1Q23 Earnings Presentation

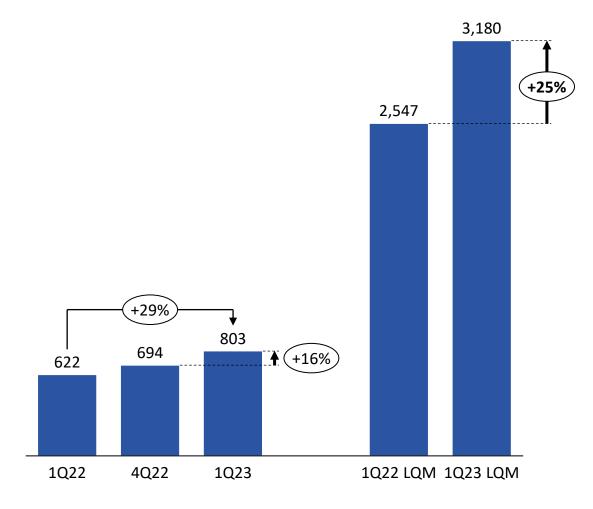
May 9th, 2023

Highlights

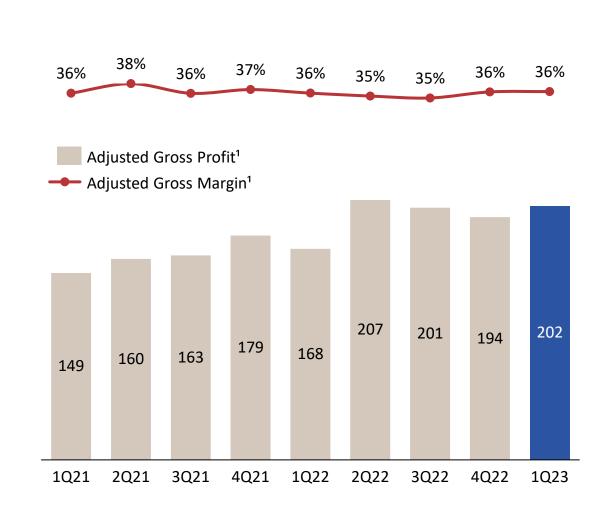
1Q23 Highlights – Sales & Gross Margin

DIRECIONAL

Sales: Best 1st quarter in Net Sales in Directional's history R\$ million





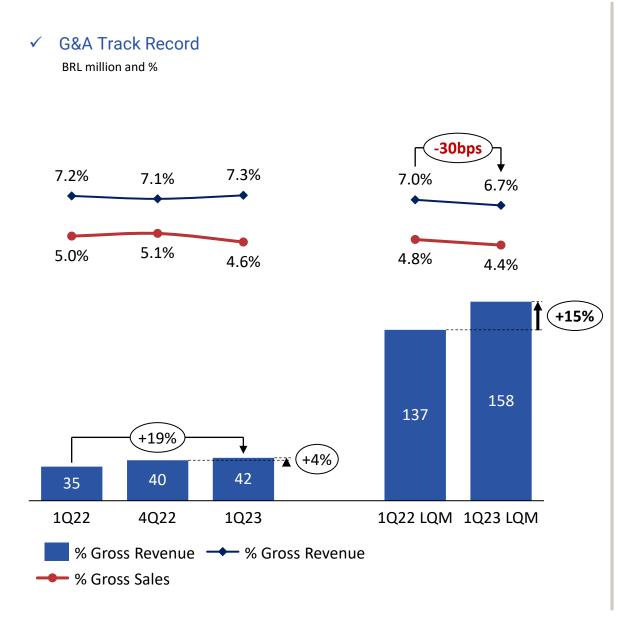


^{1 -} Adjustment excluding interest capitalized in the Costs line

1Q23 Highlights – Expenses Dilution

DIRECIONAL

1Q22 LQM 1Q23 LQM



Sales Expenses Track Record BRL million and % 10.2% 9.5% 9.4% 8.8% 7.8% 6.7% 6.7% 6.3% 5.7% 4.8% 202 193 -3% **▼** (-18%) 53 45 43

1T22

4Q22

→ % Gross Revenue from Real Estate Sales

Sales Expenses

% Gross Revenue

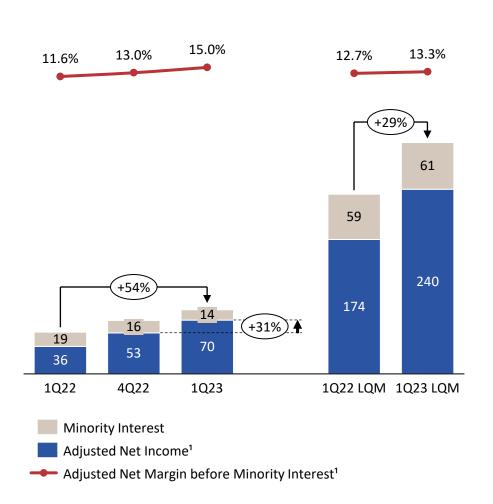
1Q23

Minority Interest Dilution

DIRECIONAL

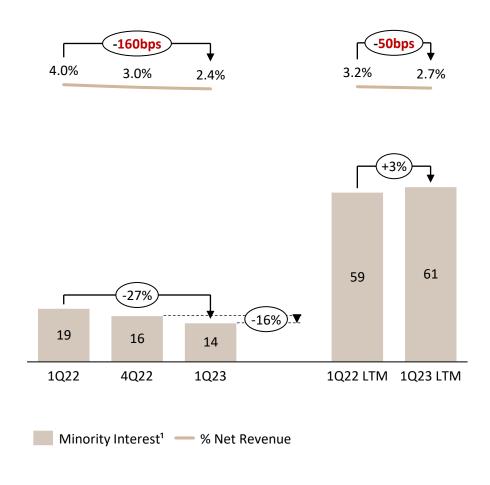


BRL million and %



Minority Interest¹

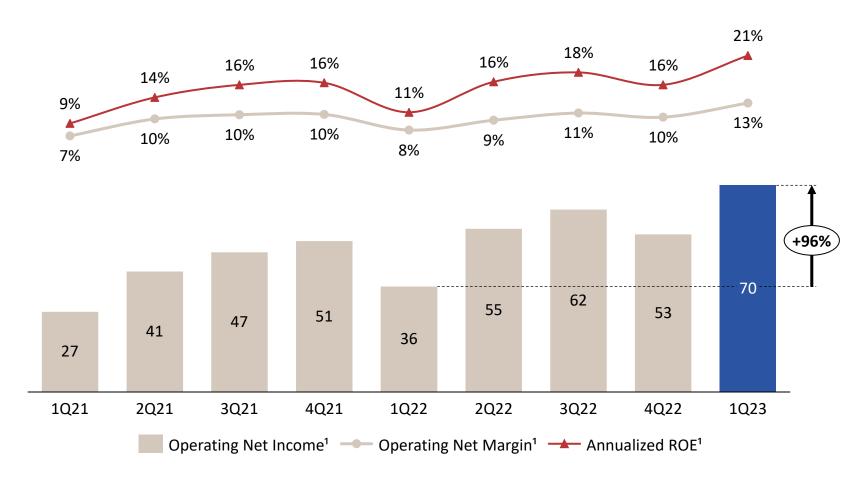
BRL million and %



^{1 -} Adjustment excluding expenses with sale of receivables, equity swap results and non-recurring results under "Other Operational Revenues and Expenses" (occurred in 4Q22).

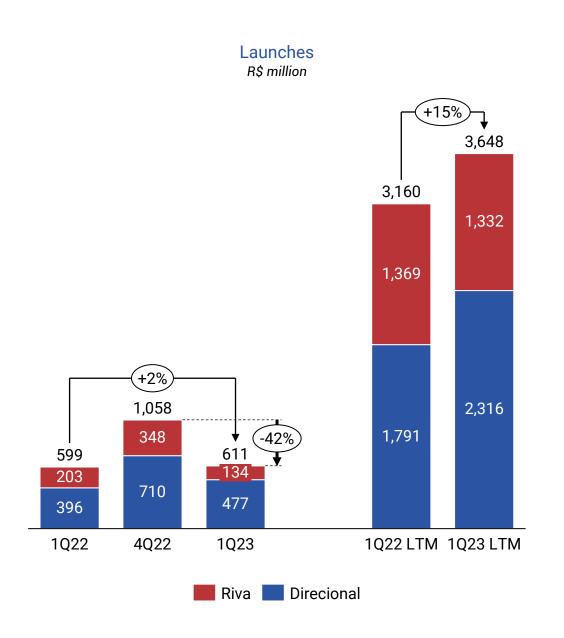
Adjusted Net Income¹

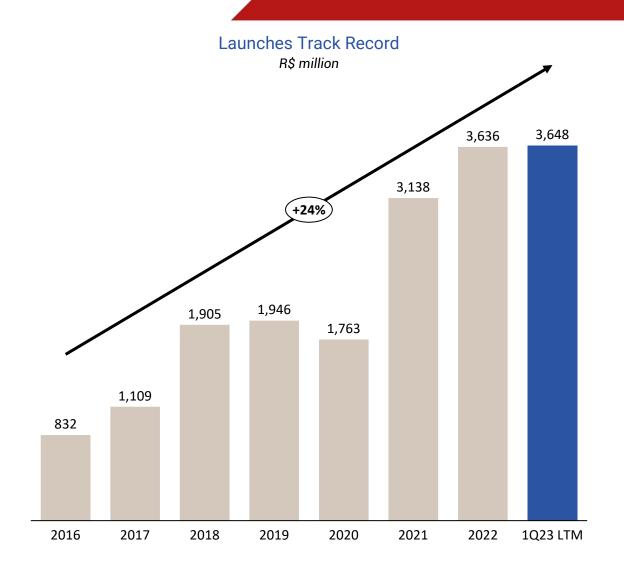
R\$ million and %



^{1 -} Operating Net Income: adjustment excluding expenses with sale of receivables, equity swap results and non-recurring results under "Other Operational Revenues and Expenses" (occurred in 4Q22).

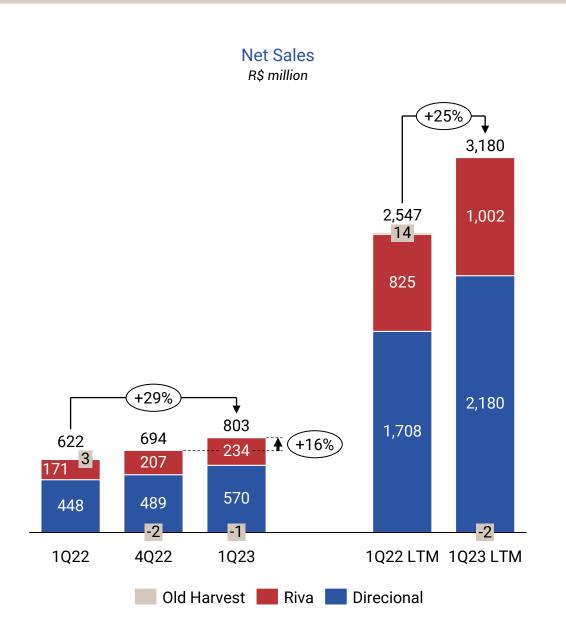
Operating Highlights

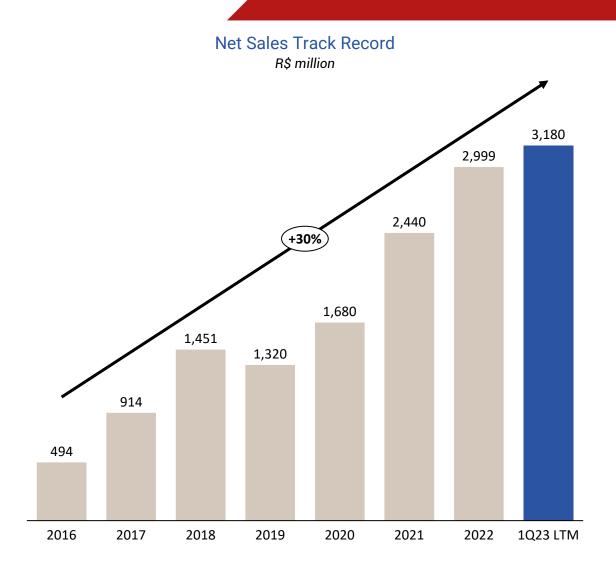




Net Sales

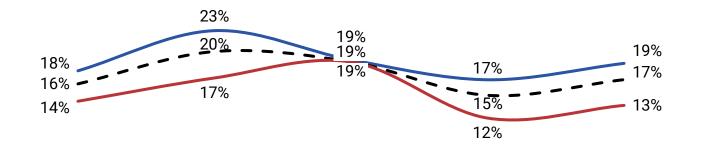
DIRECIONAL

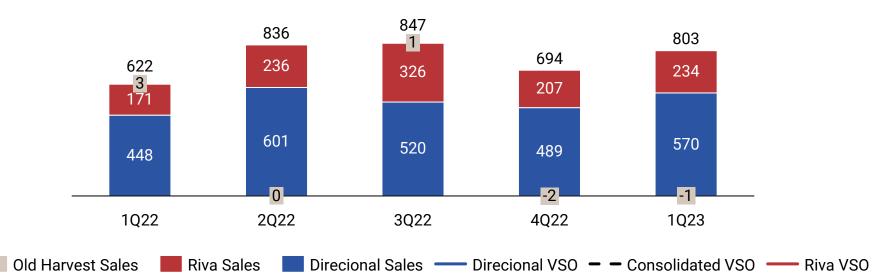




Sales Speed & VSO

(PSV 100% - R\$ million)

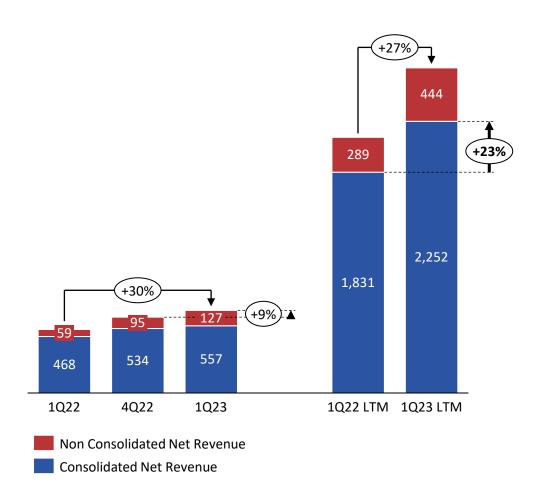




Financial Highlights

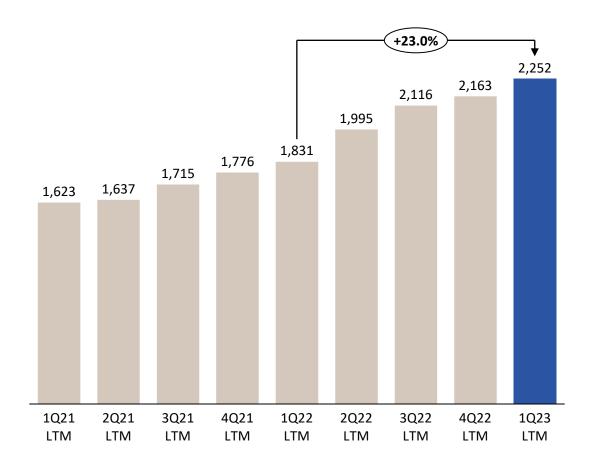
Net Revenue

R\$ million



LTM Net Revenue Track Record

R\$ million

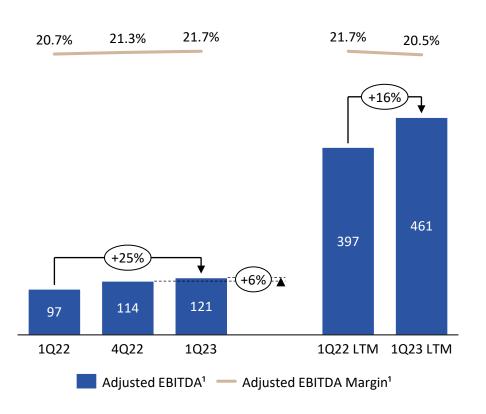


EBITDA & EBITDA Margin

DIRECIONAL

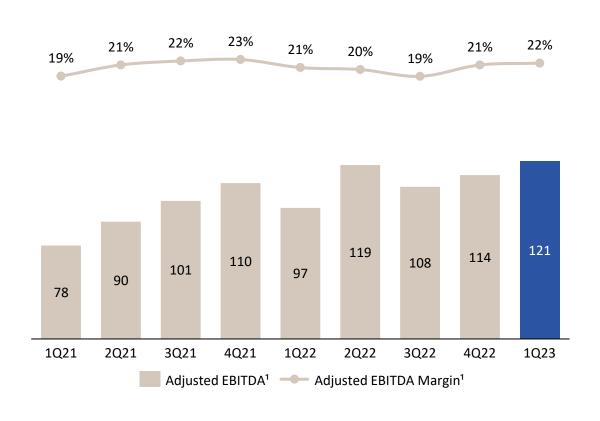
Adjusted EBITDA¹

R\$ million and %



Adjusted EBITDA Margin¹ Track Record

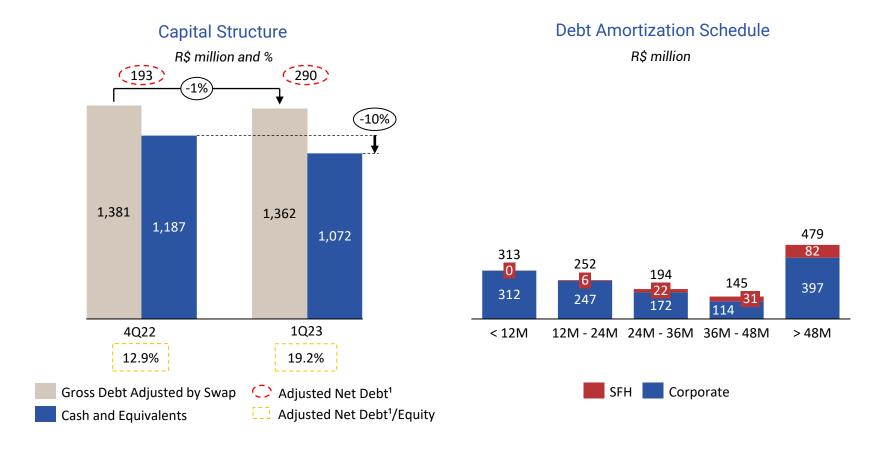
R\$ million and %



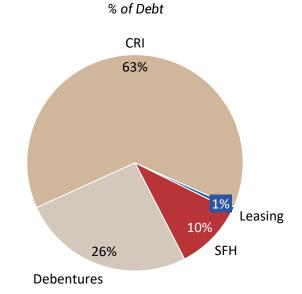
^{1 -} Adjusted EBITDA and Margin: excluding interest capitalized in the Costs line and non-recurring result under "Other Operational Revenues and Expenses", occurred in 4Q22.

Other Financial Highlights

DIRECIONAL







- Leverage ratio (Adjusted Net Debt¹/Equity) of 19.2% at the end of 1Q23.
- Cash position capable of covering the next 4 years of total gross debt.
- Subsequent event: **brAAA** reaffirmed by S&P Global Ratings, also maintaining the stable outlook.



Disclosure and Contacts



This presentation contains certain forward-looking statements concerning the business prospects, projections of operating and financial results and growth potential of the Company, which are based on management's current expectations and estimates of the future performance of the Company. Although the Company believes such forward-looking statements are based on reasonable assumptions, it can give no assurance that its expectations will be achieved. Expectations and estimates that are based on the future prospects of the Company are highly dependent upon market behavior, Brazil's political and economic situation, existing and future regulations of the industry and international markets and, therefore, are subject to changes outside the Company's and management's control. The Company undertakes no obligation to update any information contained herein or to revise any forward-looking statement as a result of new information, future events or other information.

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