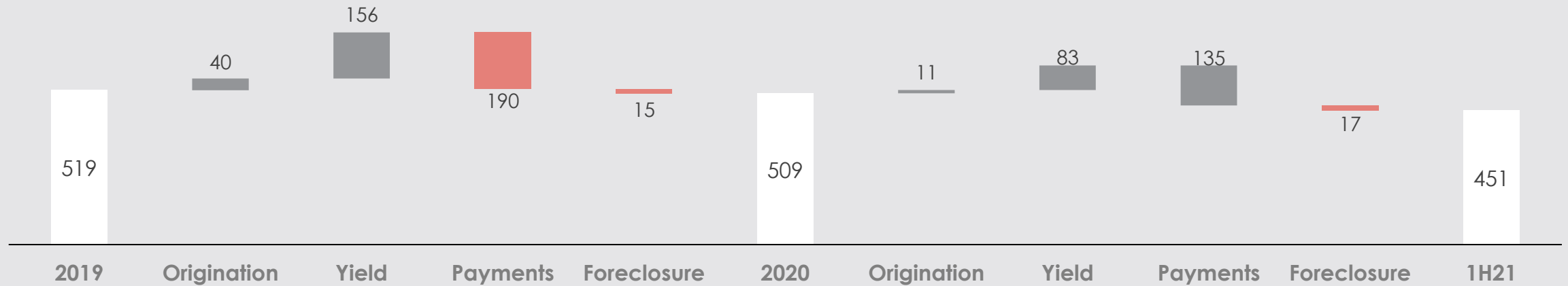


Financial performance 2/2

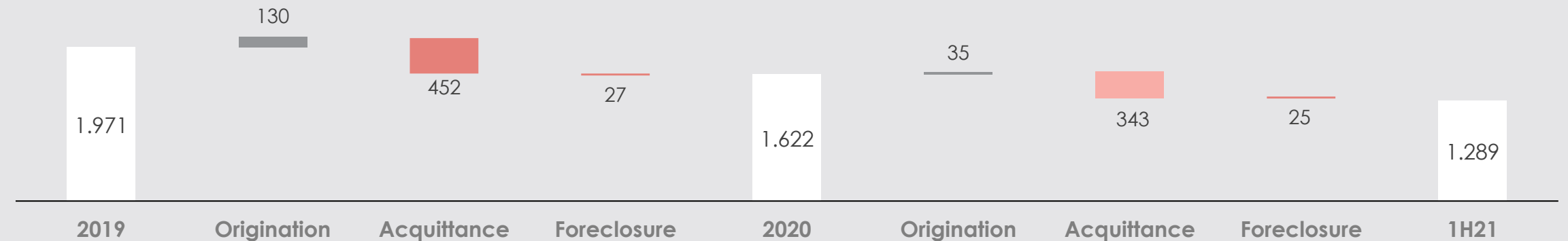


Portfolio Direct Receivables Evolution

Direct Receivables Portfolio Evolution (R\$MN)



Direct Receivables Portfolio Evolution (Units)



Financial Performance Fit Casa

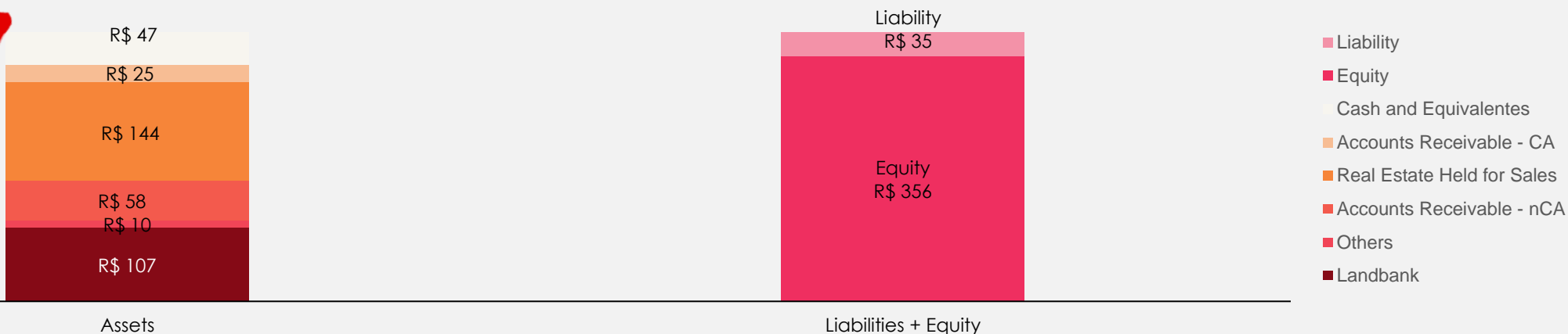


Net Profit and Gross Margin 1H21
R\$ millions



Balance Sheet
R\$ millions

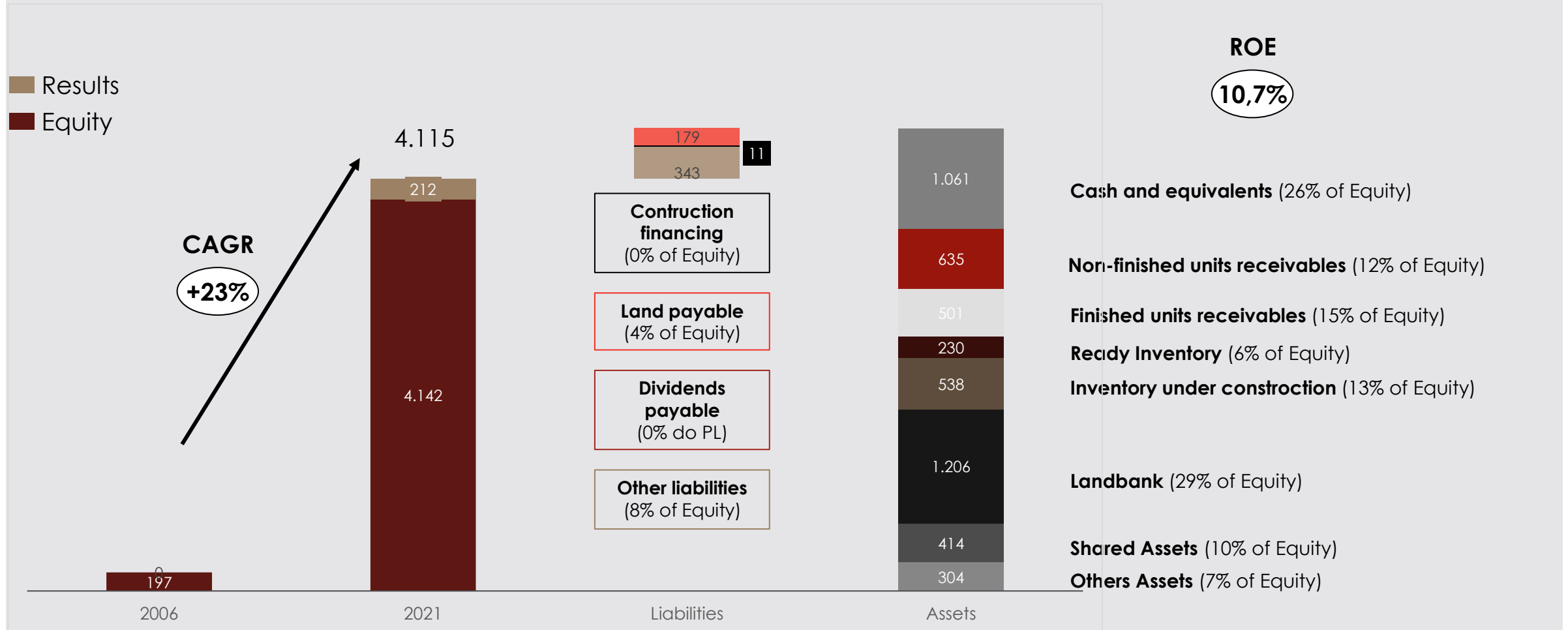
ROE*
15,9%



*Adjusted ROE using the actual Equity, discounted the accumulated results from the period

Value Generation

Net Equity evolution since IPO (R\$ MN)



Contact IR



A. Emílio C. Fugazza
Pedro Tadeu T. Lourenço
Giovanna Bittencourt
Ronan Aley

+55 11 5056 8313

ri@eztec.com.br

<https://ri.eztec.com.br/en/>

EZTC

B3 LISTED NM

IGC-NM B3

IBOVESPA B3

IBRA B3

IGC B3

INDX B3

IBRX100 B3

IGCT B3

ITAG B3

ICON B3

IMOB B3

SMLL B3