

Operating Preview

/ 3Q20

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OPERATING RESULTS PREVIEW 3Q20

São Paulo, October 08th, 2020 - Even Construtora e Incorporadora S.A. - EVEN (B3: EVEN3), high medium income homebuilder, with operations in São Paulo, Rio Grande do Sul e Rio de Janeiro, announces its operating results preview and unaudited numbers of launches, sales, land bank, deliveries and cancellations of 3Q20.

**LAUNCHES OF R\$ 622 MILLION (% EVEN),
NET SALES REACHES R\$ 480 MILLION (%EVEN),
POTENTIAL PSV ACQUISITION OF R\$ 1.3 BILLION IN LAND BANK.**

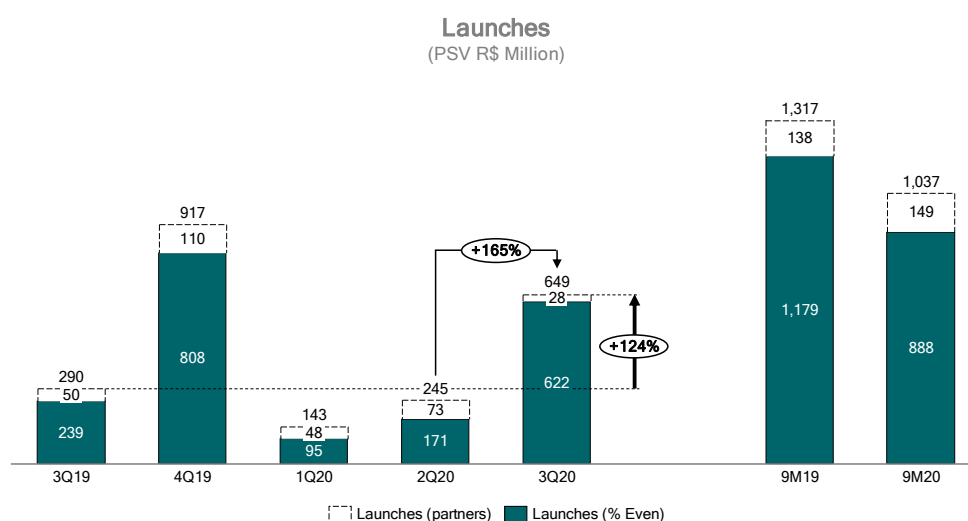
LAUNCHES

In 3Q20, 4 projects were launched in São Paulo, with a PSV of R\$ 563 million. In Rio Grande do Sul, Carlos Gomes Square - Residencial Tower project was launched, with a PSV of R\$ 59 million (% Even). The total launch PSV was R\$ 622 million in 3Q20, 165% and 124% higher than 2Q20 and 3Q19, respectively (% Even).

In 9M20, 10 projects/phases were launched, totalizing PSV of R\$ 888 million (%Even).

The table below consolidates the information for 3Q20 and 9M20:

Launches	Region	Total PSV (R\$ '000)	Even's PSV (R\$ '000)	Usable area (sqm)	Units	Average unit value (R\$ '000)	Segment
1Q20		143,010	95,469	106,490	657	218	
2Q20		244,583	171,096	24,227	322	760	
3Q20		649,314	621,744	64,385	1,135	572	
Carlos Gomes Square - Residencial	RS	86,155	58,585	6,819	179	481	High
Open Marajoara	SP	134,848	134,848	19,140	366	368	Middle
Clári Pinheiros	SP	210,576	210,576	14,753	80	2,632	High
Clári Pinheiros - Studios ¹	SP	68,221	68,221	6,547	216	316	Studio
Modo Saúde	SP	149,514	149,514	17,126	294	509	Middle
Total		1,036,907	888,309	195,102	2,114	490	



¹ Total SPV's shares sold to a strategic investor.

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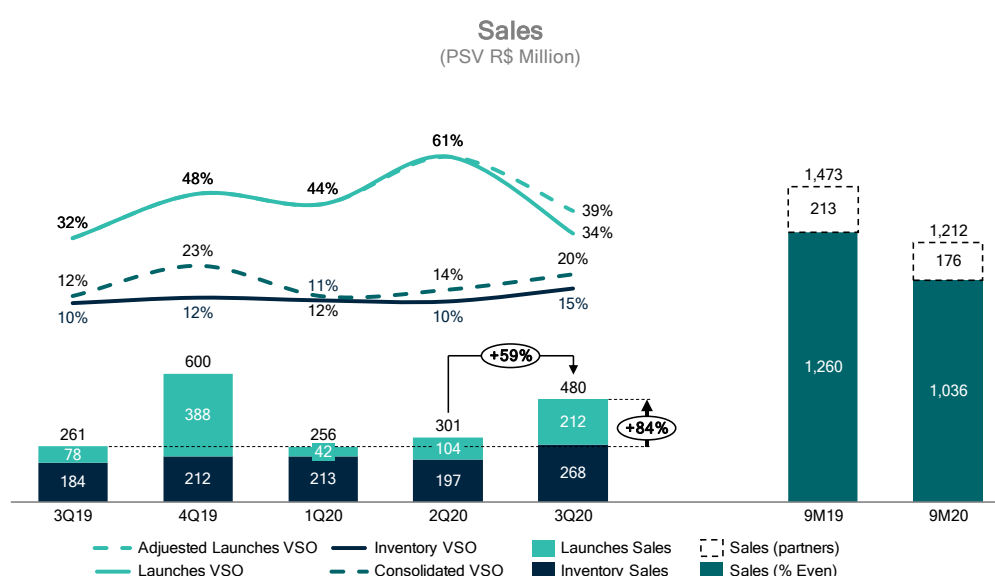
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SALES

In 3Q20 Sales totaled R\$ 480 million¹, 84% higher than the same period in 2019 and 59% higher than the previous quarter (% Even), representing a consolidated VSO of 20%. Inventory sales totaled R\$ 268 million with a 15% VSO. Of the projects launched in the quarter, R\$ 212 million were sold (34% VSO or 39% if adjusted by Clári project, launched in the last weekend of 3Q20).

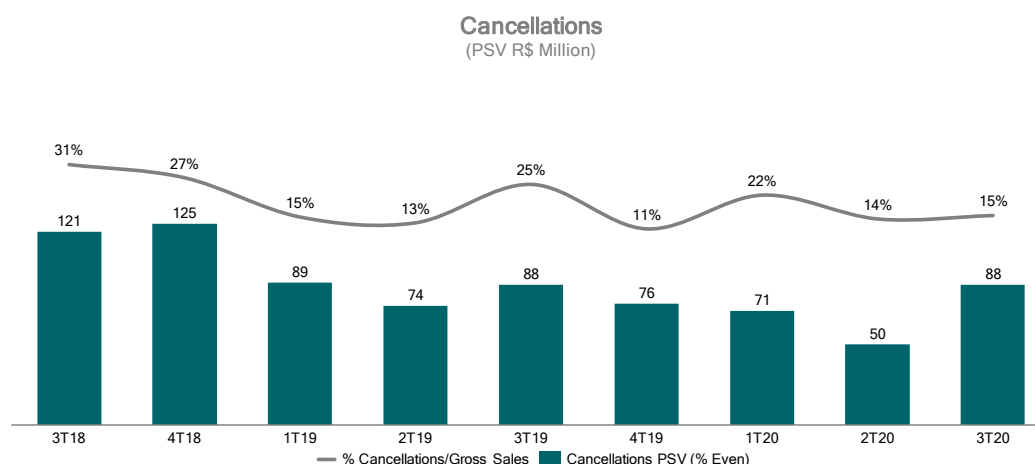
In 9M20, sales totaled R\$ 1.2 billion (R\$ 1 billion% Even).



¹ R\$ 68 million related to the sale of the tower of the Clári Residencial - Studio project through the sale of SPV's shares.

CANCELLATIONS

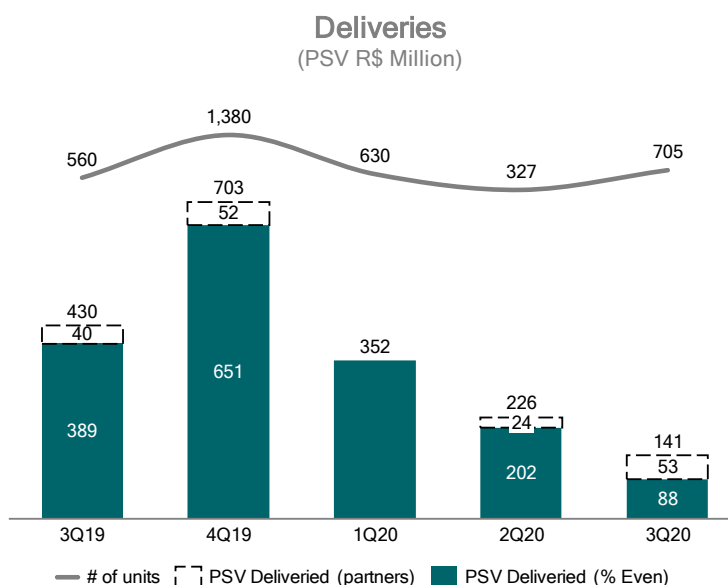
In 3Q20, sales cancellations totaled R\$ 88 million, representing 15% of gross sales, as shown below:



(% Even) (R\$ million)	2019				2020			LTM
	3Q19	4Q19	1Q20	2Q20	3Q20			
Gross Sales	349	676	327	351	567	1.246		
Cancellations	88	76	71	50	88	209		
Net Sales	261	600	256	301	480	1.036		
Cancellations / Gross Sales	25.1%	11.2%	21.8%	14.3%	15.4%	16.8%		

DELIVERIES

In 3Q20, 2 projects were delivered in Rio Grande do Sul, totaling 705 units and PSV of R\$ 88 million (% Even), as shown in the chart below:



LAND BANK

In 3Q20, 03 plots of land were acquired, all located in São Paulo with a potential PSV of R\$ 1.3 billion, and 1,200 units. The potential PSV of the Land Bank totaled R\$ 7.3 billion (% Even) in 3Q20. The graph below shows the evolution of land acquisition in the last quarters:

