

# Operational Preview

/ 1st Quarter 2021

## EVEN DISCLOSES ITS EARNINGS FOR 1Q21

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São Paulo, April 8, 2021 - Even Construtora e Incorporadora S.A. - EVEN (B3: EVEN3), with developments in São Paulo and Rio Grande do Sul, and focusing on middle- and upper-middle income residential projects, discloses its preliminary and unaudited earnings for first quarter of 2021 (1Q21).

**LAUNCHES TOTALED R\$ 716 MILLION (%EVEN), WITH SoS OF 58%;**

**NET SALES TOTALED R\$ 587 MILLION (%EVEN);**

**CASH GENERATION\* OF R\$ 253 MILLION IN 1Q21**

### LAUNCHES

In 1Q21, 3 projects were launched in São Paulo, with a PSV of R\$ 568 million, and 4 projects were launched in Rio Grande do Sul, with a PSV of R\$ 148 million (% Even). Adding the two business units, the total launch PSV was R\$ 716 million (% Even).

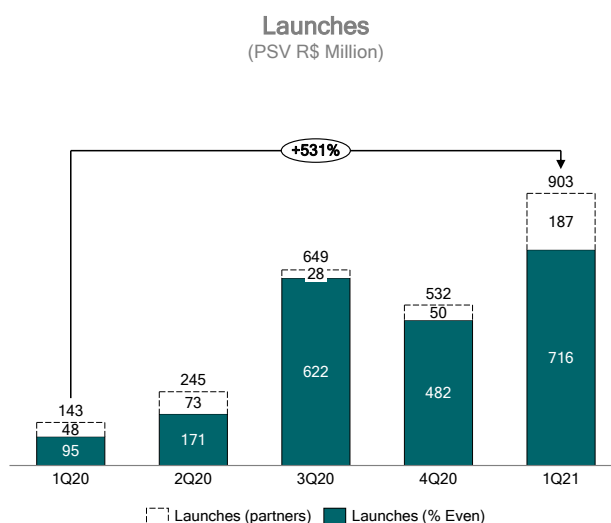


Table below consolidates the information for 1Q21:

Project	Region	PSV Total (R\$ mil)	VGW Even (R\$ mil)	Usable area (sq.m.)	# Unit	Avg. Price of Unit (R\$ mil)	Segment
<b>1Q21</b>		<b>902,646</b>	<b>715,572</b>	<b>181,094</b>	<b>1,548</b>	<b>583</b>	
Fasano Itaim - Hotel	SP	280,000	280,000	14,890	109	2,569	Hotel
Modo Ipiranga	SP	197,440	197,440	24,954	598	330	Emerging
Arcos Itaim	SP	90,285	90,285	5,039	33	2,736	High
Go Rio Branco	RS	71,394	31,516	6,634	183	390	Emerging
Grand Park Lindóia - F3	RS	89,599	39,552	12,628	190	472	Emerging
Casa Viva	URB	43,582	19,239	105,957	332	131	Lots Development
Botanique	RS	130,346	57,540	10,992	103	1,265	High
<b>Total</b>		<b>902,646</b>	<b>715,572</b>	<b>181,094</b>	<b>1,548</b>	<b>583</b>	

\* Unaudited management data may be subject to change.

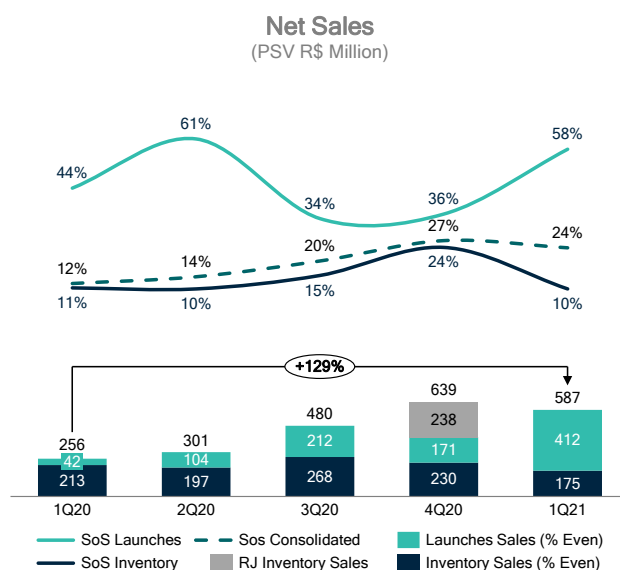
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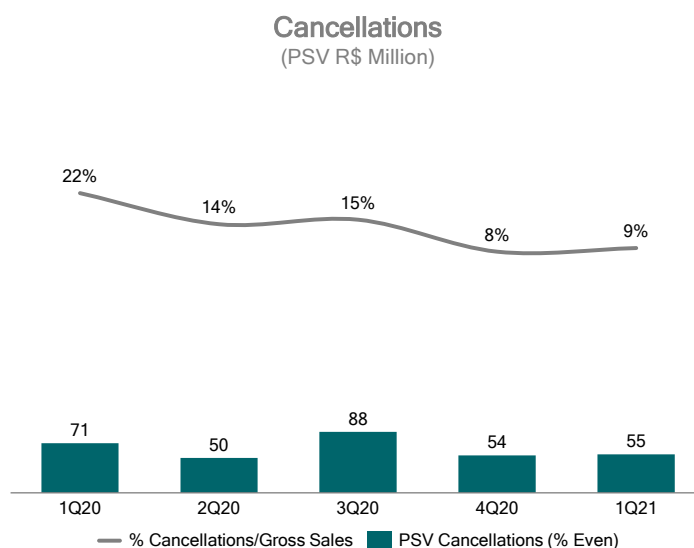
## SALES

Net sales in 1Q21 totaled R\$ 587 million (% Even), representing a consolidated SoS of 24%. Inventory sales totaled R\$ 175 million with a 10% SoS. Of the projects launched in the quarter, R\$ 412 million were sold, 58% SoS.



## CANCELLATIONS

In 1Q21, cancellations totaled R\$ 55 million (%Even), representing 9% of gross sales, as shown below:



(% Even) (R\$ million)	2020				2021
	1Q20	2Q20	3Q20	4Q20	1Q21
Gross Sales	327	351	567	693	643
Total Cancellations	71	50	88	54	55
Net Sales	256	301	480	639	587
<b>Cancellation/Gross Sales</b>	<b>21.8%</b>	<b>14.3%</b>	<b>15.4%</b>	<b>7.7%</b>	<b>8.6%</b>

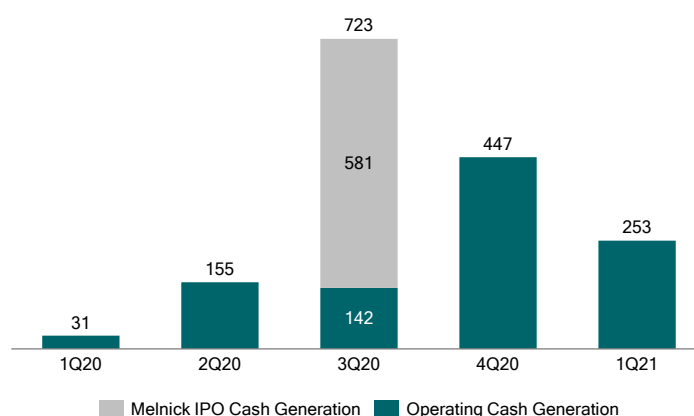
## DELIVERIES

There were no deliveries in 1Q21.

## OPERATIONAL CASH GENERATION (not audited)

Operational Cash Generation totaled R\$ 253 million in 1Q21, and R\$ 997 million in the last 12 months (ex - Melnick IPO).

**Operational Cash Generation**  
(PSV Million ex. Dividends and Stock Repurchase)



## ABOUT THE COMPANY

Even has been operating in the real estate industry for over 40 years and is one of the largest developers and builders in the Greater Sao Paulo area. It is present, primarily and strategically, in the cities of Sao Paulo and Porto Alegre. The Company operates vertically, executing all the stages of the development of its projects, from prospecting plots of land, to real estate development and sale, to the building of the projects. Even owns two real estate brokerage firms: Even Vendas and Even More. Both sell units on 100% of the Company's projects and do so exclusively for Even. The Company aims to follow sustainability precepts in every aspect of its business. Even believes that by employing these practices, it can reduce waste on its construction sites, increase the energy efficiency of its products, improve its image with customers and with the communities surrounding its projects. Its stock is traded in the Novo Mercado (New Market), which is the highest level of corporate governance at B3 - Brasil, Bolsa, Balcão, under the stock symbol EVEN3.

## DISCLAIMER

*The statements within this release, which refer to business prospects, estimates of financial and operating results, and growth prospects that affect the Company's activities, as well as any other statements about the future of the Company's business, constitute estimates and statements about the future and involve risk and uncertainties; therefore, they are not assurances of future results. Such considerations depend significantly on changes in market conditions, governmental regulations, pressure from the competition, performance of the industry and of the Brazilian economy among other factors. As such, they are subject to changes without notice.*