

TEGRA DISCLOSURE OF OPERATIONAL PREVIEW FOR THE 4Q22

São Paulo, January 17, 2023 - Tegra Incorporadora S.A. ("Tegra"), a leading company in the residential real estate development market focused on middle and high-income segments in the metropolitan areas of São Paulo, Rio de Janeiro and Campinas and also in the urban development segment through the brand Tamboré, reports its unaudited operational preview of the fourth quarter of 2023 (4Q22).

HIGHLIGHTS OF 4Q22

Operational performance (% Tegra)

- Launches of R\$ 1,005 mi
- Gross sales of R\$ 328 mi, quarterly SoS of 8.8% and LTM SoS of 28.0%
- Sales of delivered inventory of R\$ 101 mi
- Delivery of 4 projects amounting to R\$ 565 mi launched PSV

Indicators	4Q21	3Q22	4Q22	4Q22 vs 4Q21	2021	2022 ¹	2022 vs 2021
Launches							
Projects launched	8	-	3	-63%	14	8	-43%
Launched PSV (100%)	1,569,109	-	1,004,740	-36%	2,466,966	1,548,381	-37%
Launched PSV (% Tegra)	1,414,275	-	1,004,740	-29%	2,191,094	1,491,249	-32%
Tegra's share	90%	n.a.	100%	n.a.	89%	1	n.a
Number of units launched	1,857	-	706	-62%	2,822	1,573	-44%
Usable area of launched units (sqm)	258,775	-	41,359	-84%	339,737	207,166	-39%
Sales							
Gross sales (100%)	431,524	302,705	354,510	-18%	1,459,372	1,398,465	-4%
Gross sales (% Tegra)	397,466	279,797	327,958	-17%	1,291,342	1,270,646	-2%
Tegra's share	92%	92%	93%	n.a.	88%	91%	n.a
Quarterly SoS (% Tegra)	11.7%	9.6%	8.8%	-2.9 p.p.	n.a	n.a	n.a
Quarterly SoS - Launched (% Tegra)	17.1%	12.1%	14.2%	-2.9 p.p.	n.a	n.a	n.a
LTM SoS (% Tegra)	31.6%	34.4%	28.0%	-3.6 p.p.	n.a	n.a	n.a
Terminations PSV (100%)	36,486	64,651	56,902	+56%	174,692	250,991	+44%
Terminations PSV (% Tegra)	31,974	62,093	54,057	+69%	151,710	237,239	+56%
Deliveries							
Number of delivered projects	2	5	4	+100%	8	18	+125%
Delivered PSV (100%) (launch PSV)	245,235	762,854	668,170	+172%	963,961	2,552,820	+165%
Delivered PSV (% Tegra) (launch PSV)	221,015	762,854	564,893	+156%	860,092	2,449,543	+185%
Number of delivered units	157	1,580	677	+331%	1,054	3,974	+277%
Usable area delivered (sqm) - Ex Tamboré	16,896	88,062	45,405	+169%	111,873	241,538	+116%

1. Due to cancellation of Ares Saúde project, in the cumulative view (2022), the operational information of this project is disregarded.

LAUNCHES

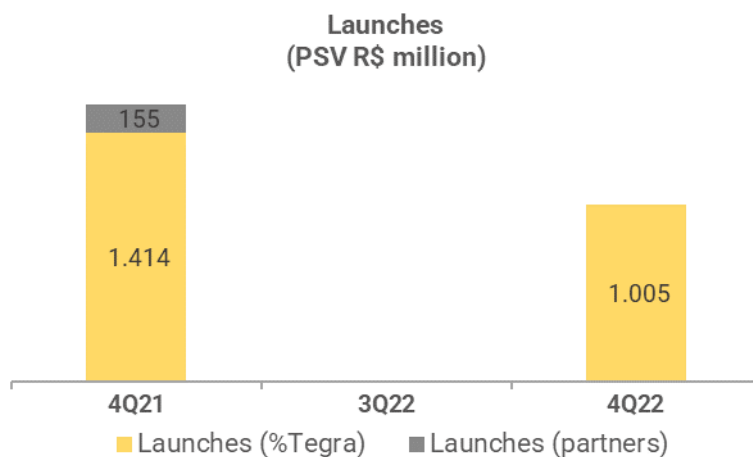
Tegra launched in São Paulo 3 projects in 4Q22 totaling R\$ 1,005 million PSV (%Tegra).

In November 2023, Tegra launched the project Bueno Brandão 257 with R\$ 575 million PSV and 151 units.

In December 2023, Tegra launched the projects Universo Tatuapé - Órbita, with R\$ 155 million PSV and 296 units and Bem Moema, with R\$ 275 million PSV and 259 units.

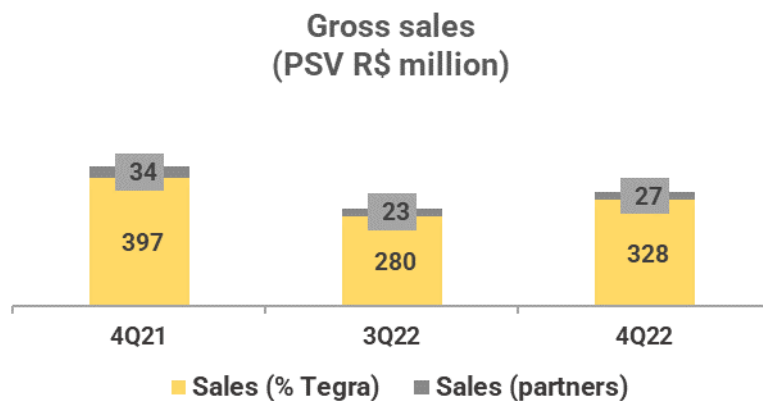
The table below contains information about the launches of the quarter:.

Project	Region	Business unit	Segment	PSV 100% (R\$ '000)	PSV Tegra (R\$ '000)	Usable area (sqm)	Units (#)
Bueno Brandão 257	SP - South side	Tegra	High	575,024	575,024	12,204	151
Universo Tatuapé - Órbita	SP - East side	Tegra	Middle	154,522	154,522	15,596	296
Bem Moema	SP - South side	Tegra	High	275,194	275,194	13,559	259
Total Tegra				1,004,740	1,004,740	41,359	706
Total Tamboré				-	-	-	-
Total				1,004,740	1,004,740	41,359	706

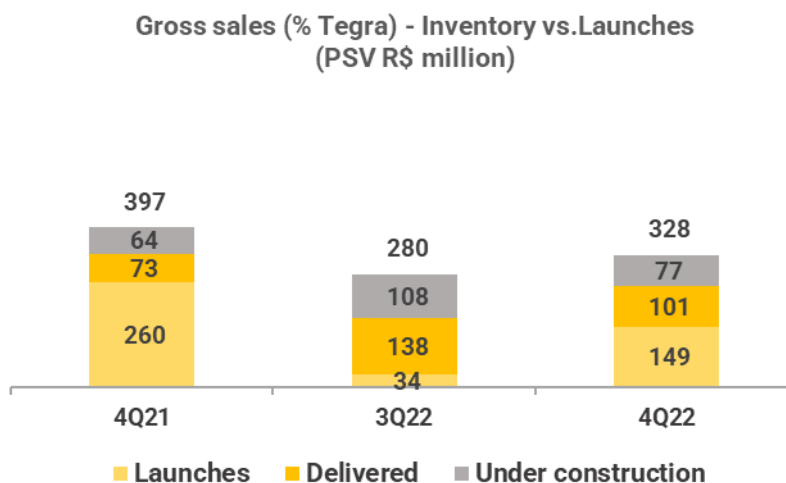


GROSS SALES

Gross sales totaled R\$ 328 million (%Tegra) in 4Q22, a decrease of 17% compared to 4Q21 and an increase of 17% compared to 3Q22.



In 4Q22, delivered inventory² sales was R\$ 101 million (% Tegra), corresponding to 31% of total quarter sales. Moreover, under construction inventory sales was R\$ 77 million and launched inventory sales was R\$ 149 million.



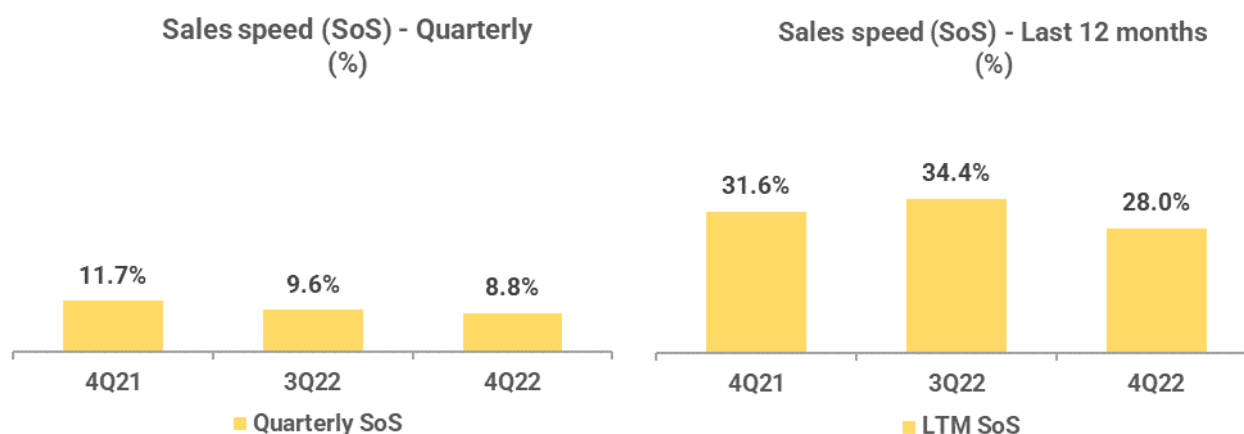
². Delivered = projects with occupancy permission (Habite-se); Under construction = Projects with active construction sites and; Launched = projects in selling stage and without active construction sites.

The table below shows information of gross sales in the quarter by segment of products of our inventory:

Segment	Total sales (R\$ '000)	Tegra sales (R\$ '000)	Usable area (sqm)	Units (#)
High	219,587	205,890	10,946	96
Middle-high	26,050	13,956	2,244	29
Middle	102,220	101,460	12,096	194
Total Tegra	347,857	321,305	25,286	319
Total Tamboré	6,653	6,653	8,841	11
Total	354,510	327,958	34,126	330

SALES SPEED (SoS)

The company's SoS index was 8.8% in 4Q22 and 28.0% in the last 12 months (LTM)³.

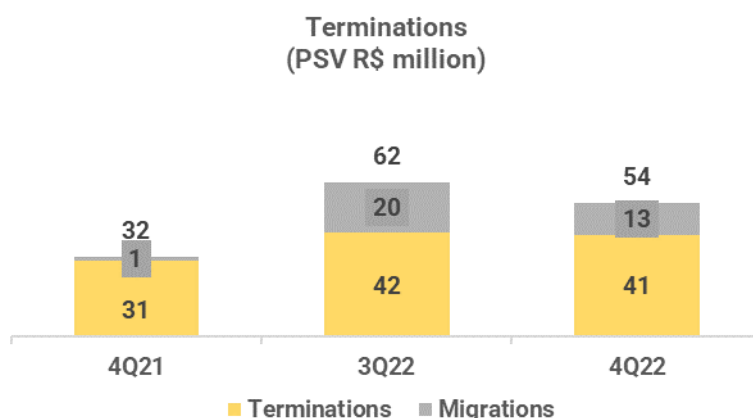


3. Due to the cancellation of Ares Saúde project, the inventory information of this project was disregarded for the calculation of the SoS of the last twelve months (LTM).

TERMINATIONS

In 4Q22, terminations reached R\$ 54 million, a decrease of R\$ 8 million compared to 3Q22.

From the total amount in 4Q22, R\$ 41 million were pure terminations, where customers terminated their contracts according to the applicable law and R\$ 13 million were terminations in which customers migrated to other units of the company's inventory, either as an upgrade or downgrade of the original purchase. From the amount terminated for migration purposes, the company generated R\$ 10 million in new sales.



DELIVERIES

In 4Q22, Tegra delivered⁴ 4 projects in São Paulo with R\$ 565 million PSV and 677 units.

In November 2022, Tegra delivered the projects (i) Sofi Campo Belo, with R\$ 156 million PSV and 117 units, (ii) D'Oru Vila Nova Conceição, with R\$ 149 million PSV and 230 units, (iii) Zahle Jardins, with R\$ 115 million PSV and 169 units. In December, the Company delivered the project (iv) Gio & Alle with R\$ 145 million PSV and 161 units.

Project	Region	Launch	Delivery	Usable area (sqm)	PSV 100% (R\$ '000)	PSV Tegra (R\$ '000)	Units (#)	% Tegra
Universo Tatuapé - Estrela	SP - East side	Aug-19	Jul-22	20,841	162,320	162,320	343	100%
TEG Vila Guilherme	SP - North side	Nov-19	Jul-22	16,940	119,066	119,066	305	100%
DSG Itaim	SP - South side	Dec-19	Jul-22	9,871	174,327	174,327	289	100%
Universo Tatuapé - Astro	SP - East side	Aug-19	Sep-22	20,057	156,627	156,627	288	100%
TEG Corazza	SP - West side	Mar-20	Sep-22	20,354	150,514	150,514	355	100%
Total Tegra				88,062	762,854	762,854	1,580	
Total Tamboré				-	-	-	-	
Total				88,062	762,854	762,854	1,580	

4. In this document, delivered projects are considered those with the *Habite-se* (Certificate of Occupancy) issued.

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