

CYRELA LAUNCHES R\$2,928 MILLION AND SELLS R\$2,286 MILLION IN THE QUARTER

São Paulo, October 13, 2022 - Cyrela Brazil Realty S.A. Empreendimentos e Participações (B3: CYRE3; OTCQPink: CYRBY), informs the preview of the operating results for the third quarter of 2022 (3Q22), versus the same period of 2021 (3Q21) and, as stated otherwise, versus the second quarter of 2022 (2Q22). The operating results presented are subject to review by auditors.

Operational Highlights	3Q22	3Q21	3Q22 x 3Q21	2Q22	3Q22 x 2Q22	9M22	9M21	9M22 x 9M21
Launches ⁽¹⁾								
Number of Launches	14	12	2	13	1	33	37	-4
Launched PSV - R\$ Million (100%)	2,928	2,200	33.1%	2,326	25.9%	6,292	4,550	38.3%
Cyrela's Share	73%	90%	-16.9 p.p.	78%	-4.9 p.p.	77%	88%	-10.4 p.p.
Swapped PSV - R\$ Million (100%)	145	92	58.1%	162	-10.6%	500	306	63.1%
Launched PSV ex-swaps - R\$ Million (%CBR)	2,033	1,897	7.2%	1,673	21.5%	4,412	3,706	19.0%
Sales ⁽²⁾								
Pre-Sales Contracts - R\$ Million (100%)	2,286	1,366	67.4%	1,622	40.9%	5,220	3,956	31.9%
Cyrela's Share	79%	91%	-11.9 p.p.	86%	-7.3 p.p.	84%	88%	-4.3 p.p.
Pre-Sales ex-swaps - R\$ Million (%CBR)	1,713	1,146	49.4%	1,262	35.7%	3,986	3,214	24.0%

(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.

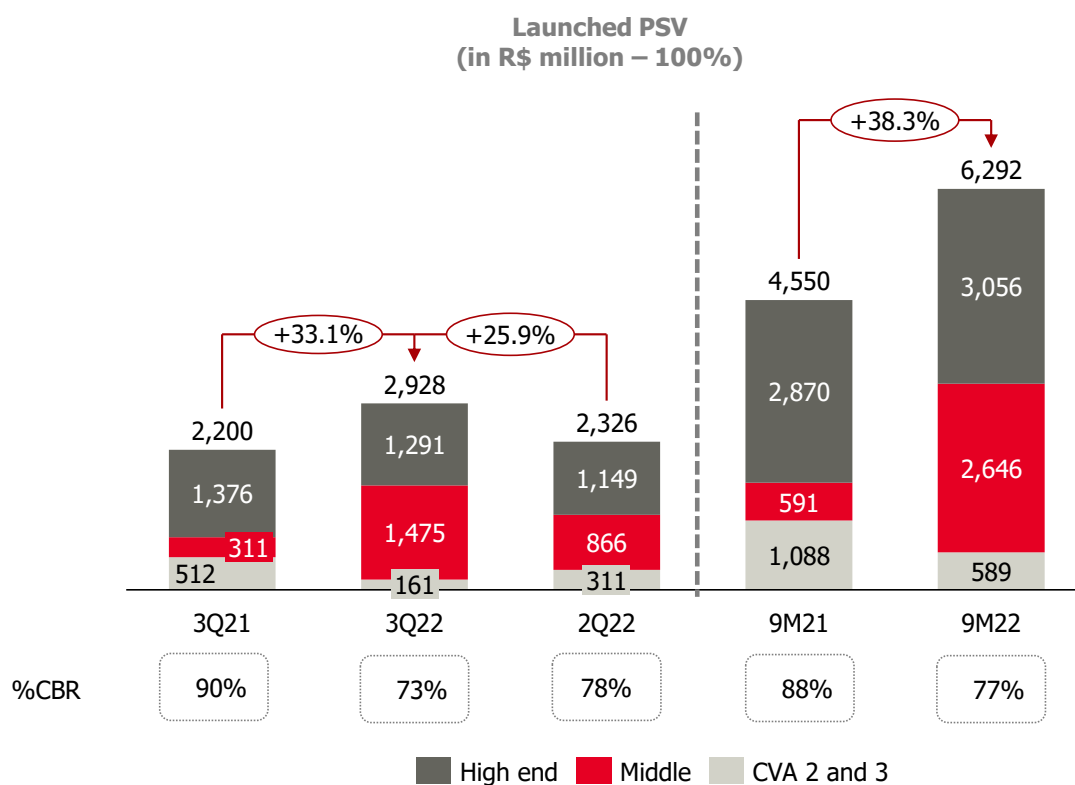
For further information, please contact:

Investor Relations

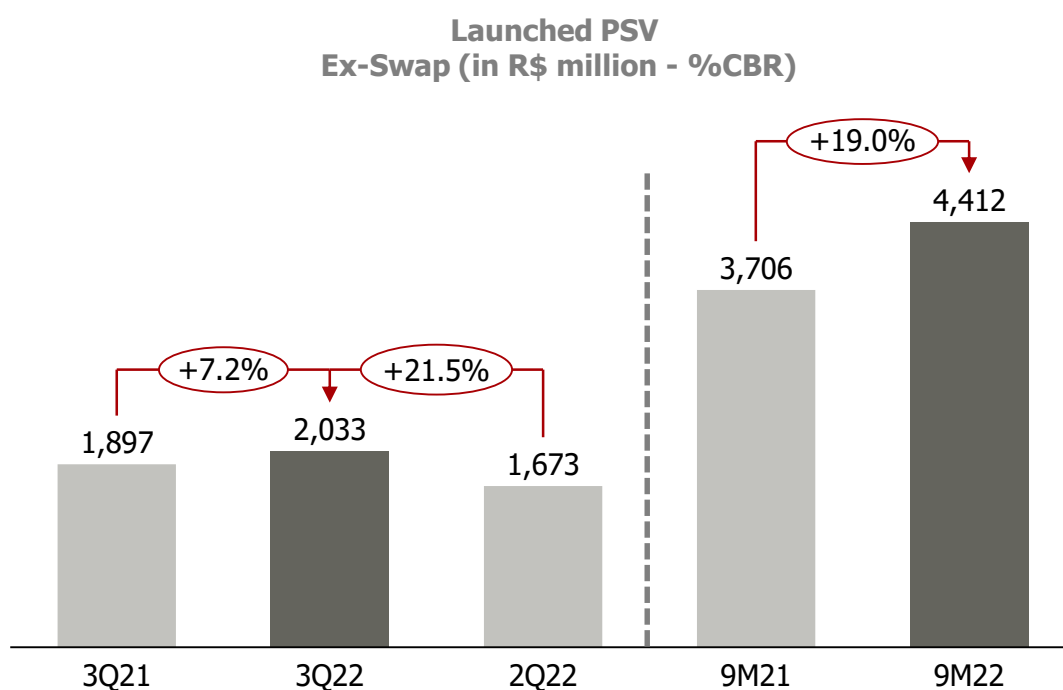
ri@cyrela.com.br | <http://ri.cyrela.com.br/en/>

LAUNCHES

Cyrela launched 14 projects in the quarter, reaching a volume of R\$2,928 million, 33% higher than the presented in 3Q21 (R\$2,200 million) and 26% up from 2Q22 (R\$2,326 million). Swaps accounted R\$145 million in the launches of the quarter vs. R\$92 million in 3Q21 and R\$162 million in 2Q22. Cyrela's stake in 3Q22 launches reached 73%, lower than the stake presented in 3Q21 (90%) and 2Q22 (78%). Of the total PSV launched in 3Q22, 76% will be recognized through full consolidation and 24% through the equity method. In 9M22, the PSV launched accounted for R\$6,292 million, 38% up from 9M21.

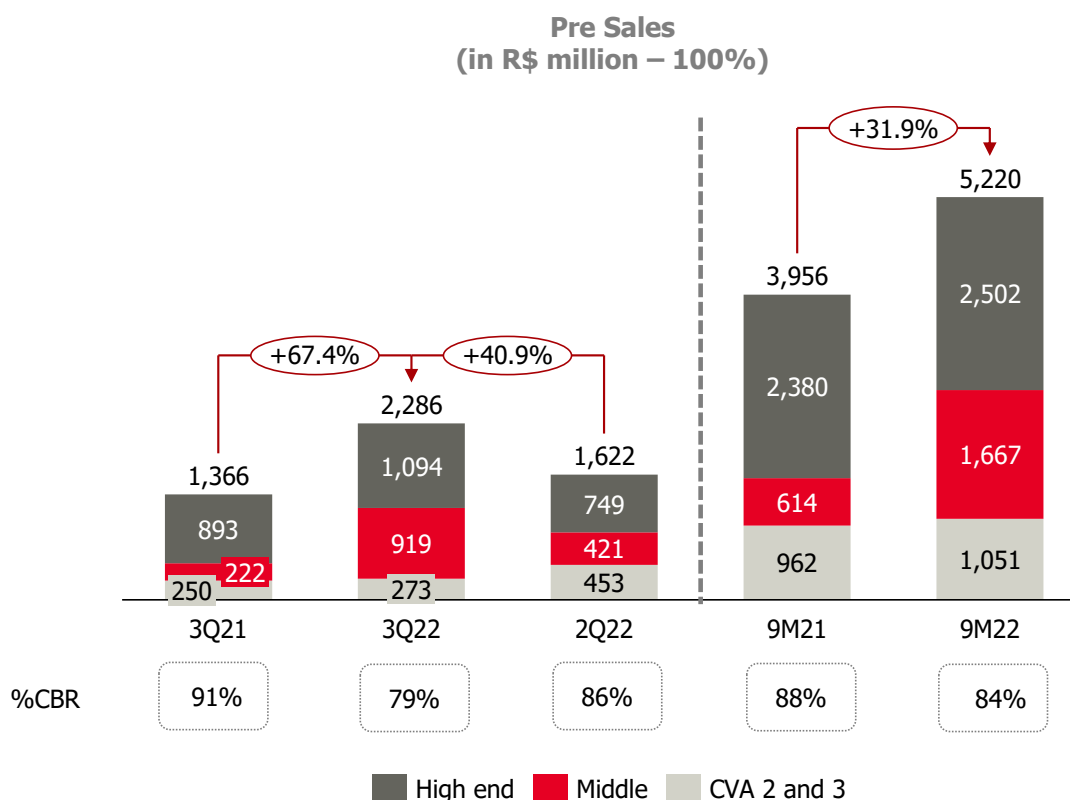


Excluding swaps and considering only the %CBR, the volume launched in the 3Q22 was R\$2,033 million, 7% higher than the launches of the same quarter of the previous year (R\$1,897 million in 3Q21) and 22% up from 2Q22 (R\$1,673 million). In 9M22, launches reached R\$4,412 million, vs. R\$3,706 million in 9M21.



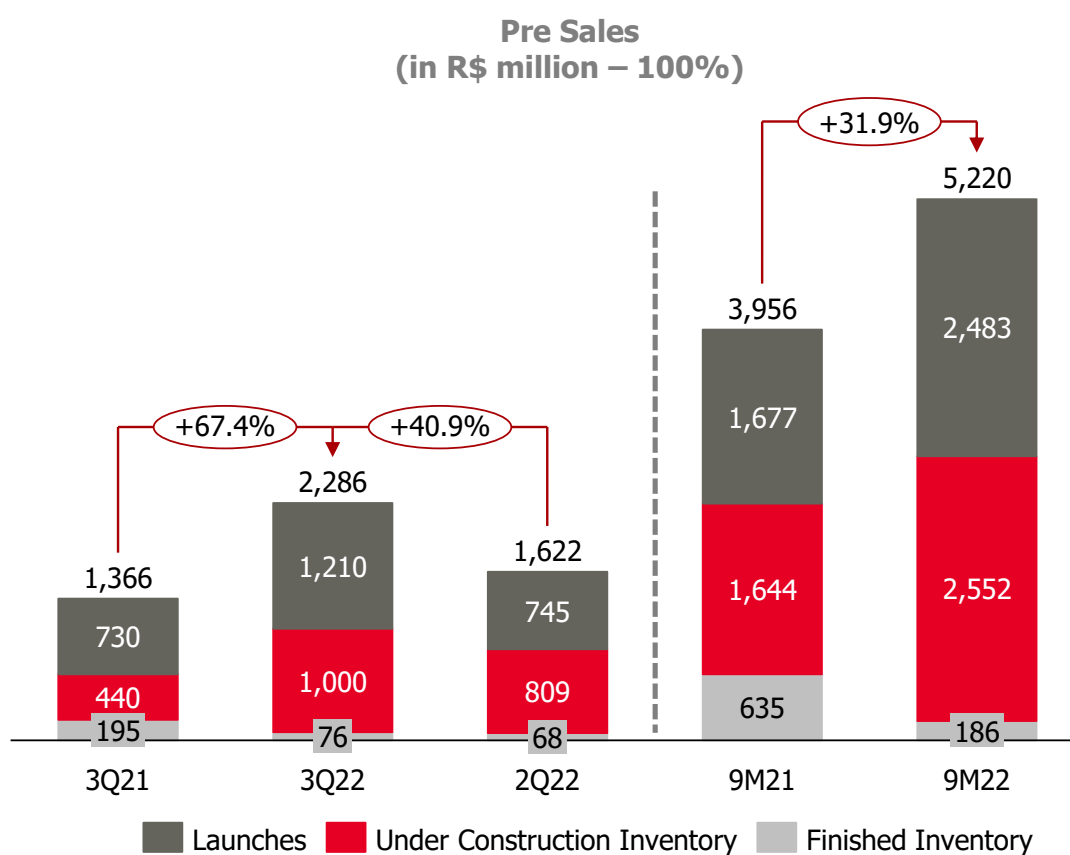
PRE-SALES

Net pre-sales volume totaled R\$2,286 million in the quarter, 67% up from 3Q21 (R\$1,366 million) and 41% higher than the presented in 2Q22 (R\$1,622 million). Cyrela's stake in the volume sold in the quarter was 79%, lower than the 91% presented in the same quarter of 2021 and lower than the 2Q22 (86%). Of the total sales of the quarter, 81% will be recognized through full consolidation and 19% through the equity method.

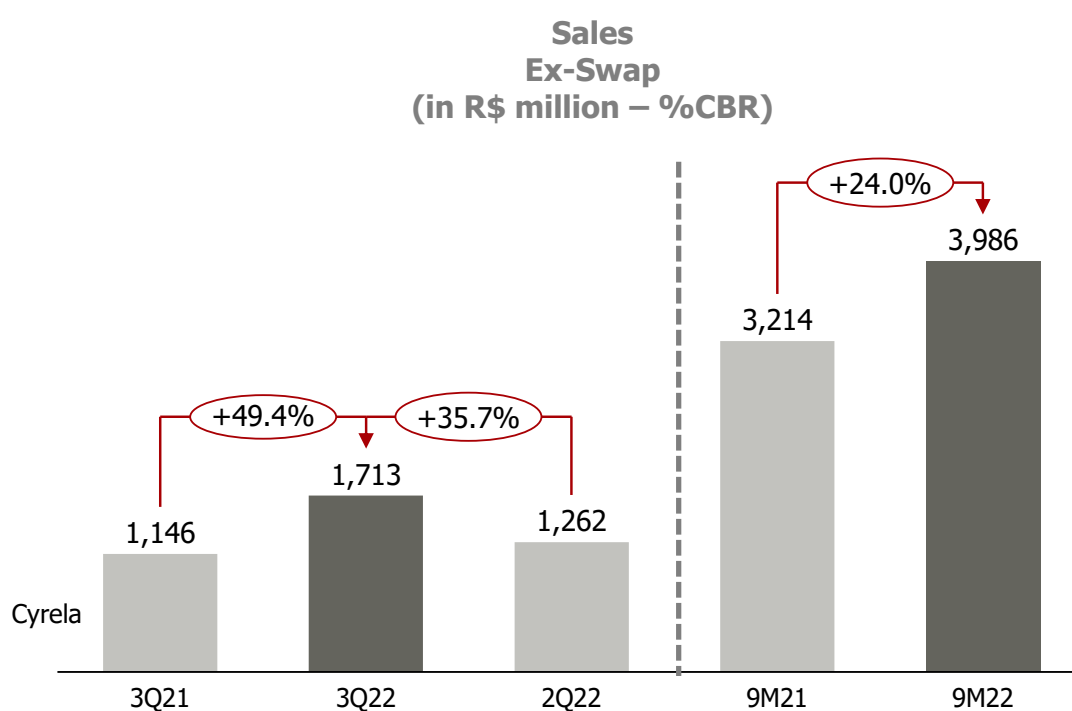


In 9M22, net pre-sales accounted for R\$5,220 million, 32% higher than the previous year. In the year, Cyrela's stake was 84% vs. 88% in 2021.

In the quarter, R\$76 million of total net pre-sales refer to finished inventory sales (3%), R\$1,000 million refer to under construction inventory sales (44%) and R\$1,210 million refer to sales of launches (53%). The speed of sales of projects launched in 3Q22 reached 41.3%.

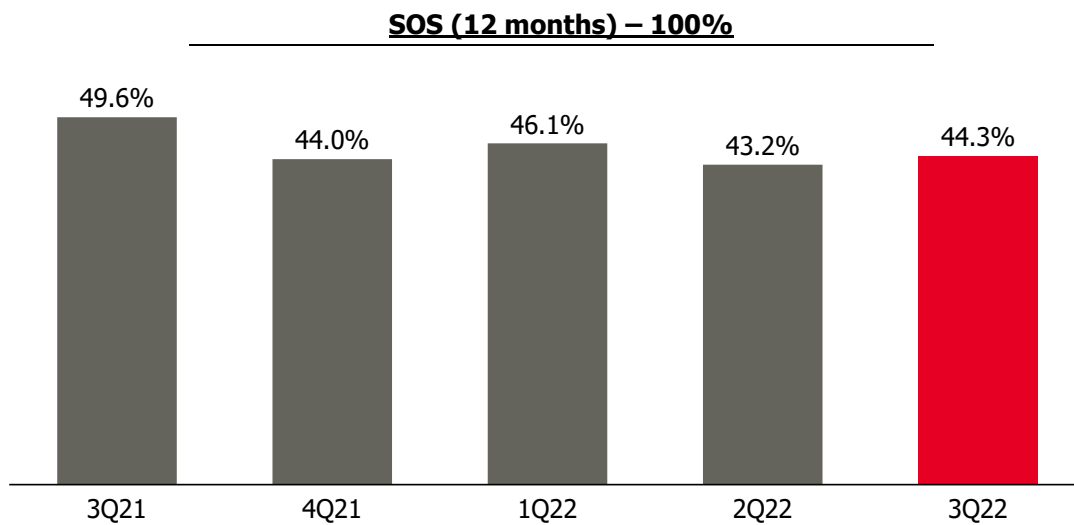


Excluding swaps and considering only %CBR, sales volume reached R\$1,713 million in 3Q22, 49% higher than the same period of 2021 (R\$1,146 million in 3Q21) and 36% up from 2Q22 (R\$1,262 million). In the year, sales reached R\$3,986 million, compared to R\$3,214 million in 2021.



SALES SPEED

The performance reported resulted in a sales' speed LTM (Sales over Supply ratio) of 44.3%, lower than the sales' speed LTM presented in the same quarter of 2021 (49.6%) and up from 2Q22 (43.2%).



Regarding sales speed by launch vintage, 41% of the 3Q22 vintage has been sold.

