



**HABITASUL**

Uma **relação** de vida.

Sustainability  
Report (ESG)

**2021**

A woman with long brown hair, wearing sunglasses and a vibrant, multi-colored fuzzy sweater, is sitting on the grass and smiling. In the background, several people are riding bicycles on a paved path. The scene is set outdoors with trees and a building in the distance. A large blue triangular graphic is overlaid on the right side of the image, containing the text.

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# introduction



Message from the CEO  
About Us

# Message from the CEO

We bear the responsibility of conceiving and developing urban spaces, inspired by a historic legacy of over 50 years. Active in sectors vital to the nation's economic development, we faced up to the challenges of the Covid-19 pandemic in our business throughout 2021 by intensifying care measures and the security of processes and services.

We have set out on a journey of continuous enhancement – something noticed by our staff in the corporate culture diagnosis – building solid relationships backed by open dialog and focused on the effectiveness of our practices. Our daily routine includes a sense of pride in engaging a team that puts its heart into what it does and in how these people have developed throughout this period of synergy with Irani Papel e Embalagem S.A., a company with share capital held by Habitasul.

It's clear that most of the development was attained in the past, though the implementation of structuring programs played a key role in the development of people throughout 2021. This is especially true for diversity and health and safety

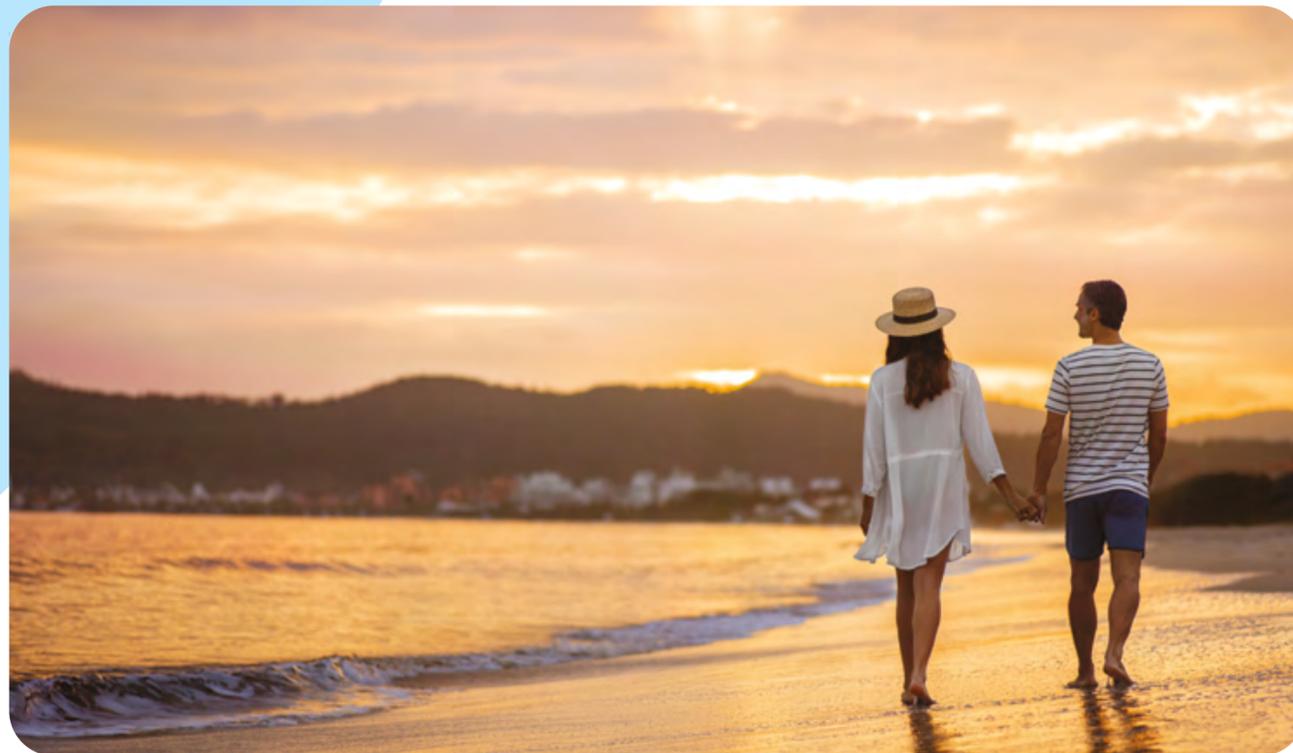
diagnoses, with an almost 30% increase in staff capacity building hours, the conduction of the first competencies assessment cycle and, most importantly, attaining Great Place to Work (GPTW) certification as a result of the delightful outcome of our first organizational climate survey.

We are seeing people who are empowered and taking the lead along several fronts, which is fundamental to us continuing proudly forward with what we do: jointly building a future while permeating diverse hierarchical levels. Within this context, we recognize the importance of affirmative actions and genuine discussions, introducing all the wealth, strength and power of diversity. This goes far beyond being more creative as a company, since the boundaries of this movement are marked by a growing and much-welcome process of social transformation. We want to promote an environment that fosters psychological security that allows people to express themselves as they truly are, respecting and welcoming their beliefs and views, which is a core element of the company's development.

**Sérgio Luiz  
Cotrim Ribas**  
CEO



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**Jurerê in\_ (SC)**

With the launch of the Qualify Project, we drafted a wide-scale and consistent certification plan for our business by 2025. The results of this project became apparent in 2021, with the celebration of earning ISO 9001 certification for Jurerê Open Shopping. We have also progressed with our digital transformation projects (*Renova*, *Otimize* and *Conecta*), which besides gains in productivity, data reliability and process agility, also ensure and support the company's planned growth.

Within the field of real estate development, we have spared no effort in actions able to create spaces for new projects. In the state of Rio Grande do Sul, amongst other initiatives, the solution for tax liabilities involves the concession of the Habitasul headquarters to

Porto Alegre City Hall and full settlement with *Empresa Gestora de Ativos* (EMGEA) of a sum in excess of BRL 150 million. We have attained expressive sales of areas and monitored the advance of works on Hotel Laje de Pedra, a consolidated tourism enterprise in Canela (RS), the development of which falls to a partner network and which is set to raise this destination to new heights in terms of accommodation and services.

**In Jurerê Internacional, focused on the continuation of urbanization processes, we have submitted the environmental impact study for review and approval by the competent authorities.** We also undertook a comprehensive survey of the different stakeholders that, besides appreciating the history built over the development's 40-year history, also led us to reassess the values that qualify and ensure the ideal and desired experience in Jurerê Internacional, ensuring they remain alive and are experienced by people. As such, we may now position ourselves as Jurerê in\_: integrated, intense, inspiring and innovative.

Each of the challenges faced and overcome in the past year were highly relevant and strategically important, ensuring we are increasingly geared towards the future, as it is the future that drives us.

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Upon mentioning the future, I must highlight the ambitious expansion plan on the horizon, including new common areas for residents, the local population and tourists, a central park measuring over 150,000 m<sup>2</sup> and more than 10 km of new bicycle lanes in the neighborhood, not to mention preservation areas covering some 324 hectares of nature in the form nature parks and reserves aimed at protecting local fauna and flora. The duplication of Jurerê Open Shopping is another highlight of this project. Following licensing and approval with public entities, an area of around 10.7% of the 310 hectares will be occupied, the larger portion of which will be preserved. This new stage should be implemented by 2035 and will feature buildings erected in accordance with sustainability guidelines and possess a general sales value estimated at BRL 1.5 billion.

The water and sewage system (SAE, Portuguese acronym) is of the utmost importance in this future context and has been subject to continuous expansion and enhancement efforts to guarantee the supply of water and treatment of sewage within a

closed cycle, ensuring the development's sustainable water resources.

**We are experiencing a dizzying moment of integration and connection. We believe that a company that generates value can transform relationships into prosperous associations.** As such, by creating the Transform Program, we have invited people to join in the continuous effort to contribute to the social and cultural development of communities surrounding our businesses, through the support of projects and voluntary actions that, over the past year, benefited over 6,300 people.

The several fronts along which we have advanced all include an important common trait: we are not doing things alone. We are working in partnerships, creating relationships of trust, understanding genuine interest and doing our utmost to respect and consider said interests. At the end of the day, what generates value, inclusion and prosperity is the commitment to transform places into experiences that afford well-being, quality of life and coexistence. Enjoy reading!



Jurerê in\_ (SC)

# About Us

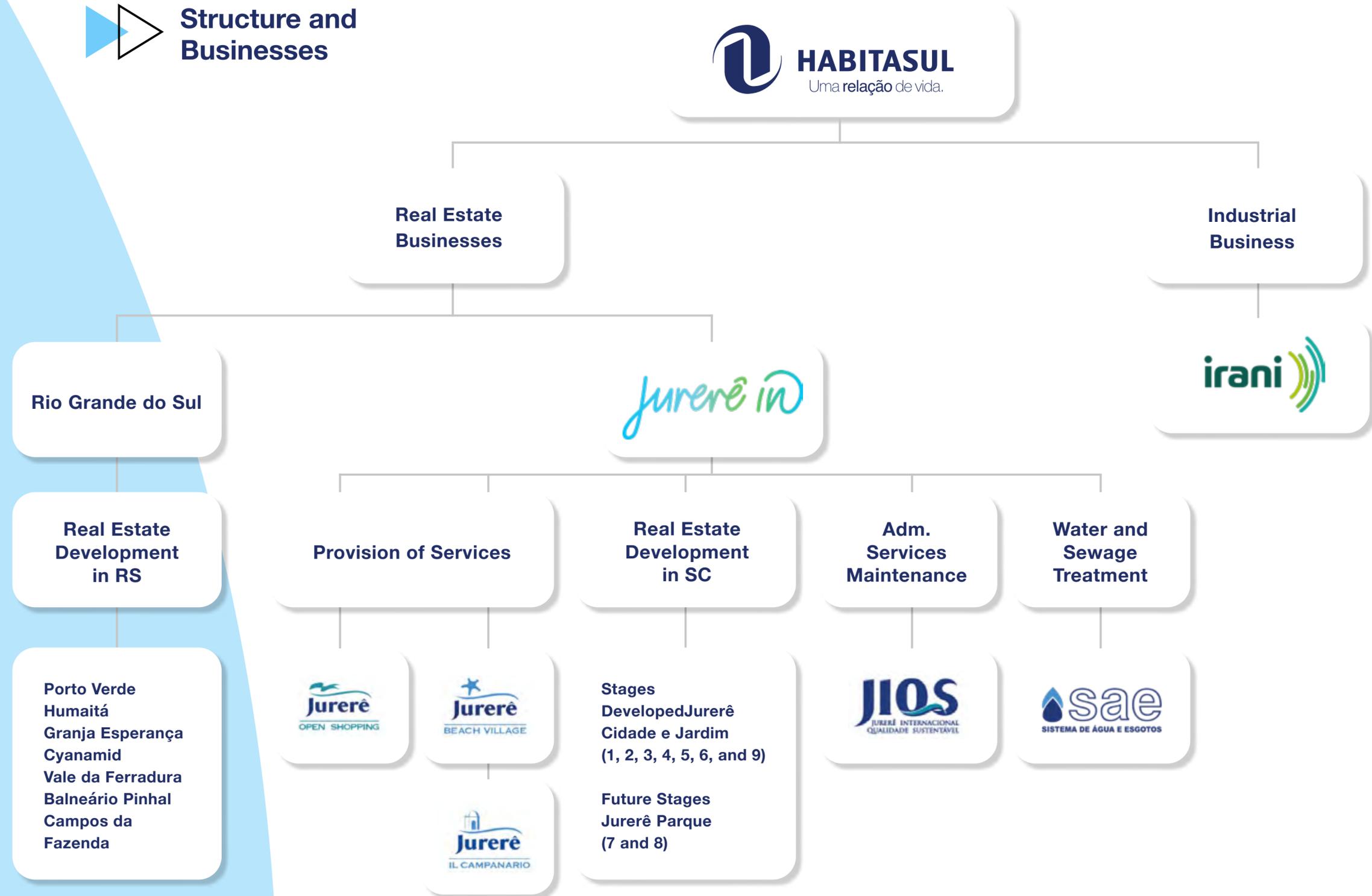
GRI 102-1, 102-2, 102-3, 102-4, 102-5, 102-7

Founded in 1981 by Companhia Comercial de Imóveis (CCI), we are a Brazilian holding company based in Porto Alegre (RS) whose main activity is owning interest in other companies in diversified segments.

In the subsidiaries, our main focus is the development of sustainable real estate projects. In each venture, we seek to create planned communities with shared and permanent management, generating revenue through investments in urbanization, development, and marketing of real estate products and hotel management and leasing services.

In the industrial sector, we have a minority interest in Irani Papel e Embalagem S.A.

## Structure and Businesses





## *Landbank no RS*

📍 Porto Verde

📍 Humaitá

📍 Granja Esperança

📍 Cyanamid

📍 Vale da Ferradura

📍 Balneário Pinhal

📍 Campos da Fazenda

(GRI 304-1)

## Real Estate Businesses

Having a large land bank in Rio Grande do Sul and Florianópolis (SC), we develop long-term real estate projects, with high-grade construction standards and infrastructure.

At each new project, we operate as an urban planner or developer, building relationships with administrative and environmental government bodies, local entrepreneurs, builders and urbanization service providers, ensuring that the regulations in force and the necessary licensing procedures are fulfilled and duly monitored, generating value for the local community.

The urban projects developed through partnerships include, in addition to plots for sale, all water and sewage infrastructure, paving, sidewalks and public spaces. Whenever possible and feasible, we give priority to suppliers and service providers in the region, contributing to the indirect generation of employment and income, thus stimulating the economy.

**(GRI 304-1)** The public and environmental preservation areas delivered with each project are enriched with native species, and we undertake to maintain these areas for a guaranteed period of five years, starting from the delivery of the urbanized stage.

**(GRI 413-1) Throughout 2021, the open and transparent dialog with different stakeholders was decisive for the resolution of conflicts and liabilities that we carry over time. By strengthening partnerships and paying off significant debts it was possible to identify new avenues for operating in real estate development and in the generation of valuable relationships that consolidate the mission of transforming spaces into experiences of well-being, well-living and socializing.**



Vale das Cerejeiras (RS)

# Developments in Greater Porto Alegre



Portoverde (RS)

## Portoverde

Located in Alvorada (RS), in the Greater Porto Alegre, with the mission of promoting high-quality urbanization and making the most of this asset that, over time, was consolidated as a popular development done in partnership with small local builders.

Part of the land acquired in the 1980s already showed signs of soil stripping due to natural erosion as a result of the paralyzation of development, resulting in the formation of erosive gullies.

In order to reverse the impact of this phenomenon, a Plan for the Recovery of Degraded Area (PRAD) was laid out, with a 6-month estimated execution period following approval by the authorities. After the soil regeneration is confirmed, a new stage of the enterprise can be developed.

We understand that our work contributes indirectly with local development through property taxes (IPTU) that are paid to the municipality, which, in turn, can revert into community benefits.

We entered the Municipal Program for Recovery and Tax Regularization in 2020 and we have been fulfilling the commitment undertaken for the discharge of debts by 2025 in the form of donation of real estate, currency and judiciary bonds.

In 2021, we also ended a tax liability with the payment of BRL 44 million to the municipality and by signing an Urbanization Commitment Term covering:

- Environmental education
- Urbanization of pedestrian crossings
- Completion of the 4th stage urbanization in 5 years
- Completion of the urbanization of the entire area in 20 years
- Review the fulfillment of commitments every 5 years.

We also approached the residents and the government in an event in order to discuss the premises for the creation of a municipal park. Execution of this project depends on the review of Portoverde's master plan, which requires passing a specific municipal law for this purpose and adjustments to the city's master plan, expected to be complete by 2023.



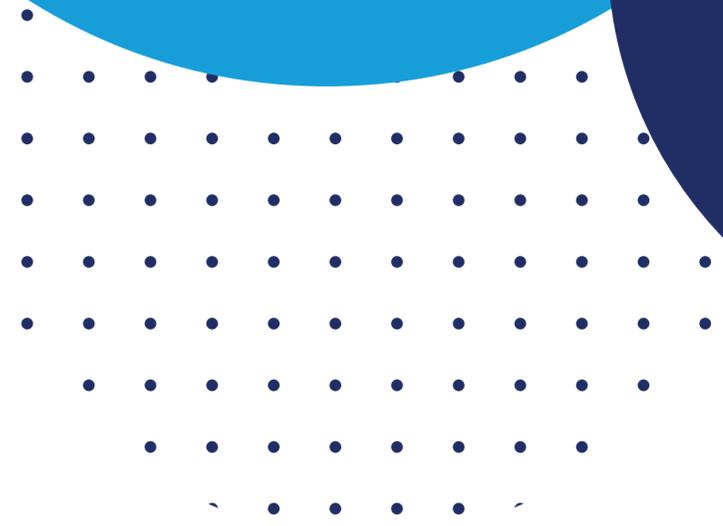
**RS\$ 78  
million**

invested between 2019 and 2021 contracting 18 service providers, creating jobs, income and adding value to the local community.

**360  
hectare**

of total area, of which 60% have already been developed. The remaining area has enough potential to be developed over the next 20 years.

**A partnership was achieved with the municipality and a small local recycling entrepreneur through building lending. In this partnership, the entrepreneur will have the support of Habitasul's technical team to develop his business.**



## Humaitá

Comprises an area of 38 hectares and low population density at the entrance of Porto Alegre (RS), in the heart of the Greater Porto Alegre. 15 years ago, contamination of the soil of this location was being discussed, and 2021 brought developments that seek to resolve this case:

- Advancements of the technical work and discussions with the competent authority, approving the first Urbanization Stage at the Technical Commission for the Analysis and Approval of Land Parceling (CTAAPS, Phase 1);
- With the Department for the Environment, Urbanism and Sustainability (SMAMUS), the Provisional License (LP) was renewed for four more years;
- A Single License (LU) for remediation was requested from the State Foundation for Environmental Protection - RS (FEPAM), aiming at concluding the process and certifying the area as non-contaminated. FEPAM replied requesting the monitoring of gases in the area for a 12-month period;
- If there is positive confirmation regarding the area status, as found by the technical environmental study, we will be able to fully terminate the LU, scheduled for 2022.

**The next steps include presenting complementary projects to be completed by 2023, thus entering the second phase of the Technical Commission for the Analysis and Approval of Land Parceling (CTAAPS), Phase 2.**

Currently, we are one of the largest tax payers in the city of Porto Alegre. In 2021, tax regularization of the area took place, making it attractive for future partnerships, with an Overall Sales Value (“VGV”) of approximately BRL\$ 1.4 million for the coming years.

Settlement of the debt involved a transaction with the Municipality, through which we gave our old address – main office building – to the City Hall to install its new office. In addition to allowing the development of an important part of the city through debt settlement, the building given as payment will become a symbol of the city’s governance, housing the offices of the mayor, deputy mayor and departments.

Our teams will now occupy a new room at a business address in the capital, which has a modern and innovative design, with coworking-style workstations.





Granja Esperança/RS

## Granja Esperança

Since 1987, 1,632 illegally occupied houses were under legal dispute over the ownership of the property in the neighborhood of Granja Esperança, in Cachoeirinha (RS).

Over the last few years, the Company sought alternatives to facilitate and negotiate this regularization with the occupants at a reasonable price, including a court settlement assisted by the Public Prosecutor's Office and the City's Attorney General, which started in 2018 and is still ongoing.

### **617 contracts for residential units have been regularized so far.**

In 2022, Habitasul is committed to moving forward with this challenge, helping occupants to understand the importance of having their property regularized and with the proper registration with the real estate office, instead of using the adverse possession procedure.

## Campos da Fazenda

In a definitive stage, this area has strong urban development potential in the municipality of Cachoeirinha (RS).

For this, advances in the area zoning definition in the city's master plan are still required, to make it possible to obtain the guidelines for a project that integrates the urban space with the region's rich nature.

**Currently, the city hall is in the process of bidding and contracting additional environmental studies in order to proceed with the bill in the municipal legislature.**

**34,4**  
**hectares**

is the area that Habitasul is studying for the development of a plot adjacent to Cyanamid, in Gravataí.

## Cyanamid

In this area of 33 hectares, located in Gravataí (RS), we intended to develop a new venture in partnership with Arcadia, a company owned by Melnick, a leader in Rio Grande do Sul in high-level constructions.

**Currently, the city is analyzing the urban feasibility study for Phase I, which is expected to be launched in 2023.**

In addition to the partnership area, the company is studying the development of a neighboring plot of land, with an area of 34.4 ha..

## Cocão

This area of approximately 80 hectares is located in the Greater Porto Alegre, in the municipality of Viamão (RS).

**Throughout 2021, a market study was carried out that indicated this area as ideal for a popular residential parceling that meets the guidelines of the Federal Government's housing program: Minha Casa Verde e Amarela.**

For this location, there is a relevant urban mobility guideline from the municipality that must be considered in the urban project.

We are currently studying the feasibility of new partnerships for this enterprise.



**Terreno em Viamão (RS)**



## Litoral Gaúcho (Coastal Rio Grande do Sul)

### Pontal das Figueiras

Located in Balneário Pinhal (RS), it comprises an area of 800 hectares, which we intend to develop and parcel.

**The location, however, is currently barred to authorize new developments due to limitations of public infrastructure for basic sanitation.**

With that in mind, Habitasul professionals joined a Technical Executive Committee and

a Coordinating Committee for the Basic Municipal Sanitation Plan, with the aim of sharing with the government the expertise of the Company's sanitary engineering specialists and build a solution to allow the land parceling development.

Studies were undertaken for the extraction and commercialization of sand and clay from this area for use in civil construction. However, the outcomes revealed that continuing the plan was not financially viable.



# Serra Gaúcha (Southern Mountain Ranges)

Sky Glass, Vale da Ferradura/RS

## Vale da Ferradura

With 300 hectares of land located in Canela (RS), it has a rich native fauna and flora, as well as water streams and springs.

Taking advantage of the site's great tourist potential, a partnership was signed for the development of a project that has attractions such as the Clothes Iron Museum, the largest glass platform in the world and the only one in Latin America (Skyglass), and an equipment over the Caí river that allows visitors to be suspended 360 meters high ("Abusado"). As a second stage of the tourist attraction, the construction of a

funicular railway is being considered, which will take visitors from the sightseeing area down to the waterfalls.

**In the remaining of the area, a study is being prepared for a new urban master plan, signed by Hélio Mitica, a renowned urban planner who stands out for the development of projects that integrate people, cities, and nature.**

The new master plan to be developed is based on solid principles of preservation of the region's

natural and cultural heritage, in order to create spaces for well-being, well-living and socializing. Integration with nature, sports practice and self-care activities will be central inspiring themes for this new project.

The challenge for approving the project comes from the land title regularization process in the area, since there is an approved subdivision registered in a plan dating from 1950, which is currently environmentally unfeasible.

In this sense, Habitasul has been carrying out studies together with the Municipality to find legal ways of dealing with this challenge.

Still in 2021 the Hotel Laje de Pedra S.A. subsidiary sold its properties that were part of the of the Hotel Complex known as Laje de Pedra, for the amount of BRL\$ 52 million, with a 10 million down payment and the remaining amount in long term, monetarily restated. This operation allowed the renegotiation of loans and fees, and to extend the debt maturity to October 2022.

**330**  
hectares  
under development for  
future expansion

**250**  
hectares  
delivered

# Florianópolis Landbank

## JURERÊ INTERNACIONAL

This enterprise was designed with a specific set of rules, ensuring urban harmony and environmental preservation, which is continually reviewed and updated.

	Florianópolis	Jurerê Internacional (maximum occupancy)	
		fixed population	floating population
Population	500,973	7,655	8,154
occupied household	208,880	1,387	1,255

Source: IBGE and Habitasul | Elaboration: Brain

## 1979-1980



**Anticipation of urban models with integrated planning**

This bespoke planning has been implemented in suitable areas and in stages, ensuring compliance with environmental and urban planning legislation and following a land occupation logic that is both orderly and contemporary.

By applying this planning we are able to conceive the urban space as an exercise of citizenship, in which culture and landscape are the result of human experience and its

## 2000-2003



**Consolidation of environmental vanguard: urban design integrated to preserved areas**

relations, inspired by the historical and natural richness and accompanied by planning and management actions that appreciates the culture, the environment and people.

**(GRI 304-1)** The sustainable management of natural areas as areas of preservation, the recreational or sporting use and the integration of the new spaces and activities with the existing ones have always guided the evolution of the enterprise.

## 2006-2009



**Adoption of the biosphere reserve concept in urban environment**

In practice, to ensure the established environmental, urban and architectural quality standards, the owner receives and agrees to follow a set of guidelines and restrictions for buildings and land use, set forth in the building standards manual, in addition to becoming aware of the basic services that will be permanently maintained and paid for by owners and residents.

**(GRI 203-1)** Over more than a decade,

## 2017-2019



**Review of environmental studies and urban studies for the area of special urbanization**

we have been dedicated to deepening the specialized studies of the environment and urban planning, such as the diagnosis that resulted from a commitment entered with the Federal Public Prosecutor's Office, the Brazilian Institute for the Environment and Renewable Natural Resources (Ibama), the Santa Catarina Environment Institute (IMA), the Municipality of Florianópolis and the Water and Sanitation Company of Santa Catarina (Casan), whose first version dates from 2014.



Jurerê Open Shopping (SC)

Since then, we have carried out several complementary studies that contributed both to expand knowledge about biodiversity in the territory under the development's influence area as well as to a further understanding of the capacities and needs of the territorial extension of the next urban development stages.

**These data also complemented the fulfillment and completion of the Environmental Impact Study (EIA/RIMA) of the project, presented to the Santa Catarina Environment Institute (IMA).**

In 2021, we consolidated the land sale of the former Jurerê Praia Hotel, creating room for the development of a new and modern development connected to the existing facilities in this location and surroundings.

The Puro Brasil Design Living project was also approved and licensed. A partnership with the company Unique MCA Empreendimentos that will renovate the Jurerê Open Shopping with new commercial facilities at platform zero beside the Il Campanario Villaggio Resort hotel.

**All this information allowed us to understand even more deeply the characteristics of the social, natural, and economic territory and its structural interfaces, creating solid grounds and fundamental techniques for maintaining a high-quality neighborhood.**

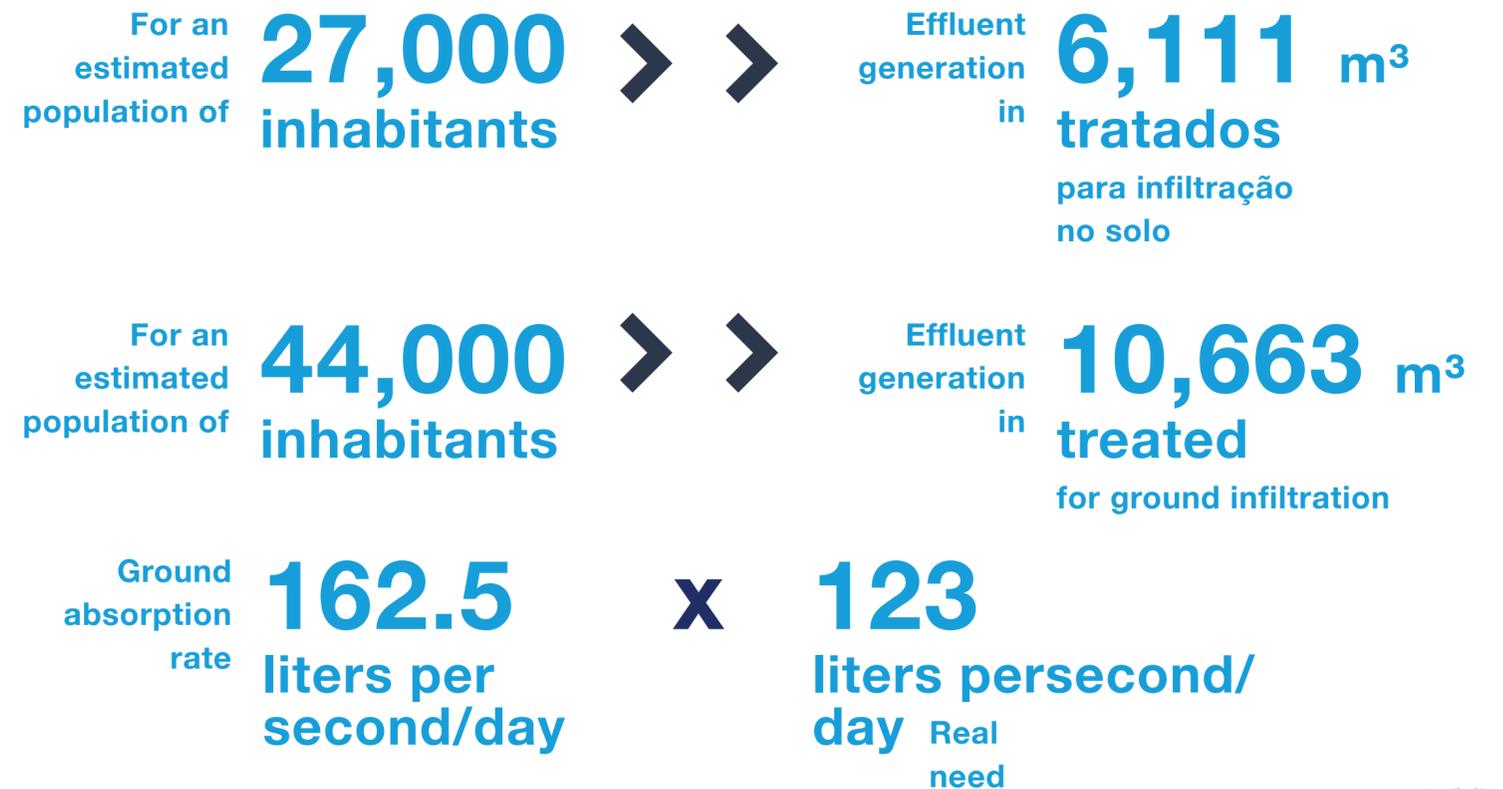


Estação de Tratamento de Esgoto (ETE) - SAE

Estimated based on the occupancy rates of the urban planning legislation and the restrictions of the environmental legislation in force, we calculate that it will serve 27 thousand inhabitants by 2026 and up to 45 thousand inhabitants by 2035.

The studies on water balance, geology and biodiversity carried out by experts had three premises:

- Promote centralization;
- Promote connections;
- Have service autonomy and environmental equilibrium.



**Understanding the service capacity of the sanitation system is one of the priority topics of this enterprise.**

The technical studies showed that infiltration by sprinkling, carried out in a defined and licensed place in Jurerê Internacional, will help maintain the balance between the fresh water interface and salt water, thus guaranteeing the protection of the aquifer against the risk of salinization.



GRI 304-4

# Local biodiversity

## Flora survey

Most of the vegetation cover in the development is represented by pioneer formation with marine influence in different stages of ecological succession and a residual portion with pioneer formation or sand bar vegetation of lagoons, marshes and lowlands, in accordance with CONAMA Resolutions # 261/99 and # 417/09.

## Fauna survey

Endangered species have been identified in specific areas of the enterprise, according to CONSEMA Resolution #02/2011 and IN MMA #03/2003. Their preservation can be improved with the creation of areas destined to the conservation of the fauna and the maintenance of Permanent Preservation Areas (APPs).

Even with the urban interference over the years, the area has well preserved fragments, being diverse and having characteristic species that belong to the Atlantic Forest domain.

Regeneration stage	Species	Families	Main families
Inicial	66	32	Bromeliaceae, Cyperaceae, Melastomataceae Myrtaceae
Médio	64	26	Orchidaceae, Bromeliaceae e Myrtaceae
Avançado	87	30	Bromeliaceae e Myrtaceae

Faunal groups	Consema Resolution 02/2011	IN MMA 03/2003
Insetos	N/A	N/A
Invertebrates of medical and/or sanitary interest	N/A	N/A
Herpethofauna (amphibians and reptiles)	N/A	N/A
Terrestrial mammals (small, medium and large mammals; bats)	<i>Lutreolina crassicaudata</i> (VU)	N/A
Birds	<i>Tangara peruviana</i> (EN)	N/A
Benthic macrofauna	<i>Rallus longirostris</i> (VU)	N/A
Aquatic mammals	<i>Eubalaena australis</i> (VU), <i>Sotalia guianensis</i> (EN), <i>Pontoporia blainvillei</i> (VU), <i>Eubalaena australis</i> (EN), <i>Megaptera novaengliae</i> (NT), <i>Pontoporia blainvillei</i> (CR)	

EN: Endangered | CR: Critically Endangered | VU: Vulnerable | NT: Near threatened

Federal University of Santa Catarina (UFSC)



**Of notice is the identification of *Euterpe edulis* (palm tree), an endangered species in the state of Santa Catarina.**

**The scope of the studies comprises the areas of the seventh and eighth stages for which future urbanization projects are being developed.**



### Amoraeville/Jurerê in\_

Green corridors are formed by drainage channels, woods, front gardens of houses, waterfront vegetation, the Amoraeville preservation area and ecological corridors, thus providing balance to the local biodiversity.

Historical records indicate that the region was home to the first inhabitants of the island of Florianópolis and identify five archaeological sites preserved within the development.

It is also possible to observe the rich local culture inherited from the Carijós indigenous people, and from Spanish and Portuguese colonizers who built the Fortresses in the 17th century.

**(GRI 304-1, 304-3)** ) In the vicinity of the Anhatomirim environmental preservation area, the dolphin bay, Marine biological reserve of Arvoredo, and the Carijós Ecological Station, the enterprise is inserted in a rich natural, cultural and historical landscape having the following bordering areas:

## Fortress of São José da Ponta Grossa

A harmonious architectural set surrounded by thick walls. Listed as an important National Artistic Historical Heritage in 1993, it is maintained by the Federal University of Santa Catarina (UFSC). Strategically located at the top of Morro da Ponta Grossa, it is framed by the beautiful cliffs and the sands of Praia do Forte beach. This fortress was intended to be the second vertex of a fire triangle envisioned by Brigadier José da Silva Paes, comprising the fortresses of Anhatomirim and Santo Antônio de Ratonés. Construction began in 1740 and, in 1765, to complete the defense of the east flank, the São Caetano Battery was built, located next to Jurerê Beach, at about 200 meters from the fortress.

## Carijós Ecological Station (ESEC Carijós)

A federal preservation unit created for the protection of mangroves, comprising two plots that total 720 hectares and host more than 500 species of animals, especially the broad-snouted caiman (Caiman latirostris), the otter (Lutra longicaudis), capybara (Hydrochoerus hydrochaeris), nutria (Myocastor coypus) and wood fox (Cerdocyon thous).

The interrelationship between the beach and the preserved mangrove belt of ESEC Carijós takes place through preserved green areas included in urban projects. Sandbanks, rivers and wetlands of high relevance are protected by the ESEC, with strong focus in the conservation of the North Bay, where the reproduction and growth of marine animals takes place, some of them of high commercial value.

In 2021, we began the process of adjusting property deeds to eliminate areas overlapping the ecological station.

## RPPN Y-Jurerê Mirim

**(GRI 307-1, 413-1)** This area of 34 hectares is currently awaiting authorization from the Chico Mendes Institute for Biodiversity Conservation (ICMBio) for creation and registration. Located in an area bordering the Carijós Ecological Station, it will contribute to the free and safe passage of fauna in a properly protected environment, respecting the terms of a Judicial Settlement signed in 2005. It can also contribute to scientific research, education and environmental preservation and tourist activities.

### (GRI 304-1)

#### Actions taken to preserve local biodiversity:

**Register and implement the Y-Jurerê Mirim RPPN, within the area of future stages, acknowledging the existing ecological corridor, maintaining the connection with ESEC Carijós, in addition to adopting flora and fauna management practices through programs and projects.**

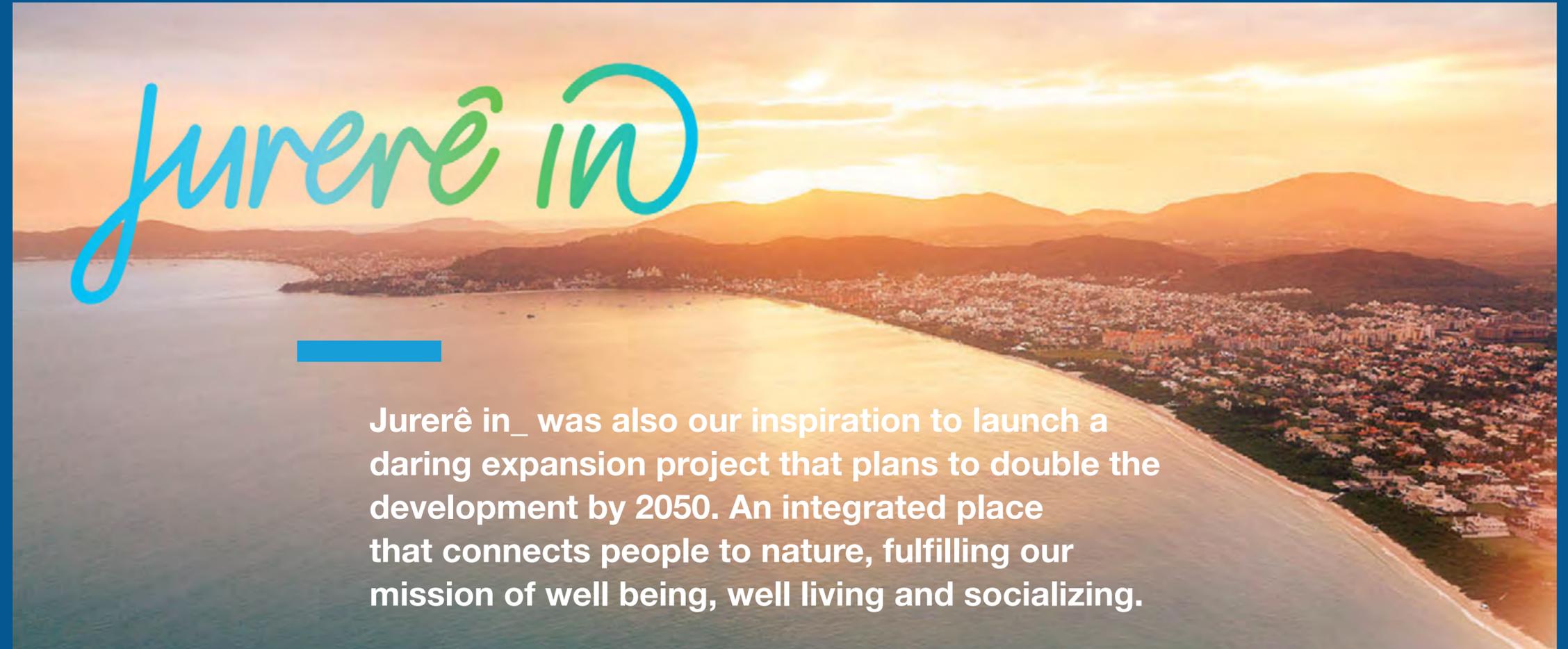
**Propose an occupation concentrated next to existing roads with a vertical building model, preserving areas with large parks and adopting practices committed to the sustainable use of natural resources.**

After a long period of research and work with residents, tourists, merchants and investors, we have mapped the need to make even more explicit the genuine feelings of those who seek a harmonious and respectful coexistence between people and nature.

The result of this consultation cycle was consolidated with the launch of our new brand identity.

### **Jurerê Internacional, but you can call it Jurerê in\_**

Preserving the International reference – which helped to position the enterprise in the real estate market – and in its search for a quality standard inspired by urbanizations and communities from abroad, this positioning brings new meanings to our brand, which are:



**Jurerê in\_ was also our inspiration to launch a daring expansion project that plans to double the development by 2050. An integrated place that connects people to nature, fulfilling our mission of well being, well living and socializing.**



[Click here to learn more](#)

## **integrated**

**with the preservation of nature connected to a convenient and sustainable urban environment.**

## **innovative**

**in its way of caring of a centrality that is collaborative, intelligent and planned.**

## **intense**

**where the exuberance of nature is the backdrop for enjoying a fulfilling and dynamic life.**

## **inspiring**

**to live and socialize harmoniously by promoting relationships based on respect.**



**Jurerê in\_ 2050 aims to create a connected ecosystem, harmonious and with countless possibilities of contact between people. Public spaces, parks and green areas will be integrated, creating a naturally unique urban environment. Jurerê in\_ 2050 is based on five expansion projects:**



**Central Park**

More than 150 thousand m<sup>2</sup> of leisure and contemplation areas.



**Jurerê Open Shopping Expansion**

More than 4 thousand m<sup>2</sup> of stores, food court and leisure spaces.



**New urban areas**

Residential and commercial centralities will be created.



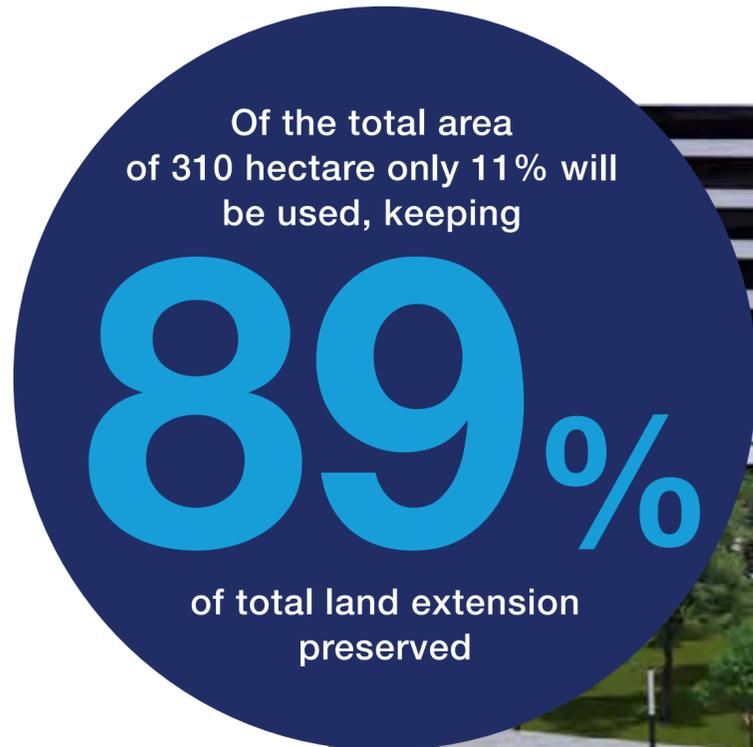
**Preservation Area**

Approximately 324 hectare of green areas and preserved areas.



**New bike lanes**

More than 10 km of bike lanes across the neighborhood.



Learn more about Jurerê in\_2050 clicking here



Illustrative image of the project currently under study.

The intervention laid out in the Jurerê Internacional 2050 plan and subject to environmental licensing includes

**10.7%**

of the total area of land owned by Habitasul available for real estate development.

**(GRI 304-1, 304-3)**

The scope of the Global Environmental Impact Study (EIA Global, Portuguese acronym) developed by Habitasul as part of the requirements of the judicial agreement term signed in 2005 and the term of reference approved by the environmental agency in 2010 included a series of studies on the expansion area to form the basis of the expansion project, such as:

- Environmental diagnosis – Fauna and Flora, mapping restrictions and updating the list of species
- Geomorphological Diagnosis
- Hydrometeorological Studies
- Hydrogeology Studies
- Water supply and sewage treatment capacity
- Study on rainwater use for treatment and distribution to supply the estimated population
- Salt Wedge Geophysics
- Pedology and soil use
- Water and air quality and noise levels
- Traffic study
- Social and economic environment
- Possible traditional territories and traditional peoples and communities
- Identification of archaeological sites
- Treatment and final destination of effluents
- Cumulative assessment of the impacts of the implementation of enterprise stages

JURERÊ INTERNACIONAL 2050 – stages 7 and 8	Total in m <sup>2</sup>	Percentage
<b>Total area for real estate development</b>	<b>3,011,047.96</b>	<b>100%</b>
A 50-meter Area of Permanent Preservation (APP) around natural wet areas and the implementation of suspended walkways for pedestrians.	3,032.41	0.1%
Native vegetation at a medium to advanced stage	319,546.31	10.6%
<b>Total area of intervention planned and subject to environmental permits</b>	<b>322,578.72</b>	<b>10.7%</b>



**Water Treatment Station - SAE**



## Water and Sewage System

**(GRI 203-1)** Implemented in 1983 as an autonomous infrastructure to supply water and sewage for the development of Jurerê Internacional, SAE is certified by ISOs 9001 and 14001. Its operation mitigates impacts such as the lack of water and ocean pollution, chronic problems that affect most Brazilian beaches during the summer.

Keeping up with the growth of the enterprise over the years, its quality and activities are inspected and recognized by public health and environmental agencies.

**Main question from users:**

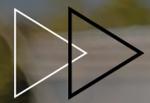
**Water hardness**

**Context and operation:**

The main water source has a characteristically high hardness. The SAE treatment process reduces the hardness level to 30% lower than the limit allowed by law.

**How will we move forward?**

From 2022 on, our technical team will advance its technical research at the Treatment Plant, seeking to improve this indicator.



Business developments  
in 2021

# Management

Adoption of a project management methodology and redefinition of the preventive maintenance schedule.

Implementation of a communication program about the business with the aim of providing customers with relevant information about the SAE operation, and information of interest to the community served.

Technological innovation:  
Contracting of the Sewage Treatment Plant expansion project using the membrane ultrafiltration (MBR) process.

This technology will allow the reuse of wastewater after treatment, thus preserving the environment by returning it to the ground via infiltration.

# Operations

New water tank with 1000 m<sup>3</sup> capacity to meet the local demand when consumption peaks.

Installation of aerators in the water filters of the Water Treatment Plant to improve the efficiency of the process.

Installation of new weirs in the filters of the Water Treatment Plant, resulting in production capacity increase and more than 5 m<sup>3</sup> per filter (3 filters)

Preventive maintenance of the control valves of the water supply grid, thus reducing the interruption of supply (lack of water) and the number of impacted units, when maintenance or corrective repairs are required.

Conducting research and replacing water treatment products.  
After several technical feasibility tests, new products started to be used in the treatment process, increasing operational safety and the quality of the treated water.



## Water collection

Currently, the water treated at the Water Treatment Plant is collected from an artificial lake with an approximate volume of 54 thousand m<sup>3</sup>, which gives access to the underground spring that supplies it (groundwater table). The lake also receives important volumetric contributions from the rainwater drainage channel system. Additionally, we collect groundwater through artesian wells (points), installed next to the Water Treatment Plant.

## Operation analysis

**(GRI 103-3)** Water and domestic sewage monitoring is carried out at SAE's internal laboratories and every month in outsourced laboratories certified by the authorities, thus ensuring the quality standards established in the legislation in force.

## (GRI 303-3) Water volume collected by source (in m<sup>3</sup>)

	2019	2020	2021
<b>Surface</b>	838.83	881.62	885.43
<b>Underground</b>	70.74	66.66	23.46
<b>Total captured volume</b>	<b>909.58</b>	<b>948.27</b>	<b>908.90</b>

Note: This does not include water stress areas. To convert the data into m<sup>3</sup>, values must be multiplied by 1000.

A review of calculations resulted in an update of informed volumes.

**9 points**

of water quality monitoring along the beach stretch in front of Residencial Jurerê in\_ indicate that the water is safe for swimming all year round.

**+4 points**

of groundwater quality control to identify possible impacts of the ETE in the surrounding environment. All the results from analyzes of these wells show numbers that are adequate to the applicable legislation.

Water quality is monitored at all treatment stages. The system has specific points for collecting and analyzing the distributed water, located mainly at the ends of the grid, which makes it easier and faster to detect problems.

Measuring sensors allow for instant and online analysis of the treated water at the outlet from the station.

## Water treatment

The Water Treatment Plant has an infrastructure comprising five reservoirs, with total water storage capacity of over 3 million liters and treatment capacity of up to 70 L/s, providing water for the entire development.

The treatment processes comprise conventional aeration steps<sup>1</sup> for metal oxidation, coagulation<sup>2</sup>, flocculation<sup>3</sup>, decantation<sup>4</sup>, filtration<sup>5</sup>, disinfection<sup>6</sup>, fluoridation<sup>6</sup> and, later, storage.

## Technological Advances in Water Treatment

Aiming at improving the quality of the process used to treat the water supplied to customers and residents, studies were carried out at the Water Treatment Plant to change the products used.

The studies took into account both aspects of water quality and operational improvements related to the treatment process.

After completing the tests, we obtained improvements in water quality, reduced consumption of chemical products and increased the operational safety of the process.



## Water quality in the supply network

Annual average turbidity analysis results of the treated water is less than 1uT (legislation allows up to 5uT).\*

## Sewage treatment

It adopts a global and widely disseminated method, called Sequencing Batch Reactors (SBR), which uses a biological treatment system through activated sludge by batches.

The sewage collection network operates in two ways:

### conventional collection

Sewage is conducted by gravity to structures known as pumping stations, from where it is pumped to the treatment plant.

### by vacuum

Implemented in the last stage of the development in 2003, sewage is collected by a network under vacuum conditions, up to the Pumping Station, from where it is pumped to the treatment plant.

**(GRI 306-1a)** With capacity to process approximately 80% of the sewage generated in the Residential development, the SAE has bold goals to innovate the treatment of effluents and sewage collection. The remaining 20% are treated in individual systems at each residence.

## Technological Advances in Sewage Treatment

**In order to improve the quality of the sewage treatment process, the Sewage Treatment Plant Expansion Project is being developed, changing the treatment technology.**

**The technology studied for the new ETE Jurerê In\_ works with the membrane ultrafiltration system, which produces effluent with a high quality standard.**

**The system also eliminates pathogenic agents in the effluent using ultraviolet technology, which is environmentally safe, controlled and without chemical compounds harmful to the environment.**

After being treated, the effluents are infiltrated back into the ground, recharging the water table and providing a sustainable water balance between the demand for drinking water and the raw water required for treatment.

coverage of  
**100%**

of the households will be possible after completion of the Global EIA-RIMA of the enterprise and the investment cycle for expansion of the SAE.

## Quality indicators

### (GRI 303-2) Sewage Treatment Plant (ETE) efficiency

Parameters	Unit	Maximum allowed	2019	2020	2021
<b>BOD</b>	mg/L	60 (a)	16.2	18.0	22.1
<b>Removal efficiency</b>	%	(a) ou ≥ 80%	88%	86%	83%
<b>COD</b>	mg/L		52.0	45.5	79.0
<b>Oils and Greases</b>	mg/L	30	< 10	< 10	< 10
<b>pH</b>		6.0-9.0	6.99	7.11	7.23
<b>Sedimentable solids</b>	mL/L	1	< 0.2	< 0.2	< 0.2
<b>Phosphorus</b>	mg/L	4 **	1.1	0.89	1.50
<b>Temperatura</b>	° C	40	25.0	24.6	26.1

Note: annual average values | (GRI 303-2) Parameters CONAMA Resolution No. 430/2011

\*\*Law 14,675/09 Art.177 V - "Discharges in areas of lagoons and estuaries, in addition to the previous items, the limit of 4 mg/l of total phosphorus concentration must be observed"

### Water Treatment Plant (ETA) efficiency

Parameters	Unit	Maximum allowed	2019	2020	2021
Aluminum	mg/L	0.2	0.0847	0.1124	0.0778
Alkalinity	mg/L	-	107.36	87.01	82.44
Ammonia (as NH3)	mg/L	1.5	0.49	0.13	0.22
Chloride	mg/L	250	62.6	68.8	55.9
Apparent color	uH	15	3.2	4.7	3.8
Conductivity	µS	-	783.0	600.7	749.5
Hardness	mg/L	500	204.4	148.9	181.7
Iron	mg/L	0.3	0.070	0.067	0.024
Total coliform	MPN/100mL	absent	absent	absent	absent
<i>Escherichia coli</i>	MPN/100mL	absent	absent	absent	absent
Manganese	mg/L	0.1	< 0.005	< 0.005	< 0.005
Total Dissolved Solids	mg/L	1000	328.6	342.6	337.4
Sulphate	mg/L	250	94.5	109.2	101.6
Turbidity	uT	5	0.7	1.0	0.38
pH (at 20°C)	-	6.0 - 9.5	6.85	6.93	7.11
Temperature	°C	-	23.3	22.6	23.4
Nitrate	mg/L	10	1.96	1.45	0.64
Residual Chlorine	mg/L	0.2 - 5.0	0.99	0.94	1.10
Taste and odor	intensity	6	< 1	< 1	< 1

Nota: valores médios anuais | Parâmetros Anexo 12 do Anexo XX da Portaria de Consolidação MS nº 05/2017

## SAE quality indicators

<b>FULFILLMENT</b>	<b>Unit</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
<b>Water coverage index</b>	%	100	100	100
<b>Sewage coverage index</b>	%	84	84	84
<b>No, of complaints / No, of households</b>	%	0,16	0,15	0,14
<b>OPERATIONAL</b>	<b>Unit</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
<b>Number of active water-consuming households</b>	Un	3,888	3,941	4,105
<b>Volume of water produced</b>	m <sup>3</sup>	831,480	897,760	877,828
<b>Billed water volume</b>	m <sup>3</sup>	764,100	724,361	698,767
<b>Treated sewage volume</b>	m <sup>3</sup>	527,270	551,450	563,351
<b>Billed sewage volume</b>	m <sup>3</sup>	607,735	572,253	572,349
<b>Productivity index: active households per own personnel</b>	Unit	304,6	312.9	252.7
<b>Index of treated sewage to water consumed</b>	%	74	86	81
<b>Distribution loss index</b>	%	15,9	12.9	19.2

<b>ENVIRONMENTAL</b>	<b>Unit</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
<b>GRI 302-1 Total electricity consumption</b>	Kwh	1,397,663	1,452,964	2,355,839
<b>GRI 302-3 Consumption of electricity/m<sup>3</sup> of water produced</b>	Kwh/m <sup>3</sup>	0,51	0,49	0,56
<b>GRI 302-3 Consumption of electricity/m<sup>3</sup> of treated sewage</b>	Kwh/m <sup>3</sup>	1,43	1,55	1,32
<b>GRI 302-1 Chemicals used in water and sewage treatment</b>	t	177,03	212,13	188,73
<b>GRI 302-1 Total water collected - Surface</b>	m <sup>3</sup>	768,090	814,959	814,599
<b>GRI 302-1 Total water collected - Ground</b>	m <sup>3</sup>	70,744	66,658	70,835
<b>No. of ISO 14001 certified ETE and ETA</b>	Un	1	1	1
<b>Amount of recyclables collected</b>	Kg	435	316*	408,55
<b>SOCIAL</b>	<b>Unit</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
<b>Number of people on monitored health and environmental education visits at operational units</b>	People	257	10*	0*

Note: annual average values | \* Results impacted by the Covid-19 pandemic.



**SAE customers can use phone, WhatsApp and e-mail contact channels to submit comments or requests. They are classified and addressed according to the nature of the matter and registered with the customer's record, who evaluates the service after completion.**

	2019	2020	Average SNIS 2020	2021
<b>Number of active water-consuming households</b>	3,888	3,941	8,889	4,105
<b>Volume of water produced (1000 m<sup>3</sup>/year)</b>	831.48	897.76	1.613.8	877.83
<b>Billed water volume (1000 m<sup>3</sup>/year)</b>	764.10	724.36	1.300.1	698.77
<b>Treated sewage volume (1000 m<sup>3</sup>/year)</b>	527.27	551.45	691.7	563.35
<b>Billed sewage volume (1000 m<sup>3</sup>/year)</b>	607.74	572.25	836.6	572.35
<b>Productivity index: active households per own personnel</b>	304.6	312.9	860.9	252.7
<b>Index of treated sewage to water consumed (%)</b>	74%	86%	62.5%	87%
<b>Distribution loss index</b>	15.9	12.9	26.9	19.2

*Note: parameters established by the National Sanitation Information System (SINS)*



## 2022 Commitments

- Implementation of the 5S Program
- Advancing the GPTW® Survey results for the business
- 10% reduction in fixed operating cost
- 9% reduction in energy consumption and 12% in chemical products
- Reduction of the customer complaint rate to 0.32%

## Future commitments

- Expansion of the ETA - Water Treatment Plant
- Expansion of the ETE - Sewage Treatment Plan
- Expansion of the sewage collection network
- Reduction of the water hardness index

## PROVISION OF SERVICES

# Condominium and Hotel Management



Jurerê Beach Village (SC)

In Jurerê Internacional, Habitasul operates in the Il Campanario Villaggio Resort and the Jurerê Beach Village, with hotels that experienced intensely the uncertainties of the Covid-19 pandemic.

Even though the expectations for the resumption of tourism in 2021 were optimistic, especially due to the possibility of reopening leisure areas in hotels, the second big wave of infection in the country impacted businesses, resulting in about 70% of booking cancellations in the first quarter.

The operating procedures adopted since the beginning of the pandemic contributed to control the transmission of Covid-19 and its variants. When diagnosed, employees are quickly put on leave, and the internal team reorganizes activities, thus minimizing the impact on the operation of hotel services.

**With the advancement of the vaccination program, there was a significant resumption of regional tourism operations and social and corporate events from May, in compliance with the health protocols in force, contributing to the financial balance of the business.**

Throughout 2021, the Company and the administration of the Il Campanario condominium were involved in different conflict situations. Sometimes our teams were prevented from accessing the Resort's facilities and there was an incident of assault against an employee, which culminated in the police being called, filing of a police report and legal proceedings against the assailant. The case is still pending in court.

Habitasul's stance in these customer relationship troubles was to retreat initially in order to devise plans for rapprochement and dialog. This work resulted in a new opening thus fulfilling the contract in force and with the hiring of experienced professionals in the hotel industry, bringing positive results still in the current season.

**Also in this season, we captured the positive results from the control of Covid-19 with the elevation of the occupancy rate to 28.37% higher than the 2020/2021 season and 11.51% above the market average.**

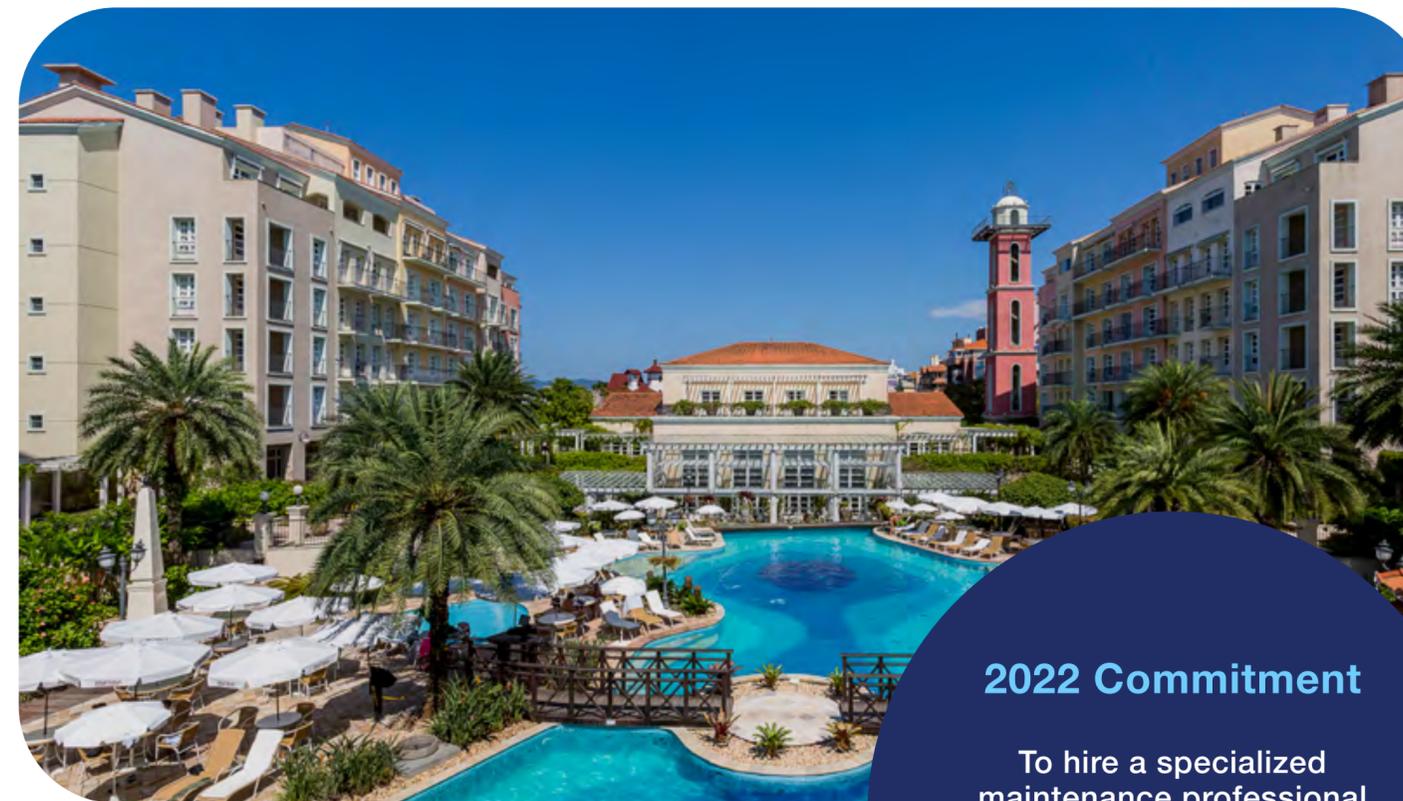


[Click here to visit the hotels' websites Il Campanario Jurerê Beach Village](#)



2021 Data	Jurerê Beach Village	Il Campanario
<b>Accommodations</b>	242	288
<b>Event rooms</b>	5	3
<b>Restaurants</b>	3	1
<b>ENERGY</b>		
<b>Electric power source</b>	Bought on the free market distributed by Celesc*	Bought on the free market distributed by Celesc*
<b>Energy consumption / occupant</b>	R\$ 579,125.70	R\$ 1,658,498.50
<b>WATER</b>		
<b>Water heating source</b>	Natural gas powered boiler	Boiler powered by biomass (wood pallets)
<b>Water consumption</b>	R\$ 418,652.44	R\$ 607,276.18
<b>WASTE</b>		
<b>Recyclable waste volume generated</b>	253 containers	725 containers
<b>Destination of recyclable waste</b>	Comcap* collects glass and forwards it to industry. Cardboard and plastic are collected by a recycler.	
<b>Revenue generated from the sale of recyclable waste</b>	BRL\$ 1,209.00	BRL\$ 2,500.00
<b>Volume of organic waste generated</b>	25 tons	48 tons
<b>Destination of organic waste</b>	Organic Association for composting	

\* Companhia de Melhoramentos da Capital (Comcap)



**IL Campanario Villaggio Resort (SC)**

### 2022 Commitment

To hire a specialized maintenance professional to work on the efficient use and consumption of resources such as water and electricity for the residential complexes.

### 2022 CHALLENGES

The challenges faced by the projects in this new cycle include strengthening the relations with condominiums, the search for solutions to reduce electric energy consumption and viability of the projects of renewable energy, in addition to consolidating the Company's management approach. Improving the tax management is a priority topic being studied with the support of an external consultancy

Municipal investments like the sand strip expansion in 2022 create expectations for the next season and encourage us to work on qualifying the equipment and beach services..

# Jurerê Open Shopping



Through the Jurerê Open Shopping (JOS), Habitasul manages commercial properties and convenience services, such as cleaning, maintenance and security.

Following the modern concept of open-air shopping mall, it integrates nature and architecture along charming paths, including 70 operations among shops, restaurants and service providers.

The results for the first quarter of activities were strongly influenced in 2021 as a result of the new wave of transmission of the Covid-19/Delta variant. In March, the state government enacted restrictive measures for the operation of malls. In order to help the partners, a 40% reduction was granted in the minimum property rent and the reserve fund payment was suspended.

With the resumption of activities in compliance with the strict health protocols, the business result returned and exceeded the expectations for the period. Total sales increased by about

60%, above the market growth average, according to data references released by the Brazilian Association of Shopping Centers (Abrasca), of which Habitasul is a member.

JOS is also the cultural stage of Jurerê Internacional, where events and recreational activities take place throughout the year, and life happens in an exciting way.

**The future expansion of Jurerê Internacional will also double the size of Jurerê Open Shopping, which was renovated in recent years and gained a new mix of stores and commerce.**

**Priority will be given for gastronomy and services, with expansion taking place in stages with completion in approximately five years. Jurerê Open Shopping was the first open-air mall in Santa Catarina – and will always remain at the forefront of innovation in this segment.**

## INDUSTRIAL BUSINESSES

# Irani Papel e Embalagem S.A.



We have a majority interest in this company that is one of the main Brazilian industries of corrugated cardboard boxes and sheets, and also produces Kraft papers and resins, with full control of the production chain and complementary interfaces for customer-focused relationship.

Working in three independent segments, its operations are harmoniously integrated and aim at optimizing the use of planted pine forests and extracting value from their multiple uses, recycling paper and business verticalization.

Irani is also facing a promising scenario, resulting from its platform of strategic projects under implementation, valued at BRL 1.7 billion.



Learn more about  
Irani Papel e  
Embalagem S.A.



➤ **80 years**  
of history

➤ **2,210**  
employees

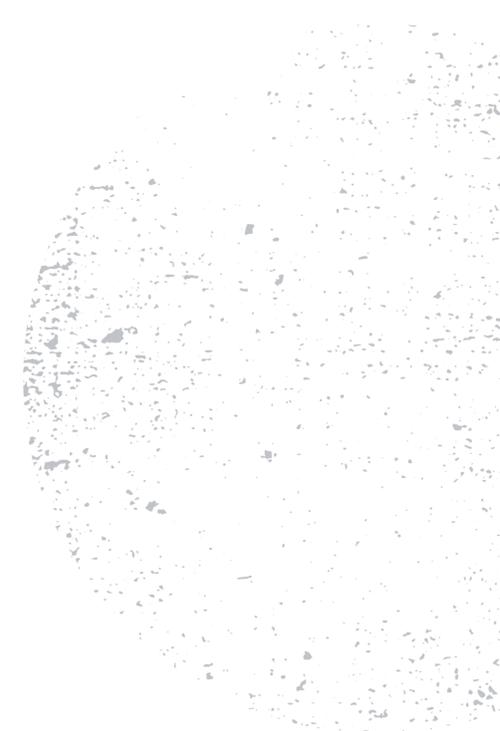
➤ **Net revenue**  
**R\$ 1.6 bi**

➤ **Net debt/EBITDA**  
**0.78x**

➤ **Net income**  
**R\$ 285,313 BRL**

➤ **Adjusted EBITDA**  
**BRL\$ 493,921**

➤ **Listed on Novo Mercado**  
segment, available in new index  
**IGPTW B3**





**Corrugated  
Cardboard Packages**

**157,549 m<sup>2</sup>**  
produced



**Packaging  
Paper**

**297,188 t**  
produced



**Resin**

**15,450 t**  
produced



# corporate governance



Governance Structure  
Ethics and Integrity

# Governance Structure

GRI 102-18

**7 members elected at a General Meeting, being 2 independent**

Three-year term with possibility of reelection

**General Meeting of Shareholders**

- Decision-making function
- Approves the accounts of directors
- Decides on the destination of profits and dividends
- Elects directors

**Board of Directors**



**Péricles Pereira Druck**  
Chairman



**Eurito Druck**  
Vice-Chairman



**Andrea Pereira Druck**  
Director



**Carlos Leite**  
Director



**Paulo Mallmann**  
Director



**Paulo Isenhard**  
Independent Director



**Roberto Faldini**  
Independent Director

- Decision-making function
- Elects the Executive Board
- Oversees management
- Establish wages and salaries
- Calls meetings

**4 statutory directors, elected by the Board of Directors**

One-year term, reelection allowed

**Executive Board**



**Sérgio Ribas**  
CEO



**José Mateus**  
Business Officer



**Fabiano Oliveira**  
People, Strategy and Management Officer



**Odivan Cargnin**  
Financial, Administrative and Investor Relations Officer



**Daniel Bisol**  
Legal Officer

- Executive function
- Represents the Company before the market and stakeholders
- Responsible for the financial statements

**There are no overlapping responsibilities between the CEO and Chairman of the Board.**

**Committee of Ethics**

**Committee of Projects**

**Committee of Sustainability**



Acesse o site de relações com investidores para conhecer o currículo dos Conselheiros e Diretores



## Composição acionária

Share par value: No Value	Authorized Capital	Subscribed Capital R\$ 127,181,809.47		
	Quantity of shares	Classes	Quantity of shares	Classes
Ordinary Share (ON)	20,000,000		3,152,764	
Preferred Share (PN)	39,969,404	"A"	5,950,327	"A"
	30,596	"B"	30,596	"B"
<b>Total</b>	<b>60,000,000</b>		<b>9,133,687</b>	

SHAREHOLDERS	SHARES		PN SHARES			C.TTL
	ON	%ON	"A"	"B"	% PNs	%
Companhia Comercial de Imóveis	3,152,762	100.00	2,114,080	30,596	35.86	58.00
<b>Others</b>	<b>2</b>		<b>3,836,247</b>		<b>64.14</b>	<b>42.00</b>
<b>TOTAL</b>	<b>3,152,764</b>	<b>100.00</b>	<b>5,950,327</b>	<b>30,596</b>	<b>100.00</b>	<b>100.00</b>

## Dividend Distribution

Equivalent to the legal and statutory minimum of 25% of realized profits, respecting the criteria defined in the articles of incorporation.

Preferred Shares (PN) receive dividends per share 10% higher than that of Ordinary Shares (ON).

Per statute, the Class B Preferred Shares, owned by the controllers, are additionally entitled to 10% of net income.

As a holding company with stake in companies that operate in different business segments, the ability for Habitasul to fulfill its financial obligations and pay dividends depends exclusively on the results of its subsidiaries and affiliates.





Acervo Habitasul

GRI 102-16

# Ethics and Integrity

We value probity in relationships with everyone who walks beside us, whether they are employees, partners or customers. Our commitment to transparency, ethics and integrity was reaffirmed in 2019, with the establishment of:

## programa de **integridade**

Comprises a set of mechanisms and procedures for the prevention, detection and remediation of acts of corruption. With this in mind, we also created a Compliance program, represented by a group of mechanisms and procedures for the prevention, detection and remediation of acts of corruption.

### CONTACT channels

- **Immediate leadership**
- **E-mail [etica.habitasul@habitasul.com.br](mailto:etica.habitasul@habitasul.com.br)**
- **Chief Executive Officer [sergio.ribas@habitasul.com.br](mailto:sergio.ribas@habitasul.com.br)**
- **Channel available on the intranet at the link **ÉTICA (ethics)**, for the internal audience**
- **Channel available on the website [www.habitasul.com.br](http://www.habitasul.com.br) at the Institutional link, for the external audience**

## Code of Ethical Conduct

States our values so that the management and employees can understand, put into practice, respect and protect them. It also serves to support decision-making and establishes the parameters of the expected professional conduct.

The content was prepared by the Ethical Conduct Committee and was validated by the Board of Directors.

## Ethics Committee

Endowed with independence and autonomy, it reports to the Executive Board to implement, disseminate, train, review and update the Code of Conduct and the Complaints Channel. Managed by the People, Strategy and Management Officer, it guarantees the anonymity of users.

In 2021, two manifestos were received regarding doubts and behavioral issues. The areas responsible for the mentioned topics addressed them accordingly. The right to identify themselves is guaranteed to complainants so that they can receive feedback from the investigation after it is concluded. Retaliatory practices are forbidden, and the contents are treated confidentially and securely.



# strategy and management



Connection with the UN Sustainable Development Goals  
Our Strategic Planning  
Digital transformation  
Relationships

# Connection with the UN Sustainable Development Goals

Throughout 2021, we made progress in mapping the adherence of our management and business practices to the Sustainable Development Goals (SDGs) of the United Nations, the UN.

The studies are performed by multidisciplinary groups, identifying the highlighted practices and opportunities for improvement as a way of reinforcing the Company's contribution to fulfill this global agenda. We expect to complete this work by the end of 2022.



**GRI 102-12**

**We are signatories of the SDG/SC Movement since 2018 and participated in the foundation of the State Movement of RS in 2021.**

## Studies already reported to the Committee:



**Below we present an overview of the study for each SDG.**

*Highlighted in blue are the SDGs previously studied and reported to the Sustainability Committee.*



## Gender equality



## opportunities

- Integrity pills with a focus on gender equality.
- Adoption of a standard text on the value of diversity for posting job openings.
- Webinars and Conversation Circles.
- Setting commitments to gender equality.
- Adhesion to the federal program Empresa Cidadã in SC.



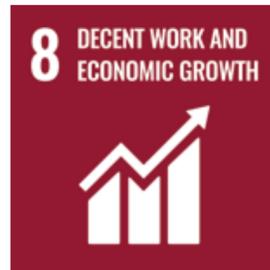
## in execution

- Compliance with the applicable legal parameters in all our businesses.
- Code of Ethical Conduct.
- GERA Diversity Program.
- Diversity survey and its unfolding.
- Implementation of the Diversity Committee.
- Focused awareness campaigns.
- Reasonably balanced staffing.
- Health insurance.
- Men and women who hold the same position receive equal pay.
- In RS, we joined the federal program Empresa Cidadã.





Grupo Habitasul Stock



## Decent work and economic growth



### in execution

#### Encompassing all businesses

- 49% of women in the workforce.
- We are working on internal improvements focused on technological update (Conecta, Otimize, Renova).
- Young Apprentice Program.
- Generating Diversity Program.
- Partnership with Junior Achievement.
- Purchases from small and micro producers for the Company's business, subject to the good legal and fiscal status of the business (food, small builders).
- Contracts with third parties already contain a specific clause on human rights.

#### Santa Catarina

- Il Campanario: modernização do controle de segurança (investimentos até 2022).
- JOS: Revitalização das plataformas I e II buscando rentabilidade do negócio (2020) e Plataforma Zero (2021).
- Abolimos canudos plásticos e priorizamos *amenities*, com baixo impacto ambiental nos hotéis (efluentes, recicláveis, embalagens).
- Há um trabalho em andamento com a área de compras para listar requisitos ambientais para compras a serem atendidos por fornecedores corporativos.
- JIQS: olhar sensível para fiscalização e denúncia de ambulantes acompanhados de menores de idade.
- Eventos culturais promovidos ou apoiados pelos negócios da Habitasul estimulam a valorização da história e o turismo sustentável.
- Inclusão de imigrantes no quadro funcional com case de sucesso em progressão de carreira.

12 RESPONSIBLE  
CONSUMPTION  
AND PRODUCTION



## Responsible consumption and production



### in execution

#### Santa Catarina

- Water quality monitoring.
- Complete water cycle with minimal loss rates, contributing to soil irrigation and preventing water stress.
- SAE: mitigation kit for chemical containment, regularized partners, chemical inputs ensured by reports and destruction of packaging in co-responsibility.
- Change of the water heating system of Jurerê Beach Village, from diesel to gas.
- Access walkway and trash cans on the beach.
- Placement of voluntary waste collection points for residents of Jurerê Internacional.

#### For both businesses

- Core business highly connected with environmental issues, aligned with experiences of well-being, well living and living together.
- Implementation of ISO 14001 and 9001.
- Publication of the Sustainability Report (ESG).
- Solid waste management: large generators (SC) and construction waste (RS).

#### Rio Grande do Sul

- SAE for Balneário Pinhal under negotiation.
- Participation in the Coordination Committee for the elaboration of a basic sanitation policy and the Technical Committee to assist in the city.
- Torotama Project: contribution to the implementation of arecyclable waste management plan



### opportunities

- Actions focused on the local community and the dissemination of the Company's mission.
- Expand the offer of sociocultural events (scheduled for 2022).
- Strengthen environmental information and socio-environmental education for guests and owners.
- Recognition of good sustainability practices by business suppliers.
- Recognition of tenants who stand out in the adoption and application of measures in line with the Solid Waste Management Plan (PGRS).



## Climate action



### in execution

#### For both businesses

- Environmental certification plan (LEED, ISO).

#### Santa Catarina

- Recovery of 7.6 ha of vegetation on the Jurerê Internacional beach
- Monitoring the vegetation along the Jurerê Internacional waterfront with support of a contracted company
- Creation of ecological corridors and trampolines, contributing to the local biodiversity
- Mandatory approval by Habitasul of the landscaping projects in multifamily units
- The Central Park project aims to be a place for the promotion of environmental education and information, with maximum preservation and plant enrichment.
- Preparation of a forest inventory of native and exotic species in Jurerê Internacional
- Containment works at the ETE in Canela to prevent new natural landslides.



### opportunities

- Inventory of emissions and removal of greenhouse gases.
- Communicate results of the monthly waterfront monitoring.
- Communicate beach cleaning actions.
- Relocating native species from Central Park to other community points, respecting the afforestation Master Plan.

#### Rio Grande do Sul

- Development of a project for the execution of a PRAD – Degraded Area Recovery Project in the municipality of Alvorada/RS, in order to contain the erosions of a formation geologically characterized as gullies (voçoroca).
- Planting seeds of native species in areas that had the vegetation stripped, in order to contain the erosion caused by rain.
- Action with the community of Alvorada regarding the New Park Project, emphasizing the importance of a living and environmentally healthy park.
- Child awareness action: Project to plant native seedlings in a municipal public school in Cachoeirinha/RS, having the children water the planted seedlings and monitor their growth.



## Life on land



Grupo Habitasul Stock



## in execution

- Creation of Protected Areas - Conservation Units - RPPN.
- Planned occupation meeting criteria exceeding the legal provisions.
- Replanting of native species and enrichment of protected and urban areas, through environmental compensation.
- Solid Waste Management Program (PGRS - SC and RS).



## RS highlights

- Alvorada: Permanent Preservation Area (APP) with recovery of springs.
- Vale da Ferradura: Fauna monitoring and landscaping with native trees.
- Humaitá Island: Collaboration with the land property regularization of the Delta do Jacuí State Park – PEDJ – Integral Protection Unit.
- Management of protected and threatened plant species.
- Environmental Education Programs targeting different audiences.



## SC highlights

- Water management.
- Wildlife management in urban areas.
- Utilization of permeable paving.



## SAE

- Contentions to prevent soil contamination by chemicals.

17 PARTNERSHIPS  
FOR THE GOALS



## Partnership for the goals



### in execution

#### Santa Catarina

- SAE has a model that can be replicated in other locations.
- Innovation in the new ETE project, space reduction, improvement of the treated effluent.
- We have included as a goal a request for sustainable certification of buildings.

#### Rio Grande do Sul

- Implementation of the SAE operating model in Balneário Pinhal.
- Alvorada: construction of a wall to protect the area from crime.
- Execution of the gully recovery project in the future stages of Portoverde, in line with the Municipal Department for the Environment since the beginning.

#### For both businesses

- We are a benchmark in the planned community management model.
- Projects carried out in partnership with companies.
- Use of concession for local projects (Vila do Lago).
- Use of Environmental Impact offsetting in local projects.



## opportunities

#### For both businesses

- Business certification in SC and RS (Real estate development), directly or through partners/entrepreneurs.

#### Santa Catarina

- Include certification in CFL contracts, in the JPH, Bellmmen (Aurélio Paladini) area, on the JOS Platform 3.
- Blue Flag Recognition.

#### Rio Grande do Sul

- The Torotama Project can be replicated to less developed locations (management, profitability and scale gain).



**28**  
goals

**76**  
initiatives

**38**  
Indicators

Periodically, the goals, the indicators and initiatives are reported to the Executive Board, providing input for directing our businesses.

**Our Strategic Planning for the 2020-2029 cycle comprises:**



GRI 102-16

## Strategic intent

### Mission

Transform locations into experiences of well being, living well and living together.

### Vision

Be a reference of development of sustainable places to live, an excellent company to work, with good generation of value for all stakeholders.

### Values

First of all, life, and each life starts from an ecosystem. We focus on results, we undertake with passion and courage and we understand challenge as a virtue. We are customer focused and we communicate and interact to integrate. Our relationships are based on trust. To guarantee our future, we innovate so that life is constantly renewed.

**Financial**

Zero the group's debt

Capturing the assets value to monetize shareholder capital

**Customers**

Develop strong and purposeful brands for the developments and emphasize the Habitasul brand in institutional relationships

Ofertar lugares que proporcionem experiências de viver bem, bem-viver e conviver

Encantar os hóspedes com uma experiência diferenciada

Ofertar experiências diferenciadas para moradores e visitantes

Be recognized as a reference in quality and sustainability

Increase the perception of value by residents and tenants

**Processes**

**Imobiliário**

Develop the landbank in an agile way and through partnerships for different audiences

Develop asset management suitable for the businesses

Monetize unprofitable properties

**Hoteleiro**

Apply technologies for greater interaction and agility in services

Strengthen the positioning of hotels to better adhere to their DNA

Reduce the seasonality effect by increasing the number of events and new content and businesses

Improve the management and pool governance

**JOS**

Establish partnerships to create a distinct space that prioritizes culture, gastronomy and entertainment

Improve the commercial management and governance between condominiums

Be proactive in defining the new cycle of action of beach clubs, as a way of exploring their potential

**SAE**

Be a reference in water quality and sewage treatment

Secure the infrastructure and legal certainty for current and future operations

**JIQS**

Work in collaboration with all stakeholders

Expand the offer of services and reach economic equilibrium

**People and culture**

Develop and strengthen the skills that are relevant to the challenges and context of digital transformation

Strengthen a culture of innovation with an eye on the customer

Strengthen a culture of excellence and customer-focused results

Challenge and recognize talents, encouraging team leadership

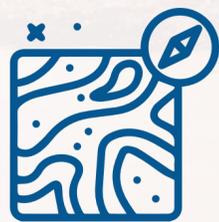
Integrate the processes of support and accelerate the capture of synergies

Implement a systems platform and infrastructure that ensures safety and integration of processes

# 2029 Vision



**Shareholder return  
above the cost of  
capital**



**Real estate landbank  
developed and ready for  
the new cycle**



**Modern,  
dynamic and  
up-to-date**



**Among the best  
companies to  
work in Brazil**



**Reference brands:  
development of  
sustainable places**



**Low debt**



The second wave of the Conecta Project will focus on Management of Works and Projects, in our services business and systems integration.

# Digital transformation

## Conecta Project

### Objective

Deploy an innovative platform for real estate development.

### Expected results

Productivity gains, better customer experience and support to Habitasul's planned growth.

**Main deliveries**  
 50 people involved  
 300 hours of training  
 306 scenarios analyzed  
 4,033 steps performed in test cycles

## Otimize Project

### Objective

Standardize and centralize the processes of people development in a single platform in a cloud environment and implement new modules for strategic people management.

### Expected results

The expansion brings productivity gains, easier management, standardization of procedures, reduction of infrastructure costs, etc.

**Main deliveries**  
 17 month project  
 30+ people involved  
 282+ work meetings  
 450+ activities performed  
 1200+ hours worked  
 399k+ data imported and processed  
 12k+ E-Social XML  
 2,392 time clock records generated  
 923 performance reviews performed



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## Renova Project

### Goal

Implement the legal system in a cloud environment, including Litigation, Power of Attorney, Contracts and BI integrated with electronic signatures, automatic search of cases in the Courts of Justice and electronic document management.

### Expected results

Better interaction between the internal legal department and external offices and joining of the involved areas in processes and work flows, thus optimizing communication between areas. The expansion brings productivity gains, easier management, standardization of procedures, reduction of infrastructure costs, etc.

### Main deliveries

- 7 qualified outsourced offices
- 3,800 active cases
- 30,240 cases imported and closed

# Qualifica Project

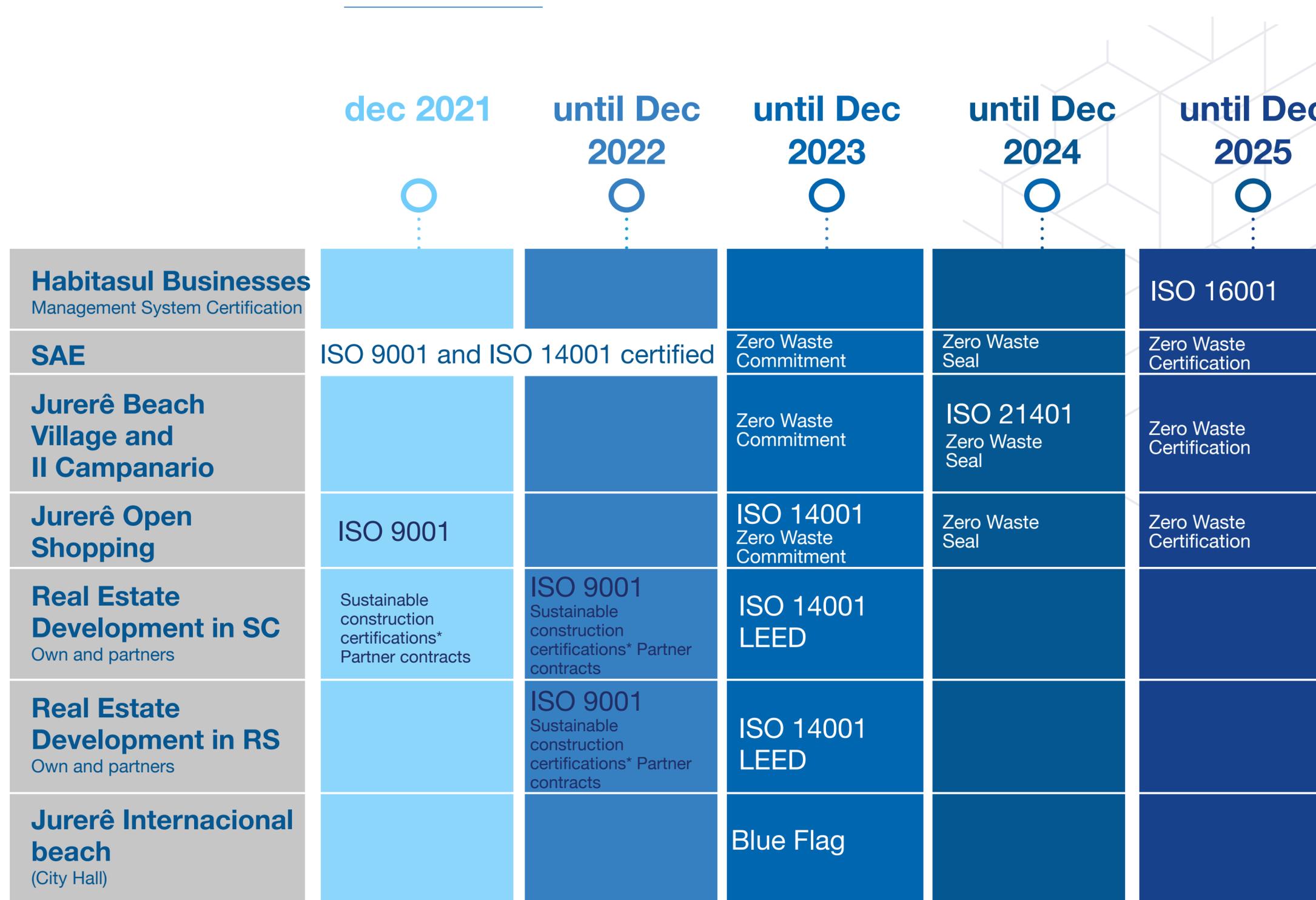
This is our journey towards structuring a quality management system and environment by engaging people from different areas, appreciating their experiences and knowledge, and ensuring legal compliance through practices and consistent and reliable controls in a context that benefits everyone, from employees to the end customer.

The road map outlined aims at achieving seven certifications by 2024.

The 1st achievement was celebrated in 2021, with the ISO 9001:2015 certification of the Jurerê Open Shopping.

This seal attests to the quality of the services provided, reinforcing our commitment to continuous improvement, focused on customer satisfaction.

The optimization of internal routines, healthy relationships with suppliers and customers and reduction of operating costs are among the main gains of this process.



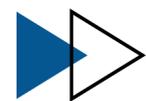
ISO 9001: Quality Management, ISO 14001: Environmental Management, ISO 16001: Social Responsibility

ISO 21401: Sustainable hospitality, LEED: Sustainable buildings, Blue Flag: Beach Management \*Aqua-HQE: Construções sustentáveis (em análise)

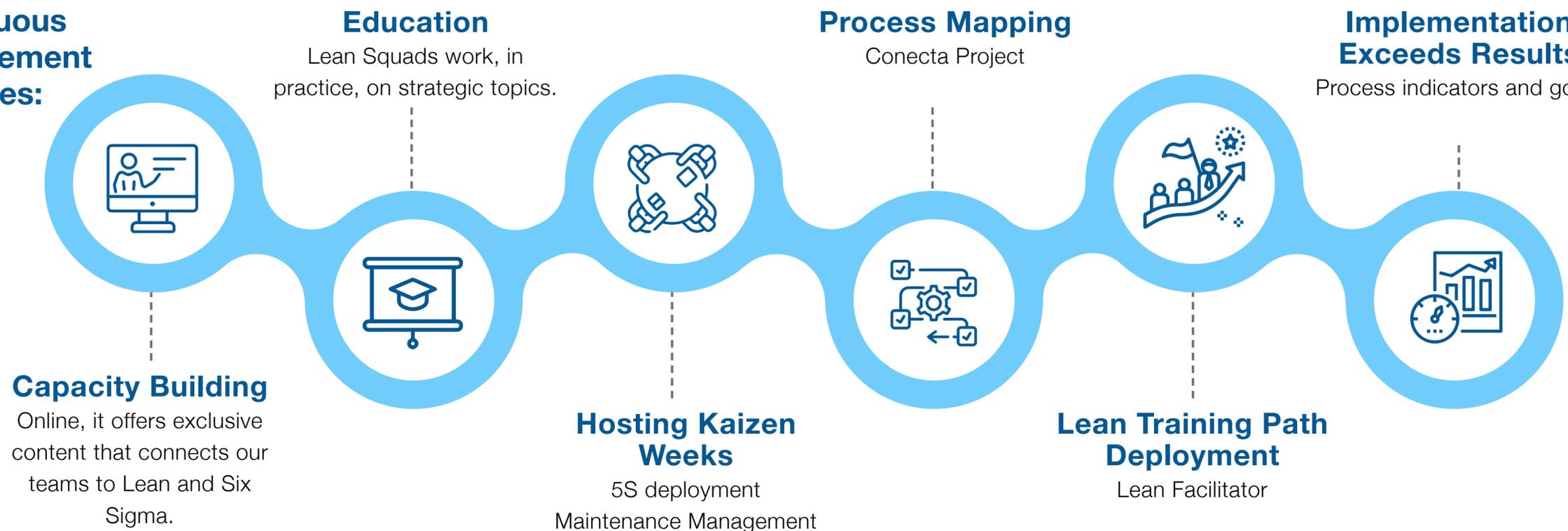


## Lean Journey

In order to advance even further in the pursuit of operational excellence, our employees are invited to participate in the Lean Development Path with three journeys: facilitator, maintainer and mentor.



**Continuous improvement practices:**



(GRI 102-7, 102-8, 102-41, 401-1)

# Development of high-performance teams

**(GRI 101-1)** Our vision clearly states our goal of being an excellent company to work for because we believe that the best companies to work for attract and retain talent and create collaborative environments that encourage innovation and creativity. In this sense, we seek to challenge and recognize people, encouraging team leadership, which then work for a common purpose, developing and strengthening the skills that are relevant to the challenges and the context of digital transformation, where leaders and subordinates evolve together, united by differences that leverage business results.

**(GRI 101-2)** Operational support in topics related to the personnel department, labor relations, benefits and in the implementation and management of structuring programs

presented next is conducted by a corporate area, promoting care, engagement and support to leaders for the development of high-performance teams.

To improve the people management processes in 2021, we implemented solutions integrated into the ERP system, such as a dashboard for employee management, recruitment and selection, compensation, skills assessment and the replacement of the online training platform with a more modern and easy-to-use solution.

Internal people management procedures were also reviewed, motivated by the Qualifica Program, with the goal of getting some of the businesses certified by ISO 9001.



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## GRI 401-2 Benefits for employees in (R\$ thousand)

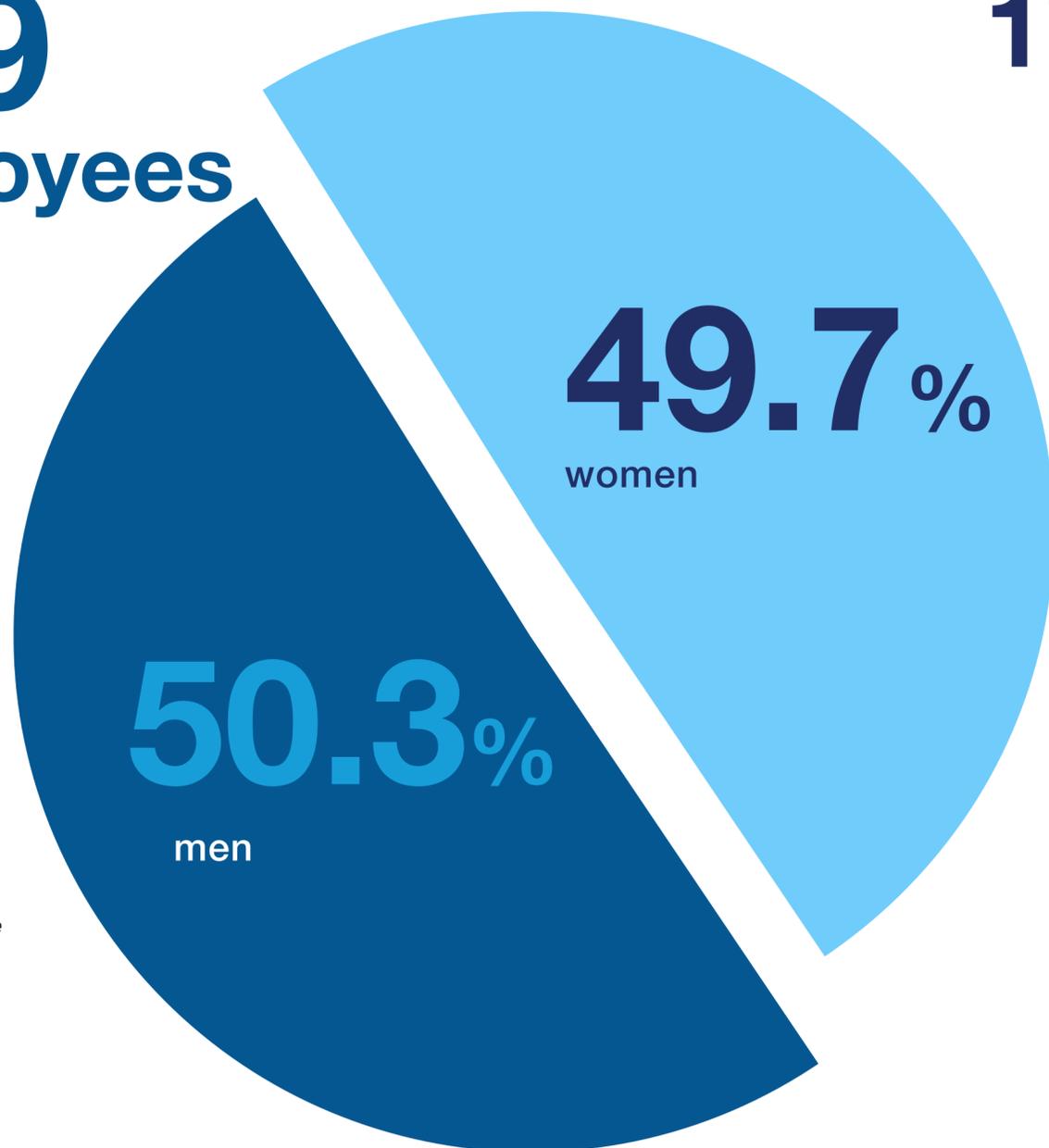
Benefits	Value	
	2020	2021
Meals	1,585,553.85	2,026,965.17
Transportation voucher	244,288.34	301,478.15
Health insurance	1,420,249.85	1,291,120.14
Life insurance	11,384.69	18,063.30
Home office assistance	77,500.00	134,140.00
<b>Total invested</b>	<b>3,338,976.73</b>	<b>3,771,766.66</b>

Note: benefits offered to 100% full-time employees.

GRI 401-1  
Staff Composition

GRI 102-7  
**489**  
employees

in real estate  
and service  
businesses,  
including:



The data presented  
were extracted from the  
people management  
system, as of Dec 31,  
2021.

82.6%

Santa  
Catarina



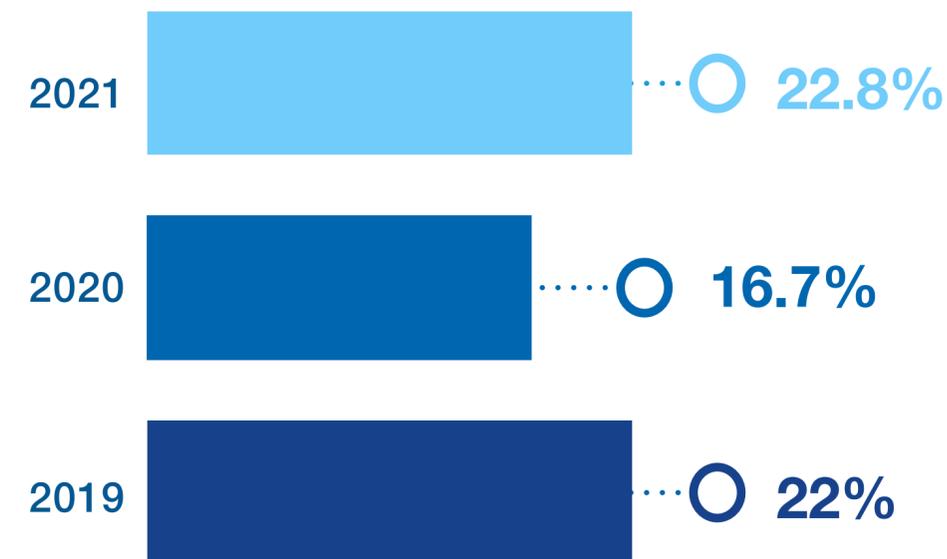
17.4%



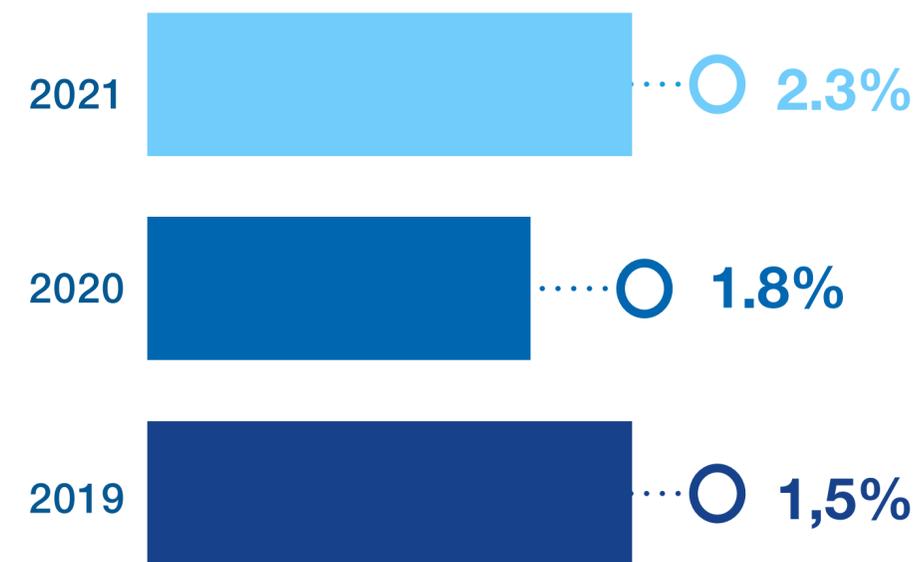
Rio Grande  
do Sul

**97%**  
are covered by  
collective  
bargaining  
agreements

▶▶ Turnover



▶▶ Absenteeism



Note: Index influenced by leaves due to suspected  
Covid-19 cases.

# programa — gerá

It is the employees' gateway and follows them throughout their entire cycle at the company, from admission, adjustment to the culture, up to their termination.

**The Diversity Survey, carried out in 2020, began with online conversation circles with leaders and subordinates.**

In 2022, this initiative will be carried out in person with the hospitality teams. Workshops and lectures on this topic were also given to all the Group's companies, in addition to internal communication and awareness campaigns.

## Main initiatives in 2021

- Employee follow up.
- Gera Diversity Program – Diagnosis and awareness raising for leaders.
- Centralization of selection processes.
- Otimize Project – deployment of the Management Dashboard, Time Clock and Recruitment and Selection modules.
- Centralization of payrolls.
- Institutional integration in person and online.



Grupo Habitasul. Stock

## Challenges for 2022

- Development of the Post-Pandemic Recovery Plan, with new work models.
- Review of job descriptions and salaries.
- Digitization of documents.
- Increase the participation of employees in conversation circles.
- Establish the Habitasul Diversity Committee.

# programa **cresce**

Seeks to promote continuous learning through knowledge management and skills development.

In 2021, training continued to take place within the scope of the LIDERA Program, to provide support and empower the Company's leaders on topics such as courage, agility and allowance to make mistakes.

With the launch of the new distance education platform in that same year, it was possible to provide 15 courses that had the participation of around 40% of employees.

**We also established allowances for formal education and language courses, benefiting 12 employees, with a total investment of BRL 23 thousand.**

## Main initiatives in 2021

- Implementation of the Distance Education platform for management and access to training.
- Adaptation of in person training to the online format.
- Promotion of a digital learning culture.
- Leadership development 2020/2021 – digital.
- Online training for NRs 33 and 35.
- Online, hybrid and in person training.



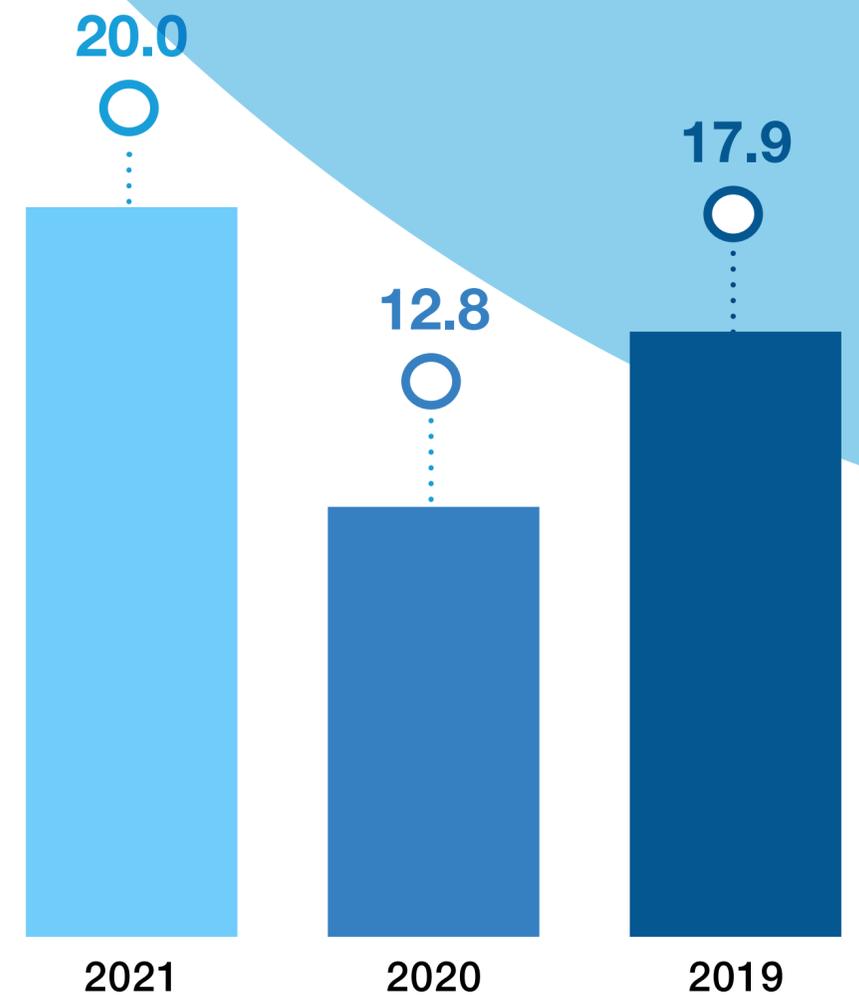
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## Challenges for 2022

- Improve the Corporate Education project.
- Strengthen the digital learning culture through the use of a distance education platform (DE).
- Expand the inclusion of technical knowledge courses for each business in the distance education platform.
- Define training paths for each job position.

GRI 404-1

▶ Training hours per employee



# programa **motiva**

Aims to strengthen people's engagement with the company's purpose by experiencing the corporate values and actions that foster a stimulating and motivating work environment.

In 2021, we carried out a Climate Survey adopting the Great Place to Work® methodology, whose preparation phase included holding meetings with leadership and employees to answer questions about the survey and share information so that everyone understood the importance of participating.

**The satisfaction index was 79%, exceeding the target set for the first edition, enabling Habitasul to be certified by GPTW and distant by only 13 percentage points from the benchmark.**

The Survey results were communicated to the leaders, who started action plans with their subordinates, seeking to identify practices that reflect directly in the organizational climate that must be initiated, continued or terminated.

Monthly virtual meetings began to be held that brought employees closer to the CEO to ask questions, suggest actions and share the Company's plans.

## Main initiatives in 2021

- Creation of the Climate Group, with the mission of proposing and carrying out actions that improve the organizational climate.
- Celebratory actions and handing out special gifts for birthdays.
- Recognition of 29 employees who completed 5, 10, 15, 20, 25, 30, 35, 40 and up to 45 years with the company.
- Internal communication and awareness campaigns (#cultivateclimate).

## Challenges for 2022

- Climate Journey Workshop (GPTW).
- Climate Survey 2022.
- Strengthening #cultivo clima ("cultivate the climate").
- Strengthen the integration of the Habitasul Group.

**Opportunities for improvement:**  
clear goals,  
listening and  
diversity

**Strengths:**  
care for people;  
soundness,  
benefits and  
development  
focus



## programa **supera**

Seeks to evaluate the application of skills and the achievement of results, allowing us to identify the levels of performance achieved by employees.

The skills mapping carried out in 2020 was the basis for the first cycle of performance reviews in 2021, through a digital platform. Individual Development Plans (PDIs) were drawn up and will be monitored by the leaders in biannual feedback cycles.

In the next cycle, the Program will have a second line of evaluation with the purpose of boosting productivity in search of the expected results. At the beginning of 2022, goals were defined for the real estate business, JOS, SAE and support areas.

**98% of employees were included in the first cycle of the Supera Program. All permanent employees (CLT contract) are considered eligible, except those on leave, young apprentices, interns and members of the Board.**

### Main initiatives in 2021

- Launch of the 1st skills assessment cycle in a digital environment.
- Transformation of results into Individual Development Plans (PDIs).
- Construction of the groundwork for incorporating the evaluation of results into the next cycle of the Program.

### Challenges for 2022

- Strengthening self-development.
- Encouraging a continuous feedback culture.
- Recognizing different performances.

# programa **cuida**

Throughout 2021, the main initiative of the Cuida Program was the daily monitoring of Covid-19 cases and variants, in order to ensure a quick response to control infection and transmission in teams. A SIPAT was also performed, covering mandatory topics, applicable to the Company's business.

We made progress in analyzing the results of a study on the health and safety legislation that affect Habitasul's business, which led to

the decision of expanding the relevant team to accelerate the full implementation of the Cuida Program, including the steps already confirmed for 2022, comprising the Health Circuit and Mental Health initiatives.

With this move we expect the employees will continue to be encouraged to seek a balance between personal and professional life to ensure a good and safe environment to carry out their activities.

## Challenges for 2022

- Training of the technical team.
- Full implementation of the Cuida Program.
- Standardization of work procedures on occupational health and safety for all businesses.
- Fulfillment of E-Social.



### Health circuit

Its purpose is to promote the health, well-being and quality of life of employees focused on education and awareness raising to prevent Covid-19, instructions aimed at ergonomic care, eating habits care through mindful nutrition, mental health, hearing protection and health, among other health-related topics.

### Mental Health Program

Aims to promote mental health based on monitoring carried out by a qualified psychology professional. Participation will be open to employees who voluntarily choose to participate in this initiative in the search for self-knowledge, ease to make decisions and solve conflicts, resilience and ability to face difficulties, tolerance with frustration and avoiding unnecessary suffering, good interpersonal relationship, serenity in the face of changes and challenges, and balance in everyday life.

# Relationships

By being open to dialog and establishing connections with the community and the government, we map demands and actions in which we can be an agent that contributes to local development.

The local community can send comments at any time through our website (Fale Conosco tool), WhatsApp groups and contact with local leaders. Comments are received, filtered and forwarded to the responsible area for addressing and feedback.

From 2022 onwards, we must evolve the mapping of points of conflict, demands and expectations of the community in relation to the Company.

## 2021 MAIN HIGHLIGHTS

### Rio Grande do Sul

- **Torotama Project: concession of Company land for the installation of a recycling center in partnership with the municipality of Alvorada, where the Portoverde project is located.**
- **Workshop to establish the guidelines for building a Square in the region of the Algarve development.**

### Santa Catarina

- **Support for the construction of the provisional kennel of the State Department of Criminal Investigations (DEIC) and the Civil Police of Greater Florianópolis (SC)**
- **Collection of approximately 15 tons of waste during the strike at the Companhia Melhoramentos da Capital (COMCAP)**
- **Voluntary action in partnership with COMCAP to clean the vegetation of the Jurerê Internacional beach with the removal of half a ton of waste.**
- **Support to FLORAN in the Afforestation Plan of Jurerê Internacional. In 2021, we started georeferencing trees located in public areas for Floran to indicate and prioritize the plan of compliance and management of the exotic species that have been identified.**
- **We attend several meetings with the local community and public agents to discuss common issues such as voluntary waste collection and public health. We also started negotiations for the construction of the Ecumenical Temple Square for the Christian community, an action that involves the government, the community and the Association of Residents of Jurerê Internacional (AJIN).**

Leaders and their teams are encouraged or assigned to participate in relevant and active movements in the communities that strengthen a shared management aligned with our values.

<b>ORGANIZATION</b>	<b>TYPE OF RELATIONSHIP</b>
<b>ABRH – Brazilian Association of Human Resources</b>	Member
<b>ADIT RS</b>	Member
<b>ADIT SC</b>	Member
<b>AEHN – Association of Entrepreneurs of the Humaitá Navegantes Neighborhood – Development of the 4th District of POA</b>	Member
<b>Jurerê Community Health Council</b>	Member
<b>SC Housing Council</b>	Deputy of the Council
<b>Floripa Convention &amp; Visitors</b>	Funding Office
<b>Sustainable Florida</b>	Member
<b>FloripAmanhã</b>	Member
<b>GEDURB-UFRGS – Group of Studies and Documentation in Urbanism – Federal University of Rio Grande do Sul</b>	Member
<b>Junior Achievement SC</b>	Council member
<b>SDG SC Movement – Florianópolis Committee</b>	Mobilization Coordination
<b>Somos Cidade Movement</b>	Member
<b>Sinduscon SC</b>	Member
<b>Sinduscon, RS – Parceling Commission</b>	Member

Adobestock



programa

# transforma

The Program was created to organize our practices that contribute to the development of the local community and reinforce our intention to be a company that generates value, capable of transforming connections into prosperous relationships.



voluntariado

Relationships that transform realities.

**119.5** h  
of volunteer activities

**1** tonelada  
**+20** m<sup>3</sup>  
of waste removed from the beach vegetation

**18**  
institutions benefited

**2,738**  
items donated

**6,305**  
beneficiaries

**+20** cats



projetos sociais

Active citizenship incentives to transform tomorrow.



incentivo à economia circular

Initiatives that transform the value chain.

**Torotama Project**

Recycling center in Alvorada (RS), partnership between Habitasul and government



educação ambiental

Education that transforms our relationship with the environment.

Planting of native species in 2021, in Alvorada (RS), and environmental education for the community and schools of Portoverde from 2022.

Voluntary waste collection efforts in Florianópolis (SC) promoting environmental education for employees and residents.

Selective collection of organic waste at Jurerê Open Shopping and voluntary collection points for used cooking oil – Reóleo, in the community of Jurerê Internacional.



comitês de investimento social

Specific donations that

### Santa Catarina

We contributed almost BRL 80,000 through a tax incentive law to support social and cultural projects in the local community. In addition to financial donations, we provide free accommodation for events promoted by partner organizations.

### Rio Grande do Sul

During the retirement of the Laje de Pedra Hotel, in Canela, we held an online auction of 87 lots of pieces from the collection, including furniture and works of art. The revenue generated, less the operating expenses of the auction, totaled more than BRL 267 thousand that were donated to Canela's Hospital for the construction of a new intensive care unit.



Since its origins, Jurerê Internacional Sustainable Quality (JIQS) has the genuine intention to complement the public services of on-site maintenance, guidance and inspection of building standards of houses, in addition to intermediating the demands of residents with the Government. It also provides tools such as an ombudsman, satisfaction survey and accountability.

## Protocol management

AGENCY	QTY	▲	ONGOING	▼
Celesc	2	1	1	0
DIOPE	2	2	0	0
Espaço Rede	1	1	2	0
Floram	9	3	1	0
PMF	6	2	4	0
Intendência de Canas	11	9	1	0
Secretaria de Obras	7	0	2	0
Comcap	14	14	0	0
SQLuz	30	29	0	1
<b>TOTAL</b>	<b>82</b>	<b>61</b>	<b>11</b>	<b>1</b>

By expanding its services over time, it offers 24-hour collaborative security which has attracted new associates such as local businesses and new enterprises in Jurerê Internacional.

This movement is a natural reflection of the evolution of a collective, participatory and sustainable awareness, in addition to the advancement of technology, shared and circular economy trends and more engagement of the people in local decision-making.

### JIQS also offers

- Sweeping of streets and painting of curbs
- 24-hour facilities vehicle
- 24-hour services group in WhatsApp
- 24-hour alarm monitoringApp for managing services and facilities
- Tree pruning and collection
- Small urban furniture repairs
- Cameras shared with the Public Security Department
- Vehicle license plate identification system
- Permanent management of urban risks (ISO31000:2015)

### Partnership ecosystem:



# Management of the Jurerê Internacional Waterfront

In 2021, we achieved important advances related to the waterfront as a common, public and quality space for residents, tourists and businesses.

We approached the Florianópolis City Hall and the Coordination of the Program responsible for seeking beach quality certifications such as the Blue Flag.

The next steps of this movement included fulfilling the certification criteria still in the 2021/2022 season and meetings with government officials.



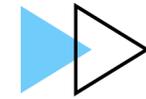
# Our Culture, Our Strength

The organizational culture establishes the habits, beliefs, values and behaviors that we share in the work environment.

In 2021, we completed a diagnosis that had the goal of capturing, analyzing, present facts, data and our feelings about the main challenges and opportunities related to our culture.

The work conducted by a specialized consulting firm started from four strategic drivers: **participatory management, impartiality, engaging climate and meritocracy.**

The integration with Irani is considered positive by both leaders and employees, who perceive that Irani has more advanced and modern management processes, systems and methodologies, which will bring more professionalism and add high value to our development.



Listening to the employees was fundamental in this process that employed three types of channels:

**Interviews:**

**100%**  
**Executive Board**

**100%**  
**Managers**

**+ Chairman of the Board**

**Online survey:**

**86%**

**participation**

**Focus Groups:**

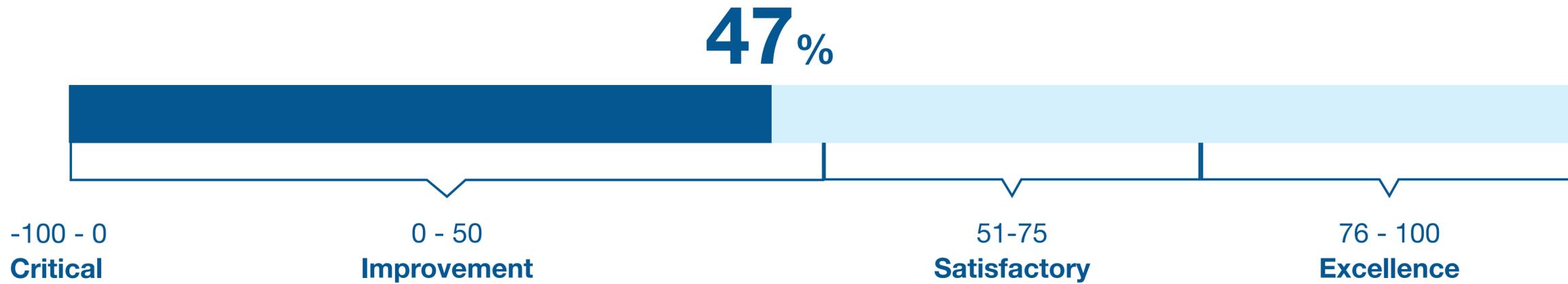
**6 groups**

for sampling considering relevant factors such as location, operation, administration, internship, supervision and coordination.

Our overall culture index was found to be

**69%**

▶ Level of satisfaction with the Company



▶ Strengths identified

**80%**  
Training and  
Development

**79%**  
Culture & Climate  
Quality of life

**77%**  
Leadership

**74%**  
Communication

▶ Opportunities for improvement

**65%**  
Processes and  
Governance

**65%**  
Strategy  
and Objectives

**58%**  
Recognition

**52%**  
Career & Succession  
Recruitment and Selection



An aerial photograph of a city, likely Miami, showing a dense residential area with many houses and buildings. In the background, there are hills and mountains under a clear sky. A large, semi-transparent blue graphic element, consisting of a curved shape, is overlaid on the left side of the image. The text 'financial performance' is written in large, white, sans-serif font across the center of the blue graphic.

# financial performance



Key Indicators

Service Provision

Consolidated Bank Debt and other accounts payable

DRE

DVA

# Key Indicators

Our consolidated Net Operating Revenue increased by 164.54% in 2021 compared to 2020, driven by the Segment of Other Business interests and the Real Estate Business.

This result was especially influenced by the sale of land in the Praia de Jurerê parceling development and the resumption of the Service Provision segment then impacted by the Covid-19 pandemic (hotels and shopping).

2021 Net Income was of BRL\$ 189,904 in comparison to the Net Income of BRL\$ 1,391 in 2020. The main impact factor for this change was the recognition of a deduction related to the full settlement of Habitasul's liabilities to the Empresa Gestora de Ativos (EMGEA) in the amount of BRL\$ 150,736, in addition to significant sales in the Real Estate Business segment.

	2021	2020	2021x2020
<b>1. Revenue</b>			
Net Operating Revenue	266,952	100,910	164.54%
Real Estate	173,445	65,691	164.03%
Service Provision	5,456	3,613	51.01%
Interest in other businesses	88,051	31,606	178.59%
<b>2. Results</b>			
<b>Operating Income before taxes</b>	<b>161,516</b>	<b>20,112</b>	<b>703.08%</b>
Real Estate	95,143	4,498	2,015.23%
Service Provision	(21,678)	(15,992)	-35.56%
Interest in other businesses	88,051	31,606	178.59%
<b>IR and CSLL Tax</b>	<b>13,667</b>	<b>(13,226)</b>	<b>203.33%</b>
Real Estate	10,439	(13,255)	178.76%
Service Provision	3,228	29	11,031.03%
<b>Net Income from Continued Operations</b>	<b>175,183</b>	<b>6,886</b>	<b>2,444.05%</b>
Real Estate	105,582	(8,757)	1,305.69%
Service Provision	(18,450)	(15,963)	-15.58%
Interest in other businesses	88,051	31,606	178.59%
<b>Net Income from Discontinued Operations</b>	<b>14,721</b>	<b>(5,495)</b>	<b>367.90%</b>
Service Provision	14,721	(5,495)	367.90%
<b>Net Income</b>	<b>189,904</b>	<b>1,391</b>	<b>13,552.34%</b>

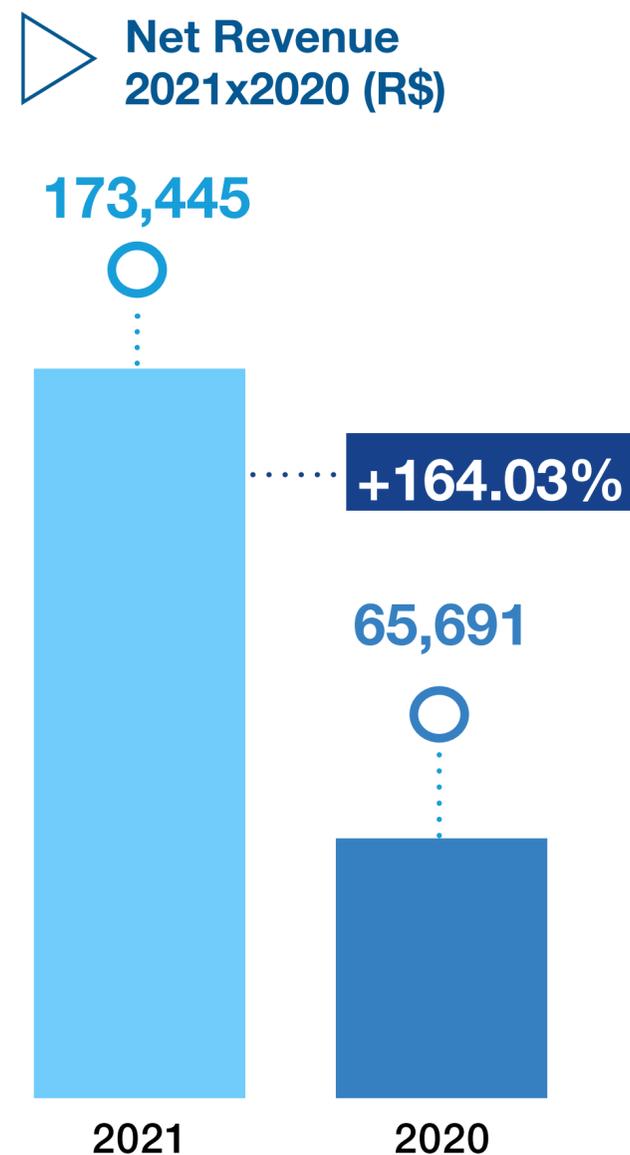
Service Provision: discontinued operations in 2020 for comparative purposes. excluding

# Real Estate Businesses

## Net Operating Revenue

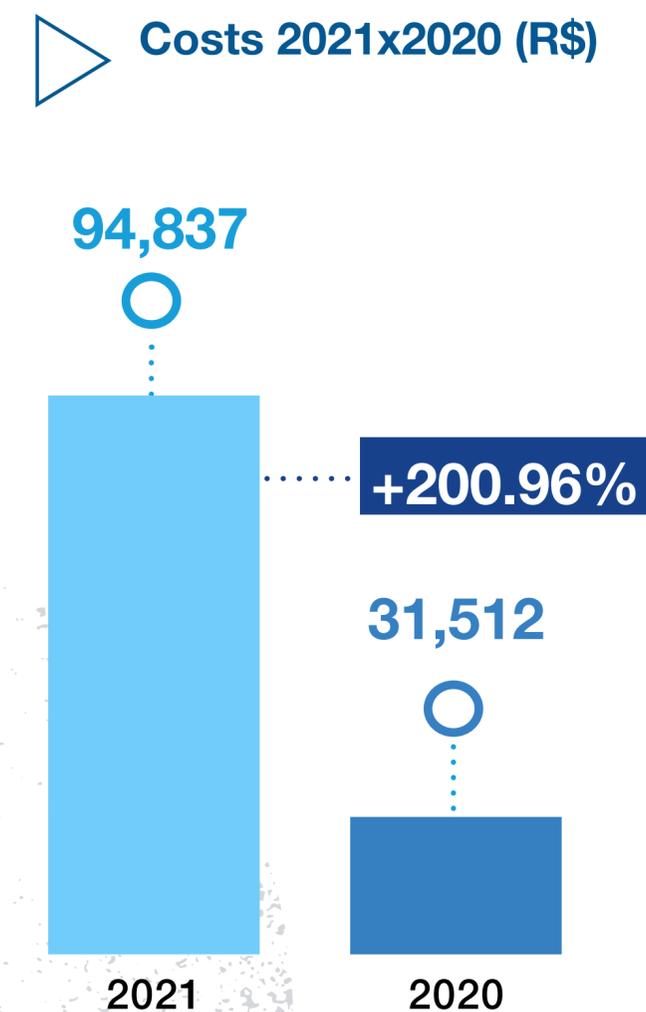
A Receita Operacional Líquida do segmento Negócios Imobiliários apresentou aumento de 164,03%, quando comparado a 2020, especialmente pela venda de terreno no empreendimento loteamento Praia de Jurerê.

Quanto à comercialização de imóveis, o ano de 2021 apresentou aumento de 310,72%, comparado ao ano anterior, verificado principalmente em decorrência da venda do terreno da Jurerê Empreendimentos Imobiliários e Serviços e do terreno quadra 5 lote 2, em Jurerê Internacional.



## Costs

Costs of Goods and Services Sold totaled BRL\$ 94,837 thousand against BRL\$ 31,512 thousand in 2020, representing a 200.96% increase, explained by the cost of sale of the land owned by Jurerê Empreendimentos Imobiliários e Serviços and other significant sales made throughout 2021.



# Administrative Expenses

Expenses increased by 504.09% compared to 2020. Both periods were impacted by contingencies and loss of suits provisioned by the Company, namely: civil, labor and taxes.

In 2021, tax contingencies related to property (IPTU), civil contingencies, labor contingencies and updating of contingencies related to CEF, totaled BRL 19,089 thousand. Excluding the effect of contingencies and loss of suits, the administrative expenses for the year 2021 would have been BRL 26,505 thousand, compared to BRL 25,061 thousand in 2020, representing a 5.76% increase.

## Administrative Expenses 2021x2020 (R\$)

45,594



2021

2020



-11,283

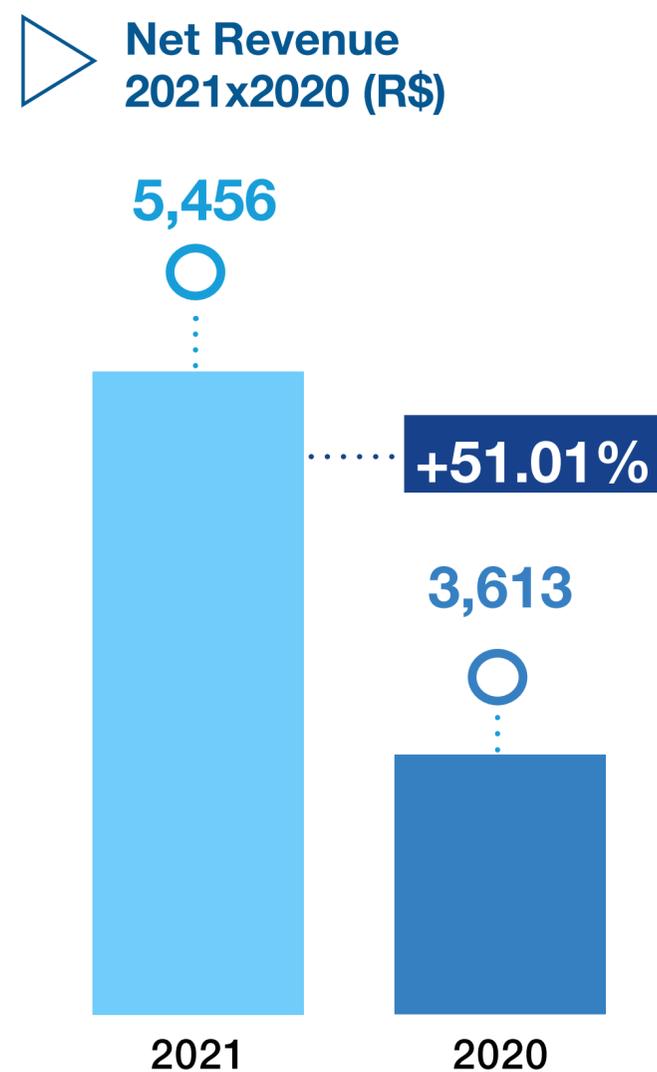
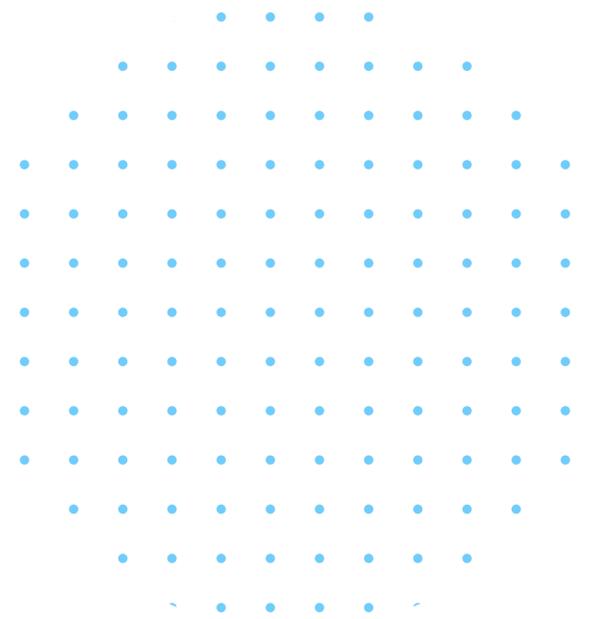
Investments in civil works and developments executed in 2021 refer mainly to the investment in Portoverde properties, in Alvorada (RS), which were completed this year, showing a reduction of 89.33% compared to 2020.



# Service Provision

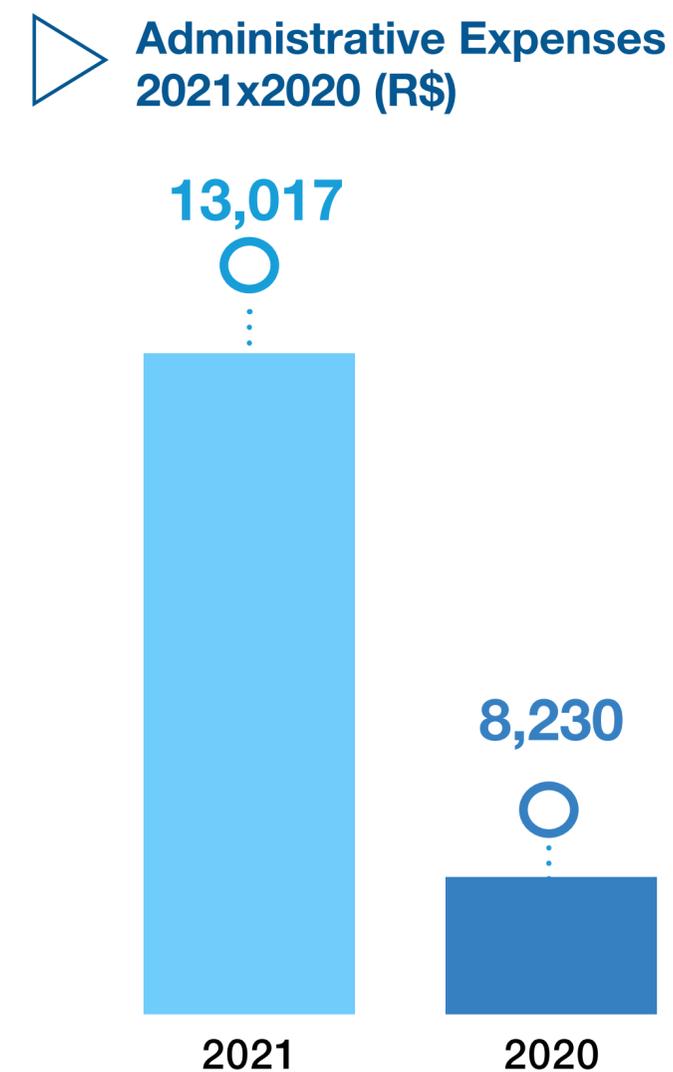
## Net Operating Revenue

Net Operating Revenue for the Service Provision segment increased by 51.01% compared to 2020, impacted by the positive performance of the Vale da Ferradura project, in Canela (RS).



## Administrative Expenses

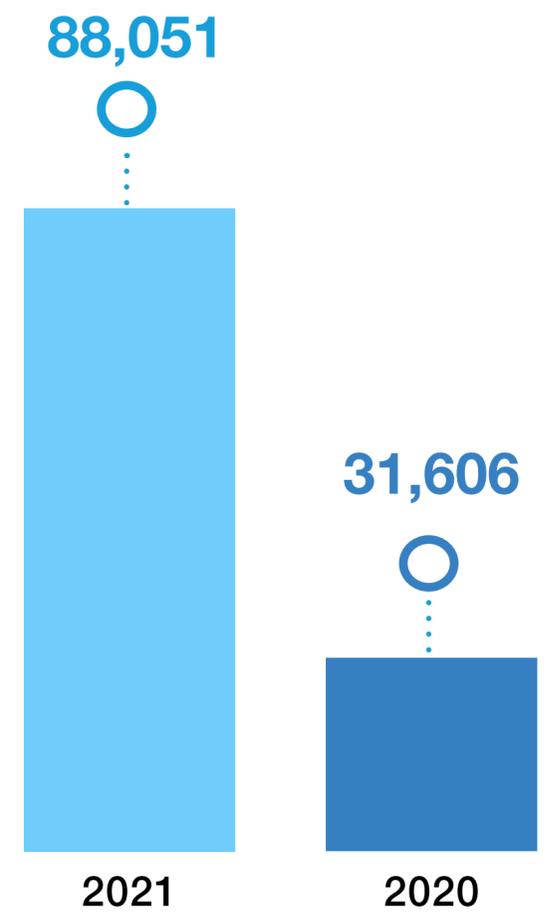
Administrative Expenses increased by 58.17% compared to 2020, impacted by expenses with the restructuring of teams and administrative advisory arising from the new governance model



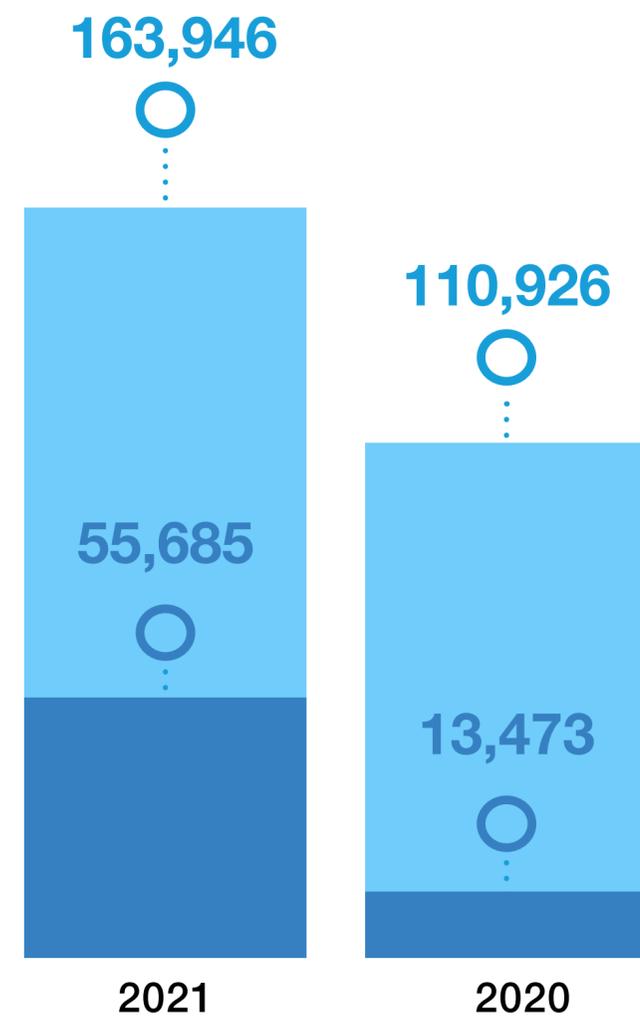
# Interest in other businesses

We hold minority interests in other businesses and recognize the result from these interests as equity in the earnings of subsidiaries. In 2021, directly or through our subsidiaries, we held a stake in Irani Papel e Embalagens SA (18.67%) and in Irani Participações SA (34.45%).

▶ **Net Revenue  
2021x2020 (R\$)**



# Consolidated Bank Debt and other accounts payable (R\$)



Consolidated net bank debt increased by 47.80% compared to the 2020 financial year. Execution of a loan agreement with the BTG Pactual SA bank in the amount of BRL 150,000 thousand was the main driver, with a four-year maturity, used to settle the transaction with the Empresa Gestora de Ativos (EMGEA), now listed under Other Accounts Payable.

**We entered into an agreement to fully settle our obligations with EMGEA in the amount of BRL 140,000**

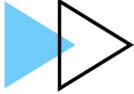
- Net debt
- Cash and cash equivalents



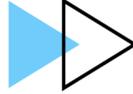


## Balance Sheet (BRL thousand)

	Parent Company		Consolidated	
	2021-12-31	2020-12-31	2021-12-31	2020-12-31
<b>ASSETS</b>				
Current	15,510	12,494	147,050	196,654
Non-current	628,431	416,174	1,175,344	1,137,002
<b>TOTAL ASSETS</b>	<b>643,941</b>	<b>428,668</b>	<b>1,322,394</b>	<b>1,333,656</b>
<b>LIABILITIES AND SHAREHOLDERS' EQUITY</b>				
Current	128,494	132,222	139,318	366,671
Non-current	60,701	2,438	728,127	672,877
Shareholders' equity	454,746	294,008	454,949	294,108
<b>TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY</b>	<b>643,941</b>	<b>428,668</b>	<b>1,322,394</b>	<b>1,333,656</b>

**GRI 201-1**  
 **DRE - Income Statements for the fiscal periods ended December 31**  
 (in BRL thousands, except earnings per share)

	Parent Company		Consolidated	
	2021	2020	2021	2020
<b>Net Revenue from Sales and Income from Business Interests</b>	207,360	15,603	266,952	100,910
<b>Cost of Sales and Services</b>	-	-	(94,837)	(31,512)
<b>Gross Income</b>	207,360	15,603	172,115	69,398
<b>Operating Revenue (Expenses)</b>	(5,386)	(3,174)	(157,243)	(22,594)
<b>Operating Income Before Financial Income</b>	201,974	12,429	14,872	46,804
<b>Operating income before income tax and social contribution</b>	189,800	1,370	161,516	20,112
<b>Net (loss) for the year</b>	189,801	1,464	189,904	1,391
<b>Total comprehensive income</b>	189,231	60,837	189,334	60,764

**GRI 201-1**  
 **DVA - Value Added Statements for the fiscal years ended December 31**  
 (in BRL thousands)

	Parent Company		Consolidated	
	2021	2020	2021	2020
<b>1. REVENUE</b>	117	355	150,042	100,794
<b>2. INPUTS PURCHASED FROM THIRD PARTIES</b>	3,551	1,474	150,729	36,587
<b>3. GROSS VALUE ADDED (1-2)</b>	(3,434)	(1,119)	(687)	64,207
<b>4. DEPRECIATION AND AMORTIZATION</b>	12	3	946	882
<b>5. NET VALUE ADDED PRODUCED BY THE ENTITY (3-4)</b>	(3,446)	(1,122)	(1,633)	63,325
<b>6. VALUED ADDED FROM TRANSFER</b>	208,603	15,563	314,353	61,166
<b>7. TOTAL VALUE ADDED TO DISTRIBUTE (5+6)</b>	205,157	14,441	312,720	124,491
<b>8. DISTRIBUTION OF VALUE ADDED</b>	205,157	14,441	312,720	124,491
<b>8.1) Personnel</b>	1,593	1,370	13,768	12,087
<b>8.2) Taxes, charges and dues</b>	346	225	44,111	49,266
<b>8.3) Remuneration of third-party capital</b>	13,417	11,382	64,937	61,747
<b>8.4) Remuneration of own capital</b>	189,801	1,464	189,904	1,391

# about the report



About the Report  
General Disclosures  
Editorial Staff



# About the Report

**(GRI 102-51)** This is our second cycle of publication of the Sustainability Report, which reinforces our commitment to dialog and transparency with all stakeholders.

Inspired by the standards of the Global Reporting Initiative (GRI), the content presented highlights our strategy and relevant topics including social, environmental and governance, considering the period from January 1 to December 31, 2021.

The GRI indicators included in this Report are flagged in a standardized way throughout the text, as in this example: GRI 102-1.

At the end of the publication, in the GRI index, it is possible to identify them and check the pages on which they appear.

**(GRI 102-45)** The publication's scope includes information on subsidiaries and affiliates. The affiliated company Irani Papel e Embalagem S.A. operates in the industrial

sector and has a history of more than 15 years of reports of this kind, considering the specific characteristics of its businesses, results from the materiality process and the engagement of stakeholders who point out specific relevant topics.

**(GRI 102-40, 102-42, 102-43, 102-46)**

The matrix management model makes it possible for stakeholders to take part in different relationships and instances in relation to our businesses. Therefore, the contents presented in this document result from work performed by our professionals still in 2018. After listing the main audiences with which we interact, based on the relationship nature and preponderance of relationship levels with our businesses, 71 individual interviews were conducted with representatives of stakeholders, such as the government, university, media, surrounding community, third sector, investors, service providers, customers of services, property owners, shareholders, Executive Board, managers and coordinators.



Adobe Stock

Based on the interviews, a total of 41 topics emerged that should be prioritized in the management of our businesses according to the respondents' view. Topics have been grouped into major themes and validated by the Sustainability Committee, which is responsible for validating the material topics highlighted below and for the

content of this publication.

Throughout this Report, we present new projects like the new positioning of the Jurerê Internacional brand and the expansion plan for 2050, resulting from in-depth an up-to-date research with different stakeholders.

**>>>>**  
The Report by  
Irani Papel e  
Embalagem S.A.  
can be accessed  
here.





GRI 102-44



207.70

210.95

207.70

24.27

18.92

Material topic (GRI 102-44)	(GRI 103-1, 103-2, 103-3) Explanation of the material topic	Related GRI aspect (GRI 102-47)	Related GRI indicator
Compliance	Exposure to non-compliance risks directly impacts the full operation of the Company. With support from the legal department, the applicable laws are monitored, and activities are conducted by the business managers.	Environmental compliance	307-1
Management and sustainability	Sustainability topics are at the core of the Company's business strategy. The creation of a thematic committee in 2020 strengthens the guidelines for operations and endorses actions focused on transparency, relationship and socio-environmental management. The strategic planning and the process of synergy between the businesses point towards opportunities for improving the management practices. The result from this journey is reflected not only in economic topics, but also in the development of high-performance teams, in more solid and transparent relationships and in the fulfillment of Habitasul's strategic purpose.	Financial performance Water and effluents Biodiversity Employment Training and education	201-1, 303-2, 303-3, 304-1, 304-4, 401-1, 401-2, 404-1, 404-2
Infrastructure	Habitasul's real estate businesses are developed based on a master plan that involves the organization of spaces and flows, basic sanitation and urban mobility. In Florianópolis/SC, it also has an independent water and sanitation service and provision of services.	Financial performance Indirect economic impacts	201-1, 203-1
Innovation	A fundamental component since Habitasul's foundation, it is currently reflected in projects that seek to differentiate the business in line with the Company's mission and in the planning of future development stages.	Financial performance	201-1
Beach	The shared management of this space is essential to secure a safe beach for swimming, with adequate support services for beach goers, that contributes directly to quality of life, in addition to being important vectors for local tourism and hotel demand.	Financial performance Indirect economic impacts	201-1, 203-1
Quality of life, urbanism and safety	The creation of the spaces developed by Habitasul has a direct impact on well being, well living and living together. As a promoter of social and urban development, it offers not only real estate developments, but also a network of services (facilities), shared management of urban spaces, hotel management, in addition to supporting projects and events that promote the local culture.	Indirect economic impacts Water and effluents	203-1, 303-2, 303-3
Relationships	The importance of participating in relevant and active movements in the communities aims to strengthen these relationships, but also to contribute, through the shared management, to the sustainable future of the communities where Habitasul operates.	Economic performance indirect economic impacts Local communities	201-1, 203-1, 413-1
Tourism	Habitasul's real estate development and service provision have a strategic focus on encouraging tourism and businesses, offering select experiences, especially in the developments of Canela/RS and Jurerê Internacional/SC, through its operations or partnerships.	Economic performance Indirect economic impacts	201-1, 203-1

## (102-55) GRI Standards Content Table “as agreed” – Essential

# General disclosures

GRI Standard	Disclosure	Page	Response or Reason for Omission
102-1	Name of the organization	Cover, 16	Companhia Habitasul de Participações
102-2	Activities, brands, products, and services	16	
102-3	Location of the organization's main office	16	Rua General João Manoel, 157   Centro - Porto Alegre (RS)   CEP 90010-030
102-4	Place of operations	16	National operation, in the Greater Porto Alegre, Canela (RS) and Florianópolis (SC)
102-5	Nature of ownership and legal type	16	
102-6	Markets served	16	Greater Porto Alegre, Canela (RS) and Florianópolis (SC).
102-7	Organization size	84, 89, 90, 91, 92, 93	
102-8	Information regarding employees and other workers	84	Implementation of the digital transformation projects will enable the Company to report the complete information in the next reporting cycles.
102-9	Supply chain	74	The supply chain is primarily composed of suppliers of chemicals for SAE, of construction materials for the real estate development stages and service providers. Corporate purchases are centralized in the administrative area, which seeks, whenever possible, to prioritize the purchase of items or contracting services from local companies. The contracting of service providers depends on the submission of documents that certify legal compliance and full operation authorization, among other aspects.
102-10	Significant changes in the organization and its supply chain.	10	The result was especially impacted by the sale of land in the Praia de Jurerê parceling development and the resumption of the Service Provision segment, then impacted by the Covid-19 pandemic (hotels and shopping).

102-11	Precautionary principle or approach		Not available.
102-12	External initiatives	60	
102-13	Participation in associations	68, 75	

## Strategy

GRI Standard	Disclosure	Page	Response or Reason for Omission
102-14	Statement by the highest-ranking officer	12, 60	

## Ethics and integrity

GRI Standard	Disclosure	Page	Response or Reason for Omission
102-16	Values, principles, standards, and codes of conduct	58, 66	

## Governance

GRI Standard	Disclosure	Page	Response or Reason for Omission
102-18	Governance structure	54, 56, 57	Decisions on strategic issues such as economic, financial and socio-environmental matters are taken within the scope of the Executive Board and periodically reported to the Board of Directors.

## Stakeholder engagement

GRI Standard	Disclosure	Page	Response or Reason for Omission
102-40	List of stakeholder groups	5	
102-41	Collective bargaining agreements	84	
102-42	Identification and selection of stakeholders	5	
102-43	Approach to stakeholder engagement	5, 68	
102-44	Main concerns and topics raised	5	

## Reporting practice

GRI Standard	Disclosure	Page	Response or Reason for Omission
102-45	Entities included in the consolidated financial statements	4	
102-46	Definition of content and limits of topics	5	
102-47	List of material topics	5	
102-48	Reformulation of information		None.
102-49	Changes in the report		None.
102-50	Reporting period	4	January 1 to December 31, 2021.
102-51	Date of the most recent report	4	
102-52	Report publication cycle	4	Annual from 2021
102-53	Contact for questions about the report	5	Questions and/or suggestions about this publication are centralized in the contact form available at: <a href="http://www.habitasul.com.br/contato/">http://www.habitasul.com.br/contato/</a>
102-54	Reporting statements in accordance with the GRI Standards	4	This report was prepared based on the GRI Standards: Essential option
102-55	GRI content table	95	
102-56	External verification	7	

## SPECIFIC CONTENT

### MATERIAL TOPIC: Management

GRI Standard	Disclosure	Page	Response or Reason for Omission
GRI 103: Management Approach 2016	103-1 Explanation of the material topic and its limits	5	
	103-2 Management approach and its components	5	
	103-3 Evolution of the management approach	5	
GRI 201: Financial performance 201	Direct economic value generated and distributed	93	

### MATERIAL TOPIC: Indirect Financial Impacts

GRI Standard	Disclosure	Page	Response or Reason for Omission
GRI 103: Management Approach 2016	103-1 Explanation of the material topic and its limits	5	17, 18, 19, 24 and 25
	103-2 Management approach and its components	5	17, 18, 19, 24 and 25
	103-3 Evolution of the management approach	5	17, 18, 19, 24 and 25
GRI 201: Financial performance 201	203-1 Development and impact of the investments in infrastructure and services offered	19, 27, 47, 68	In the next reporting cycles, the Company aims to improve the quality of the information on this material aspect.

## SPECIFIC CONTENT

### MATERIAL TOPIC: Water and Effluents

GRI Standard	Disclosure	Page	Response or Reason for Omission
GRI 103: Management Approach 2016	103-1 Explanation of the material topic and its limits	5	
	103-2 Management approach and its components	5, 36	
	103-3 Evolution of the management approach	5, 37	
GRI 303: Water and Effluents 2018	303-2 Water discharge impact management	40, 41	
	303-3 Total water collected by source	37	This publication presents data on the Water and Sewage Service (SAE) and studies the breakdown of information by business in the next reports.

### MATERIAL TOPIC: Biodiversity

GRI Standard	Disclosure	Page	Response or Reason for Omission
GRI 103: Management Approach 2016	103-1 Explanation of the material topic and its limits	5	
	103-2 Management approach and its components	5	
	103-3 Evolution of the management approach	5	
GRI 304: Biodiversity 2018	304-1 Own, leased or managed operating units within or adjacent to protected areas and areas of high biodiversity value located outside protected areas.	16, 26, 27, 28, 32, 34	
	304-3 Protected or restored habitats	35	
	304-4: Species included in the IUCN red list and in national conservation lists, with habitats located in areas affected by the organization's operations	20	

## SPECIFIC CONTENT

### MATERIAL TOPIC: Environmental Compliance

GRI Standard	Disclosure	Page	Response or Reason for Omission
GRI 103: Management Approach 2016	103-1 Explanation of the material topic and its limits	5	
	103-2 Management approach and its components	5	
	103-3 Evolution of the management approach	5	
GRI 307: Environmental Compliance, 2018.	307-1 Monetary value of significant fines and total number of non-monetary sanctions for noncompliance with environmental laws and regulations	28, 35, 76	

### MATERIAL TOPIC: Employment

GRI Standard	Disclosure	Page	Response or Reason for Omission
GRI 103: Management Approach 2016	103-1 Explanation of the material topic and its limits	5, 78	
	103-2 Management approach and its components	5, 78	
	103-3 Evolution of the management approach	5, 78	
GRI 401: Employment 2016	401-1 New hires and employee turnover	84	
	401-2 Benefits offered to full-time employees that are not offered to temporary or part-time employees	85	

## SPECIFIC CONTENT

### MATERIAL TOPIC: Training and Education

GRI Standard	Disclosure	Page	Response or Reason for Omission
GRI 103: Management Approach 2016	103-1 Explanation of the material topic and its limits	5	
	103-2 Management approach and its components	5, 80	
	103-3 Evolution of the management approach	5	
GRI 404: Training and Education 2016	404-1 Average hours of training per year per employee by gender, and by employee category	80	The presented process shows consolidated data. Improvements to the management system are part of the Company's current digital transformation process which will allow a complete presentation in the next reporting cycles.
	404-2 Programs for improving employee skills and career transition assistance	80	The Company does not have a career transition or assistance program.

### MATERIAL TOPIC: Local Communities

GRI Standard	Disclosure	Page	Response or Reason for Omission
GRI 103: Management Approach 2016	103-1 Explanation of the material topic and its limits	5	
	103-2 Management approach and its components	5	In the next reporting cycles, the Company aims to improve the quality of the information on this material aspect.
	103-3 Evolution of the management approach	5	
GRI 413: Local Communities 2016	413-1 Operations that are engaged with the local community, impact assessment and development programs.	35, 70	We have advanced within this context through the Transform Program and the relationship with communities within our areas of operation.

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# Assurance Statement

Conecta Consultores was in charge of the independent verification of the CHP Sustainability Report 2021. The report was performed in accordance with GRI Standards from Global Reporting Initiative, a self-declared Essential option.

The objective of this verification of the sustainability report aims to provide the stakeholders with an independent view of the adherence to the AA1000AP 2018 (Accountability Principles), using the criteria in the AA1000AS V3 (Assurance Standard V3), in order to check the integration of the relevant sustainability elements in the definition of the strategy, management and company reporting. The independent verification process aims to present conclusions on underlying reporting procedures, validating qualitative and quantitative information, expanding the credibility of the information and the reported indicators.

## Independence and Competences

Conecta Consultores is a consulting firm specialized in sustainability strategy, management and reporting. The independent verification was carried out by professionals with sectorial expertise and who work in accordance with Accountability Principles and GRI Standards. Conecta is an AccountAbility-licensed assurance provider (AA1000 – under license 000-234). The firm states that has not been involved in consulting services nor has kept any other commercial relationship with CHP that could affect the ability to provide an impartial assurance statement.

## Responsibilities

CHP is responsible for the report content as well as for the processes of defining, collecting, validating and disclosing the information. Conecta is responsible for the evaluation of the non-financial information within the engagement agreement according to the methodology and the scope described in this statement, and could not be held responsible for any investment decision made based on this statement of guarantee.

## Scope and Limitations

The verification encompassed the content of the Sustainability Report 2021 covering the period from 1 January 2021 to 31 December 2021. Such verification was performed in accordance with a Type 1 assurance, AA1000AS 2008, providing a Moderate level of assurance.

Type 1 assurance evaluates the nature and extent of adherence to the four AA1000 AccountAbility Principles. A Moderate level of assurance enables to increase the reliability level of the information gathering across the organization and the statement of guarantee is provided when sufficient level of information is reached, having the margin of error little reduced, but not reduced to zero.

The material topics evaluated during the assurance process were: Indirect Economic Impacts (GRI 203); Water and Effluents (GRI 303); Biodiversity (GRI 304); Environmental Compliance (GRI 307); Employment (GRI-401); Training and Education (GRI-404); Local Communities (GRI-413); and Sustainability Strategy and Governance.

The verification of evidence and interviews involved the company's headquarters in the city of Porto Alegre/RS, the real estate business in the state of Rio Grande do Sul (RS) and the real estate business and services provision in the city of Florianópolis/SC.

## Methodology

The independent verification process was carried out by using its own methodology, using the AA1000AS 2008 Standard and based on the Four AA1000AP 2018 Principles. The methodological approach included:

- Analysis of engagement processes with stakeholders and definition of materiality;
- Research of public information related to the Company and its material topics;
- Interview with leaders and managers to understand the monitoring processes and decision-making flows in sustainability;
- Analysis of the documentary evidence, data collection and consolidation processes to confirm the consistency of the information reported in the material topics.

After the completion of the verification work, the Four AA1000AP Principles were classified within the maturity measurer, which suggests the Company's level of compliance with the principles on four levels: Initial, Intermediary, Advanced and Full Assistance.

## Conclusions regarding the AA1000AP 2018 Principles

### Inclusivity

The inclusivity principle encompasses the integration of the stakeholders' perspective in the organization's decision-making, based on the existence of channels for dialogue and the integration of the legitimate expectations in the definition of the strategy, management and the reporting process. In our work, we seek to verify the application of the Inclusion principle at the corporate level and, above all, at relevant operational units.

We have identified dialogue practices being developed within the real estate business scenario in Santa Catarina, related to the real estate expansion of Jurere In. Given the relevance of topics such as biodiversity, traditional communities and indirect economic impact, this fact represents a significant step forward in the inclusion of stakeholders in the Company's decision-making.

Though most of the actions have been carried out compulsorily, integrated into the impact studies and the previous licensing processes for the development, they end up opening space for the inclusion of stakeholders in the decision-making processes and strengthen communication fronts with local groups. The continuity of dialogue actions, unassociated with legal requirements, as a mechanism for the inclusion of stakeholders in the Company's ESG governance, must be followed up in the next reports.

On the other hand, it is essential that there is the inclusion of stakeholders not included in the first consultation for the definition of materiality also in the scope of the sustainability report, thus providing guidance to CHP's accountability in relation to these emerging material issues. The local studies carried out also evidenced relevant local groups for inclusion in materiality consultations. It is expected that this process will be carried out for the next report, the third for the Company, as a perspective of evolution in the transparency and accountability of information related to the real estate expansion of Jurere In.

The compliance level of CHP regarding the Inclusivity principle was classified as "Intermediary", according to the conclusions of the assurance process.

### Materiality

Materiality refers to the identification and prioritization of sustainability topics, taking into account their impact and relevance for decision-making, for the definition of actions and the performance of the organization and its stakeholders.

The material themes presented in the sustainability report identified from the first consultation to define materiality are integrated into the Company's decision-making processes, as a strategic governance agenda (sustainability committee and ESG working groups), guide actions and the report content.

As observed in the principle of Inclusion, consultations and dialogues with local stakeholders are underway, opening space for the identification of expectations about the accountability of ESG topics. Still as an opportunity for improvement, we observe that the first version of the CHP materiality does not include specific topics per business, a relevant fact for assertiveness in defining the content of the report, in view of the diversity of the businesses and the distinct relevance of ESG topics among them. This fact must be carefully observed when defining the content of the next report, considering that, in addition to the principle of materiality, it also expands the

responsiveness of CHP's ESG topics to their stakeholders.

The level of compliance with the Materiality principle according to the conclusions of the assurance process, was classified as "Initial".

### Responsiveness

Responsiveness is a relevant and concrete reaction of the organization to material topics and the impacts related to them, represented through decisions, actions, performance and engagement (communication).

During the work, it was possible to verify that CHP is in the process of opening a dialogue with groups of preferred stakeholders in the scope of the business and in the expansion of developments. Within CHP's efforts, good communication practices were observed, with the purpose of greater involvement of these groups in the governance of matters of common interest and implementation of actions as a result of mutual understanding.

The expected evolution of the Company's responsiveness is related to the reaching of maturity of dialogue actions and their continuity over time. In turn, the improvement of the report with regard to the other principles, such as the inclusion of the perspective of stakeholders not

included in the first consultation, the description of material topics per business and the expansion of the presentation of performance indicators associated with material aspects, in their turn, increase the quality of the information, in order to provide sufficient answers on existing impacts and negotiations.

According to the conclusions of the assurance process, the level of compliance with the Responsiveness principle was classified as “Initial”.

### **Impact**

Impact is the effect of the actions and performance, on the part of an organization, on the economy, the environment, society, stakeholders, or the organization itself. The impact can cover a number of environmental, social, economic and governance aspects. In view of the publication of the second CHP sustainability report and, with that, the presentation of the bi-annual performance history report (2020 and 2021), it is possible, through comparative data, to perform the assessment of the Company’s impacts and ESG performance by the stakeholders.

However, the report still presents a limited number of aspects, GRI indicators and targets associated with them, which allow a better understanding of the Company’s performance in relation to its material topics. In addition to that, internal processes such as the implementation of management systems in progress, such as the one aimed at people management, limit the Company’s accountability at this time.

Another relevant fact associated with the evolution of the impact principle, as already noted, refers to the review of materiality that allows the identification of relevant aspects and indicators per business, such as those applied to the hotel and real estate sectors and to topics such as biodiversity, indirect economic impact and local community. The Impact principle is therefore associated with the Company’s developments in relation to the other AA1000AS principles.

The level of compliance with the Impact principle according to the conclusions of the assurance process, was classified as “Initial”.

### **Final Considerations**

Companhia Habitasul de Participações S.A. presented its commitment to the process of reporting information on its ESG performance, as of the publication of the sustainability report, prepared in accordance with the guidelines of the GRI Standards.

During the independent verification work, nothing was identified that could compromise the understanding of the stakeholders on the information provided in the 2021 Sustainability Report, or that did not have consistency in its demonstrated management approach and reported performance indicators.

Regarding the analysis and evaluation of the AA1000AP 2018 standard principles in the CHP 2021 sustainability reporting process, based on the moderate assurance performed and, as noted in the document, we declare compliance with the initial level of maturity in relation to the principles of materiality, responsiveness and impact, as well as compliance at the intermediate level in the principle of stakeholder inclusion.

The next verification works must track the opportunities identified to improve the maturity of the Company’s report, such as those related to stakeholder inclusion and definition of materiality for the different businesses and the improvement and presentation of management approaches and GRI indicators related to relevant ESG topics.

May 25, 2022  
São Paulo, São Paulo (Brazil)

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May/2022

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