

**CYRELA LAUNCHES R\$2,165 MILLION AND SELLS R\$2,263 MILLION IN THE QUARTER.
IN THE YEAR LAUNCHES OF R\$7,024 MILLION AND SALES OF R\$6,299 MILLION
SOS OF LAUNCHES OF 46%**

São Paulo, October 16, 2023 - Cyrela Brazil Realty S.A. Empreendimentos e Participações (B3: CYRE3; OTCQPink: CYRBY), informs the preview of the operating results for the third quarter of 2023 (3Q23), versus the same period of 2022 (3Q22) and, as stated otherwise, versus the second quarter of 2023 (2Q23). The operating results presented are subject to review by auditors.

| Operational Highlights | 3Q23 | 3Q22 | 3Q23 x 3Q22 | 2Q23 | 3Q23 x 2Q23 | 9M23 | 9M22 | 9M23 x 9M22 |
|--|-------|-------|----------------|-------|----------------|-------|-------|----------------|
| Launches ⁽¹⁾ | | | | | | | | |
| Number of Launches | 13 | 14 | (1) | 17 | (4) | 38 | 33 | 5 |
| Launched PSV - R\$ Million (100%) | 2,165 | 2,928 | -26% | 3,514 | -38% | 7,024 | 6,292 | 12% |
| Cyrela's Share | 72% | 73% | -1.7 p.p. | 78% | -6.0 p.p. | 74% | 77% | -2.7 p.p. |
| Swapped PSV - R\$ Million (100%) | 89 | 145 | -38% | 244 | -63% | 420 | 500 | -16% |
| Launched PSV ex-swaps - R\$ Million (%CBR) | 1,498 | 2,033 | -26% | 2,537 | -41% | 4,911 | 4,412 | 11% |
| Sales ⁽²⁾ | | | | | | | | |
| Pre-Sales Contracts - R\$ Million (100%) | 2,263 | 2,286 | -1% | 2,491 | -9% | 6,299 | 5,220 | 21% |
| Cyrela's Share | 77% | 79% | -1.6 p.p. | 81% | -3.8 p.p. | 78% | 84% | -5.9 p.p. |
| Pre-Sales ex-swaps - R\$ Million (%CBR) | 1,690 | 1,713 | -1% | 1,825 | -7% | 4,614 | 3,986 | 16% |
| Sales Speed (SoS) LTM | | | | | | | | |
| SoS LTM | 48% | 44% | 3.6 p.p. | 48% | -0.1 p.p. | 48% | 44% | 3.6 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.

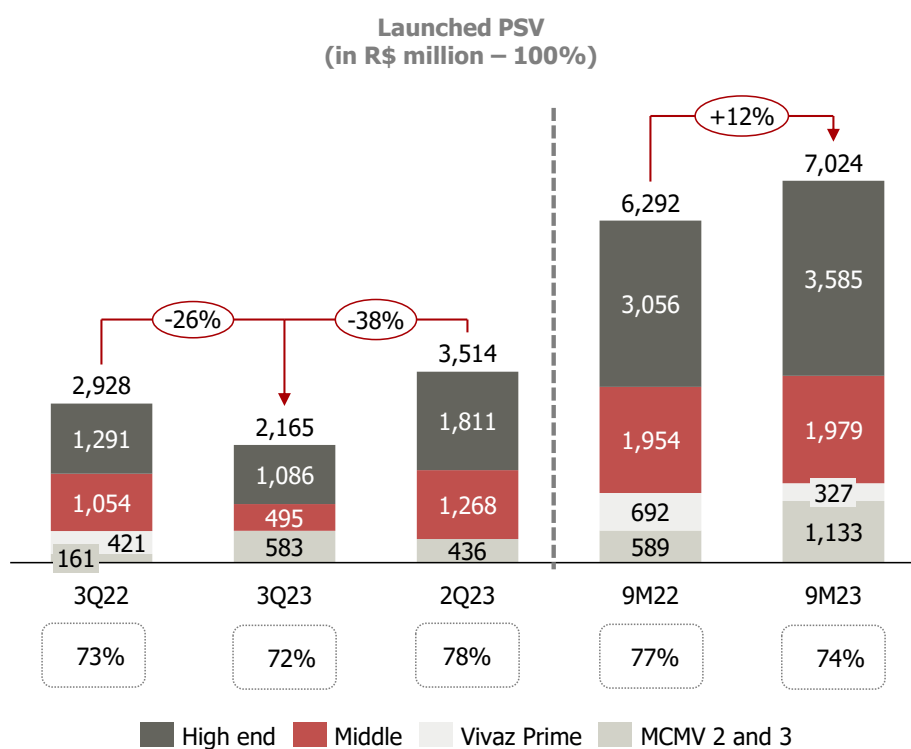
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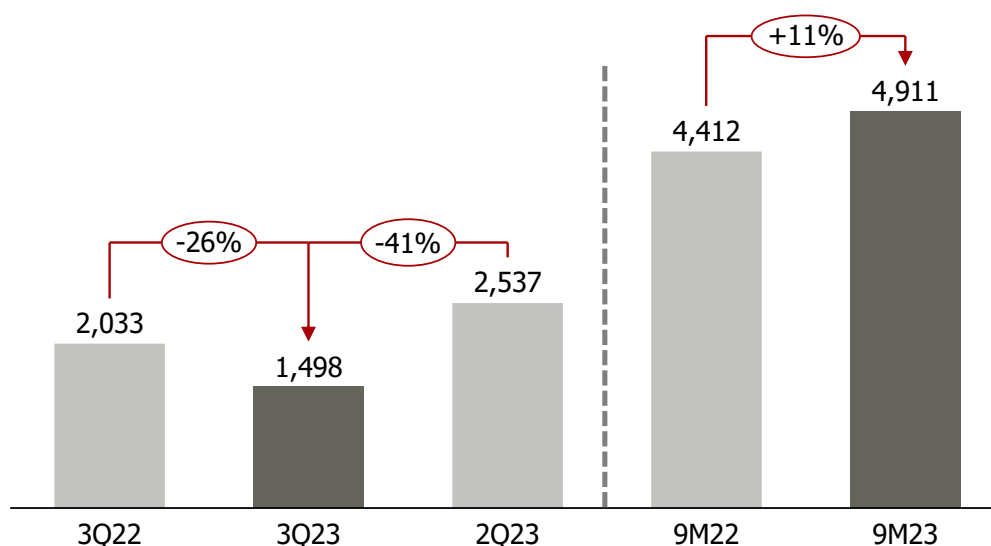
LAUNCHES

Cyrela launched 13 projects in the quarter, reaching a volume of R\$2,165 million, 26% lower than the presented in 3Q22 (R\$2,928 million) and 38% down from 2Q23 (R\$3,514 million). Swaps accounted R\$89 million in the launches of the quarter vs. R\$145 million in 3Q22 and R\$244 million in 2Q23. Cyrela's stake in 3Q23 launches reached 72%, down from the stake presented in 3Q22 (73%) and lower than 2Q23 (78%). Of the total PSV launched in 3Q23, 87% will be recognized through full consolidation and 13% through the equity method. In 9M23, the PSV launched accounted for R\$7,024 million, 12% up from 9M22.



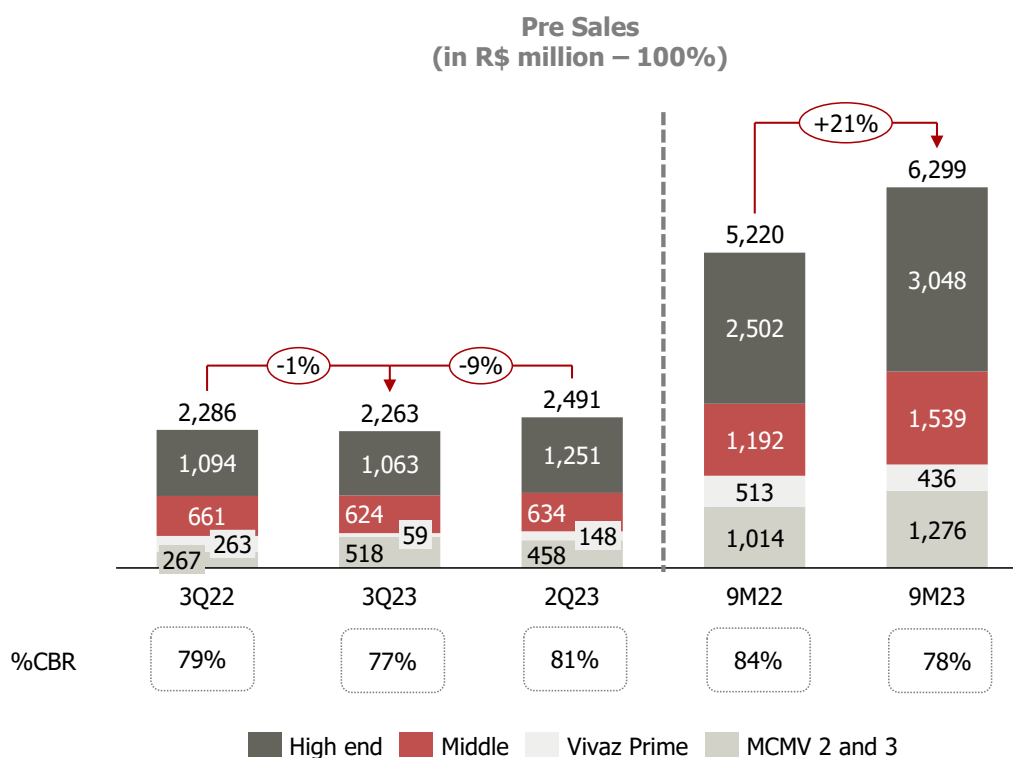
Excluding swaps and considering only the %CBR, the volume launched in the 3Q23 was R\$1,498 million, 26% lower than the launches of the same quarter of the previous year (R\$2,033 million in 3Q22) and 41% down from 2Q23 (R\$2,357 million). In the year, launches reached R\$4,911 million, compared to R\$4,412 million in 2022.

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

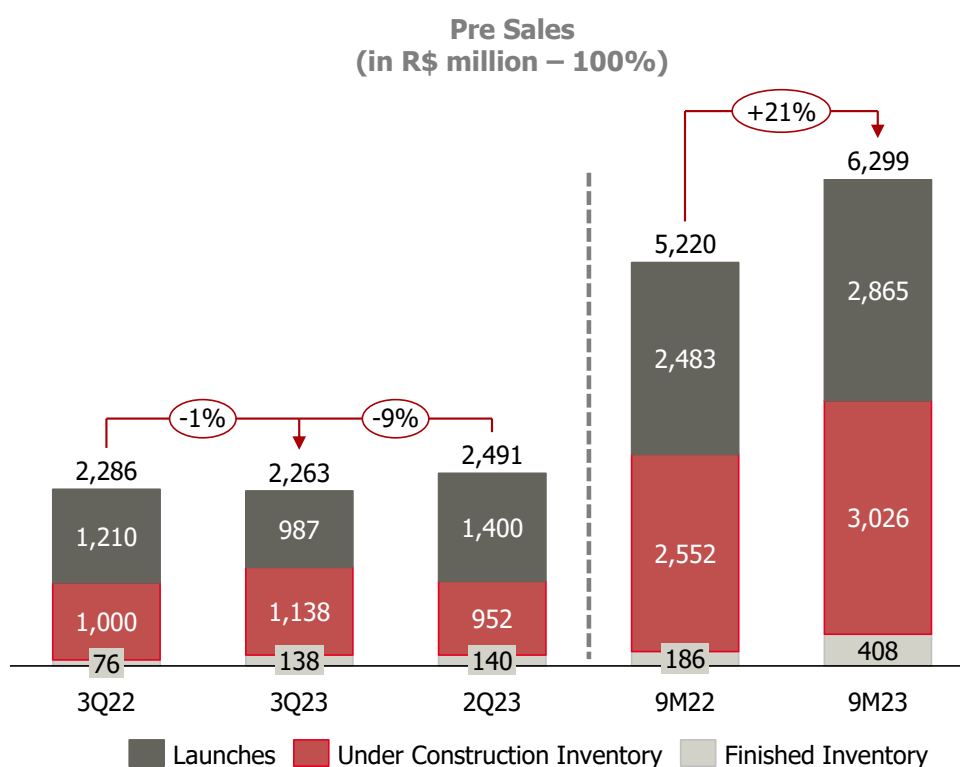


PRE-SALES

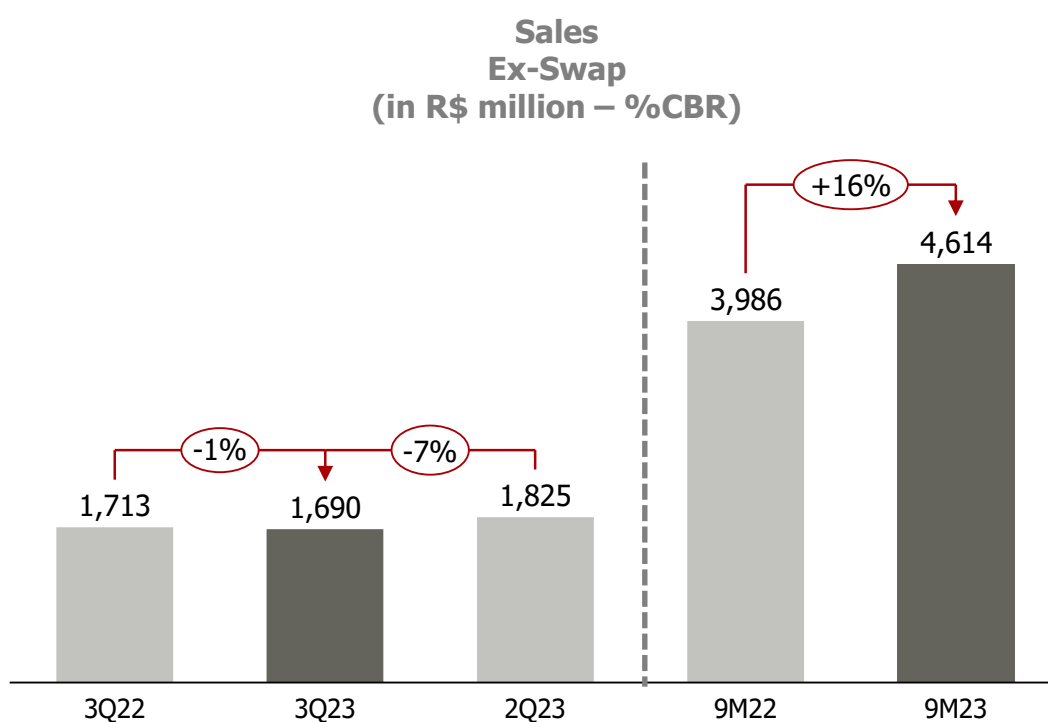
Net pre-sales volume totaled R\$2,263 million in the quarter, 1% down from 3Q22 (R\$2,286 million) and 9% lower than the presented in 2Q23 (R\$2,491 million). Cyrela's stake in the volume sold in the quarter was 77%, lower than the 79% presented in the same quarter of 2022 and lower than the 2Q23 (81%). Of the total sales of the quarter, 87% will be recognized through full consolidation and 13% through the equity method. In 9M23, net pre-sales accounted for R\$6,299 million, 21% higher than the previous year.



In the quarter, R\$138 million of total net pre-sales refer to finished inventory sales (6%), R\$1,138 million refer to under construction inventory sales (50%) and R\$987 million refer to sales of launches (44%). The speed of sales of projects launched in 3Q23 reached 46%.

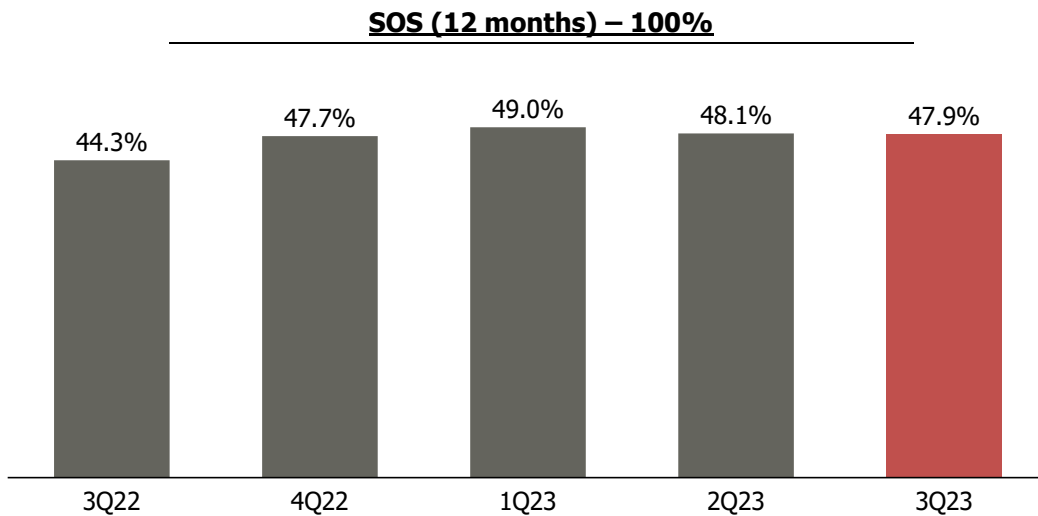


Excluding swaps and considering only %CBR, sales volume reached R\$1,690 million in 3Q23, 1% lower than the same period of 2022 (R\$1,713 million in 3Q22) and 7% down from 2Q23 (R\$1,825 million). In the year, sales reached R\$4,614 million, compared to R\$3,986 million in 2022.



SALES SPEED

The performance reported resulted in a sales' speed LTM (Sales over Supply ratio) of 47.9%, higher than the sales' speed LTM presented in the same quarter of 2022 (44.3%) and down from 2Q23 (48.1%).



Regarding sales speed by launch vintage, 46% of the 3Q23 vintage has been sold.

