

Operating Preview

/ 4Q20

OPERATING RESULTS PREVIEW 4Q20

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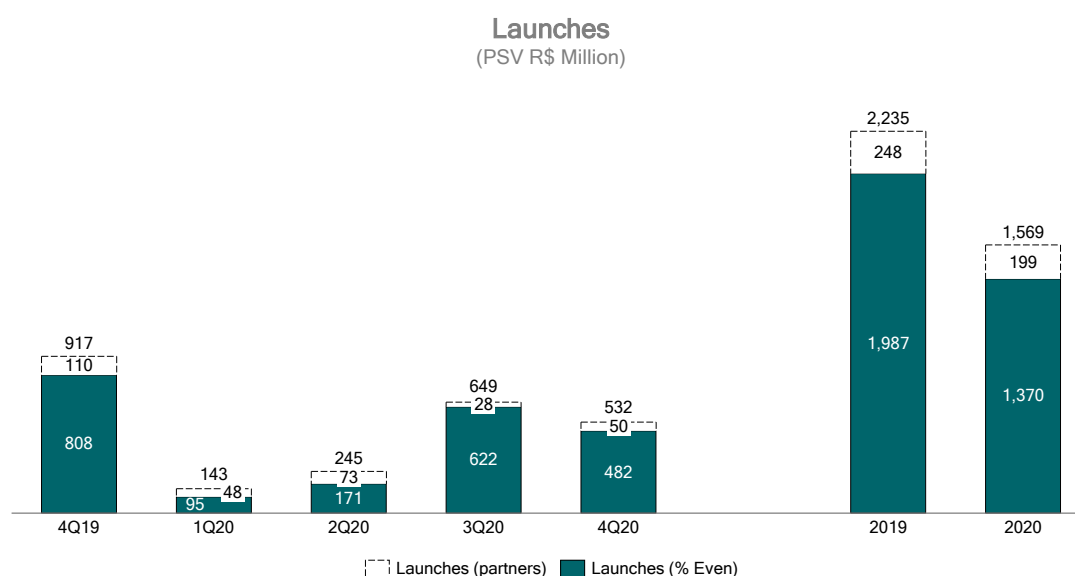
São Paulo, January 14th, 2021 - Even Construtora e Incorporadora S.A. - EVEN (B3: EVEN3), high medium income homebuilder, with operations in São Paulo and Rio Grande do Sul, announces its operating results preview and unaudited numbers of 4Q20.

**LAUNCHES OF R\$ 482 MILLION (% EVEN) IN 4Q20,
CASH GENERATION* OF R\$ 467 MILLION IN 4Q20.**

LAUNCHES

In 4Q20, 2 projects were launched in São Paulo, with a PSV of R\$ 444 million. In Rio Grande do Sul, Supreme Altos do Central Park project was launched, with a PSV of R\$ 38 million (% Even). The total launch PSV was R\$ 482 million in 3Q20 (% Even).

In 2020, 13 projects/phases were launched, totalizing PSV of R\$ 1.4 billion (%Even).



The table below consolidates the information for 4Q20 and 2020:

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	
4Q20		532,055	481,772	46,199	374	1,423	
Platô Perdizes - Fase 1	SP	314,848	314,848	24,254	146	2,156	High
Balkon Campo Belo - Fase 1	SP	128,868	128,868	9,610	44	2,929	High
Supreme Altos do Central Park	RS	88,339	38,056	12,334	184	480	Middle
Total		1,568,961	1,370,081	241,301	2,488	631	

*Preview and unaudited numbers

Operating Preview

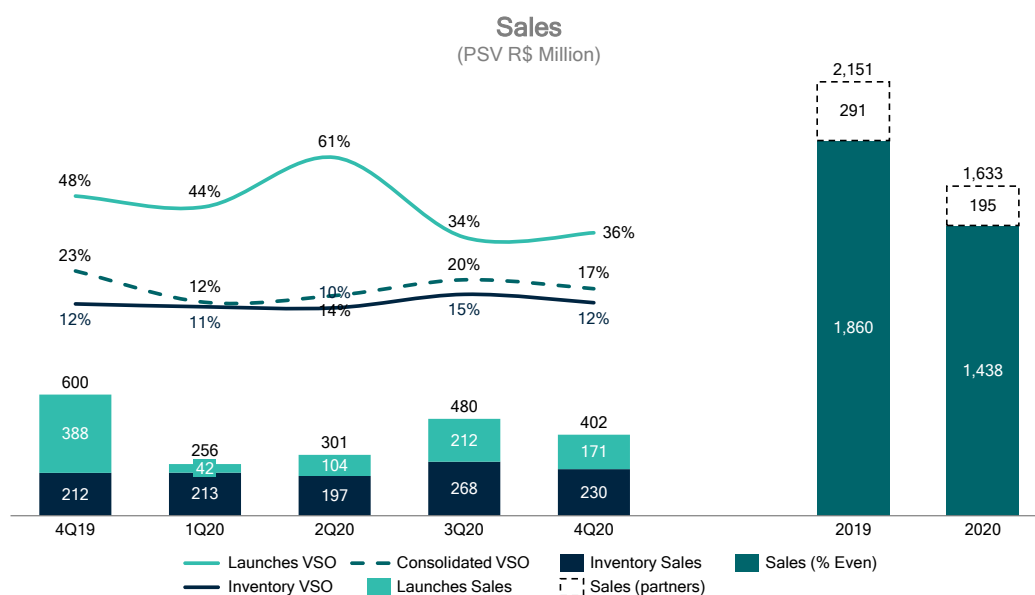
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SALES

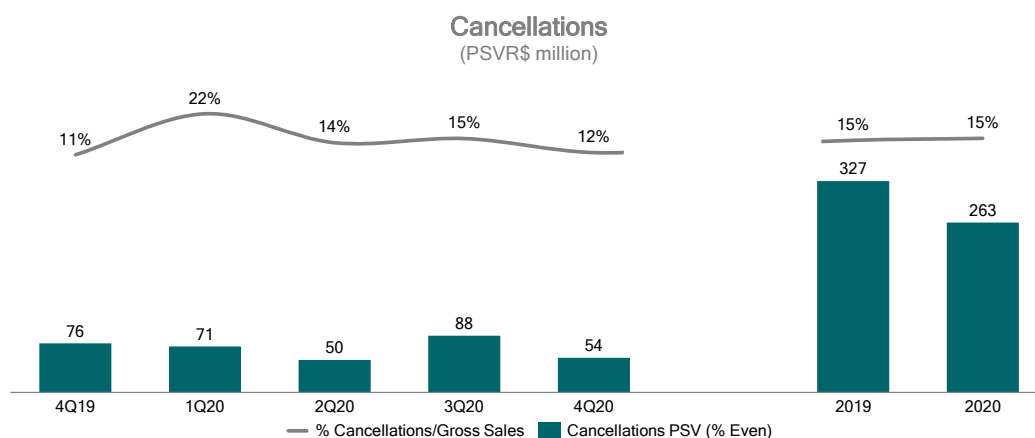
In 4Q20 Sales totaled R\$ 402 million (% Even), representing a consolidated VSO of 17%. Inventory sales totaled R\$ 230 million with a 15% VSO. Of the projects launched in the quarter, R\$ 171 million were sold (36% VSO).

In 2020, sales totaled R\$ 1.4 billion (% Even).



CANCELLATIONS

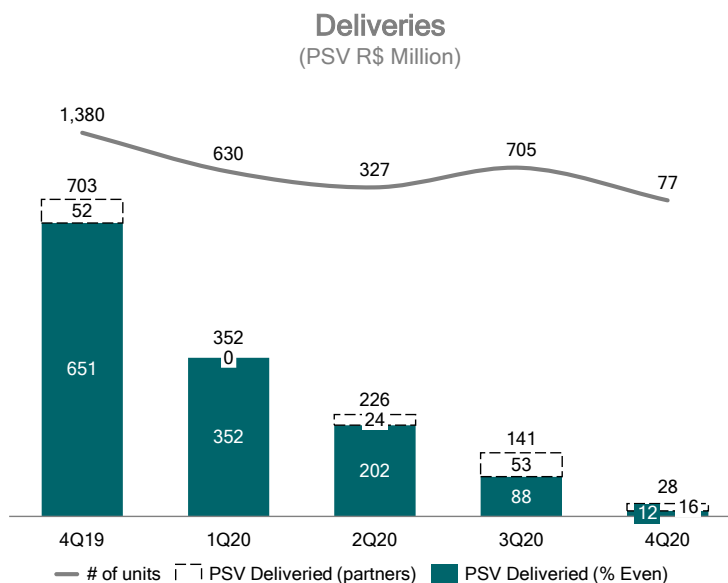
In 4Q20, sales cancellations totaled R\$ 54 million, representing 12% of gross sales, as shown below:



Cancellations (% Even) (R\$ million)	2020				
	1Q20	2Q20	3Q20	4Q20	2020
Gross Sales	327,060	351,228	567,122	455,243	1,700,653
Cancellations	71,195	50,289	87,580	53,643	262,707
Net Sales	255,865	300,939	479,542	401,599	1,437,946
Cancellations / Gross Sales	21.8%	14.3%	15.4%	11.8%	15.4%

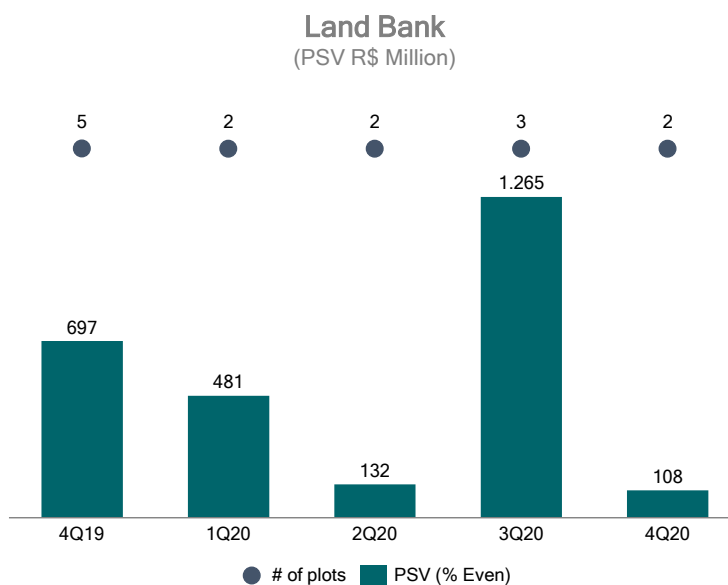
DELIVERIES

In 4Q20, 1 project was delivered in Rio Grande do Sul (GO 1092), totaling 77 units and PSV of R\$ 12 million (% Even), as shown in the chart below:



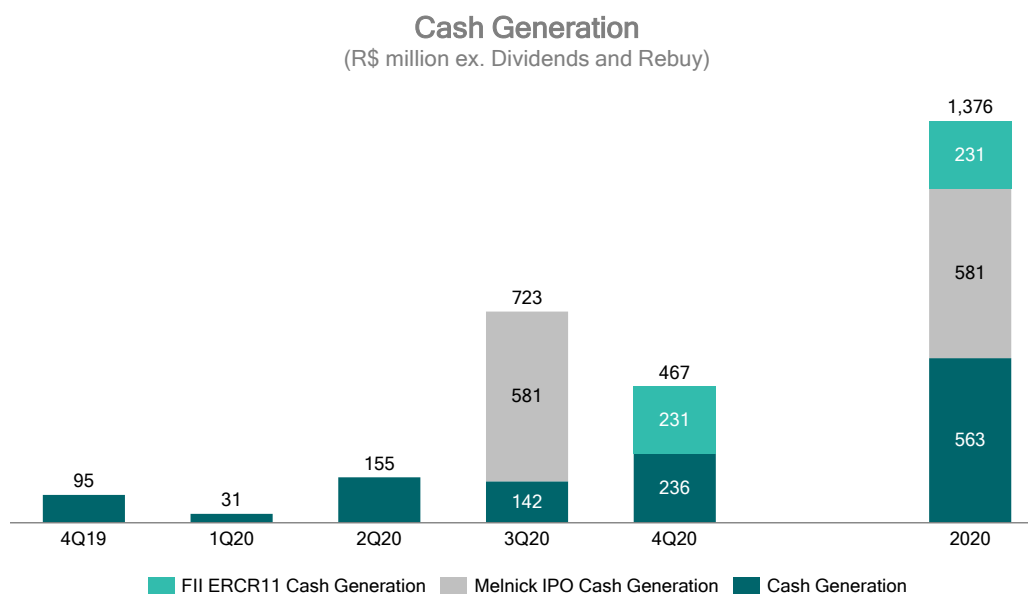
LAND BANK

In 4Q20, 02 plots of land were acquired, all located in Rio Grande do Sul, with a potential PSV of R\$ 108 million. The potential PSV of the Land Bank totaled R\$ 6 billion (% Even) in 4Q20. The graph below shows the evolution of land acquisition in the last quarters:



CASH GENERATION (unaudited)

Operating Cash Generation reached R\$ 236 million in 4Q20. Considering the cash inflow from the sale of assets in Rio de Janeiro to FII ERCR11, Cash Generation in the quarter was R\$ 467 million.



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.