

CYRELA LAUNCHES R\$421 MILLION AND SELLS R\$1,031 MILLION IN THE QUARTER

São Paulo, April 12, 2021 - Cyrela Brazil Realty S.A. Empreendimentos e Participações (B3: CYRE3; OTCQPink: CYRBY), informs the preview of the operating results for the first quarter of 2021 (1Q21), versus the same period of 2020 (1Q20) and, as stated otherwise, versus the fourth quarter of 2020 (4Q20). The operating results presented are subject to review by auditors.

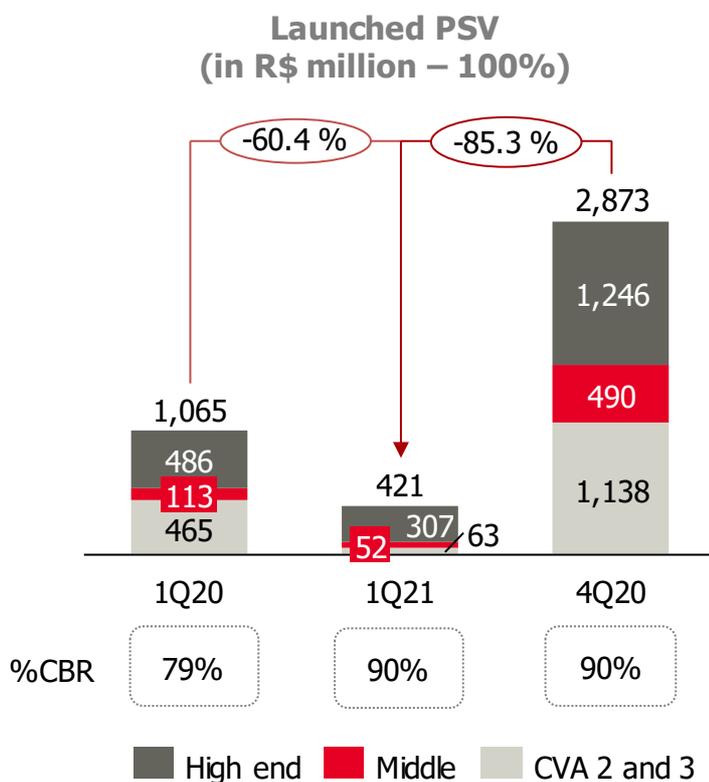
Due to the IPO of Cyrela's JVs: Lavvi (B3: LAVV3), Cury (B3: CURY3) and Plano & Plano (B3: PLPL3) carried out in 3Q20, all figures for this quarter and previous periods will be presented "pro forma", without considering the data of these three companies. The numbers of the JVs will be of access to the market in general and will be disclosed in due time in their respective previews and/or operational releases.

Operational Highlights	1Q21	1Q20	1Q21 x 1Q20	4Q20	1Q21 x 4Q20
Launches ⁽¹⁾					
Number of Launches	6	14	+8	25	+19
Launched PSV - R\$ Million (100%)	421	1,065	-60.4%	2,873	-85.3%
Cyrela's Share	90%	79%	11.6 p.p.	90%	0.6 p.p.
Swapped PSV - R\$ Million (100%)	93	38	144.7%	135	-31.1%
Launched PSV ex-swaps - R\$ Million (%CBR)	292	812	-64.0%	2,457	-88.1%
Sales ⁽²⁾					
Pre-Sales Contracts - R\$ Million (100%)	1,031	846	21.9%	1,860	-44.6%
Cyrela's Share	88%	81%	6.9 p.p.	91%	-2.9 p.p.
Pre-Sales ex-swaps - R\$ Million (%CBR)	820	662	23.8%	1,568	-47.7%

(1) Including swapped units

(2) Net of cancellations, including swaps

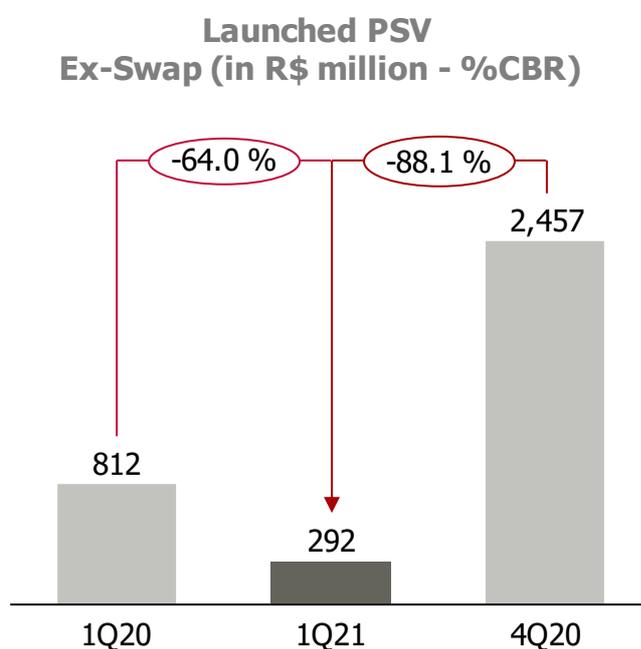
LAUNCHES



Cyrela launched 6 projects in the quarter, reaching a volume of R\$421 million, 60% lower than the presented in 1Q20 (R\$1,065 million) and 85% lower than 4Q20 (R\$2,873 million). Swaps accounted R\$93 million in the launches of the quarter vs. R\$38 million in 1Q20 and R\$135 million in 4Q20. Cyrela's stake in 4Q20 launches reached 90%, higher than the stake presented in 1Q20 (79%) and in line with 4Q20 (90%).

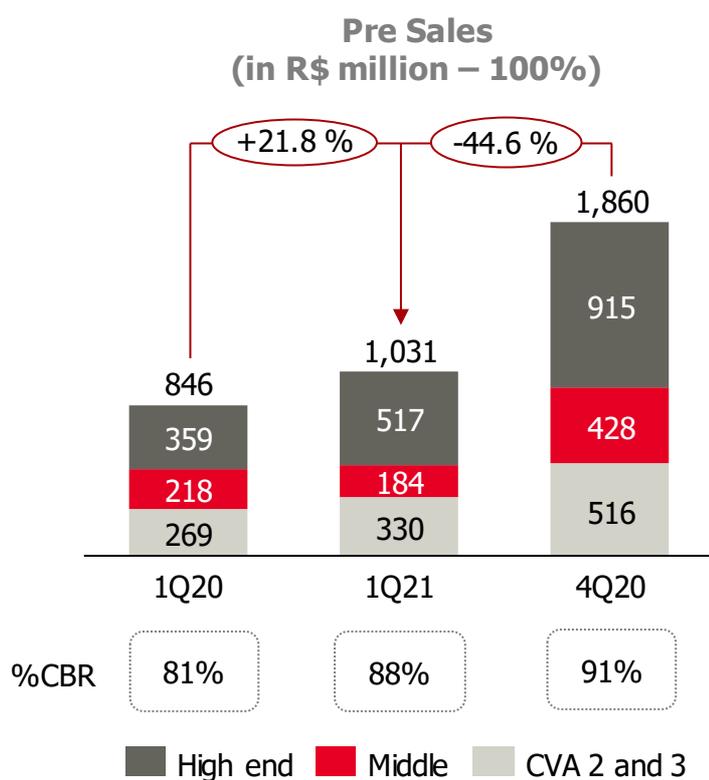
Of the total PSV launched in 1Q21, 83% will be recognized through full consolidation and 17% through the equity method.

Excluding swaps and considering only the %CBR, the volume launched in the 1Q21 was R\$292 million, 64% lower than the launches of the same quarter of the previous year (R\$812 million in 1Q20) and 88% down from 4Q20 (R\$2,457 million).



PRE-SALES

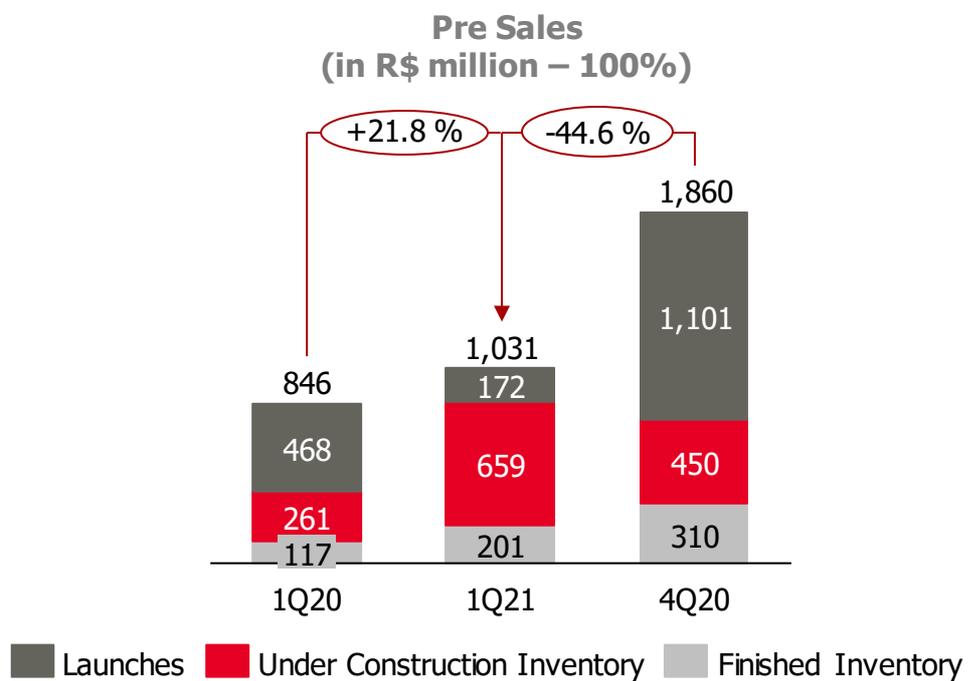
Net pre-sales volume totaled R\$1,031 million in the quarter, 22% up from 1Q20 (R\$846 million) and 45% lower than the presented in 4Q20 (R\$1,860 million).



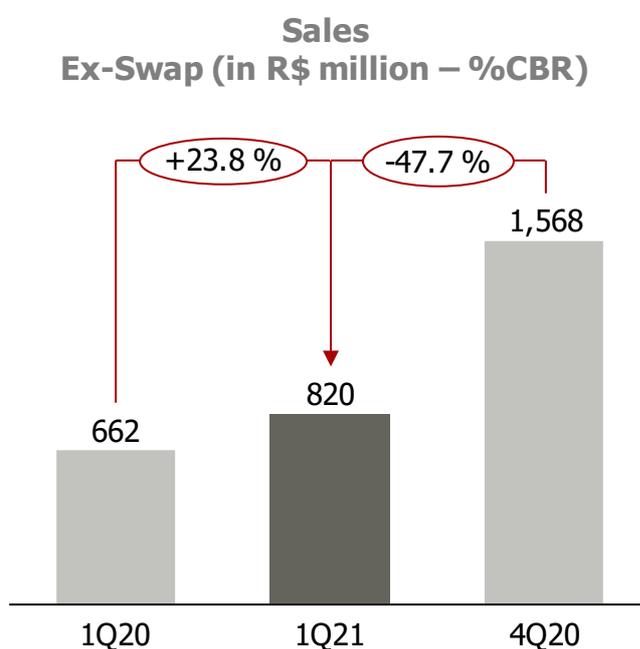
Cyrela's stake in the volume sold in the quarter was 88%, higher than the 81% presented in the same quarter of 2020 and lower than 91% presented in 4Q20.

Of the total sales, 82% are recognized through full consolidation and 18% through the equity method.

In the quarter, R\$201 million of total net pre-sales refers to finished inventory sales (19%), R\$659 million refers to under construction inventory sales (64%) and R\$172 million refers to sales of launches (17%). The speed of sales of projects launched in 1Q21 reached 40.7%.

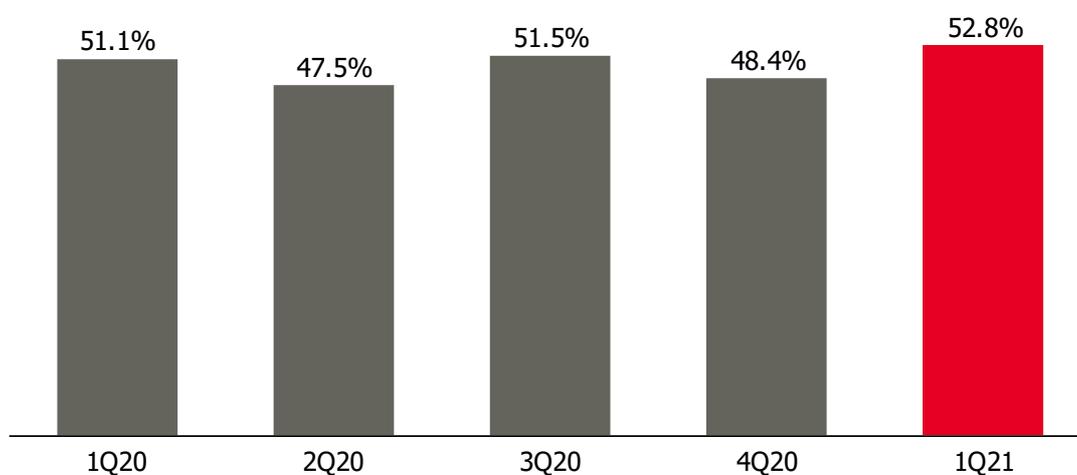


Excluding swaps and considering only %CBR, sales volume reached R\$820 million in 1Q21, 24% higher than the same period of 2020 (R\$662 million in 1Q20) and 48% down from 4Q20 (R\$1,568 million).



SALES SPEED

The performance reported resulted in a sales' speed LTM (Sales over Supply ratio) of 52.8%, higher than the sales' speed LTM presented in the same quarter of 2020 (51.1%) and up from 4Q20 (48.4%).



About Cyrela Brazil Realty: Cyrela Brazil Realty S.A. Empreendimentos e Participações is one of the largest residential real estate developers in Brazil. Cyrela is listed on B3's Novo Mercado under the ticker CYRE3.

For further information, please contact:

Investor Relations

ri@cyrela.com.br | <http://ri.cyrela.com.br/en/>