



**HABITASUL**  
Uma relação de vida.



Great  
Place  
To  
Work.

Certificado  
29/03/2021 - 29/03/2022  
BRASIL

**Sustainability  
Report (ESG)**

**2020**



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# presentation



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# This report

**(102-51, 102-52)** This is the inaugural exercise to report on the evolution of the sustainability strategy of Companhia Habitasul de Participações S.A., opening an annual ritual of strategic reflections, performance information and the establishment of future commitments in relation to our business and stakeholders.

**(102-50, 102-54)** Prepared based on the GRI Standards: Essential option, this report covers information for the 2020 fiscal year, from January 1st to December 31st.

**(102-45)** The scope of this publication includes information on controlled and affiliated companies. Irani Papel e Packaging S.A., affiliated to Habitasul, operates in the industrial sector. Given the nature of its business, the result of the materiality and stakeholder engagement process points to specific relevant topics. Having this in mind, and since we have already had an annual reporting ritual for 15 years, the data is not part of the scope of this publication.



Vale das Cerejeiras/RS



This data report is available for  
consultation check here.







Free image bank: Unsplash


**(102-42, 102-46)** The process of defining the content of this document consolidates the work started by the Sustainability team in 2018, based on the analysis and definition of the stakeholder groups that participated in a consultation process, listed according to the relationship form and preponderance of levels of relationship with our business. The matrix management model allows interested parties to overlap in different relationships and instances in relation to Habitasul’s different businesses.

**(102-40, 102-44)** In total, 71 individual interviews were conducted with representatives of interested parties, such as public authorities, universities, media, surrounding community, third sector, investors, service providers, service clients, property owners, shareholders, Executive Board, managers and coordinators.

**(102-43, 102-44)** The content of the interviews brought out a total of 41 topics, in the view of those consulted, they should be prioritized in business management. This set of subjects was classified according to the number of citations, grouped into major themes and submitted for analysis by the Sustainability Committee, which is responsible for the validation of the material topics highlighted below and for the content of this publication.

**(102-47)**  
**Material topics**

- ▶▶ Compliance;
- ▶▶ Management;
- ▶▶ Infrastructure;
- ▶▶ Innovation;
- ▶▶ Beach;
- ▶▶ Quality of living and urbanity;
- ▶▶ Relationships;
- ▶▶ Safety;
- ▶▶ Sustainability;
- ▶▶ Tourism.

**+** **(102-53)** The handling of doubts and/or suggestions about this publication is centered on the contact form available here. 



MATERIAL TOPIC	(103-1, 103-2, 103-3) MATERIAL TOPIC EXPLANATION	RELATED GRI ASPECT	RELATED GRI INDICATOR
<b>Compliance</b>	Exposure to non-compliance risks directly impacts the Company's full operation. Supported by the legal area, applicable laws are monitored and activities are conducted by business managers.	Related GRI indicator	307-1
<b>Management and Sustainability</b>	Sustainability topics are at the heart of the Company's business strategy. The creation of a thematic committee in 2020 reinforces the guidelines for operations and endorses actions with a focus on transparency, relationships and socioenvironmental management. Strategic planning and the synergy process between the businesses point to opportunities for improving management practices. The result of this journey is reflected not only in economic topics, but in the development of high performance teams, in more solid and transparent relationships and in the fulfillment of Habitasul's strategic intention.	Economic Performance, Water and Wastewater, Biodiversity, Employment, Training and Education	201-1, 303-2, 303-3, 304-1, 401-1, 401-2, 404-1, 404-2
<b>Infrastructure</b>	Habitasul's real estate business is developed based on a masterplan that involves the organization of spaces and flows, basic sanitation and urban mobility. In Florianópolis, it also features an independent water and sanitation service and provision of services.	Economic Performance, Indirect Economic Impacts	201-1, 203-1
<b>Innovation</b>	A fundamental component since the foundation of Habitasul, it is currently reflected in projects that seek to differentiate the business in line with the Company's mission and in planning stages for future development.	Economic Performance	201-1
<b>Beaches</b>	The shared management of this space is essential to guarantee proper beaches for bathing, with adequate support services for the beachgoers, it directly contributes to the quality of living, in addition to being important vectors for local tourism and the search for hotels.	Economic Performance, Indirect Economic Impacts	201-1, 203-1
<b>Quality of living urbanity &amp; security</b>	The constitution of spaces developed by Habitasul has a direct impact on living well, well-being and coexisting. As an inducer of social and urban development, it offers not only real estate developments, but a network of services (facilities), shared management of urban spaces, hotel management and supports projects and events that value local culture.	Indirect Economic Impacts, Water and Effluents	203-1, 303-2, 303-3
<b>Relationships</b>	The importance of participating in relevant movements active in communities aims not only to strengthen these relationships, but to contribute, through 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
<b>Tourism</b>	Habitasul's real estate development and service provision has a strategic focus on encouraging tourism and business, offering differentiated experiences, especially when it comes to the Canela (RS) and Jurerê Internacional projects through its operations or partnerships.	Economic Performance, Indirect Economic Impacts	201-1, 203-1



# Guarantee statement

Conecta Consultores was in charge of the assurance process of the Companhia Habitasul Participações (CHP) S.A. Sustainability Report 2020. The report was developed based on the GRI standards of the Global Reporting Initiative as a first reporting exercise of the company.

The objective of the sustainability report verification is to provide the stakeholders 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 assurance process aims to present conclusions on underlying reporting procedures, validating qualitative and quantitative information, expanding the credibility of the information and the reported indicators.

## 1. 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 it has not been involved in consulting services nor has kept any other commercial relationship with CHP S.A. that could affect the ability to provide an impartial assurance statement.

## 2. Responsibilities

CHP S.A. 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.



Jurerê Internacional/SC



### 3. Scope and Limits

The verification encompassed the content of the Sustainability Report 2020 covering the period from 1 January 2020 to 31 December 2020. Such verification was performed in accordance with AA1000AS (2008), type 1, 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 the increase of the reliability level of the information gathered 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 work 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 Strategy and Sustainability Governance. The verification of evidences and interviews involved the headquarters of the company in the city of Porto Alegre/RS, the real state business in the state of Rio Grande do Sul/RS and the real state business and the provision of services in the city of Florianopolis/SC.

### 4. Methodology

The independent assurance process was carried out by using its own methodology, using the AA1000AS 2008 Standard and based on the 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, Intermediate, Advanced and Full Assistance.

### 5. Conclusions regarding the AA1000AP 2018 Principles

#### Inclusivity

The principle of Inclusivity encompasses the integration of the perspective of the stakeholders in the organization's decision-making, based on the existence of mechanisms 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 highlight the use of the principle of Inclusivity in the corporate scope and mainly in relevant operational units.

In an integrated way with the preparation of the first sustainability report, CHP conducted a consultation process with priority stakeholders for the definition of the material topics within the scope of the sustainability report of the Company and the ESG strategic guidelines (Environmental, Social and Governance). We recognize the efforts of CHP to contemplate the perspective of stakeholders in this first report in carrying out a process to define the Materiality of sustainability issues and highlight the internal participation of leaders and managers in such process. The inclusion of stakeholders is a continuous and fundamental process for understanding and integrating the perspective of ESG in the businesses.



In view of the first presented consultation exercise, we identified opportunities for improving practices in relation to the principle of Inclusivity in two aspects. The first one refers to the review of the mapping methodology and the prioritization of stakeholders so as to include criteria that address, for example, the identification of stakeholders by business, the classification by the level of the stakeholder's interest and the impact of the business on the stakeholder, aiming at including groups which had not been included in the first consultation. This review will bring to light the stakeholders involved in topics of high Materiality not considered by the Company, or at the very least, it may provide a better understanding of the expectations of accountability in aspects like Biodiversity, Interaction with the Community and Indirect Economic Impact.

Along with the first presented point, it is also recommended that the next consultation processes prioritize qualitative approaches in order to enable a broader internal understanding of the challenges associated with the ESG themes of the Company from the external point of view.

In regard to the dialogues related to the business operation, it was possible to notice the expansion of the communication fronts made clear by the formal channels and spaces, such as multi-stakeholders work groups and committees, which were instituted in the last two years by the Company.

In view of the commitment to welcome the inclusion of stakeholders introduced by CHP, we understand that the Company must, for the following reports, ensure that the consultation activities sufficiently contemplate the priority groups as well as qualitative consultation methods that guarantee a thorough understanding of the existing expectations.

The level of compliance of the CHP with the principle of Inclusivity, according to the conclusions of the assurance process, was classified as "Initial". The commitment to the principle of Inclusivity and the evolution of its maturity must be monitored in the next verification works.

### **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.

Regarding the integration of Materiality in the CHP strategies during the verification process, evidence of carrying out mapping activities, prioritizing themes and planning the ESG operation of the Company were identified and, with the participation of high governance, the existence of bodies such as the Sustainability Committee and work groups created for this purpose. Although being in the initial stage

of the implementation of the related practices, it was possible to identify the commitment of the CHP as the principle of Materiality and the search for the qualification of the themes. As pointed out in the principle of Inclusivity, these continuous processes must be improved in order to better understand the themes, thus expanding the responsiveness and the identification of the ESG impact of the Company.

During the assurance process, opportunities for integrating other GRI aspects not considered in the Materiality presented in the first version of the sustainability report by CHP, were identified. These aspects are: Indirect Economic Impact (GRI 203), Biodiversity (GRI 304), Environmental Compliance (GRI 307) and Local Communities (GRI 413). As we see it, these aspects are fundamental to the completeness and balance of the CHP sustainability report. It is worth mentioning the immediate compliance provided by the CHP team regarding the audit requests in relation to the expansion of the scope of aspects and the reporting of the indicators mentioned during the verification work, which resulted in the final scope of aspects and indicators presented by the Company.

It is important to point out that the diversity of CHP's businesses requires a greater effort to identify specific themes by business, or at the very least, to distinguish between the relevance of the theme for each one. Undoubtedly, this fact must be observed in the future



and represents a challenge in terms of structuring the content of the next CHP reports. Within the same scope of aspects and indicators, for instance, there are hotel services, provision of sanitation services, management of shared spaces and real estate businesses. Each business, often directly related, has its own impacts, aspects and sectoral indicators and, as a consequence, its own Materiality of the themes in sustainability.

The level of compliance with the principle of Materiality, 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 the CHP is in the process of opening up to dialogue with groups of priority stakeholders in the scope of the business, and also, with regard to the context of sustainability. From the expansion of the dialogue channels, it will be possible to identify the existing demands and expectations and, thus, enhance the responsiveness of the Company, either through concrete actions, definition of objectives and targets or via accountability.

The report should be understood as a first formal initiative, with an institutional and continuous character, of accountability on the CHP ESG themes. Like in every first exercise, we understand that there is a need to improve processes, internal practices and the quality of the information provided regarding material issues, in order to offer sufficient response on impacts and existing dealings.

Within the efforts of the CHP to expand the involvement of priority stakeholders and their responsiveness, good practices of dialogue were observed within the scope of operations, with the purpose of greater involvement of these groups in the governance of matters of common interest. In this sense, instances of dialogue and good practices in the real estate business, Jurê Open Shopping and SAE were observed. In this perspective, the CHP has enhanced its responsiveness, precisely by opening these channels of dialogue.

According to the conclusion of the assurance process, the level of compliance with the principle of Responsiveness 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. The CPH sustainability report presents a still limited number of aspects, objectives and goals associated with them and, above all, GRI indicators that allow a better understanding of the performance of the Company in relation to its material themes. As this is a first report, there is no possibility of comparing performance between periods, which further limits, as we see it, a better understanding and evaluation of ESG performance.

Another important point refers to, as mentioned before, the diversity of the businesses of the CHP. Regarding the principle of Impact, we point out the need to identify the relevant aspects and indicators for each business, considering the nature of the operations and, consequently, the diversity of aspects and performance indicators, whether related to the guidelines of the Global Reporting Initiative or other industry standards such as those applied to the hotel business, real estate and sanitation sector.

This finding can be observed in relation to the aspect GRI Water and Effluents (GRI 303), reported by CHP with exclusive application to the sanitation business of the Company (SAE) in regard to the total volume withdrawn and the diversity of sources. Although this is also relevant information, mainly due to the impact on water sources and local biodiversity, this same indicator, for instance, must also



be applied separately to hotel businesses, considering that water consumption in such sector represents one of the main environmental impacts of activities as well as aspects of energy consumption and sediment generation.

Still regarding the SAE business, we highlight the maturity of the management system, referenced in norms and standards, which allows the monitoring of the impacts associated with the operation and the performance of the sectorial indicators.

It is worth emphasizing that the principle of Impact is related, and suffers a direct consequence to the progress of the Company in relation to the other principles. Based on advances in the Maturity of Materiality and Responsiveness, therefore, it will be possible to move forward in demonstrating the ESG impact of the Company.

According to the conclusion of the assurance process, the level of compliance with the principle of Impact 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, from the publication of the first sustainability report, which was prepared based on the guidelines of the GRI standards.

In our view, it is important to value the initiative of submitting a first reporting exercise to the independent verification processes by a third-party, an unusual fact in the market. During the work, it was possible to verify the internal receptivity, at all functional levels, to the necessary adjustments and to the process of continuous improvement of thereport.

We point out the importance devoted by the Company to the structuring of its ESG governance model, as a first step, following the existing experiences in CHP companies and with reference to protocols and good market practices. The governance mechanisms may enhance the development of Materiality of the ESG management.

Regarding the analysis and evaluation of the AA1000 AP 2018 standard principles in the CHP 2020 sustainability reporting process, based on the moderate assurance process carried out and, as observed throughout the document, we declare compliance with the initial level of Maturity in relation to the four principles: Inclusion of stakeholders, Materiality, Responsiveness and Impact.

During the independent assurance process, nothing was identified that could jeopardize the stakeholders' understanding of the information provided in the 2020 Sustainability Report, or that did not find consistency in its demonstrated management approach and reported governance indicators.

The next verification process, in addition to maintaining the commitment made in this report, must accompany the strengthening of ESG governance, as well as the advances in the processes of inclusion of stakeholders, the application of Materiality in different businesses and the improvement of management approaches related to relevant EGS topics.

May 25, 2021.

São Paulo, São Paulo

**Marcelo Bertini Aversa**

*Conecta Consultores - Partner Director*



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000-234/V3-HIZE5



# A Word from our President



**Sérgio Luiz Cotrim Ribas**  
CEO

Habitasul has contributed to Brazil's economic and social development since 1967. In more than half a century of activities, Habitasul has as its trademark the vanguard in the conception of sustainable business, always respecting the environment and people. As well as the ongoing and effective participation in movements aimed at improving the quality of living in the cities and regions where its units are present. An example of this is the implementation, 40 years ago, of the Jurerê Internacional project, in Florianópolis (SC), a seaside neighborhood that is a reference for sustainability, environmental preservation, urbanism and coexistence in Brazil and around the world. Our performance in real estate development also has a solid history in Rio Grande do Sul, with land subdivisions in the metropolitan region of Porto Alegre, land regularization and profitability of assets.

Challenging ourselves to an even more promising future, we renewed our strategic planning for the 2020-2030 decade, based on the purpose of *"transforming places into experiences of well-being, living well and coexisting"*. Life drives our strategy. We develop projects for people, with absolute respect for the

environment and with a focus on generating value as a whole. We revisited our strategic intention, defined objectives, projects and actions that guarantee the company's continuous evolution. This not only makes us confident, but, above all, challenges us to do more and better.

Among the countless challenges throughout 2020, the impact of the COVID-19 Pandemic on our business was certainly one of the matters that demanded our greatest focus, serenity and resilience. We defined a set of corporate measures to preserve the health of our team members, which included the temporary lay-off of team members who belong to risk groups and the establishment of remote work for many functions. We reviewed our internal protocols and are always vigilant to make necessary course corrections, following the guidelines of the World Health Organization and the decrees applicable to our business segments.

Consolidated net revenue increased by 145% in the fiscal year of 2020 compared to 2019, mainly due to sales in the Real Estate



Development segment, even with the negative impact of the pandemic on our hotel management service operations and on the Jurerê Open Shopping.

With an increasingly sensitive look at our team members, we started the implementation of a series of structuring programs in order to develop and promote diversity, inclusion and high performance teams. We are also eager to provide an environment aimed at innovating and building an excellent place to work. In fact, in the first survey conducted in early 2021, we were certified as an excellent place to work by Great Place to Work (GPTW). This achievement has been widely celebrated by everyone at Habitasul.

We also dived deep into a digital transformation journey through the following projects: *Conecta* (ERP), *Otimize* (People) and *Renova* (Legal), which will help us to be increasingly prepared, competitive and profitable in all of our business segments.

We carry on committed to contributing to the prosperity of the people with whom we interact. In 2020, we contributed to society with more than BRL\$ 124 million, of which BRL\$ 49 million were distributed in the form of municipal, state and federal taxes and contributions, BRL\$ 12 million to team members in the form of compensation, benefits and incentives, BRL\$ 1.3 million

distributed in dividends or interest on equity and BRL\$ 61 million to other partners such as suppliers, service providers, among others.

The creation of our Sustainability Committee in 2020, which assists us in addressing priority environmental, social and governance topics for our businesses, in addition to seeking connection to international guidelines such as the United Nations Sustainable Development Goals (UN's SDGs). There is still a lot of progress to be made. But we remain determined to be a permanent reference in the development of sustainable places to live, an excellent company to work for, with a focus on our customers, generating meaningful value for all stakeholders.

Built with the help of many hands, this Sustainability Report expresses our desire for evolution in the continuous search for admirable and sustainable results. Besides opening an annual cycle of accountability, this publication also reinforces our commitment to transparency and openness to dialogue with all of our people. In its first edition, the content of this document was audited by a specialized company that signs our Warranty Statement, ensuring the authenticity and quality of the information provided.

We hope you enjoy reading this report!

**In 2020, the Board of Directors approved the shutdown of the activities of Hotel Laje de Pedra S/A. As a result of this decision, the operation and its facilities were available for negotiation and the signing of a Private Real Estate Purchase and Sale Agreement took place in early 2021. Considered one of the references of the hotel sector in Serra Gaúcha (the mountain region of the state of Rio Grande do Sul), the new Laje de Pedra will be operated by a 6-star hotel company that is not yet present in Latin America and will soon be presented to the market.**



# COVID-19 Impact

During the months following the start of the pandemic, the Company continued to take actions aimed at improving working conditions and assisting the quality of life of its team members, such as the temporary lay-off of young apprentices, pregnant women, employees with chronic diseases or those older than 60 years. For home office workers, the Company is granting allowances for personal expenses with internet and electricity, in addition to providing an adequate chair for employees to carry out their activities at home.

**(102-10)** During this period, the Company's operations continued at a normal pace in the Real Estate Development segment, and decreased in the Hotel, Tourism and Services segment due to the shutdown of hotels.

Hotels reopened in July, operating from Thursday to Sunday and respecting all health and safety protocols.

The Company periodically evaluates measures to combat Coronavirus, seeking to maintain the level of service and operational quality that it values in its operations, in addition to seeking to ensure the health and well-being of our team members, suppliers, customers and society as a whole, supporting the compliance with the measures determined by public authorities.

Since the beginning of the pandemic, no serious cases of the disease have been diagnosed among our team members. Habitasul is committed to continuing to act in a manner that preserves the health of all, always vigilant and ready to make course corrections as the situation evolves.

Despite the negative impact on some businesses, the consolidated net revenue of the Company's segments, except for the result of the equity interest in associate companies, increased by 145.87% in the 2020 fiscal year compared to 2019, mainly due to sales in the Real Estate Development segment.



**Habitasul is committed to continuing to act in a manner that preserves the health of all.**

	Total	State of Rio Grande do Sul (RS)	State of Santa Catarina (SC)
<b>Confirmed cases</b> Tested positive for COVID-19	28	3	25*
<b>Laid-off temporarily</b> Showed symptoms and were isolated	10	0	10
<b>Recovered</b> Discharged after symptoms improved	26	3	23*
<b>Active</b> Confirmed, but still recovering	2	0	2

*\* One team member transferred to São Paulo.  
The base date for establishing the report: 30/12/2020*





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# well-being, living well and coexisting

+

ABOUT OUR COMPANY

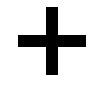
REAL ESTATE BUSINESSES

PROVISION OF SERVICES

PARTICIPATION IN OTHER BUSINESSES







# About our Company

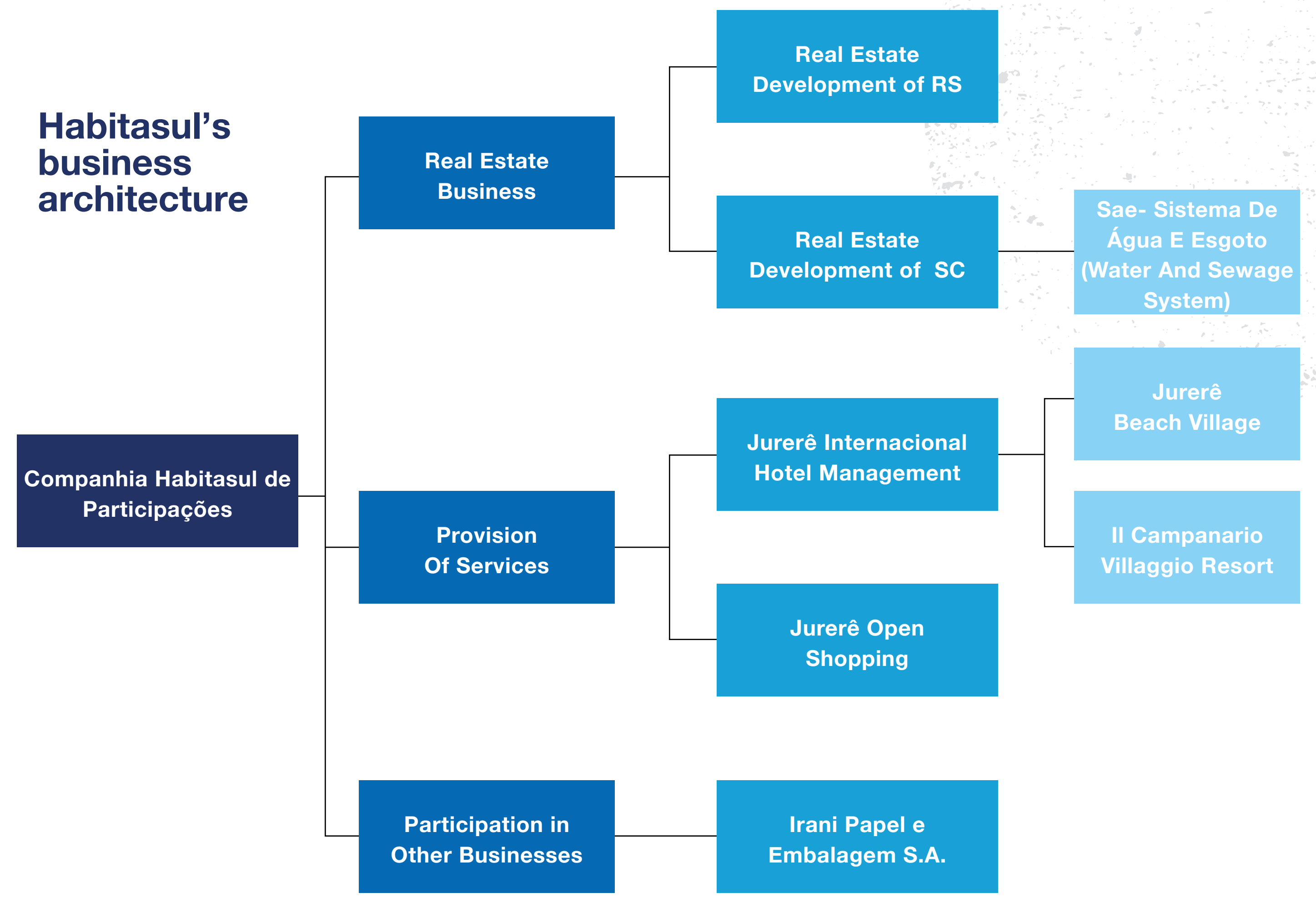
**(102-1, 102-4)** Companhia Habitasul de Participações S.A. is a Brazilian holding company founded by Companhia Comercial de Imóveis (CCI) and its controlling shareholders in 1981.

**(102-2, 102-3)** Headquartered in Porto Alegre, its main activity is participation in the capital of other companies in diversified segments.

**(102-2)** The focus of operations of the controlled companies is the development of sustainable real estate developments based on the creation of planned communities with shared and permanent management of the entrepreneurs, generating revenue through investments in their land bank through the urbanization, incorporation and commercialization of real estate products and in hotel and rental administration services.

**(102-2)** Habitasul also has a minority stake in the capital of affiliated companies.

## Habitasul's business architecture







# Real Estate Businesses



Vale dos Lirios/RS

With a large land bank in the Greater Porto Alegre Area and in Canela (RS), a city in Serra Gaúcha region, as well as in Florianópolis (SC). The company develops long-term real estate projects, so people can enjoy high quality living, with great comfort, safety and contact with nature. The construction standard and the infrastructure offered are differentials that stand out in the projects delivered by Habitasul.

The Company's business ventures are presented below.



**In every new development, the Company acts as an urban or property developer, assuming an important vector role for local and community development.**

## Rio Grande do Sul

Respecting the necessary regulations and licensing, the Company operates, in Rio Grande do Sul, in partnership with local companies for the development of urban projects that include water and sewage infrastructure, asphalt pavement, public walkways in accordance with the applicable standards for accessibility and signaling.

**(304-1)** Public squares and areas of environmental preservation are delivered in each enterprise and enriched with native species. These spaces can count on the preservation and maintenance by the Company for an assured period of five years from the delivery of the urbanized stage.



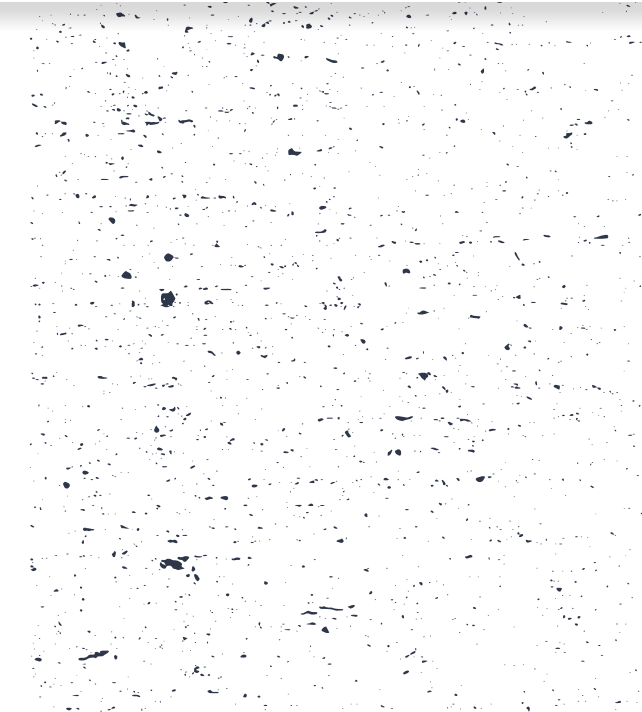


## Portoverde

Located in Alvorada, a city in the Metropolitan region of Porto Alegre (RS), this development comprises a 360 ha of territory, its urbanization has been focused on popular subdivision and small builders since the 1980s.

Of the more than 10 thousand lots within this enterprise, about 5,400 have already been sold to an audience that seeks quality of life, in addition to close contact with nature, and recognize in this region the potential for economic and social development. This is a region recognized as one of the best locations in town.

The main stakeholders in this venture are administrative public bodies, environmental agencies, local entrepreneurs, builders and service providers for the urbanization of Portoverde.



The urbanization of this subdivision provides the Municipality and its citizens with the qualification of the urban space, through the implantation of a quality urban infrastructure that provides water, sewage and public squares to the population.

In addition to that, the generation of taxes coming from IPTU (Urban Property Tax) allows the Municipality to be valued and to invest in other areas, enriching or providing the development of the city. Whenever possible and feasible, we prioritize the hiring of suppliers and service providers within the municipality, contributing to the indirect generation of jobs and income, in order to stimulate the local economy.

In this wide territorial extension, there are still plans for urban development of new stages that comprise 160 ha for construction in the next 20 years.



Portoverde/RS





**(203-1)** Around BRL\$ 5,950 thousand were invested in this undertaking through the hiring of about 15 service providers along 2019 and 2020. Indirectly, this movement generates jobs and income for the local community.

**Main Goals:** to promote quality urbanization for the city of Alvorada and make the most of this Habitasul heritage.

**Challenges:**

- to face the adjustment process of the project that was registered in the 1980s. This project adjustment requires the adaptation of the Municipality's master plan and also the approval of a specific law authorizing the updating of the subdivision's master plan.
- high annual fixed IPTU (Urban Property Tax) cost.



Portoverde/RS





Jardim Leopoldina/RS



**We have advanced environmentally in line with the guidelines and requirements of State and Municipal bodies.**

### **Humaitá**

About 8 km away from downtown Porto Alegre (RS), this neighborhood is located in the northern part of the city and has low population density. In this location, the Company has a total area of 38 ha.

We have advanced environmentally in line with the guidelines and requirements of State and Municipal bodies.

The urban project for this territorial portion is in the approval phase with the competent bodies of the Municipality.

Moving forward, in line with environmental guidelines and requirements, the Company presented the documents necessary to proceed with the closure of the process concerning the remediation of contaminated soil in this location. The urban project for this territorial portion had its first phase approved by the competent bodies of the Municipality.

**Main goal:** to make the asset profitable and accelerate the urbanization process in that region;

**Challenge:** to arrive at a business format that is feasible considering the tax issues in that area.





## Granja Esperança

Since 1987, 1,632 houses have been illegally occupied. This created a legal dispute over ownership of the property, in the Granja Esperança neighborhood, in the city of Cachoeirinha (RS).

Over the past few years, the Company has sought alternatives to facilitate and negotiate this regularization with occupants at affordable prices.

The regularization process started in June 2018, then, in January 2020, assisted by the Public Prosecutor's Office and the Municipal Attorney's Office, a judicial agreement was signed, in which the Company offered the opportunity to regularize the property to its occupants.

Since then, 280 residential unit contracts have been regularized and, up until now, approximately 400 units are in the process of being regularized.

**Challenge:** throughout 2021, we will be focused on the negotiation and regularization processes of the other houses located within this real estate venture. The challenge in this regularization is to make the occupants understand the importance of having their property regularized through the proper registration with the real estate body rather than relying on the adverse possession principle.

## Cyanamid

A new enterprise will be developed in a highly valued area of the Municipality of Gravataí, in the Metropolitan Region of Porto Alegre (RS). Diversifying the Company's target audience in its operations in Rio Grande do Sul, this is a partnership with Melnick, a leader in Rio Grande do Sul, in terms of high standard construction.

With a total area of 85 ha, the project will comprise a new subdivision, its first stage of approval is scheduled for 2023.

A second stage of development in the municipality is also planned, based on the partnership established with Melnick.

**Main Goals:** to monetize this company's asset and acquire expertise in this type of business by associating with a major player in the market.



Granja Esperança/RS





Túnel Verde/RS



**New ventures with diversified target audience is one of the Company's main focus areas.**

### Cocão

This urban project is in its planning stage in the municipality of Viamão (RS), in the metropolitan region of Porto Alegre. The area has a natural potential for popular allotment and houses aligned with Minha Casa, Verde e Amarela program.

**Main Goals:** to place Habitasul as one of the main developers of popular housing products in the state of Rio Grande do Sul;

**Challenge:** market and urban viability for the project.

### Pontal das Figueiras

Located on the north coast of Rio Grande do Sul, in Balneário Pinhal (RS), the municipality has in its culture the production of honey and plenty of natural beauty on the north coast of Rio Grande do Sul, only 95 km away from the capital.

The study of this enterprise comprises an area of 108 hectares divided into two areas on the KM92 of state highway RS-040, where subdivisions between 200 m<sup>2</sup> and 360 m<sup>2</sup> are being projected.

**Main Goals:** make the area profitable in a sustainable way, providing basic sanitation for the region.

#### Challenges:

- having to face the process of altering the project that was registered back in the 50's;
- to work on developing the economic viability of the area, taking into consideration the lack of water and sewage infrastructure in the region.





## Vale da Ferradura

Located in Canela (RS), it comprises an area of approximately 250 hectares in this municipality of great tourist relevance and appreciation of natural resources that includes vast native fauna and flora, considerable volume of araucaria trees, in addition to different water sources, like streams and fountains.

In 2020, part of the territorial portion was leased by a partner for the implementation of a daring tourism project: Skyglass Canela – the largest glass platform in the world and the only one in Latin America, as well as Abusado, a device that allows visitors to take a suspended walk 360 meters above the level of Rio Caí (the Caí River).

This venture also features Memorial do Ferro de Passar (The Clothes Iron Memorial) and a vast collection that recounts the history of this ancient, but still very useful appliance.

The Company currently has an environmental study under development for the future expansion of new real estate projects in this region.

**Main Goals:** to make the area profitable through sustainable development, valuing and preserving the region's natural heritage.

Challenges:

- real estate and tourism development with the least possible environmental impact, on a terrain with challenging features.
- this development must also be economically sustainable, requiring an innovative approach, attracting trends in sustainable consumption, wellness and immersion in nature.

Free image bank: Unsplash



Vale da Ferradura/RS





Vale Ville/RS



**The area has a privileged location in the municipality and due to its size, it has true potential for transforming and improving the city.**

### **Campos da Fazenda**

This urban project is currently being defined in the municipality of Cachoeirinha (RS), in the metropolitan region of Porto Alegre. The area has a privileged location in the municipality and due to its size, it has true potential for transforming and improving the city.

**Main Goals:** to define the zoning of the area in alignment with the municipal master plan to obtain municipal guidelines that will enable Habitasul to develop an urban project integrated with the region's rich natural resources.

**Challenge:**

- definition of urban guidelines and appropriate repositioning of the area according to the municipality's master plan.





Jurerê Internacional/SC

## Jurerê Internacional

A planned community where quality of life has been the consequence of our commitment to sustainability for 40 years. Located to the north of the island of Florianópolis, it is surrounded by historical and cultural, ecological and archaeological heritage sites.

With urban and architectural interventions, it composes a unique landscape inspired by all the historical and natural resources, accompanied by specific planning and management actions that value culture, the environment and people.

This differentiated planning has been implemented in stages throughout the years. It obeys an orderly and updated occupation logic, according to the urban standards of that time. Thus, it is possible to think of the urban space as an exercise in citizenship where culture and urban landscape are the result of human insertion and experience, as well as the influence of the way of life and the relationship with people.





Jurerê Internacional/SC

Inspiring and breathing human creativity through actions and enhancement of their artistic and cultural manifestations is a reality. As an example of this, we have several support and incentive campaigns for projects and ideas that have contributed to the formation of local culture.

In order to maintain the environmental, urban and architectural quality standard established for this enterprise, all land buyers in Jurerê Internacional receive the Land Use Construction Norms. This material brings together a set of guidelines and conditions related to the aspects of construction and land use, as well as the list of basic services that will be permanently maintained and paid for by the owners and residents.

Offering products and services that improve people's lives in harmony with the environment, is one of the differentials of our Company, which acts as a vector for urban development.

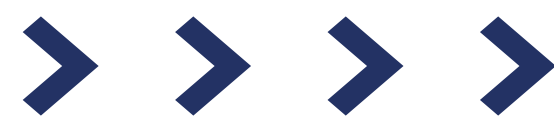
Urban occupation is planned in suitable areas, according to the environmental and urban legislation, always aiming at the best urban quality and the least negative impact on the environment.





**(304-1)** We must highlight, among the components that guide real estate developments, the sustainable management of natural sites as conservation areas, as well as for recreational or sports purposes, combined with the integration of new spaces and activities and existing ones.

During its implementation, urban planning has been improved, following the maturation of urban and environmental legislation, in addition to active participation in the construction of urban planning instruments for the city. The result is seen on the streets, in the quality of public spaces and in the solutions found for the harmony between urban and natural spaces.



**With urban and architectural interventions, it composes a unique landscape inspired by all the historical and natural resources, accompanied by specific planning and management actions that value culture, the environment and people.**

**(203-1)** For more than a decade, Jurerê Internacional has been studied by several specialists in the areas of environment and urban planning. These studies were an opportunity to get to know the social, natural and economic territory, as well as all the structural interfaces required in a large environmental impact study presented to IMA – Instituto de Meio Ambiente de Santa Catarina (Environmental Institute of the State of Santa Catarina). Requirements common to these studies, and other extraordinary ones, which made it possible to deeply reach the support capacity of this location.

As a result, despite long years of real difficulties to make progress in this development, we were able to create solid and technical bases, fundamental for the maintenance of a high quality neighborhood.

**(203-1)** Jurerê Internacional, will continue to be an open, sustainable neighborhood, designed having people in mind, increasingly structured and more beautiful, with all the support capacity that urban systems must have. Thus, the premises of developing a planned neighborhood of the highest quality and added value will be maintained, based on the harmonious coexistence between urban life and natural resources..



Amoraeville - Jurerê Internacional/SC





## (304-1, 307-1) Strategic environmental diagnosis and biodiversity in Jurerê Internacional

This diagnosis is based on a judicially signed commitment with the Federal Public Ministry, the Brazilian Institute for the Environment and Renewable Natural Resources (Ibama), the Environmental Institute of the State of Santa Catarina (IMA), the Municipality of Florianópolis and the Companhia Catarinense de Águas e Saneamento – Casan (Water and Sanitation Company of the State of Santa Catarina). Its first version was delivered in 2014.

Since then, Habitasul has developed several complementary studies that have contributed both to the deepening of knowledge about biodiversity in the territory of this area of influence of the enterprise and to the understanding of the capacities and needs of the territorial extension of the next stages of urban development.

Connections to the surrounding roads as alternatives for access.

Among the many studies requested, there are diagnoses that were aimed at verifying the capacity of the sanitation system. Currently, it is expected to serve 27 thousand inhabitants by the year 2026 and up to 45 thousand inhabitants by 2035. This estimate was calculated based on the occupation rates of the urban legislation and the restrictions of the current environmental legislation.



Connections to the surrounding roads as alternatives for access.





## Flow rate demand x population growth

### Water distribution volume

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
No of inhabitants	17,163	18,171	18,674	18,892	19,715	21,715	23,242	27,145	30,104	33,396	34,959	36,513	38,063	39,593	41,123	42,653	44,183
Flow rate demand (m <sup>3</sup> /day)	5,149	5,451	5,602	5,668	5,915	6,515	6,973	8,143	9,031	10,019	10,488	10,954	11,419	11,878	12,337	12,796	13,255
Flow rate(L/s)	60	63	65	66	68	75	81	94	105	116	121	127	132	137	143	148	153

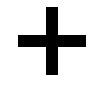
*P.S.: the flow rate demand presented forecasts an average of 300 liters per inhabitant per day. However, at the Water Treatment Plant, we have an average of 12% of losses related to the internal maintenance processes inherent to the operation and its good functioning. Therefore, the demand for water collected for service and distribution should be increased by this percentage of loss.*

### Sewage

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
No of inhabitants	13,409	14,417	14,920	16,281	17,672	19,672	22,281	27,391	30,350	33,643	35,206	36,760	38,310	39,840	41,370	42,900	44,430
Flow rate demand (m <sup>3</sup> /day)	3,218	3,460	3,581	3,907	4,241	4,721	5,347	6,574	7,284	8,074	8,449	8,822	9,9194	9,562	9,929	10,296	10,663
Flow rate(L/s)	37	40	41	45	49	55	62	76	84	93	98	102	106	111	115	119	123

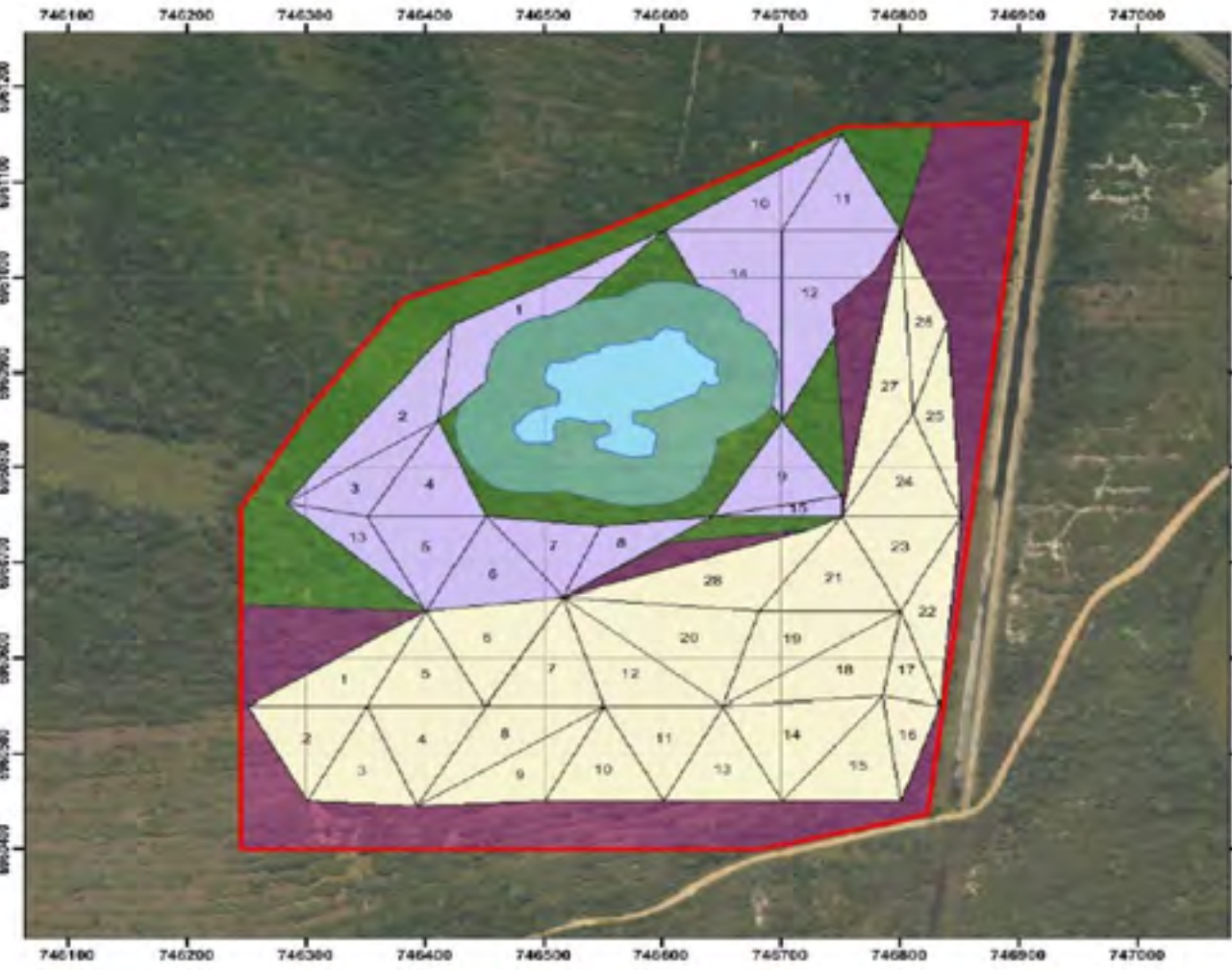
*P,S,: population database takes as reference the MAPA (Ministry of Agriculture, Livestock and Supply) census, 2019, The Water and Sewage System (SAE), currently serving a Building Complex (Condomínio Brisas) outside the polygonal area of the EIA/RIMA only with collection service sewers, which is why the population served by water differs by 247 inhabitants,*





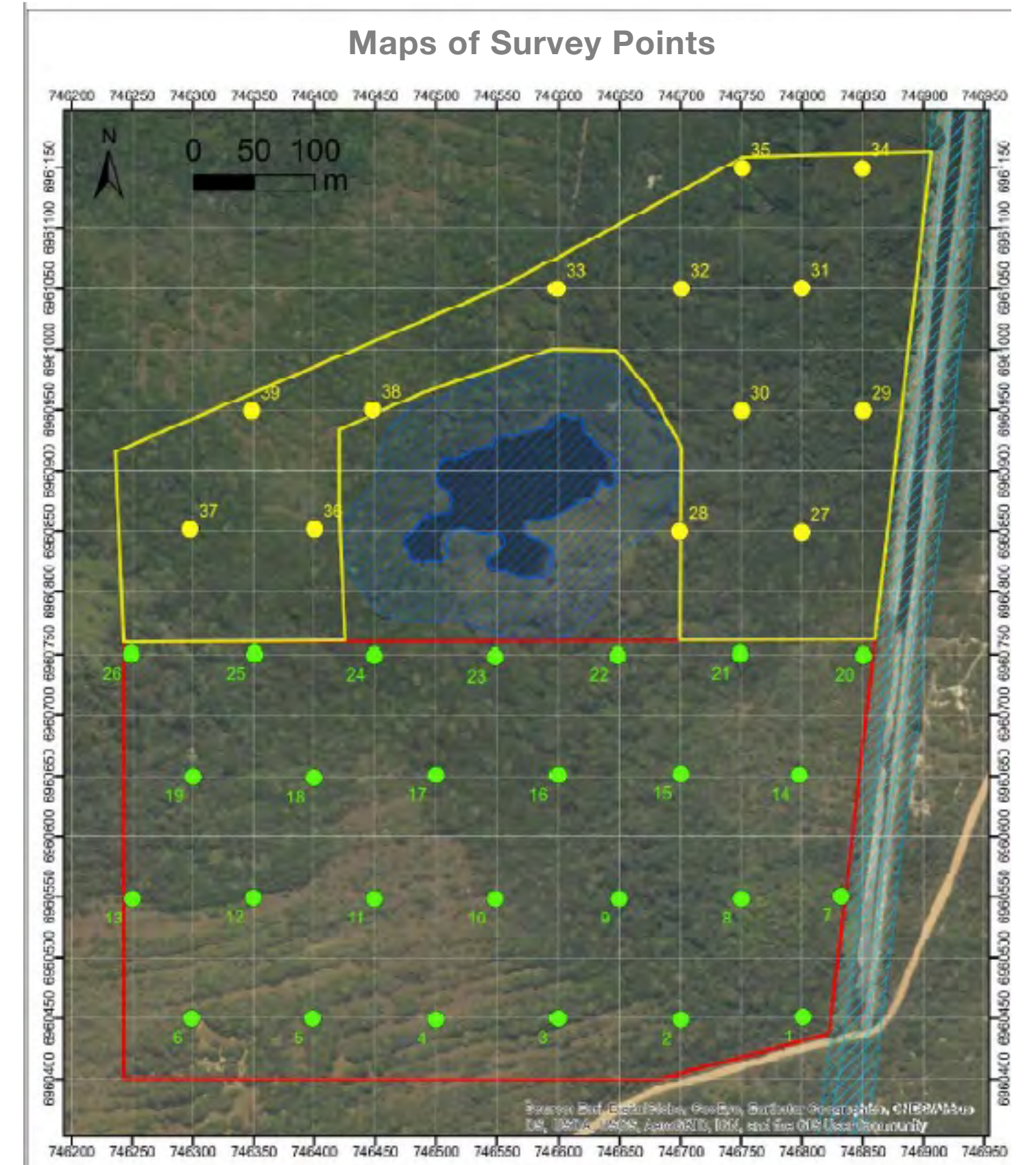
The water balance, geology and biodiversity studies were carried out by specialized professionals hired by Habitasul and the results were the basis for the occupation design of the future stages presented below. This design started from three main guidelines as premises:

- Promoting centralization;
- Promoting connections;
- Having autonomy of services and environmental balance.



The estimated population of 27,145 inhabitants will generate 6,111m<sup>3</sup> of effluents, which will be treated for infiltration. Thus, at the end of the plan, with 44,430 inhabitants, this volume will go up to 10,663m<sup>3</sup>.

The geological study showed that the soil has an absorption capacity of 162.5 l/s/day, when it needs 123 l/s/day. Technical studies have already indicated that the infiltration of treated effluents from the Effluent Treatment Station of the Water and Sewage Services (SAE) into the sediments will help to maintain the balance between the interface of fresh water and salt water, thus guaranteeing the protection of the aquifer from the risk of salinization.



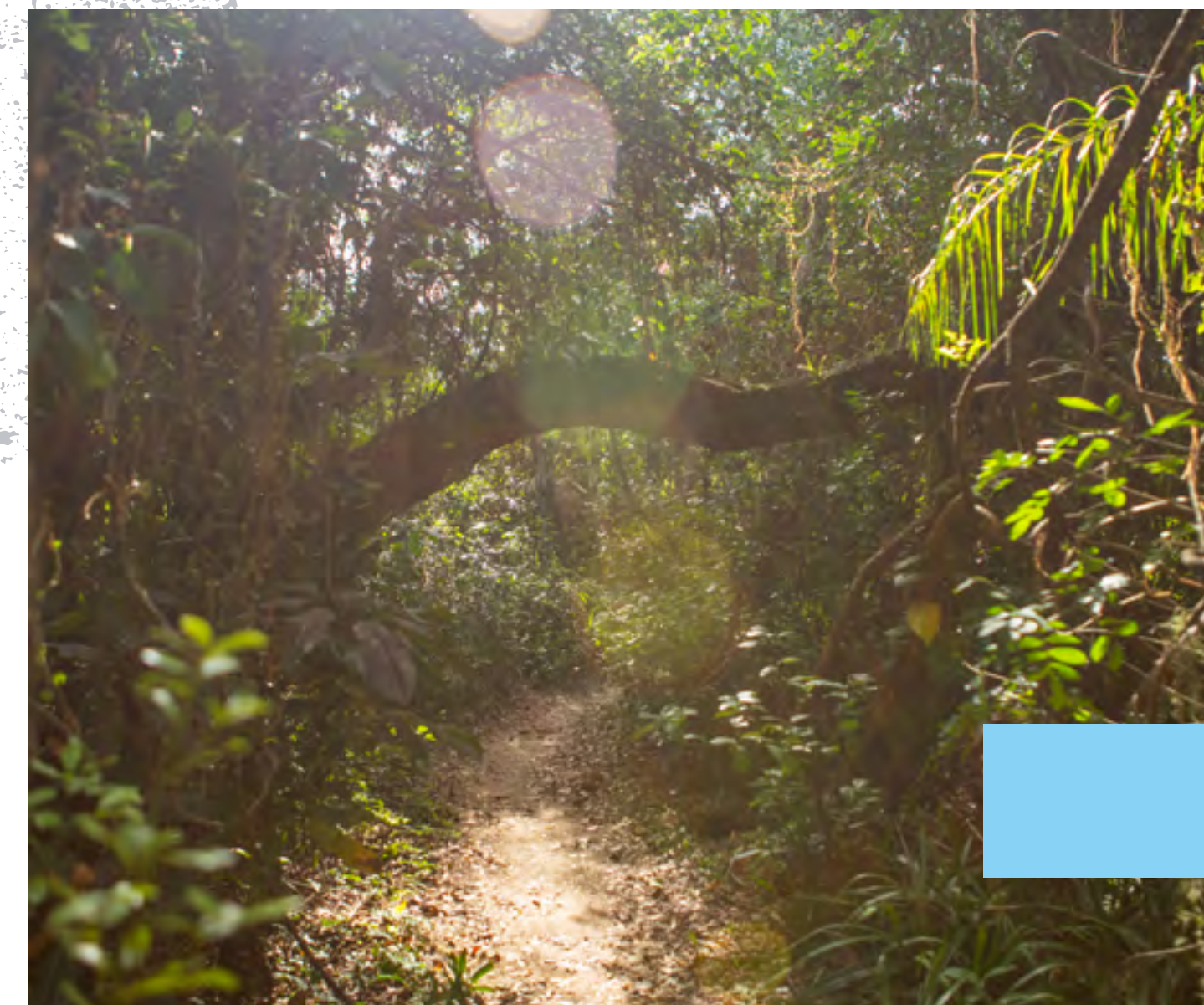




## Flora survey

The vegetation cover of the enterprise is represented in large part by the Pioneer Formation with Arboreal Marine Influence, in different stages of ecological succession, in accordance with CONAMA Resolution No. 261/99 and CONAMA Resolution No. 417/09. We highlight the identification of *Euterpe edulis* (palm tree), an endangered species in the state of Santa Catarina. In part of the studied area, it was also possible to map the Pioneer Formation or restinga vegetation of lagoons, wetlands and lowlands

Despite interferences that occurred over the years, the study area shows well-preserved fragments, presenting itself as diverse and with species characteristic of this formation, which belong to the Atlantic Forest domain.



Bosque Jurerê Internacional/SC

REGENERATION STAGE	SPECIES	FAMILY	MAIN FAMILY
Initial	66	32	<i>Bromeliaceae, Cyperaceae, Melastomataceae Myrtaceae</i>
Medium	64	26	<i>Orchidaceae, Bromeliaceae e Myrtaceae</i>
Advanced	87	30	<i>Bromeliaceae e Myrtaceae</i>





## Fauna Survey

Studies have pointed out the occurrence of endangered species in Jurerê Internacional, according to CONSEMA Resolution nº 02/2011 and IN MMA nº 03/2003. It is noteworthy that the

endangered species were registered in specific areas, which can be preserved with the creation of areas for the conservation of fauna and preservation of PPAs.

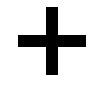
ENDANGERED SPECIES	RESOLUTION OF CONSEMA 02/2011	IN MMA 03/2003
<b>FAUNISTIC GROUPS</b>		
Insects	NA	NA
Invertebrates of medical and sanitary interest	NA	NA
Herpetofauna (amphibians and reptiles)	NA	NA
Terrestrial mammals (small, medium and large mammals; bats)	<i>Lutreolina crassicaudata (VU)</i>	NA
Birds	<i>Tangara peruviana (EN)</i>	NA
Benthic macrofauna	<i>Rallus longirostris (VU)</i>	NA
Aquatic mammals	<i>Eubalaena australis (VU)</i> , <i>Sotalia guianensis (EN)</i> , <i>Pontoporia blainvillei (VU)</i>	<i>Eubalaena australis (AM)</i> , <i>Megaptera novaengliae (AM)</i> , <i>Pontoporia blainvillei (AM)</i>

As a result of the studies carried out, it was obtained, among other specific conclusions, conditions to prepare and plan all the work necessary to serve the estimated population, in addition to the recognition of an even greater commitment by the Company in terms of biodiversity.

**(304-1)** The following guidelines were adopted for the maintenance of this biodiversity :

- To register and implement the Y-Jurerê Mirim RPPN( Private Natural Heritage Reserve), within the area of future stages, recognizing the existing ecological corridor, and maintaining the connection with the Carijós Reserve (ESEC), as well as adopting flora and fauna management practices through programs and projects.
- To propose concentrated occupation close to the existing roads with a vertical building model, preserving areas with large parks and adopting practices committed to the sustainable use of natural resources.





The stages already developed by Habitasul in Jurerê Internacional add up to approximately 200 hectares. The future stages reach a territorial extension of about 300 hectares.





Amoraeville - Jurerê Internacional/SC

The green area and the Amoraeville linear park, the drainage channels, Bosque, Projeto Pé de Fruta (the orchard project), the front gardens of the houses, the vegetation of the shore, and the area where the RPPN (Private Natural Heritage Reserve) will be created form green corridors and allow the balance of local biodiversity.

According to records found in five archaeological sites preserved in Jurerê Internacional, the region was also home to the first inhabitants of the island of Florianópolis.

We can observe in the local culture that there are inheritances left by the Carijó Indians, followed by the Spanish and Portuguese colonizers. It is worth mentioning that the Portuguese were responsible for the construction of the Fortresses in the 17th century.

Jurerê Internacional is inserted in a rich natural, cultural and historical scenario, such as the Anhatomirim Environmental Preservation Area and its dolphin bay, as well as the Marinha do Arvoredo Biological Reserve. It also has the following bordering areas:





(304-3)

### Fortaleza São José da Ponta Grossa

A harmonious architectural ensemble surrounded by thick walls. Listed as an important National Artistic Historical Heritage site, in 1993, it is maintained by the Federal University of Santa Catarina. Strategically located at the top of Ponta Grossa Hill, it is framed by the beauty of the cliffs and the sand of Praia do Forte, this fortress formed the second apex of the fire triangle designed by Brigadeiro José da Silva Paes, which also features the Anhatomirim and Santo Antônio de Ratones Fortresses. Its construction started in 1740 and, in 1765, to complete its defense on the east flank, the São Caetano Battery was built, located next to Jurerê Beach, about 200 meters from the fortress.

### RPPN Y-Jurerê Mirim

As part of the Conduct Adjustment Term, signed in 2005, the RPPN Y-Jurerê Mirim will be created in an area bordering the Ecological Station of Carijós, favoring the free and safe passage of fauna in an adequately protected environment. The Private Natural Heritage Reserve (RPPN) also intends to contribute to actions aimed at scientific research, education, environmental preservation and tourist activities. The creation process is under analysis at ICMBio for its implementation.

### Estação Ecológica de Carijós (ESEC Carijós) (Carijós Ecological Station)

This federal conservation unit created by Decree number 94,656 of 1987 aims to protect the mangroves located in the northwest of the island, in Florianópolis (SC), and has two plots. Ratones is the most preserved, covering 625 hectares, and Saco Grande with 95 hectares. The interrelationship between the beach and the preserved green belt of the ESEC Carijós mangrove swamps occurs through preserved green areas contemplated in urbanity projects.

The name is a tribute to the Indians residing on the island in the European Pre-Colonization Period. With an area of 720 hectares, this place is home to more than 500 species of animals, with emphasis on the yellow-headed alligator (*Caiman latirostris*), the otter (*Lutra longicaudis*), the capybara (*Hydrochoerus hydrochaeris*), the nutria (*Myocastor coypus*) and the crab-eating fox (*Cerdocyon thous*).

In addition to the mangrove ecosystem at ESEC, areas of sandbanks, rivers and wetlands of high importance for the conservation of the North Bay are also protected due to the reproduction and growth of marine animals, some of them of high commercial value.

The interrelationship between the beach and the preserved green belt of the ESEC Carijós mangrove swamps occurs through preserved green areas contemplated in urbanity projects.



Fortaleza São José da Ponta Grossa/SC





## Sistema de água e esgoto (SAE) (water and sewage system)

**(103-2)** The construction of the tourist-real estate project in Jurerê Internacional began in 1982. In the following year, the first stage of this project was completed with a road system and all the necessary infrastructure for water supply and sewage treatment. Therefore, the Independent Water and Sewage System (SAE) was created.

Jurerê internacional has become one of the only real estate developments in Florianópolis (SC) with its own and complete basic sanitation system including Sewage Treatment Stations (ETE) and Water Treatment Stations (ETA).

With this infrastructure, the pollution of the sea and the lack of water, chronic problems that affect most Brazilian resorts during the summer, are not part of the reality of Jurerê Internacional.



Lago SAE (Water and Sewage System Lake) - Jurerê Internacional/SC





Reservatório SAE (Reservoir of the Water and Sewage System) – Jurerê Internacional/SC

**(303-3) VOLUME OF WATER CAPTURED PER SOURCE (IN ML)**

	2018		2019		2020	
	Volume	%	Volume	%	Volume	%
<b>Underground</b>	48.57	6%	70.74	8%	66.65	8%
<b>Superficial/on the surface</b>	760.68	94%	768.09	92%	814.96	92%
<b>Total volume captured</b>	<b>809.25</b>	<b>100%</b>	<b>838.83</b>	<b>100%</b>	<b>881.62</b>	<b>100%</b>

*P.S.: It does not include the water stress area. To convert this data into m<sup>3</sup>, the values must be multiplied by 1000.*

Besides the concern with environmental quality, the condition and size of the public water and sewage infrastructure in the northern region of the island of Santa Catarina at the time was decisive for Habitasul to decide to implement its own systems, which continue to operate with services certified by ISO 9001 and ISO 14001 standards.

The main source of surface catchment is an artificial lake with a volume of approximately 54 thousand m<sup>3</sup>, also supplied by rainwater drainage channels. In addition to the lake, next to the Water Treatment Station, groundwater is collected by means of artesian wells (nozzles) installed in the surroundings.

Over the years, SAE (Water and Sewage System) has followed the growth of this real estate venture, and is currently recognized by public health and environmental agencies, which oversee its activities.

**(103-3)** Its structured routines for monitoring drinking water and residential sewage comprise monthly analyzes carried out by internal and external laboratories to assess the quality of raw water that will be treated and later distributed to the residents of Jurerê Internacional, ensuring compliance with the quality standards determined by current legislation. The water in the drainage channels is also analyzed for the purpose of preserving the main source of collection.





## Estação de Tratamento de Água (ETA) (Water Treatment Station)

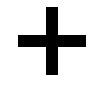
With a current treatment capacity of 70 liters per second and supply to the entire neighborhood, the system consists of five reservoirs with a total stored volume of more than 3 million liters. The treatment carried out is conventional and comprises:



Reservatório SAE – Jurerê Internacional/SC

STAGE	WHAT HAPPENS IN THIS STAGE?
Aeration tower	It assists in the oxidation of metals and organic matter present in water.
Parshall Flume	In this phase, the water flow to be treated is measured.
Coagulation	A coagulant is added to the water that neutralizes the charges of the components present and turns them into flakes that will later be removed through a rapid mixing.
Flocculation	This is a slower mixing step in which a flocculant is applied to the water. This component is responsible for the densification of the volume of the flakes formed in the previous step, favoring the next process.
Decantation	The flakes sediment, clarifying the water. The sludge from this stage and the remaining residues from the process are sent to drying beds for dehydration. The resulting solid is sent to a licensed industrial landfill.
Filtration	Anthracite and sand double layer filters act as a physical barrier, eliminating residual particles.
Disinfection and fluoridation	This step occurs in the contact tank where the water is mixed with sodium hypochlorite, making its disinfection more effective. Fluoride is also added to the water, in compliance with Consolidation Ordinance No. 5 of the Ministry of Health.
Water Reservoir	The water is disposed in reservoirs with a total capacity of more than 3 million liters.
Distribution	Made by pumps (boosters), powered by an intelligent electronic system that maintains constant pressure, ensuring standard supply without variations in the pipelines even in periods of high consumption.
Monitoring	The quality of all treatment stages is properly monitored. The system also has specific points for collection and analysis, mainly at the ends of the network, facilitating and speeding up the detection of problems.



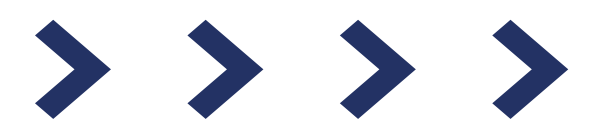


Physico-chemical analyzes of the collection lake (reservoir) are carried out monthly in order to assess the quality of the raw water that will be treated and later distributed to the residents of Jurerê Internacional and to ensure that it meets the quality standards determined by current legislation.

Measurement sensors allow instant and online analysis of treated water at the station's outlet, ensuring ETA (Water Treatment Station) operators have the necessary support to ensure quality water for SAE (Water and Sewage System) customers.

**Challenges of the business:**

- continuous improvement of drinking water quality with a reduction in the hardness parameters.



**Measurement sensors allow instant and online analysis of treated water at the end of the station, carried out hourly.**

Free image bank: AdobeStock



**Quality water throughout the year:**

▶▶ **56**  
monthly samplings

▶▶ Annual average of treated water turbidity indicators is less than 1uT (legislation allows up to 5uT) 

▶▶ Low loss in the process, being approximately only

**12%**  
National average: 40% loss

**At SAE, all waste generated in the production process has an appropriate and traceable destination. Voluntary collection points for used cooking oil and overdue medicines are available at Jurerê Internacional pharmacies in a partnership with SAE to raise awareness of environmental topics and minimize the release of these residues into the region's natural water sources.**

**Oil collection also prevents contamination and clogging of sewage collection networks.**

Turbidity Unit of Measurement (the smaller the turbidity unit of measurement, the better the indicator)





### (303-2) Estação de Tratamento de Efluentes ETE (Effluent Treatment Station)

It uses biological treatment by batch activated sludge system, also known as Sequencing Batch Reactors (SBR). The network operates in two processes:

## conventional collection

sewage is driven by gravity to the elevators from which, by pumping, it, then, goes to the treatment plant.

## vacuum collection

the vacuum collection network is installed in the Amoraeville stage and collects the sewage by suction, depositing it in a metallic tank reducing the possibilities of contamination of the water table. From the tank, the sewage is pumped to the treatment plant.

Currently, 84% of the autonomous units with a water connection (savings) from Jurerê Internacional are served by the collective sewage network. The remaining 16% are handled by individual systems.

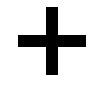
#### Challenges of the business:

- to cover 100% of Jurerê Internacional's savings with the collective sewage collection and treatment network, with a focus on meeting customers' needs.

The processing capacity of the ETE (WWTP) is 55 liters per second, in a sewage network of almost 30 km in length, and comprises the following treatment stages:

TREATMENT STAGE	WHAT HAPPENS IN THIS STAGE?
(306-1 .a.ii) Screening (bar racks)	Physical barrier for preliminary treatment with retention of solids.
(306-1 .a.ii) Sand filter septic system	Retention of sand and other inert and heavy debris, protecting pumps, avoiding plumbing and obstruction of pipes, in addition to preventing the deposit of inert material in other treatment devices.
(306-1 .a.ii) Biological treatment	The raw sewage is sent to biological reactors and the effluent is treated by the action of microorganisms, forming flakes. Through the decantation process, the flakes settle, clarifying the effluent. The sludge resulting from this stage is sent to drying beds for dehydration and directed to a licensed industrial landfill.
(306-1 .a.ii) Disinfection	The clarified effluent receives the addition of chlorine, disinfecting it and ensuring a low concentration of coliforms.
Disposal of treated effluent	(306-1 .a.i) After disinfection, the liquid effluent is pumped for disposal by irrigation in a licensed and environmentally monitored green area. A strict control protocol includes weekly, biweekly and monthly monitoring, guaranteeing an operation with the least possible environmental impact. After the correct treatment, the effluents are disposed of in an irrigation area, where the treated effluent is infiltrated in an area of 5.3 hectares also monitored by our team. This type of sprinkling or surface mirroring on the soil contributes to plant growth and groundwater recharge, in addition to being able to produce better results than any other soil treatment system.





## SAE (Water and Sewage System) quality indicators

### ETE (Effluent Treatment Station) Efficiency

PARAMETERS	UNIT OF MEASUREMENT	MAXIMUM ALLOWED	2018	2019	2020
<b>BOD</b>	mg/L	60 (a)	10.5	16.2	18.0
<b>Removal efficiency BOD</b>	%	(a) ou ≥ 80%	80%	88%	86%
<b>COD</b>	mg/L		62.0	52.0	52.0
<b>Oils and Greases</b>	mg/L	30	< 10	< 10	< 10
<b>Ph</b>		6,0-9,0	7.0	7.0	7.0
<b>Sedimentable solids</b>	mL/L	1	< 0.3	< 0.2	< 0.2
<b>Phosphorus</b>	mg/L	4 **	1.5	1.1	0.7
<b>Temperature</b>	°C	40°C	25.9	25.0	25.2

P.S.: Note: annual average values | Parameters CONAMA Resolution n°430/2011

\*\* Law 14.675 / 09 Art.177 V - "Discharges in stretches of lakes, lagoons and estuaries, in addition to the previous items, and the limit of 4 mg / l of total phosphorus concentration must be observed"

### ETA (Water Treatment Station) Efficiency

PARAMETERS	UNIT OF MEASUREMENT	MAXIMUM ALLOWED	2018	2019	2020
<b>Aluminum</b>	mg/L	0.2	0.1062	0.0847	0.1124
<b>Alkalinity</b>	mg/L	-	87.10	107.36	87.01
<b>Ammonia (as NH3)</b>	mg/L	1.5	< 0.7	0.49	0.13
<b>Chloride</b>	mg/L	250	47.1	62.6	68.8
<b>Apparent Color</b>	uH	15	< 5	3.2	4.7
<b>Conductivity</b>	µS	-	492.1	783.0	600.7
<b>Hardness</b>	mg/L	500	196.5	204.4	148.9
<b>Iron</b>	mg/L	0.3	0.074	0.070	0.067
<b>Total Coliforms</b>	NMP/100mL	absent	absent	absent	absent
<b>Escherichia coli</b>	NMP/100mL	absent	absent	absent	absent
<b>Manganese</b>	mg/L	0.1	< 0.005	< 0.005	< 0.005
<b>Total Dissolved Solids</b>	mg/L	1000	329.3	328.6	342.6
<b>Sulfate</b>	mg/L	250	110.1	94.5	109.2
<b>Turbidity</b>	uT	5	1.0	0.7	1.0
<b>pH (at 20°C)</b>	-	6.0 – 9.5	6.91	6.85	6.93
<b>Temperature</b>	°C	-	23.1	23.3	22.6
<b>Nitrate</b>	mg/L	10	1.61	1.96	1.45
<b>Residual Chlorine</b>	mg/L	0.2 – 5.0	0.99	0.94	1.09
<b>Taste and odor</b>	intensity	6	< 1	< 1	< 1

P.S.: annual average values | Parameters Annex 12 of Annex XX to the Consolidation Ordinance MS n°05/2017





## SAE Quality Indicators

SERVICE PROVIDED	UNIDADE	2018	2019	2020
Water service provision indicator	%	100	100	100
Sewage service provision indicator	%	84	84	84
No of complaints /No of savings	%	0,13	0,16	0,15
OPERATIONAL	UNIDADE	2018	2019	2020
Quantity of active water savings	Un	3,839	3,888	3,941
Volume of water produced	m <sup>3</sup>	831,910	831,480	897,760
Volume of water billed	m <sup>3</sup>	747,150	764,100	724,361
Volume of sewage treated	m <sup>3</sup>	555,090	527,270	551,450
Volume of sewage billed	m <sup>3</sup>	601,764	607,735	572,253
Productivity index: active savings by company staff	Un	312,1	304,6	312,9
Indicator of treated sewage in terms of water consumed	%	84	74	86
Indicator of distribution loss	%	21,6	15,9	12,9

ENVIRONMENTAL	UNIDADE	2018	2019	2020
Total electricity consumption	Kwh	1,327,445	1,397,663	1,452,964
Electricity consumption/m <sup>3</sup> of water produced	Kwh/m <sup>3</sup>	0,5	0,51	0,53
Electricity consumption/m <sup>3</sup> of treated sewage	Kwh/m <sup>3</sup>	1,34	1,43	1,55
Chemicals used in water and sewage treatment	t	162,5	172,5	207,4
Total water withdrawal – Superficial (from the surface)	m <sup>3</sup>	48,568	70,744	66,658
Total water withdrawal – Underground	m <sup>3</sup>	760,685	768,090	814,959
No. of ETE (WWTP) and ETA (WTP) certified by ISO 14001	Un	1	1	1
Quantity of recyclables collected	Kg	255	435	316*
SOCIAL	UNIDADE	2018	2019	2020
Number of people in monitored visits for health and environmental education at the operational units	Pessoas	240	257	10*

P.S.: annual average values | \* Results impacted by the COVID-19 pandemic.



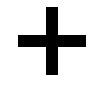


Lago SAE Jurere Internacional/SC

	2018	2019	2020	AVERAGE SNIS 2019
<b>Quantity of active water savings</b>	3,839	3,888	3,941	8,651
<b>Volume of water produced (1000m<sup>3</sup>/year)</b>	831.91	831.48	897.76	1,627.8
<b>Volume of water billed (1000m<sup>3</sup>/year)</b>	747.15	764.10	724.36	1,300.1
<b>Volume of sewage treated (1000m<sup>3</sup>/year)</b>	555.09	527.27	551.45	718.6
<b>Volume of sewage billed (1000m<sup>3</sup>/year)</b>	601.76	607.74	572.25	881.9
<b>Productivity index: active savings by company staff</b>	312.1	304.6	312.9	805.52
<b>Indicator of treated sewage in terms of water consumed (%)</b>	84%	74%	86%	6380.74%
<b>Indicator of distribution loss</b>	21.6	15.9	12.9	29.25

*P.S.: parameters established by the National Sanitation Information System (SINS)*





### Innovation and pioneering spirit

▶ We were pioneers in the use of the vacuum sewage collection system in Brazil. This process reduces soil contamination and water reserves, while improving the quality of our system.

### Operation efficiency

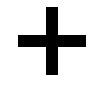
▶ 14 monitoring points at Jurerê Beach, 10 in Jurerê Internacional, indicating proper water for bathing over the years.

▶ 4 water quality control points in the water table to identify possible impacts of the ETE (WWTP) in the surroundings. All the analyzed parameters indicate adequate indexes to the applicable legislation.



Jurerê Internacional/SC





# Provision of Services

Acts as a hotel operator under a rental pool management and condominium management contract at Il Campanario Villaggio Resort and Jurerê Beach Village, in Jurerê Internacional. The provision of this service also involves the coordination and management of administrative-financial, tax, building maintenance routines, among others. Through Jurerê Open Shopping, it manages commercial properties and convenience services.



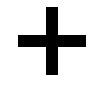
Jurerê Beach Village/SC



Jurerê Open Shopping/SC







# Jurerê Open Shopping (JOS)

Strategically located in the center of the resort, JOS is the beating heart of Jurerê Internacional, where life happens in a vibrant way. There are more than 60 operations between shops, restaurants and service providers.

In line with a modern concept of open air shopping, it integrates nature and architecture along charming paths and sidewalks, in addition to shops and food courts. It is also the cultural stage of the resort, where recreational events and activities take place throughout the year.

Government decrees instituted starting March 2020 have had a strong impact on this business. For about 30 days, storeowners were behind closed doors with a significant loss in terms of revenue, in addition to strict restrictions in the following months.

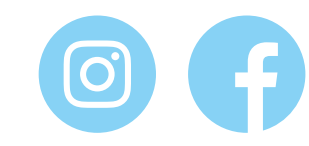


**In January 2020, JOS became part of the Brazilian Association of Shopping Malls (Abrasce), reinforcing its positioning and certifying its management model.**

In order to help them deal with the challenges posed, the Company applied support measures such as reductions in rents and temporary suspension of the contribution to the promotion and reserves fund until activities went back to normal. Shopkeepers were also encouraged and supported to work using online sales systems and to deliver in drive thru format.

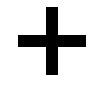
In the midst of this challenging scenario, the Company continued its investment plan in Jurerê Open Shopping with the revitalization of platform 2, creating a true linear garden with 1,600m<sup>2</sup> of new landscaping.

[Confira as ações do Jurerê Open Shopping aqui](#)



Jurerê Open Shopping/SC





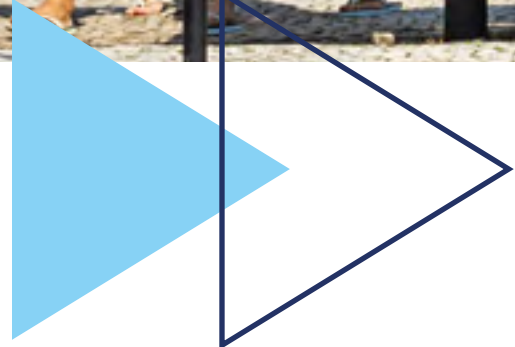
Jurerê Open Shopping/RS



**(203-1) Between 2018 and 2020, more than BRL\$ 1,032 were invested in the revitalization of Jurerê Open Shopping.**

This concept also benefited the process of resumption of activities, while a campaign with the participation of digital influencers and support from the press reinforced the communication and advertising of this safe operational resumption process. Throughout the summer season 2020/2021 the enterprise also developed musical, cultural and wellness actions in a new format, with adequate social distancing. Such actions had a positive impact in the face of a scenario of reduction in the number of tourists in the region over that period.

In 2021, the intention is to consolidate the revitalization projects for platforms 1 and 2 and move forward with a new stage called Platform Zero. So that can happen and while the construction work is underway, some stores will occupy new commercial spots. The planning also includes a qualification in the commercial mix of the mall as a whole.







## Jurerê Beach Village (JBV)

The complex opened in 2001 on the beach of Jurerê Internacional as a residential condominium with hotel services, with 242 apartments, 8 event rooms and 3 restaurants. In this business, the Company is responsible for the management of the hotel pool and the condominium, which includes, among others, maintenance services, governance, leisure and well-being activities.

The JBV serves, primarily, families with children from Brazil in Latin America, offering a rich structure of leisure, well-being and a wide range of services that guarantee all the comfort for our guests.

In 2020, this business was strongly impacted by the Coronavirus pandemic, with a significant reduction in the workforce. Courage and determination have marked this period of uncertainty.

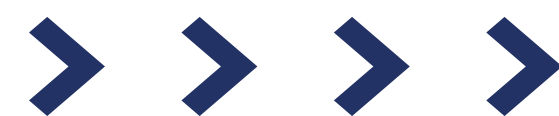


Jurerê Beach Village/RS





Jurerê Beach Village/SC



**Throughout 2021, the main challenges of the JBV have been related to the closer relationship with investors, residents and intermediaries**

The team responsible for hotel management looked at the analysis of services that could be performed while the JBV remained closed, with emphasis on the complete revitalization of the lobby and other maintenance services. Completely closed between April and June, it returned with reduced operation in July.

The hotel sector has only returned to reasonable figures in October.

Assertive management, marketing and commercial strategies were decisive so that, at the end of the year, it was possible to distribute dividends to investors in the order of BRL\$ 600 thousand while the market, in general, operated at a loss.

Throughout 2021, the main challenges of the JBV have been related to the search for alternatives aimed at energy efficiency and waste management, developing closer relationship with investors, residents and intermediaries such as real estate companies and partners. This work was supported by external consultants with a sensitive eye on tax management and total dedication to the profitability of our business.

The municipal beach improvement project is also awaited with great expectation by our business, which will be able to work on strategies for better service to guests with special equipment for use in the seaside town.

The hotel is also an important sponsor of activities and cultural events in the city through direct contributions or via tax incentive laws. With the impact of the Covid-19 pandemic, many projects were canceled or postponed.





## Il Campanario Villaggio Resort

Located on the beach of Jurerê Internacional, it was opened in 2008 as a condo hotel with 288 apartments, five event rooms and three restaurants. It also features swimming pools, fitness, gourmet and kids areas to serve national and international owners and guests.

Up until 2020, the Company was responsible for the management of the reservations and the condominium, including maintenance services, governance, leisure and well-being activities.

Like the entire hotel sector, the business felt strongly the impacts of the COVID-19 pandemic. In addition to spending a period with doors closed, it reduced its staff to the minimum feasible for operations, instituted collective vacations as of April and reduced working hours as of May.

The Resort started operating again in July with reduced capacity, serving guests only from Thursday to Sunday and limited services. Starting in August, it began operating every day of the week. From September on, it resumed full operation with new hygiene and safety procedures, respecting the measures required by health agencies.

In order to reverse the loss resulting from this period, it focused on the search for opportunities to optimize resources and processes.

In addition to assertive management decisions, a major marketing effort based on partnerships with digital influencers and traditional media contributed to the process of resuming operations.

2021 brings with it great challenges in terms of our search for energy efficiency and waste management alternatives, as well as a new way of managing the condominium, now with the participation of representatives of property owners. The Company remains in charge of hotel management and will focus on initiatives that contribute to the profitability of the business and tax gains.



**IL Campanario Villaggio Resort/SC**





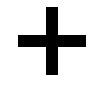
IL Campanario Villaggio Resort/SC

Investments aimed at expanding the experience of guests and owners have been underway since 2020, such as the creation of new living spaces with the construction of new decks around the pools. Besides those in the technology and security areas, which include the installation of new electronic locks, Web check-in applications and ongoing facial recognition system for guests and owners. An application to improve the customer experience is also being developed and it should be completed by 2022.

The improvement of the waterfront, is also awaited with optimism, which creates positive expectations for better service to guests with beach equipment offered by the Resort. The resulting large space of this construction work will contribute to ensuring the compliance with social distancing measures.

The hotel is also an important sponsor of activities and cultural events in the city through direct contributions or via tax incentive laws.





# Participation in other businesses

## Irani Papel e Embalagem S.A.

One of the main Brazilian corrugated box and sheet industries, also produces Kraft papers and resins with total control of the production chain and complementary customer-focused relationship interfaces.

Operating in three independent segments, its operations are harmoniously integrated, seeking to optimize the use of planted pine forests and enhance its multiple uses, paper recycling and business verticalization.



Irani Papel e Embalagem S.A.


 [Access Irani's integrated report](#) 

 **80 years**  
of history

 **2,206**  
team members

 **+ 50**  
social and environmental awards


 **+ BRL\$ 1bi**  
in net revenue

 **7** units in 4 states  
(RS, SC, MG and SP)

 In 2020, it migrated to the **new**

market on the Brazilian stock exchange, committing itself to the highest governance standards among market members

2020 Production

 **155,438 t**  
of corrugated cardboard packaging

 **293,271 t**  
of packaging paper

 **14,068 t**  
of resins





2

# corporate governance

+

GOVERNANCE STRUCTURE

ETHICS AND INTEGRITY







# Governance Structure

## Board of Directors



**PÉRICLES PEREIRA DRUCK**  
CEO



**EURITO DE FREITAS DRUCK**  
Vice-president



**ANDREA PEREIRA DRUCK**  
Advisor



**CARLOS B. LEITE**  
Advisor



- Three-year term with the possibility of re-election.
- Seven members with effective mandate elected at the EGM, two of whom are independent.



**PAULO SÉRGIO VIANA MALLMANN**  
Advisor



**PAULO ISERHARD**  
Independent Advisor



**ROBERTO FALDINI**  
Independent Advisor

## Executive Board



**SÉRGIO LUIZ COTRIM RIBAS**  
CEO



**FABIANO ALVES DE OLIVEIRA**  
People, Strategy and Management Director



**ODIVAN CARLOS CARGNIN**  
Administrative, Finance and Investor Relations Director



**JOSÉ ROBERTO MATEUS JUNIOR**  
Business Director



**DANIEL BISOL**  
Legal Director (Non-statutory)



- 4 members elected by the Board of Directors.
- There are no overlapping responsibilities between the Chief Executive Officer and the Chairman of the Board of Directors.
- One-year term with the possibility of re-election.



Access the investor relations website to find out more about the profiles of our Directors and Advisors.





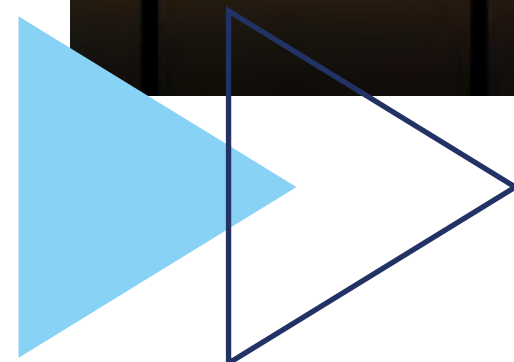


## Dividend Distribution

- Equivalent to the legal and statutory minimum of 25% of realized profits, respecting the criteria defined in the bylaws.
- Nominative Preferred Shares receive a dividend, per share, 10% higher than the Common Nominative Shares.
- By statutory provision, Class B Nominative Preferred shares, owned by the controlling shareholders, are additionally entitled to 10% of net income.
- Since Habitasul is a holding company with interests in companies that operate in different business segments, its ability to meet financial obligations and pay dividends depends exclusively on the results of its subsidiaries and affiliates.



Free image bank: Adobe Stock







## General shareholders 'meeting

- ▶ • Deliberative function.
- ▶ • Approval of management accounts.
- ▶ • Deliberation on the allocation of results and dividends.
- ▶ • Election of Advisory Board Members.

## Board of directors

- ▶ • Deliberative function.
- ▶ • Election of the Executive Board.
- ▶ • Supervision of the management of the Executive Board.
- ▶ • Deliberate on the remuneration of the Executive Board.
- ▶ • Convening general meetings.

## Executive board

- ▶ • Executive function.
- ▶ • Representation of the Company before the market and stakeholders.
- ▶ • Responsibility for financial statements.

## Sustainability committee

- ▶ • It is responsible for ensuring the evolution and strategic alignment of this theme in the Company, directing and monitoring investments, projects and initiatives. Formed by the Executive Board and Business and Corporate Managers.



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(102-18)

## Shareholder structure

	NOMINAL VALUE OF SHARES: NO VALUE		AUTHORIZED CAPITAL		SUBSCRIBED SHARE CAPITAL BRL\$ 127,181,809.47	
			Number of shares:	Classes	Number of shares:	Classes
Nominative Common Share			20,000,000		3,152,764	
Nominative Preferred Share			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>	

ON 12/31/2020 SHAREHOLDERS	SHARES		NOMINATIVE PREFERRED SHARES		TOTAL %	
	NOMINATIVE COMMON SHARE	NOMINATIVE COMMON SHARE %	"A"	"B"		
Commercial Real Estate Company	3,152,762	99.99	2,117,949	30,596	35.92	58.04
Péricles de Freitas Druck	1				0.00	0.00
Eurito Freitas Druck	1		5,224		0.09	0.06
Paulo Sérgio Viana Mallman			415		0.01	0.00
Péricles de Freitas Druck			7		0.00	0.00
<b>B3 S.A. BRASIL, BOLSA, BALCÃO</b>			367,867		5.98	3.89
<b>SUB-TOTAL:</b>	<b>3,152,764</b>	<b>100.00</b>	<b>2,491,091</b>	<b>30,596</b>	<b>42.16</b>	<b>62.13</b>
<b>MINORITY SHAREHOLDERS</b>			3,459,236		57.84	37.87
<b>TOTAL</b>	<b>3,152,764</b>	<b>100</b>	<b>5,950,327</b>	<b>30,596</b>	<b>100.00</b>	<b>100.00</b>



# Ethics and Integrity

**(102-16)** Reaffirming Habitasul's mission, vision and values, guided by ethical, legal and moral premises, the Integrity Program and the Code of Ethical Conduct were established in 2019, both applicable to all controlled companies and affiliates, their respective managers and employees, as well as third parties and suppliers acting on behalf.



Free image bank: Adobe Stock



## Integrity Program

It brings together a set of mechanisms and procedures for the prevention, detection and remediation of acts of corruption.

## Ethical Conduct

It clarifies the Company's values, so that managers and employees can understand, practice, respect and protect them. It also serves as support for decision making and establishes parameters for expected professional conduct. Its content was prepared by the Ethical Conduct Committee and its essence was validated by the Board of Directors

## Ethical Conduct Committee

The committee is trusted with independence, autonomy and it is linked to the Executive Board. Implementation, dissemination, training, review and updates of the Code of Conduct and the Reporting Channel are among its duties.

## Contact channels

Structured to receive manifestos and clarify doubts and concerns about ethical issues, serving all audiences that relate to the controlled and affiliated companies:

- Immediate leadership;
- Email address: [etica.habitasul@habitasul.com.br](mailto:etica.habitasul@habitasul.com.br)
- CEO ([sergio.ribas@habitasul.com.br](mailto:sergio.ribas@habitasul.com.br));
- Channel available on the intranet on the ETHICS link, for the internal public; and,
- Channel available on the website of [www.habitasul.com.br](http://www.habitasul.com.br) on the Institutional link, for the external public.

The Ethics Channel is managed by the People, Strategy and Management Director and guarantees users' anonymity. People with concerns and complaints are also guaranteed the right to identify themselves, so that they can receive feedback from the investigation carried out as soon as it is concluded. Retaliation practices against those reporting issues are banned and the contents are treated with confidentiality and discretion.

In 2020, three manifestos were received on behavioral, operational and legal issues, respectively. The areas responsible for the topics mentioned led to the necessary negotiations and the authors received the appropriate response to the registered manifesto.





3

# strategy and management

+

CONNECTION WITH UN'S SDGS

STRATEGIC PLANNING

RELATIONSHIPS

SYNERGY AMONG BUSINESSES

DIGITAL TRANSFORMATION

PURCHASING PRACTICES

JURERÊ INTERNACIONAL'S WATERFRONT







# Connection with UN's SDGs

With the encouragement of the Sustainability Committee, studies were initiated to identify the adherence of management and business practices to the Sustainable Development Goals of the United Nations.

The studies are carried out by multidisciplinary groups, responsible for analyzing the goals set and identifying outstanding practices and opportunities for improvement in management, as a way of reinforcing the Company's contribution to meeting this global agenda.

The work is expected to be completed by the end of 2022.

**In 2020, 3 study groups were formed to analyze the SDGs:**

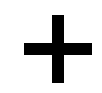


**In Santa Catarina, the Company is a signatory to the SC SDGs Movement. In 2020, it supported Goal 6 (drinking water and sanitation).**

## SUSTAINABLE DEVELOPMENT GOALS







## What are we doing?



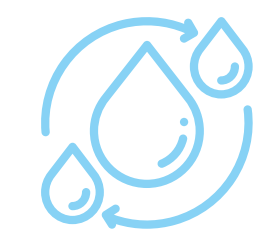
100% of the enterprise has access to safe and potable water and some type of effluent treatment. We are benchmarking frequently.



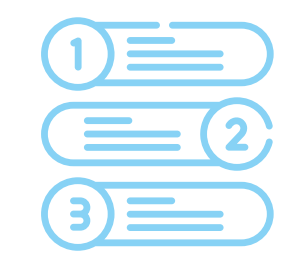
Reports from external laboratories certified by ISO 17025 for monitoring water quality. Monthly reports are sent to the Health Surveillance and the Federal Government's VigiÁgua Program, which require the filling of monthly reports on water quality (SISÁGUA).



We are benchmarking on loss rates in the distribution network.



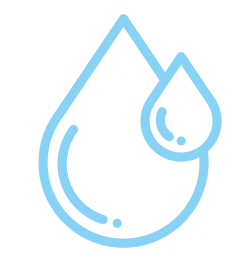
Closed water cycle guarantees groundwater levels and minimizes the effects of scarcity.



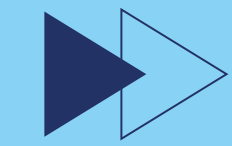
Biological and hydrogeological studies for planning future stages and new population occupations.



- Environmental education initiatives
- Preservation of the vegetation of the shore that helps to protect the waterfront
- Concept of urban design with preservation of ecological corridors (Amoraeville, Bosque, Pé de Fruta and vegetation of the shore).



Devices designed for rational use of water in hotels and JOS.



**100%** of the enterprise has access to safe and potable water and some type of effluent treatment. We are benchmarking frequently.

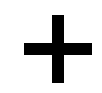




## What are we doing? In Santa Catarina

- ▶ Participation in Councils: of the Cities, of Sanitation, of Health and CONSEMA (State Environmental Council).
- ▶ The Masterplan for future stages considers the concept of a biosphere reserve within an urban environment.
- ▶ Flow control of rainwater with floodgates in periods of drought and rains and microdrain system and hydrogeological studies.
- ▶ Public sewage collection network and sewage treatment station to serve 80% of the units.
- ▶ Solid waste management plan for large generators and public collection and voluntary delivery points (called PEVs) for material such as, cooking oil, medicines, glasses and tree pruning waste.
- ▶ Maintenance of the concept of Jurerê Internacional through JIQS (Jurerê Internacional Sustainable Quality).
- ▶ Monitoring of the shore and access to the beach by footbridges.
- ▶ Relationship with mullet fishermen in the region.
- ▶ Safeguarding of 5 archaeological sites and Conservation of the São José da Ponta Grossa Fortress.
- ▶ RPPN (Private Reserve of Natural Heritage) Project, Environmental education, cultural events (Boi de mamão and Semana do Manezinho - local folk festivities, besides planned walks) and social investments through tax incentive laws.
- ▶ We offer chartered transport for team members and candidates in selection processes during the season.





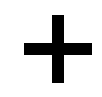
## What are we doing? In Rio Grande do Sul

- ▶ Expansion of the road network and the implementation of bike paths connecting the population to cities.
- ▶ Development of Urban Projects considering UNESCO Biosphere Reserves.
- ▶ Improvements in urban infrastructure and distribution of educational manuals for residents.
- ▶ Solid waste management plan for civil construction and urban afforestation.
- ▶ Landscaping projects and public sidewalks respect current accessibility standards.
- ▶ Participation in councils from different sectors of urban planning.



- ▶ Hydrogeological studies to meet future water demand and sustainable uses of water resources in the region.
- ▶ Prioritization of local suppliers for sustainable growth in the city.
- ▶ Preservation of Vale da Ferradura Natural Park.





## What are we doing?



Sewer collection and management network (called SAE).



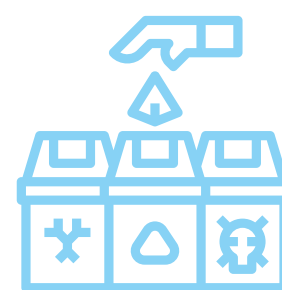
Programa Re-óleo (Cooking Oil Recycling Program).



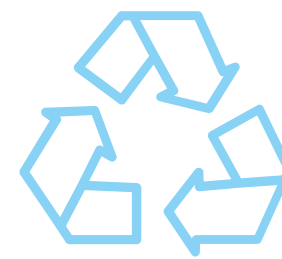
Monitoring of water quality (for bathing/swimming).



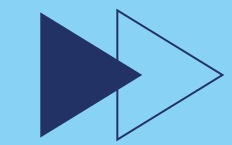
Ashtrays (cigarette collectors) in public open spaces (uncovered areas).



Installation of selective waste collection bins on the beach (In front of the JBV).

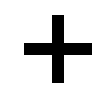


Replacement of disposable materials with more ecological options (straws, cups, etc.) in hotels.



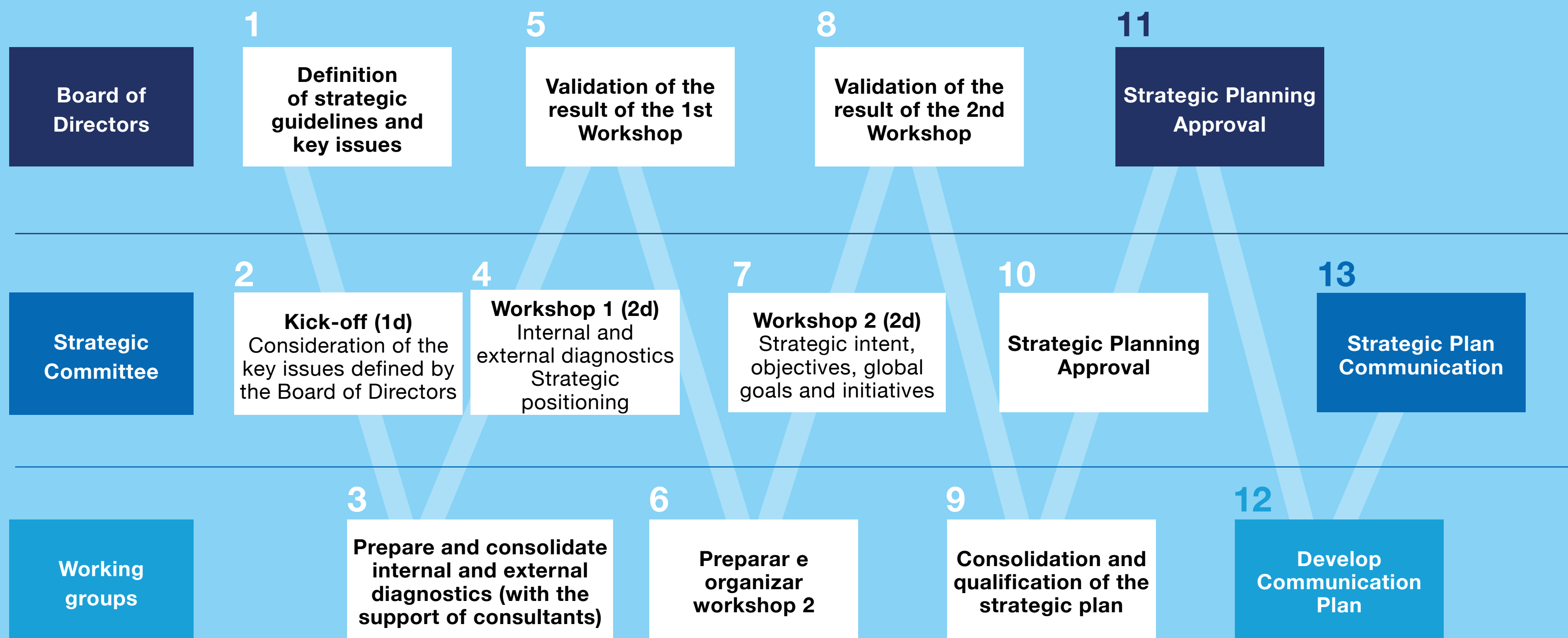
**Preservation and maintenance of coastal vegetation.**





# Strategic planning

The dynamics of updating strategic planning involved the participation of the Board of Directors, a Strategic Committee and working groups.



**28**  
objectives

**38**  
indicators

**76**  
initiatives





## Strategic intention for the 2020-2029 cycle

### Mission

Transform places into experiences of living well, promoting well-being and coexisting.

### Vision

To be a reference in the development of sustainable places to live, an excellent company to work for, with an admirable generation of value for all stakeholders.

### Values

First of all, life, and each life starts from an ecosystem.

We are focused on results, we undertake with passion and courage and understand challenge as a virtue.

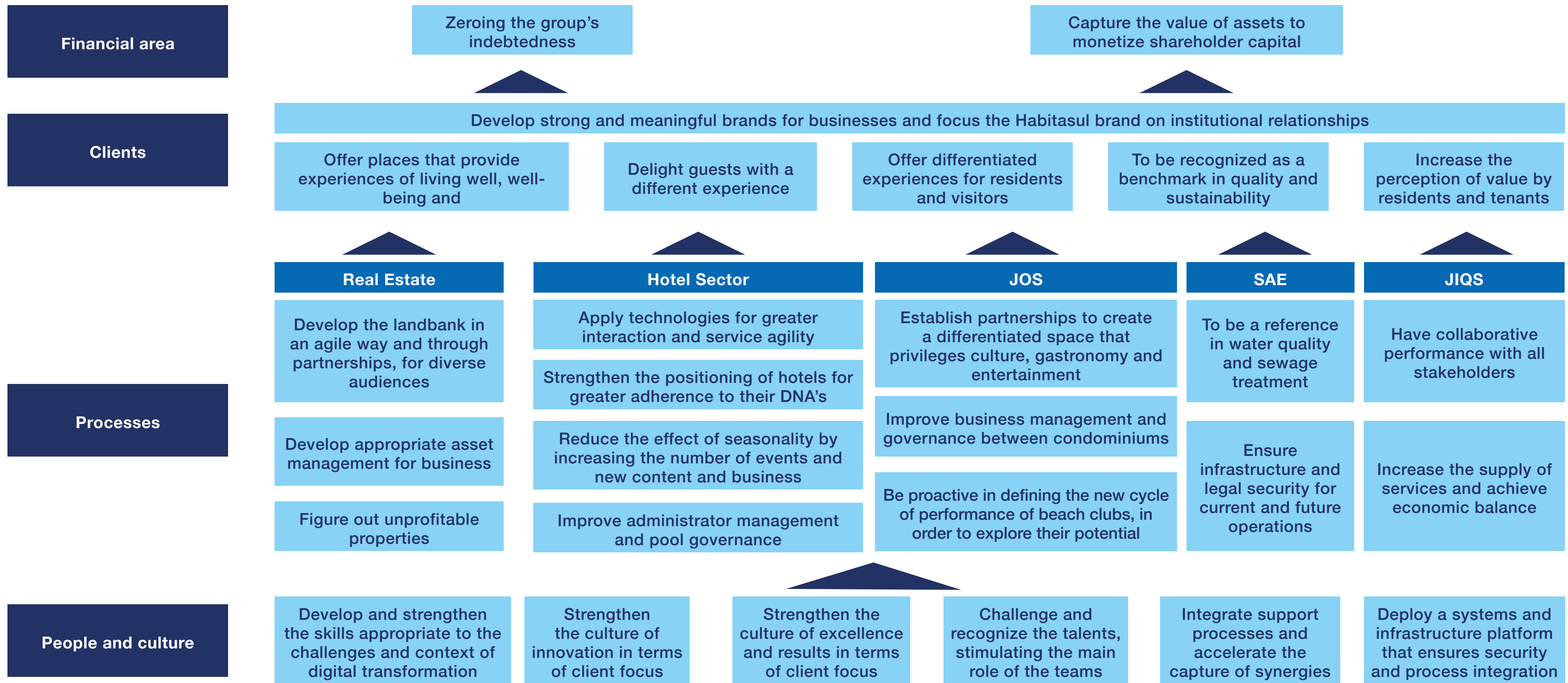
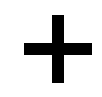
We work focused on our clients, communicating and interacting in order to integrate all we do.

Our relationships are based on trust.

We innovate so that life is permanently renewed to guarantee a better future.











(102-13, 102-43)

## Relationships

There is a true commitment to building solid, genuine and lasting relationships that comes from the essence of the Company's business.

The importance of participating in relevant movements that are active in the communities aims not only to strengthen these relationships, but to contribute, through shared management, to the sustainable future of the communities where the company has a presence and business operations.

Team members who act as representatives of the Company in movements and actions that are relevant to business and communities, who are authorized to do so during the working day, reporting on the progress of the work carried out in specific meetings.

Currently, the company is a signatory to the SDG SC Movement and is a member of the Sustainable Floripa Movement, a non-partisan group of autonomous professionals, NGOs, class entities, entrepreneurs, students, working together for a free discussion environment that leads to collaborative and intelligent solutions to build a better future.

ORGANIZATION	TYPE OF RELATIONSHIP
ABRH – Brazilian Association of Human Resources	Member
ADIT RS (Association for Real Estate and Tourism Development in Brazil)	Associate
ADIT SC	Member
AEHN - Association of Entrepreneurs of the Humaitá Navegantes Neighborhood - Development of the 4th District of POA (Porto Alegre-RS)	Member
Conselho Comunitário de Saúde de Jurerê (Jurerê Community Health Council)	Advisor
Cobselho de Habitação de SC (SC Housing Council)	Substitute for the Council
Floripa Convention & Visitors	Funding Board
Floripa Sustentável (Sustainable Floripa)	Associate
FloripAmanhã (Floripa Tomorrow)	Member
GEDURB-UFRGS – Urbanism Study and Documentation Group - Federal University of Rio Grande do Sul	Member
Junior Achievement SC	Advisor
Movimento ODS SC – Comitê Ilha (SDG SC Movement – Florianópolis Committee)	Mobilization Coordination
Movimento Somos Cidade (We are the City Movement)	Member
Sinduscon SC (Construction Industry Union)	Member
Sinduscon, RS - Allotment Commission	Member

(203-1)

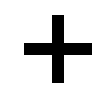
## BRL\$ 89,100

invested in social and cultural projects in 2020, of which:

▶ **BRL\$ 71,200** through the **Culture Incentive Municipal Law (LIC)** from the city of **Florianópolis**.

▶ **BRL\$ 37,500** in financial contribution to third sector companies in **Santa Catarina**.





## Jurerê Internacional Qualidade Sustentável - JIQS (Jurerê International Sustainable Quality)

Jurerê Internacional is consolidated as an urban space that brings together all the requirements for the balanced coexistence of people in urban and natural environments. The responsible enjoyment of the local goods and services, whether natural or commercial, reflects positively on the sustainability of the community.

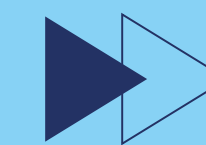
In practice, this is the concept of circular economy, which has a strong tendency for the development of prosperous communities. Buying from local businesses, living life in the community more often, participating in community events, enjoying the streets, the parks is the best recipe for good living in the community and, consequently, for good physical, mental and spiritual health.

The Jurerê International Sustainable Quality (JIQS), is a program that carries, in its origin, a genuine intention to complement the public maintenance services on site, guidance and inspection of the construction standards of the houses, in addition to mediating the demands of residents with the Public Power.

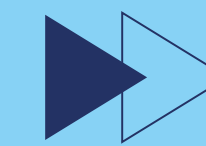
With the increase of collective, participative and sustainable awareness, the advancement of the use of technology, trends of shared and circular economy and the greater engagement of people in local decision-making, JIQS has also been expanding its services, offering collaborative 24h security and acquiring membership of new associates, such as local businesses and new developments in Jurerê Internacional.

Since November 2019, the Program has been managed by the Company's Sustainability area and has been optimizing and promoting efficiency in the allocation of resources and reinforcing the number of clients in membership as a protagonist of the collective exercise, in favor of quality of life and the common good.

JIQS also promotes transparency of information, articulation of decisions with residents for local demands and suggestions through WhatsApp groups, e-mails, telephone contact and relationships with public authorities. Also in 2020, the management of JIQS aimed at the preparation and implementation of tools such as ombudsman, satisfaction survey and accountability.



**89,5%**  
would recommend  
the JIQS to their  
neighbors.

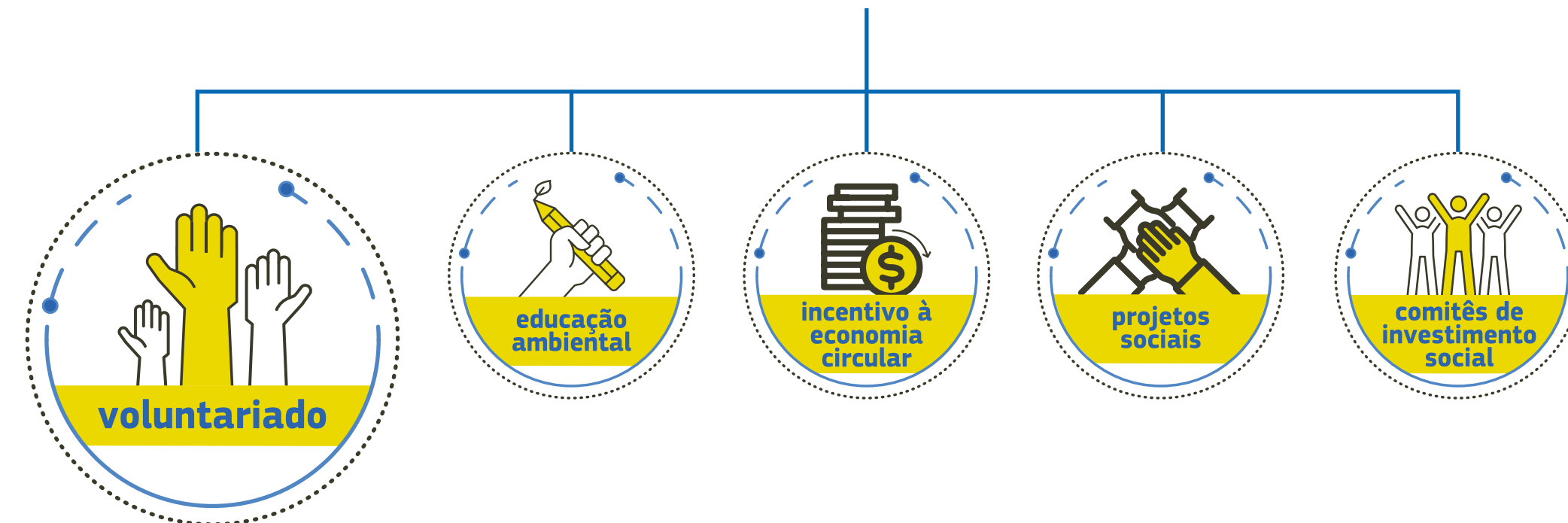


**84,2%**  
are very satisfied  
and happy with the  
services provided.





# programa transforma



Neighborhoods that cause or may be impacted by the presence and/or operations of the Company are considered as surroundings of the business units.

Habitasul believes that a company that generates value is one that, in addition to bringing results to clients, is capable of making a relevant contribution to the world. It is an agent of change capable of transforming relationships into prosperous ones.

In this sense, Programa Transforma (the Transforming Program) was created to organize and strengthen five initiatives, offering much more than knowledge or strategic support: it is a cultivation of opportunities that come from inside the company, bringing prosperity to the surrounding communities, generating value and transforming lives.

Since the second half of 2020, this branch of the Program has been led by a volunteer group with an executive sponsor, responsible for supporting them in the execution of projects, resource mobilization and volunteer engagement. A symbolic title of ambassador is granted to the leader of the group whose mission is to manage the other members, representatives of each of the businesses.

In the last year, two voluntary actions were carried out: we carried out a solidarity campaign with the donation of materials not used by the hotels and the cleaning of the vegetation on the beach in an area of Jurerê Internacional.





## Synergy among businesses

This is one of the Company's commitments, reinforced in the 2020-2029 cycle of Strategic Planning. A continuous process that involves the identification of business needs and an analysis of practices that already exist in Habitasul companies that can be replicated and/or adapted to the local context. Thus, we reinforce our management practices, strengthen a more integrated culture and capture superior, deserved and admirable results.

We seek to develop strong and meaningful brands for our ventures and to focus the Habitasul brand on the Company's institutional relations. To this end, we have outlined three initiatives to be completed by the end of 2021: to develop Habitasul's brand reframing plan, to strengthen brand attributes, especially in Jurerê Internacional, and to implement a plan to promote and advertize the Company's sustainability actions.

Developing and strengthening the skills appropriate to the challenges and the context of digital transformation is one of the challenges of the current cycle of strategic planning benefited by the search for synergy between the businesses.

With a sensitive eye on the people and the organizational culture of the Company, we are dedicating ourselves to restructuring practices and training internal teams with a view to cultural strengthening, relevant employee engagement and focus on results.

Certifications applicable to business have been studied, as well as the consolidation of practices aligned with the Management Excellence Model. Practices of continuous improvement, the unfolding of goals for all levels of the company and the construction of a road map of process improvements and systematization/automation are part of the set of initiatives that reinforce the culture of excellence and contribute to the capture of results focusing on clients.







# Digital Transformation

## Projeto Conecta (Connecting Project)

In order to prepare the Company technologically for the future, making it more competitive and with higher profitability, Projeto Conecta was instituted.

The Project includes a scalable platform and infrastructure to safely support the projected growth, standardizing the operational



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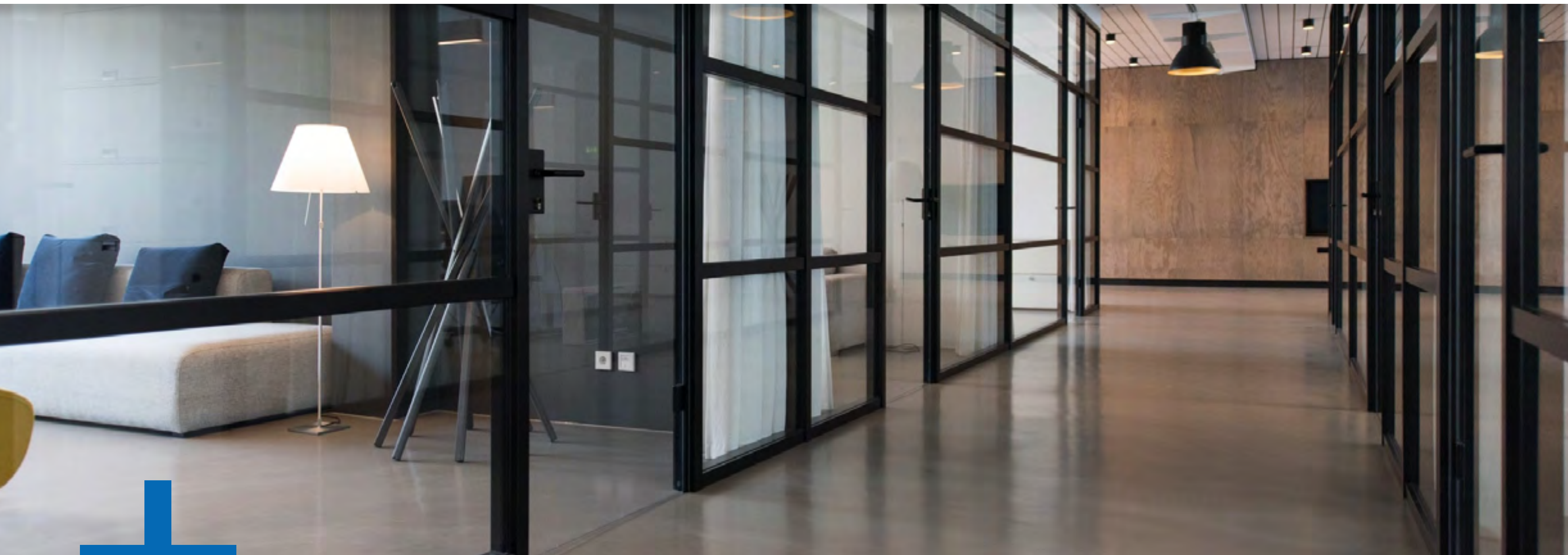
management model of the business, especially real estate and hotels, integrating the main back office processes, such as Accounting, People Development, Supplies, among others.

In order to support the robustness of this project, a governance structure was defined that includes the management of organizational change (MOC) fronts, technology, infrastructure and a functional

team composed of key users and consultants. This structure also includes an Executive Committee formed by the Executive Board and Business Leaders with whom the project team meets periodically for reporting purposes regarding the evolution of the work fronts.

The projection is that all stages of this project will be completed in 2022.





## Projeto Otimizar (Optimize Project)

Its main objective is to expand the scope of the system already used by the Company's People Management area. The expansion brings benefits such as gains in productivity, ease of management, technological evolution, accessibility, standards, reduced infrastructure costs and specialized labor to maintain the system.

In 2020, Go Live and Assisted Operation of the first stage of the first phase of the Project took place, respectively. This stage included the migration to the cloud environment and also the migration of data from Porto Alegre team members to the system used, facilitating the implementation of the next modules.

The following modules for implementation are: Point Management, Management Panel, Performance Management, Compensation, Recruitment and Selection, Training and the Learning Management System (LMS).

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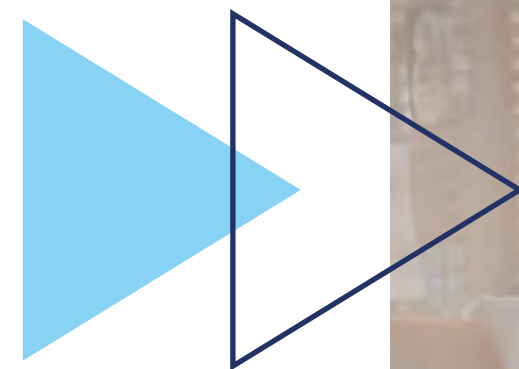
## Projeto Renova (Renovation Project)

New software to support legal management is in progress to accompany the evolution of the businesses.

The new system is divided into four parts (Litigation, Powers of Attorney, Contracts and BI) and will bring productivity gains, remote access via the cloud, greater interaction between internal legal and external offices and entry of the areas involved in the processes and workflows, optimizing communication among areas.

Regarding Powers of Attorney, gains are expected such as the unification of information, complete and clear qualifications, requests already authorized by the Director, digital copies of powers of attorney, notices and consultations on the need for renewals and templates of powers adopted by the companies of the Group, facilitating their issuance. The Litigation and Powers of Attorney modules were implemented in 2020 and the others will follow the project schedule.





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(102-9)

## Purchasing practices

The supply chain is mainly composed of suppliers of chemical products for the SAE, of construction materials for the stages of real estate development and service providers.

Corporate purchases are concentrated by the administrative area that seeks, whenever possible, to prioritize the purchase of items or hiring services from surrounding companies.

The hiring of service providers is subject to the presentation of documents to prove aspects such as legal compliance and full authorization to carry out the business activity.

In 2020, the version of the ERP used for purchasing management was updated and this movement encouraged the analysis and revision of the current procedures based on an interdisciplinary work with several work teams.

The expectation in the short to medium term is that the processes are consolidated in a structured way, concentrating purchases from both states from a more horizontal, collaborative, efficient and synergistic movement among the areas involved.





# Jurerê Internacional's Waterfront

(102-13)



Jurerê Internacional / SC

The management of the waterfront is under the responsibility of the Secretariat of Patrimony of the Union (SPU) with concession for season to the Municipality of Florianópolis. The beach is a public space of high economic and socio-environmental value and the most relevant natural element to the Jurerê Internacional differential, perceived by residents, tourists and partners. Respect for the guidelines of the National Environment Council (CONAMA) ensures its bathing/swimming suitability.

Jurerê Internacional's value proposition carries the true intention of development and well-being: the best of nature with the best of the city. For this reason, the Company actively participates in the board of entities and movements that aim at shared management and the protection of this natural and strategic asset. It also understands its use should be regulated, with service and security structures, which guide sustainable enjoyment, generating revenue, employment and income and which attract qualified tourism, preserving the social and environmental characteristics of the beach.

On the shore are positioned five beach stations (beach clubs), planned and approved in the first masterplan of Jurerê Internacional with the function of offering gastronomy, entertainment and support services to beachgoers.





Amoraeville – Jurerê Internacional/ SC

The operations of the beach clubs are carried out by partners who share and contribute to the standard of urban and environmental quality, services and products of the brand. These, in turn, also have permits and operating licenses, generating employment, income and tax collection.

**(307-1)** In 2008, the Association of Owners and Residents of Jurerê Internacional (AJIN) filed a Public Civil Action that, among other things, complained about the noise produced by beach clubs. About five years later, the Federal Public Ministry (MPF), the Federal Attorney General's Office (AGU) and the Brazilian Institute of the Environment and Renewable Natural Resources (IBAMA) also commented on the demand, changing the central point of the clash to the alleged irregular use of the area. Indeed, technical expertise was carried out on the site, which pointed out that the construction of the beach clubs is not located in a permanent preservation area, legitimizing all legal operating authorizations that the establishments have.

In the records of the criminal action, after judgment of the appeals by the Federal Regional Court of the Fourth Region, the former administrator of the Company was declared as not punishable due to the statute of limitations. The process continues due to the appeal filed by the Federal Public Ministry to the Superior Court of Justice, against the decision that acquitted or declared him as not punishable in relation to other executives.

The Public Ministry appeals to the decision, seeking to reestablish the decision to demolish Il Campanario, among other aspects. The Management of the Company and its Subsidiaries, based on the opinion of its legal advisors, attributed the chance of loss as possible. The Il Campanario project currently operates in compliance with the restrictions resulting from the state of public calamity currently in force. The Federal Regional Court of the Fourth Region also revoked the unavailability imposed on Il Campanario units, leaving them free to dispose of.





4

people

+

STRUCTURING PROGRAMS

MAIN INDICATORS







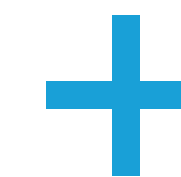
# Structuring programs

**(103-1)** For Habitasul, the development of people is directly linked to the dynamism of the processes and the results of its business.

In 2020, inspired by the Strategic Planning cycle and the search for synergy between the organizations of Companhia Habitasul de Participações, the structuring programs of Irani Papel e Packaging S.A. began to be replicated at Habitasul. This process respected the context of the Company, the current level of management maturity and the particularities of its businesses. This step marks a new journey of care, engagement and development of high performance teams.

**(103-2)** This step marks a new journey of care, engagement and development of high performance teams. The adoption of a more modern system for people management will also help the improvement of this process. Through this journey, the People Management team acts as a partner to the leaders seeking to understand each reality and offer solutions to support the teams to deal with the challenges of their businesses.

**(103-3)** In 2021, Programa Supera (Overcoming Program) will be implemented with a focus on evaluating performance and results.



Check here  
our Structuring  
programs!



programa **cresce**

programa **gera**

programa **motiva**

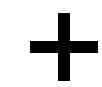
programa **cuida**

programa **superã**



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# programa **gera**

It aims to attract, engage and monitor the professional trajectory of team members and stimulate their development.

In addition to improving the integration process of our businesses, the Program promoted the first cycle of the Diversity Survey, pointing out the following results:

>>>>  
**83%**

of team members believe that diversity is important or very important.

only **5%** consider themselves prejudiced or very prejudiced.

While **22%** claim to have suffered prejudice, 72% have already witnessed some type of prejudice in the Company.

**33%** of employees perceive disadvantage, mainly women, racial-ethnic groups and new people in the company.



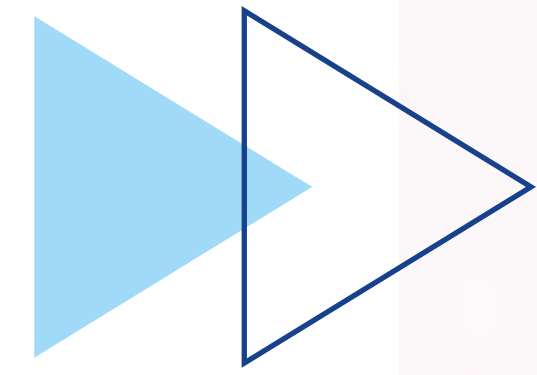
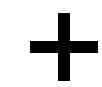
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After the results of the survey were released, the People Management area received training on this topic. In 2021, this practice will be extended to leaders.

Campaigns were also carried out reinforcing the importance of accepting diversity.

Discussions about diversity with all employees are scheduled throughout 2021.





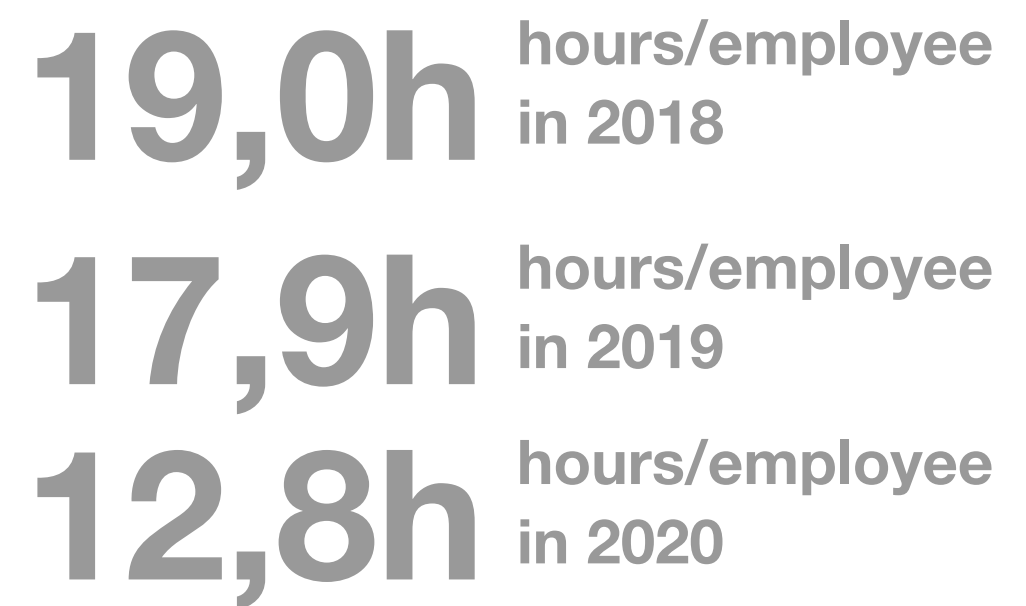
(103-2, 404-1, 404-2)

# programa **cresce**

It brings together a set of methods and initiatives to help improve technical and behavioral skills that contribute to the development of high performance teams.

The digital distance education platform (DL) was implemented in 2020, offering a series of behavioral, technical and mandatory courses such as: Regulatory Norms 33 and 35, which deal with confined space and work at heights, respectively, Effective negotiations, Written communication, Time management and basic Excel skills.

A specific project for leadership development called LIDERA was conducted throughout the year, based on online meetings on topics such as leadership mindset, value relationships, results, digital transformation and adaptability.



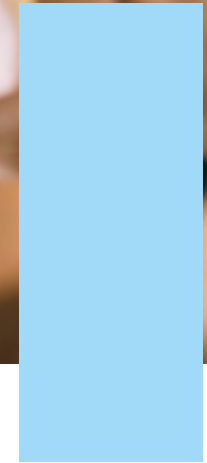
## Hours of Training

**What does it mean?**  
Time invested in training direct employees.

**How is it measured?**  
Sum of hours of training carried out in the period over total of direct employees.



Free image bank: Adobe Stock





# programa motiva

It seeks to strengthen people's engagement through a set of initiatives that provide a stimulating and motivating work environment.

It seeks to strengthen people's engagement through a set of initiatives that provide a stimulating and motivating work environment.

Until 2020, specific motivational actions were carried out in the Company in the form of campaigns and awareness on commemorative dates such as Women's Day, Easter, Mother's day, Father's day, Labor day, company anniversary and New Year's Eve celebrations.

With the implementation of this Program, we have adopted the practices of honors for company time and end-of-year celebrations, respecting the restrictive measures to combat COVID-19.

In 2021, the first edition of the Organizational Climate Survey will be held with the participation of all employees 100% online, voluntary and confidential.

Adopting the Great Place to Work® (GPTW®) methodology, this project will have the support of an external consultancy firm.

This is an important step towards building an excellent place to work, allowing actions to be defined to develop the organizational climate while comparing the Company's management practices with those of the market and companies in the same segments.

## Appreciation for company time

To reinforce the connection with employees, for the first time, an event was held in honor of the experienced and loyal team members. The debut was in a virtual environment, bringing together employees from Porto Alegre (RS) and Jurerê Internacional (SC). In addition to the delivery of the commemorative plaque and the speeches of the leaders, dedicated to those who completed 5, 10, 15, 20, 25, 30, 35, 40 and 45 years of company service, to appreciate and thank everyone for their dedication, the event also showed a video by the cordelist poet and reciter Bráulio Bessa, recorded especially for the homage. Filters for social networks were also created, so that employees could disseminate this milestone in their professional lives.



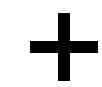
**In 2021, the first edition of the Organizational Climate Survey will be held with the participation of all employees 100% online, voluntary and confidential.**

## Leadership Meeting

Held annually, the event brings together CPH leaders for the discussion of topics relevant to the business, alignment of guidelines for the following year and recognition for different performances.

In 2020, for the first time, the meeting was held in a virtual way and open to the followers, who were able to honor moments with nationally renowned speakers and musical interpreters.

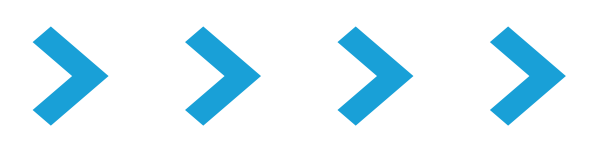




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# programa **cuida**

This integrated occupational health and safety management model encompasses actions and procedures focused on team member engagement and adapting operational processes to current legislation.



**The Program also addresses the need to prepare and/or review internal procedures and the training resulting from this update.**

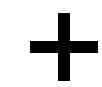
This Program aims to implement an integrated management model for occupational health and safety that will encompass actions and procedures focused on employee engagement and adapting operational processes to the current legislation.

In 2020, we sought to identify the laws in force and applicable to the businesses and the degree of adherence of the Company's health and safety practices to each one of them. The Program also addresses the need to prepare and/or review internal procedures and the training resulting from this update. In 2021, an action plan will be implemented to ensure the evolution of the Company's health and safety culture.

Throughout this same year, the priority of Cuida Program (Caring Program) was the prevention of COVID-19. With daily monitoring of suspected cases, we sought to minimize the confirmed cases, bringing more security to the teams at the work stations.

Support areas started to adopt the home office work model and a special channel called Well-Being was created, so that employees could count on psychological support whenever necessary.





# programa **supera**

This program will stimulate personal and professional development based on a series of structured actions for evaluating employees based on the development of skills and achievement of results.

To be implemented in 2021, the Program will stipulate a list of competencies to be evaluated every six months and the definition of global and individual goals to be monitored periodically. The results achieved will reflect on the payment of the variable remuneration of each team member.

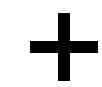
During 2020, the People Management team conducted the process of mapping the competencies that make up the base of the Program through interviews with the board and business leaders, resulting in the following set specified by functional category

COMPETENCY	REAL ESTATE	PROVISION OF SERVICES
Systemic view	L A O	L A O
Communication	L A O	L A O
Building Relationships	L A O	L A O
Focus on results	L A O	L A O
Focus on clients	L A O	L A O
Personal development	L A O	L A O

COMPETENCY	REAL ESTATE	PROVISION OF SERVICES
Negotiation	L A	L A
Innovation	L A O	
Decision Making	L	L
Strategic guidance	L	L
Entrepreneurship	L	
Culture of Excellence		L A O

L Leadership    A Administrative/technical    O Operational





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

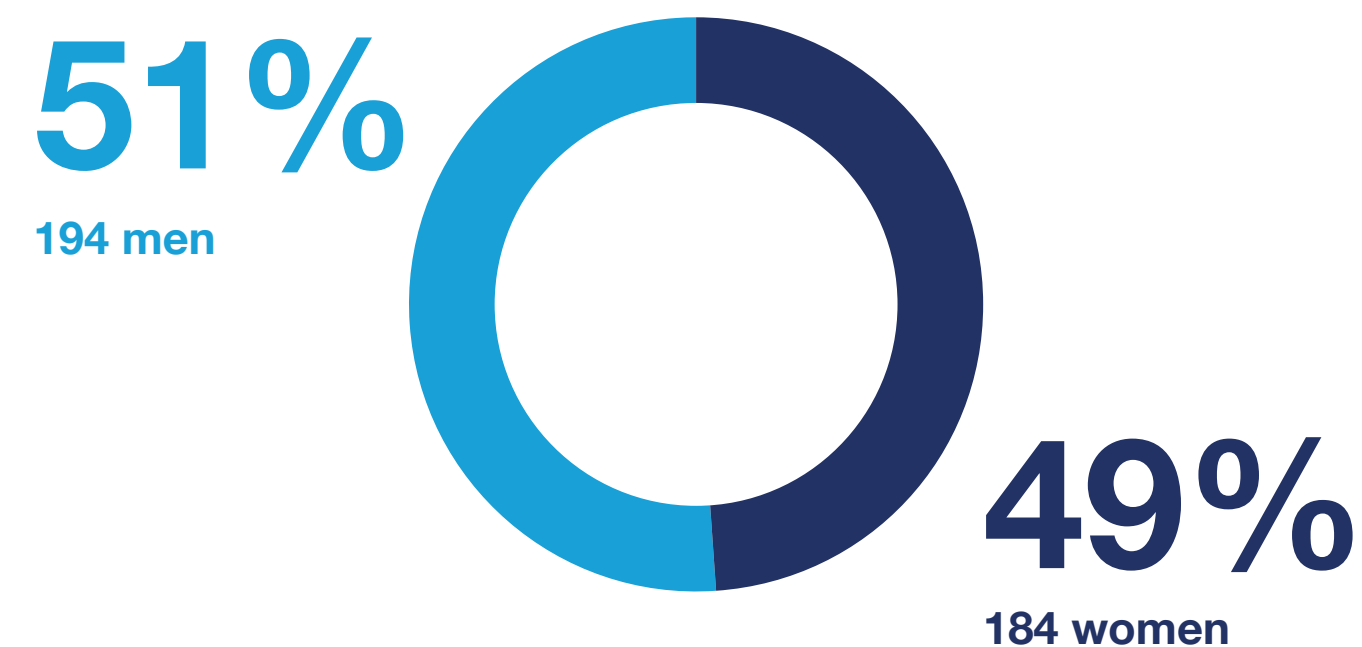
# Main indicators

(102-7) As of December 31, 2020, Habitasul had 378 employees in the real estate and services business segments.

(102-41) Of this total, 97.61% of employees are covered by collective negotiation agreements.

(102-8) The data presented was extracted from the people management system used by the Company, using the base date of 12/31/2020.

## GENDER OF THE COLLABORATORS



**Turnover and absenteeism rates were influenced by the impacts of the COVID-19 pandemic.**

## TOTAL NUMBER OF TEAM MEMBERS



## Turn Over

### What does it mean?

Index of inflows (hired) and outflows (those who left/were fired) of people in an organization.

### How is it measured?

Simple average of admissions and dismissals over the total number of direct team members. The lower the result, the better.



## Absenteeism

### What does it mean?

Index of absence or delay, of team members in the work environment.

### How is it measured?

Number of hours lost over the total hours that should have been worked in the month, multiplied by 100. The lower the result, the better.







## Benefits offered to employees (in BRL\$ thousand)

BENEFIT	AMOUNT
Food	1,585,553.85
Transportation	244,288.34
Medical Insurance	1,420,249.85
Life Insurance	11,384.69
Home office assistance	77,500.00
<b>Total invested</b>	<b>3,338,976.73</b>



Free image bank: Getty Images





5

# economic performance

+

MAIN INDICATORS

REAL ESTATE DEVELOPMENT

HOTEL, TOURISM AND SERVICES SECTORS

CONSOLIDATED BANK DEBT AND  
OTHER ACCOUNTS PAYABLE





# Main indicators



AdobeStock

The individual financial statements were prepared in accordance with the provisions set forth in the Brazilian Corporate Law and with the accounting practices adopted in Brazil, which cover the pronouncements, interpretations and guidelines issued by the Accounting Pronouncements Committee - CPC, approved by the Federal Council of Accounting - CFC and rules issued by the Brazilian Securities and Exchange Commission - CVM, applicable to real estate development entities in Brazil.

The consolidated statements were prepared in accordance with accounting practices adopted in Brazil and with the International



**The consolidated statements were prepared in accordance with accounting practices adopted in Brazil and with the International Financial Reporting Standards.**

Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB), applicable to real estate development entities in Brazil, registered with the Brazilian Securities and Exchange Commission – CVM. The aspects related to the transfer of control in the sale of real estate units follow the understanding of the Company's management, in line with that expressed by CVM in Circular Letter CVM/SNC/SEP/Number 02/2018 on the application of NBC (Brazilian Accounting Standard) TG 47 (IFRS 15).

The data presented were subject to an audit carried out by Baker Tilly Brasil RS Auditores Independentes S/S.



CONSOLIDATED DATA IN BRL\$ THOUSAND	2020	2019	2020X2019
<b>1. Revenue</b>			
<b>Net Operating Revenue</b>	<b>100,910</b>	<b>(12,373)</b>	<b>915.54%</b>
Real Estate Developments	65,691	22,921	<b>186.59%</b>
Hotel, Tourism and Services Sectors	3,613	5,267	<b>-31.41%</b>
Equity (*)	31,606	(40,561)	<b>177.92%</b>
<b>2. Results</b>			
<b>Operating Income before taxes</b>	<b>20,112</b>	<b>(120,190)</b>	<b>116.73%</b>
Real Estate Developments	20,154	(85,259)	<b>123.64%</b>
Hotel, Tourism and Services Sectors	(42)	(34,931)	<b>99.88%</b>
<b>IR (Income Tax) and CSLL (Social Contribution on Net Income)</b>	<b>(13,226)</b>	<b>19,368</b>	<b>-168.29%</b>
Real Estate Developments	(13,255)	19,982	<b>-166.33%</b>
Hotel, Tourism and Services Sectors	29	(614)	<b>104.72%</b>
<b>Net Income from Continued Activities</b>	<b>6,886</b>	<b>(100,822)</b>	<b>106.83%</b>
Real Estate Developments	6,899	(65,277)	<b>110.57%</b>
Hotel, Tourism and Services Sectors	(13)	(35,545)	<b>99.96%</b>
<b>Net Income from Discontinued Activities</b>	<b>(5,495)</b>	<b>(2,150)</b>	<b>-155.58%</b>
Real Estate Developments	-	-	-
Hotel, Tourism and Services Sectors	(5,495)	(2,150)	<b>-155.58%</b>
<b>Net Income</b>	<b>1,391</b>	<b>(102,972)</b>	<b>101.35%</b>

(\*) results obtained through the equity interest held by the Company and its Subsidiaries in the affiliates Irani Participações S/A and Irani Papel e Embalagem S/A (Formerly Celulose Irani S/A). Hotel, Tourism and Services Sectors: Excluded discontinued operation in 2020 and 2019 for comparative purposes.

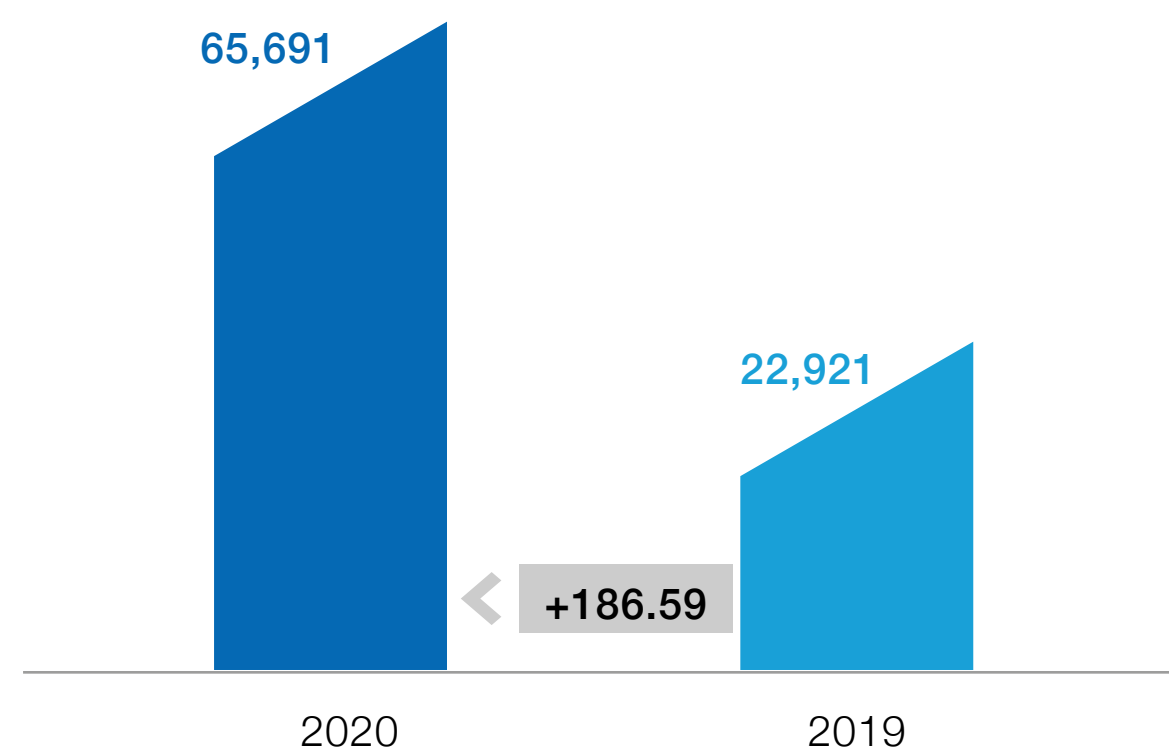


(102-7)

# Real Estate Development

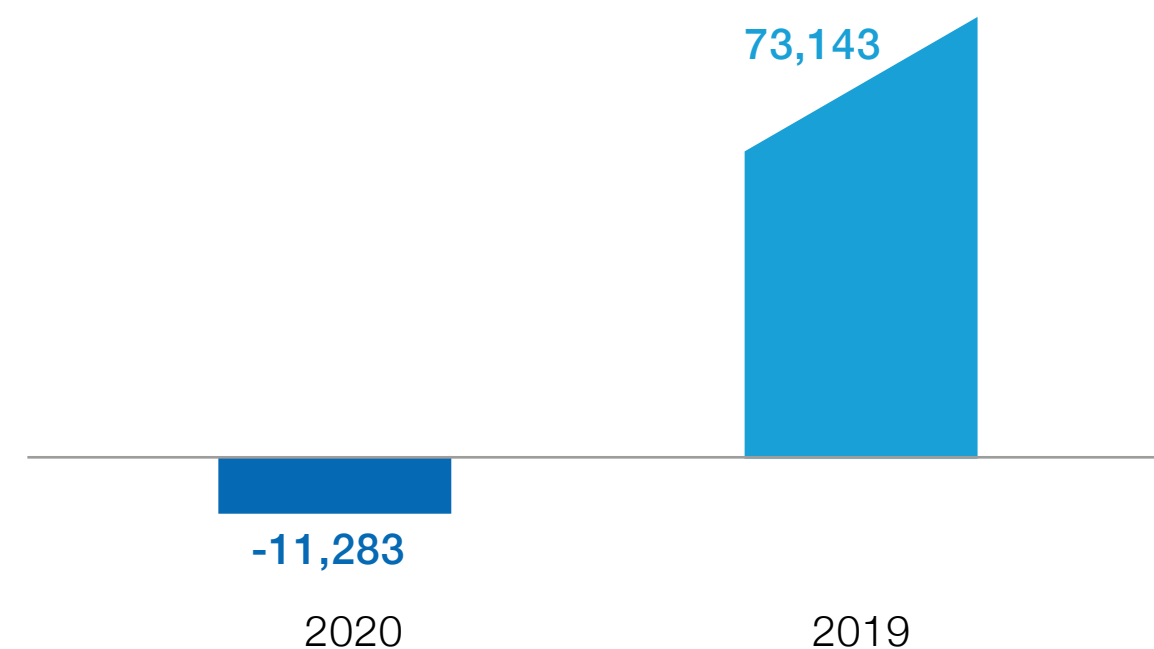
## Net Operating Revenue

(102-7) Net Operating Revenue of the Real Estate Development segment in the year 2020 presented an increase of 186.59% compared to the year 2019, as a result of the increase in sales in the segment. As for the sale of real estate, the year of 2020 presented an increase of 149.94% compared to the year of 2019.



## Administrative Expenses

(102-7) Administrative Expenses for the year 2020, decreased by 115.42% compared to the year 2019, both years had an impact of contingencies and convictions provisioned by the company, which are related to the following: civil, labor and tax laws. Excluding the effect of contingencies and condemnations, the administrative expenses for fiscal year 2020 would be BRL\$ 25,061 thousand compared to BRL\$ 22,676 thousand obtained in fiscal year 2019, representing an increase of 10.52% due to the restructuring carried out in the framework in the fiscal year of 2020.



## Investments

Investments in construction work and undertakings carried out in fiscal year of 2020 mainly refer to investments in the properties of Porto Verde, in Alvorada (RS), and in development assets in Jurerê Internacional, Florianópolis (SC). Presenting an increase of 36.79% compared to fiscal year of 2019.



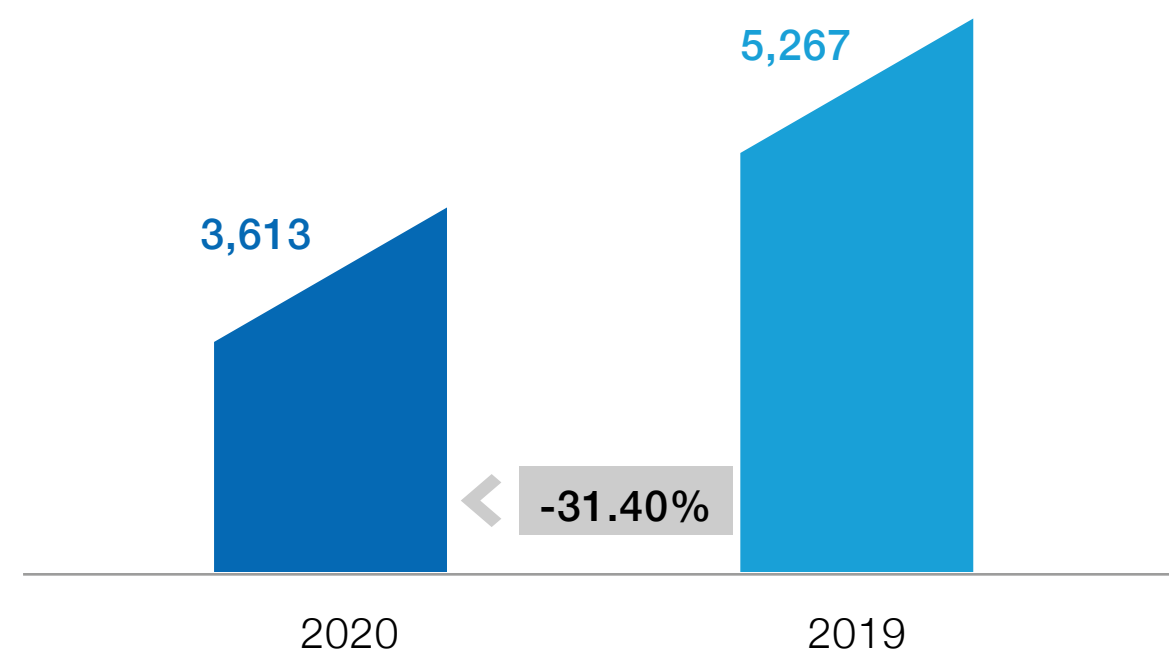
(102-7)

# Hotel, Tourism and Services Sectors

## Net Operating Revenue

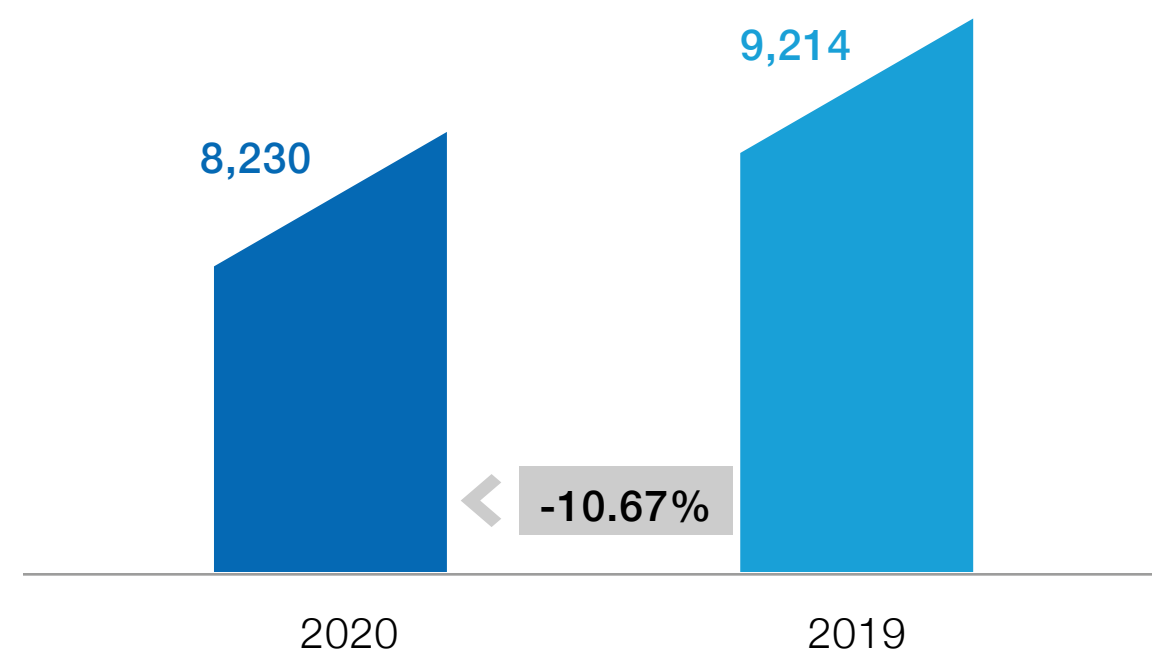
(102-7) Net Operating Revenue of the Hotel, Tourism and Services segment in fiscal year of 2020 decreased by 31.40% compared to fiscal year 2019, impacted by the closure of hotel operations due to the pandemic.

In 2020, the Company closed the Hotel Laje de Pedra S.A., in Canela (RS). The information presented is from continued operations



## Administrative Expenses

Administrative expenses for the year of 2020 decreased by 10.67% compared to the year of 2019, due to the restructuring carried out in the framework in the year of 2020.



Free image bank: Adobe Stock



(102-7)

# Consolidated Bank Debt and Other Accounts Payable



Free image bank: Adobe Stock

**(102-7)** Consolidated net bank indebtedness for fiscal year of 2020 increased by 7.15% compared to fiscal year of 2019. In April 2020, debt with Banco BTG was reclassified to short-term and, in June 2020, working capital was contracted in the amount of BRL\$ 2,000 thousand with Banco Banrisul and contracted prepayment of receivables in the total amount of BRL\$ 2,619 thousand.

The Company also has a debt operation classified as Other Accounts Payable in the amount of BRL\$ 275,686 thousand with EMGEA-Empresa Gestora de Ativos. The operation is in arrears and, therefore, in current negotiations to extend the agreement.

## Perspectives

For the year 2021, the Executive Board believes in the recovery of the economy, especially in the second half, due to the vaccination progress in Brazil. Currently, the Company is concentrating all efforts to minimize the impacts of the pandemic, first taking care of our lives of team members and other people involved and adapting the business strategies to overcome the challenges brought about, as well as also taking advantage of the opportunities that arise.





### Balance Sheet (In thousands of reais)

	CONTROLLER		CONSOLIDATED	
	2020	2019	2020	2019
<b>ACTIVE</b>	<b>428,668</b>	<b>341,832</b>	<b>1,333,656</b>	<b>1,197,493</b>
Current	12,494	5,075	196,654	134,816
Noncurrent	416,174	336,757	1,137,002	1,062,677
<b>LIABILITIES AND SHAREHOLDERS' EQUITY</b>	<b>428,668</b>	<b>341,832</b>	<b>1,333,656</b>	<b>1,197,493</b>
Current	132,222	3,001	366,671	159,636
Noncurrent	2,438	105,925	672,877	804,693
Net Equity	294,008	232,906	294,108	233,164

### Income Statements for the periods ending on December 31 (in thousands of reais, except for earnings per share)

	CONTROLLER		CONSOLIDATED	
	2020	2019	2020	2019
<b>Net Sales Revenue and Equity Result</b>	15,603	(86,989)	100,910	(12,373)
<b>Cost of Sales and Services</b>	-	-	(31,512)	(4,234)
<b>Gross Balance</b>	15,603	(86,989)	69,398	(16,607)
<b>(Expenses) Operating Income</b>	(3,174)	(3,694)	(22,594)	(95,255)
<b>Operating Income Before Financial Income</b>	12,429	(90,683)	46,804	(111,862)
<b>Operating income before income tax and social contribution</b>	1,370	(102,942)	20,112	(120,190)
<b>(Loss) net for the year</b>	1,464	(102,942)	1,391	(102,972)
<b>Total comprehensive result</b>	60,837	(102,942)	60,764	(102,972)





(102-7)

## Statements of Value Added for the periods ending on December 31 (in thousands of reais)

	CONTROLLER		CONSOLIDATED	
	2020	2019	2020	2019
<b>1. REVENUE</b>	355	15	100,794	29,970
<b>2. INPUTS ACQUIRED FROM THIRD PARTIES</b>	1,474	2,324	36,587	78,235
<b>3. GROSS ADDED VALUE (1-2)</b>	(1,119)	(2,309)	64,207	(48,265)
<b>4. DEPRECIATION AND AMORTIZATION</b>	3	-	882	788
<b>5. NET ADDED VALUE PRODUCED BY THE ENTITY (3-4)</b>	(1,122)	(2,309)	63,325	(49,053)
<b>6. ADDED VALUE RECEIVED IN TRANSFERS</b>	15,563	(86,599)	61,166	(14,701)
<b>7. TOTAL ADDED VALUE TO BE DISTRIBUTED (5 + 6)</b>	14,441	(88,908)	124,491	(63,754)
<b>8. DISTRIBUTION OF ADDED VALUE</b>	14,441	(88,908)	124,491	(63,754)
8.1) Personnel	1,370	1,165	12,087	13,095
8.2) Taxes, fees and contributions	225	222	49,266	(10,212)
8.3) Remuneration of third party capital	11,382	12,647	61,747	36,335
8.4) Remuneration of own capital	1,464	(102,942)	1,391	(102,972)





**annexes**



## (102-55) Summary of GRI Standards content “in accordance” - 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 headquarters	16	Rua General João Manoel, 157   Centro - Porto Alegre (RS)   CEP 90010-030
102-4	Location of operations	16	National operation, in the Metropolitan area of Porto Alegre, in the city of Canela (RS) and in the city of Florianópolis (SC).
102-5	Nature of ownership and legal form	16	
102-6	Markets served	16	The Metropolitan area of Porto Alegre, Canela (RS) and in Florianópolis (SC).
102-7	Scale of the organization	84, 89, 90, 91, 92, 93	
102-8	Information about employees and other workers	84	The implementation of digital transformation projects will enable the Company to report this complete information in the next reporting cycles.
102-9	Supply chain	74	
102-10	Significant changes in the organization and its supply chain	10	N/A
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 executive member	12, 60	

## ETHICS AND INTEGRITY

GRI STANDARD	DISCLOSURE	PAGE	RESPONSE OR REASON FOR OMISSION
102-16	Values, principles, norms and codes of behavior	58, 66	

## GOVERNANCE

GRI STANDARD	DISCLOSURE	PAGE	RESPONSE OR REASON FOR OMISSION
102-18	Governance Structure	54, 56, 57	

## STAKEHOLDERS ENGAGEMENT

GRI STANDARD	DISCLOSURE	PAGE	RESPONSE OR REASON FOR OMISSION
102-40	List of stakeholder groups	5	
102-41	Collective negotiation agreements	84	
102-42	Identifying and selecting 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	Defining report content and topic limits	5	
102-47	List of material topics	5	
102-48	Reformulations of information		Not applicable. This is the Company's first reporting cycle.
102-49	Reporting changes		Not applicable. This is the Company's first reporting cycle.
102-50	Period covered by the report	4	From January 1st to December 31st , 2020.
102-51	Date of most recent report	4	This is the first report.
102-52	Reporting cycle	4	Annual from 2021 on.
102-53	Contact for questions about the report	5	The receipt of doubts and/or suggestions about this publication is done through 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 GRI Standards	4	This report was prepared based on the GRI Standards: Essential option
102-55	Summary of GRI content	95	
102-56	External verification	7	



## SPECIFIC CONTENTS

### MATERIAL THEME: Economic Performance

GRI STANDARD	DISCLOSURE	PAGE	RESPONSE OR REASON FOR OMISSION
GRI 103: Management Approach 2016	103-1 Explanation of the material topic and its Limit	5	
	103-2 Management approach and its components	5	
	103-3 Evolution of the management approach	5	
GRI 201: Economic Performance 201	201-1 Direct economic value generated and distributed	93	

### MATERIAL THEME: Indirect Economic Impact

GRI STANDARD	DISCLOSURE	PAGE	RESPONSE OR REASON FOR OMISSION
GRI 103: Management Approach 2016	103-1 Explanation of the material topic and its Limit	5	
	103-2 Management approach and its components	5	
	103-3 Evolution of the management approach	5	
GRI 203: Indirect Economic Impact 2016	203-1 Development and impact of investments in infrastructure and services offered	19, 27, 47, 68	In the next reporting cycles, the Company intends to improve the quality of information on this material aspect.



## SPECIFIC CONTENTS

### MATERIAL THEME: 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 Limit	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 Management of water discharge impact	40, 41	
	303-3 Total water withdrawal by source	37	The publication presents data related to the Water and Sewage Service (SAE) and studies the breakdown of information by business in the next reports.

### MATERIAL THEME: Biodiversity

GRI STANDARD	DISCLOSURE	PAGE	RESPONSE OR REASON FOR OMISSION
RI 103: Management Approach 2016	103-1 Explanation of the material topic and its Limit	5	
	103-2 Management approach and its components	5	
	103-3 Evolution of the management approach	5	
GRI 304: Biodiversity 2018	304-1 Own operating units, leased or managed within or adjacent to protected areas and areas of high biodiversity value located outside protected areas	16, 26, 27, 28, 32, 34	



## SPECIFIC CONTENTS

### MATERIAL THEME: 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 Limit	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 imposed for non-compliance with environmental laws and regulations	28, 35, 76	

### MATERIAL THEME: Employment

GRI STANDARD	DISCLOSURE	PAGE	RESPONSE OR REASON FOR OMISSION
GRI 103: Management Approach 2016	103-1 Explanation of the material topic and its Limit	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 CONTENTS

### MATERIAL THEME: 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 Limit	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 number of hours of training per year per employee, broken down by gender and job category	80	The process presented contains consolidated data. Improvements in the management system are part of the current digital transformation process of the Company and will allow for a complete presentation in the next reporting cycles.
	404-2 Programs for the improvement of the competences of the employees and assistance for career transition	80	The Company does not have a program for career transition or assistance.

### MATERIAL THEME: 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 Limit	5	In the next reporting cycles, the Company intends to improve the quality of information on this material aspect.
	103-2 Management approach and its components	5	
	103-3 Evolution of the management approach	5	
GRI 401: Local Communities 2016	413-1 Operations that have engagement with the local community, impact assessment and development programs	35, 70	



# Staff

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Péricles Pereira Druck

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## **Legal Board**

Daniel Bisol

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Health and Safety, Quality and Sustainability Management

## **Independent Verification**

Conecta

## **Diagramming**

Design de Maria

## **Photos**

Acervo Habitasul (Habitasul Archives)

Image bank: AdobeStock, Getty Images, Unsplash

## **Disclosure/Release**

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## **Distribution**

Shareholders, customers, team members, communities, suppliers, governments and other stakeholders.





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29/03/2021 - 29/03/2022

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