

OPERATIONAL PREVIEW

1Q21.

INVESTOR RELATIONS.

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Launches of R\$221 million in 1Q21, up 241% from 1Q20. Launches in the last 12 months totaled R\$740 million



Gross Sales of R\$813 million in the last 12 months and R\$186 million in 1Q21, 102% higher than in 1Q20.



Net Sales of R\$641 million in the last 12 months and R\$157 million in 1Q21, 108% higher than in 1Q20.



In 1Q21, the company's inventory of units under construction stood at R\$733 million and inventory of finished units amounted to R\$18 million;



Landbank totaled R\$6,8 billion in 1Q21, increasing 56% from 1Q20 but down 3% from 4Q20, due to the launches made in the quarter.

São José do Rio Preto, April 14, 2021: a RNI Negócios Imobiliários (B3: RDNI3) announces its preliminar unaudited operating results for the first quarter of 2021.

KEY INDICATORS

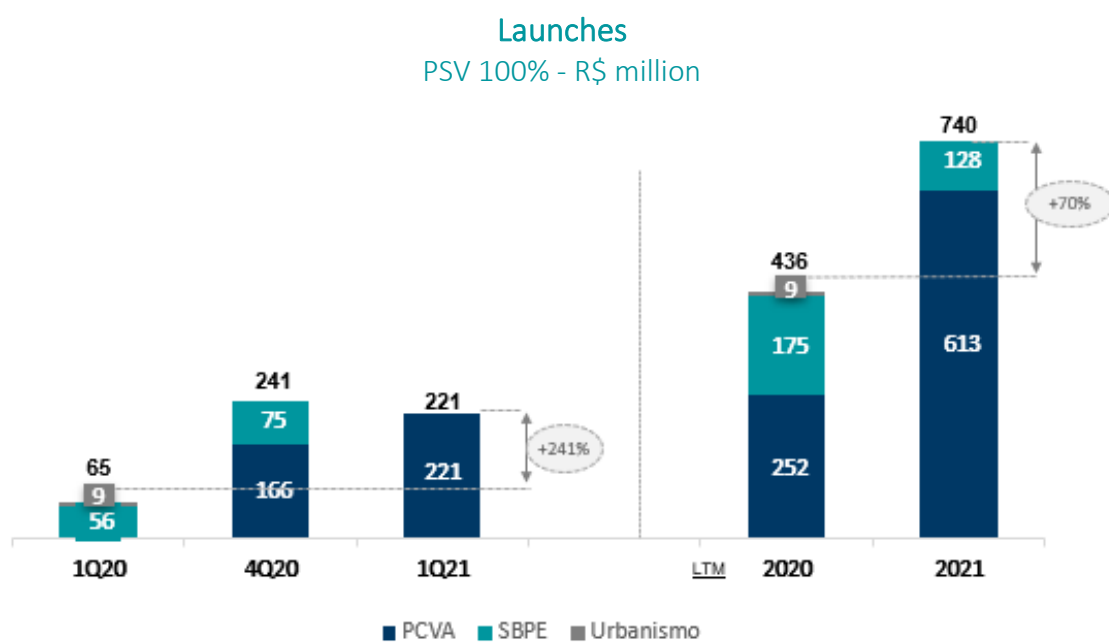
Operational	1Q21	4Q20	Q/Q (%)	1Q20	Y/Y (%)
Launches 100%	221.133	240.830	-8%	64.853	241%
Launches %RNI	182.073	210.950	-14%	32.427	461%
Net Sales 100%	156.685	177.835	-12%	75.500	108%
Net Sales %RNI	135.424	135.746	0%	59.087	129%
Inventory at Market Value	751.123	668.477	12%	480.914	56%
Landbank	6.764.160	6.998.387	-3%	4.336.623	56%

LAUNCHES

In 1Q21, the company launched three projects, with **total PSV of R\$221 million**, an increase of 241% from 1Q20. These launches **i) Garden RNI**, a PCVA horizontal project in Bady Bassitt/SP; **ii) Smart Haus RNI**, a PCVA vertical project in Blumenau/SC; and **iii) Moradas Parque**, a PCVA horizontal project in Pacatuba/CE, underscore the company's strategic guidelines.

RNI's PSV launched in LTM 1Q21 came to R\$740 million, up 70% from LTM 1Q20.

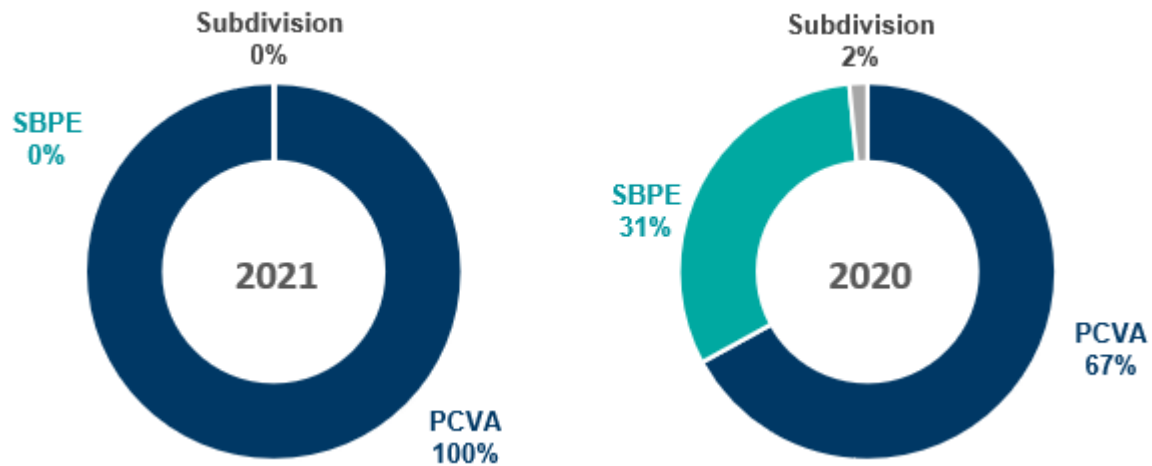
The launches are located in strategically defined macro-regions, except for the Pacatuba/CE project, which was launched in partnership with a third-party since the land was acquired before the new guidelines came into effect.



The following table shows the position of launches for 1Q21:

Launches	1Q21	4Q20	Q/Q (%)	1Q20	Y/Y (%)
PSV 100% - R\$ Million	221.133	240.830	-8%	64.853	241%
PCVA	221.133	166.130	33%	-	n.a.
SBPE	-	74.700	n.a.	55.849	n.a.
Subdivision	-	-	n.a.	9.004	n.a.
PSV %RNI - R\$ Million	182.073	210.950	-14%	32.427	461%
PCVA	182.073	166.130	10%	-	n.a.
SBPE	-	44.820	n.a.	27.925	n.a.
Subdivision	-	-	n.a.	4.502	n.a.
Units (un.)	1.323	1.149	15%	252	425%
PCVA	1.323	923	43%	-	n.a.
SBPE	-	226	n.a.	156	n.a.
Subdivision	-	-	n.a.	96	n.a.
Average Ticket (R\$000)	-	-	0%	-	0%
PCVA	167.145	179.989	-7%	-	n.a.
SBPE	-	330.531	n.a.	358.009	n.a.
Subdivision	-	-	n.a.	93.789	n.a.

Launches by Products



CONTRACTED SALES

In 1Q21, net contracted sales corresponded to PSV of R\$157 million, up 108% from 1Q20 and in line with 4Q20, despite the current pandemic scenario that has affected the market.

Inventory turnover ratio (VSO) in 1Q21 was 8.1 p.p. higher than in 1Q20, but declined slightly from 4Q20 (as expected), due to the two launches made at the end of the quarter. (excluding these two projects, VSO would be 20%)

Compared to LTM 1Q20, net sales grew 171% in LTM 1Q21.

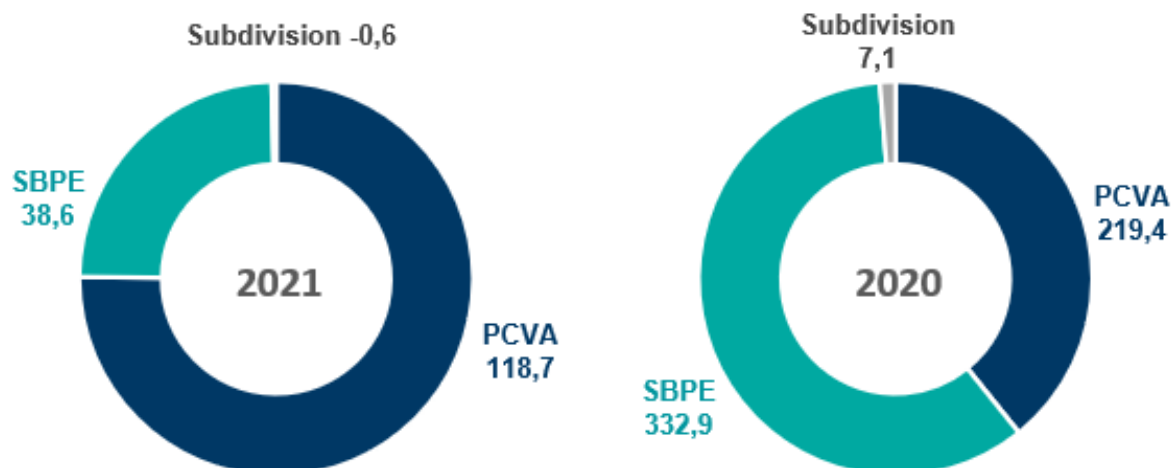
Net Sales PSV 100% - R\$ million



The following table shows net sales in 1Q21:

Sales R\$ Million	1Q21	4Q20	Q/Q (%)	1Q20	Y/Y (%)
Gross Sales - 100%	186.001	208.606	-11%	92.153	102%
PCVA	128.075	83.969	53%	32.870	290%
SBPE	50.499	116.929	-57%	56.501	-11%
Subdivision	7.427	7.708	-4%	2.781	167%
Cancellations - 100%	29.316	30.771	-5%	16.653	76%
PCVA	9.402	9.576	-2%	2.197	328%
SBPE	11.893	15.366	-23%	8.439	41%
Subdivision	8.021	5.829	38%	6.017	33%
Net Sales - 100%	156.685	177.835	-12%	75.500	108%
PCVA	118.673	74.393	60%	30.673	287%
SBPE	38.606	101.563	-62%	48.062	-20%
Subdivision	(594)	1.879	n.a.	(3.235)	-82%
SoS Net Sales %	18%	20%	-2,1p.p	10%	8,1p.p

Net Sales by Status



INVENTORIES*

RNI ended 1Q21 with an inventory of 4,252 units and total PSV of R\$751 million. Note that concluded units correspond to 1% (**46 units**) of total inventory.

Inventory	Units	%	100% BRL'000	%	%RNI BRL'000	%
Launch Date	4.252	100%	751.123	100%	637.636	100%
Until 2018	438	10%	69.735	9%	36.515	6%
2019 Onward	3.814	90%	681.388	91%	601.121	94%
Status	4.252	100%	751.123	100%	637.636	100%
Projects Delivered	46	1%	17.623	2%	16.987	3%
Unders Construction	4.206	99%	733.501	98%	620.649	97%

Inventory PSV 100%	1Q21			4Q20		
	Units	R\$ Mil	%	Units	R\$ Mil	%
Product	4.252	751.123	100%	3.700	668.477	100%
MCMV	3.697	641.290,7	85%	3.067	527.975,8	79,0%
SBPE	124	54.968,5	7%	220	88.991,9	13,3%
Subdivision	431	54.864,1	7%	413	51.509,5	7,7%

Inventory	Units	%	100% BRL'000	%	%RNI BRL'000	%
By State	4.252	100%	751.123	100%	637.636	100%
BA	17	0%	6.511	1%	6.505	1%
CE	578	14%	86.661	12%	47.663	7%
GO	1.170	28%	178.728	24%	121.786	19%
MG	4	0%	384	0%	384	0%
MT	466	11%	85.020	11%	84.935	13%
PR	2	0%	198	0%	198	0%
RS	417	10%	70.955	9%	70.884	11%
SC	436	10%	77.661	10%	77.583	12%
SP	1.162	27%	245.004	33%	227.698	36%

*Inventory net of commissions.

PROJECTS DELIVERED

No projects were delivered this quarter.

Projects Delivered	1Q21	4Q20	Q/Q (%)	1Q20	Y/Y (%)
PSV 100% (R\$ Million)	-	140.225	n.a.	38.000	n.a.
PCVA	-	63.311	n.a.	-	n.a.
SBPE	-	76.914	n.a.	38.000	n.a.
Subdivision	-	-	n.a.	-	n.a.
Units (un.)	-	571	n.a.	56	n.a.
PCVA	-	320	n.a.	-	n.a.
SBPE	-	251	n.a.	56	n.a.
Subdivision	-	-	n.a.	-	n.a.

TRANSFER TO BANKS OF CLIENT BALANCES / OFF-PLAN PROPERTIES

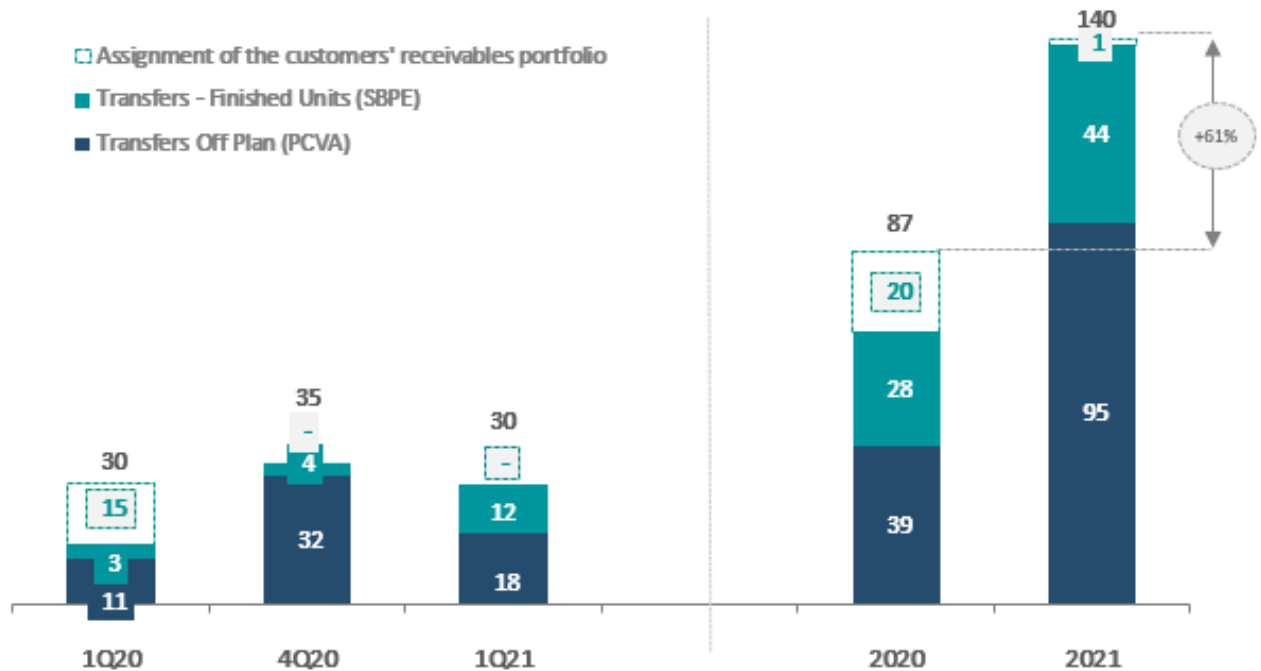
Transfers of client balances and off-plan properties totaled R\$30 million in 1Q21, 102% higher than in 1Q20 (excluding the assignment of receivables during the period).

Also worth highlighting is the transfers to PCVA products (Horizontal and Vertical), adopted in the company's new strategy, which grew 53% in relation to 1Q20.

In LTM 1Q21, RNI registered R\$140 million in transfers of client balances and off-plan properties, 61% higher than in LTM 1Q20.

Transfer to Banks of Client Balances / Off-Plan Properties

PSV 100% - R\$ million



Transfers	1Q21	4Q20	Q/Q (%)	1Q20	Y/Y (%)	2H21	2H20	Y/Y (%)
R\$ Million	30.029	35.270	-15%	29.820	1%	140.404	87.351	61%
Assignment of Receivables	-	-	n.a.	14.930	n.a.	1.477	19.831	-93%
PCVA Off Plan	17.561	31.689	-45%	11.472	53%	94.687	39.334	141%
SBPE	12.468	3.581	248%	3.417	265%	44.240	28.186	57%

LANDBANK

On March 31, 2021, RNI's landbank totaled **R\$6.8 billion**, 34% higher than on March 31, 2020.

At the end of 1Q21, PCVA (horizontal and vertical) **corresponded to 79%** of the company's landbank, increasing 51% from 1Q20.

Land bank	1Q21	4Q20	Q/Q (%)	1Q20	Y/Y (%)
PSV 100% (R\$ Million)	6.764	6.998	-3%	5.034	34%
PCVA	5.360	5.912	-9%	3.558	51%
SBPE	1.404	1.087	29%	1.227	14%
Subdivision	-	-	n.a.	248	n.a.
Units (un.)	36.854	38.510	-4%	26.514	39%
PCVA	33.388	36.534	-9%	22.335	49%
SBPE	3.466	1.976	75%	2.243	55%
Subdivision	-	-	n.a.	1.936	n.a.
Average Ticket (R\$000)					
PCVA	161	162	-1%	159	1%
SBPE	405	550	-26%	547	-26%
Subdivision	-	-	n.a.	128	n.a.

Breakdown of Landbank

