



4Q22 AND 2022 OPERATIONAL RESULTS – PREVIEW

São Paulo, January 19, 2023 - TRISUL S.A. (B3: TRIS3), announces its 4Q22 and 2022 operational results preview. The results presented hereby were not subject to review by external auditors.

HIGHLIGHTS

- **Launches % Trisul** totaled **R\$ 617 million** in the quarter. In 2022, **Launches % Trisul** totaled **R\$ 1.0 billion**.
- **Gross Sales % Trisul** totaled **R\$ 264 million** in the 4Q22, an increase of 70% compared to the previous quarter. In 2022, **Gross Sales % Trisul** totaled **R\$ 777 million**.
- In 2022, Trisul delivered 6 projects, totaling **R\$ 655 million**.
- Quarterly VSO (in units) registered 13%.
- Landbank at the end of December totaled **R\$ 4.9 billion**.



SALES

Operational Performance (R\$ thousand)	4Q22	4Q21	Var. %	3Q22	Var. %	2022	2021	Var. %
Contracted Sales								
Gross Contracted Sales % Trisul	264,277	185,652	42%	155,299	70%	776,773	828,194	-6%
Net Sales % Trisul ⁽¹⁾	234,455	163,870	43%	128,007	83%	675,325	752,331	-10%
Number of Units Sold	429	262	64%	272	58%	1.180	1,513	-22%

Criteria: (1) Sales net of commissions and cancellations, according to IFRS norms.

SoS (Sales over Supply)	Units	Trisul's PSV in R\$ thousand
Inventory of units as of 10/01/2022	2,432	2,001,579
(+) Launching in 4Q22 ⁽¹⁾	917	617,068
Total units for sale in 4Q22 (a)	3,349	2,618,647
(-) Units sold in 4Q22 (b)	429	234,455
Total units for sale as of 01/01/2023 (1)	2,920	2,384,192
SoS in 4Q22 (b) / (a)	13%	9%

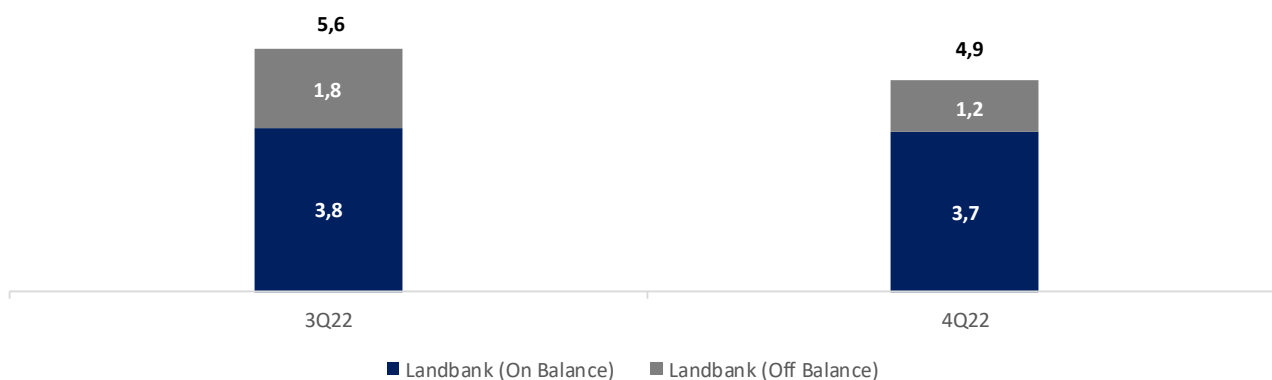
LAUNCHES

Operational Performance (R\$ thousand)	4Q22	4Q21	Var. %	3Q22	Var. %	2022	2021	Var. %
Developments Launched								
PSV Launched % Trisul	617,068	660,236	-7%	-	100%	1.000,000	1,727,732	-42%
Number of Developments	3	3	0%	-	100%	4	9	-56%
Units Launched	917	814	13%	-	100%	1.241	2,207	-44%

Launches 2022

Launchings	Region	Launching Date	Segment	Number of Units	% Trisul	Total PSV R\$MM	Trisul's PSV R\$MM	
Launches 2Q22								
1	Península Vila Madalena	São Paulo	jun-22	High	324	100%	382,932	382,932
Total 2Q22					324		382,932	382,932
Launches 4Q22								
2	The Collection Madalena	São Paulo	oct-22	Medium/High	311	100%	141,794	141,794
3	The Collection PUC	São Paulo	nov-22	Medium/High	354	100%	168,687	168,687
4	The Collection Ibirapuera	São Paulo	dec-22	High	252	100%	306,586	306,586
Total 4Q22					917		617,068	617,068
Total Launched 2022					1,241		1,000,000	1,000,000

LANDBANK

Landbank Trisul
(PSV in R\$ Million)

DELIVERY

Delivered Works 2022

Delivered Works 1Q22

	Delivery Dat	Project	City	Segment	Total of Units	% Trisul	Total PSV R\$MM ⁽¹⁾	Trisul's PSV R\$MM ⁽¹⁾
1	Jan-22	Domy Flats	São Paulo	High	55	100%	20	20
2	Jan-22	Vila Verde Sabará (Fase 3)	São Paulo	Low income	179	100%	46	46
1	Feb-22	Omni Ibirapuera	São Paulo	High	137	100%	104	104
Total 1Q22					371		170	170

Delivered Works 2Q22

4	may/22	Sonare Alto de Pinheiros	São Paulo	High	60	100%	82	82
5	jun/22	Oscar Ibirapuera	São Paulo	Premium	56	100%	338	338
Total 2Q22					116		420	420

Delivered Works 4Q22

6	nov/22	Op Art	São Paulo	High	229	70%	94	66
Total 4Q22					229		94	66

Total 2022

Total 2022					716		684	655
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This announcement contains forward-looking statements regarding business expectations, financial and operating projections and the growth prospects of TRISUL S.A.. These are projections only and, therefore, are exclusively based on the expectations of the Company's management regarding the future of the business. Such future considerations substantially depend on necessary approval and licenses for projects homologation, market conditions, on Brazilian economy, sector and international markets performance, and therefore, are subject to alterations without previous notice. The present performance report includes accounting and non-accounting data, such as operational, financial pro forma and projections based on the Company's Board expectation. The non-accounting data were not subject to the Company's independent auditors review.