

3Q21 and 9M21 HIGHLIGHTS

- Total sales increased in 2021:
 - R\$ 578 million in 9M21 vs. R\$ 446 million in 9M20, superior by 30%.
- Increase in inventory sales SoS:
 - 40% in 3Q21 vs. 37% in 3Q20;
 - 71% in 9M21 vs. 54% in 9M20.
- Projects launched in 2021 reached a 65% combined SoS.
- New partnership contract signed regarding the development of a new area located in Rio de Janeiro (RJ), with approximately 4 million m² and estimated R\$ 2,3 billion PSV (AVLL).
- Pre-launch of Reserva Alpha Galleria, a residential condo in Campinas (SP), with 32% SoS at its first phase.
- MOU signed for the development of a residential condo in São Paulo state and searching of new Real Estate opportunities, with a PSV up to R\$ 450 million.

Alphaville S.A. I Operating Preview 3Q21

Operating Indicators ⁽¹⁾

Launches – 9M21

Project	Launches 2021				
	2Q21			1Q21	9M21
	Terras Alpha Cascavel	Aphaville Piauí	Alphaville 3 Praias - Fase 3	Jardim Alpha Ponta Grossa	Consolidated
Launch Quarter	2Q21	2Q21	2Q21	1Q21	-
Location	Cascavel (PA)	Teresina (PI)	Guarapari (ES)	Ponta Grossa (PA)	-
Launch month	May/21	Jun/21	Jun/21	Mar/21	-
Launched PSV – Total (R\$ million)	135.0	228.6	52.0	56.1	471.7
%AVLL	67.0%	67.4%	56.9%	76.5%	67.0%
Launched PSV - AVLL (R\$ million)	90.4	154.1	29.6	42.9	317.0
PSV Sold AVLL (R\$ million)	82.2	58.6	21.7	12.7	175.2
#Units launched	593	489	58	449	1,589
#Units under swap agreement	50	11	24	0	85
#Units reserved for Alpha Casas	0	0	6	80	86
#Units offered% AVLL	543	478	28	369	1.418
#Units sold% AVLL	542	195	28	163	928
SoS of AVLL units (%)	100%	41%	100%	44%	65%

- ✓ Projects launched in 2021 kept a good pace in sales during 3Q21, in such a way that by the end of 3Q21 the consolidated SoS of all 2021 launches reached 65%;
- ✓ The launches that were originally previewed to 2021 were postponed due to delays concerning its approval and registration processes within responsible regulatory organs. In the first week of

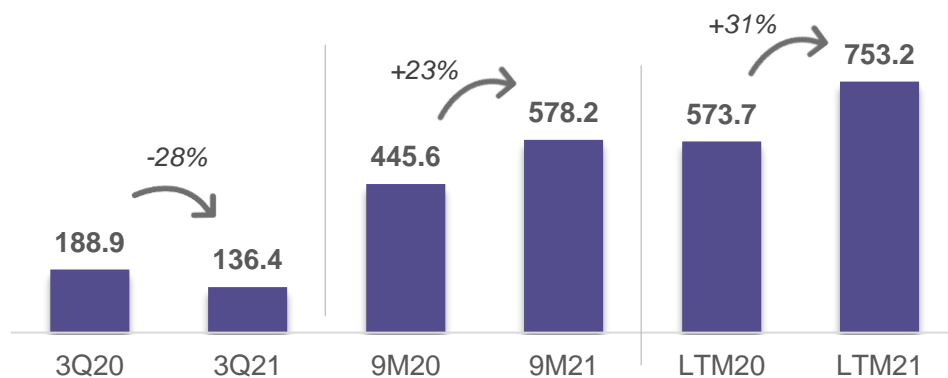
October we obtained the required approvals for Alphaville Ceará 4 and Alphaville Guarajuba Fase 2.

Notes/Concepts: PSV corresponds to the sales value of an project and includes interest when Alphaville finances the client; SoS is the sale on the offer of project and is calculated based on the number of lots, considering only Alphaville's stake; gross sales of inventory do not take into consideration the sales of projects launched in 2021.

Total Sales of Inventory and Launches

	3Q21	3Q20	% Var.	9M21	9M20	% Var.	LTM21 ¹	LTM20 ²	% Var.
Total PSV (R\$ million)	136.4	188.9	-28%	578.2	468.7	23%	753.2	573.7	31%
PSV %AVLL (R\$ million)	95.8	117.5	-19%	403.1	295.7	36%	522.2	369.4	41%

Total Sales - Total PSV (R\$ Million)



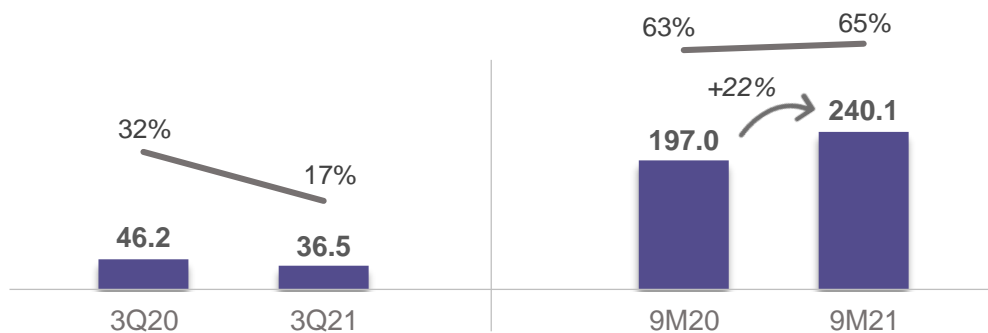
- ✓ The total inventory and launches sales in 9M21 sum up to R\$ 578 million (R\$ 403 million in the %AVLL), 30% higher than the R\$446 million reached in the 9 first months of 2020. In the LTM comparison (last twelve months) – which corresponds to the period of October/2020 to September/2021 – the total sales of the Company sum up to R\$ 753 million (R\$ 522 million in the %AVLL), 31% higher vs. September/2020 LTM.

(1) Includes the period from October/20 to September/21.
 (2) Includes the period from October/20 to September/21.

Launch Sales

	3Q21	3Q20	% Var.	9M21	9M20	% Var.
PSV Sales (R\$ million)	36.5	46.2	-75%	240.1	197.0	22%
PSV %AVLL (R\$ million)	22.5	27.9	-20%	176.4	120.6	46%
# Sold Lots	98	144	-32%	928	509	82%
SoS (% in #lots)	17%	32%	-15 p.p.	65%	63%	+2 p.p.

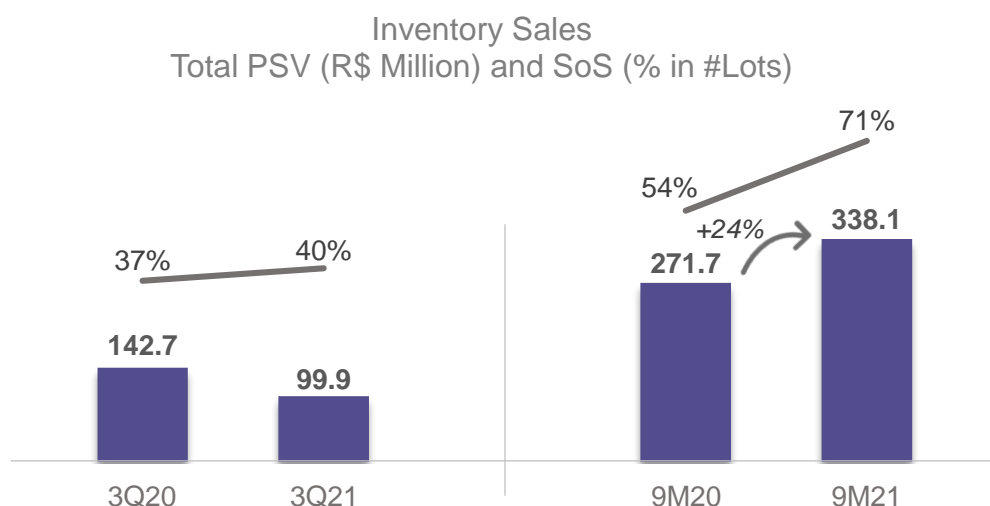
Launches Sales
Total PSV (R\$ Million) and SoS (% in #Lots)



- ✓ In 3Q21 launch sales summed up to R\$ 37 million (R\$ 23 million in %AVLL), vs. R\$ 46 million in 3Q20 (R\$ 29 million in %AVLL). Despite the lower volume in the quarterly comparison, sales of launches in 9M21 totaled R\$ 240 million (R\$ 176 million in %AVLL) vs. R\$ 197 million (R\$ 121 million in %AVLL) in 9M20, representing a 22% growth in total sales and 46% in the AVLL stake, respectively.

Inventory Sales

	3Q21	3Q20	% Var.	9M21	9M20	% Var.
Total PSV (R\$ million)	99.9	142.7	-30%	338.1	271.7	24%
PSV %AVLL (R\$ million)	73.3	89.6	-18%	226.7	175.1	29%
Projects 2019+	29.2	17.8	64%	91.7	24.5	274%
Legacy	44.1	71.8	-39%	135.0	150.6	-10%
# Units Sold	571	694	-18%	1,663	1,362	22%
SoS (% in #units)	40%	37%	+3 p.p.	71%	54%	+17 p.p.
Projects 2019+	45%	28%	+17 p.p.	64%	51%	+13 p.p.
Legacy	38%	40%	-2 p.p.	74%	54%	+20 p.p.
Inventory EoP (PSV AVLL) ¹	335.6	312.2	7%	335.6	312.2	7%
Projects 2019+	169.9	124.4	37%	169.9	124.4	37%
Launches 2021	114.6	n/a	n/a	114.6	n/a	n/a
Other Launches	55.2	124.4	-56%	55.2	124.4	-56%
Legacy	165.7	187.8	-12%	165.7	187.8	-12%



- ✓ Gross inventory sales totaled R\$ 100 million in 3Q21 (R\$ 73 million in %AVLL), 30% below 3Q20 (18% lower than 3Q20 in %AVLL). Inventory sales in 3Q21 reached a SoS of 40%, 3 p.p. above 3Q20, reinforcing a good sales pace despite lower available inventory (referring to the legacy projects

and the projects launched in 2019 and 2020). Considering total inventory sales performed in the period, 40% correspond to projects launched after 2019 (R\$ 29 million in %AVLL) and 60% to the legacy (R\$ 44 million in %AVLL);

- ✓ In the 9-month accumulated comparison, the Company's total gross inventory sales reached R\$338 million, 24% higher than in 2020 (R\$272 million). Gross sales in %AVLL in 9M21 totaled R\$227 million, 29% higher than the same period in the previous year, which reached R\$175 million.

(1) The reported inventory considers the PSV AVLL related to all lots available for sale, including projects launched in 2021, which are reported in the line "Projects 2019+"

Landbank – New partnership agreement

Granja Calábria – Recreio dos Bandeirantes (Rio de Janeiro/ RJ)

As of September 14, 2021, a partnership contract was signed for the Recreio dos Bandeirantes area in Rio de Janeiro, as communicated to the Market on the date.

With an approximate area of 4 million m², and a PSV (%AVLL) of R\$ 2,3 billion for the project as a whole, it is estimated the development of over 2.700 residential lots, besides the space destined to vertical incorporation, commerce and services. With the new hiring, the Company's landbank at the end of 3Q21 totaled R\$ 19,2 billion.

Following, the link to the complete communicate disclosed on September 15th:

<https://api.mziq.com/mzfilemanager/v2/d/7a262d33-489b-40ba-863d-906c323afaa1/6ec79556-f68c-2424-a921-812970ac8231?origin=1>



Perspective of the future project. Illustrative image, subject to alterations.

Alpha Casas

Pre-Launch of Reserva Alpha Galleria

The Company did the pre-launch of the 1st stage of its first house condo, Reserva Alpha Galleria, with 25 houses available for sale, of which 8 were already sold, reaching a 32% SoS. The launch will occur in October 30.

For the 2nd stage of the project, 28 houses will be launched, totaling 53 houses for the whole project.



Perspective and Project of Reserva Alpha Galleria.

The perspective above is a preview and is subject to changes.

Other launches

The company has released 13 houses, of which:

- 9 houses in the city of Sorocaba (SP) – Nova Esplanada, with 5 already sold;
- 4 houses in the city of Itu (SP) – Alphaville Castello, of which 2 were sold.

Considering 2021 sales, which summed up to a PSV of R\$ 10,5 million, houses' SoS reached 54%.

MOU signature with Ekko Group Incorporações e Participações S.A.

The Company communicated to the Market, in October 22nd 2021, the signature of a Memorandum of Understanding ("MOU") with Ekko Group Incorporações e Participações S.A.

The MOU sets for the parties the commitment to explore future Real Estate opportunities within 36 months, with a potential PSV of up to R\$ 450 million, as well as to jointly develop a house condo project located in the cities of Carapicuíba and Jandira (SP).

ESG Highlights – 3Q21

Environmental Impact

Donation of recyclable waste of Alphaville Guarajuba's construction site

Our projects are reference in urban and environmental planning, encouraging the community and socioeconomic development in the regions where we act. In this third quarter we present our donation of recyclable waste regarding Alphaville Guarajuba Project (BA).

The management of construction site residues is carried out with emphasis in recycling and reuse. Through a contract firmed in September of this year, the recyclable waste generated during construction are donated to the Cooperativa de Materiais Reciclaveis de Camaçari e Prestação de Serviços (COOPMARC). Thus, the only cost generated to the project construction is the cost related to the transportation of the construction material to the storage and screening area of COOPMARC. The first batch was collected in September.

Besides the environmental gains, we highlight that COOPMARC has an authorization from the CRA-BA (Bahia's Environmental Resources Center) to manage and transport the recyclable materials and offers an opportunity to unemployed people who seek ways to work and an income for themselves and their families, acting together with vulnerable groups of the community. Still, beyond the generation of income through the commercialization of the recyclable materials, COOPMARC transforms objects and materials in new products, such as brooms, made with plastic bottles and ecologic soap, made with kitchen oil.



Collectors transporting recyclable waste to the truck.

Disclaimer

Statements on the current moment and future events under this operating preview of results are based on the information available at the time of the drafting hereof, in addition to the beliefs, intentions and expectations of the Management of the Company. As a result, they are subject to uncertainties arising from future events whose predictability thereof it is impractical at the time of the issuance of this operating preview. In addition, such statements take into consideration the understanding of the Company's Management in relation to the current situation faced due to COVID-19 and its possible consequences, as well as expectations for the post-pandemic scenario. We also emphasize that in statements about the future, the terms possibly used suggest exclusively expectations about the Company's results, such as, for instance, "may", "expects", "predicts", "plans", "intends", "believes", "estimates", "tends" or any other expression of similar meaning and context. Statements and comments involving any future context, which are subject to risks, uncertainties and unforeseeable circumstances, shall, therefore, not be construed as a guarantee of performance. In addition to the foregoing, future results and value-adding for shareholders and other stakeholders of the Company may be substantially different from that expected, given that it is impossible to predict and/or to control external events (e.g. economic, environmental, social, among others). As a final matter, we also emphasize that the information hereunder is preliminary and has not been audited by an independent auditor, being, therefore, subject to changes until the conclusion of the audit on the 3rd quarter of 2021.

RELAÇÕES COM INVESTIDORES

Tel.: +55 (11) 3030-5114

ri@alphaville.com.br