

2Q24

Webcast

São Paulo, August 02nd, 2024

The logo for eztec, featuring the word "eztec" in a lowercase, white, sans-serif font. The logo is centered within a large, stylized graphic that resembles a flower or a fan with four rounded petals, all in a light gray color against a dark red background.

The simultaneous translation function into English will be available during the company's presentation. You can select the English audio on the right side at the bottom of the screen.

Listen In:

✓ Original Audio (Interpretation off)

EN English

PT Portuguese

Mute Original Audio

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eztec



LAUNCHES



Villares Parada Inglesa

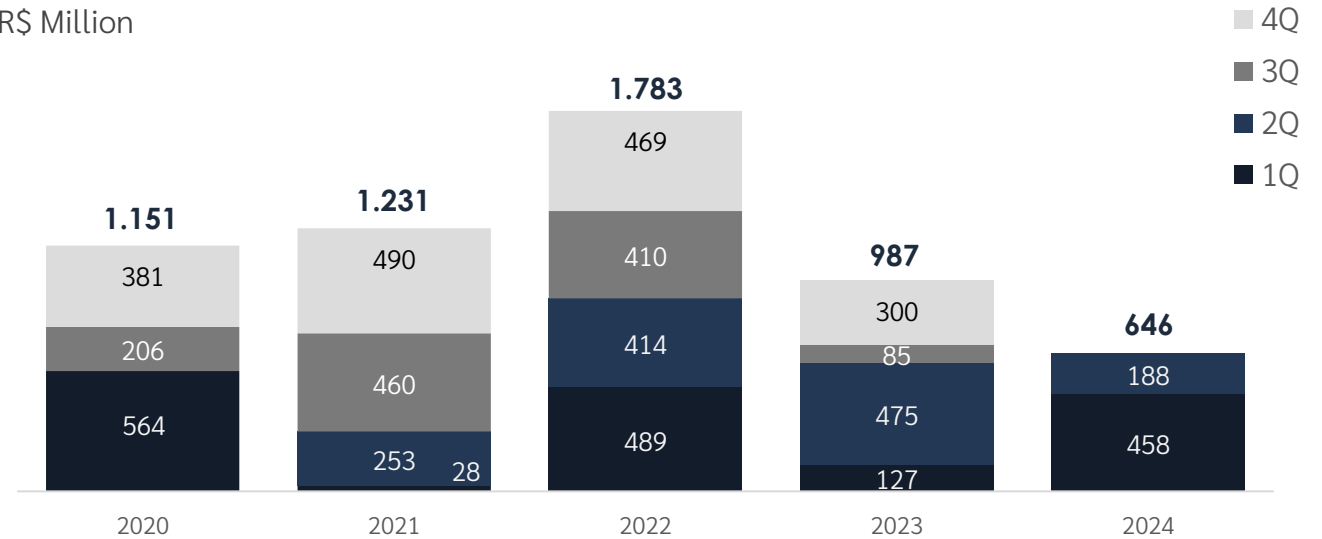
PSV % EZTEC: R\$ 137.7 mn
 % Sold: 93.2%



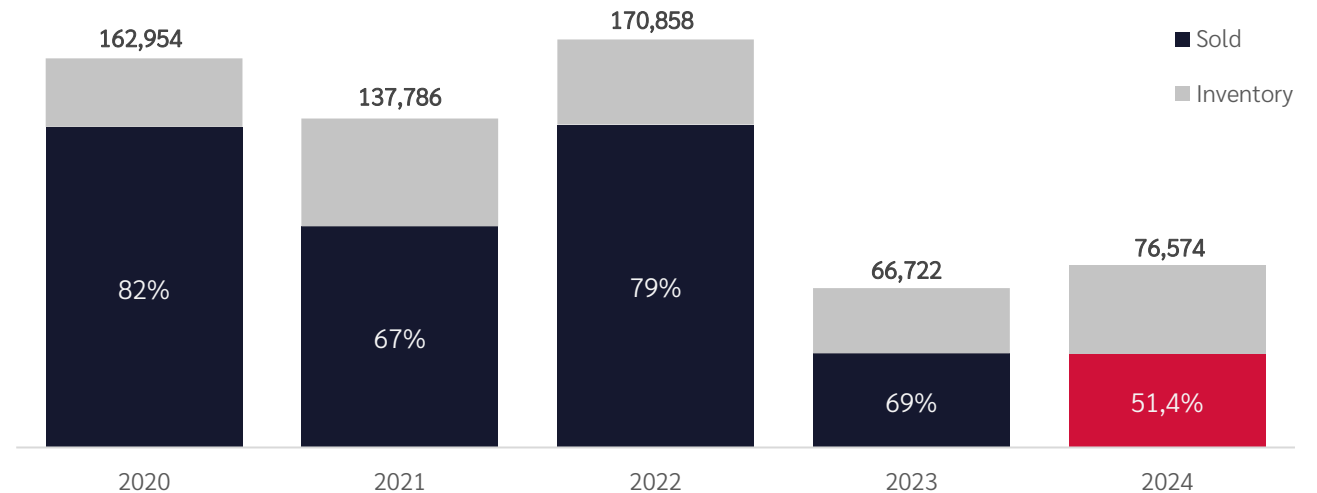
Brooklin Studios by Lindenberg

PSV % EZTEC: R\$ 50.6 mn
 % Sold: 61.8%

Evolution for Launches %EZTEC
 R\$ Million



% Sold from Launches
 Private área (sqm)





UPCOMING LAUNCHES*

Lindenberg Alto das Nações

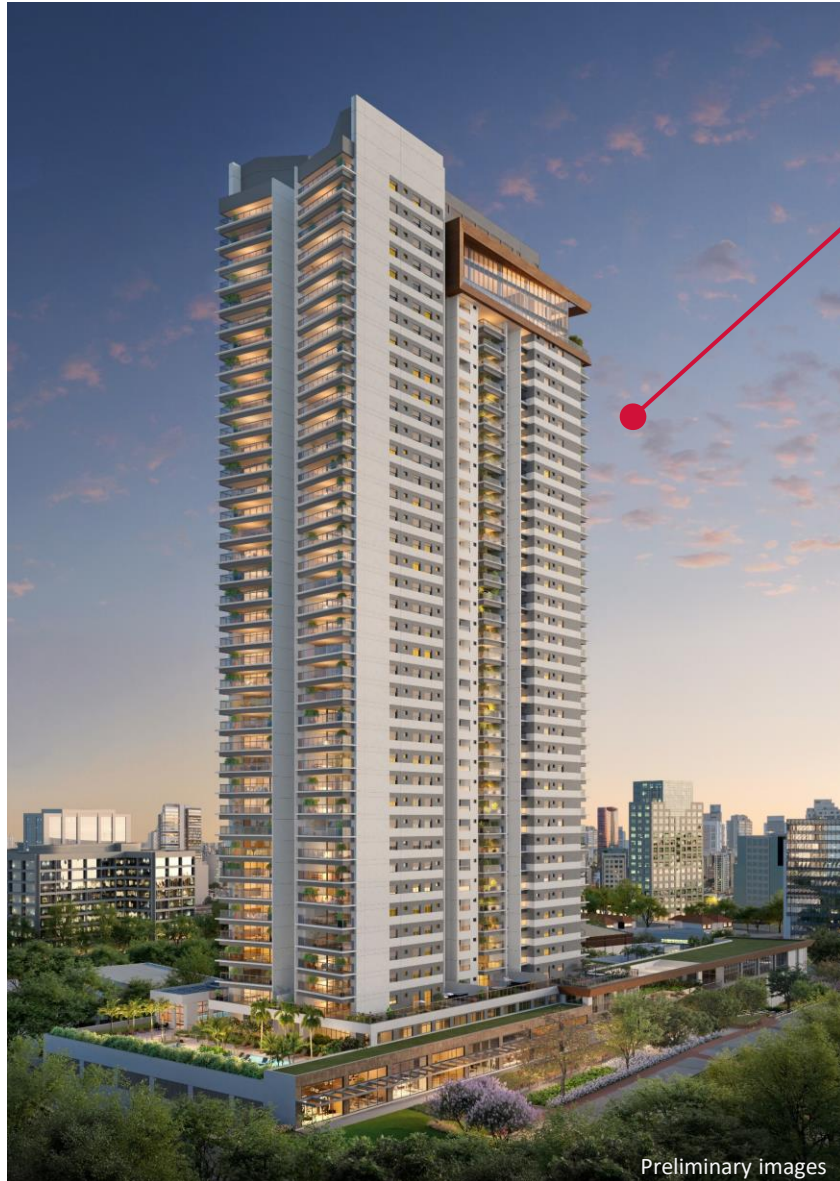
PSV %EZTEC: R\$ 569.7 millions

Location: Santo Amaro – South Zone

Standard: High-end

Stake: 95% EZTEC

Units: 216



Preliminary images

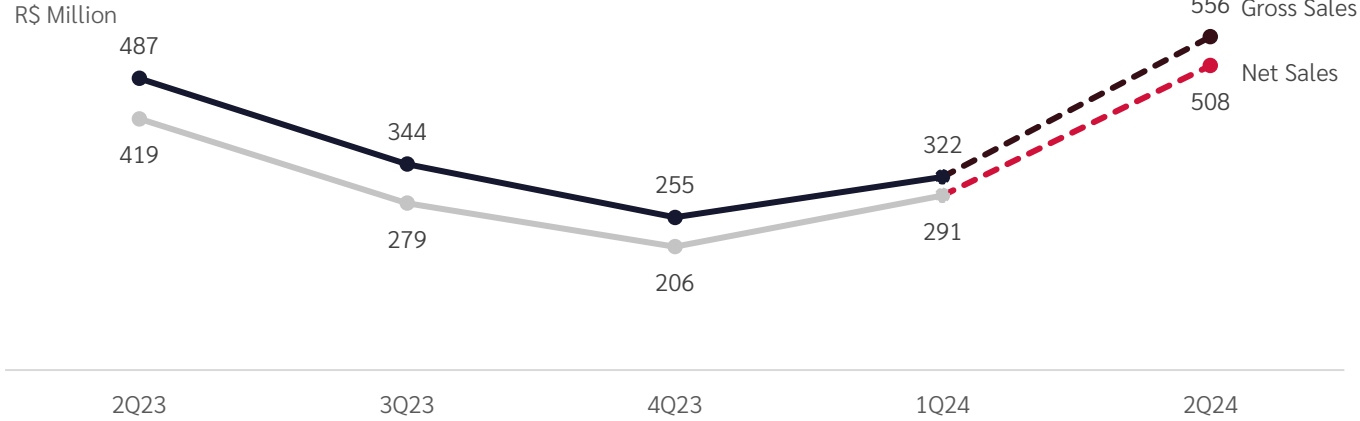


**Based on current expectations. The values expressed may differ from the final.

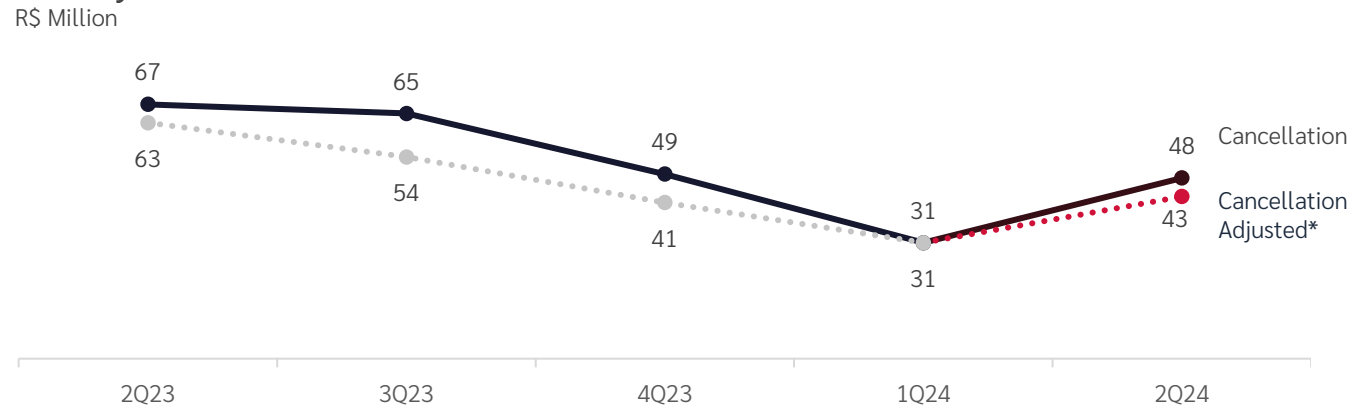


OPERATIONAL PERFORMANCE

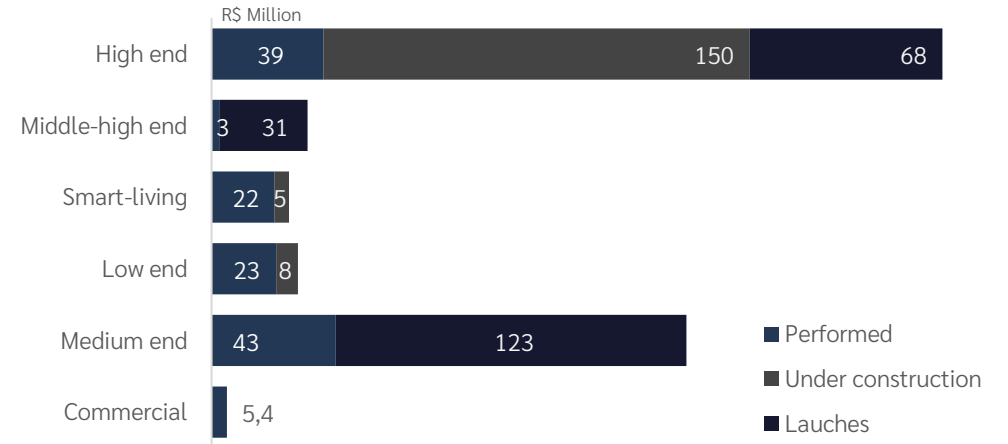
Quarterly sales evolution



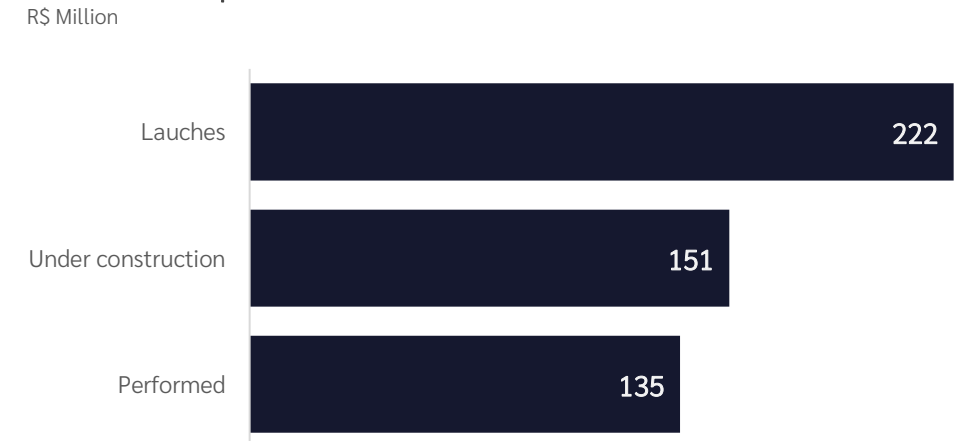
Quarterly cancellations evolution



Net sales description (2Q24)



Net sales description (2Q24)



*Excluding upgrades, downgrades and transfers.



84% private area of units sold

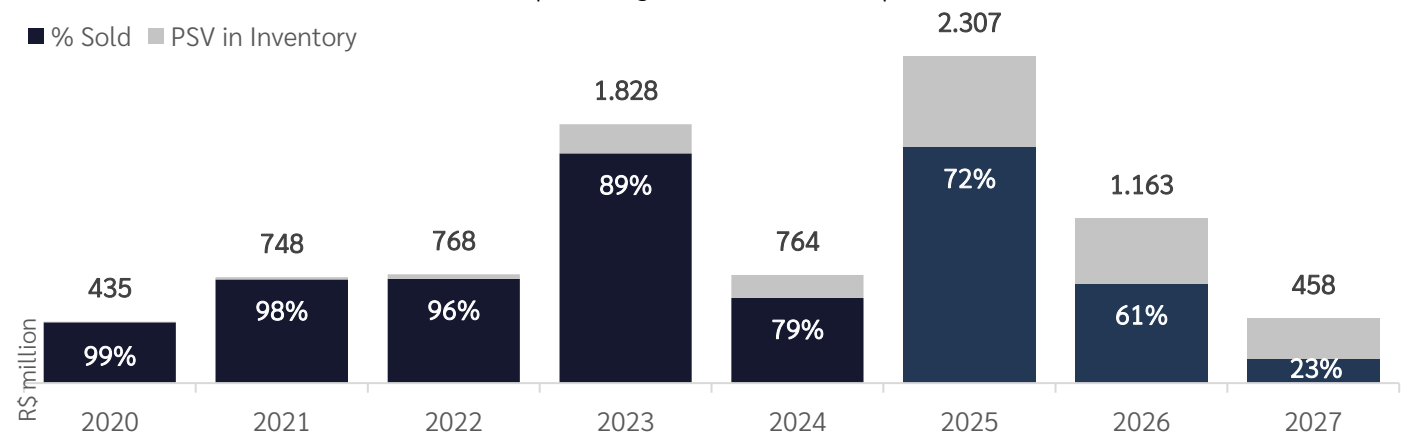
DELIVERY – Fit Casa Estação José Bonifácio

DELIVERIES

PROJECT'S INFORMATIONS	%EZTEC	SPE	Type	% Private Area Sold	PSV %EZ (R\$ MN)
2Q24				81.3%	150.7
Fit Casa Estação José Bonifácio	100%	Bartira	Consolidated	84.2%	135.1
Fit Casa Estação Oratório	100%	Santa Laura	Consolidated	50.5%	15.6
3Q24 (E)				66.7%	191.9
Signature	50%	Itatiaia	Equity	76.8%	97.3
In Design Ipiranga	100%	Catalao	Consolidated	22.4%	66.5
ID Paraíso	50%	Itatiaia	Equity	90.6%	28.1
4Q24 (E)				81.7%	421.6
Dream View Sky Resort	100%	Santa Laura	Consolidated	61.3%	252.7
Pin Osasco - 1ª Fase	60%	Criciuma	Equity	90.1%	41.3
Villa Nova Fazendinha	60%	Granja Viana I	Equity	99.2%	84.1
Pin Osasco - 2ª Fase	60%	Criciuma	Consolidated	85.1%	43.5
YEAR-TO-DATE (E)				78.8%	764.2

Reduction in deliveries expected by 2024, with 80% of units sold

Annual evolution of the PSV delivered and its percentage sold as a % of the private area





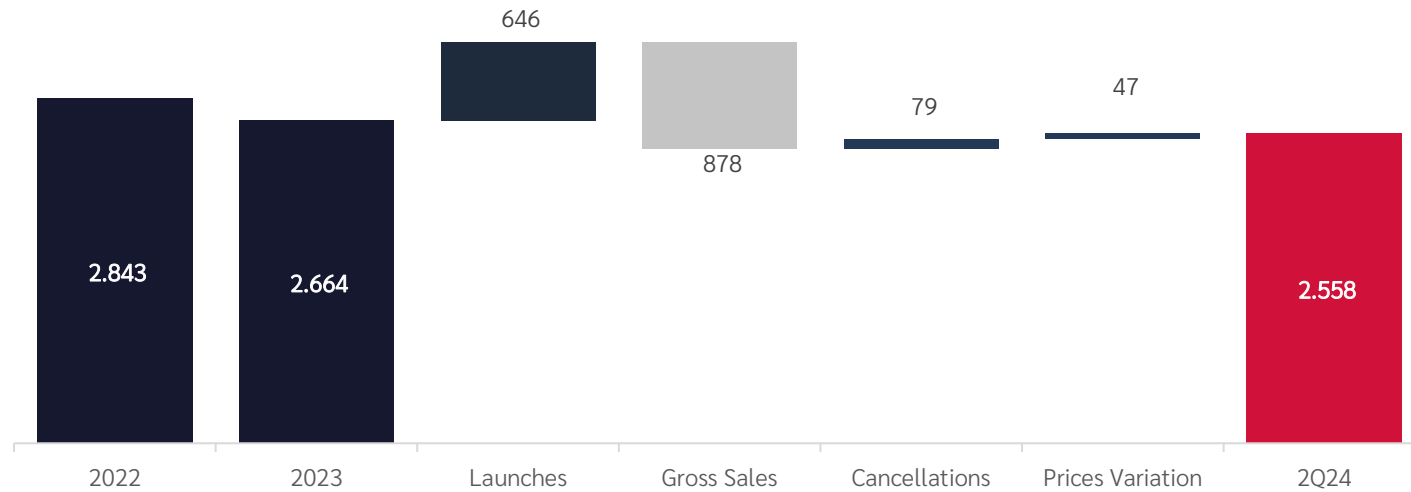
INVENTORY

R\$ 2.9 BI

In PSV of INVENTORY %EZ

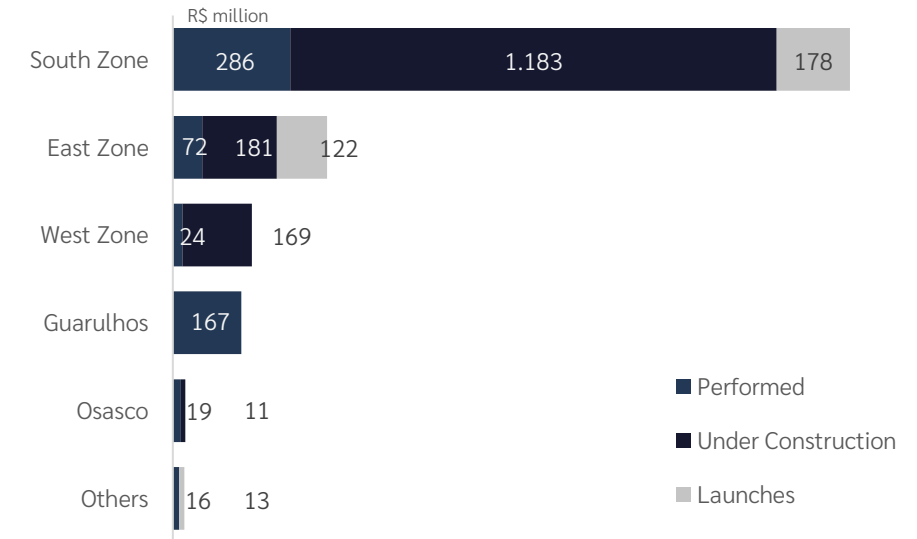
With sales higher than launches, the Company reduces inventory to R\$ 2.5 billion

Change in Total Inventory - R\$ million



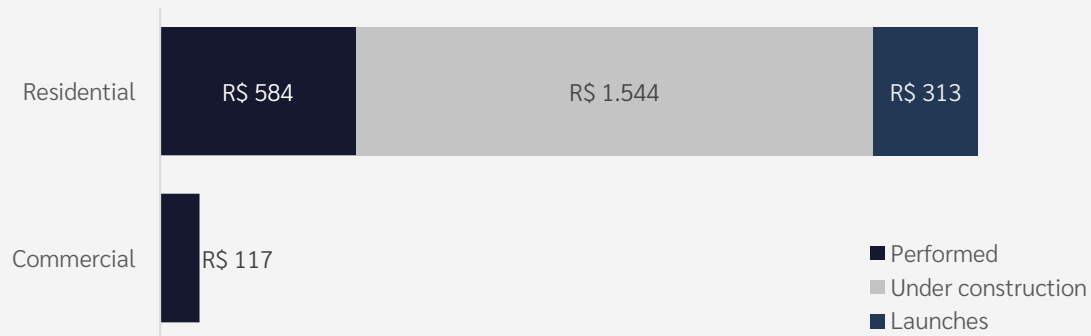
77% of the inventory under construction is in the South Zone

PSV of inventory by region - %EZTEC



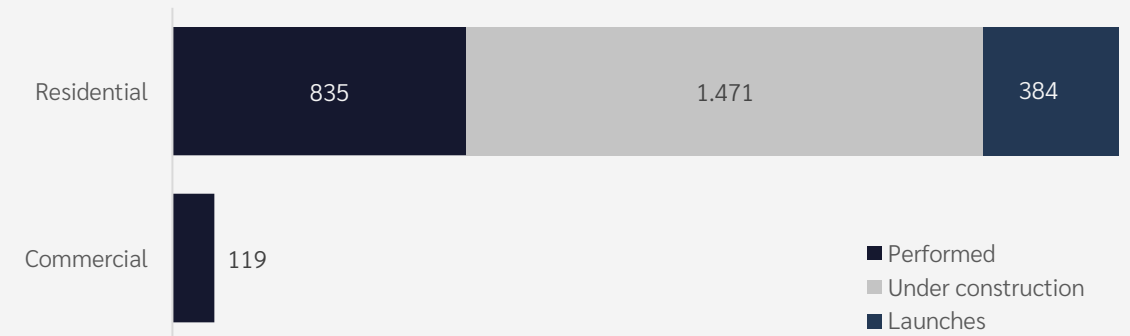
Inventory by project status

R\$ million



Inventory by project status

Units





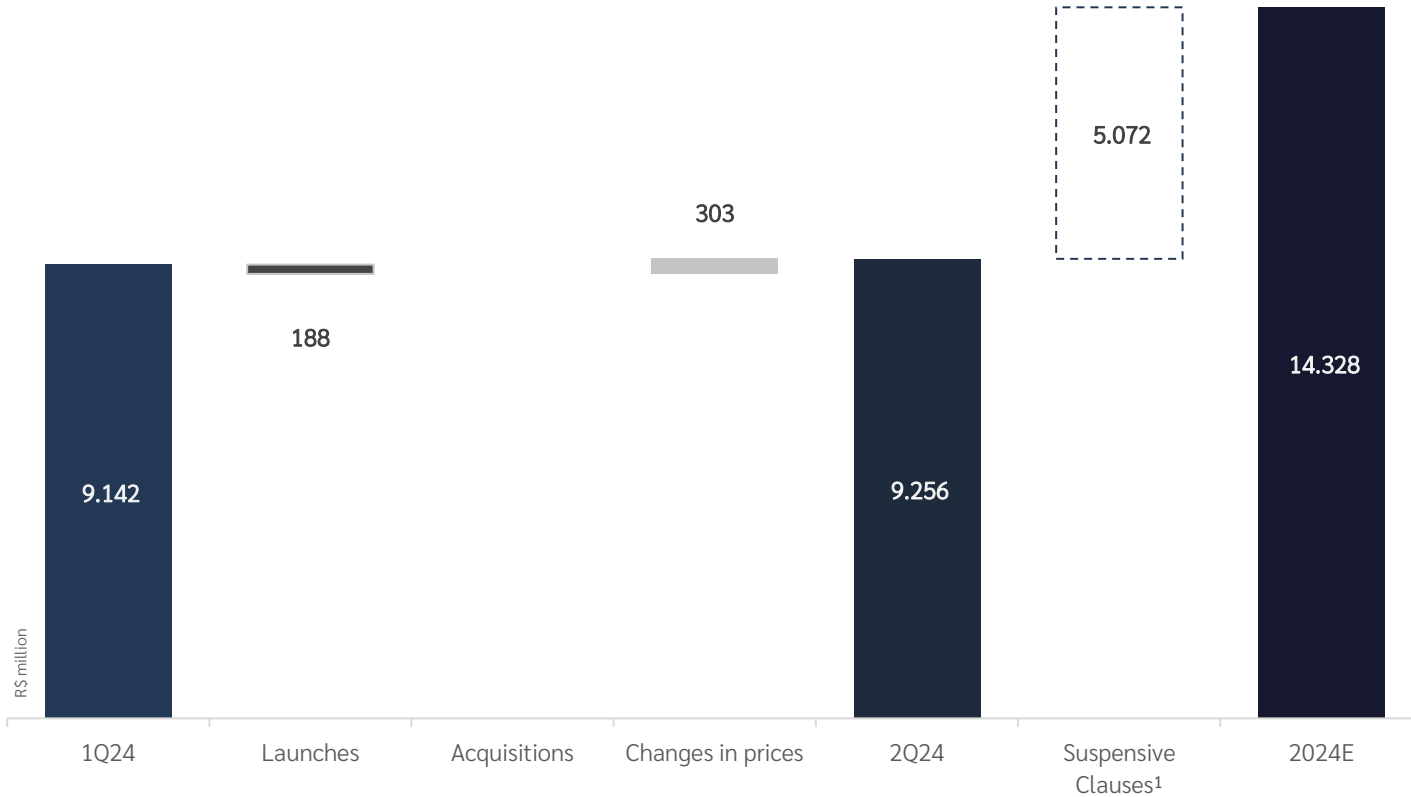
LANDBANK

R\$ 9.3 BI

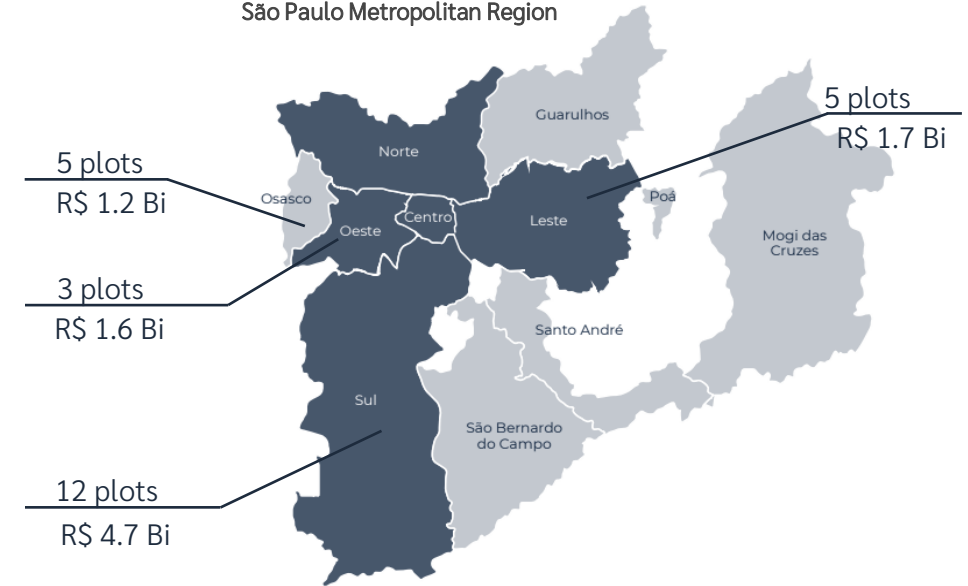
In PSV for FUTURE PROJECTS %EZ

Reduction in PSV is due to launches in the quarter

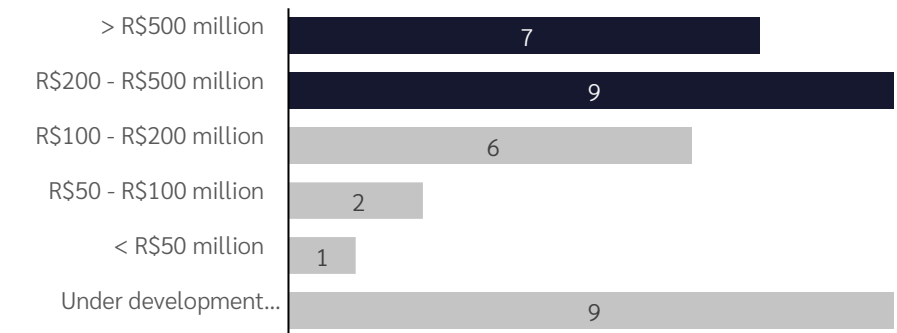
Evolution of the Landbank and future projections



São Paulo Metropolitan Region



64.4% of plots with PSV are bigger than R\$ 200 million

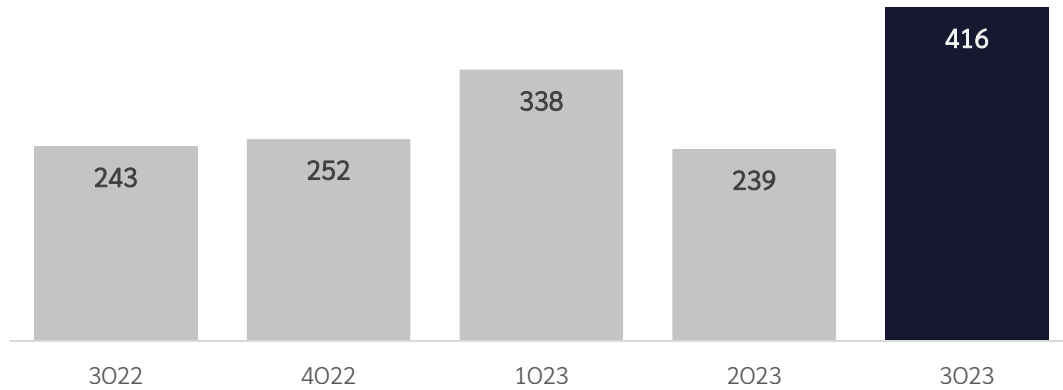


¹Land encumbered with express resolatory clauses, linked to the legal and technical due diligence to be carried out by EZTEC.

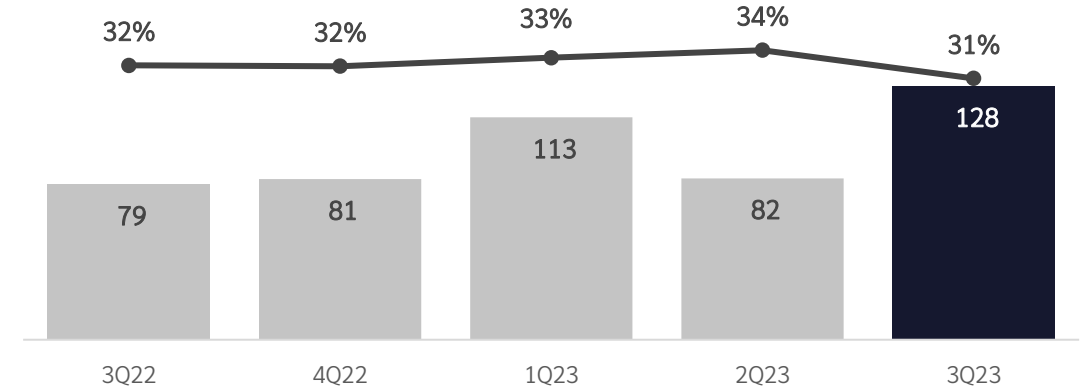


1Q24 - FINANCIAL PERFORMANCE

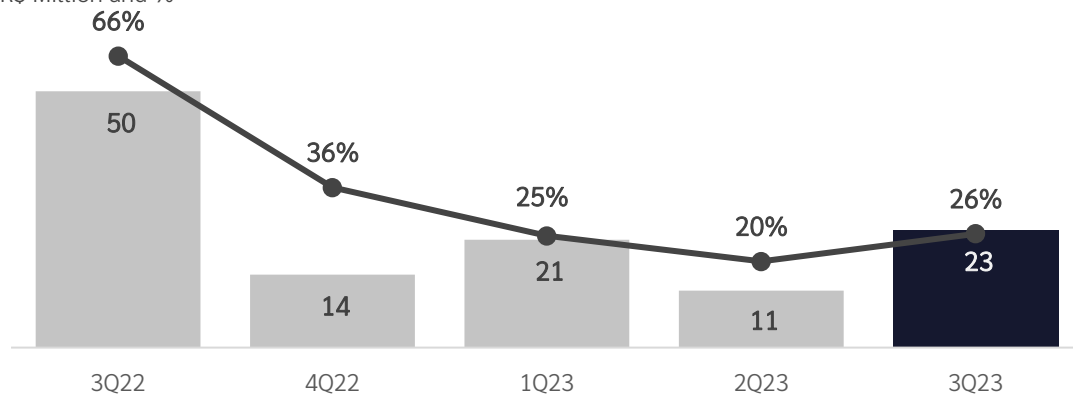
Net Revenue
R\$ Million



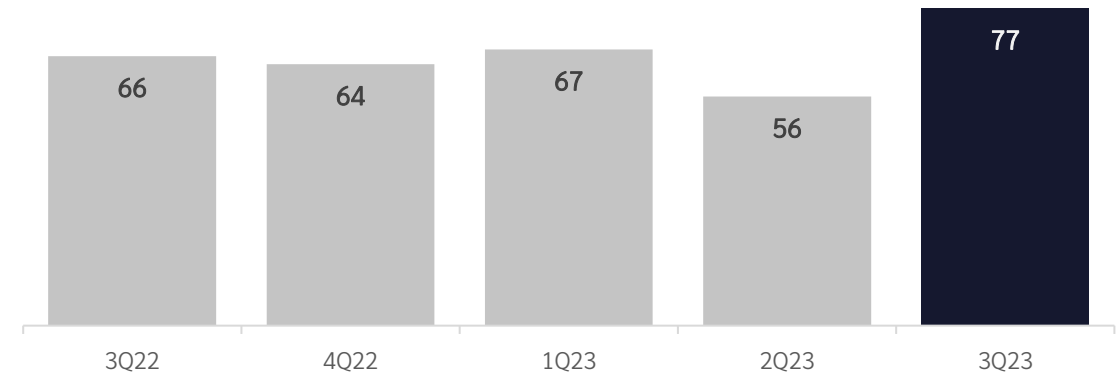
Gross Profit and Margin
R\$ Million and %



Equity Income & % of Net Profit
R\$ Million and %



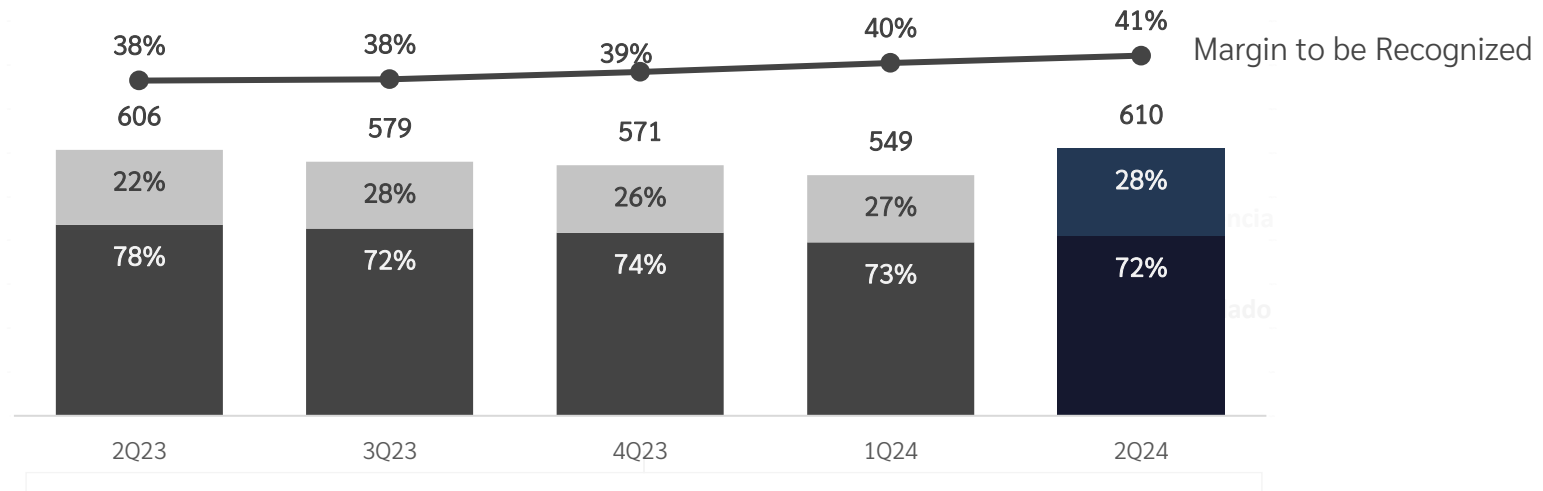
Commercial and Administrative expenses
R\$ Million



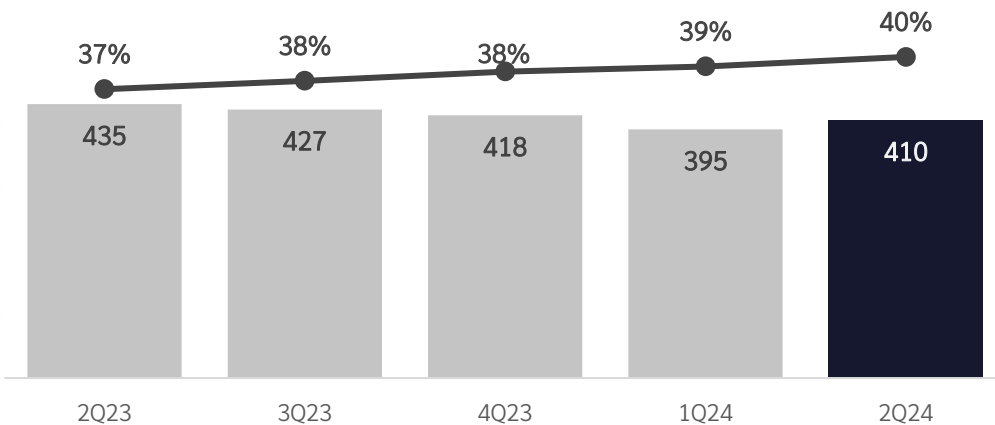


RESULT TO BE RECOGNIZED

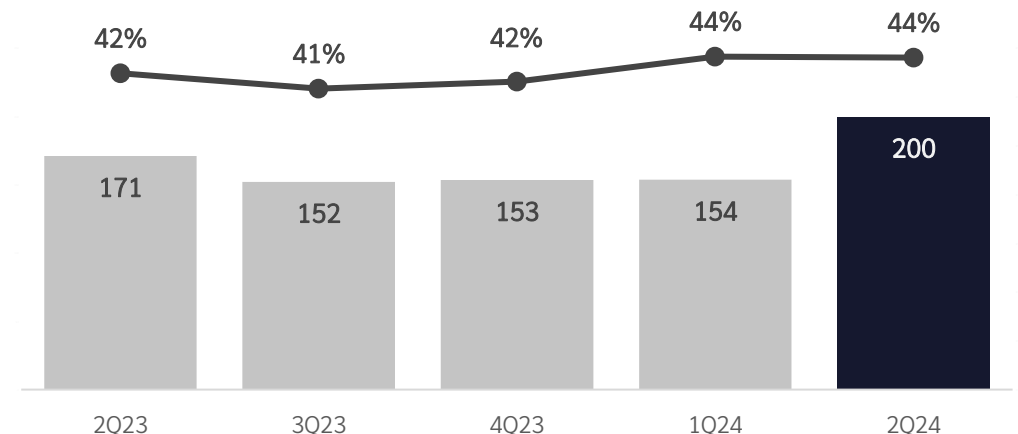
Result to be Recognized- Consolidated + Equity
R\$ Million



Result to be Recognized – Consolidated
R\$ Million



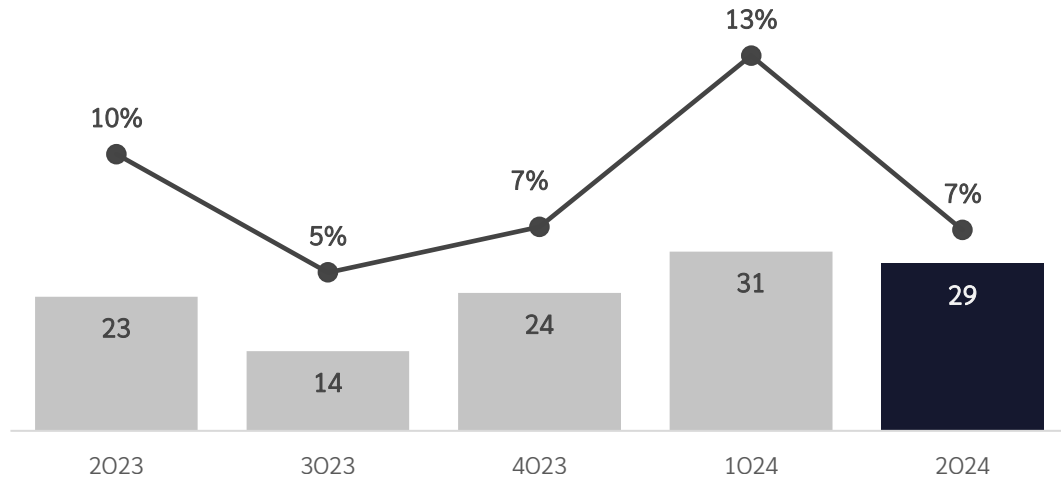
Result to be Recognized – Equity
R\$ Million





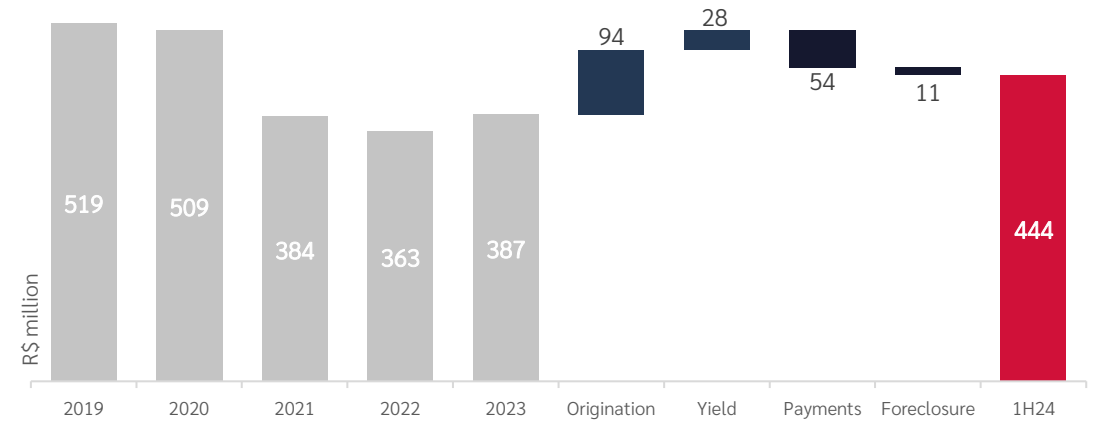
Financial Results & % of Revenue - Quarter

R\$ Million and %



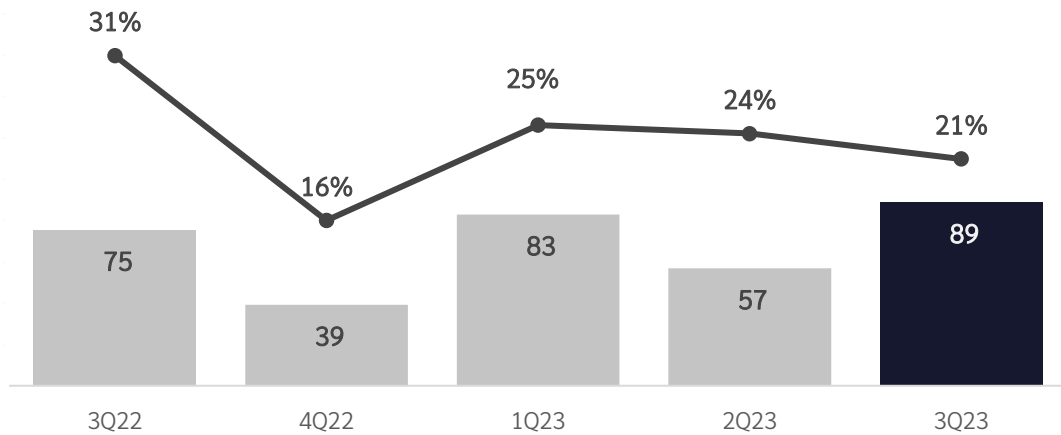
Currently, 1,197 units are directly financed by EZTEC

Evolution of the Direct Receivable Portfolio



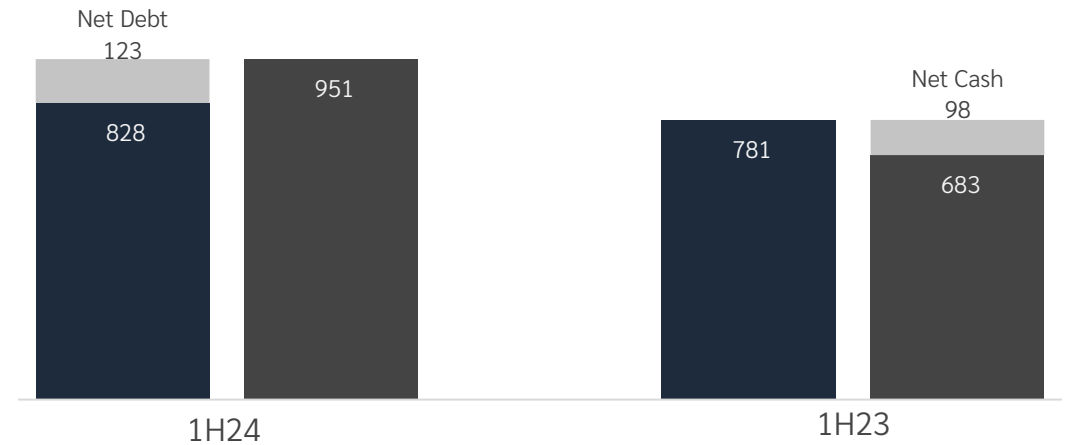
Net Profit and Margin

R\$ Million and %



Annual Comparison of Debt/Net Cash Position

R\$ Million

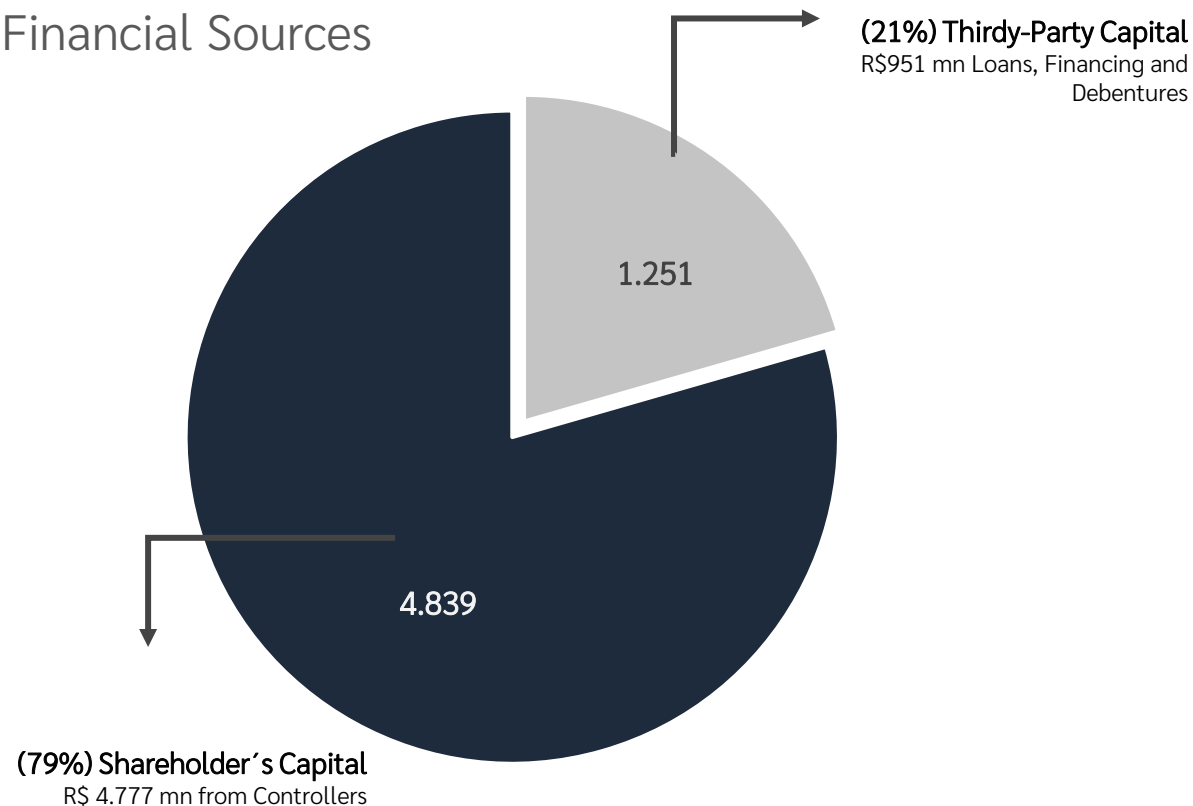




CAPITAL STRUCTURE

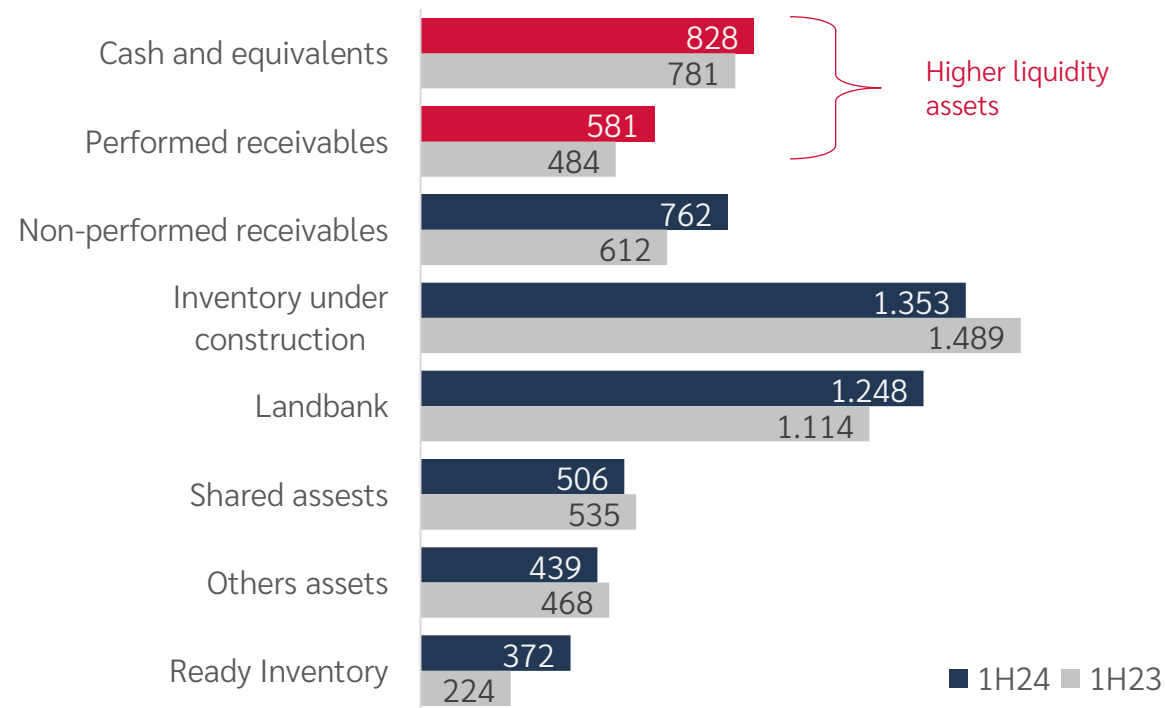
Book value per share: R\$ 21.90
 Free float shares*: 218.125.703

Financial Sources



Asset Distribution (R\$ 6.090 million)

R\$ million



*Shares on June 30, 2024



OTHER RELEVANT SUBJECTS



DIVIDEND PAYMENT

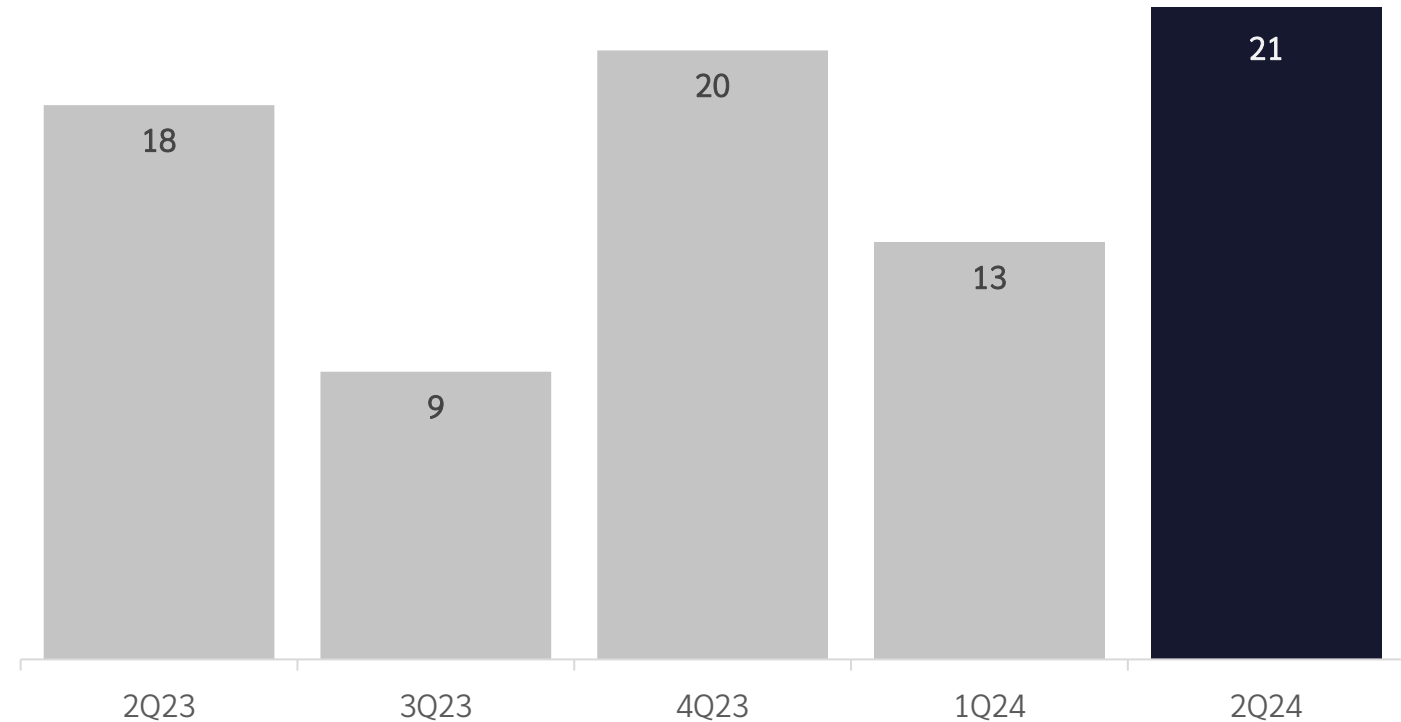
The Board of Directors approved the payment of quarterly dividends in the amount of **R\$ 21,057,659.07** approximately **R\$ 0.10** per share

Base Date: **08/08/2024**

Ex-dividends: **08/09/2024**

Payment Date: **08/30/2024**

Dividends Paid
R\$ Millions



Q&A

During the Results Conference Call, questions will be asked to the Presenters during the “Questions & Answers” section. For those who wish to express themselves, we ask that the "Raise Hand" functionality available on your Zoom Meetings platform be used. The IR team will queue you up and call you when it's your turn.

After the Conference Call, the Company's IR team will be available to assist you through the contact: ri.eztec.com.br/en/

We wish everyone a good Conference Call

RELAÇÕES COM INVESTIDORES

A. EMÍLIO C. FUGAZZA

Finance and Investor Relations Director

PEDRO TADEU T. LOURENÇO

Investor Relations Manager

CHRISTIAN DE MELO

IR Specialist

GIOVANNA BITTENCOURT

IR Analyst

THIAGO BURGENSE

IR Intern