

CYRELA LAUNCHES R\$1,700 MILLION AND SELLS R\$2,147 MILLION IN THE QUARTER. SOS OF LAUNCHES OF 53% IN THE QUARTER

São Paulo, April 9, 2024 - Cyrela Brazil Realty S.A. Empreendimentos e Participações (B3: CYRE3; OTCQPink: CYRBY), informs the preview of the operating results for the first quarter of 2024 (1Q24), versus the same period of 2023 (1Q23) and, as stated otherwise, versus the fourth quarter of 2023 (4Q23). The operating results presented are subject to review by auditors.

Operational Highlights	1Q24	1Q23	1Q24 x 1Q23	4Q23	1Q24 x 4Q23
Launches ⁽¹⁾					
Number of Launches	9	8	1	13	-4
Launched PSV - R\$ Million (100%)	1,700	1,345	26%	2,744	-38%
Cyrela's Share	78%	69%	8.4 p.p.	64%	14.0 p.p.
Swapped PSV - R\$ Million (100%)	163	86	89%	75	116%
Launched PSV ex-swaps - R\$ Million (%CBR)	1,195	875	37%	1,716	-30%
Sales ⁽²⁾					
Pre-Sales Contracts - R\$ Million (100%)	2,147	1,545	39%	2,593	-17%
Cyrela's Share	79%	75%	4.4 p.p.	72%	7.7 p.p.
Pre-Sales ex-swaps - R\$ Million (%CBR)	1,577	1,100	43%	1,825	-14%
Sales Speed (SoS) LTM					
SoS LTM	50%	49%	1.5 p.p.	47%	3.3 p.p.

(1) Including swapped units

(2) Net of cancellations, including swaps

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.

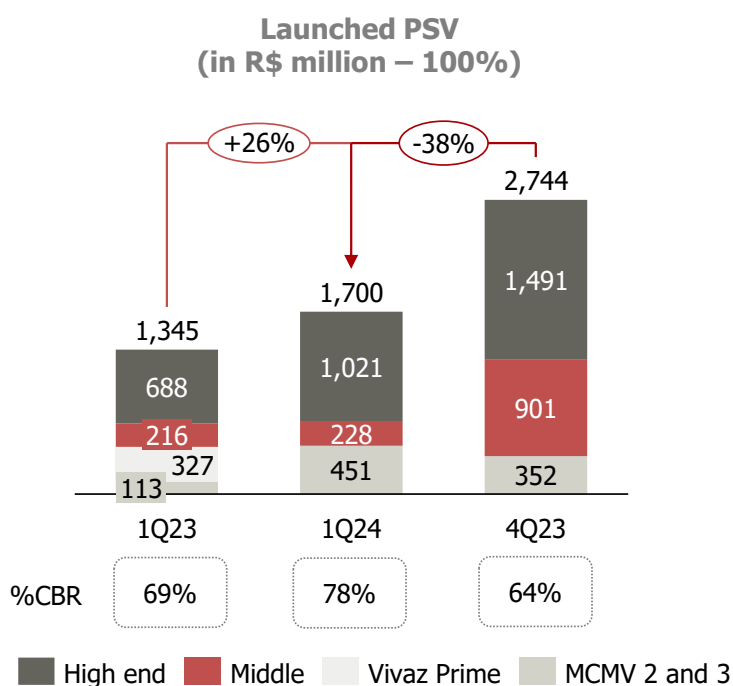
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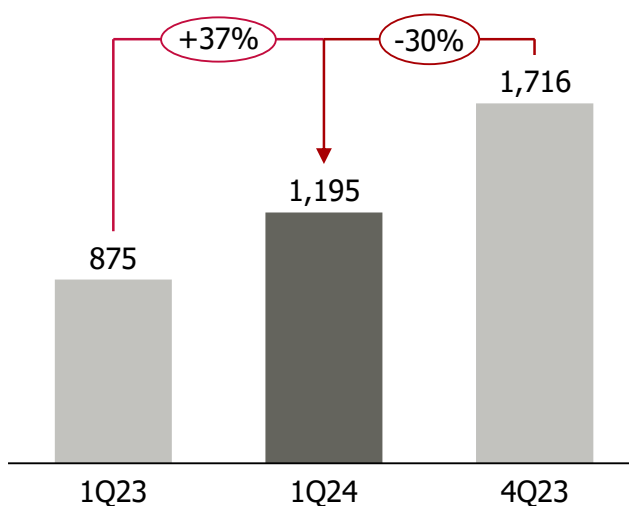
LAUNCHES

Cyrela launched 9 projects in the quarter, reaching a volume of R\$1,700 million, 26% higher than the presented in 1Q23 (R\$1,345 million) and 38% down from 4Q23 (R\$2,744 million). Swaps accounted R\$163 million in the launches of the quarter vs. R\$86 million in 1Q23 and R\$75 million in 4Q23. Cyrela's stake in 1Q24 launches reached 78%, up from the stake presented in 1Q23 (69%) and higher than 4Q23 (64%). Of the total PSV launched in 1Q24, 73% will be recognized through full consolidation and 27% through the equity method.



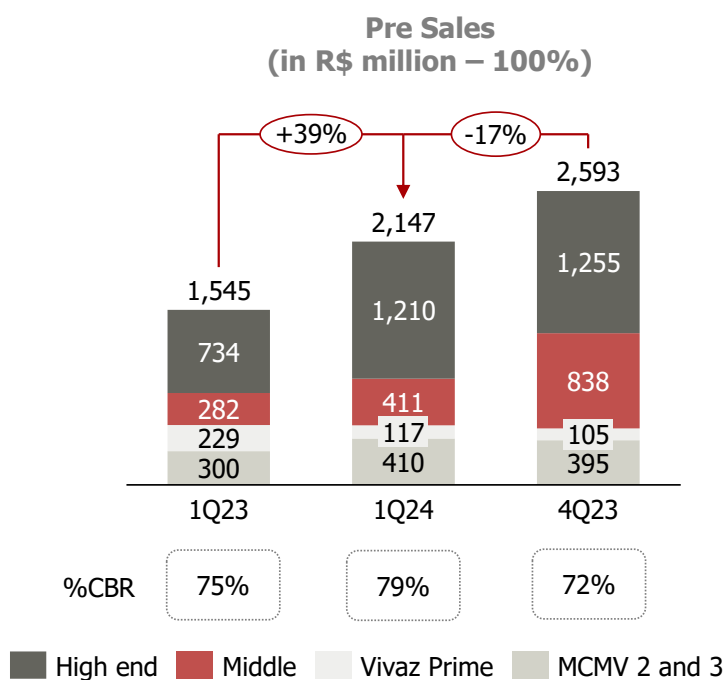
Excluding swaps and considering only the %CBR, the volume launched in the 1Q24 was R\$1,195 million, 37% higher than the launches of the same quarter of the previous year (R\$875 million in 1Q23) and 30% down from 4Q23 (R\$1,716 million).

Launched PSV Ex-Swap (in R\$ million - %CBR)

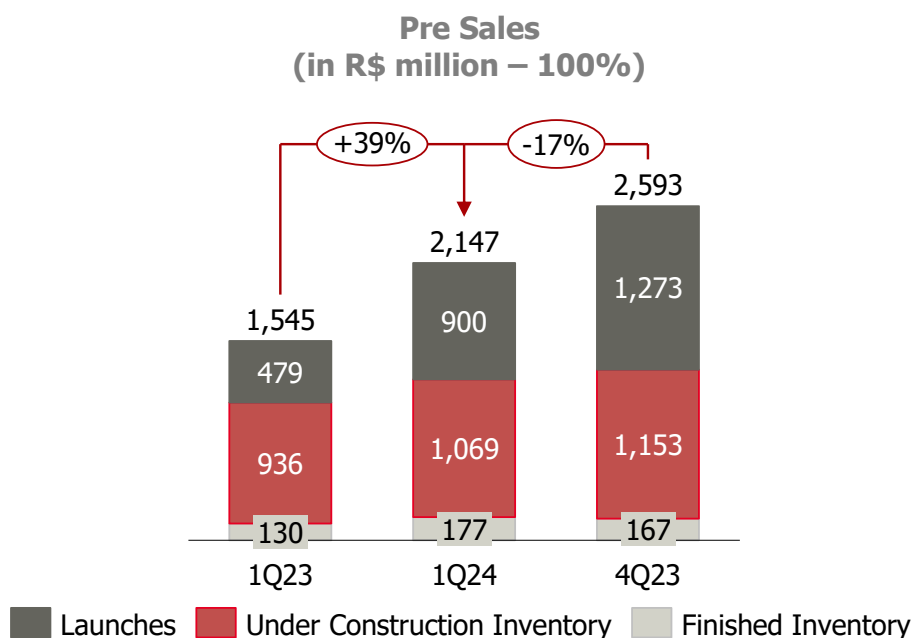


PRE-SALES

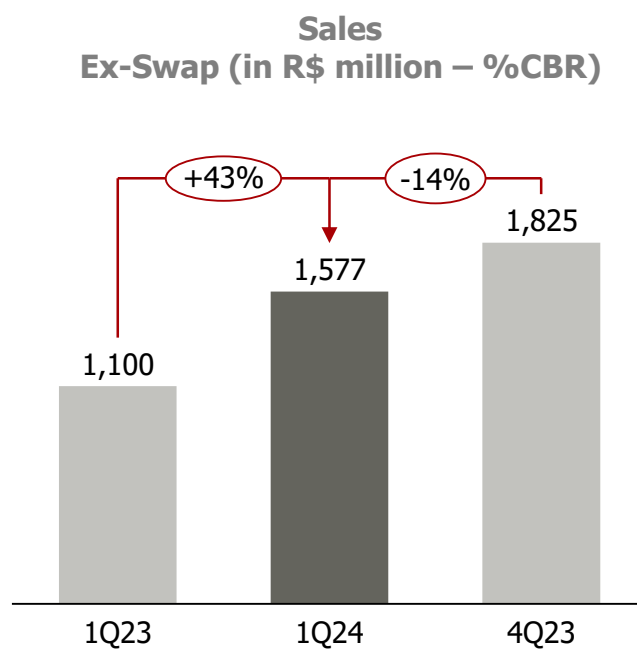
Net pre-sales volume totaled R\$2,147 million in the quarter, 39% up from 1Q23 (R\$1,545 million) and 17% lower than the presented in 4Q23 (R\$2,593 million). Cyrela's stake in the volume sold in the quarter was 79%, higher than the 75% presented in the same quarter of 2023 and up from 4Q23 (72%). Of the total sales of the quarter, 84% will be recognized through full consolidation and 16% through the equity method.



In the quarter, R\$177 million of total net pre-sales refer to finished inventory sales (8%), R\$1,069 million refer to under construction inventory sales (50%) and R\$900 million refer to sales of launches (42%). The speed of sales of projects launched in the quarter reached 53%.

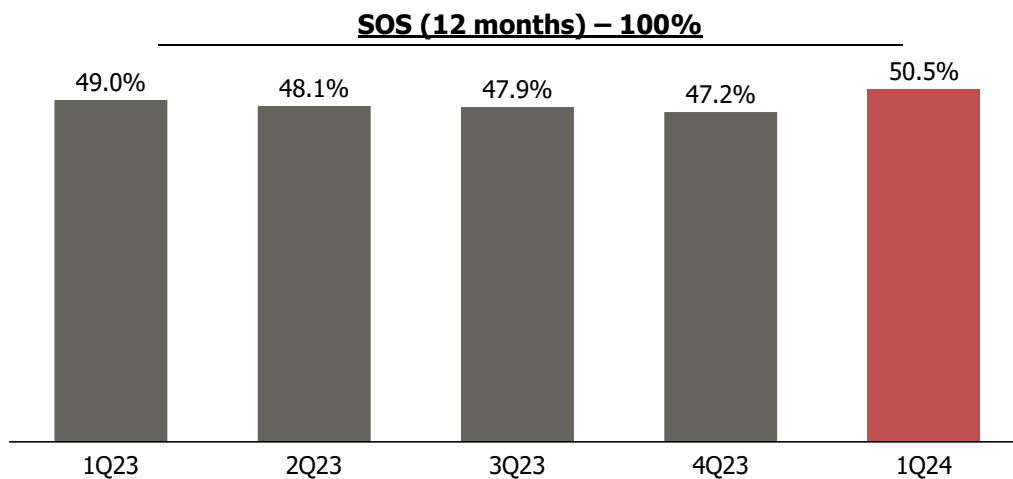


Excluding swaps and considering only %CBR, sales volume reached R\$1,577 million in 1Q24, 43% higher than the same period of 2023 (R\$1,100 million in 1Q23) and 14% down from 4Q23 (R\$1,825 million).



SALES SPEED

The performance reported resulted in a sales' speed LTM (Sales over Supply ratio) of 50.5%, higher than the sales' speed LTM presented in the same quarter of 2023 (49.0%) and up from 4Q23 (47.2%).



Regarding sales speed by launch vintage, 53% of the 1Q24 vintage has been sold.

