

TEGRA DISCLOSURE OF OPERATIONAL PREVIEW FOR THE 2Q22

São Paulo July 15, 2022 - Tegra Incorporadora S.A. ("Tegra"), a leading company in the residential real estate development market focusing on middle and high-income segments in the metropolitan areas of São Paulo, Rio de Janeiro and Campinas and the urban development segment through its Tamboré brand, reports its unaudited operational preview of the second quarter of 2022 (2Q22).

HIGHLIGHTS OF 2Q22

Operational performance (% Tegra)

- Launches of R\$ 133 mi
- Gross sales of R\$ 360 mi, quarterly SoS of 11.0% and LTM SoS of 32.8%
- Sales of delivered inventory of R\$ 87 mi
- Delivery of 5 projects amounting to R\$ 688 mi launched PSV

Indicators	2Q21	1Q22	2Q22	2Q22 vs 2Q21	6M21	6M22 ¹	6M22 vs 6M21
Launches							
Projects launched	4	4	2	-50%	5	5	0%
Launched PSV (100%)	685,949	555,804	133,003	-81%	778,594	543,641	-30%
Launched PSV (% Tegra)	564,911	498,672	133,003	-76%	657,556	486,509	-26%
Tegra's share	82%	90%	100%	n.a.	1	1	n.a.
Number of units launched	720	549	469	-35%	905	867	-4%
Usable area of launched units (sqm)	58,933	48,930	128,671	+118%	71,031	165,806	+133%
Sales							
Gross sales (100%)	398,084	353,633	390,743	-2%	711,009	741,250	4%
Gross sales (% Tegra)	345,370	304,585	359,739	4%	618,984	661,199	7%
Tegra's share	87%	86%	92%	n.a.	1	89%	n.a.
Quarterly SoS (% Tegra)	14.6%	8.6%	11.0%	-3.7 p.p.	n.a.	n.a.	n.a.
LTM SoS (% Tegra)	49.8%	30.1%	32.8%	-17.0 p.p.	n.a.	n.a.	n.a.
Terminations PSV (100%)	43,635	73,785	55,653	+28%	89,454	129,438	+45%
Terminations PSV (% Tegra)	40,148	69,913	51,175	+27%	79,266	121,088	+53%
Deliveries							
Number of delivered projects	4	4	5	+25%	6	9	+50%
Delivered PSV (100%) (launch PSV)	462,386	434,260	687,536	+49%	718,726	1,121,796	+56%
Delivered PSV (% Tegra) (launch PSV)	382,737	434,260	687,536	+80%	639,077	1,121,796	+76%
Number of delivered units	576	846	871	+51%	897	1,717	+91%
Usable area delivered (sqm)	55,969	188,112	129,416	+131%	94,977	317,528	+234%

¹In 2Q22, the launch of Ares Saúde project was canceled. In the cumulative view (6M22), the operational information of this project is disregarded.

LAUNCHES

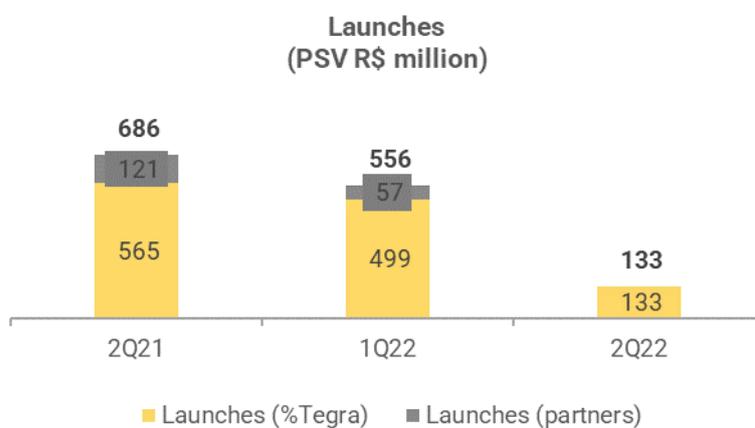
Tegra launched 2 projects in 2Q22 totaling R\$ 133 million PSV (%Tegra).

In April 2022, Tegra launched the project Tamboré Juiz de Fora with R\$ 76 million PSV and 332 units.

In June 2022, Tegra launched the project East Side Harmony in Rio de Janeiro, with R\$ 57 million PSV and 137 units.

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

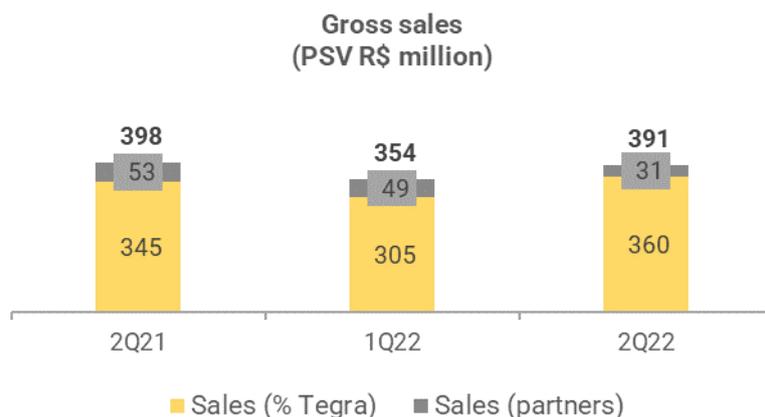
Project	Region	Business unit	Segment	PSV 100% (R\$ '000)	PSV Tegra (R\$ '000)	Usable area (sqm)	Units (#)
Tamboré Juiz de Fora	Tamboré	Tamboré	Middle	76,141	76,141	120,641	332
East Side Harmony	Rio de Janeiro	Tegra	Middle	56,862	56,862	8,030	137
Total Tegra				56,862	56,862	8,030	137
Total Tamboré				76,141	76,141	120,641	332
Total				133,003	133,003	128,671	469



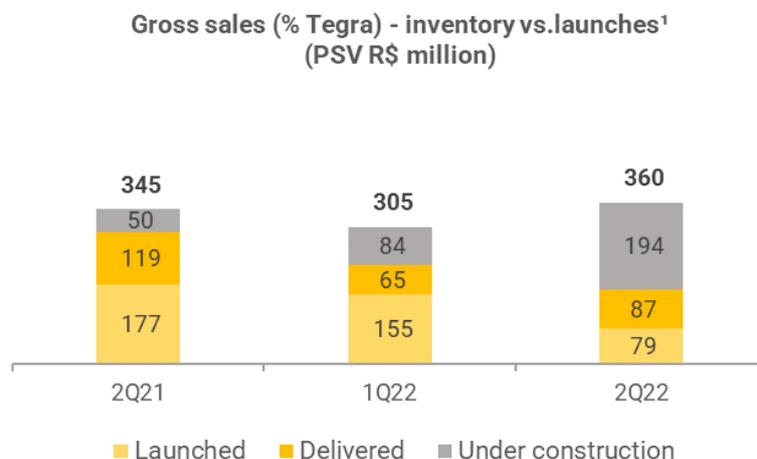
Due to the initial performance of sales of Ares Saúde project and the current market conditions, the Company decided to cancel the launch of this project and will prioritize investments in projects with higher resilience to present economic conditions.

GROSS SALES

Gross sales totaled R\$ 360 million (%Tegra) in 2Q22, representing an increase of 4% compared to 2Q21 and 18% compared to 1Q22.



In 2Q22, sales volumes from delivered inventory was R\$ 87 million (% Tegra) and represented 24% of total sales of the quarter. Moreover, sales from under construction inventory was R\$ 194 million and sales of launched inventory was R\$ 79 million.



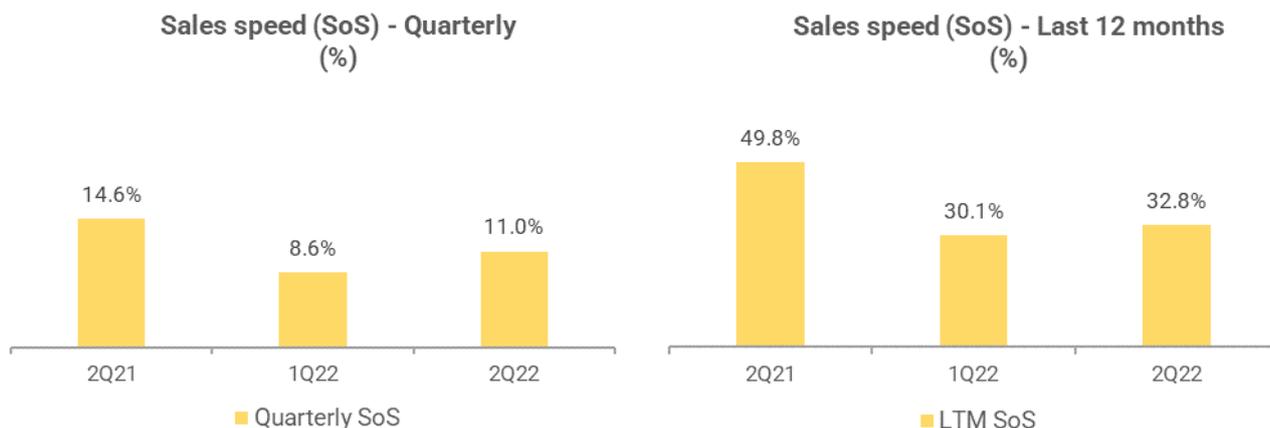
The table below shows information of gross sales in the quarter segmented by product:

Segment	Total sales (R\$ '000)	Tegra sales (R\$ '000)	Usable area (sqm)	Units (#)
High	170,175	153,550	41,266	197
Middle-high	40,317	29,543	3,969	47
Middle	180,252	176,646	63,921	411
Total	390,743	359,739	109,156	655

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.

SALES SPEED (SoS)

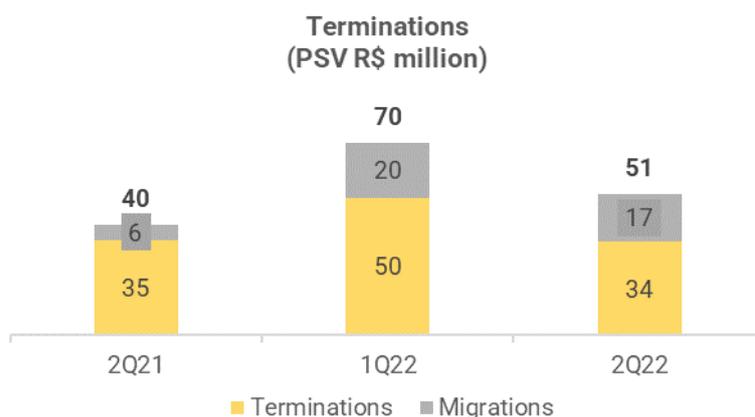
The company's SoS index reached 11.0% in 2Q22 and 32.8% in the last 12 months (LTM)³.



TERMINATIONS

In 2Q22, the value of terminations reached R\$ 51 million, a decrease of R\$ 19 million compared to 1Q21.

From the total amount in 2Q22, R\$ 34 million refers to pure terminations, where customers terminated their contracts according to the applicable law and R\$ 17 million refers to customers who terminated their original contracts to migrate to other units from the inventory of the company, either as an upgrade or downgrade of the original purchase. From the amount terminated for migration purposes, the company generated R\$ 13 million in new sales.



³Due to the cancellation of Ares Saúde project, the last twelve months (LTM) VSO calculation, did not consider the inventory information of this project

DELIVERIES

In 2Q22, Tegra delivered 5 projects with R\$ 688 million PSV and 871 units.

In April 2022, Tegra delivered the project (i) Brooklin Bricks in São Paulo with R\$ 139 million PSV and 150 units. In May, the Company delivered in São Paulo the projects (ii) Il Faro with R\$ 130 million PSV and 56 units; (iii) Teg Sacomã with R\$ 155 million PSV and 380 units; and the project (iv) Tamboré Barretos Phase II with R\$ 27 million PSV and 198 units. In June, was delivered in São Paulo the project (v) Il Bosco with R\$ 236 PSV and 89 units.

Project	Region	Launch	Delivery	Usable area (sqm)	PSV 100% (R\$ '000)	PSV Tegra (R\$ '000)	Units (#)	% Tegra
Brooklin Bricks	SP - South side	Aug-19	Apr-22	13,594	139,058	139,058	152	100%
Il Faro	SP - South side	Dec-18	May-22	11,512	130,248	130,248	56	100%
TEG Sacomã	SP - South side	Nov-19	May-22	22,270	154,900	154,900	380	100%
Tamboré Barretos F2	State of SP	Dec-20	May-22	58,695	26,978	26,978	194	100%
Il Bosco	SP - South side	Dec-18	Jun-22	23,345	236,352	236,352	89	100%
Total Tegra				70,721	660,558	660,558	677	
Total Tamboré				58,695	26,978	26,978	194	
Total				129,416	687,536	687,536	871	

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