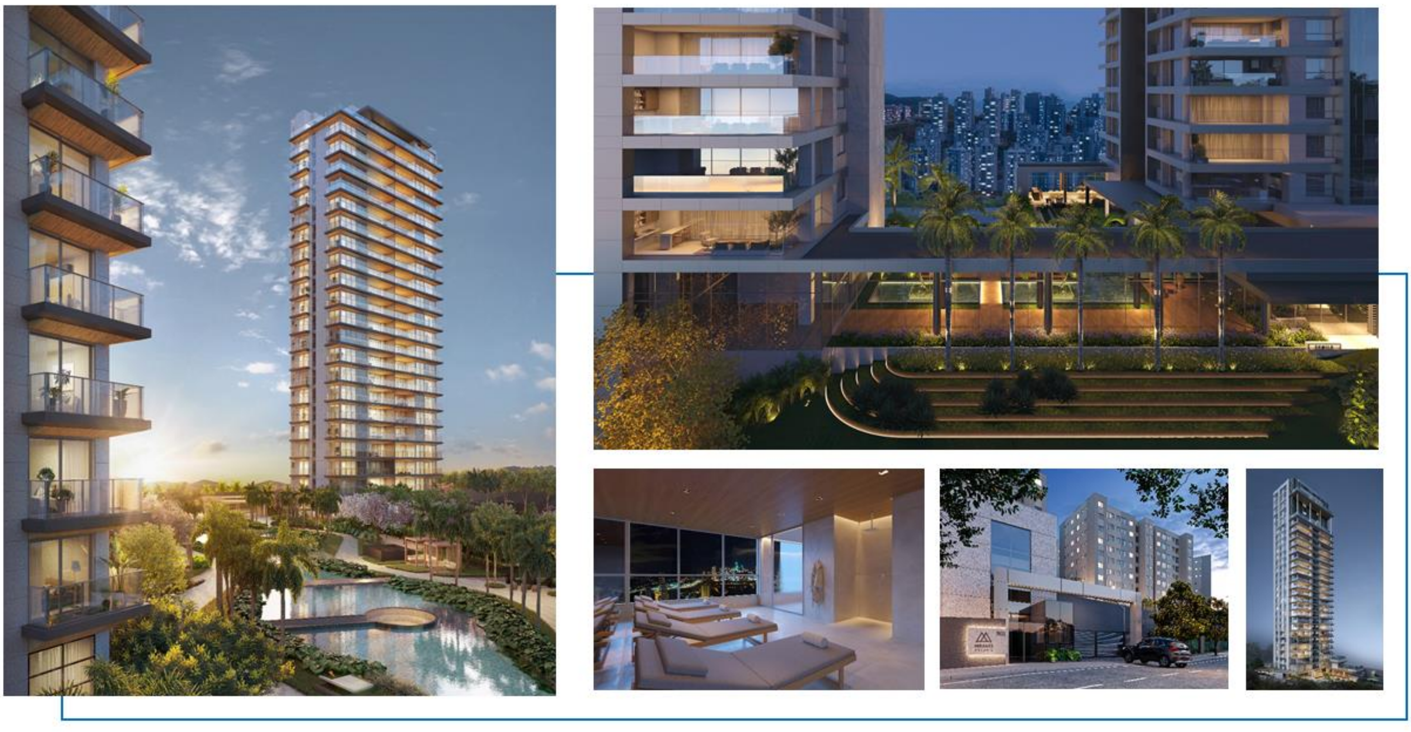
Operational Preview

1Q23

Belo Horizonte, April 13th, 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 first quarter of 2023 ("1Q23"). 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%).

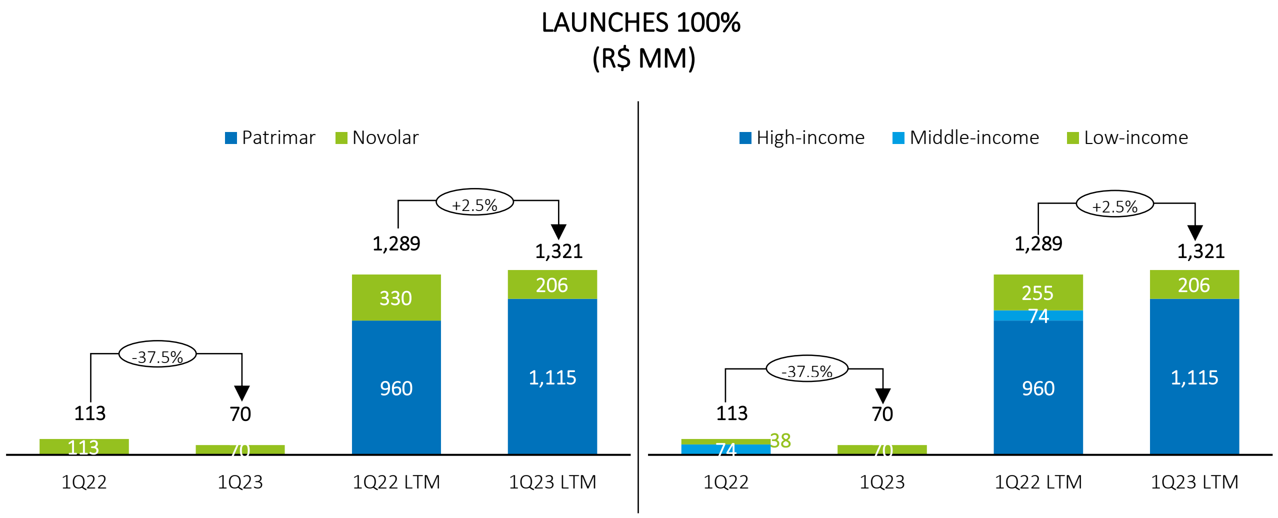
Highlights

- **Second best first quarter of net contracted sales in the Group's history,** with R$ 190.2 million in 1Q23;
- Launches of R$ 70.4 million in 1Q23 and R$ 1.3 billion in the last 12 months, **2.5% higher than 1Q22 LTM**;
- **Novolar's operation Sales Speed at 24.1%**, 1.9 p.p. higher than 1Q22 and 1.1 p.p. higher than 4Q22.

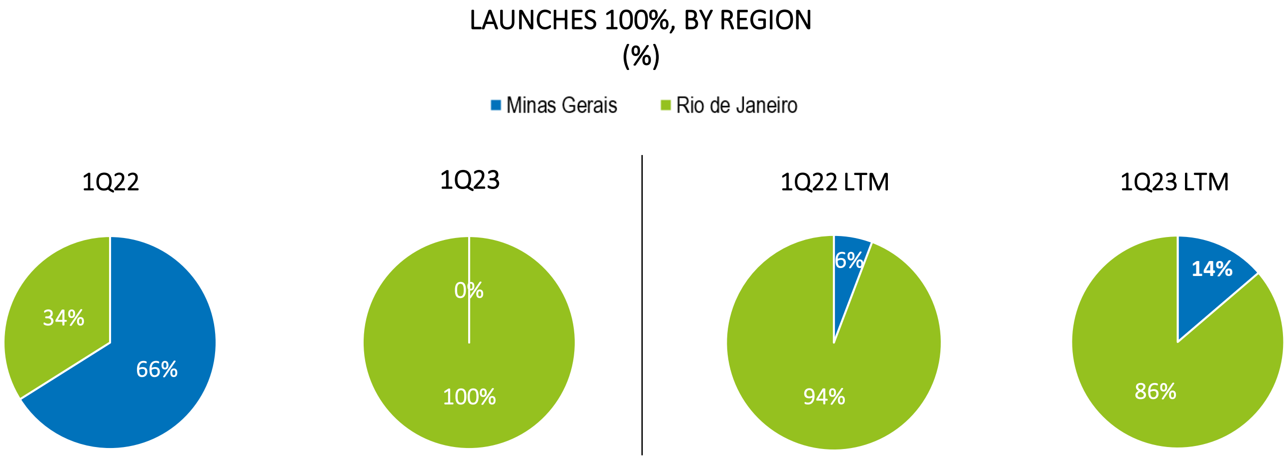


Launches

We focused on Novolar's brand launches in the first quarter of 2023 to better balance our offering mix and considering an increase in market demand for the brand's products. The Patrimar Group's share was 100.0% in 1Q23 and 69.3% in the last twelve months.



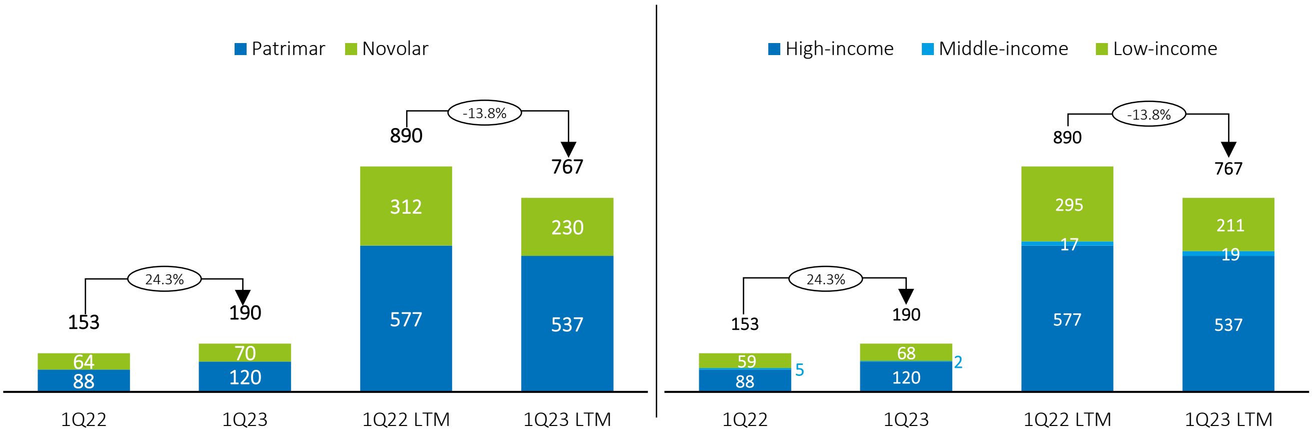
Our launches were concentrated in Rio de Janeiro, taking advantage of the market's moment and diversifying our geographic mix.



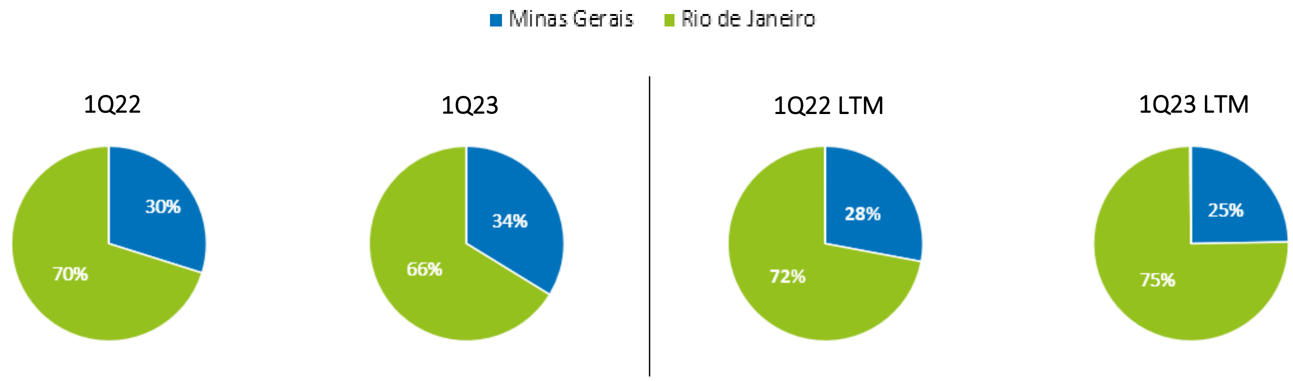
Sales

We had anticipated in our 2022 year-end result disclosures, a strong first quarter in sales. We observed a relevant volume in high-income sales for Patrimar products, while also effectively converting Novolar launches to the low-income market, in addition to inventories. The 70 million in Novolar sales represents the highest value for a first quarter in our history and includes 330 units.

NET SALES 100%
(R$ MM)



NET SALES 100%, BY REGION
(%)

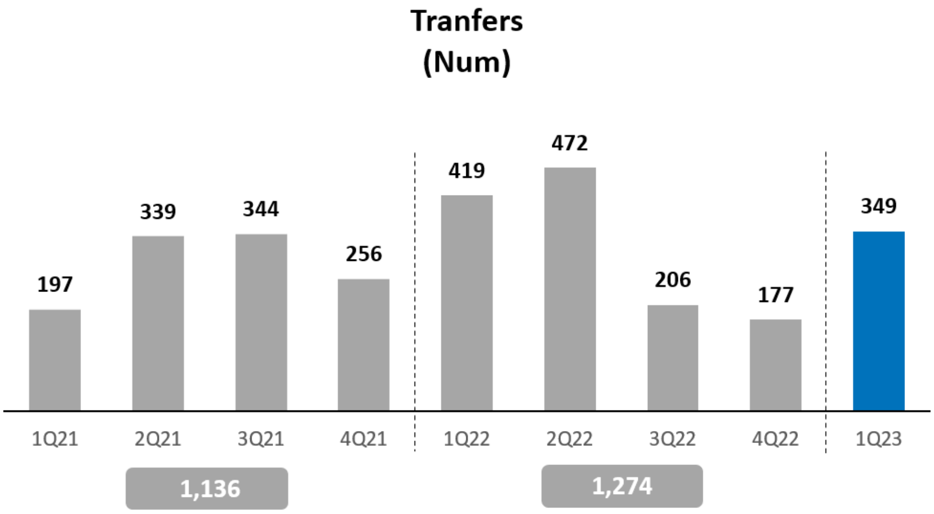


Below, more information about sales:

Net Contracted Sales	1Q23 (a)	1Q22 (b)	Δ % (a/b)	1Q23 LTM (c)	1Q22 LTM (d)	Δ % (c/d)
PSV 100% (R$ '000)	**190,151**	**152,975**	**24.3%**	**766,740**	**889,557**	**-13.8%**
Patrimar	**120,336**	**88,483**	**36.0%**	**536,727**	**577,412**	**-7.0%**
High-income	120,336	88,483	36.0%	536,727	577,412	-7.0%
Middle-income	-	-	-	-	-	-
PSV 100%	**69,814**	**64,492**	**8.3%**	**230,013**	**312,145**	**-26.3%**
Middle-income	1,956	5,425	-63.9%	18,935	17,327	9.3%
Low-income	67,858	59,067	14.9%	211,078	294,818	-28.4%
PSV % Group (R$ '000)	**163,974**	**132,905**	**23.4%**	**689,952**	**771,708**	**-10.6%**
Patrimar	**95,404**	**69,773**	**36.7%**	**465,212**	**471,466**	**-1.3%**
High-income	95,404	69,773	36.7%	465,212	471,466	-1.3%
Middle-income	-	-	-	-	-	-
PSV 100%	**68,571**	**63,132**	**8.6%**	**224,741**	**300,242**	**-25.1%**
Middle-income	1,369	4,737	-71.1%	15,892	13,409	18.5%
Low-income	67,201	58,396	15.1%	208,849	286,833	-27.2%
Contracted Units	**364**	**266**	**36.8%**	**1,223**	**1,526**	**-19.9%**
Patrimar	**34**	**25**	**36.0%**	**174**	**177**	**-1.7%**
High-income	34	25	36.0%	174	177	-1.7%
Middle-income	-	-	-	-	-	-
PSV 100%	**330**	**241**	**36.9%**	**1,049**	**1,349**	**-22.2%**
Middle-income	4	11	-63.6%	38	36	5.6%
Low-income	326	230	41.7%	1,011	1,313	-23.0%
Average Price (R$ '000) / unit	**522**	**575**	**-9.2%**	**627**	**583**	**7.5%**
Patrimar	**3,539**	**3,539**	**0.0%**	**3,085**	**3,262**	**-5.4%**
High-income	3,539	3,539	0.0%	3,085	3,262	-5.4%
Middle-income	-	-	-	-	-	-
PSV 100%	**212**	**268**	**-20.9%**	**219**	**231**	**-5.2%**
Middle-income	489	493	-0.9%	498	481	3.5%
Low-income	208	257	-18.9%	209	225	-7.0%

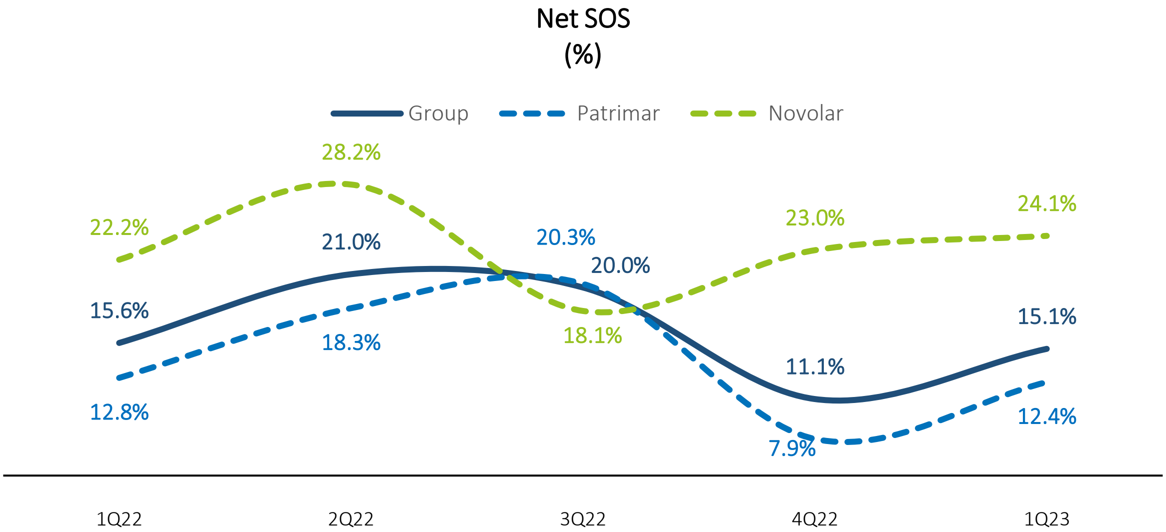
Transfers

With our focus on Novolar, we resumed transfers strongly. The units transferred in 1Q23 represent a value of 60.6 million, with the economic operation responsible for 92.2% of total transfers in this quarter.



SOS (Sales Speed) – Sales over Supply

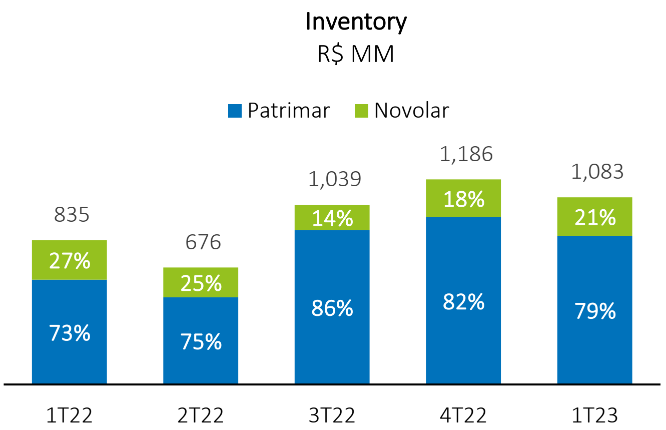
With sales growth, the Group's sales velocity in 1Q23, measured by the Net SOS indicator (Sales over Supply), was basically in line with the first quarter of 2022 and above the previous quarter, with emphasis on Novolar, whose sales velocity was only lower than 2Q22.

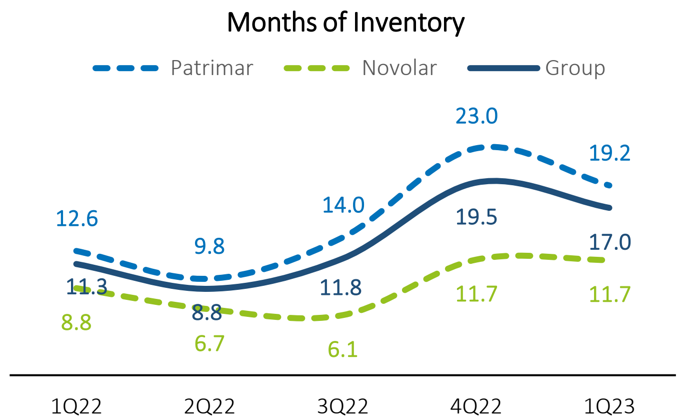


Sales Speed	1Q22	2Q22	3Q22	4Q22	1Q23
SOS Group (%)	**15.6%**	**21.0%**	**20.0%**	**11.1%**	**15.1%**
SOS Patrimar (%)	**12.8%**	**18.3%**	**20.3%**	**7.9%**	**12.4%**
Sales Patrimar	**88,483**	**111,076**	**222,787**	**82,528**	**120,336**
Offer Patrimar	**692,019**	**605,587**	**1,098,474**	**1,042,369**	**966,671**
Opening Stock	692,019	605,587	504,791	893,159	966,671
Launches	-	-	593,683	149,210	-
SOS Novolar (%)	**22.2%**	**28.2%**	**18.1%**	**23.0%**	**24.1%**
Sales Novolar	**64,492**	**64,676**	**30,966**	**64,556**	**69,814**
Offer Novolar	**290,444**	**229,354**	**170,877**	**281,127**	**289,602**
Opening Stock	183,171	229,354	170,877	145,405	219,158
Launches	107,272	-	-	135,723	70,443

Inventory

We reduced our inventory in relation to the closing position of 2022 by about 8.7%, with the biggest reduction driven by Patrimar, where we did not launch this quarter due to a strategic decision to reduce inventory, including a lower percentage of completed products overall, which reduces carrying costs.





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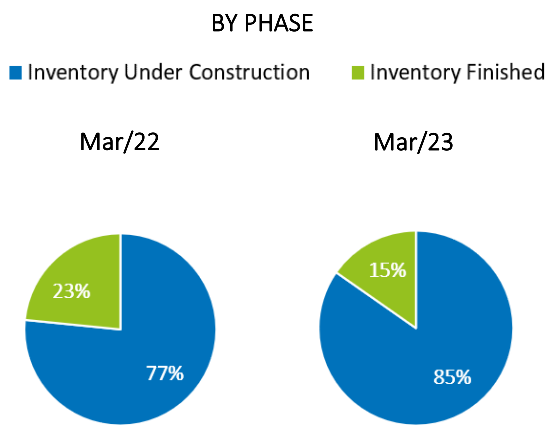
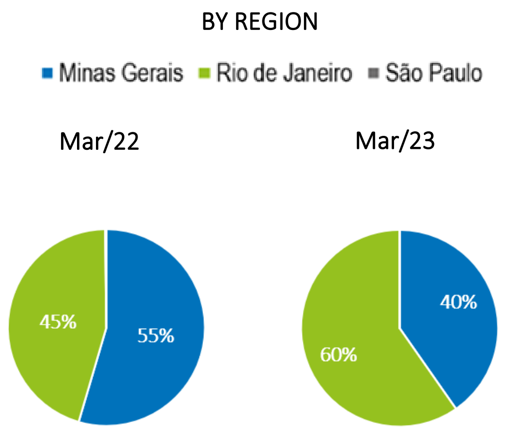
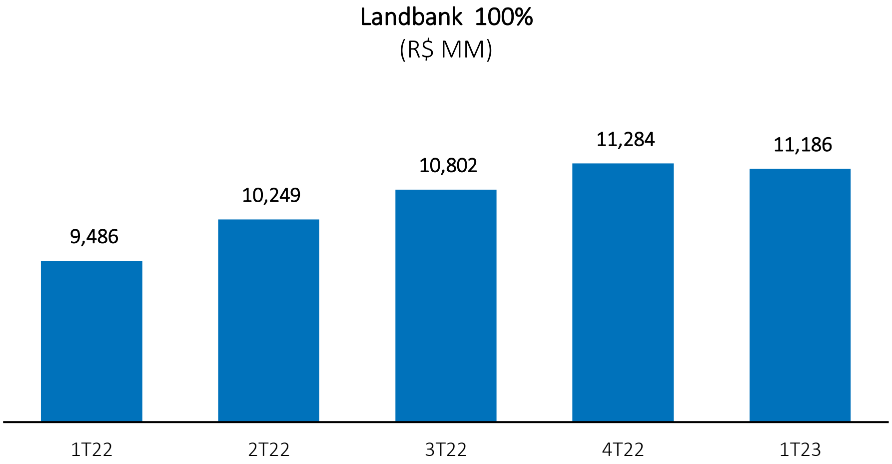
INVENTORY 100%
(%)

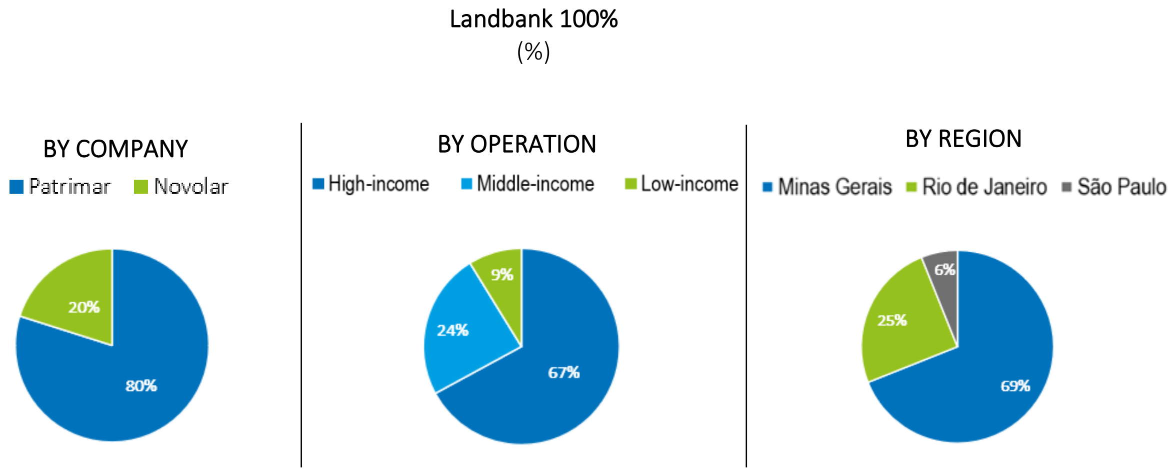




Landbank

Our landbank reached a position 17.9% higher than the position as of March 31, 2022, and practically in line with the closing position of 2022. Currently, 80% of our landbank is concentrated in Patrimar and 20% in Novolar. The company's average share in the landbank remains stable at 68%. We remain attentive to market opportunities that allow us to expand our market and products.





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

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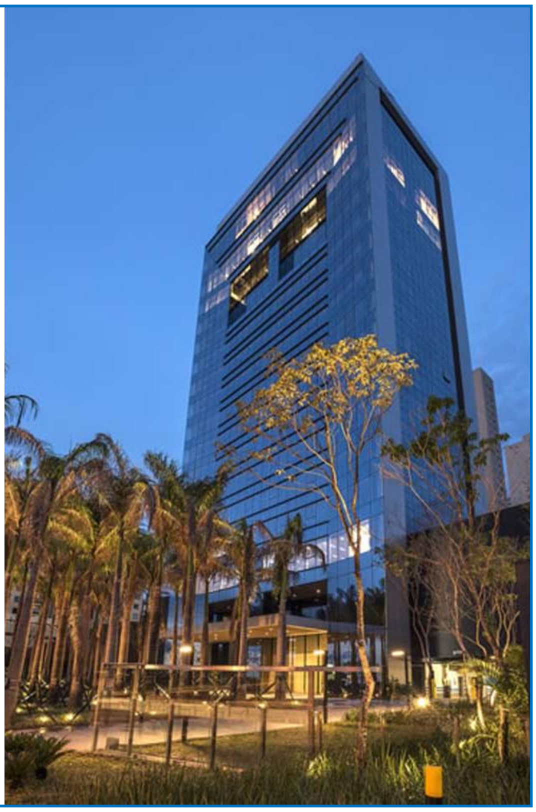

Glossary

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.