



EARNINGS RELEASE 1Q22



GRUPO
INTER

 **INTER** Construtora •  **InterMalls** •  **SEVEN** INCORPORADORA

Juiz de Fora, 12, 2022 – INTER Construtora e Incorporadora S.A. (B3: BOVESPA MAIS - INNT3), which operates in the development of medium and large real estate projects with a focus on in the low-income segment in Brazil (Casa Verde and Amarela) as well as clients that fall under real estate financing by the Brazilian Savings and Loan System (SBPE), today discloses its results for the first quarter of 2022. The financial information is presented in a consolidated manner, prepared in accordance with the accounting practices adopted in Brazil and in accordance with *international financial reporting standards* (IFRS), issued by the *International Accounting Standard Board* – IASB, applicable to real estate development entities in Brazil, as approved by the Accounting Pronouncements Committee (CPC), the Brazilian Securities and Exchange Commission (CVM) and the Federal Accounting Council (CFC), and with all pronouncements issued by the CPC.

HIGHLIGHTS

ADJUSTED PROFIT* of R\$15.5 million and ADJUSTED NET MARGIN* of 13%

R\$ 119 million in 1Q22, 14% higher than 1Q21

Adjusted GROSS PROFIT of R\$35.8 million and ADJUSTED GROSS MARGIN of 30.1%**

Average ticket 7% higher than in 1Q21 and 16% compared to 1Q20

39% reduction in G&A compared to 1Q21

INVESTOR RELATIONS

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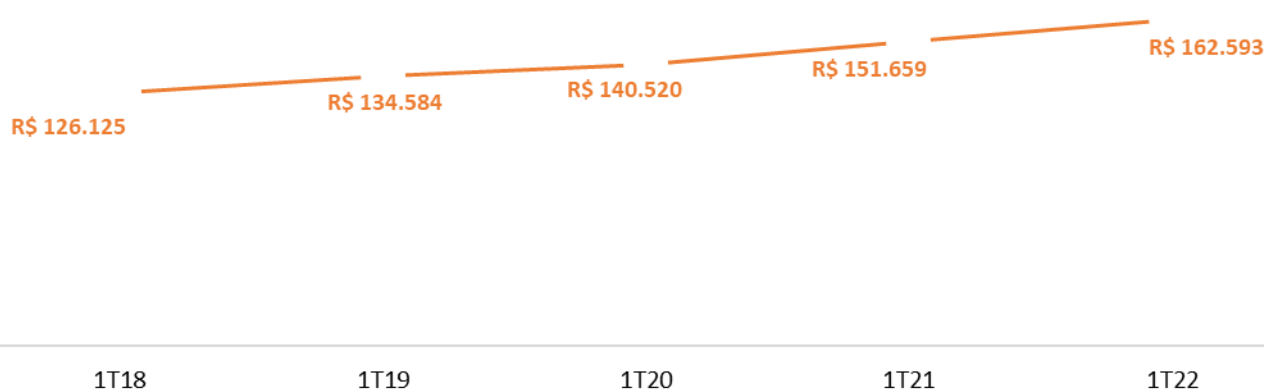
* Excluding R\$ 14.9 million of gain with fair value of property for Investment.

** Result without the impact of interest capitalized on the cost of properties sold

ADMINISTRATION MESSAGE

We adjusted our budgets in 2020 and during the year 2021 and thus started the year 2022 with greater assertiveness, still in the year 2021 it was necessary to cancel several launches, we changed products and location where it was necessary to distract part of Landbank, we ad after the new reality of the market and with that we reap the fruits in 1Q22 with better operating results. We increased by 7% the average ticket of units sold in the quarter compared to the same period of 2021 and 16% compared to 1Q20, and we will continue in the effort to increase the average ticket during the year.

TICKET MÉDIO DAS UNIDADES VENDIDAS



We present net income of R\$ 30.4 million in 1Q22, where R\$ 15.5 million is the result of the Company's operation, a significant reduction of 39% of general and administrative expenses (G&A) in the first quarter of 2022 compared to the first quarter of 2021, we contracted with the main financing agent 576 units with VGV of R\$89 million and maintained a good prospect of for the year 2022.

The Company's management is focused on improving processes covering all sectors, we understand that we have room to improve and improve, we hope to develop our products better during the year 2022 and improve our Corporate Governance.

Also in the first quarter of 2022 we were ranked as the 13th largest constructin Brazil in 2021 by the INTEC ranking, recognition of our ability to make aprofit.



BUSINESS MODEL

We prioritize the southeast region as a focus of action, where much of the nominal housing deficit is concentrated, in addition to population growth. We are focused on cities with a population of more than 300,000 inhabitants, which provide the Company with various launches benefiting us from scale and operational efficiency. We operate in the central regions of the cities, with products superior to the competition, which favors our sales speed. Each year, we improve our productive efficiency, with greater industrialization of the construction site and standardization of typologies.

ENVIRONMENTAL, SOCIAL, AND CORPORATE GOVERNANCE

The concern with sustainability, quality of life and environment is a constant in Inter's ventures. All our residential bring the concept of smart apartments, built with alternatives that seek environmental conservation, economy and safety for residents. Individualized hydrometer and gas, leisure area with wi-fi, photovoltaic power, shared bicycles that facilitate urban mobility and leisure, rainwater capture are just some of the benefits related to sustainability, cost savings, health and well-being for families.



In addition, we value environmental preservation. Two great examples are the Upside Club and the Millenium Residence, both in Juiz de Fora (MG). The two projects have permanent preservation areas (APP). They are corridors of Atlantic Forest that are part of the enterprise, with clean air, biodiversity and integration with nature that will be part of the day to day of the residents.

The right to accessibility also translates into specific and innovative equipment in our homes. This is the case of the accessibility chair for people with locomotion problems and disabilities (PCDs) in the pool. This is the first equipment of its kind in Inter's ventures and is located in Unique Rio Preto, in São José do Rio Preto (SP). The chair, also known as elevator or crane, is electric and has a remote control that allows full autonomy to the user to enjoy the pool safely.



MARKET OF OPERATION

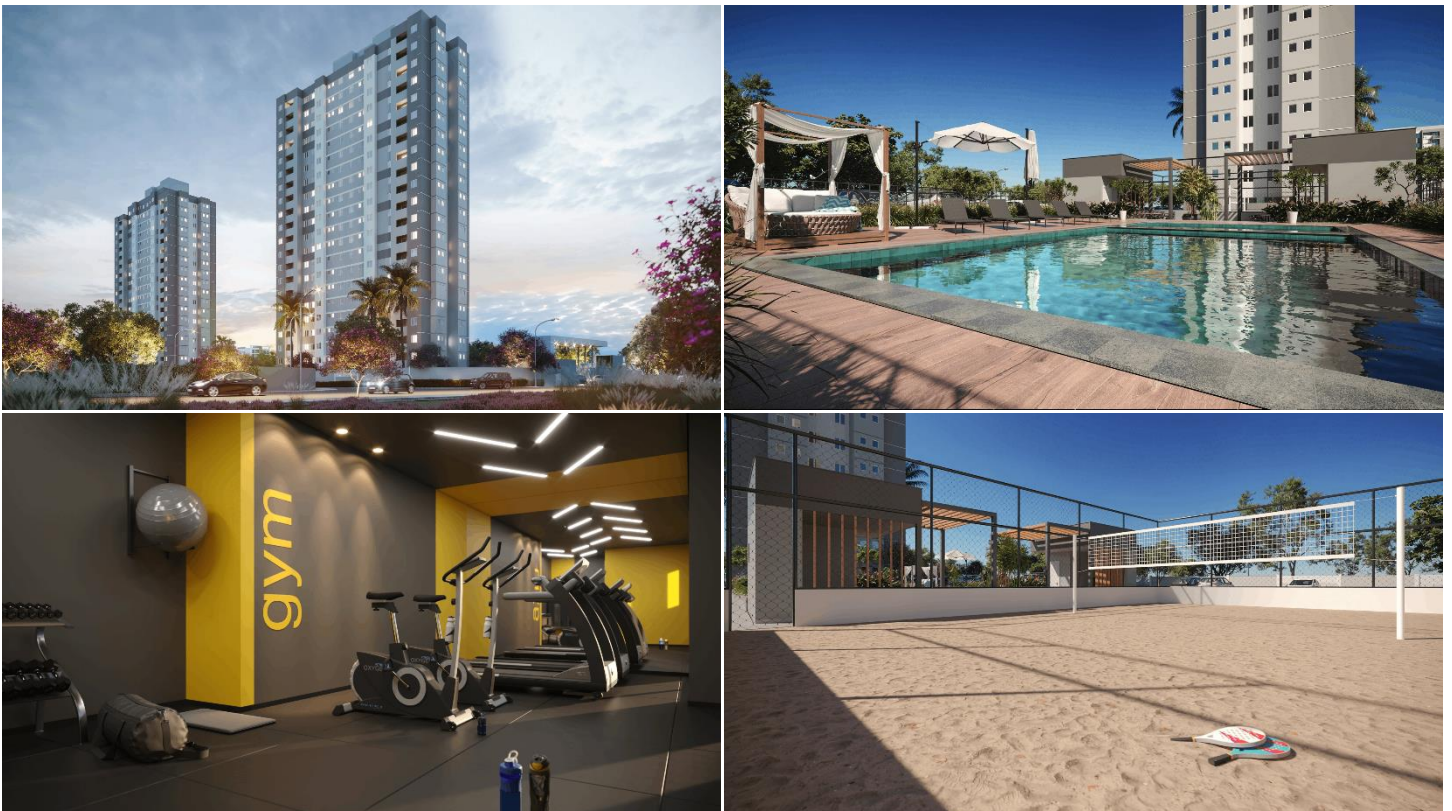
Our new portfolio is focused on the economic market, groups 2 and 3 of the PCVA, (focusing on group 3),, as well as clients who fall under real estate financing by the Brazilian Savings and Loan System (SBPE), with geographical operations in the states of Minas Gerais and São Paulo, which concentrate about 30% of the Brazilian housing deficit. We seek to understand deeply the cities we operate, so that we can be the local reference of quality and best cost-benefit.



PRODUCT

Since the beginning of our operation in the economic segment, Inter has chosen to develop quality popular housing, always thought about the well-being of our customers and privileged localization, we deliver vertical housing units with and taker, complete leisure area with grill, space fitness, and space gourmet, Pet Care, Pool, children's pool, playground e sports square.

Our product has the mark of sustainability, recounting with capation and reuse of rainwater, LED lamps in common areas and deliveries, USB port, individual gas index, water saving, energy saving, solar energy (in common areas), selective and planned garbage collection and water meter individual. Apartments of 2 (two) rooms with suite and balcony, with privileged location, where we managed to reach the ceilingat the very end of evaluation.



Images of Reserva Barcelona, launch of Inter in Uberlândia-MG.

OPERATIONAL AND FINANCIAL INDICATORS

(em R\$ mil)	1T22	4T21	Var. 1T22 x 4T21	1T21	Var. 1T22 x 1T21
VGV Lançado	61.735	169.000	63 % ▼	84.860	27 % ▼
Vendas brutas	111.593	78.371	42 % ▲	133.526	16 % ▼
Vendas Líquidas	104.385	69.175	51 % ▲	125.119	17 % ▼
Receita Operacional Líquida (ROL)	118.957	93.551	27 % ▲	104.125	14 % ▲
Custo dos imóveis vendidos	(85.930)	(75.751)	13 % ▲	(75.433)	14 % ▲
Custo de Construção / ROL (%)	72,2%	81,0%	8,7 p.p. ▼	72,4%	0,2 p.p. ▼
Custo de Construção / Vendas Líquidas (%)	82,3%	109,5%	27,2 p.p. ▼	60,3%	22,0 p.p. ▲
Lucro Bruto Ajustado*	35.859	26.100	37 % ▲	31.910	12 % ▲
Margem Bruta ajustada (%)	30,1%	27,9%	2,2 p.p. ▲	30,6%	0,5 p.p. ▼
Despesas Comerciais	(10.091)	(10.952)	8 % ▼	(9.385)	8 % ▲
Despesas Gerais e Administrativas (G&A)	(3.678)	5.618	165 % ▼	(6.020)	39 % ▼
Outras receitas e despesas	14.701	144	-	(4.075)	-
Resultado Financeiro Líquido	(1.100)	(1.161)	5 % ▼	(2.526)	56 % ▼
Imposto de renda e Contribuição social	(2.377)	(2.203)	8 % ▲	(1.916)	24 % ▲
Lucro Líquido	30.482	8.858	244 % ▲	4.770	539 % ▲
Margem Líquida (%)	25,6%	9,5%	16,2 p.p. ▲	4,6%	21,0 p.p. ▲
EBITDA Ajustado*	37.359	20.443	83 % ▲	13.240	182 % ▲
Margem EBITDA ajustada (%)	31,4%	12,1%	19,3 p.p. ▲	12,7%	18,7 p.p. ▲
Receitas a apropriar	160.916	173.545	7 % ▼	229.761	30 % ▼
Margem Resultados a Apropriar (%)	37,3%	41,7%	4,4 p.p. ▼	35,4%	2,0 p.p. ▲
Caixa e Equivalentes + TVM	48.278	46.751	3 % ▲	60.300	20 % ▼
Dívida Bancária Bruta	239.365	209.259	14 % ▲	219.200	9 % ▲
Dívida Líquida	191.087	162.508	18 % ▲	158.900	20 % ▲
Dívida Líquida / PL	1,8	2,1	32,8 p.p. ▼	3,0	124,5 p.p. ▼
Patrimônio Líquido	107.950	77.468	39 % ▲	52.707	105 % ▲
Landbank	4.220.279	3.949.336	7 % ▲	4.964.953	15 % ▼
Landbank (unidades)	24.676	23.531	5 % ▲	31.334	21 % ▼

* Result without the impact of interest capitalized on the cost of properties sold.

RELEASES

In the first quarter of 2022, the Company launched 330 units with VGV of R\$61.7 million and an average ticket of R\$ 187,000, an increase of 22% over the first quarter of 2021, and the Company remains confident in its strategy of launching products in the group 3 of the PCVA, where we reached the maximum ceiling of the program.

(em R\$ mil)	1T22	4T21	Var. 1T22 x 4T21	1T21	Var. 1T22 x 1T21
Número de empreendimentos	1	4	75 % ▼	2	50 % ▼
VG V Lançado	61.735	169.000	63 % ▼	84.860	27 % ▼
Unidades lançadas	330	951	65 % ▼	552	40 % ▼
Ticket médio (em R\$)	187.076	187.383	0 % ▼	153.732	22 % ▲

GROSS SALES, DISTRACTIONS AND NET SALES

The Company sold 642 units in 1Q22, 54% higher than 4Q21, the VGV sold in the first quarter was R\$104 million and the average sales ticket of R\$162.5 thousand, 7% higher than the first quarter of 2021. For the year 2022 we expected a greater increase in the average sales ticket.

(em R\$ mil)	1T22	4T21	Var. 1T22 x 4T21	1T21	Var. 1T22 x 1T21
Vendas brutas (em R\$ mil)	111.593	78.371	42 % ▲	133.525	16 % ▼
Distratos	(7.208)	(9.196)	22 % ▼	(8.406)	14 % ▼
Vendas líquidas (em R\$ mil)	104.385	69.175	51 % ▲	125.119	17 % ▼
Unidades vendidas	642	416	54 % ▲	825	22 % ▼
Ticket médio (em R\$)	162.593	166.287	2 % ▼	151.659	7 % ▲
Estoque	1.804	2.110	15 % ▼	2.530	29 % ▼
VSO (vendas sobre oferta)	26,2%	16,5%	9,7 p.p. ▲	24,6%	1,6 p.p. ▲

CONTRACTED UNITS, PASSED ON AND DELIVERED

In the first quarter of 2022, the Company contracted 576 units with VGV of R\$ 89 million, 28% higher than in 1Q21.

(em R\$ mil)	1T22	4T21	Var. 1T22 x 4T21	1T21	Var. 1T22 x 1T21
Unidades contratadas	576	600	4 % ▼	360	60 % ▲
VGV contratado	89.198	100.630	11 % ▼	69.540	28 % ▲
Unidades repassadas	445	567	22 % ▼	672	34 % ▼
VGV repassado	64.066	81.766	22 % ▼	90.779	29 % ▼
Unidades entregues	540	-	-	240	125 % ▲

REVENUES TO BE APPROPRIATED

Reduction in 1Q22 versus 1Q21 in revenues to be appropriated, due to a margin of 26.2% in the VSO of the period, the Company is already prepared and with the robust release belt for the year 2022.

(em R\$ mil)	1T22	4T21	Var. 1T22 x 4T21	1T21	Var. 1T22 x 1T21
Receitas a apropriar	160.916	173.545	7 % ▼	229.761	30 % ▼
Margem Resultados a Apropriar (%)	37,3%	41,7%	4,4 p.p. ▼	35,4%	2,0 p.p. ▲

The result to be appropriated and the margin of the result to be appropriated do not consider the effects of taxes on billing and any provisions for credit risk.

STOCK

The Company ended the first quarter of 2022 with 1,804 units in Stock with VGV of R\$ 293 million reais, a reduction of 28 % compared to the same period of the previous year, due to the lower number of launches in 2021, due to the review of products and projects in order to optimize results and increase attractiveness for customers, and we are already reaping the rewards in this first quarter of 2021.

(em R\$ mil)	1T22	4T21	Var. 1T22 x 4T21	1T21	Var. 1T22 x 1T21
VGV estoque	293.317	336.040	13 % ▼	409.230	28 % ▼
Número de unidades	1.804	2.110	15 % ▼	2.530	29 % ▼
Ticket médio	162.593	159.261	2 % ▲	161.751	1 % ▲

NET OPERATING REVENUE

Net Operating Revenue of R\$ 119 million in the first quarter of 2022, an increase of 27% compared to the fourth quarter of 2021 and 14% compared to the first quarter of 2021. It is worth noting that R\$ 15.5 million is a gain price with fair value of property for Investment.

(em R\$ mil)	1T22	4T21	Var. 1T22 x 4T21	1T21	Var. 1T22 x 1T21
Receitas de vendas de imóveis	133.302	115.197	16 % ▲	121.805	9 % ▲
Receitas com aluguéis de imóveis	(30)	458	107 % ▼	5	700 % ▼
Impostos sobre vendas	(2.701)	(2.539)	6 % ▲	(2.096)	29 % ▲
Distratos	(8.119)	(10.204)	20 % ▼	(11.605)	30 % ▼
Provisão para risco de crédito	(2.802)	(3.894)	28 % ▼	(2.500)	12 % ▲
Ajuste a valor presente	(659)	1.226	154 % ▼	(1.102)	40 % ▼
Provisão Para Distratos	(34)	(6.810)	100 % ▼	(378)	91 % ▼
Descontos concedidos	-	117	-	(4)	-
Receita Operacional Líquida	118.957	93.551	27 % ▲	104.125	14 % ▲

ADJUSTED GROSS PROFIT

The gross profit presented in 1Q22 is R\$33 million, an increase of 15% over 1Q21.

(em R\$ mil)	1T22	4T21	Var. 1T22 x 4T21	1T21	Var. 1T22 x 1T21
Lucro (prejuízo) bruto	33.027	17.800	86 % ▲	28.692	15 % ▲
Margem bruta %	27,8%	19,0%	8,7 p.p. ▲	27,6%	0,2 p.p. ▲
(-) custos financeiros	2.832	8.300	66 % ▼	3.218	12 % ▼
Lucro bruto ajustado*	35.859	26.100	37 % ▲	31.910	12 % ▲
Margem bruta ajustada %	30,1%	27,9%	2,2 p.p. ▲	30,6%	0,5 p.p. ▼

* Result without the impact of interest capitalized on the cost of properties sold.

COMMERCIAL AND GENERAL AND ADMINISTRATIVE EXPENSES

With the challenges presented since 2020, the Company focused on improving the efficiency of the operation even in the face of the scenario, in the first 1Q22 we presented a significant reduction of 39% in general and administrative expenses compared to 1Q21.

(em R\$ mil)	1T22	4T21	Var. 1T22 x 4T21	1T21	Var. 1T22 x 1T21
Vendas Brutas	111.593	78.371	42 % ▲	133.526	16 % ▼
Vendas Líquidas	104.385	69.175	51 % ▲	125.119	17 % ▼
Receita Operacional Líquida (ROL)	118.957	93.551	27 % ▲	104.125	14 % ▲
Despesas Comerciais	(10.091)	(10.952)	8 % ▼	(9.385)	8 % ▲
Despesas Gerais e Administrativas (G&A)	(3.678)	(5.107)	28 % ▼	(6.020)	39 % ▼
Total de Comerciais, gerais e administrativas	(13.769)	(16.059)	14 % ▼	(15.405)	11 % ▼
Despesas Comerciais / Vendas Brutas (%)	9,0%	14,0%	4,9 p.p. ▼	7,0%	2,0 p.p. ▲
Despesas G&A / ROL (%)	3,1%	5,5%	2,4 p.p. ▼	5,8%	2,7 p.p. ▼
Despesas totais / ROL (%)	11,6%	17,2%	5,6 p.p. ▼	14,8%	3,2 p.p. ▼

ADJUSTED EBITDA

Adjusted EBITDA in the first quarter of 2022 is R\$37.9 million, an increase of 182% over the same period of 2021, however, excluding the R\$ 14.9 million gain from fair value of property for Investment, adjusted EBITDA would be R\$23 million in the first quarter of 2022.

(em R\$ mil)	1T22	4T21	Var. 1T22 x 4T21	1T21	Var. 1T22 x 1T21
Lucro Líquido	30.482	8.858	244 % ▲	4.770	539 % ▲
(+) Imposto de renda e Contribuição social	2.377	2.203	8 % ▲	1.916	24 % ▲
(+) Resultado Financeiro Líquido	1.100	1.161	5 % ▼	2.526	56 % ▼
(+) Juros capitalizados	2.832	4.974	43 % ▼	3.218	12 % ▼
(+) Depreciação	568	878	35 % ▼	810	30 % ▼
EBITDA Ajustado*	37.359	11.281	231 % ▲	13.240	182 % ▲
Receita Operacional Líquida (ROL)	118.957	93.551	27 % ▲	104.125	14 % ▲
Margem EBITDA ajustada* (%)	31,4%	12,1%	19,3 p.p. ▲	12,7%	18,7 p.p. ▲

* Result without the impact of interest capitalized on the cost of properties sold.

NET INCOME

In the first quarter of 2022, the Company posted adjusted net income* of R\$ 15.5 million with a total of 13%. This strong operating result for the quarter is the result of the Company's strategy of launching ventures with a better margin.

(em R\$ mil)	1T22	4T21	Var. 1T22 x 4T21	1T21	Var. 1T22 x 1T21
Lucro Líquido	30.482	8.858	244 % ▲	4.770	539,0 % ▲
Margem Líquida (%)	25,6%	9,5%	16,2 p.p. ▲	4,6%	21,0 p.p. ▲

* Excluding R\$ 1 4.9 million of gain with fair value of property for Investment.

NET DEBT

In 1Q22 the Company showed an increase in gross debt of 9% compared to 1Q21, and an increase in net debt of around 20% compared to the same period.

The Company's ministry is following the evolution of indebtedness and has been taking actions with the objective of lengthening the maturity profile of the Company's debts and reducing the interest rate of existing indebtedness.

(em R\$ mil)	1T22	4T21	Var. 1T22 x 4T21	1T21	Var. 1T22 x 1T21
Dívida Bruta	239.365	209.259	14 % ▲	219.200	9 % ▲
(-) Caixa e equivalentes de caixa	48.182	46.693	3 % ▲	55.539	13 % ▼
(-) Títulos e valores mobiliários	96	58	66 % ▲	4.761	98 % ▼
Dívida Líquida	191.087	162.508	18 % ▲	158.900	20 % ▲
Patrimônio Líquido	108.520	77.468	40 % ▲	52.707	106 % ▲
Dívida Líquida / PL	1,8	2,1	16 % ▼	3,0	42 % ▼

PROPERTIES FOR INVESTMENTS

In the first quarter of 2022, investment properties totaled R\$ 124 million. These properties are part of the management's strategy of combining economic ventures with convenience and comfort for our customers, through shops and malls.

(em R\$ mil)	1T22	4T21	Var. 1T22 x 4T21	1T21	Var. 1T22 x 1T21
Lojas e malls	87.520	83.791	4 % ▲	34.775	152 % ▲
Casas	-	2.890	-	2.890	-
Terrenos em construção	4.348	4.240	3 % ▲	4.769	9 % ▼
Terrenos	17.805	12.680	40 % ▲	12.680	40 % ▲
Outras propriedades	14.418	3.315	335 % ▲	3.315	335 % ▲
Total	124.091	106.916	16 % ▲	58.429	112 % ▲

LANDBANK

The *Company's Landbank* at the end of the first quarter of 2022 is around R\$ 4.2 billion divided into R\$ 24.676 units, the land is located mainly in the cities of the interior of the State of São Paulo and Triângulo Mineiro.

(em R\$ mil)	1T22	4T21	Var. 1T22 x 4T21	1T21	Var. 1T22 x 1T21
Número de empreendimentos	51	52	2 % ▼	59	14 % ▼
Landbank (em R\$ mil)	4.220.279	4.030.875	5 % ▲	4.964.953	15 % ▼
Unidades	24.676	24.992	1 % ▼	31.334	21 % ▼
Unidades por projeto	484	481	1 % ▲	531	9 % ▼
% Permuta	93,8%	93,2%	0,5 p.p. ▲	93,5%	0,2 p.p. ▲
Permuta financeira	71,7%	72,7%	1,1 p.p. ▼	73,7%	2,0 p.p. ▼
Permuta unidades	22,1%	20,5%	8 % ▲	19,8%	2,3 p.p. ▲

We ended the first quarter of 2022 with a VGV of R\$ 4.2 billion in the land bank, divided into 51 projects . This volume is sufficient for 10 years of releases compared to 2021. Due to the strong cost pressure that has occurred in previous periods, we remain more prudent in acquiring land and maintaining Landbank.

Ativos (em R\$ mil)	1T22	4T21	T/T	1T21	A/A
Ativos circulantes					
Caixa e equivalentes de caixa	48.182	46.693	3 % ▲	55.539	13 % ▼
Títulos e valores mobiliários	96	58	66 % ▲	4.761	98 % ▼
Contas a receber de clientes	75.749	60.633	25 % ▲	78.370	3 % ▼
Estoques (imóveis a comercializar)	249.759	241.124	4 % ▲	270.071	8 % ▼
Outros ativos circulantes	7.901	7.688	3 % ▲	5.234	51 % ▲
Total dos ativos circulantes	381.687	356.196	7 % ▲	413.975	8 % ▼
Ativos mantidos para venda	-	-		-	-
Realizável a longo prazo:					
Estoques (imóveis a comercializar)	257.857	235.740	9 % ▲	260.331	1 % ▼
Contas a receber de clientes	68.823	45.138	52 % ▲	20.843	230 % ▲
Títulos e valores mobiliários	-	-		-	
Valores a receber de partes relacionadas	20.942	20.942		20.942	
Depósitos judiciais	404	404		404	
Outros ativos não circulantes	2.495	2.500	0 % ▼	2.976	16 % ▼
Total do realizável a longo prazo	350.521	304.724	15 % ▲	305.496	15 % ▲
Propriedade para investimento	125.721	106.916	18 % ▲	58.429	115 % ▲
Investimento	14	14		14	
Imobilizado	31.710	31.629	0 % ▲	32.267	2 % ▼
Intangível	9	3	200 % ▲	3	200 % ▲
Direito de uso	1.944	1.998	3 % ▼	1.659	17 % ▲
Total dos ativos não circulantes	509.919	445.284	15 % ▲	397.868	28 % ▲
Total dos ativos	891.606	801.480	11 % ▲	811.843	10 % ▲

Passivos e patrimônio líquido (em R\$ mil)	1T22	4T21	T/T	1T21	A/A
Passivos circulantes					
Fornecedores	36.793	41.018	10 % ▼	34.040	8 % ▲
Empréstimos, financiamentos e debêntures	112.524	115.152	2 % ▼	174.260	35 % ▼
Obrigações sociais e trabalhistas	7.764	6.061	28 % ▲	5.471	42 % ▲
Obrigações fiscais	19.210	14.798	30 % ▲	15.021	28 % ▲
Dividendos Obrigatórios a Pagar	-	-	-	-	-
Adiantamentos de clientes	29.268	34.124	14 % ▼	8.535	243 % ▲
Obrigações com terceiros	46.613	46.732	0 % ▼	66.004	29 % ▼
Provisão para Garantias	4.021	4.930	18 % ▼	4.619	13 % ▼
Outros passivos circulantes	23	1	2.200 % ▲	223	90 % ▼
Total dos passivos circulantes	256.216	262.816	3 % ▼	308.173	17 % ▼
Passivos associados a ativos mantidos para venda	-	-		-	-
Passivos não circulantes					
Obrigações com terceiros	378.787	345.120	10 % ▲	378.973	0 % ▼
Adiantamentos de clientes	-	-	-	12.367	-
Empréstimos, financiamentos e debêntures	126.841	94.107	35 % ▲	44.940	182 % ▲
Obrigações fiscais	13.321	14.060	5 % ▼	7.966	67 % ▲
Provisão para Garantias	6.785	5.972	14 % ▲	4.603	47 % ▲
Provisão para contingência	1.706	1.937	12 % ▼	2.114	19 % ▼
Provisão para perda em Investimentos	-	-	-	-	-
Obrigações com partes relacionadas	-	-	-	-	-
Total dos passivos não circulantes	527.440	461.196	14 % ▲	450.963	17 % ▲
Patrimônio líquido					
Capital social	87.196	87.196		87.196	
Reservas de lucros	-	-		776	100 % ▼
Lucros (prejuízos) acumulados	20.754	(9.728)	313 % ▼	(35.265)	159 % ▼
Patrimônio líquido dos acionistas da controladora	107.950	77.468	39 % ▲	52.707	105 % ▲
Participação dos acionistas não controladores	-	-		52.707	100 % ▼
Total do patrimônio líquido	107.950	77.468	39 % ▲	52.707	105 % ▲
	891.606	801.480	11 % ▲	811.843	10 % ▲

DEMONSTRAÇÕES DOS RESULTADOS (em R\$ mil)	1T22	4T21	Var. 1T21 x 4T21	1T21	Var. 1T22 x 1T21
Receita operacional líquida	118.957	93.551	27 % ▲	104.125	14 % ▲
Custo dos imóveis vendidos	(85.930)	(75.751)	13 % ▲	(75.433)	14 % ▲
Lucro bruto	33.027	17.800	86 % ▲	28.692	15 % ▲
Despesas com vendas	(10.091)	(10.952)	8 % ▼	(9.385)	8 % ▲
Despesas gerais e administrativas	(3.678)	(5.107)	28 % ▼	(6.020)	39 % ▼
Outras despesas operacionais, líquidas	14.701	144	10.109 % ▲	(4.075)	461 % ▼
Receitas (despesas) operacionais:	932	(15.915)	106 % ▼	(19.480)	105 % ▼
Lucro operacional antes do resultado financeiro e impostos:	33.959	12.222	178 % ▲	9.212	269 % ▲
Receitas financeiras	1.893	4.770	60 % ▼	1.298	46 % ▲
Despesas financeiras	(2.993)	(5.931)	50 % ▼	(3.824)	22 % ▼
Resultado financeiro, líquido:	(1.100)	(1.161)	5 % ▼	(2.526)	56 % ▼
Lucro operacional antes dos impostos:	32.859	11.061	197 % ▲	6.686	391 % ▲
Corrente e diferido	(2.377)	(2.203)	8 % ▲	(1.916)	24 % ▲
Imposto de renda e contribuição social	(2.377)	(2.203)	8 % ▲	(1.916)	24 % ▲
Lucro líquido do período	30.482	8.858	244 % ▲	4.770	539 % ▲

Demonstrações dos fluxos de caixa (em R\$ mil)	1T22	4T21	Var. 1T22 x 4T21	1T21	Var. 1T22 x 1T21
Fluxos de caixa das atividades operacionais:					
Lucro líquido (Prejuízo) do período	30.482	8.858	244 % ▲	4.770	539 % ▲
Depreciações e amortizações	568	1.096	48 % ▼	810	30 % ▼
Constituição de PDD	2.802	-		-	
Perdas por redução ao valor recuperável das contas a receber	658	(3.853)	117 % ▼	2.500	74 % ▼
Provisão para contingências	65	1.047	94 % ▼	(1.228)	105 % ▼
Provisão para distratos	33	6.810	100 % ▼	-	
Realização de custos de captação de debêntures	68	(207)	133 % ▼	385	82 % ▼
Ajuste a valor presente de contas a receber	-	526	100 % ▼	13	100 % ▼
Provisão para garantias	1.941	1.203	61 % ▲	1.201	62 % ▲
Provisão juros sobre mútuos	-	-		-	
Provisão juros sobre empréstimos, financiamentos e debêntures	7.634	13.103	42 % ▼	4.585	66 % ▲
Baixa de ativos não recuperáveis	266	(4.039)	107 % ▼	3.077	91 % ▼
Ganho na adoção de valor justo de propriedades para investimento	(14.950)	(12.520)	19 % ▲	-	
Ganho na transferência de estoque para propriedades para investimentos	-	-		-	
Ganho na venda de ativos imobilizados	-	-		-	
(Aumento) redução dos ativos operacionais	-	-		-	
Contas a receber	(42.293)	28.666	248 % ▼	(41.725)	1 % ▲
Estoques	(30.752)	(814)	3.678 % ▲	(5.892)	422 % ▲
Outros ativos circulantes e não circulantes	(208)	(520)	60 % ▼	(450)	54 % ▼
Aumento (redução) dos passivos operacionais	-	-		-	
Fornecedores	(4.225)	(4.211)	0 % ▲	5.672	174 % ▼
Obrigações fiscais	3.673	593	519 % ▲	2.807	31 % ▲
Obrigações com pessoal	1.703	87	1.857 % ▲	1.445	18 % ▲
Obrigações com terceiros	33.540	(219)	15.415 % ▼	11.556	190 % ▲
Provisão para garantias	(2.036)	(1.873)	9 % ▲	(813)	150 % ▲
Adiantamentos de clientes	(4.856)	14.461	134 % ▼	1.685	388 % ▼
Outras passivos circulantes e não circulantes	(273)	(608)	55 % ▼	150	282 % ▼
Juros pagos sobre empréstimos e debêntures	(3.676)	(8.625)	57 % ▼	(6.462)	43 % ▼
Caixa líquido aplicado nas atividades operacionais	(19.836)	38.961	151 % ▼	(15.914)	25 % ▲
Fluxos de caixa das atividades de Investimentos					
Resgate de aplicações financeiras	(38)	4.454	101 % ▼	11.715	100 % ▼
Concessões de mútuos a partes relacionadas	-	-		(1.200)	
Recebimentos de mútuos	-	-		-	
Aquisição de imobilizados	(862)	(232)	272 % ▲	(685)	26 % ▲
Aquisição de propriedades para investimentos	(3.855)	(34.008)	89 % ▼	(526)	633 % ▲
Baixa de imobilizados	-	-		-	
Caixa recebido na venda de ativos imobilizados	-	-		-	
Baixa de investimentos	-	-		-	
Aquisição de investimentos	-	-		-	
Caixa líquido gerado pelas (consumido nas) atividades de investimento	(4.755)	(29.786)	84 % ▼	9.304	151 % ▼
Fluxos de caixa das atividades de financiamento					
Captação de empréstimos	45.737	67.993	33 % ▼	22.478	103 % ▲
Pagamentos de empréstimos	(19.657)	(71.119)	72 % ▼	(58.083)	66 % ▼
Distribuição de dividendos	-	-		-	
Aumento de capital social	-	-		-	
Caixa líquido (consumido nas) gerado pelas atividades de financiamento	26.080	(3.126)	934 % ▼	(35.605)	173 % ▼
Redução (aumento) de caixa e equivalentes de caixa, líquidos	1.489	6.049	75 % ▼	(42.215)	104 % ▼
Caixa e equivalentes de caixa no início do período	46.693	35.558	31 % ▲	97.754	52 % ▼
Caixa e equivalentes de caixa no final do período	48.182	46.693	3 % ▲	55.539	13 % ▼
Redução (aumento) de caixa e equivalentes de caixa, líquidos	1.489	11.135	87 % ▼	(42.215)	104 % ▼

ABOUT INTER

Inter (B3: BOVESPA MAIS - INNT3) is a developer and construction company that delivers quality housing solutions to the low-income segment. The Company's focus is on its activities in cities in the interior of the states of Minas Gerais and São Paulo. The target audience is customers with higher purchasing power within the low-income segment (ranges 2 and 3 of the Casa Verde and Yellow Program "PCVA") and floor of the middle income segment (SBPE).

RELATIONSHIP WITH INDEPENDENT AUDITORS

In accordance with CVM Instruction No. 381/03 we inform you that our independent auditors – BDO RCS Auditores Independentes ("BDO")– did not provide services in addition to those related to external audits during the first quarter of 2022. The Company's policy in the contracting of services of independent auditors ensures that there is no conflict of interest, loss of independence or objectivity.

NOTICES

The statements contained in this document related to business perspectives, projections on operating and financial results and those related to Inter's growth prospects are merely projections and, as such, are based exclusively on the board's expectations about the future of the business.

These expectations depend substantially on the approvals and licenses necessary for the approval of projects, market conditions, the performance of the Brazilian economy, the sector and international markets and, therefore, are subject to change without notice.

This performance report includes non-accounting data such as operational, financial and projections based on the company's management expectations. Non-accounting data such as quantitative and posting values, Contracted Sales, PCVA program values, stock at market value, Land Bank, Income to settle, cash consumption, and projections were not reviewed by the Company's independent auditors.

GLOSSARY

BOVESPA MAIS - B3's listing segment, Bovespa Mais enables smaller funding when compared to the Novo Mercado, but sufficient to finance its growth project. Companies listed on Bovespa Mais tend to attract investors who view a stronger development potential in the business. Stock offerings can be aimed at few investors and they generally have medium- and long-term return prospects. This segment allows you to list without offer, that is, you can list your company on the Stock Exchange and you have up to 7 years to perform the IPO. This possibility is ideal for companies that want to access the market gradually. You can work on the professionalization of your business aiming only at listing and then you will have more time to carry out the public offering of shares. By unlinking one moment from the other, market access tends to be more peaceful and your company's level of preparation higher.

EBITDA - is the acronym for "Earnings Before Interest, Taxes, Depreciation and Amortization", which means "Earnings before interest, taxes, depreciation and amortization", in Portuguese.

Casa Verde e Amarela Program – The Yellow Green House Program, known as PCVA, is the federal government's national housing program promoting the right to housing for families living in urban areas, with monthly income of up to R\$ 7,000.00 (seven thousand reais), associated with economic development, the generation of work and income and the elevation of living standards and quality of life of the urban population.

Exchange - Land purchase system by which the landowner receives in payment a certain number of units of the enterprise to be built in it.

Contracted Units - Units contracted with the financial institution.

Sales over offer (VSO) - sales in the period divided by the inventory of the previous period added to the units launched in the period.

Completed Units - Units completed by engineering. Registered after completion of the work.

Units Produced - Units produced by measuring the evolution of the work, equivalent construction.

Units passed on - Number of clients (individuals) who signed their financing with a financial institution in the period.

VGW - General Sales.

VGW Posted - General Sales Value of units posted in a given period.

Net Sales - VGW arising from all contracts for the sale of real estate concluded in a given period, including the sale of units posted in the period and the sale of units in stock, net of distractions and net of exchange.