

**CYRELA LAUNCHES R\$2,744 MILLION AND SELLS R\$2,593 MILLION IN THE QUARTER.
IN THE YEAR, LAUNCHES OF R\$9,767 MILLION AND SALES OF R\$8,892 MILLION
SoS OF LAUNCHES OF 46% IN THE QUARTER**

São Paulo, January 11, 2024 - Cyrela Brazil Realty S.A. Empreendimentos e Participações (B3: CYRE3; OTCQPink: CYRBY), informs the preview of the operating results for the fourth quarter of 2023 (4Q23), versus the same period of 2022 (4Q22) and, as stated otherwise, versus the third quarter of 2023 (3Q23). The operating results presented are subject to review by auditors.

Operational Highlights	4Q23	4Q22	4Q23 x 4Q22	3Q23	4Q23 x 3Q23	2023	2022	2023 x 2022
Launches ⁽¹⁾								
Number of Launches	13	15	(2)	13	-	51	48	3
Launched PSV - R\$ Million (100%)	2,744	2,821	-3%	2,165	27%	9,767	9,113	7%
Cyrela's Share	64%	58%	5.6 p.p.	72%	-7.9 p.p.	71%	71%	0.0 p.p.
Swapped PSV - R\$ Million (100%)	75	372	-80%	89	-16%	495	872	-43%
Launched PSV ex-swaps - R\$ Million (%CBR)	1,716	1,442	19%	1,498	15%	6,626	5,853	13%
Sales ⁽²⁾								
Pre-Sales Contracts - R\$ Million (100%)	2,593	2,691	-4%	2,263	15%	8,892	7,911	12%
Cyrela's Share	72%	65%	7.1 p.p.	77%	-5.3 p.p.	76%	77%	-1.2 p.p.
Pre-Sales ex-swaps - R\$ Million (%CBR)	1,825	1,508	21%	1,690	8%	6,439	5,494	17%
Sales Speed (SoS) LTM								
SoS LTM	47%	48%	-0.5 p.p.	48%	-0.7 p.p.	47%	48%	-0.5 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.

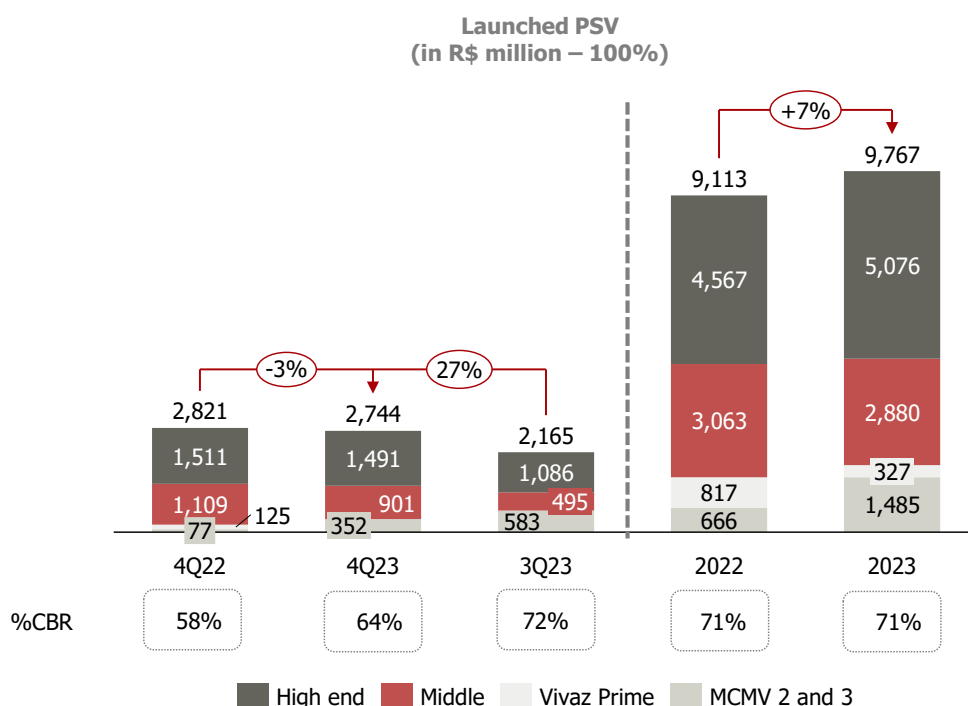
For further information, please contact:

Investor Relations

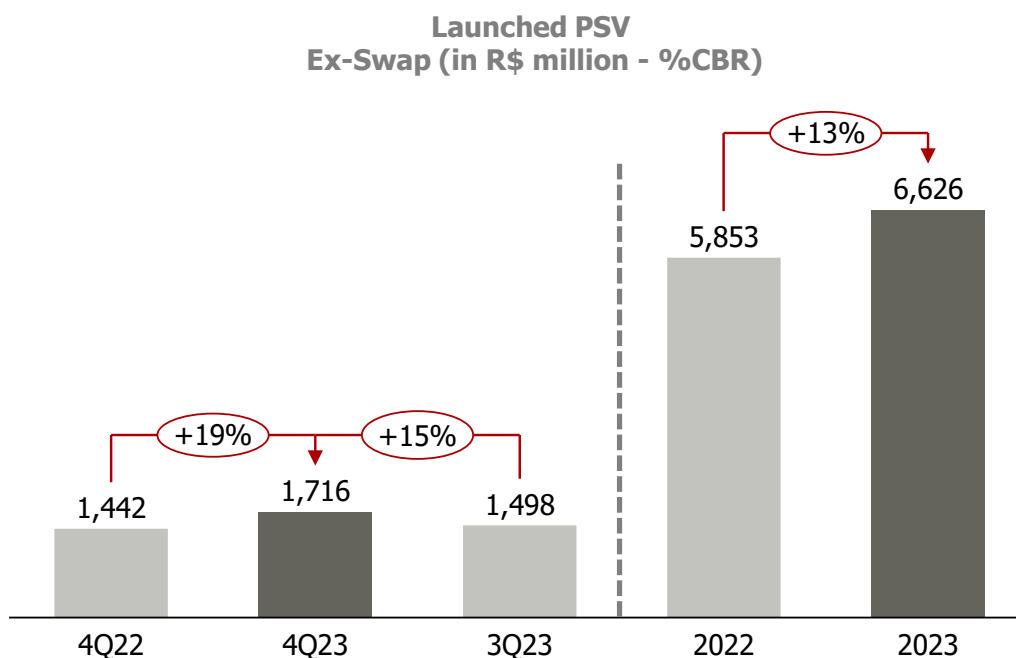
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LAUNCHES

Cyrela launched 13 projects in the quarter, reaching a volume of R\$2,744 million, 3% lower than the presented in 4Q22 (R\$2,821 million) and 27% up from 3Q23 (R\$2,165 million). Swaps accounted R\$75 million in the launches of the quarter vs. R\$372 million in 4Q22 and R\$89 million in 3Q23. Cyrela's stake in 4Q23 launches reached 64%, up from the stake presented in 4Q22 (58%) and lower than 3Q23 (72%). Of the total PSV launched in 4Q23, 63% will be recognized through full consolidation and 37% through the equity method. In 2023, the PSV launched accounted for R\$9,767 million, 7% up from 2022.

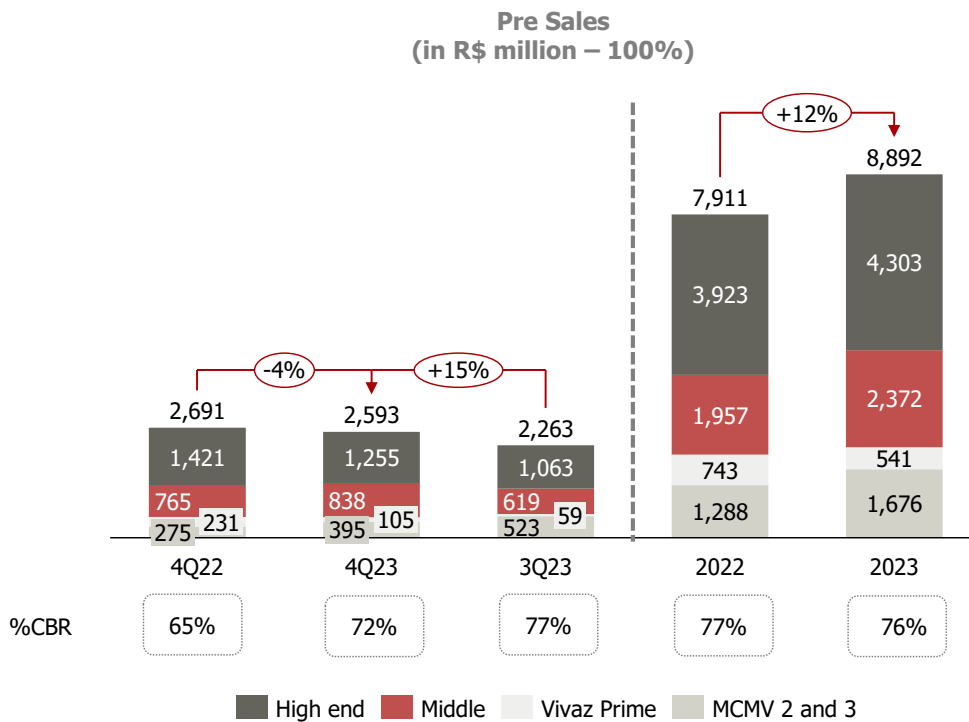


Excluding swaps and considering only the %CBR, the volume launched in the 4Q23 was R\$1,716 million, 19% higher than the launches of the same quarter of the previous year (R\$1,442 million in 4Q22) and 15% up from 3Q23 (R\$1,498 million). In the year, launches reached R\$6,626 million, compared to R\$5,853 million in 2022.

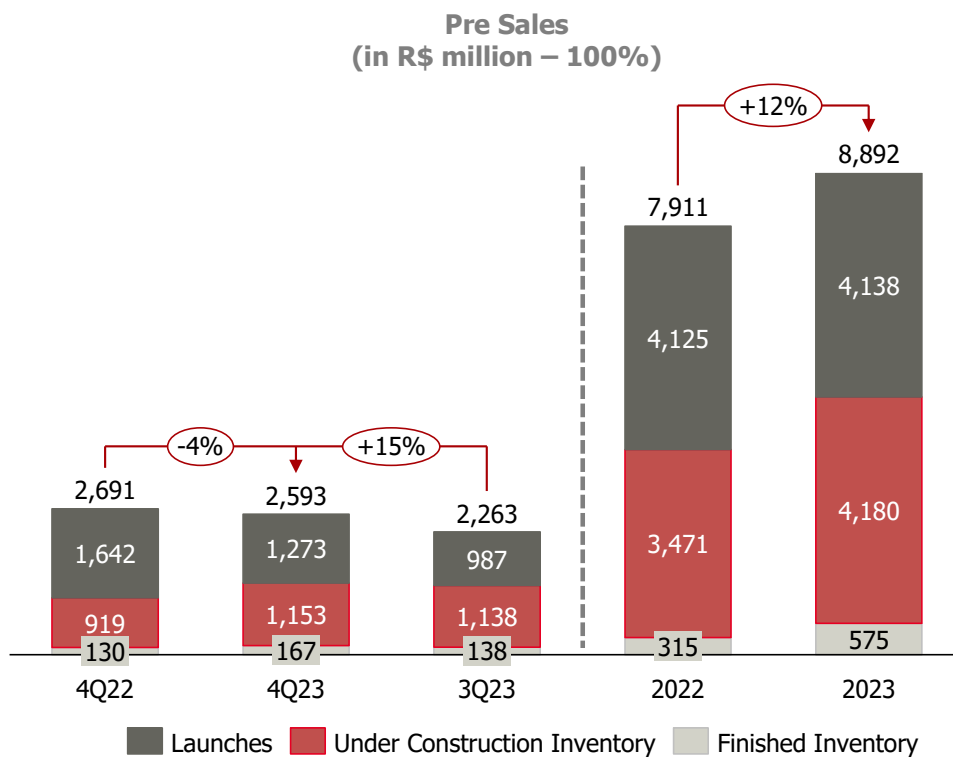


PRE-SALES

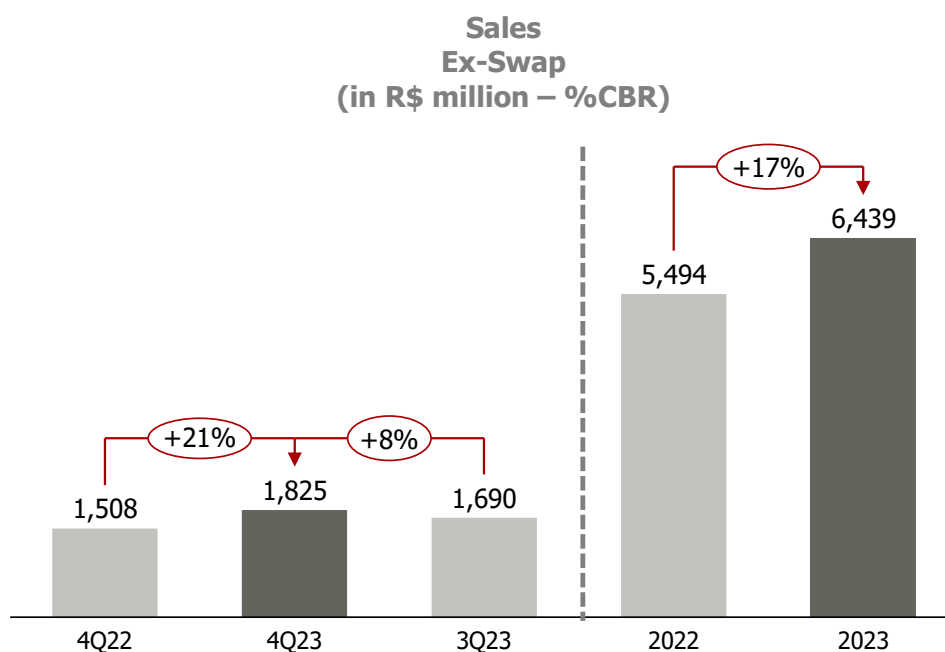
Net pre-sales volume totaled R\$2,593 million in the quarter, 4% down from 4Q22 (R\$2,691 million) and 15% higher than the presented in 3Q23 (R\$2,263 million). Cyrela's stake in the volume sold in the quarter was 72%, higher than the 65% presented in the same quarter of 2022 and lower than the 3Q23 (77%). Of the total sales of the quarter, 75% will be recognized through full consolidation and 25% through the equity method. In 2023, net pre-sales accounted for R\$8,892 million, 12% higher than the previous year.



In the quarter, R\$167 million of total net pre-sales refer to finished inventory sales (6%), R\$1,153 million refer to under construction inventory sales (45%) and R\$1,273 million refer to sales of launches (49%). The speed of sales of projects launched in 4Q23 reached 46%.

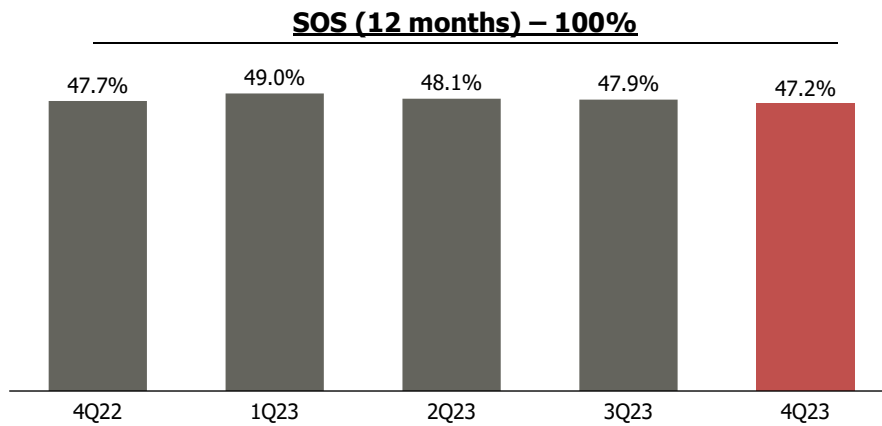


Excluding swaps and considering only %CBR, sales volume reached R\$1,825 million in 4Q23, 21% higher than the same period of 2022 (R\$1,508 million in 4Q22) and 8% up from 3Q23 (R\$1,690 million). In the year, sales reached R\$6,439 million, compared to R\$5,494 million in 2022.



SALES SPEED

The performance reported resulted in a sales' speed LTM (Sales over Supply ratio) of 47.2%, lower than the sales' speed LTM presented in the same quarter of 2022 (47.7%) and down from 3Q23 (47.9%).



Regarding sales speed by launch vintage, 46% of the 4Q23 vintage has been sold.

