

**CYRELA LAUNCHES R\$3,514 MILLION AND SELLS R\$2,491 MILLION IN THE QUARTER.  
IN THE YEAR LAUNCHES OF R\$4,859 MILLION AND SALES OF R\$4,036 MILLION**

**São Paulo, July 12, 2023** - Cyrela Brazil Realty S.A. Empreendimentos e Participações (B3: CYRE3; OTCQPink: CYRBY), informs the preview of the operating results for the second quarter of 2023 (2Q23), versus the same period of 2022 (2Q22) and, as stated otherwise, versus the first quarter of 2023 (1Q23). The operating results presented are subject to review by auditors.

Operational Highlights	2Q23	2Q22	2Q23 x 2Q22	1Q23	2Q23 x 1Q23	6M23	6M22	6M23 x 6M22
<b>Launches <sup>(1)</sup></b>								
Number of Launches	17	13	4	8	9	25	19	6
Launched PSV - R\$ Million (100%)	3,514	2,326	51.1%	1,345	161.4%	4,859	3,364	44.4%
Cyrela's Share	78%	78%	-0.6 p.p.	69%	8.3 p.p.	75%	80%	-4.6 p.p.
Swapped PSV - R\$ Million (100%)	244	162	50.5%	86	184.1%	330	355	-6.9%
Launched PSV ex-swaps - R\$ Million (%CBR)	2,537	1,673	51.7%	875	190.0%	3,412	2,379	43.5%
<b>Sales <sup>(2)</sup></b>								
Pre-Sales Contracts - R\$ Million (100%)	2,491	1,622	53.6%	1,545	61.3%	4,036	2,935	37.5%
Cyrela's Share	81%	86%	-4.8 p.p.	75%	5.8 p.p.	79%	88%	-9.4 p.p.
Pre-Sales ex-swaps - R\$ Million (%CBR)	1,825	1,262	44.6%	1,100	65.9%	2,924	2,274	28.6%

(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.

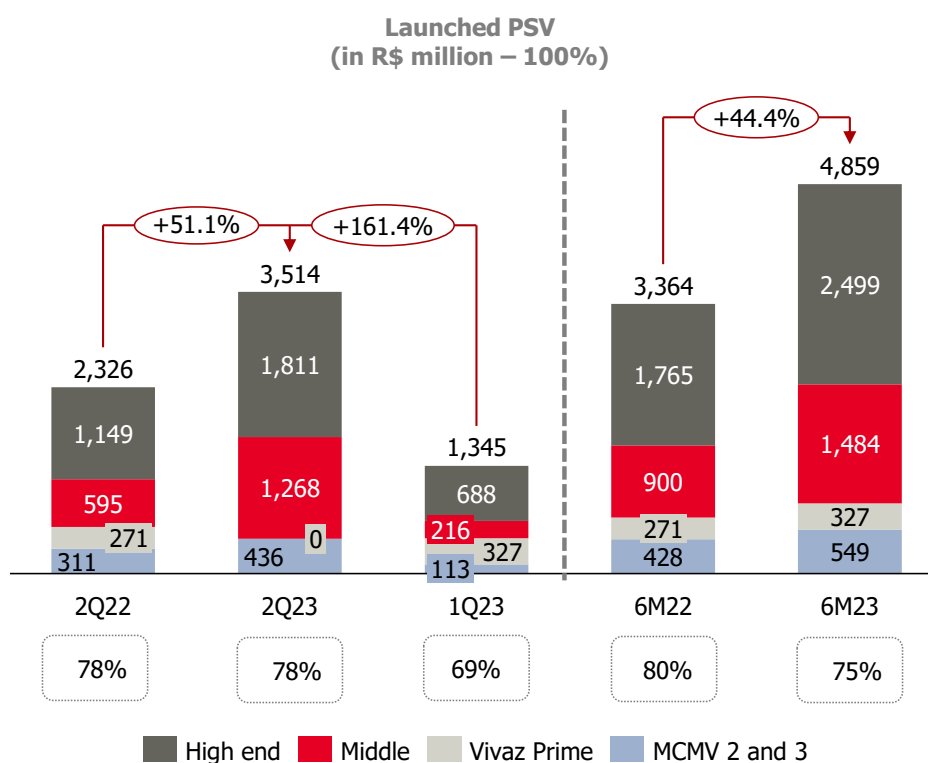
**For further information, please contact:**

Investor Relations

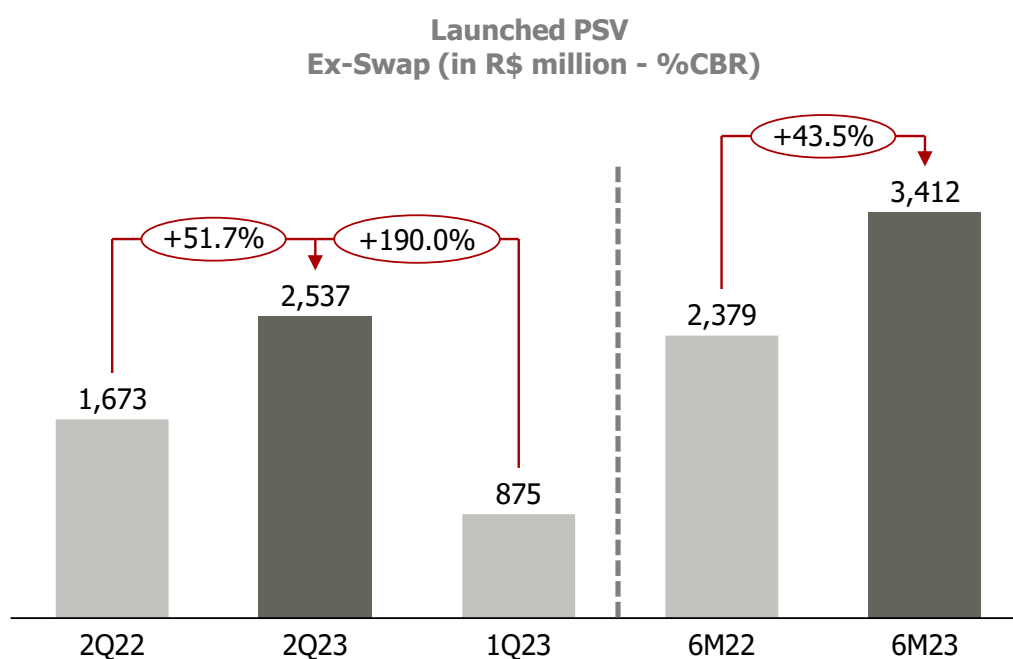
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## LAUNCHES

Cyrela launched 17 projects in the quarter, reaching a volume of R\$3,514 million, 51% higher than the presented in 2Q22 (R\$2,326 million) and 161% up from 1Q23 (R\$1,345 million). Swaps accounted R\$244 million in the launches of the quarter vs. R\$162 million in 2Q22 and R\$86 million in 1Q23. Cyrela's stake in 1Q23 launches reached 78%, in line with the stake presented in 2Q22 (78%) and higher than 1Q23 (69%). Of the total PSV launched in 2Q23, 80% will be recognized through full consolidation and 20% through the equity method. In 6M23, the PSV launched accounted for R\$4,859 million, 44% up from 6M22.

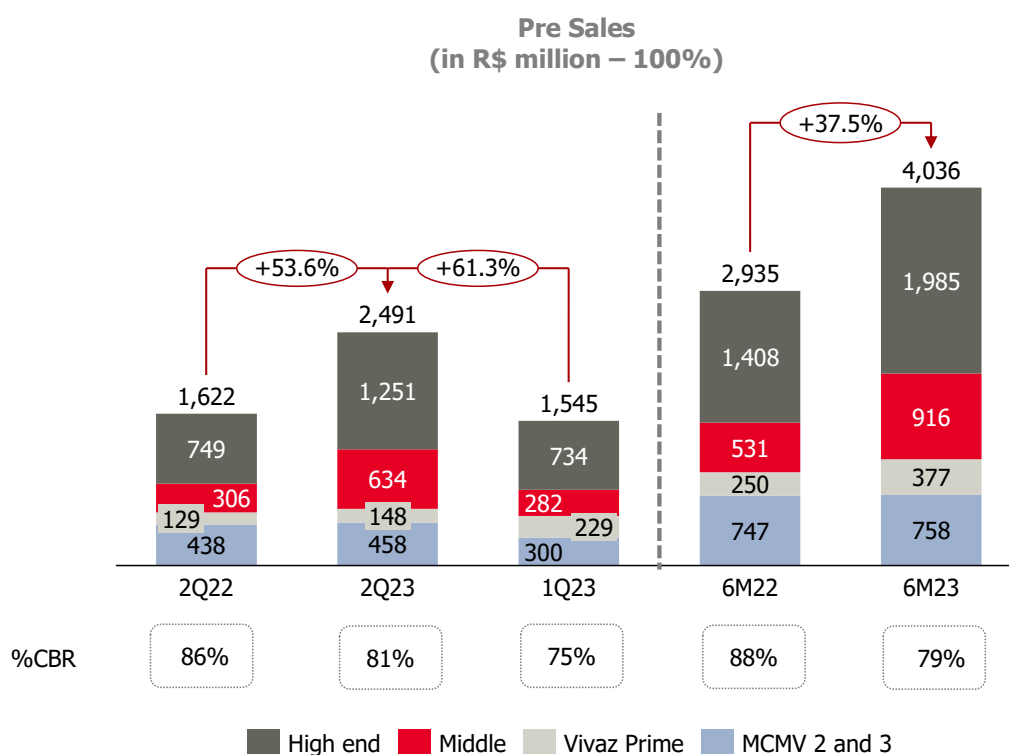


Excluding swaps and considering only the %CBR, the volume launched in the 2Q23 was R\$2,537 million, 52% higher than the launches of the same quarter of the previous year (R\$1,673 million in 2Q22) and 190% up from 1Q23 (R\$875 million). In the year, sales reached R\$3,412 million, compared to R\$2,379 million in 2022.

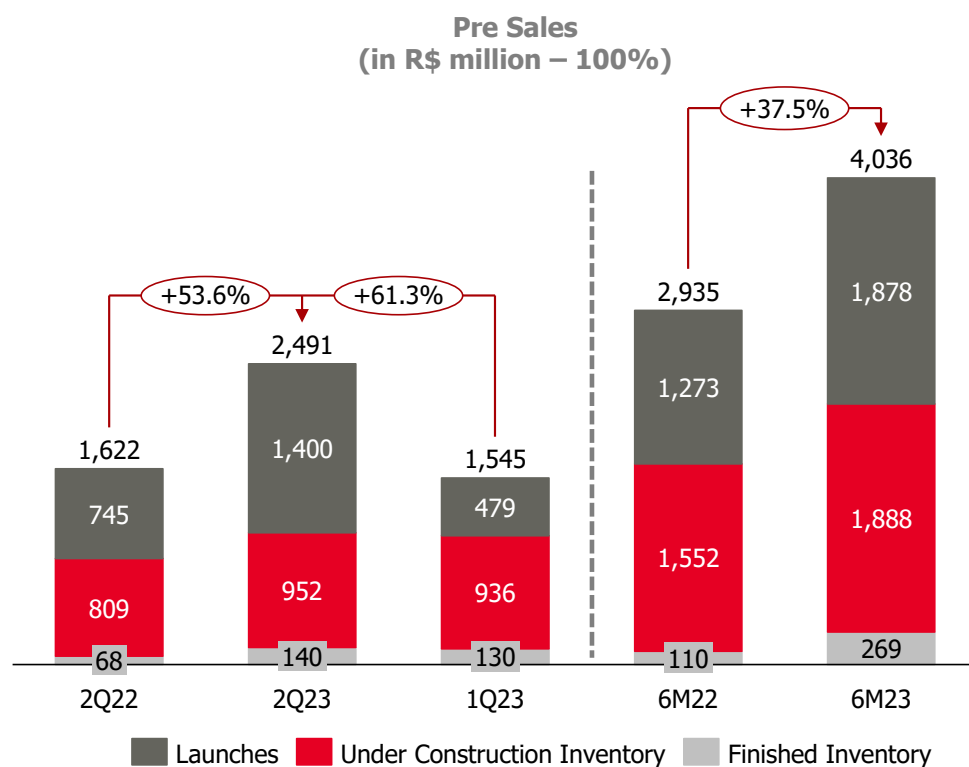


### PRE-SALES

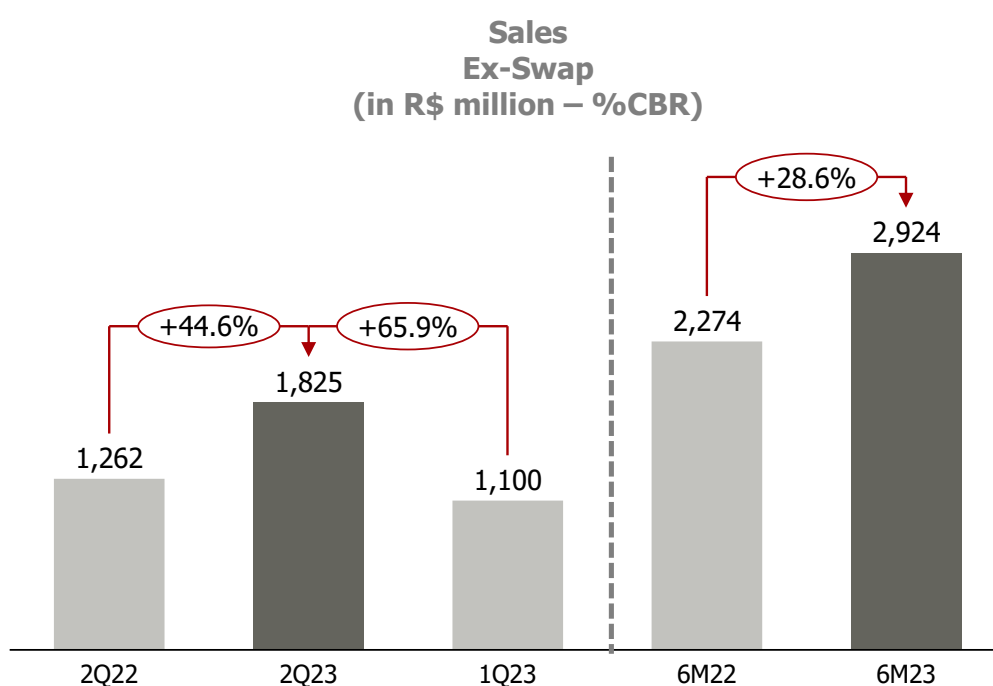
Net pre-sales volume totaled R\$2,491 million in the quarter, 54% up from 2Q22 (R\$1,622 million) and 61% higher than the presented in 1Q23 (R\$1,545 million). Cyrela's stake in the volume sold in the quarter was 81%, lower than the 86% presented in the same quarter of 2022 and higher than the 1Q23 (75%). Of the total sales of the quarter, 83% will be recognized through full consolidation and 17% through the equity method. In 6M23, net pre-sales accounted for R\$4,036 million, 38% higher than the previous year.



In the quarter, R\$140 million of total net pre-sales refer to finished inventory sales (6%), R\$952 million refer to under construction inventory sales (38%) and R\$1,400 million refer to sales of launches (56%). The speed of sales of projects launched in 2Q23 reached 40%.

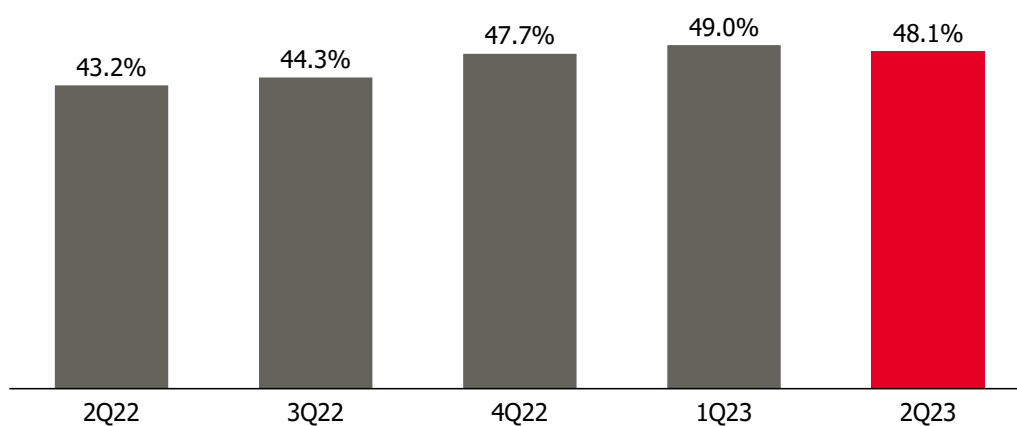


Excluding swaps and considering only %CBR, sales volume reached R\$1,825 million in 2Q23, 45% higher than the same period of 2022 (R\$1,262 million in 1Q22) and 66% up from 1Q23 (R\$1,100 million). In the year, sales reached R\$2,924 million, compared to R\$2,274 million in 2022.

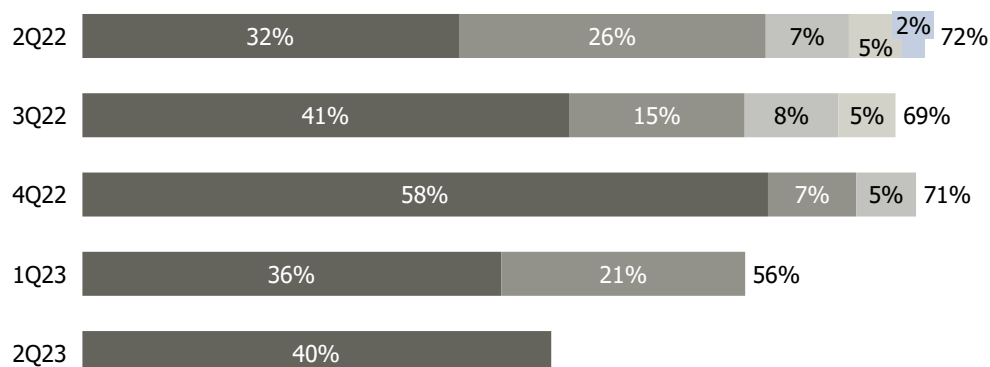


**SALES SPEED**

The performance reported resulted in a sales' speed LTM (Sales over Supply ratio) of 48.1%, higher than the sales' speed LTM presented in the same quarter of 2022 (43.2%) and down from 1Q23 (49.0%).

**SOS (12 months) – 100%**

Regarding sales speed by launch vintage, 40% of the 2Q23 vintage has been sold.

**Sales by Launch Vintage – 100%**

■ In 3 months ■ In 6 months ■ In 9 months ■ In 12 months ■ In 15 months