Operational Preview

2Q23 & 6M23

Belo Horizonte, June 17th, 2023 - Patrimar Engenharia S.A. ("Patrimar" or "Group"), one of the largest developers and builders in Brazil, operating in the economic, middle-income and high-income levels (luxury and high luxury products), discloses its operational results for the second quarter of 2023 ("2Q23"). Unless otherwise indicated, the information in this document is expressed in Brazilian Reais (R$) and the Potential Sales Value ("PSV") demonstrates the consolidated value (100%).

Highlights

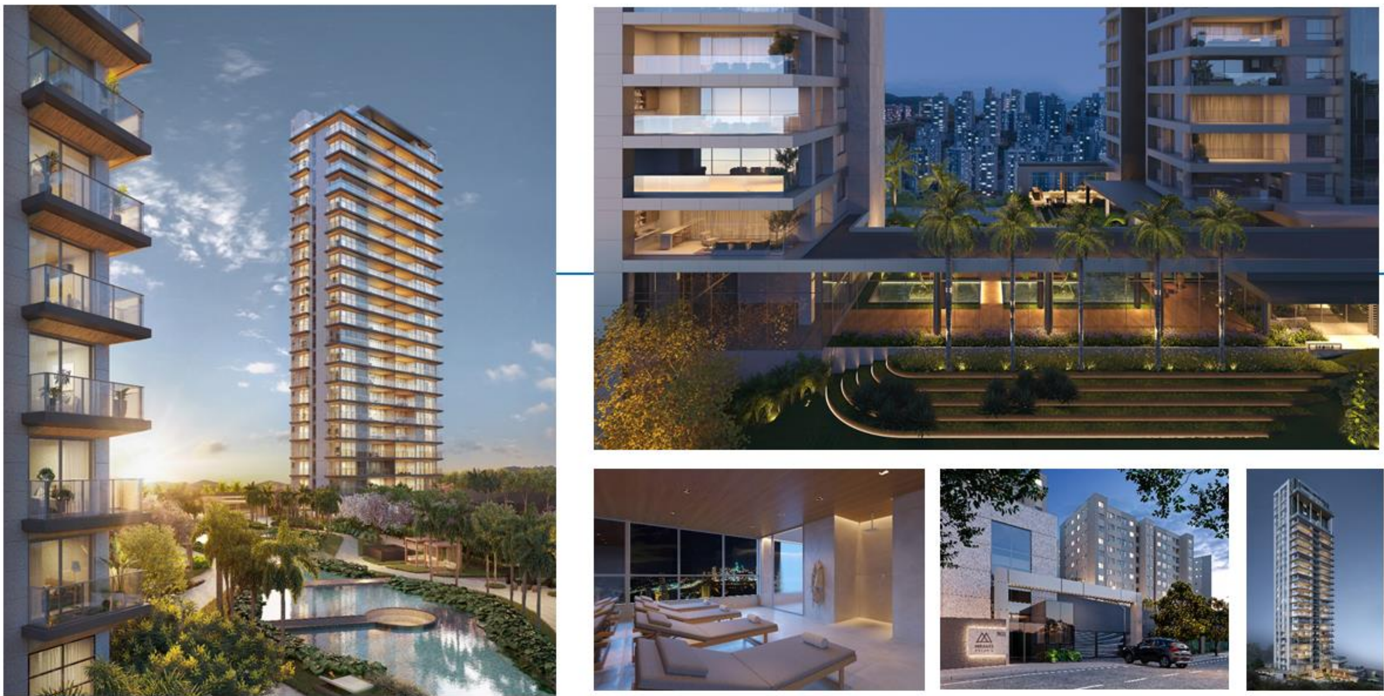
One more quarter of strong performance

Net sales of **R$ 460.7 MM** in 2Q23, a **162%** growth compared to 2Q22, marking the second-best sales quarter in history;

Launches of **R$ 537 Million** in 2Q23;

30% Consolidated SOS;

R$ 11.1 Bi in Landbank, an 8,4% increase compared to the closing balance in June 2022.

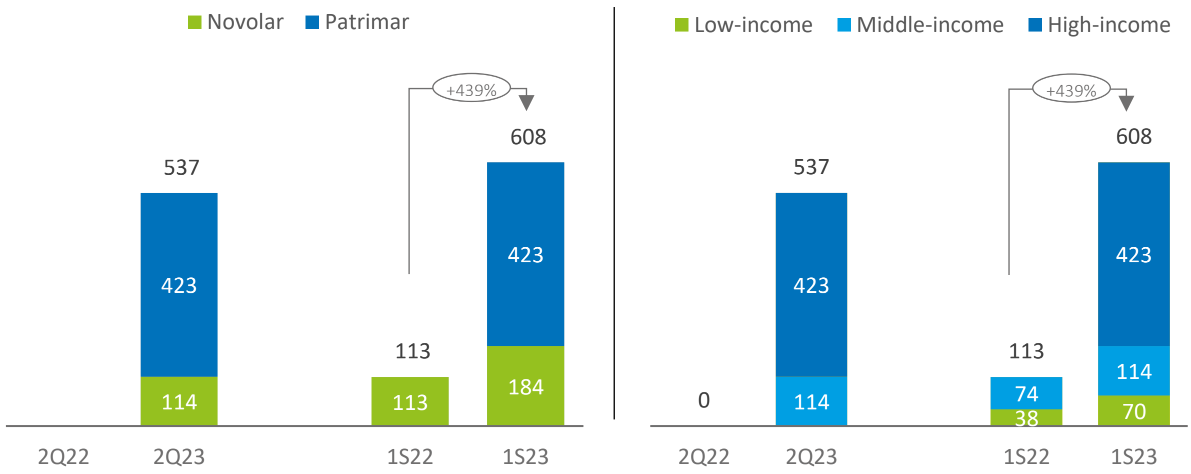


Launches

We have resumed a strong pace of project launches in 2Q23, experiencing significant volume growth in 6M23 compared to the same period last year. Noteworthy are the launches made during this period, covering all three segments.

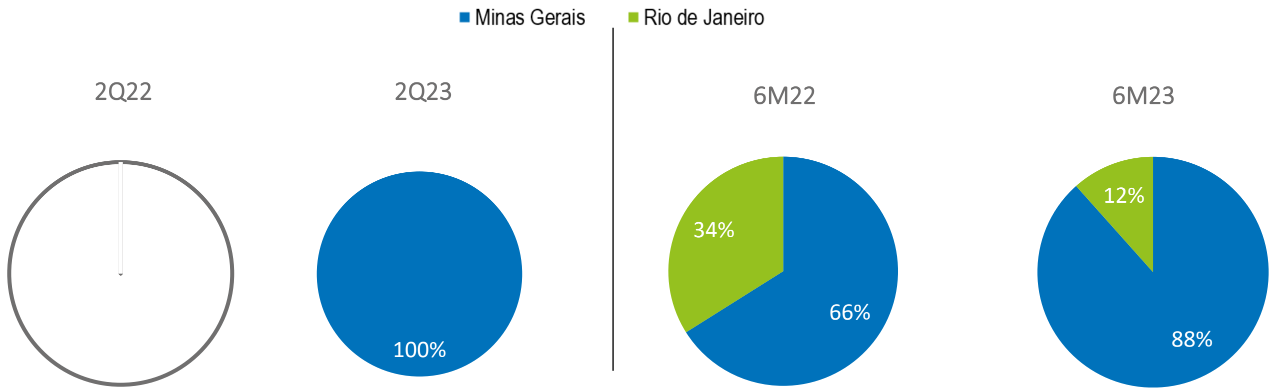
The percentage of Patrimar's launches in 2Q23 was 60.4% and 6M23 it was 61.0%.

LAUNCHES 100%
(R$ MM)



Following our market experience, we have continued to explore our geographic flexibility, and we directed our launches towards the state of Minas Gerais in this quarter.

LAUNCHES 100%, BY REGION
(%)

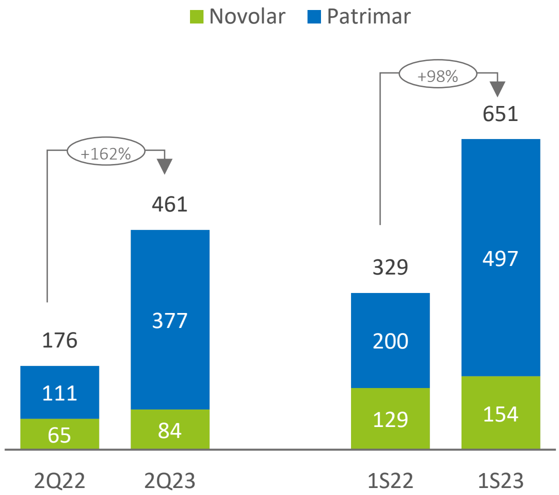


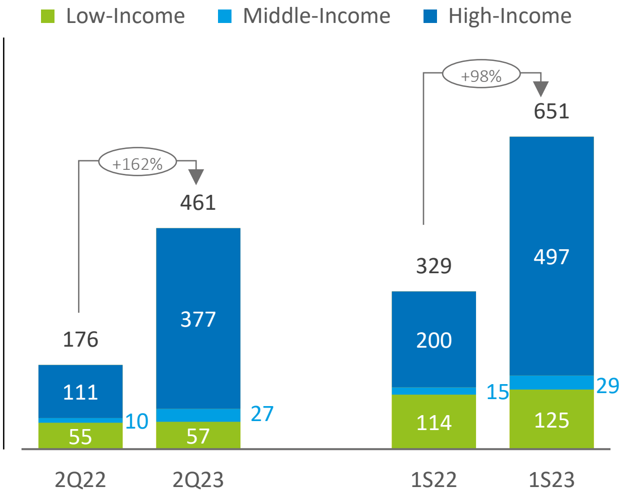
Historically, the Group has experienced the second half of the year as the strongest period for project launches, and we anticipate this trend to continue in 2023. In the month of July alone, we are expecting launches totaling around R$ 250 million in two projects.

Sales

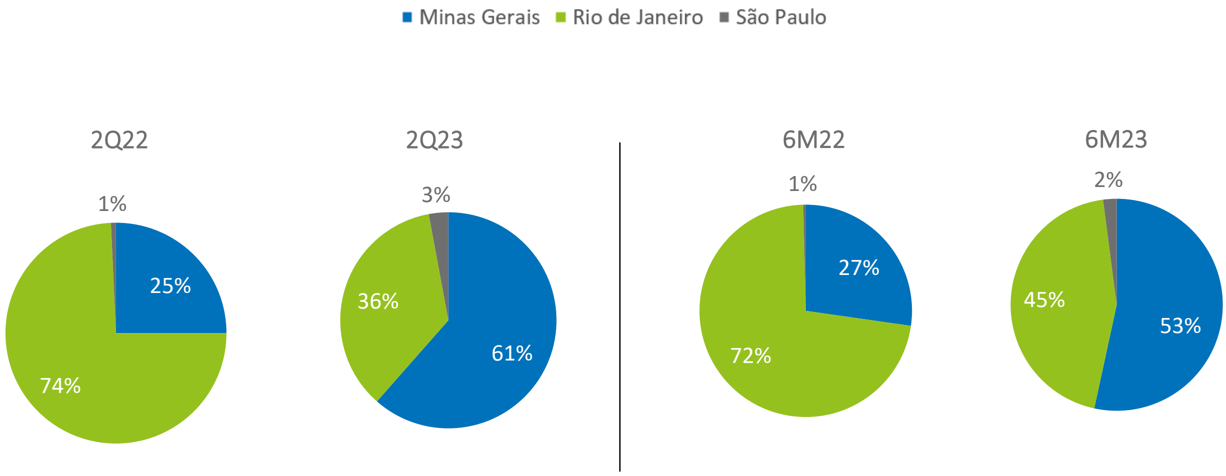
Net Sales in the second quarter of 2023 achieved the highest value for a second quarter and the second-best quarter in the company's history, driven by a robust sales volume in the high-income segment due to the resumption of launches in the market of Minas Gerais. Sales in the "Minha Casa Minha Vida" segment continue to thrive, and with the acceleration of future launches in the coming quarters, we believe that this segment will deliver strong performance.

NET SALES 100%
(R$ MM)

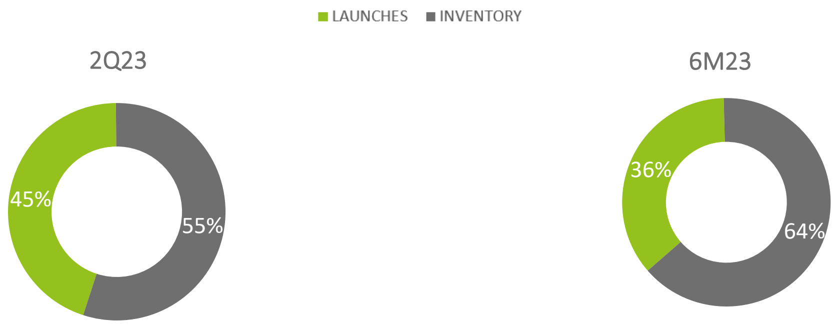




NET SALES 100%, BY REGION
(%)



SALES SOURCE
(%)



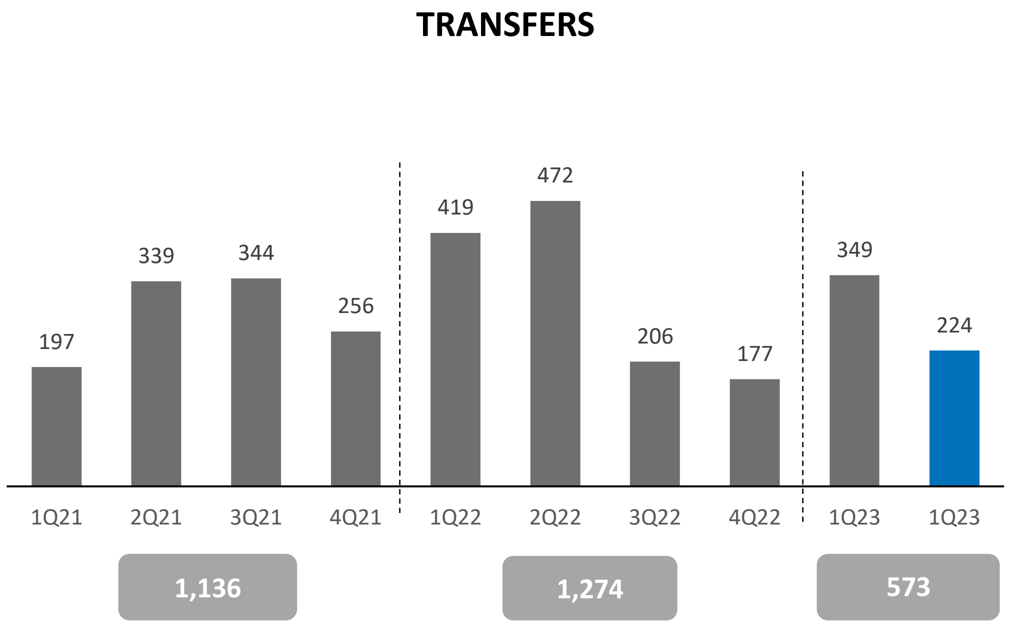
Considering that the second half of the year is expected to outperform the first half in terms of project launches, along with a strong market, our competitive products, low competition in our target markets, and annualized sales (based on 6M23) exceeding R$ 1.3 billion, we have excellent sales prospects for this year. Below, you will find more information about our sales:

Net Contracted Sales (R$ '000)	2Q23 (a)	2Q22 (b)	Δ % (a/b)	6M23 (c)	6M22 (d)	Δ % (c/d)
PSV 100% (R$ thousand)	**460,742**	**175,752**	**162%**	**650,892**	**328,727**	**98%**
Patrimar	**376,704**	**111,076**	**239%**	**497,040**	**199,559**	**149%**
High-income	376,704	111,076	239%	497,040	199,559	149%
Middle-income	-	-	0%	-	-	0%
Novolar	**84,037**	**64,676**	**30%**	**153,852**	**129,168**	**19%**
Middle-income	27,364	9,992	174%	29,320	15,416	90%
Low-income	56,673	54,684	4%	124,532	113,752	9%
PSV % Patrimar (R$ thousand)	**312,580**	**157,668**	**98%**	**464,381**	**290,715**	**60%**
Patrimar	**249,526**	**94,750**	**163%**	**344,929**	**164,665**	**109%**
High-income	249,526	94,892	163%	344,929	164,665	109%
Middle-income	-	-	0%	-	-	0%
Novolar	**63,055**	**62,918**	**0%**	**119,451**	**126,050**	**5%**
Middle-income	25,814	9,448	173%	27,183	14,184	92%
Low-income	37,241	53,470	-30%	92,268	111,866	18%
Units Contracted	**398**	**316**	**26%**	**762**	**582**	**31%**
Patrimar	**88**	**35**	**151%**	**122**	**60**	**103%**
High-income	88	35	151%	122	60	103%
Middle-income	-	-	-	-	-	-
Novolar	**310**	**281**	**10%**	**640**	**522**	**23%**
Middle-income	68	18	278%	72	29	148%
Low-income	242	263	-8%	568	493	15%
Average Price (R$ thousand/unit)	**1,158**	**556**	**108%**	**854**	**565**	**51%**
Patrimar	**4,281**	**3,174**	**35%**	**4,074**	**3,326**	**22%**
High-income	4,281	3,174	35%	4,074	3,326	22%
Middle-income	-	-	0%	-	-	0%
Novolar	**271**	**230**	**18%**	**240**	**247**	**-3%**
Middle-income	402	555	-28%	407	532	-23%
Low-income	234	208	13%	219	231	-5%

Despite the influences of product mix on the analysis of average prices in the high-income segment, we can see a consistent increase in prices across all segments. This is a result of our strategic approach, which includes healthy adjustments to our pricing tables aimed at margin recovery and aligning with the specific strategies of each brand.

Transfers

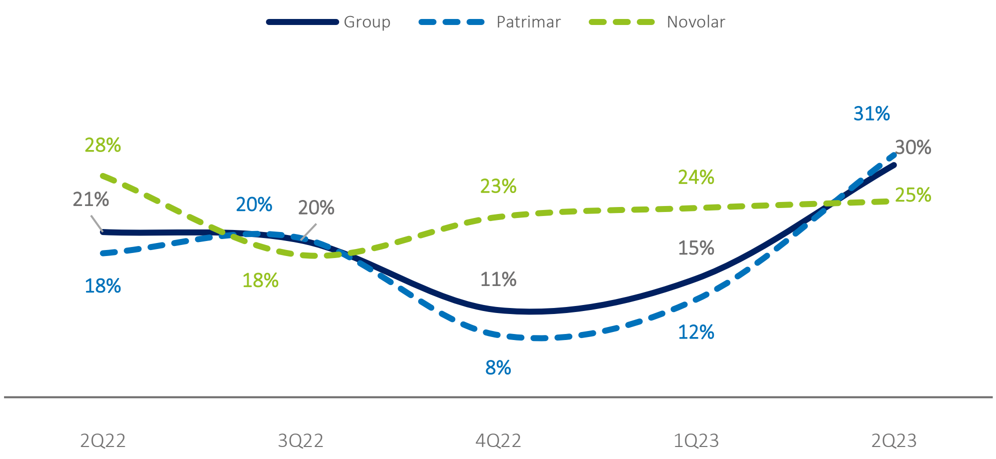
The lower volume of transfers in this quarter is due to the properties that have already been transferred in previous periods, reducing the inventory of units available for transfer. The launches and sales completed in this quarter had their transfers concluded in July.



SOS - (Sales Speed) – Sales over Supply

The net SOS of the Patrimar brand performed exceptionally well, primarily driven by the successful launch in June. This contributed to the overall net SOS performance and reinforced the message that the high-income market remains resilient and continues to demand our products. The SOS of the Novolar brand remains at healthy levels and is expected to gain further strength in the coming quarters with the implementation of the new guidelines of the Minha Casa Minha Vida program.

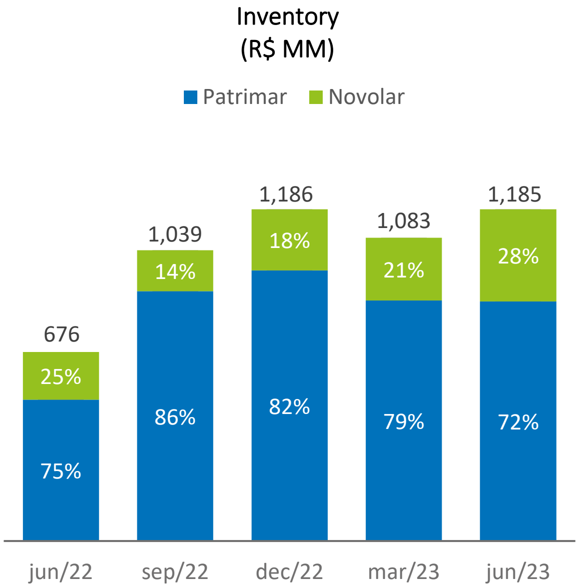
Net SOS
(%)

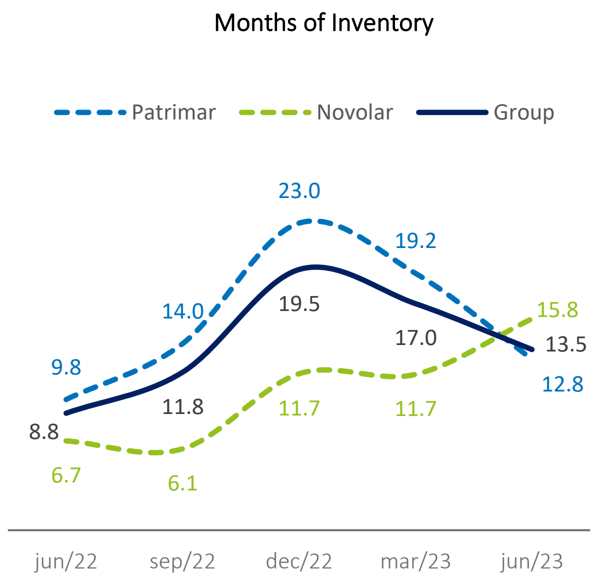


Sales Speed	2Q22	3Q22	4Q22	1Q23	2Q23
SOS Group (%)	**21.0%**	**20.0%**	**11.1%**	**15.1%**	**29.6%**
SOS Patrimar (%)	**18.3%**	**20.3%**	**7.9%**	**12.4%**	**30.9%**
Sales Patrimar	**111,076**	**222,787**	**82,528**	**120,336**	**376,704**
Offer Patrimar	**605,587**	**1,098,474**	**1,042,369**	**966,671**	**1,220,877**
Opening Stock	605,587	504,791	893,159	966,671	859,559
Launches	0	593,683	149,210	0	361,318
SOS Novolar (%)	**28.2%**	**18.1%**	**23.0%**	**24.1%**	**25.0%**
Sales Novolar	**64,676**	**30,966**	**64,556**	**69,814**	**84,037**
Offer Novolar	**229,354**	**170,877**	**281,127**	**289,602**	**336,508**
Opening Stock	229,354	170,877	145,405	219,158	223,465
Launches	0	0	135,723	70,443	113,044

Inventory

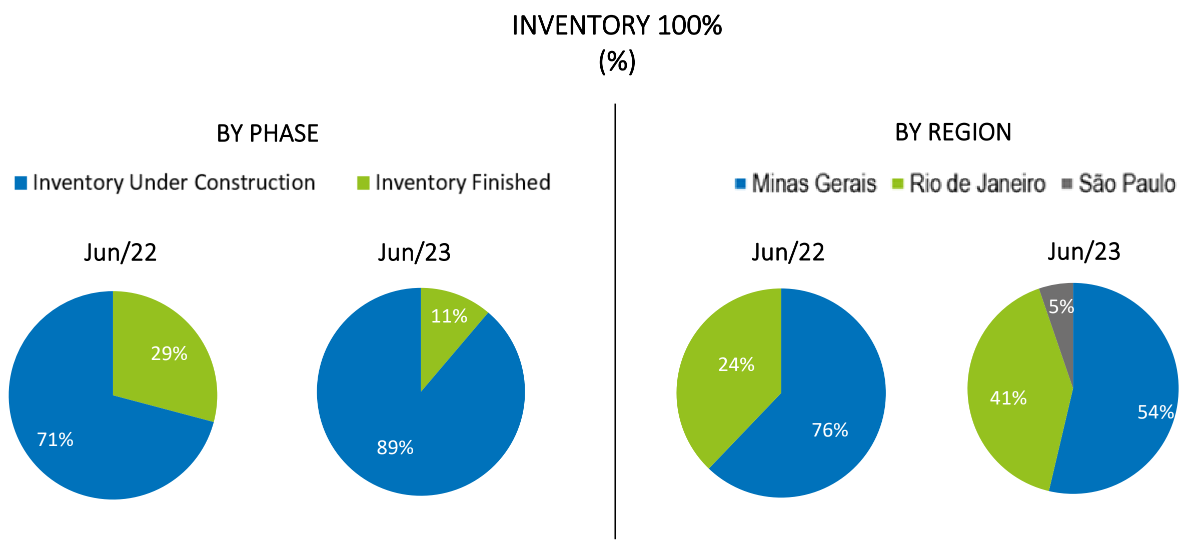
With the resumption of project launches in the first half of 2023, particularly in the second quarter, our inventory has grown by 9.4% compared to the end of the previous quarter. However, it has remained constant compared to the beginning of the year due to strong sales performance. The resurgence of project launches in the second half of the year will be crucial in maintaining the sales momentum, as the inventory volume in terms of months of sales has been decreasing.





With the increase in completed unit sales and the addition of new units to our inventory through recent launches, the proportion of completed inventory to the total inventory has reached the lowest level in recent quarters.

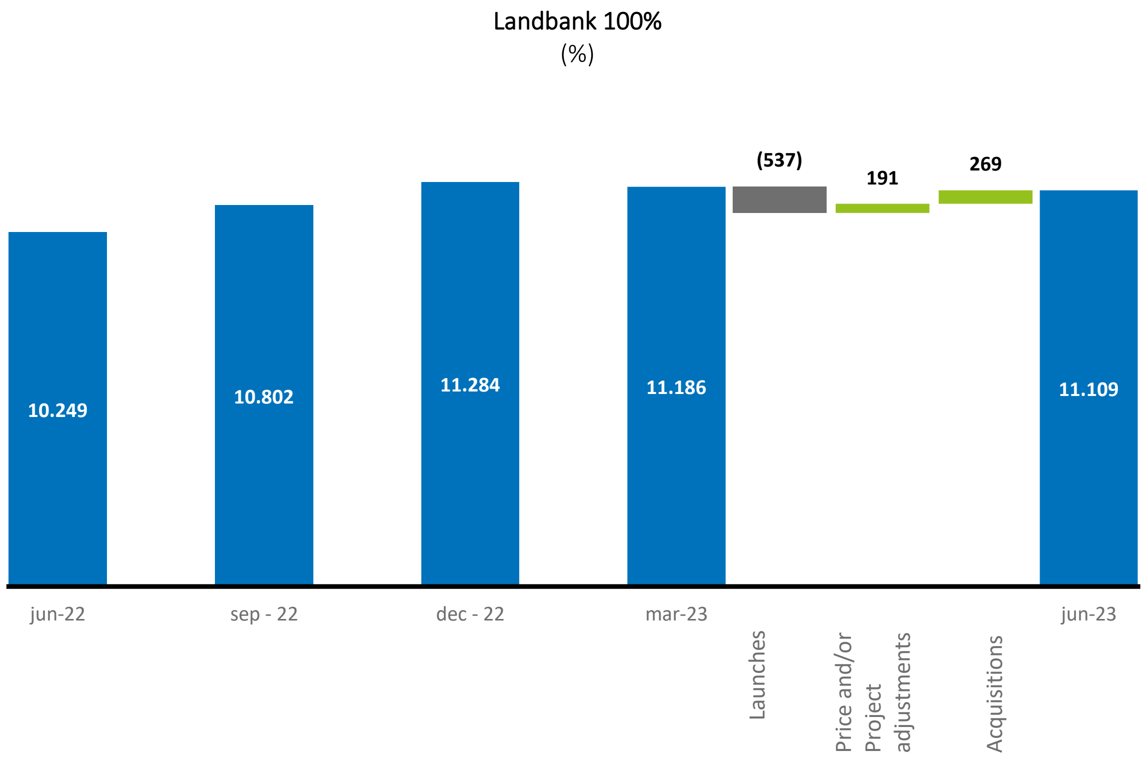
As of June 30, 2023, the %Patrimar share in our inventory stands at 81%.

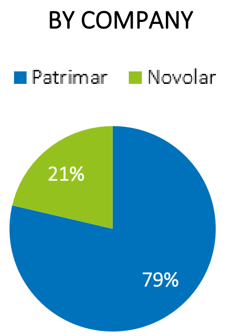


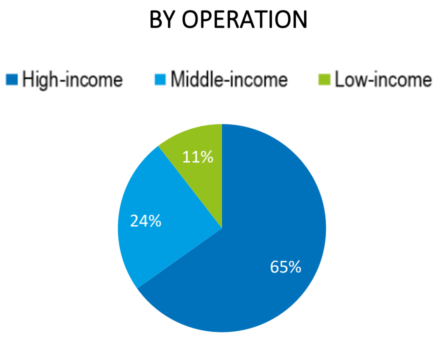
Landbank

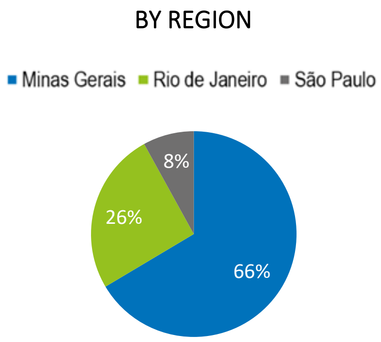
As of June 30, 2023, the landbank for our company has remained at similar levels compared to March 31, 2023, and December 31, 2022. Additionally, we have acquired two new land plots in 2Q23, with an estimated Gross Value of Sales (VGV) of R$ 269 million. We have also implemented stronger pricing strategies for Novolar-branded land plots, particularly in the affordable housing segment, in anticipation of advancements in the PMCMV (Minha Casa Minha Vida Program).

We are committed to expanding our landbank to support our growth trajectory. Currently, our landbank consists of approximately 13,000 units, with the %Patrimar share as of June 30, 2023, standing at 70%.









About Patrimar Group

The Company is a developer and homebuilder based in Belo Horizonte, focusing its activities in the southeastern region of Brazil, with over 59 years of experience in the construction industry, and is positioned among the largest in the country. Its business model is vertically integrated, acting in the development and construction of real estate projects, as well as the commercialization and sale of independent real estate units.

The Company operates diversely in the residential (main activity) and commercial segments, with a presence in high-income operations (luxury and ultra-luxury products) through the Patrimar brand, as well as in the economic and middle-income operations through the Novolar brand.

PATRIMAR novolar

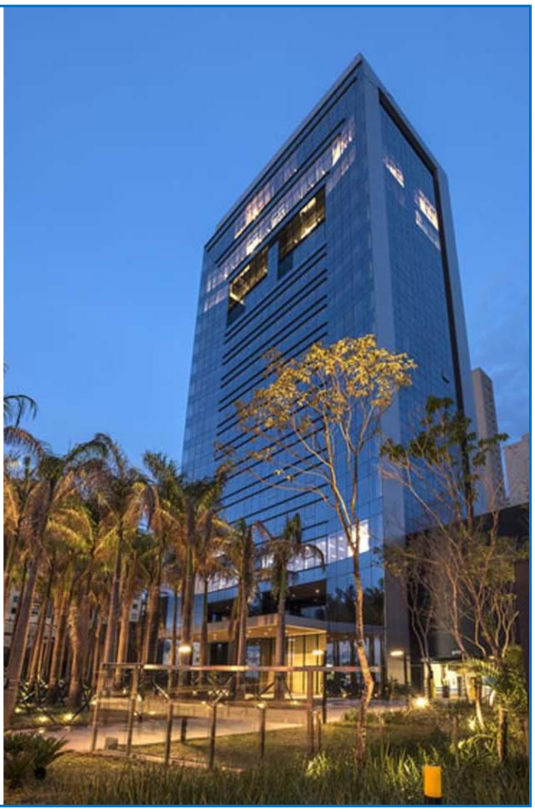
Investor Relations

Felipe Enck Gonçalves
CFO and Investor Relations Officer

João Paulo Lauria
Head of Financial Planning, Partnerships and Investor Relations

Gabrielle Cirino Barrozo
Investor Relations Specialist

+ 55 (31) 3254-0311
www.patrimar.com.br/ri
E-mail: ri@patrimar.com.br



Glossary

***Grupo Patrimar, Patrimar e Novolar*:** Division of indicator values by brand, with Patrimar grouping projects with estimated sales prices typically above R$10,000/sqm and Novolar below, with exceptions. The Patrimar Group encompasses both brands, including investments in new businesses.

***Landbank 100%*:** PSV total amount of all lands owned by the Company or which the Company has a stake;

Landbank %Patrimar's Group: Total amount of PSV of all lands owned by the Company or which the Company has a stake, except for swapped units and partners' participation, in other words, the net PSV of lands owned by the Company;

Launches 100%: Total amount of the PSV for the already launched projects, at launch prices, considering eventual swaps of units and partners participation in these enterprises;

Launches %Patrimar's Group: Total amount of the PSV for the already launched projects, at launch prices, not considering swapped units and partners participation, in other words, it only considers the percentage of Net PSV belonging to the Company;

Gross Sales: PSV arising from real estate sales contracts concluded in given period, including the sale of units launched in the period and the sales of units in inventory. Does not consider swapped units. 100% Contracted sales refer to all trading units within the period (except swapped units) and % Patrimar contracted sales refer to the percentage of participation of the Company in such sales, not considering partners participation;

Net Sales: Contracted Sales minus the value of cancelations in the period;

Months of Inventory: Value of Inventories for the period divided by the contracted sales of the last twelve months;

Sales Speed: Sales Speed over Supply (SOS);

Gross Sales Speed: Gross Sales / (Beginning Period Inventory + Period Launches);

Net Sales Speed: Net Sales / (Beginning Period Inventory + Period Launches);

PSV: Potential Sales Value.