

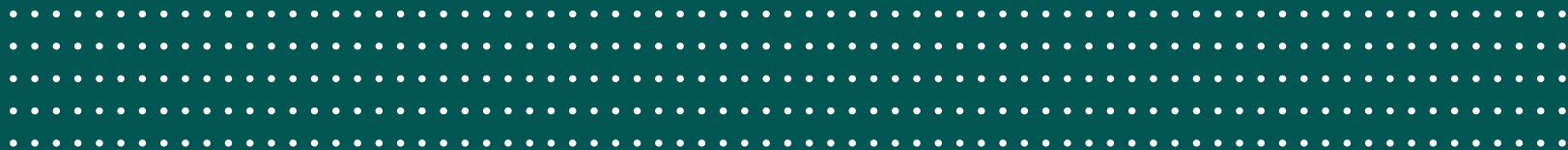
RESULTADOS

1T 2021

Thiago Muramatsu
CEO, CFO, DRI

Hector Leitão
Superintendente Financeiro

Filipe Novi David
Gerente RI e Funding





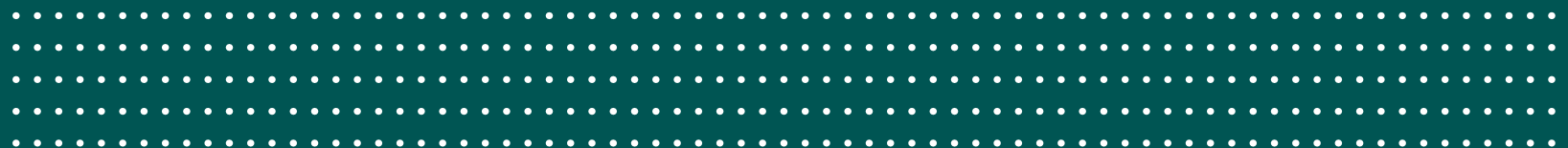
Esta apresentação inclui ou pode incluir considerações e declarações acerca do futuro que foram baseadas em fatos históricos e refletem as expectativas e objetivos da administração da CCP. Tais considerações envolvem riscos e incertezas e, portanto, não constituem garantia de resultados futuros. Os resultados futuros da CCP podem diferir, de forma relevante, dos resultados apresentados devido a vários fatores importantes, dentre outros: conjuntura econômica, política e de negócios do Brasil (especialmente nos locais onde os empreendimentos da CCP estão localizados); sucesso em implementar a estratégia de negócios e o plano de investimentos da CCP; capacidade de obter equipamentos/fornecedores sem interrupção e a preços razoáveis; concorrência; riscos associados à incorporação imobiliária, construção, locação e venda de imóveis; risco de não receber os resultados das subsidiárias (na qualidade de companhia holding); riscos regulatórios; risco de não desenvolvimento de um mercado ativo e líquido para as ações da CCP; e outros riscos atuais ou iminentes, conhecidos ou não pela CCP.

As informações e dados estatísticos relativos ao mercado de atuação e participação de mercado da CCP, inclusive previsões de mercado, foram obtidos por meio de levantamentos internos, pesquisas de mercado, informações públicas disponíveis, publicações setoriais, consultorias independentes e órgãos governamentais.

A CCP não é responsável por decisões de investimento tomadas com base nas informações contidas nesta apresentação. Esta apresentação não deve, em nenhuma circunstância, ser considerada uma recomendação de compra de ações de emissão da CCP. Ao decidir adquirir ações de emissão da CCP, potenciais investidores deverão realizar sua própria análise e avaliação da condição financeira da CCP, de suas atividades e dos riscos decorrentes do referido investimento.



AVISO GERAL





EVENTOS SUBSEQUENTES

EMISSÃO DA 13ª DEBÊNTURES

R\$ 300 milhões, quirografária, clean, em duas séries

1ª Série: R\$ 100 milhões | 3º ano bullet | CDI + 1,75%

2ª Série: R\$ 200 milhões | 4º e 5º anos | CDI + 2,05%

Liquidação em abril/21

MOU XP – TRANSAÇÃO DE SHOPPINGS

- 7,00% do Shopping Cidade São Paulo
- 31,59% do Shopping D
- 40,00% do Shopping Estação BH
- Valor inicial de R\$ 265 milhões
- Sujeita a condições precedentes

JV SPX

- Assinatura do Acordo de Investimento



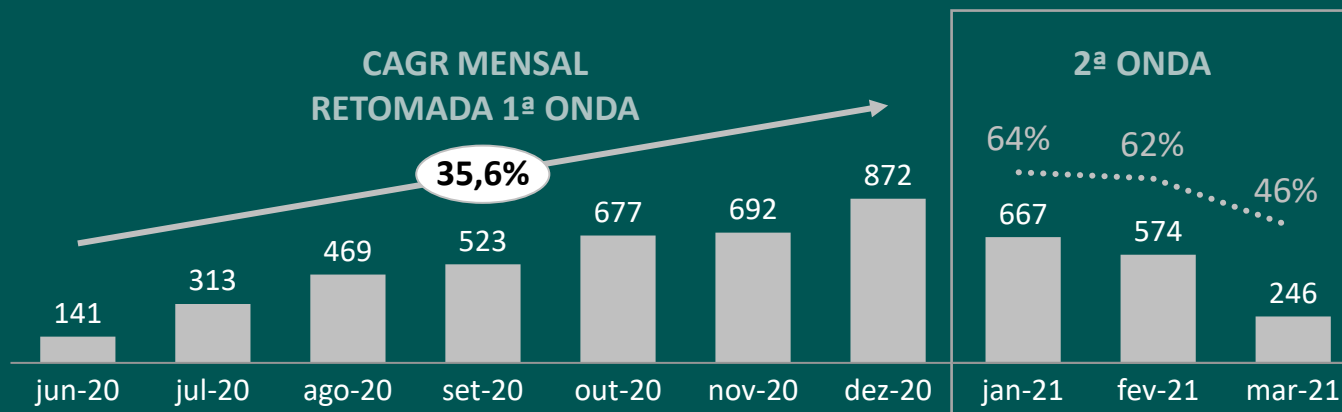
REALIZAÇÕES



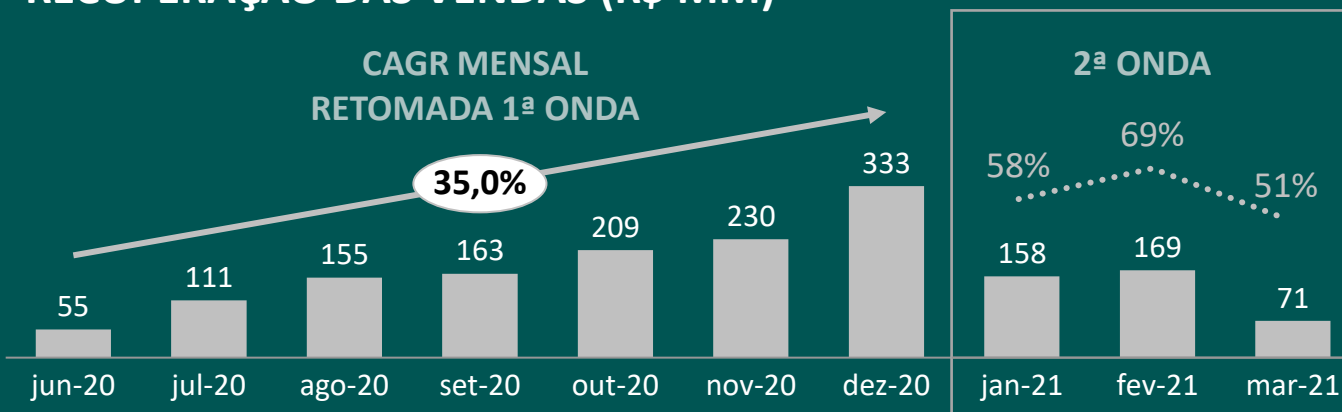


RECUPERAÇÃO DO FLUXO DE VEÍCULOS (MIL)

... % vs 2020



RECUPERAÇÃO DAS VENDAS (R\$ MM)



RETOMADA DOS SHOPPINGS



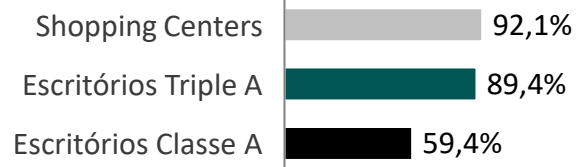
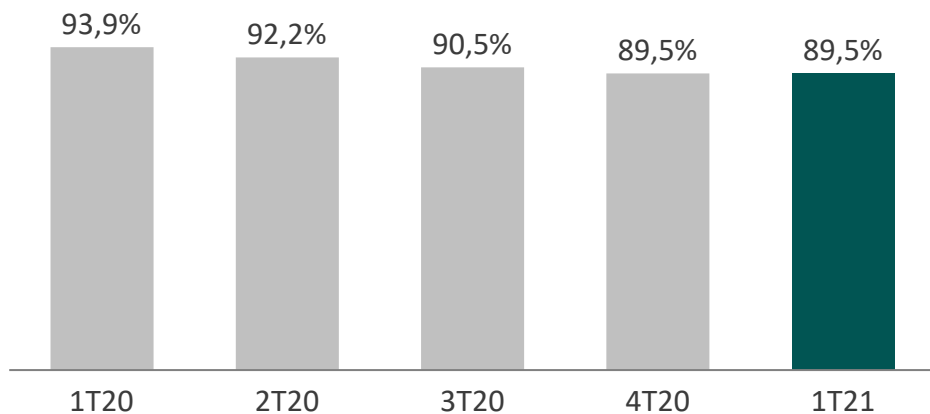


DESTAQUES OPERACIONAIS



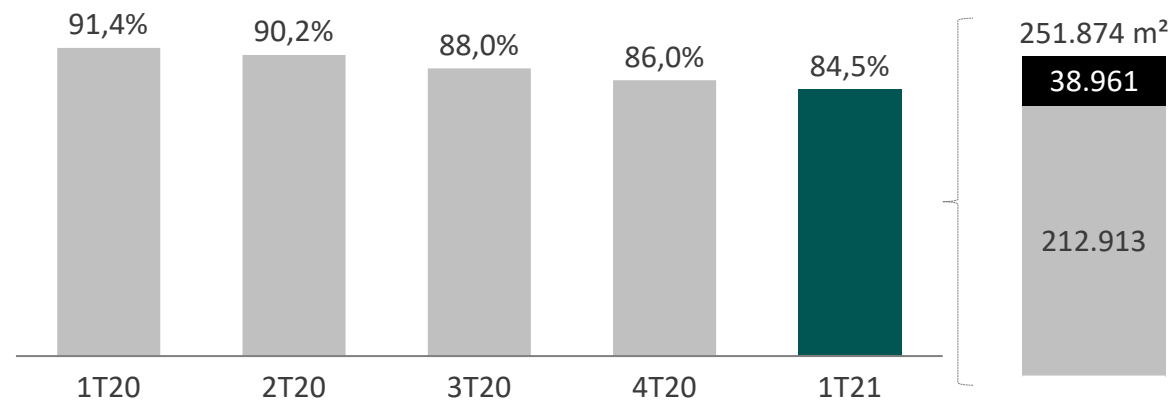
OCUPAÇÃO FINANCEIRA

PORTFÓLIO CCP (%)



OCUPAÇÃO FÍSICA

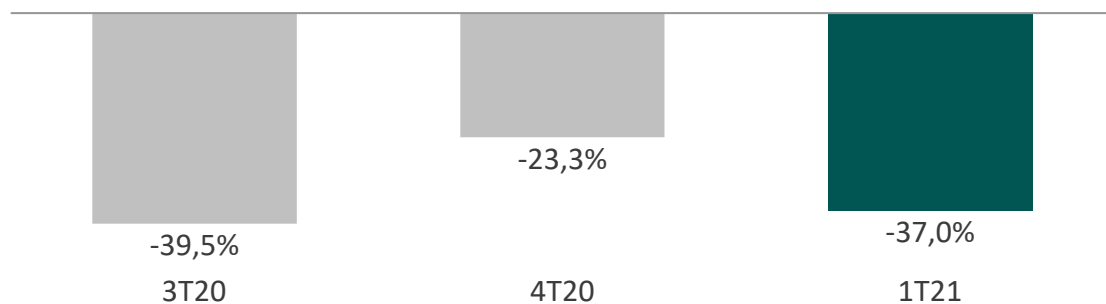
PORTFÓLIO CCP (%)



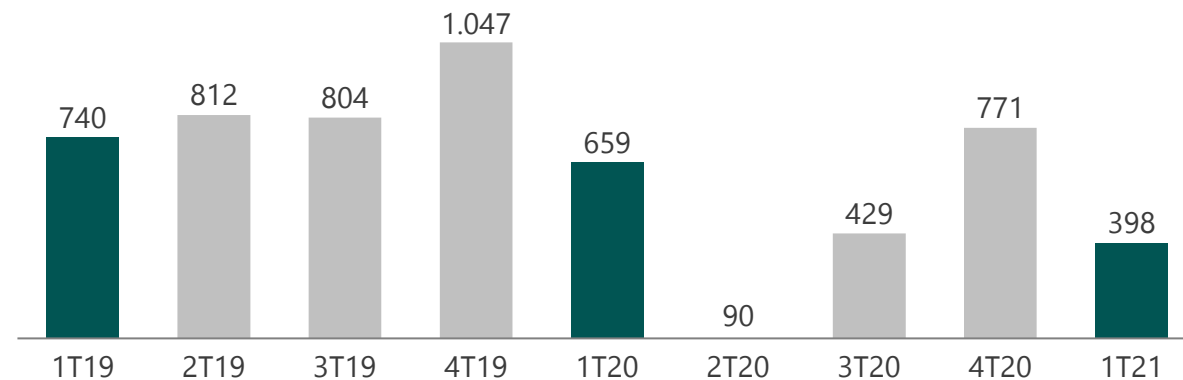
■ Vacância
■ Ocupação



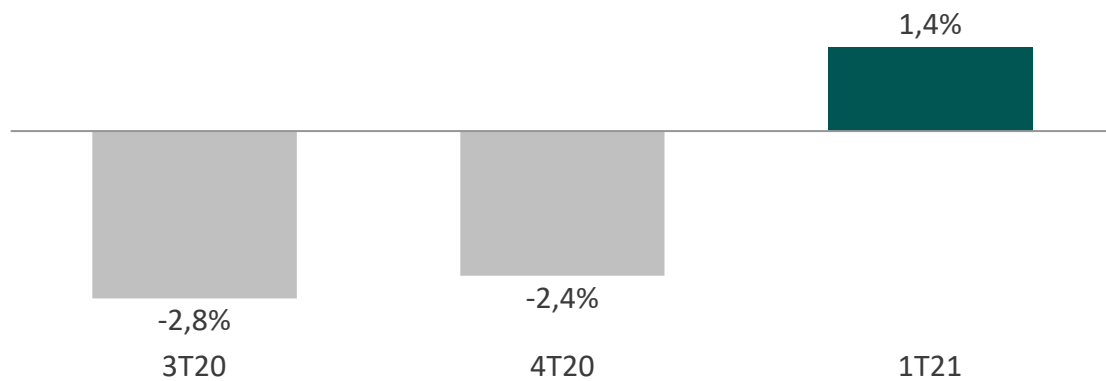
VENDAS NAS MESMAS LOJAS (SSS)



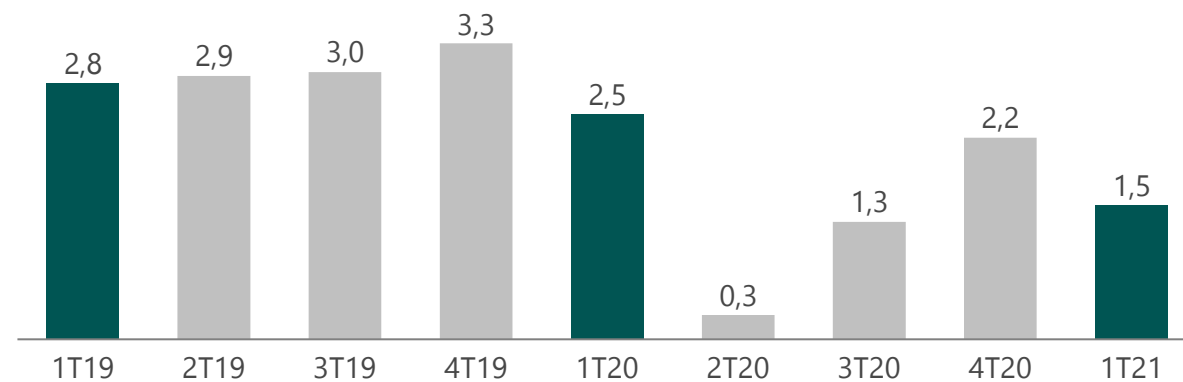
VENDAS (R\$ MM)



ALUGUÉIS NAS MESMAS LOJAS (SSR)



FLUXO NO ESTACIONAMENTO (MM)





DESTAQUES FINANCEIROS



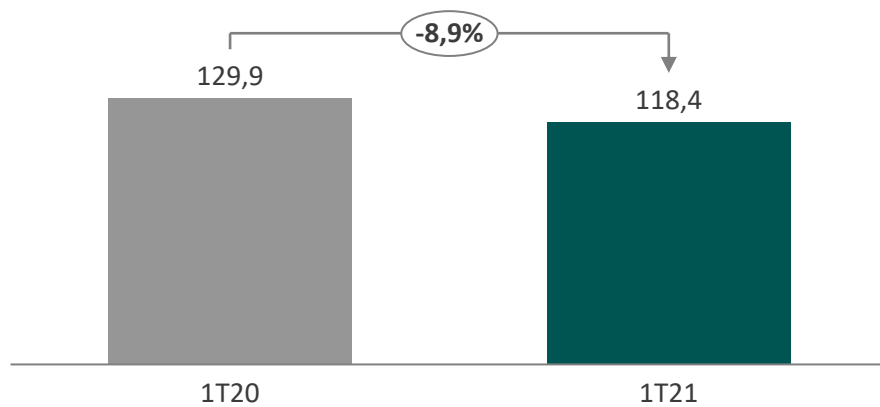
RECEITA DE LOCAÇÃO

1T
21

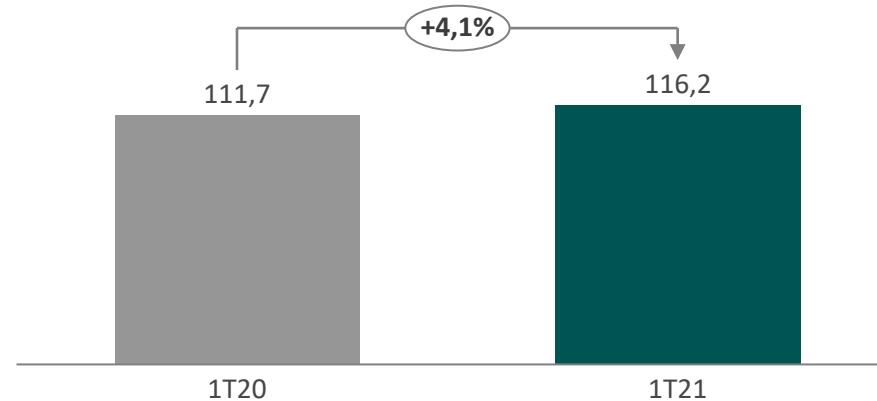
IFRS (R\$ MM)	1T21	1T20	1T21 x 1T20
Escritórios	62,7	50,5	24,1%
Triple A	56,0	42,1	33,2%
Classe A	6,7	8,5	-21,2%
Shopping Centers	53,5	61,1	-12,5%
Receita de Locação	52,3	57,9	-9,7%
Cessão de Direito de Uso	1,2	3,3	-62,4%
Total	116,2	111,7	4,1%



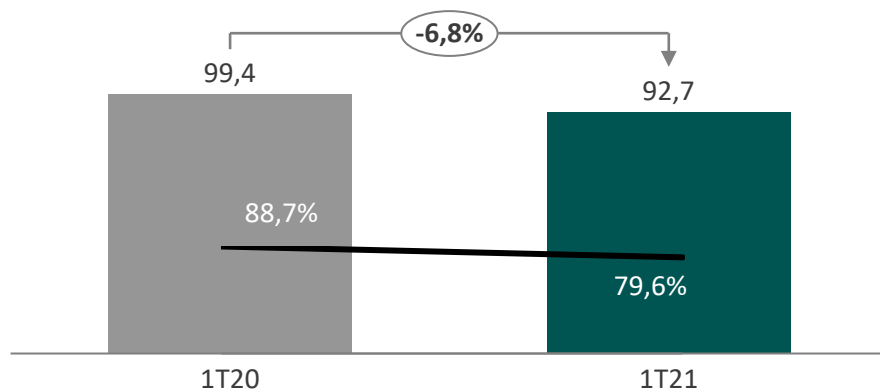
RECEITA LÍQUIDA



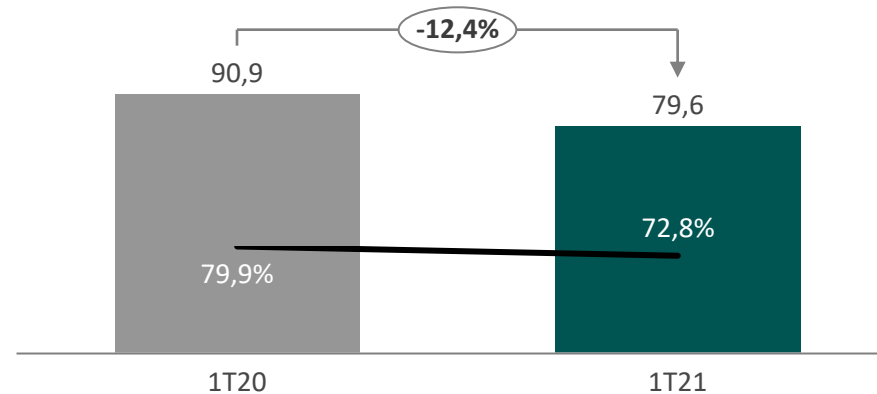
RECEITA DE LOCAÇÃO



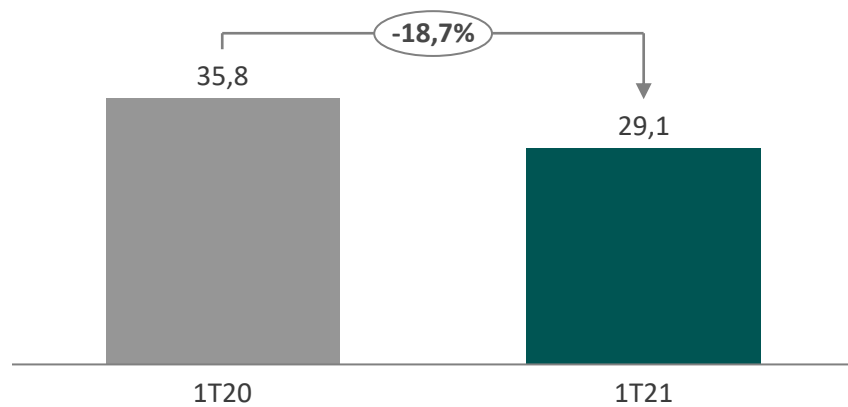
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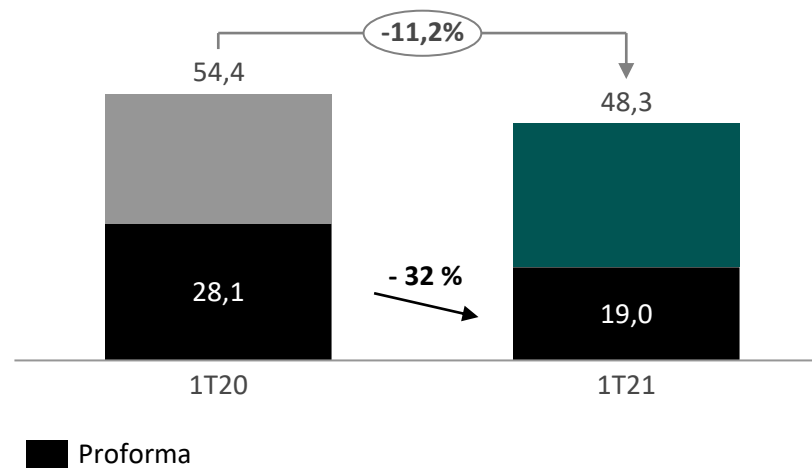
EBITDA AJUSTADO



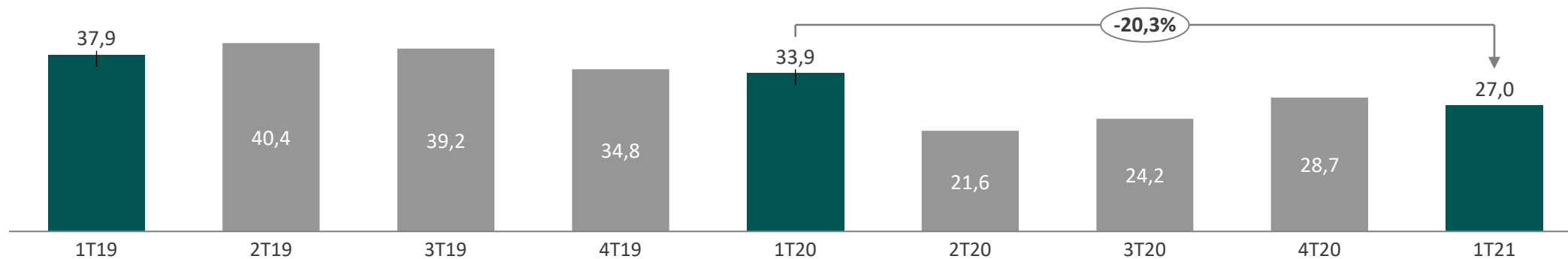
LUCRO LÍQUIDO DO PERÍODO



FFO AJUSTADO

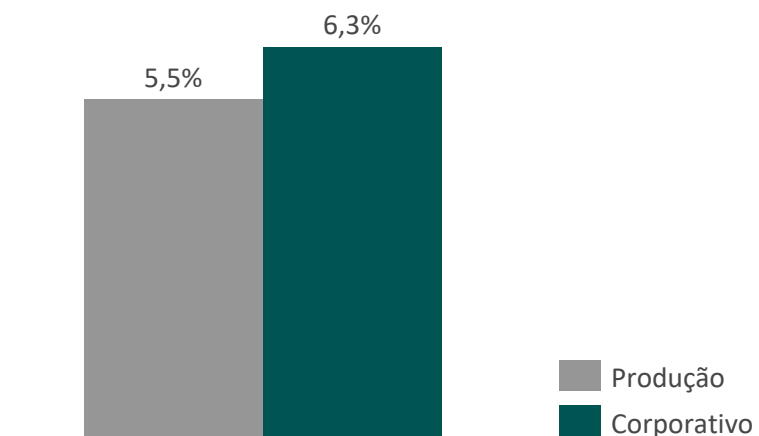


DESPESAS FINANCEIRAS

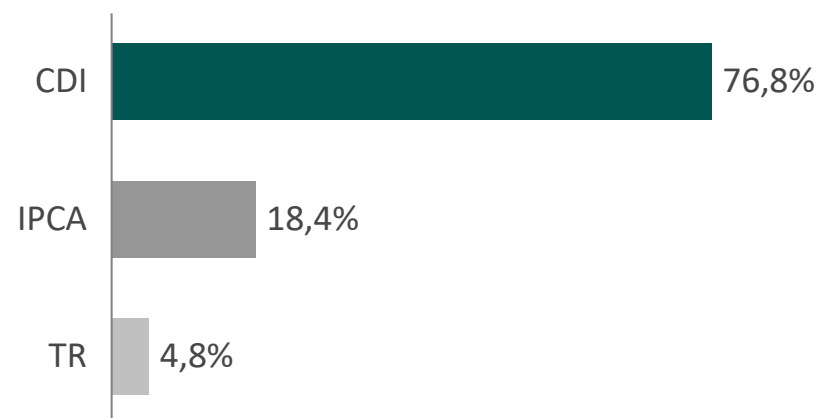


DÍVIDA LÍQUIDA – IFRS (R\$ mil)	1T21	4T20	3T20
Caixa e Equivalentes	353.054	416.217	619.044
Dívida Líquida Total	1.456.800	1.470.567	1.277.516
Dívida Líquida Total/ EBITDA Ajustado UDM	5,21x	4,46x	2,51x
Dívida Líquida Total/ EBITDA UDM	4,83x	4,70x	3,42x

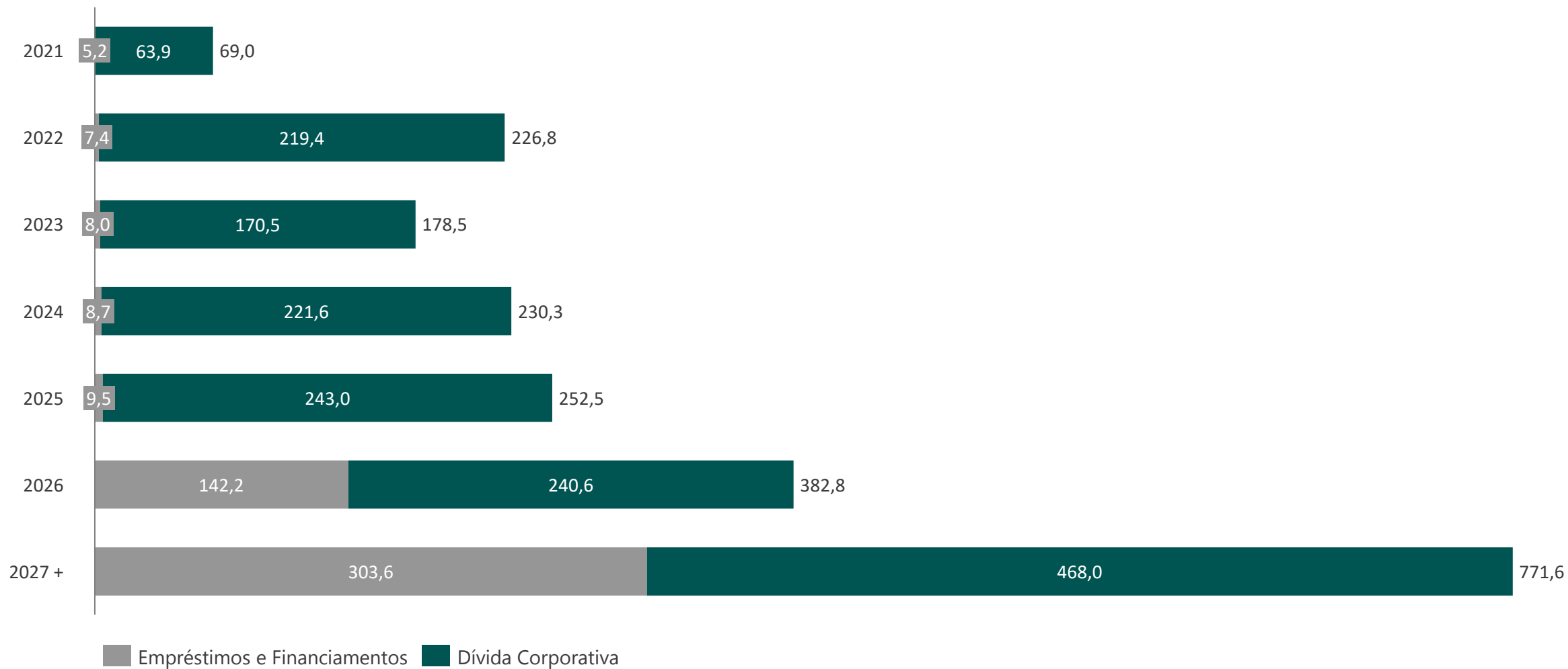
POR CUSTO



POR INDEXADOR





CRONOGRAMA DE AMORTIZAÇÕES (R\$ MM)








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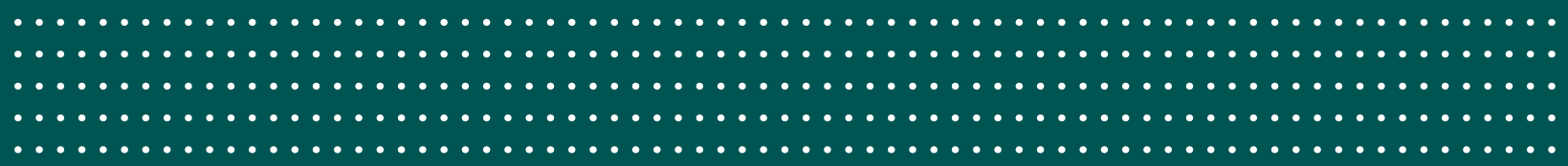
Bruno Silvestre
Analista RI e Funding

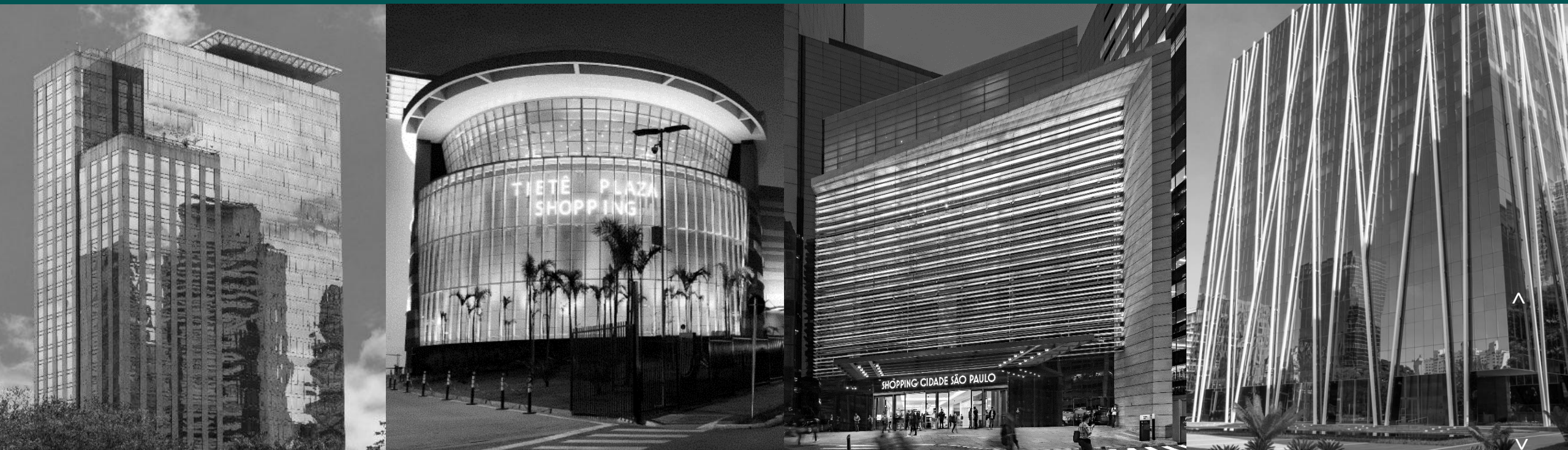
 (11) 5412-7624
 bruno.silvestre@ccpsa.com.br

Cyrela Commercial Properties S.A. Empreendimentos e Participações

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CEP: 04538-132 - São Paulo/SP - Brasil





EARNINGS RELEASE

1Q 2021

Thiago Muramatsu
CEO, CFO, IR Officer

Hector Leitão
Financial Superintendent

Filipe Novi David
IR & Funding Manager





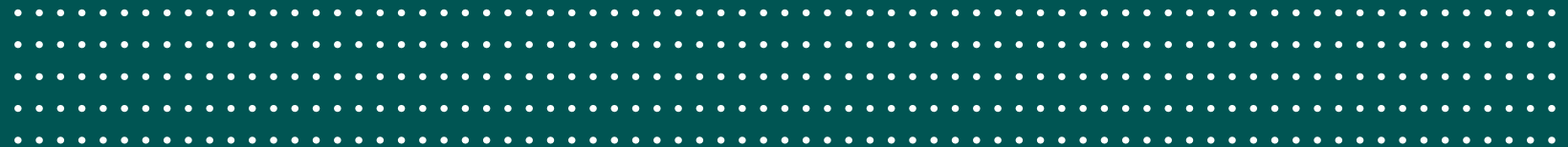
This Presentation includes forward-looking statements, which are based upon historical data and reflect expectations and objectives of the Management. Such statements involve risks and uncertainties and, therefore, are not guarantees of future performance. CCP's future results may differ substantially from the results presented herein due to various important factors, among others: general economic, political and business conditions in Brazil (especially in the areas in which CCP operates); success in the implementation of the Company's business strategies and investment plans; capacity in obtaining equipment/suppliers without interruption and at predictable prices; competition; risks associated to real estate development, construction, leasing and sales; risk of non-achievement of results from CCP's holding company and subsidiaries; regulatory risks; risk of non-development of an active and liquid market for CCP's shares; and other current or imminent risks, either already known or not, by CCP's Management.

The information and statistical data related to the industry overview and market share of CCP, including market forecast, were obtained through internal investigations, market researches, available public information, publications of the industry, independent consults and governmental bodies and agencies.

CCP is under no circumstances responsible for investment decisions made based on the information contained in this Presentation (material or speech) or any other support materials handed out or shown during the Presentation. This Presentation shall not be considered a recommendation of purchase of the Company's shares. When deciding to acquire shares issued by CCP, potential investors may undertake their own search efforts and analysis of the operational and financial conditions of CCP, and of the risks involved in such decision.



DISCLAIMER





SUBSEQUENT EVENTS

ISSUANCE OF 13rd DEBENTURES

R\$ 300 MM, clean, 2 series

1st Series: R\$ 100 MM | 3rd year bullet | CDI + 1,75%

2nd Series: R\$ 200 MM | 4th and 5th years | CDI + 2,05%

Conclusion on April, 2021

XP MOU – MALLS TRANSACTION

- 7.00% of Shopping Cidade São Paulo
- 31.59% of Shopping D
- 40.00% of Shopping Estação BH
- Initial value of R\$ 265 MM
- Due to precedent conditions

JV CCP & SPX

- Signing of Investment Agreement



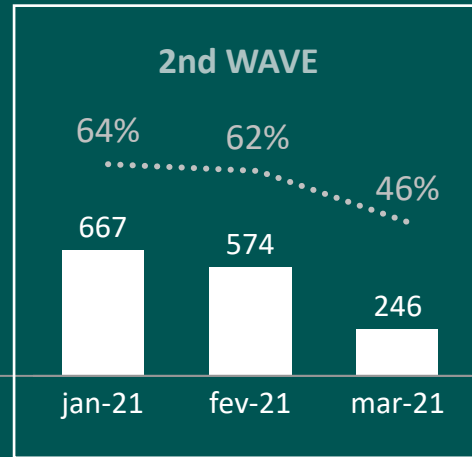
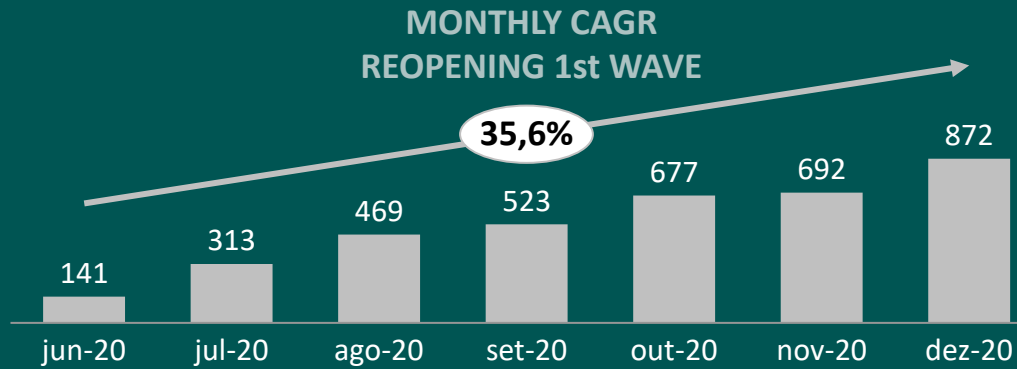
ACHIEVEMENTS



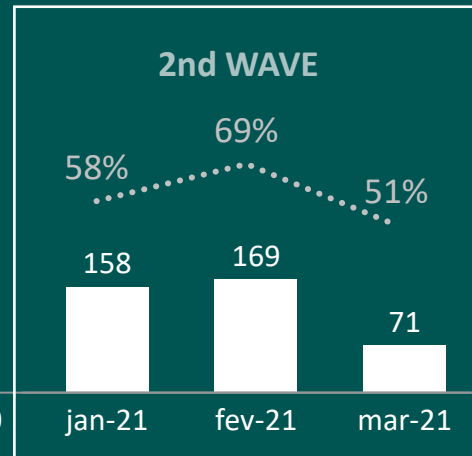
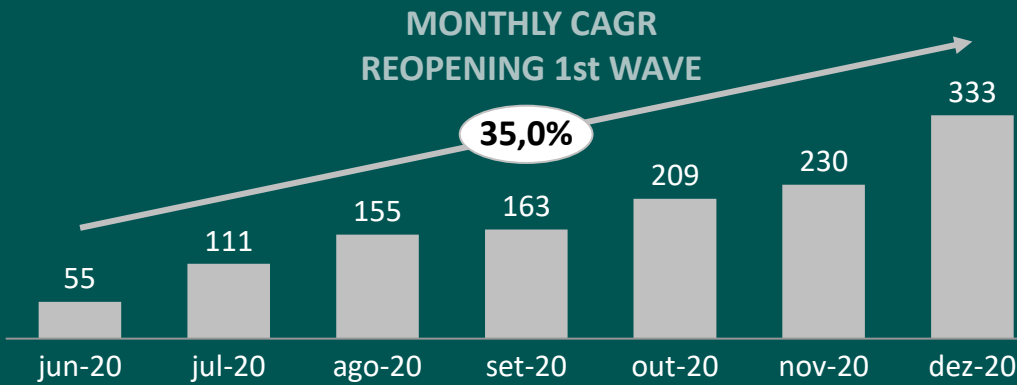


RECOVERY IN THE FLOW OF PEOPLE (MM)

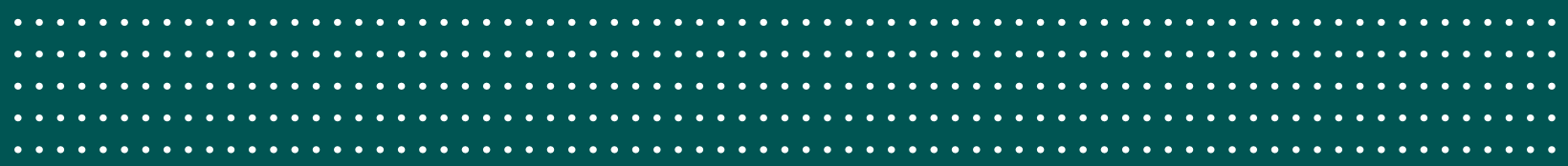
... % vs 2020



RECOVERY OF SALES (R\$ MM)



REOPENING SHOPPING MALLS



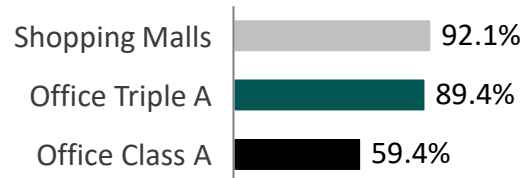
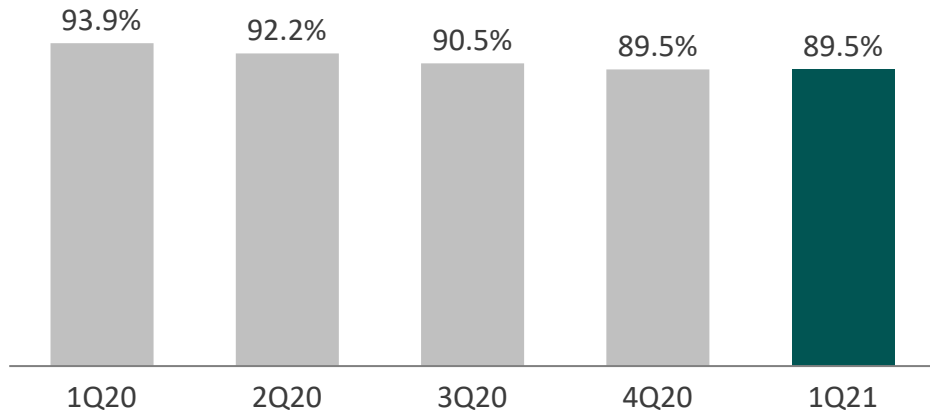


OPERATIONAL HIGHLIGHTS



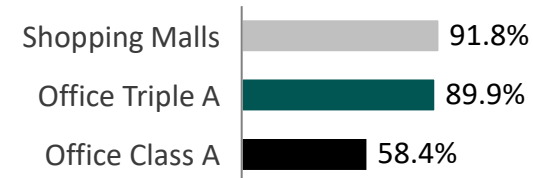
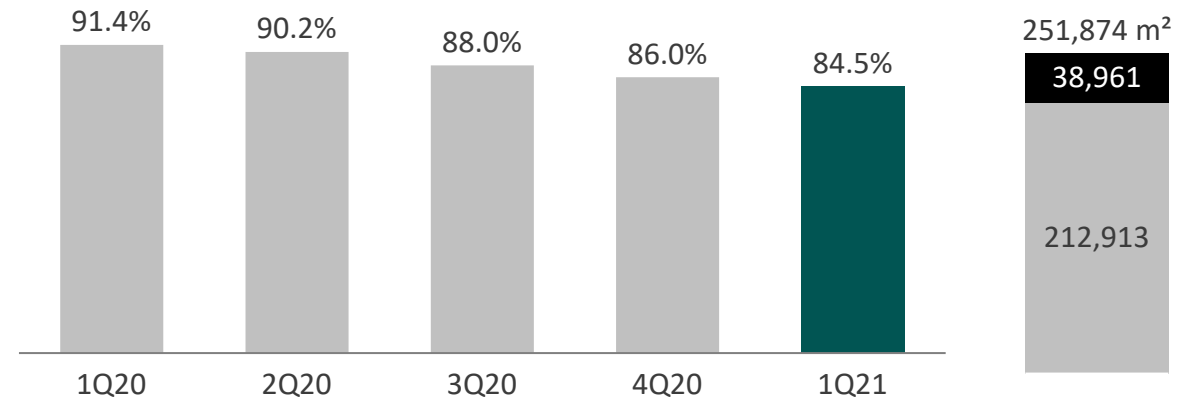
FINANCIAL OCCUPANCY

PORTFOLIO CCP (%)



PHYSICAL OCCUPANCY

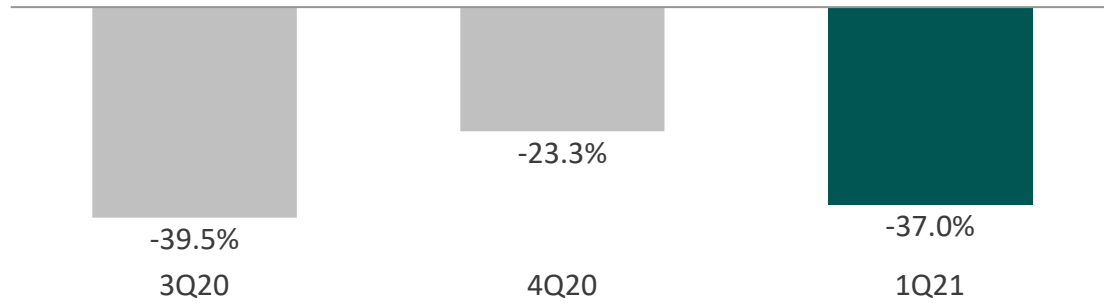
PORTFOLIO CCP (%)



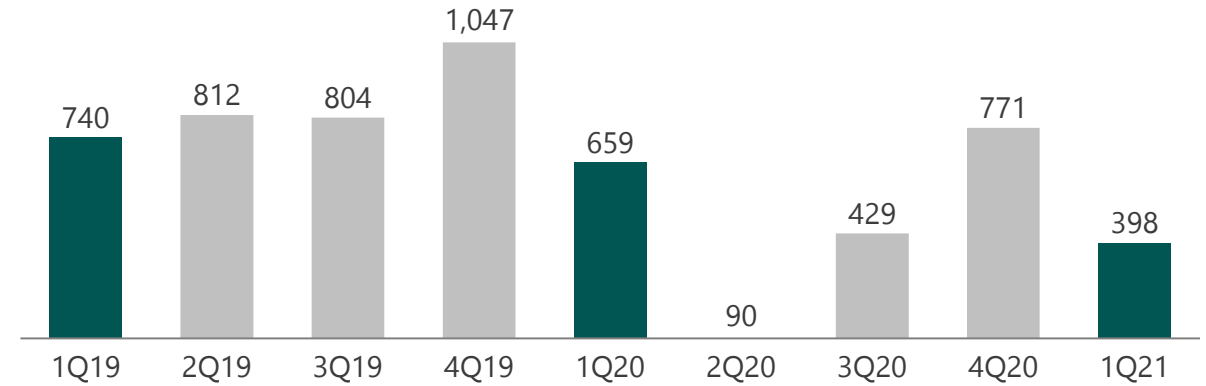
Vacância
 Ocupação



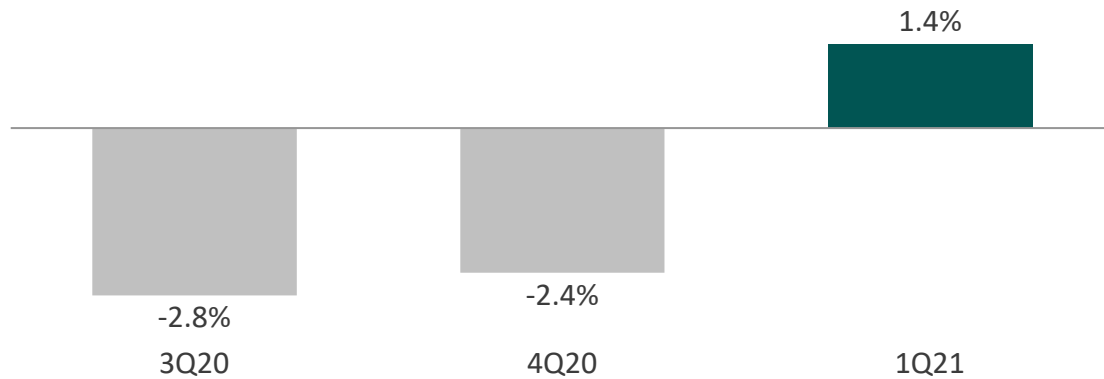
SAME STORE SALE (SSS)



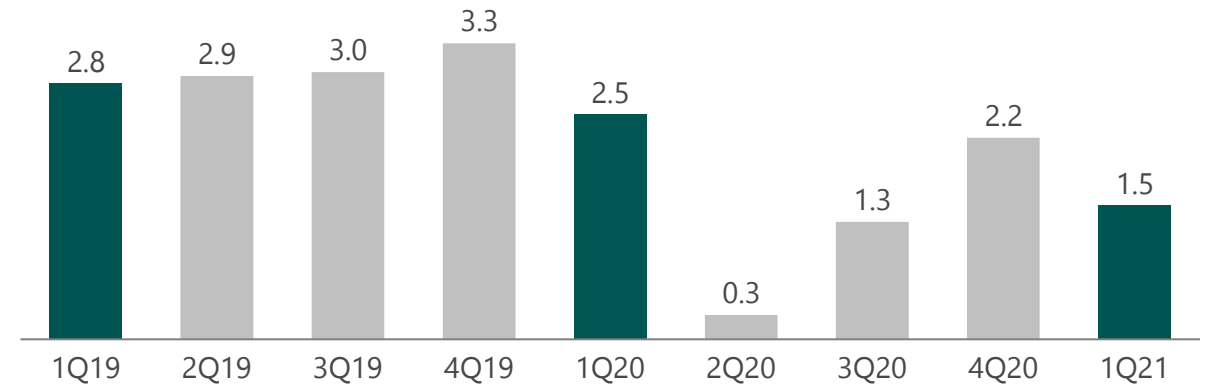
SALES (R\$ MM)



SAME STORE RENT (SSR)



PARKING FLOW (MM)





FINANCIAL HIGHLIGHTS



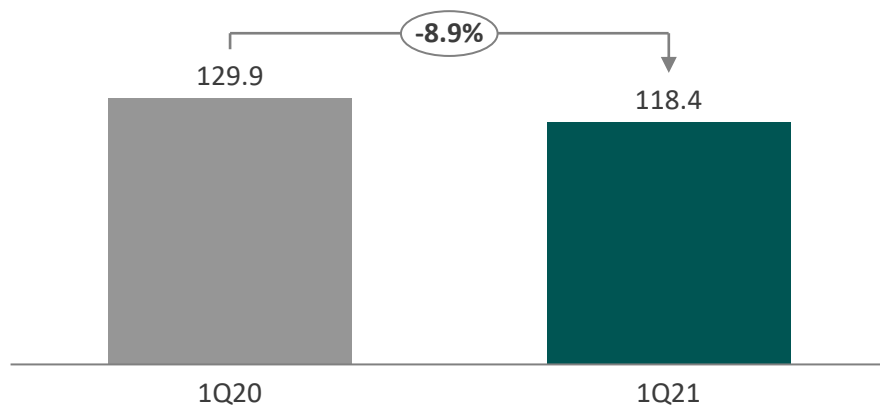
LEASING REVENUES

1Q
21

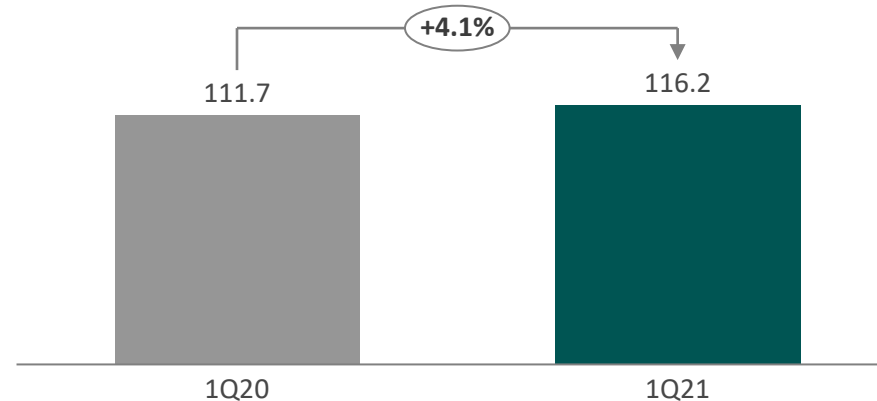
IFRS R\$ '000	1Q21	1Q20	1Q21 x 1Q20
Offices	62.7	50.5	24.1%
Triple A	56.0	42.1	33.2%
Class A	6.7	8.5	-21.2%
Shopping Malls	53.5	61.1	-12.5%
Leasing Revenues	52.3	57.9	-9.7%
Payment for Usage Rights	1.2	3.3	-62.4%
Total	116.2	111.7	4.1%



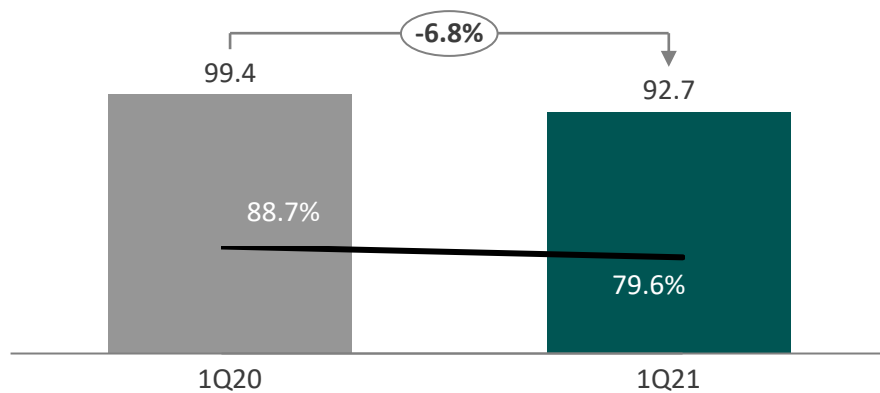
NET REVENUE



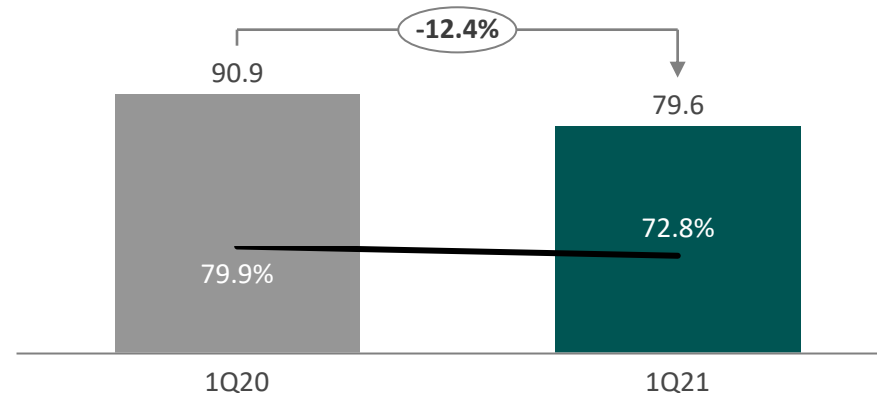
LEASING REVENUE



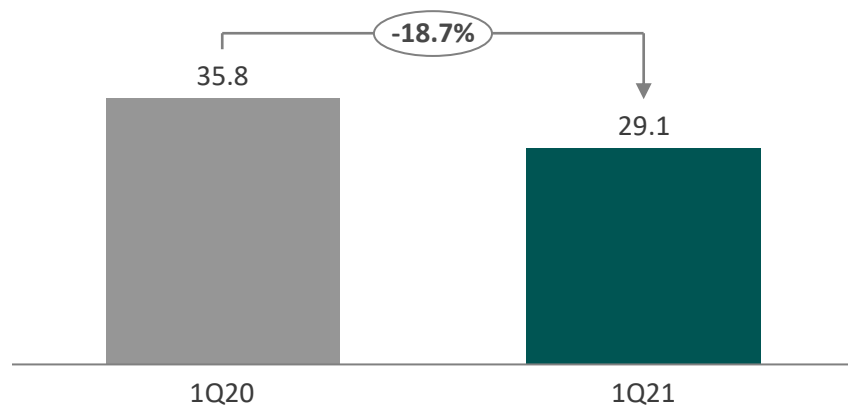
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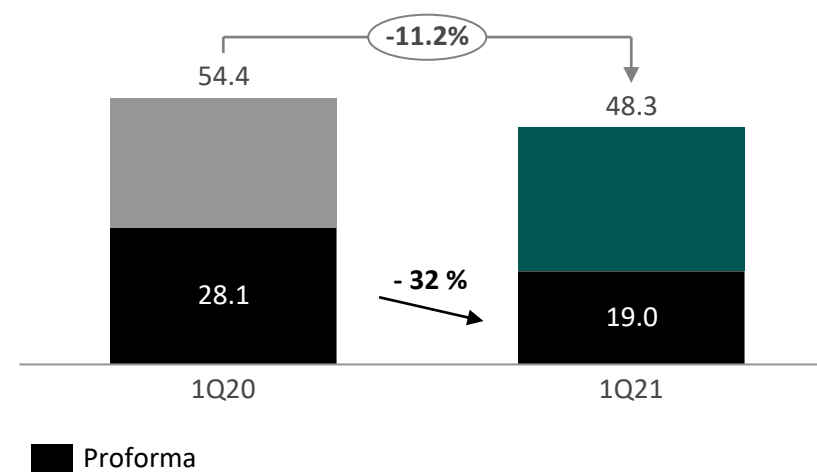
ADJUSTED EBITDA



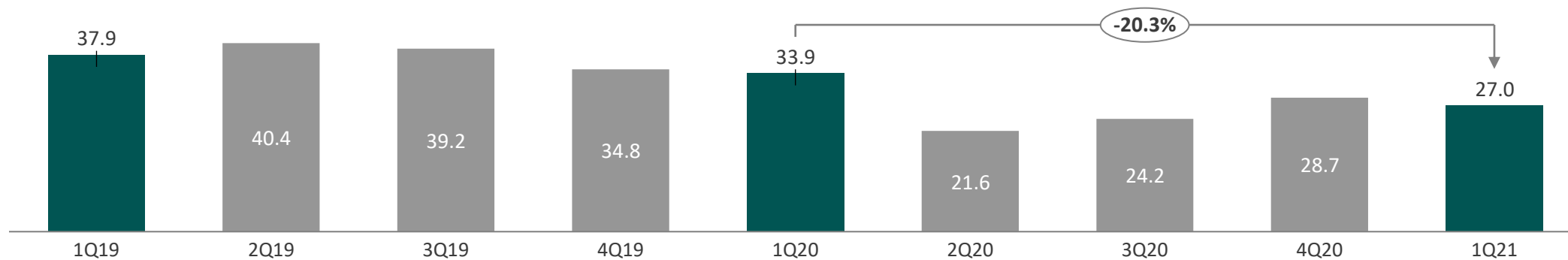
NET PROFIT



ADJUSTED FFO

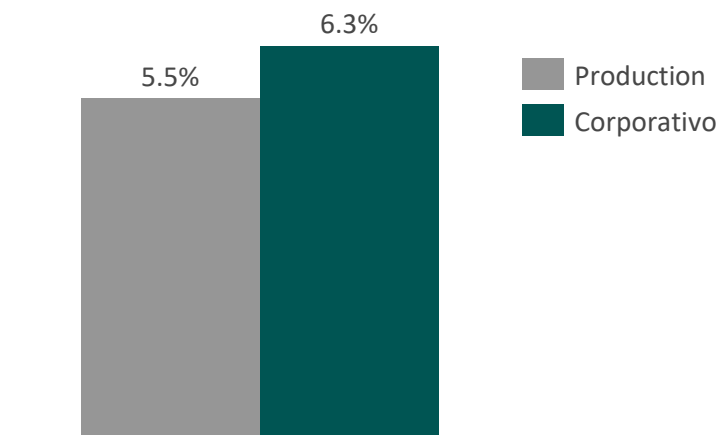


FINANCIAL EXPENSES

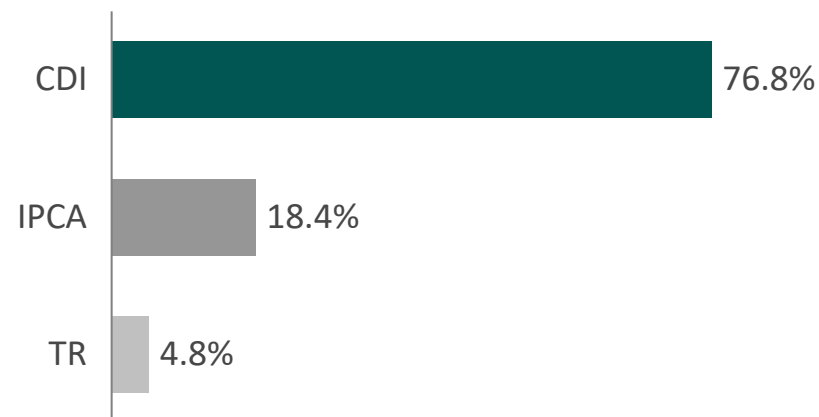


NET DEBT– IFRS (R\$ '000)	1Q21	4Q20	3Q20
Cash and Equivalents	353,054	416,217	619,044
Total Net Debt	1,456,800	1,470,567	1,277,516
Total Net Debt/ EBITDA LTM	5.21x	4.46x	2.51x
Total Net Debt/ ADJUSTED EBITDA LTM	4.83x	4.70x	3.42x

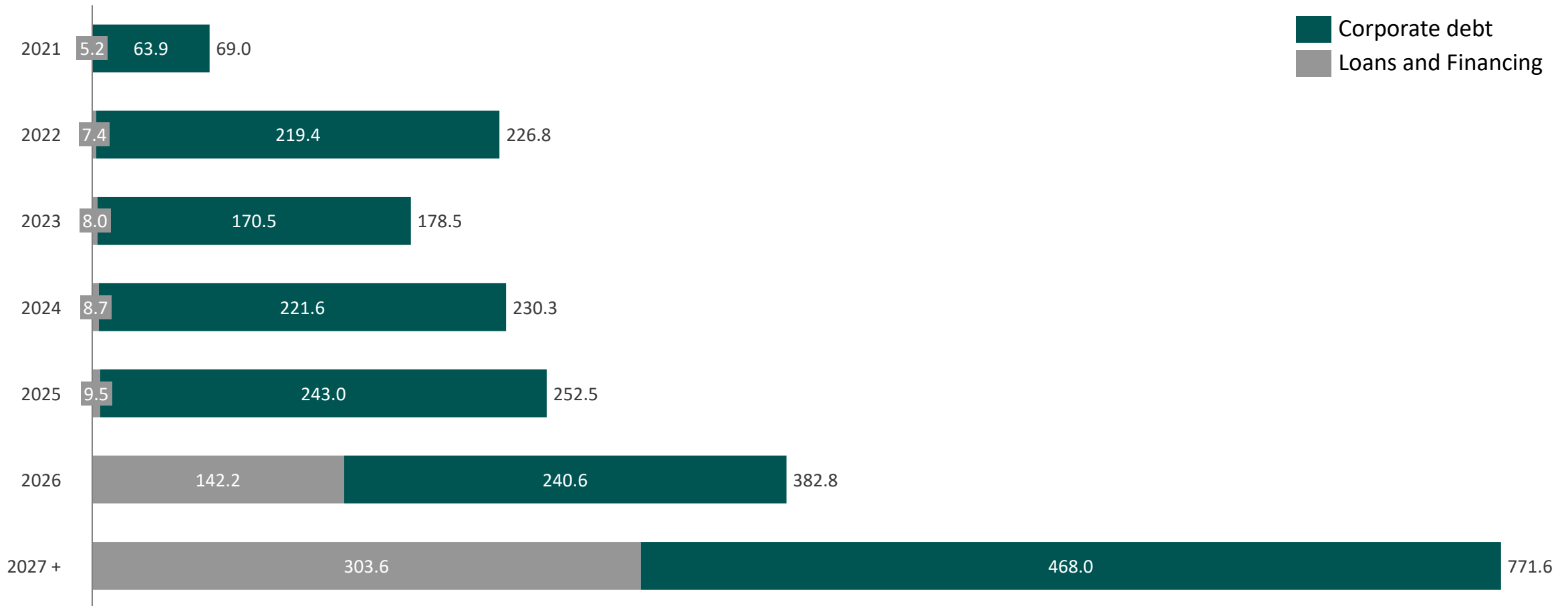
BY COST



BY INDEX



AMORTIZATION SCHEDULE (R\$ '000)





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