

CYRELA LAUNCHES R\$2,200 MILLION AND SELLS R\$1,366 MILLION IN THE QUARTER

São Paulo, October 13, 2021 - Cyrela Brazil Realty S.A. Empreendimentos e Participações (B3: CYRE3; OTCQPink: CYRBY), informs the preview of the operating results for the third quarter of 2021 (3Q21), versus the same period of 2020 (3Q20) and, as stated otherwise, versus the second quarter of 2021 (2Q21). The operating results presented are subject to review by auditors.

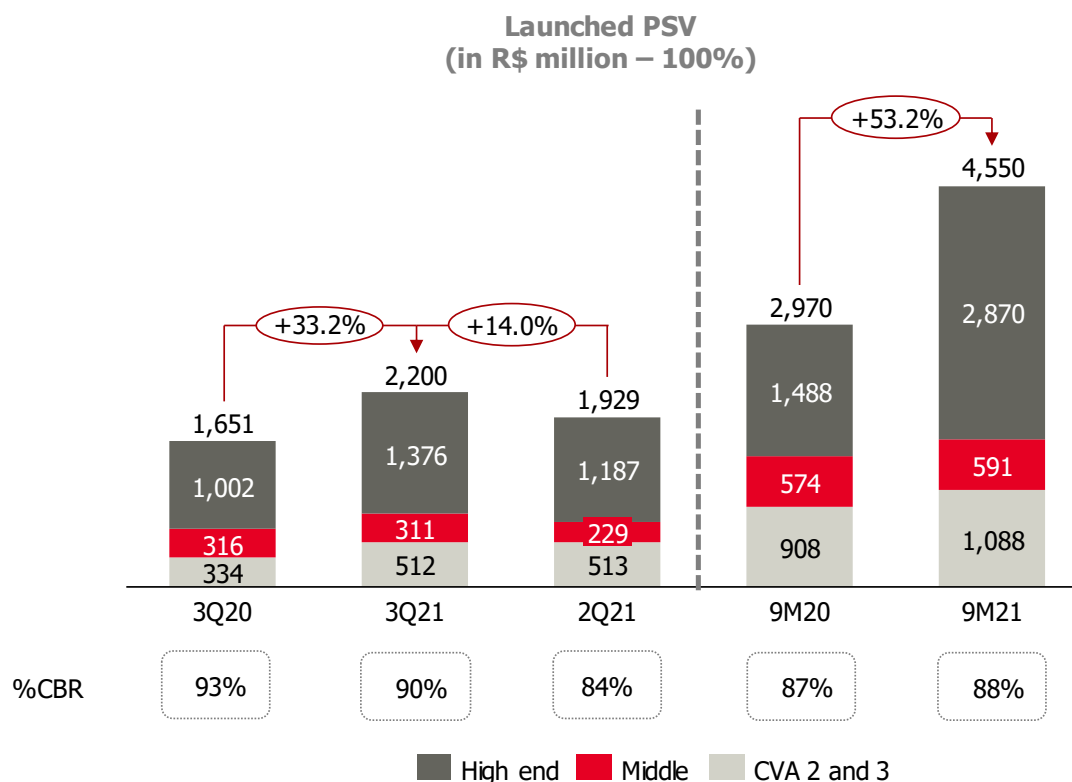
Due to the IPO of Cyrela's JVs: Lavvi (B3: LAVV3), Cury (B3: CURY3) and Plano & Plano (B3: PLPL3) carried out in 3Q20, all figures for this quarter and previous periods will be presented "pro forma", without considering the data of these three companies. The numbers of the JVs will be of access to the market in general and will be disclosed in due time in their respective previews and/or operational releases.

Operational Highlights	3Q21	3Q20	3Q21 x 3Q20	2Q21	3Q21 x 2Q21	9M21	9M20	9M21 x 9M20
Launches ⁽¹⁾								
Number of Launches	12	15	-3	19	-7	37	32	+5
Launched PSV - R\$ Million (100%)	2,200	1,651	33.2%	1,929	14.0%	4,550	2,970	53.2%
Cyrela's Share	90%	93%	-2.4 p.p.	84%	6.5 p.p.	88%	87%	0.4 p.p.
Swapped PSV - R\$ Million (100%)	92	202	-54.6%	122	-24.8%	307	245	25.2%
Launched PSV ex-swaps - R\$ Million (%CBR)	1,897	1,345	41.0%	1,517	25.1%	3,706	2,370	56.4%
Sales ⁽²⁾								
Pre-Sales Contracts - R\$ Million (100%)	1,366	1,712	-20.2%	1,560	-12.5%	3,956	3,070	28.9%
Cyrela's Share	91%	91%	0.0 p.p.	86%	4.1 p.p.	88%	87%	0.8 p.p.
Pre-Sales ex-swaps - R\$ Million (%CBR)	1,146	1,358	-15.6%	1,248	-8.2%	3,214	2,466	30.3%

(1) Including swapped units

(2) Net of cancellations, including swaps

LAUNCHES

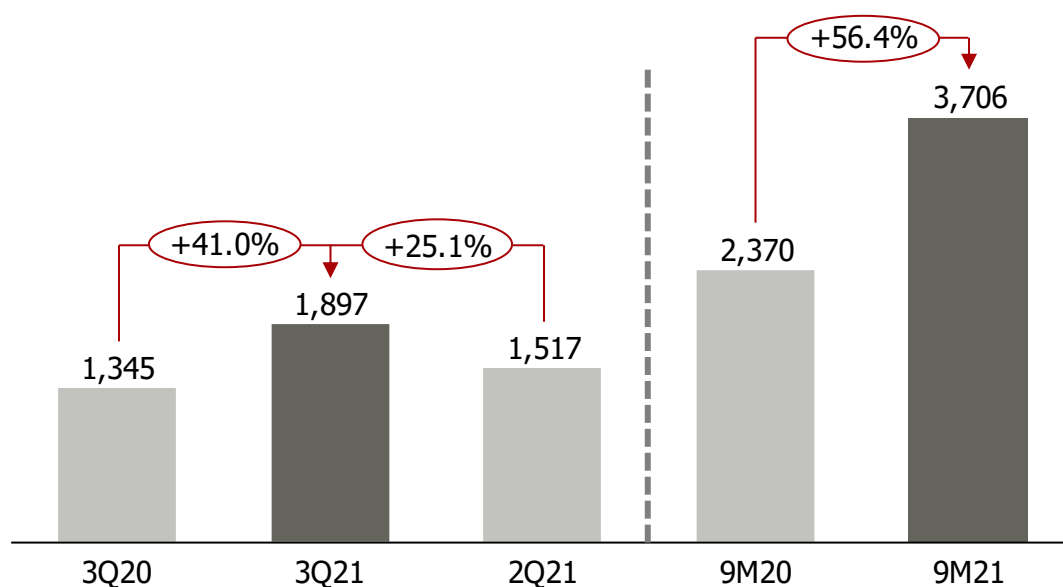


Cyrela launched 12 projects in the quarter, reaching a volume of R\$2,200 million, 33% higher than the presented in 3Q20 (R\$1,651 million) and 14% up from 2Q21 (R\$1,929 million). Swaps accounted R\$92 million in the launches of the quarter vs. R\$202 million in 3Q20 and R\$122 million in 2Q21. Cyrela's stake in 3Q21 launches reached 90%, lower than the stake presented in 3Q20 (93%) and up from 2Q21 (84%). Of the total PSV launched in 3Q21, 95% will be recognized through full consolidation and 5% through the equity method.

In 9M21, the PSV launched accounted for R\$4,550 million, 53% up from 9M20.

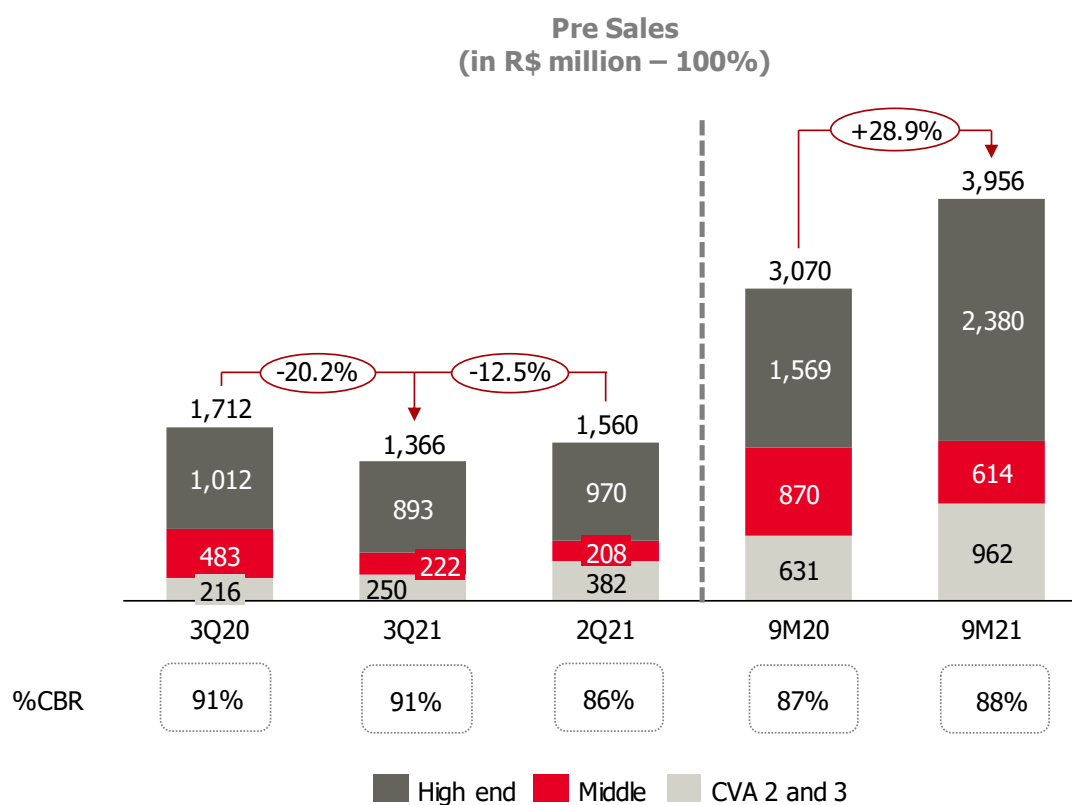
Excluding swaps and considering only the %CBR, the volume launched in the 3Q21 was R\$1,897 million, 41% higher than the launches of the same quarter of the previous year (R\$1,345 million in 3Q20) and 25% up from 2Q21 (R\$1,517 million). In 9M21, launches reached R\$3,706 million, vs. R\$2,370 million in 9M20.

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



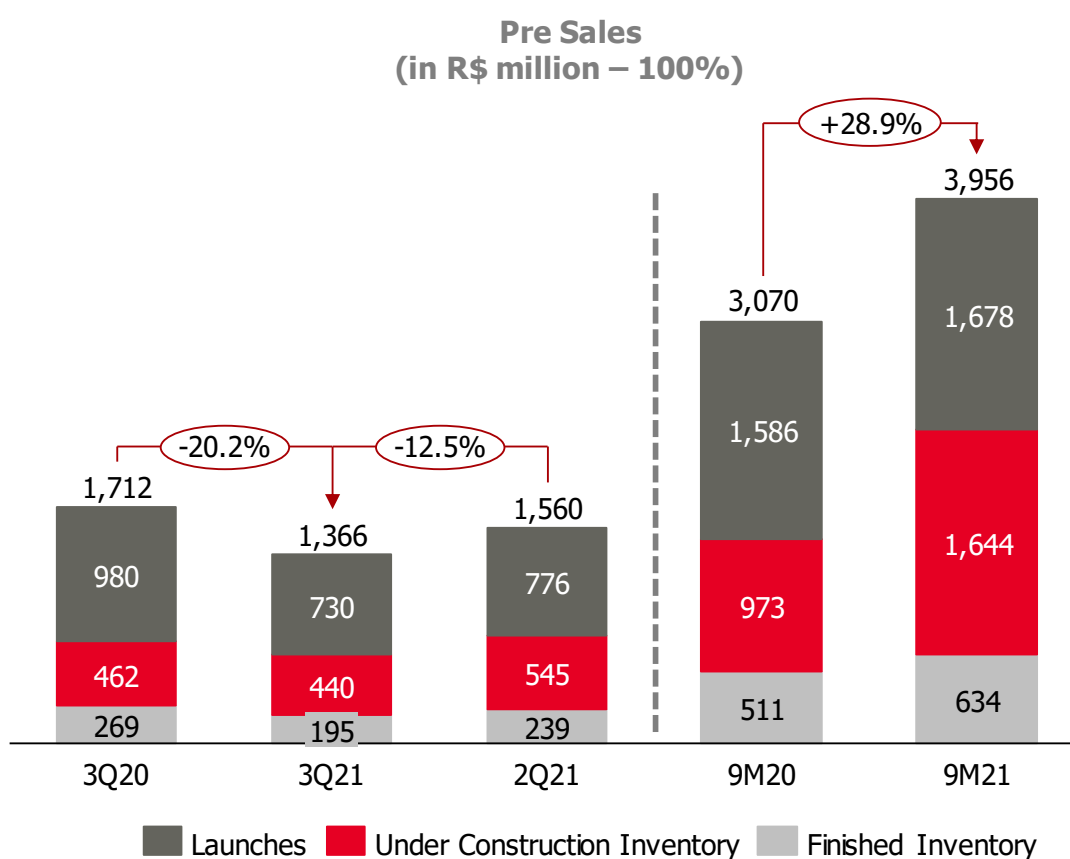
PRE-SALES

Net pre-sales volume totaled R\$1,366 million in the quarter, 20% down from 3Q20 (R\$1,712 million) and 13% lower than the presented in 2Q21 (R\$1,560 million). In 9M21, net pre-sales accounted for R\$3,956 million, 29% higher than the same period of the previous year.

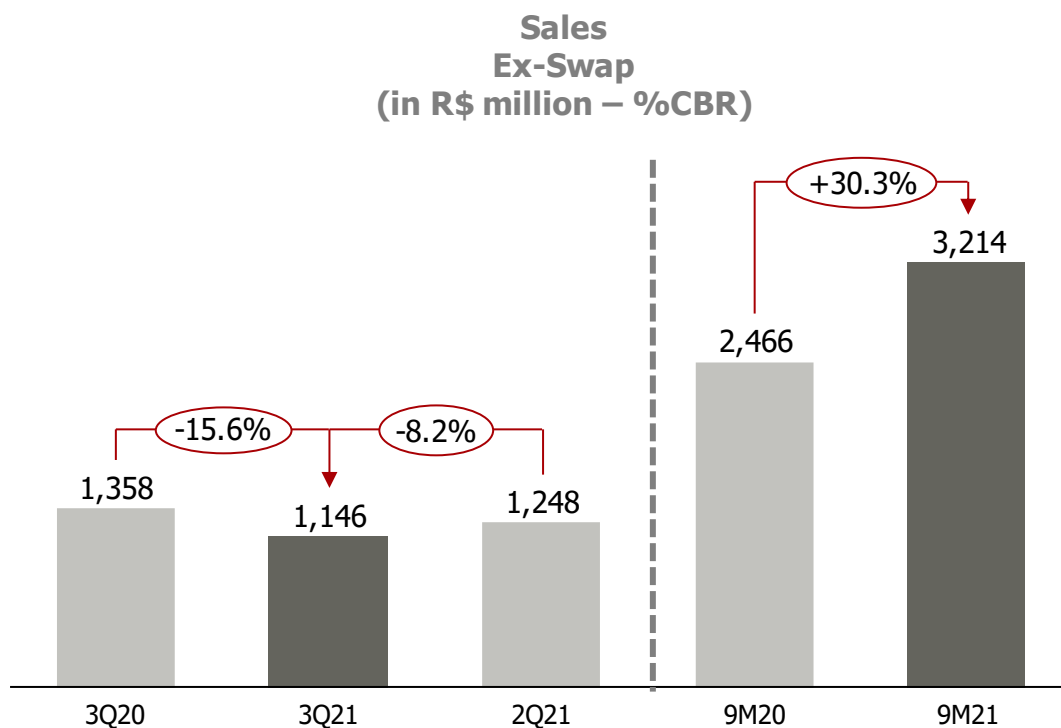


Cyrela's stake in the volume sold in the quarter was 91%, in line with 91% presented in the same quarter of 2020 and up from 86% presented in 2Q21. In the year, Cyrela's stake was 88% vs. 87% in 9M20. Of the total sales, 94% will be recognized through full consolidation and 6% through the equity method.

In the quarter, R\$195 million of total net pre-sales refers to finished inventory sales (14%), R\$440 million refers to under construction inventory sales (32%) and R\$730 million refers to sales of launches (53%). The speed of sales of projects launched in 3Q21 reached 33.2%.

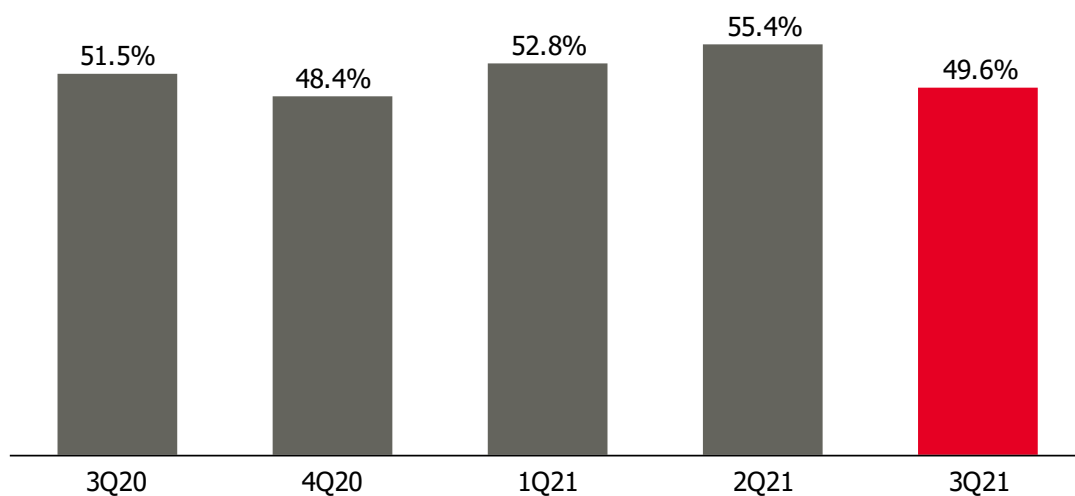


Excluding swaps and considering only %CBR, sales volume reached R\$1,146 million in 3Q21, 16% lower than the same period of 2020 (R\$1,358 million in 3Q20) and 8% down from 2Q21 (R\$1,248 million). In 9M21, sales reached R\$3,214 million, compared to R\$2,466 in 9M20.



SALES SPEED

The performance reported resulted in a sales' speed LTM (Sales over Supply ratio) of 49.6%, lower than the sales' speed LTM presented in the same quarter of 2020 (51.5%) and down from 2Q21 (55.4%).



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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