

### CYRELA LAUNCHES R\$1,929 MILLION AND SELLS R\$1,560 MILLION IN THE QUARTER

**São Paulo, July 12, 2021** - Cyrela Brazil Realty S.A. Empreendimentos e Participações (B3: CYRE3; OTCQPink: CYRBY), informs the preview of the operating results for the second quarter of 2021 (2Q21), versus the same period of 2020 (2Q20) and, as stated otherwise, versus the first quarter of 2021 (1Q21). The operating results presented are subject to review by auditors.

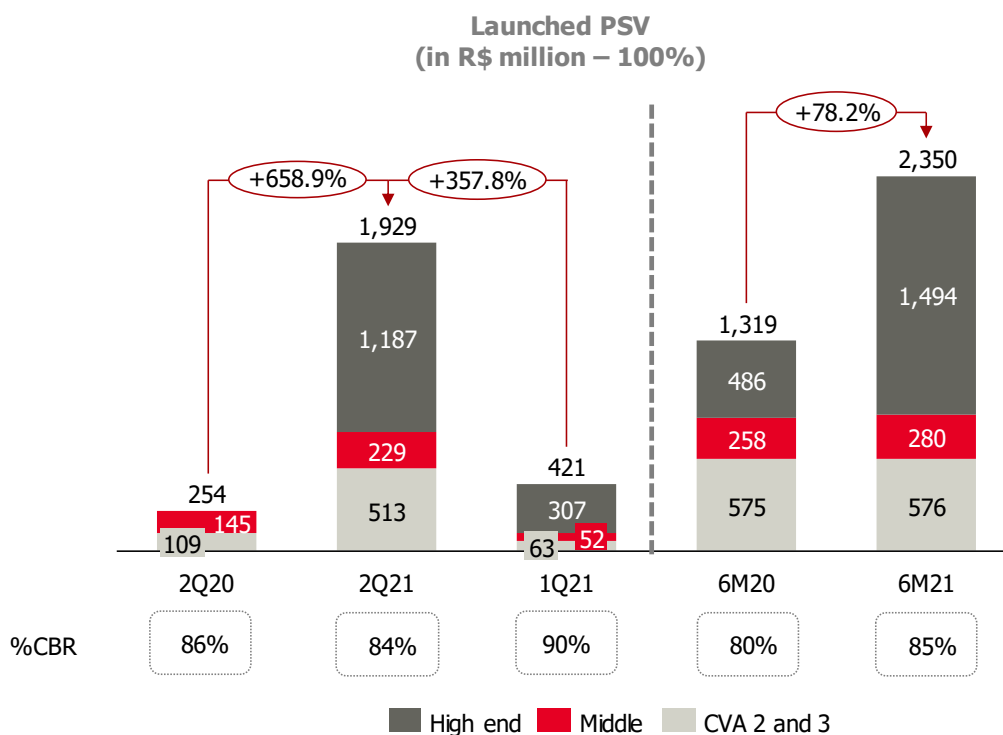
Due to the IPO of Cyrela's JVs: Lavvi (B3: LAVV3), Cury (B3: CURY3) and Plano & Plano (B3: PLPL3) carried out in 3Q20, all figures for this quarter and previous periods will be presented "pro forma", without considering the data of these three companies. The numbers of the JVs will be of access to the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

Operational Highlights	2Q21	2Q20	2Q21 x 2Q20	1Q21	2Q21 x 1Q21	6M21	6M20	6M21 x 6M20
<b>Launches <sup>(1)</sup></b>								
Number of Launches	19	3	+16	6	+13	25	17	+8
Launched PSV - R\$ Million (100%)	1,929	254	658.9%	421	357.8%	2,350	1,319	78.2%
Cyrela's Share	84%	86%	-1.9 p.p.	90%	-6.6 p.p.	85%	80%	4.9 p.p.
Swapped PSV - R\$ Million (100%)	122	6	1933.3%	93	31.2%	215	43	400.0%
Launched PSV ex-swaps - R\$ Million (%CBR)	1,517	213	611.5%	292	418.8%	1,809	1,025	76.5%
<b>Sales <sup>(2)</sup></b>								
Pre-Sales Contracts - R\$ Million (100%)	1,560	512	204.5%	1,031	51.3%	2,591	1,359	90.7%
Cyrela's Share	86%	88%	-1.3 p.p.	88%	-1.6 p.p.	87%	84%	3.5 p.p.
Pre-Sales ex-swaps - R\$ Million (%CBR)	1,248	446	180.0%	820	52.3%	2,068	1,108	86.6%

(1) Including swapped units

(2) Net of cancellations, including swaps

### LAUNCHES

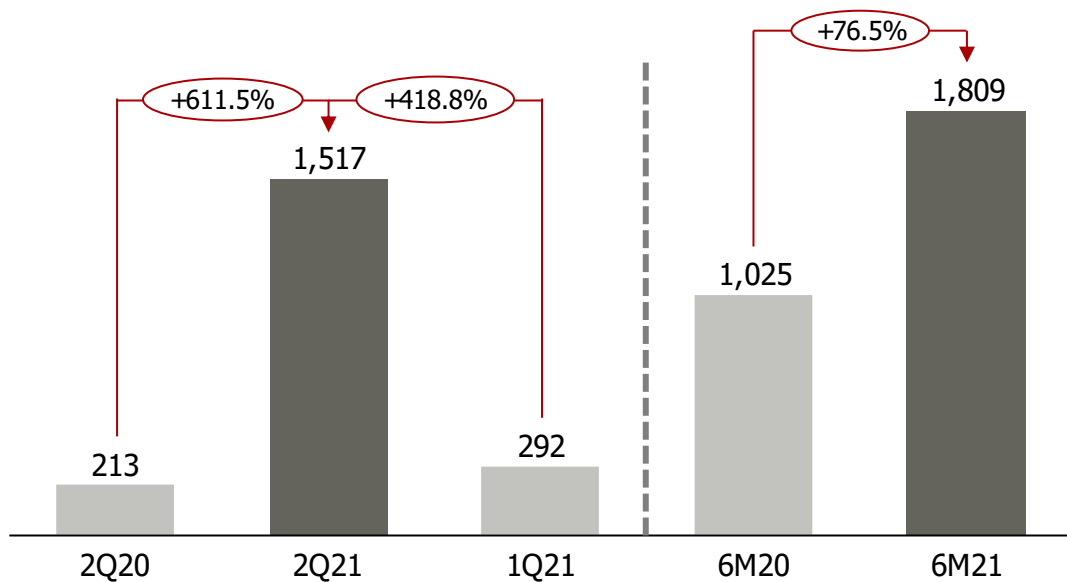


Cyrela launched 19 projects in the quarter, reaching a volume of R\$1,929 million, 659% higher than the presented in 2Q20 (R\$254 million) and 358% up from 1Q21 (R\$421 million). Swaps accounted R\$122 million in the launches of the quarter vs. R\$6 million in 2Q20 and R\$93 million in 1Q21. Cyrela's stake in 1Q21 launches reached 84%, lower than the stake presented in 2Q20 (86%) and down from 1Q21 (90%). Of the total PSV launched in 2Q21, 91% will be recognized through full consolidation and 9% through the equity method.

In 6M21, the PSV launched accounted for R\$2,350 million, 78% up from 6M20.

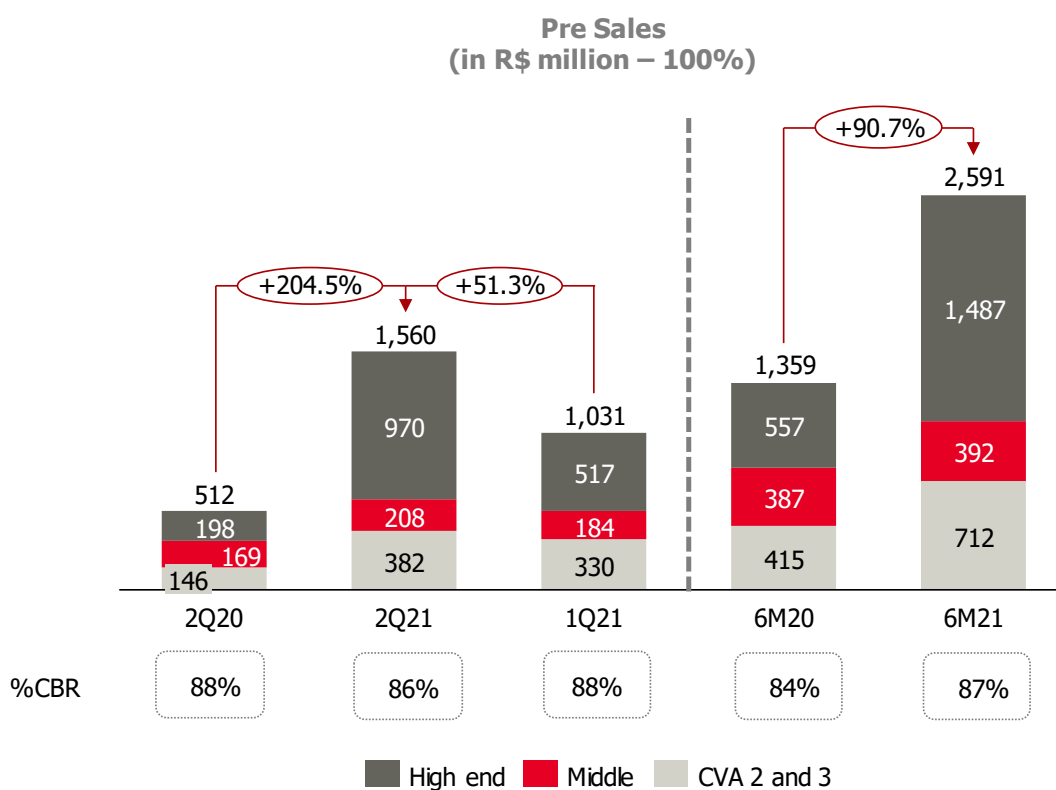
Excluding swaps and considering only the %CBR, the volume launched in the 2Q21 was R\$1,517 million, 612% higher than the launches of the same quarter of the previous year (R\$213 million in 2Q20) and 419% up from 1Q21 (R\$292 million). In 6M21, launches reached R\$1,809 million, vs. R\$1,025 million in 6M20.

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



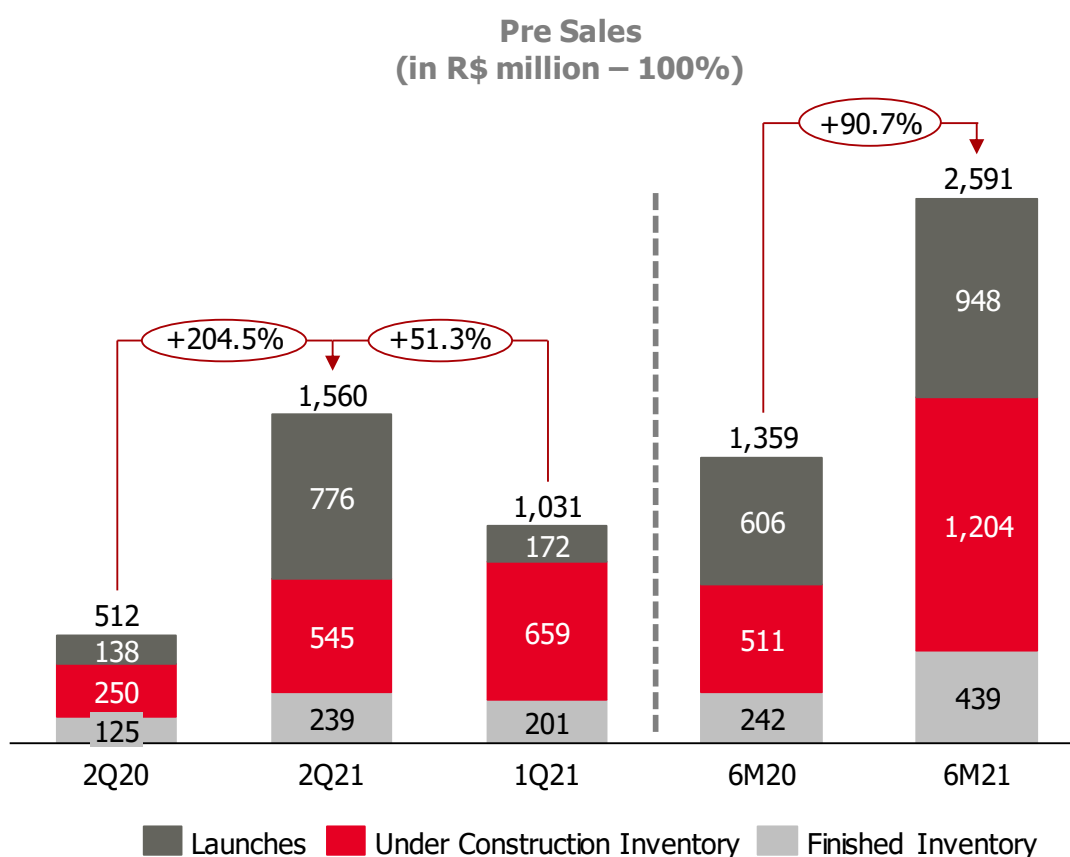
### PRE-SALES

Net pre-sales volume totaled R\$1,560 million in the quarter, 205% up from 2Q20 (R\$512 million) and 51% higher than the presented in 1Q21 (R\$1,031 million). In 6M21, net pre-sales accounted for R\$2,591 million, 91% higher than the same period of the previous year.

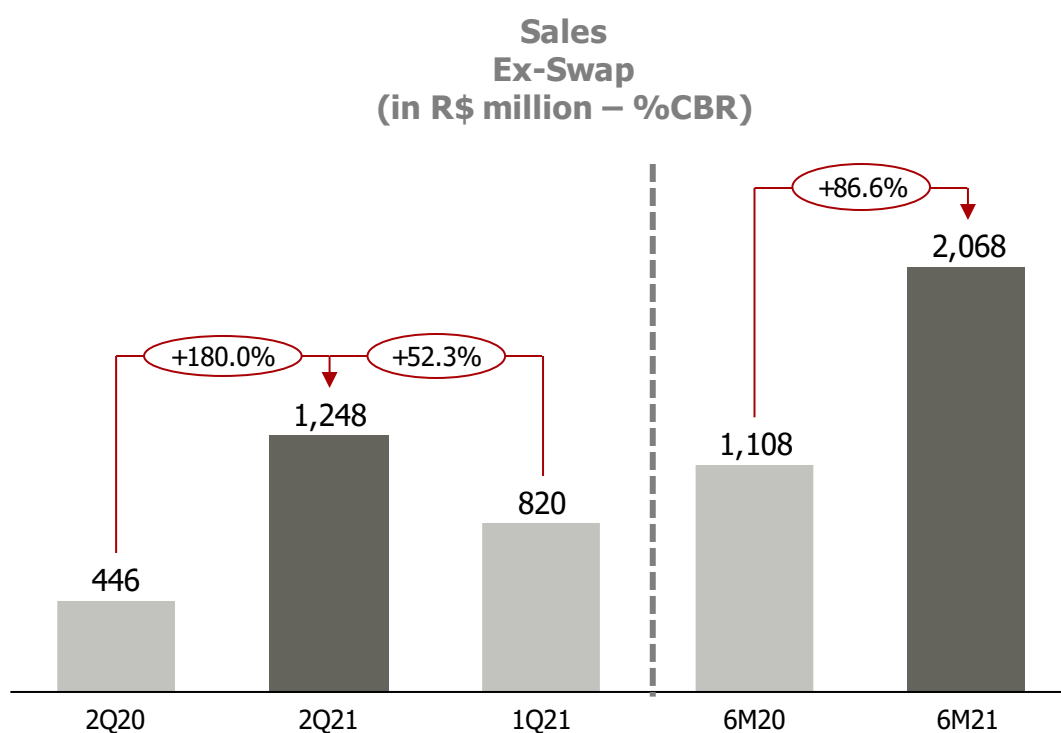


Cyrela's stake in the volume sold in the quarter was 86%, lower than the 88% presented in the same quarter of 2020 and down from 88% presented in 1Q21. In the year, Cyrela's stake was 87% vs. 84% in 6M20. Of the total sales, 87% will be recognized through full consolidation and 13% through the equity method.

In the quarter, R\$239 million of total net pre-sales refers to finished inventory sales (15%), R\$545 million refers to under construction inventory sales (35%) and R\$776 million refers to sales of launches (50%). The speed of sales of projects launched in 2Q21 reached 40.2%.

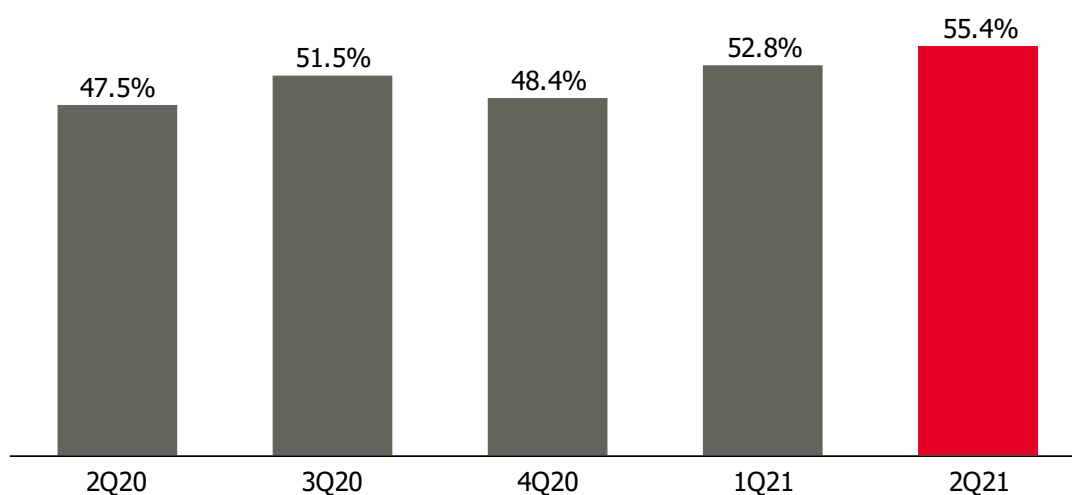


Excluding swaps and considering only %CBR, sales volume reached R\$1,248 million in 2Q21, 180% higher than the same period of 2020 (R\$446 million in 2Q20) and 52% up from 1Q21 (R\$820 million). In 6M21, sales reached R\$2,068 million, compared to R\$1,108 in 6M20.



### SALES SPEED

The performance reported resulted in a sales' speed LTM (Sales over Supply ratio) of 55.4%, higher than the sales' speed LTM presented in the same quarter of 2020 (47.5%) and up from 1Q21 (52.8%).



**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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