

Earnings Release 2Q23

MRV&CO



SENSIA
INCORPORADORA

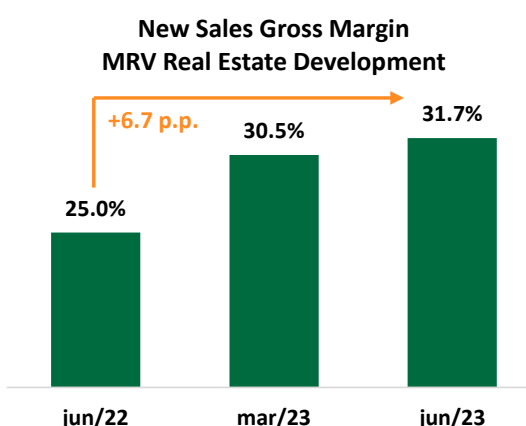
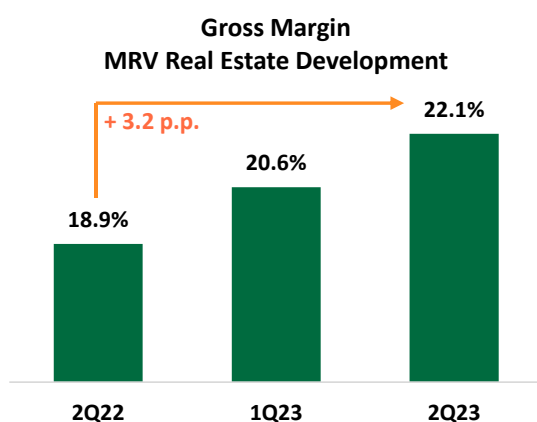
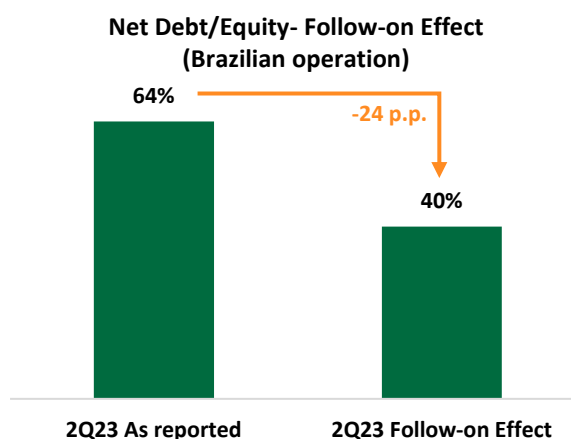
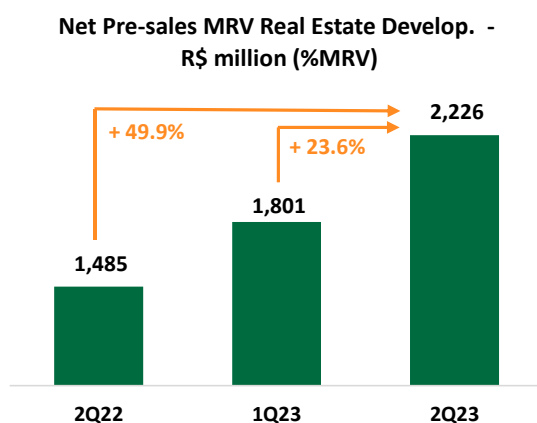
RESIA

2nd Quarter 2023 Results

Belo Horizonte, August 09, 2023 – MRV Engenharia e Participações S.A. (B3: MRVE3), the largest housing developer in Latin America posts its results for the second quarter of 2023.

HIGHLIGHTS

- **MRV Real Estate Development recorded improved gross margin, reaching 22.1%**, growing 1.5 p.p. compared to 1Q23, and 3.2 p.p. compared to 2Q22;
- **Gross Margin for new sales reached 31.7% in 2Q23**, representing a 1.2 p.p. increase over 1Q23, and 6.7 p.p. over 2Q22;
- **Record net pre-sales for a quarter in the company's history (real estate development), recording 9,826 units sold (%MRV), valued at R\$ 2.2 billion in PSV**, an increase of 24% compared to 1Q23, and 50% over 2Q22;
- **Subsequent Event: Capitalization of R\$ 1 billion for primary offer of company shares**, carried out in July 2023, aiming to speed up the company plan to deleverage.



Message from the Board

MRV Real Estate Development:

In 2Q23 the company registered its **highest net pre-sales volume in the company's history, reaching a milestone 9,826 (%MRV) units, totaling R\$ 2.2 billion in PSV**. These figures represent a 23.6% increase in relation to 1Q23, and a 49.9% increase over 2Q22. With this result, MRV's sales speed (Sales over Supply - SoS) reached the mark of 29% in 2Q23.

In addition to the company's record pre-sales figures, MRV reported **an increase to its average ticket for units pre-sold, topping R\$ 227 thousand, equal to an increase of 3.9% compared to 1Q23**.

In 2Q23, **the company's gross margin recorded yet another improvement, reaching the figure of 22,1%**, a 1.5p.p. improvement over 1Q23, and a 3.2 p.p. increase over 2Q22.

The company's cash burn for the quarter dropped some 34% over 1Q23, hitting a mark of 79.8 million, again reaffirming the company's path to recovery.

Subsequent Event:

On July 13, 2023, MRV concluded a follow-on offering, at a value of R\$ 1 billion, aiming to speed up the company's plan to deleverage.

Applying the effects of the follow-on offering on Net Debt/Net Equity indicators on June 30, 2023, the company saw it dropping from 64% to 40%, or rather, a drop of 24 p.p.

For further information regarding the offer, visit "[Closing on Public Offer Announcement](#) " and other documents available on the company's [IR site](#).

Resia:

Resia concluded the sale of its Pine Ridge development, located in Florida, USA, at a total sales value (PSV) of **US\$ 77 million, registering gross profit of US\$ 17.1 million, Gross Margin at 22%, Cap Rate at 5.6% and a 7.1% Yield On Cost**. The sale of Pine Ridge in 2Q23 helped reduce the operational cash burn of the North American operation, which was limited to \$14.7 million, reaffirming the company's strategy of maintaining recurring sales of its assets with good prices and profitability.

Luggo:

In 2Q23, Luggo carried out the sale of its Porto Aruba development in the city of Porto Alegre at a value of R\$ 21 million. The sale took place under the investment agreement the company has with Brookfield and resulted in a cash generation of R\$ 7.4 million for the quarter. Like Resia, Luggo has been demonstrating recurrence in the sale of its assets.

Urba:

Urba reached break-even this quarter, reporting a cash burn of R\$ 1.8 million, reflecting MRV&Co's discipline and commitment to its deleverage plan across all its subsidiaries. Urba has been pursuing recurrent sales of receivables, ensuring operational liquidity.

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2nd Quarter 2023

MRV & CO

We present the individual figures of each of the group's business lines, followed by MRV&Co's consolidated results and the Consolidated Balance Sheet. The detailed history of the results, can be found in the Interactive Spreadsheet available on the IR website. Access it [here](#) or through the QR-Code on the side:



I – MRV BRAZILIAN REAL ESTATE DEVELOPER (MRV + SENSIA)

Key Figures – MRV Brazilian Real Estate Developer (MRV + Sensia)

Financial Highlights (R\$ million)	2Q23	1Q23	2Q22	Chg. 2Q23 x 1Q23	Chg. 2Q23 x 2Q22	1H23	1H22	Chg. 1H23 x 1H22
Net Revenue	1,771	1,645	1,559	7.7% ↑	13.6% ↑	3,417	3,200	6.8% ↑
Gross Profit	392	338	295	15.7% ↑	32.5% ↑	730	613	19.0% ↑
Gross Margin	22.1%	20.6%	18.9%	1.5 p.p. ↑	3.2 p.p. ↑	21.4%	19.2%	2.2 p.p. ↑
Gross Margin ex. financial cost (%)	25.8%	24.3%	22.5%	1.5 p.p. ↑	3.2 p.p. ↑	25.1%	22.5%	2.5 p.p. ↑
Selling expenses	(183)	(154)	(156)	18.8% ↑	17.1% ↑	(336)	(309)	8.9% ↑
General & Administrative Expenses	(104)	(106)	(98)	2.3% ↓	5.8% ↑	(211)	(194)	8.5% ↑
Financial Results	157	(76)	(133)	-	-	81	(102)	-
Profit attributable to Shareholders	170	96	(202)	77.3% ↑	-	266	(170)	-
Net Margin	9.6%	5.8%	-13.0%	3.8 p.p. ↑	22.6 p.p. ↑	7.8%	-5.3%	13.1 p.p. ↑
Operational Indicators								
LAND BANK								
PSV (R\$ billion)	50.7	50.7	56.6	0.1% ↓	10.4% ↓	50.7	56.6	10.4% ↓
Units	228,082	238,146	289,801	4.2% ↓	21.3% ↓	228,082	289,801	21.3% ↓
Average Price (R\$ thousand)	222	213	195	4.3% ↑	13.8% ↑	222	195	13.8% ↑
LAUNCHES								
REAL ESTATE DEVEL. (MRV + SENSIA)								
PSV (R\$ million)	1,288	637	2,082	102.3% ↑	38.2% ↓	1,924	3,121	38.3% ↓
Units	5,206	2,233	8,798	133.1% ↑	40.8% ↓	7,439	13,738	45.9% ↓
Average Price (R\$ thousand)	247	285	237	13.2% ↓	4.5% ↑	259	227	13.9% ↑
MRV								
PSV (R\$ million)	1,219	550	1,809	121.7% ↑	32.6% ↓	1,769	2,847	37.9% ↓
Units	5,098	2,115	8,246	141.0% ↑	38.2% ↓	7,213	13,186	45.3% ↓
Average Price (R\$ thousand)	239	260	219	8.0% ↓	9.0% ↑	245	216	13.5% ↑
SENSIA								
PSV (R\$ million)	69	87	273	20.8% ↓	74.8% ↓	156	273	43.0% ↓
Units	108	118	552	8.5% ↓	80.4% ↓	226	552	59.1% ↓
Average Price (R\$ thousand)	637	736	495	13.5% ↓	28.6% ↑	689	495	39.1% ↑
NET PRE-SALES								
REAL ESTATE DEVEL. (MRV + SENSIA)								
PSV (R\$ million)	2,226	1,801	1,485	23.6% ↑	49.9% ↑	4,027	2,980	35.2% ↑
Units	9,826	8,255	7,879	19.0% ↑	24.7% ↑	18,081	16,437	10.0% ↑
Average Price (R\$ thousand)	227	218	188	3.9% ↑	20.2% ↑	223	181	22.9% ↑
MRV								
PSV (R\$ million)	2,180	1,757	1,471	24.0% ↑	48.2% ↑	3,937	2,951	33.4% ↑
Units	9,747	8,179	7,847	19.2% ↑	24.2% ↑	17,926	16,372	9.5% ↑
Average Price (R\$ thousand)	224	215	187	4.1% ↑	19.3% ↑	220	180	21.8% ↑
SENSIA								
PSV (R\$ million)	47	43	14	7.6% ↑	228.4% ↑	90	28	216.9% ↑
Units	79	76	32	4.0% ↑	147.1% ↑	155	65	138.8% ↑
Average Price (R\$ thousand)	592	572	445	3.5% ↑	32.9% ↑	582	438	32.7% ↑
TRANSFERRED UNITS								
Units	8,421	7,535	7,789	11.8% ↑	8.1% ↑	15,956	16,533	3.5% ↓
SALES WITH DIRECT FINANCING								
Units	1,536	918	285	67.3% ↑	439.4% ↑	2,454	611	301.7% ↑
PRODUCTION								
Units	7,593	7,183	7,923	5.7% ↑	4.2% ↓	14,776	16,047	7.9% ↓

* Net income adjustment excludes the effects of Equity swap and debt derivatives

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Other Indicators	2Q23	1Q23	2Q22	Chg. 2Q23 x 1Q23	Chg. 2Q23 x 2Q22	1H23	1H22	Chg. 1H23 x 1H22
Cash Generation	(79.8)	(120.8)	(64.6)	34.0% ↑	23.5% ↓	(200.6)	(418.8)	52.1% ↑
ROE (LTM)	1.1%	-7.5%	-1.8%	8.5 p.p. ↑	2.9 p.p. ↑	1.1%	-1.8%	290.6% ↑
Unearned Revenues	1,963	1,604	1,714	22.4% ↑	14.6% ↑	1,963	1,714	14.6% ↑
Unearned Results	731	570	522	28.2% ↑	40.0% ↑	731	522	40.0% ↑
% Unearned Margin	37.2%	35.5%	30.5%	1.7 p.p. ↑	6.8 p.p. ↑	37.2%	30.5%	6.8 p.p. ↑
Net Debt / Shareholder's Equity	68.3%	72.3%	46.1%	3.9 p.p. ↓	22.2 p.p. ↑	68.3%	46.1%	22.2 p.p. ↑

Adjusted Net Income:

Non-operational effects of debt swaps and share buy backs positively impacted results for 2Q23:

Net Income Adjustment - Swaps (2Q23 effect)	
Profit Attributable to Shareholders of the Company	169,939
Equity Swap ¹	(149,867)
Mark to Market of Derivative Financial Instruments IPCA/CDI	(51,544)
Total Effect on Financial Expenses	(201,411)
Profit Attributable to Shareholders of the Company (adjusted)	(31,472)

¹ Share repurchase operation of the Company's shares (MRVE3) through a derivative financial instrument, carried out in 3Q21, 2Q22 and 1Q23.

* Values expressed in R\$ thousands

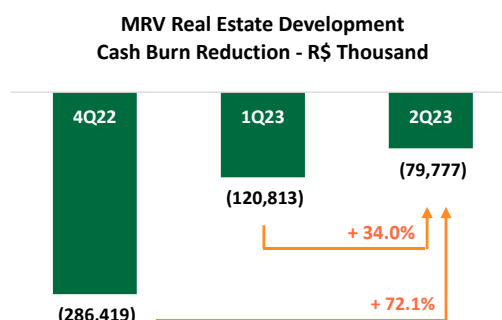
2023's MRV Day Projections:



Accumulated net revenue over the first half of 2023 totaled R\$ 3.4 billion, or 51.8% of the target range for the year.

Gross margin saw accumulated increases of 2.1 p.p. since 4Q22, registering an average of 21.4% in the first half of 2023, only 0.6 p.p. below presented MRV Day's range, between 22 - 24%.

The company cash burn has successively improved and is well within the company's plan for the year:



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II - RESIA

Key Figures – Resia (US Multi-Family Operation)

Financial Highlights (R\$ million)	2Q23	1Q23	2Q22	Chg. 2Q23 x 1Q23	Chg. 2Q23 x 2Q22	1H23	1H22	Chg. 1H23 x 1H22
Lease Revenue	6.9	1.8	6.4	290.2% ↑	9.1% ↑	9	8	7.3% ↑
Sales Revenue	347	-	955	-	63.7% ↓	347	1,178	70.6% ↓
SG&A	(46)	(31)	(4)	48.0% ↑	1072.1% ↑	(77)	(37)	108.5% ↑
Other operating income (expenses)	120	(18)	342	-	64.9% ↓	102	452	77.4% ↓
Profit attributable to Shareholders	41	(44)	229	-	82.2% ↓	(3)	290	-
Operational Indicators								
LAND BANK								
PSV (R\$ billion)	14.0	14.3	15.8	1.9% ↓	10.8% ↓	14.0	15.8	10.8% ↓
Units	8,988	9,025	8,165	0.4% ↓	10.1% ↑	8,988	8,165.4	10.1% ↑
Average Price (R\$ thousand)	1,563	1,586	1,929	1.5% ↓	19.0% ↓	1,563	1,929	19.0% ↓
LAUNCHES								
PSV (R\$ million)	-	293	-	100.0% ↓	-	293	143	105.2% ↑
Units	-	202	-	100.0% ↓	-	202	131	54.6% ↑
Average Price (R\$ thousand)	-	1,449	-	100.0% ↓	-	1,449	1,756	17.5% ↓
NET PRE-SALES								
PSV (R\$ million)	347	-	955	-	63.7% ↓	347	1,178	70.6% ↓
Units	269	-	651	-	58.6% ↓	269	815	66.9% ↓
Average Price (R\$ thousand)	1,288	-	1,468	-	12.2% ↓	1,288	1,447	10.9% ↓
LEASE								
New Units Leased	111	165	265	32.7% ↓	58.1% ↓	276	449	38.5% ↓
PRODUCTION								
Units	263	292	457	9.9% ↓	42.5% ↓	555	786	29.4% ↓
Other Indicators								
Cash Generation	(71.0)	(578.4)	334.0	87.7% ↑	-	(649.4)	(197.6)	228.7% ↓
ROE (LTM)	-6.8%	10.9%	76.1%	17.7 p.p. ↓	82.9 p.p. ↓	-6.8%	76.1%	82.9 p.p. ↓
Debt / Market Value of Assets	29.7%	27.7%	15.0%	2.0 p.p. ↑	14.7 p.p. ↑	29.7%	15.0%	14.7 p.p. ↑

2Q23



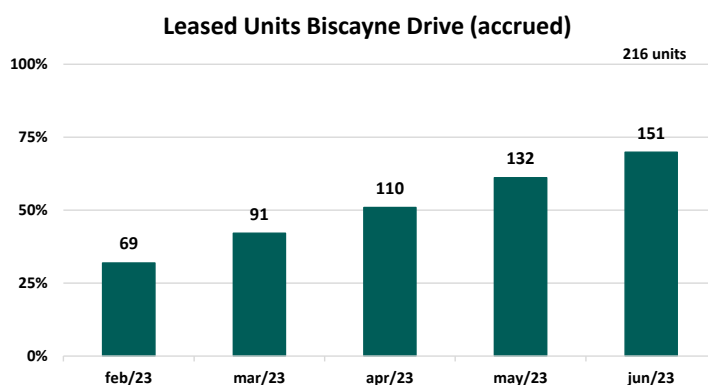
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Apartment Rentals:

The high demand for rental properties built by Resia continues, **reaffirmed by the fast rental pace of the already launched and under stabilization project**, Biscayne Drive, which began leasing in 1Q23.



NAV Resia:

Resia's valuation is periodically updated and disclosed, using the same method of valuing the Company's assets (NAV) as done in the acquisition proposal approved by the shareholders:

NAV RESIA (values in US\$)	2Q19	1Q23	2Q23
Operation	109,853,896	91,751,244	55,627,920
Construction	27,979,811	315,695,538	289,717,265
Land bank	19,850,000	190,164,928	215,503,613
Holding	18,249,995	126,458,855	147,596,340
Additional Capital@jul/19	10,000,000	-	-
Total	185,933,702	724,070,565	708,445,138

US\$ 708 million x R\$ 4.82¹
= R\$ 3.4 billion

¹Considers PTAX of 06/30/2023

The Internal Rate of Return (IRR) for the investment in Resia is 61%, considering the 2Q23 NAV.

III – LUGGO

Key Figures – Luggo (Brazil Multi-Family Operation)

Financial Highlights (R\$ million)	2Q23	1Q23	2Q22	Chg. 2Q23 x 1Q23	Chg. 2Q23 x 2Q22	1H23	1H22	Chg. 1H23 x 1H22
Sales Revenue	21	-	141	-	85.1% ↓	21	141	85.1% ↓
SG&A	(4.5)	(3.5)	(2.2)	28.1% ↑	105.9% ↑	(8.0)	(4.2)	89.5% ↑
Other operating income (expenses)	(8.6)	(4.4)	27.8	96.9% ↓	-	(12.9)	27.7	-
Profit attributable to Shareholders	(12.6)	(7.3)	26.8	71.5% ↓	-	(19.9)	24.6	-
Operational Indicators								
LAND BANK								
PSV (R\$ billion)	1.4	1.3	0.9	8.3% ↑	53.6% ↑	1.4	0.9	53.6% ↑
Units	3,323	3,288	3,297	1.1% ↑	0.8% ↑	3,323	3,297	0.8% ↑
Average Price (R\$ thousand)	430	402	282	7.1% ↑	52.4% ↑	430	282	52.4% ↑
LAUNCHES								
PSV (R\$ million)	-	-	-	-	-	-	-	-
Units	-	-	-	-	-	-	-	-
Average Price (R\$ thousand)	-	-	-	-	-	-	-	-
NET PRE-SALES								
PSV (R\$ million)	21	-	141	-	85.1% ↓	21	141	85.1% ↓
Units	88	-	600	-	85.3% ↓	88	600	85.3% ↓
Average Price (R\$ thousand)	240	-	236	-	1.9% ↑	240	236	1.9% ↑
PRODUCTION								
Units	76	102	125	25.5% ↓	39.0% ↓	179	240	25.3% ↓
Other Indicators								
Cash Generation	7.4	(34.5)	115.5	-	93.6% ↓	(27.1)	82.4	-
ROE (LTM)	-11.3%	-0.9%	16.7%	10.4 p.p. ↓	28.1 p.p. ↓	-11.3%	16.7%	28.1 p.p. ↓
Net Debt / Shareholder's Equity	-26.7%	-27.4%	-27.9%	0.7 p.p. ↑	1.3 p.p. ↑	-26.7%	-27.9%	1.3 p.p. ↑

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IV - URBA

Key Figures – Urba (Allotment)

Financial Highlights (R\$ million)	2Q23	1Q23	2Q22	Chg. 2Q23 x 1Q23	Chg. 2Q23 x 2Q22	1H23	1H22	Chg.1H23 x 1H22
Net Revenue	46	42	36	10.2% ↑	29.2% ↑	89	68	29.6% ↑
Gross Profit	16	15	14	3.0% ↑	10.1% ↑	31	27	14.3% ↑
Gross Margin	34.0%	36.4%	39.9%	2.4 p.p. ↓	5.9 p.p. ↓	35.2%	39.9%	4.7 p.p. ↓
Gross Margin ex. financial cost (%)	37.6%	41.1%	41.6%	3.5 p.p. ↓	4.0 p.p. ↓	39.2%	41.9%	2.6 p.p. ↓
Selling expenses	(6.0)	(6.1)	(4.7)	1.4% ↓	28.5% ↑	(12.1)	(8.9)	34.9% ↑
General & Administrative Expenses	(8.4)	(8.5)	(10.4)	0.9% ↓	19.7% ↓	(16.8)	(18.4)	8.5% ↓
Financial Results	(14.5)	(3.0)	2.5	384.2% ↓	-	(17.5)	(13.0)	34.7% ↓
Profit attributable to Shareholders	(17.2)	(14.4)	3.4	19.5% ↓	-	(31.5)	(10.7)	194.1% ↓
Net Margin	-37.0%	-34.1%	9.6%	2.9 p.p. ↓	46.6 p.p. ↓	-35.6%	-15.7%	19.9 p.p. ↓
Operational Indicators								
LAND BANK								
PSV (R\$ billion)	1.7	1.2	1.5	45.1% ↑	15.5% ↑	1.7	1.5	15.5% ↑
Units	13,473	12,752	13,070	5.6% ↑	3.1% ↑	13,473	13,070	3.1% ↑
Average Price (R\$ thousand)	130	94	116	37.3% ↑	12.0% ↑	130	116	12.0% ↑
LAUNCHES								
PSV (R\$ million)	-	52	39	100.0% ↓	100.0% ↓	52	51	2.7% ↑
Units	-	242	280	100.0% ↓	100.0% ↓	242	431	43.8% ↓
Average Price (R\$ thousand)	-	216	139	100.0% ↓	100.0% ↓	216	118	82.6% ↑
NET PRE-SALES								
PSV (R\$ million)	23	19	24	22.2% ↑	5.3% ↓	42	51	18.1% ↓
Units	189	120	187	58.4% ↑	1.1% ↑	309	398	22.3% ↓
Average Price (R\$ thousand)	122	158	130	22.9% ↓	6.3% ↓	135	129	5.4% ↑
TRANSFERRED UNITS								
Units	7	17	48	58.8% ↓	85.4% ↓	24	92	73.9% ↓
PRODUCTION								
Units	228	170	202	34.4% ↑	13.3% ↑	398	319	25.0% ↑
Other Indicators								
Cash Generation	(1.8)	(55.0)	(42.0)	96.7% ↑	95.7% ↑	(56.8)	59.8	-
ROE (LTM)	-13.0%	-3.6%	4.6%	9.4 p.p. ↓	17.6 p.p. ↓	-13.0%	4.6%	1760.4% ↓
Unearned Results	45	36	53	26.0% ↑	15.3% ↓	45	53	15.3% ↓
% Unearned Margin	46.7%	45.6%	50.3%	1.1 p.p. ↑	3.6 p.p. ↓	46.7%	50.3%	3.6 p.p. ↓
Net Debt / Shareholder's Equity	125.6%	91.1%	24.2%	34.5 p.p. ↑	101.4 p.p. ↑	125.6%	24.2%	101.4 p.p. ↑

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2nd Quarter 2023

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V – CONSOLIDATED RESULTS MRV&Co

Consolidated Results – MRV&Co

Consolidated Financial Highlights - MRV&Co	2Q23	1Q23	2Q22	Chg. 2Q23 x 1Q23	Chg. 2Q23 x 2Q22	1H23	1H22	Chg. 1H23 x 1H22
Launches PSV - %MRV	1,288	982	2,121	31.2% ↑	39.3% ↓	2,269	3,862	41.2% ↓
Net Pre-Sales PSV - %MRV	2,617	1,819	2,606	43.8% ↑	0.4% ↑	4,436	4,351	2.0% ↑
Profit attributable to Shareholders (adjusted)	(20)	46	217	144.5% ↓	109.3% ↓	25	288	91.2% ↓
Profit attributable to Shareholders	181	31	58	492.3% ↑	214.8% ↑	212	134	58.0% ↑
Cash Generation	(145)	(789)	343	81.6% ↓	142.3% ↓	(934)	(474)	97.0% ↑

Clients by Real Estate Development – MRV&Co

Receivables from Real Estate Development (R\$ million)	Jun/23	Mar/23	Jun/22	Chg. Jun/23 x Mar/23	Chg. Jun/23 x Jun/22
MRV&Co					
Clients	5,073	4,764	4,573	6.5% ↑	10.9% ↑
Present value discount	(233)	(162)	(92)	43.8% ↑	153.2% ↑
Allowance for credit risk	(416)	(390)	(381)	6.8% ↑	9.2% ↑
Receivables from real estate development	4,424	4,213	4,100	5.0% ↑	7.9% ↑
Current	2,470	2,503	2,494	1.3% ↓	1.0% ↓
Noncurrent	1,955	1,710	1,607	14.3% ↑	21.7% ↑
MRV's Credit Portfolio (R\$ million)					
After Keys Delivery	1,661	1,625	1,409	2.2% ↑	17.9% ↑
Before Keys Delivery	1,649	1,446	1,434	14.0% ↑	15.0% ↑
Total	3,309	3,071	2,843	7.7% ↑	16.4% ↑

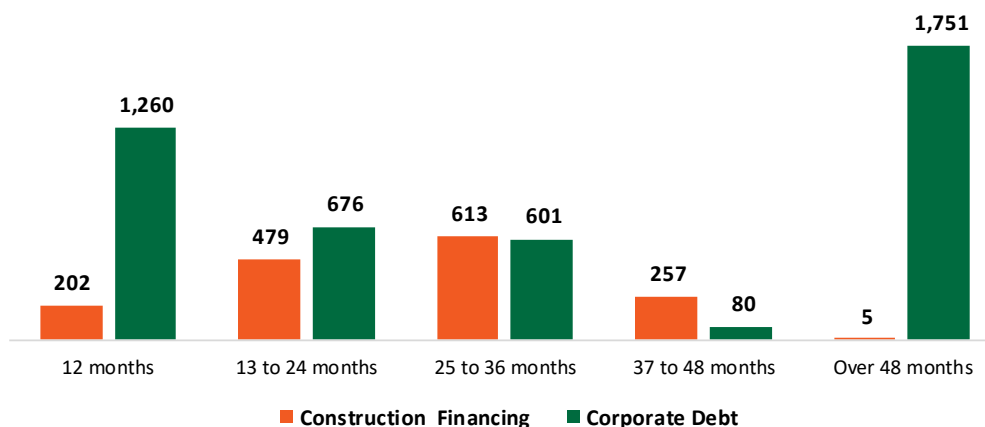
VI - DEBT – MRV&Co

a) Net Debt

Net Debt (R\$ million)	Jun/23	Mar/23	Jun/22	Chg. Jun/23 x Mar/23	Chg. Jun/23 x Jun/22
MRV&Co					
Total debt	8,411	8,079	6,451	4.1% ↑	30.4% ↑
(-) Cash and cash equivalents & Marketable Securities	(2,850)	(2,577)	(3,725)	10.6% ↑	23.5% ↓
(+/-) Derivative Financial Instruments	(53)	33	247	259.8% ↓	-
Net Debt	5,507	5,536	2,974	0.5% ↓	85.2% ↑
Gross Debt (ex-construction financing)	5,285	5,224	4,906	1.2% ↑	7.7% ↑
Net Debt (ex-construction financing)	2,381	2,680	1,428	11.2% ↓	66.7% ↑
Total Shareholders' Equity	6,812	6,706	6,885	1.6% ↑	1.1% ↓
EBITDA LTM	453	686	1,539	33.9% ↓	70.5% ↓
Brazil Operation					
Total debt	5,838	5,445	4,555	7.2% ↑	28.2% ↑
(-) Cash and cash equivalents & Marketable Securities	(2,422)	(2,159)	(2,653)	12.2% ↑	8.7% ↓
(+/-) Derivative Financial Instruments	(53)	33	256	259.8% ↓	-
Net Debt	3,363	3,320	2,158	1.3% ↑	55.8% ↑
Gross Debt (ex-construction financing)	4,131	4,018	3,650	2.8% ↑	13.2% ↑
Net Debt (ex-construction financing)	1,655	1,893	1,253	12.6% ↓	32.2% ↑
Net Debt (ex Credit Portfolio not sold)	684	676	(568)	1.1% ↑	220.4% ↓
Total Shareholders' Equity	5,237	5,092	5,257	2.9% ↑	0.4% ↓
Net Debt / Total Shareholders' Equity	64.2%	65.2%	41.1%	1.0 p.p. ↓	23.2 p.p. ↑
Net Debt (ex-construction financing) / Equity	31.6%	37.2%	23.8%	5.6 p.p. ↓	7.8 p.p. ↑
EBITDA LTM	423	383	644	10.4% ↑	34.3% ↓
Net Debt / EBITDA LTM	7.95x	8.66x	3.35x	8.3% ↓	137.1% ↑
Net Debt (ex-construction financing) / EBITDA LTM	3.91x	4.94x	1.95x	20.8% ↓	101.1% ↑
Net Debt (ex Credit Portfolio not sold) / Equity	13.1%	13.3%	-10.8%	0.0 p.p. ↓	2.2 p.p. ↓
US Operation					
Total debt	2,573	2,634	1,896	2.3% ↓	35.7% ↑
(-) Cash and cash equivalents & Marketable Securities	(429)	(419)	(1,072)	2.5% ↑	60.0% ↓
(+/-) Derivative Financial Instruments	-	-	(9)	-	100.0% ↓
Net Debt	2,145	2,215	816	3.2% ↓	163.0% ↑
Net Debt (ex-construction financing)	726	787	176	7.8% ↓	313.3% ↑
Total Shareholders' Equity	1,574	1,614	1,627	2.5% ↓	3.3% ↓
Debt/ Market Value of Assets	29.7%	27.7%	15.0%	2.0 p.p. ↑	14.7 p.p. ↑

b) Debt Maturity

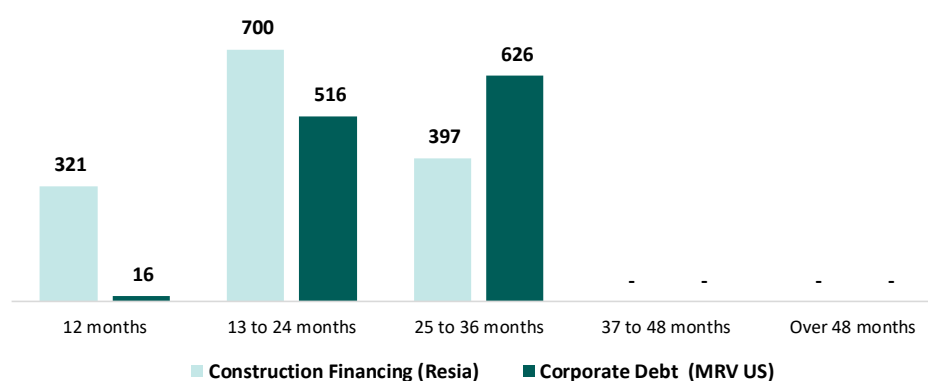
Debt Maturity Schedule In Local Currency - R\$ million



* Do not consider debt issue cost

Debt in Local Currency (R\$ million)	Debt Balance jun/23	Balance Due / Total (%)	Average Cost
Corporate Debt	4,282	73.3%	CDI + 1.46%
Construction Financing (FGTS)	397	6.8%	TR + 8.34%
Construction Financing (SBPE)	733	12.5%	CDI + 0.82%
Construction Financing (Finame)	427	7.3%	TJLP + 2.13%
Total	5,838	100.0%	14.62%

Debt Maturity Schedule in Foreign Currency - R\$ million



*Do not consider debt issue cost

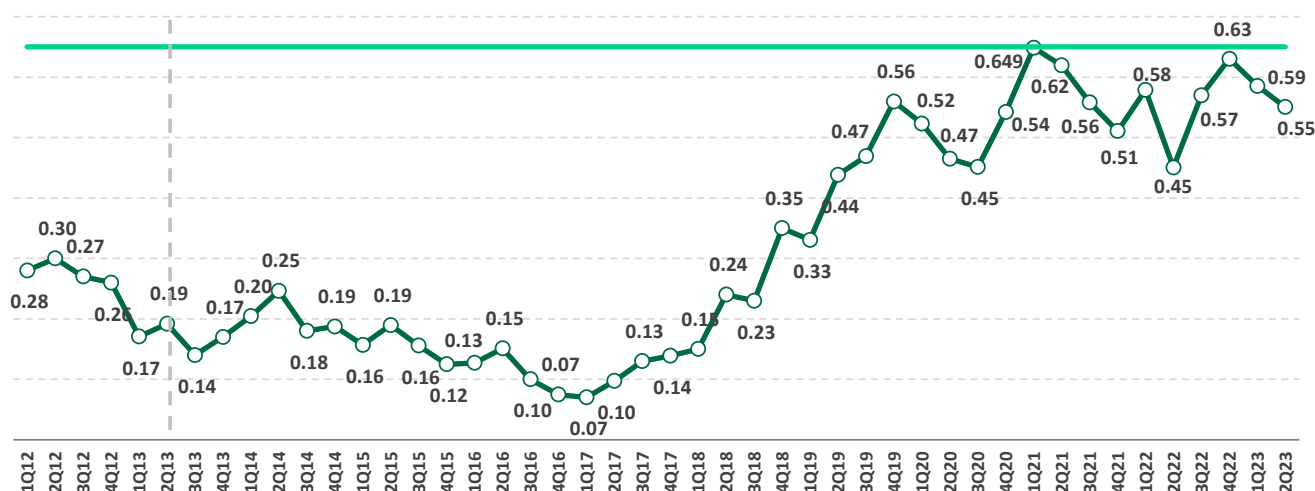
Debt in Foreign Currency	Contractual rate (a.p.r.)	Balance Due Jun/23 - US\$ million	Balance Due Jun/23 - R\$ million
Construction Financing (equivalent to Brazilian SFH)	LIBOR 1M + 2.75%; SOFR 1M + 2.25% to 3.50%; BSBY 1M + 2.25%; WSJ Prime + 0.25%; Fixed at 8.65% to 10.44%	294	1,419
Corporate Debt	Fixed at 3.80% to 4.37%	240	1,158
Funding Costs		(1)	(3)
Total		534	2,575

c) Covenants & Corporate Risk

S&P Global
Ratings

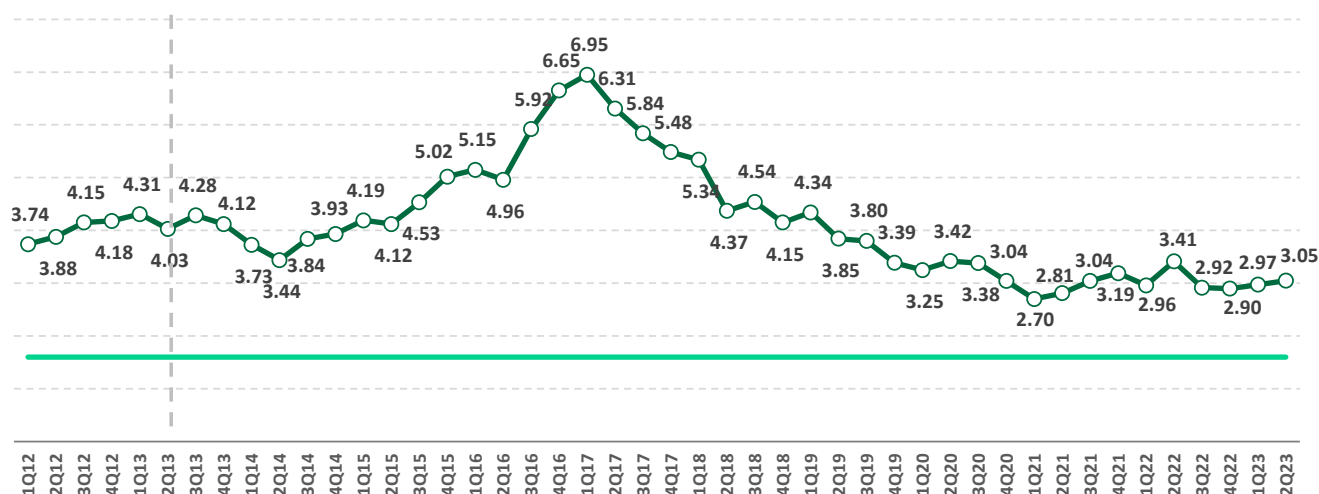
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Debt Covenant



$$\frac{\text{Net Debt} + \text{Properties Payable}}{\text{Total Equity}} < 0.65$$

Receivables Covenants



$$\frac{\text{Receivables} + \text{Unearned Gross Sales Revenue} + \text{Inventories}}{\text{Net Debt} + \text{Properties Payable} + \text{Unearned Costs of Units Sold}} > 1.6$$

EARNINGS RELEASE

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MRV&CO

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ATTACHMENTS

The attachments I, II and III below, refer to the result, cash flow and balance sheet of the consolidated MRV&Co's operation.

Attachment IV, in turn, refers only to MRV's foreign operation (MRV US). Amounts are presented in US\$ thousands.

ATTACHMENT I – Consolidated Income Statement [R\$ thousand]

Income Statement MRV&Co - R\$ thousands	2Q23					1Q23				
	MRV (Real Estate Develop.)	Urba (Land Subdivisions)	Luggo (Multifamily)	Resia (MRV US) (Multifamily US)	Consolidated MRV&Co	MRV (Real Estate Develop.)	Urba (Land Subdivisions)	Luggo (Multifamily)	Resia (MRV US) (Multifamily US)	Consolidated MRV&Co
Net Revenue	1,771,485	46,426	802	6,945	1,825,658	1,645,017	42,128	960	1,780	1,689,885
Costs of Real Estate Sales and Services	(1,379,977)	(30,622)	(601)	(9,256)	(1,420,456)	(1,306,561)	(26,778)	(510)	(2,583)	(1,336,432)
Gross Profit	391,508	15,804	201	(2,311)	405,202	338,456	15,350	450	(803)	353,453
Gross Margin	22.1%	34.0%	25.1%	-33.3%	22.2%	20.6%	36.4%	46.9%	-45.1%	20.9%
Gross Margin ex. financial cost (%)	25.8%	37.6%	25.1%	-33.3%	25.9%	24.3%	41.1%	46.9%	-45.1%	24.6%
Operating Income (Expenses)	(338,868)	(15,131)	(13,066)	74,448	(292,618)	(311,875)	(16,111)	(7,863)	(48,750)	(384,599)
Selling Expenses	(182,598)	(5,984)	(1,931)	(192)	(190,705)	(153,748)	(6,070)	(1,833)	(413)	(162,064)
Selling Expenses / Net Revenue	10.3%	12.9%	2	2.8%	10.4%	9.3%	14.4%	190.9%	23.2%	9.6%
General & Administrative Expenses	(104,068)	(8,383)	(2,569)	(45,460)	(160,480)	(106,471)	(8,459)	(1,680)	(30,435)	(147,045)
G&A / Net Revenue	5.9%	18.1%	320.3%	654.6%	8.8%	6.5%	20.1%	175.0%	1709.8%	8.7%
Other operating income (expenses), net	(38,886)	(476)	(8,566)	120,100	72,172	(28,005)	(513)	(4,350)	(17,902)	(50,770)
Equity Income	(13,316)	(288)	-	-	(13,605)	(23,651)	(1,069)	-	-	(24,720)
Income Before Financial Income (Expenses)	52,639	673	(12,865)	72,137	112,584	26,581	(761)	(7,413)	(49,553)	(31,146)
Financial Results	156,556	(14,524)	815	(13,367)	129,480	(75,651)	(2,999)	131	(10,765)	(89,284)
Financial Expenses	82,225	(17,343)	(19)	(16,190)	48,673	(155,105)	(4,783)	(70)	(13,231)	(173,189)
Financial Income	41,995	1,710	834	2,823	47,362	49,808	1,077	201	2,466	53,552
Financial income from receivables ¹	32,336	1,109	-	-	33,445	29,646	707	-	-	30,353
Income Before Income Tax and Social Contribution	209,196	(13,851)	(12,050)	58,770	242,064	(49,070)	(3,760)	(7,282)	(60,318)	(120,430)
Income Tax and Social Contribution	(35,298)	(157)	(527)	(13,602)	(49,584)	151,779	(5,288)	(53)	14,728	161,166
Net Income	173,897	(14,008)	(12,577)	45,168	192,480	102,709	(9,048)	(7,335)	(45,590)	40,736
Profit Attributable to non-controlling interests	3,960	3,166	-	4,256	11,382	6,885	5,326	-	(2,052)	10,159
Profit Attributable to Shareholders of the Company	169,938	(17,175)	(12,577)	40,912	181,098	95,824	(14,374)	(7,335)	(43,538)	30,577
Net Margin	9.6%	-37.0%	-1568.2%	589.1%	9.9%	5.8%	-34.1%	-764.1%	-2446.0%	1.8%
Adjusted Profit Attributable to Shareholders of the Company*	(31,473)	(17,175)	(12,577)	40,912	(20,313)	110,843	(14,374)	(7,335)	(43,538)	45,596
Adjusted Net Margin	-1.8%	-37.0%	-1568.2%	589.1%	-1.1%	6.7%	-34.1%	-764.1%	-2446.0%	2.7%

¹Financial income from receivables from real estate development

Note: The Group's results are presented by corporate type, and not by operating segment, as shown in the Financial Statement, Note 21 – Segment Information.

* Adjusted Net Income: Excludes the effects from the total return swap operation for the stock buyback and debt swap to CDI.

Income Statement MRV&Co - R\$ thousands	1H23					1H22				
	MRV (Real Estate Develop.)	Urba (Land Subdivisions)	Luggo (Multifamily)	Resia (MRV US) (Multifamily US)	Consolidated MRV&Co	MRV (Real Estate Develop.)	Urba (Land Subdivisions)	Luggo (Multifamily)	Resia (MRV US) (Multifamily US)	Consolidated MRV&Co
Net Revenue	3,416,502	88,554	1,762	8,725	3,515,543	3,199,702	68,338	567	8,134	3,276,741
Costs of Real Estate Sales and Services	(2,686,538)	(57,400)	(1,111)	(11,839)	(2,756,888)	(2,586,245)	(41,087)	(416)	(6,292)	(2,634,040)
Gross Profit	729,964	31,154	651	(3,114)	758,655	613,457	27,251	151	1,842	642,701
Gross Margin	21.4%	35.2%	36.9%	-35.7%	21.6%	19.2%	39.9%	26.6%	22.6%	19.6%
Gross Margin ex interest	25.1%	39.2%	36.9%	-35.7%	25.3%	22.5%	41.9%	26.6%	22.6%	22.9%
Operating Income (Expenses)	(650,744)	(31,242)	(20,929)	25,698	(677,217)	(601,848)	(21,362)	23,446	414,929	(184,835)
Selling Expenses	(336,346)	(12,054)	(3,764)	(605)	(352,769)	(308,771)	(8,936)	(2,540)	(261)	(320,508)
Selling Expenses / Net Revenue	9.8%	13.6%	213.6%	6.9%	10.0%	9.6%	13.1%	448.0%	3.2%	9.8%
General & Administrative Expenses	(210,539)	(16,842)	(4,249)	(75,895)	(307,525)	(194,112)	(18,403)	(1,689)	(36,434)	(250,638)
Other operating income (expenses), net	(66,892)	(988)	(12,916)	102,198	21,402	(45,597)	(1,085)	27,675	451,624	432,617
Equity Income	(36,967)	(1,357)	-	-	(38,325)	(53,368)	7,062	-	-	(46,306)
Income Before Financial Income (Expenses)	79,220	(88)	(20,278)	22,584	81,438	11,609	5,889	23,597	416,771	457,866
Financial Results	80,906	(17,523)	946	(24,132)	40,197	(101,767)	(13,013)	984	8,048	(105,748)
Financial Expenses	(72,880)	(22,126)	(89)	(29,421)	(124,516)	(268,774)	(21,558)	(134)	8,010	(282,456)
Financial Income	91,804	2,787	1,035	5,289	100,915	110,827	5,189	1,118	38	117,172
Financial income from receivables ¹	61,982	1,816	-	-	63,798	56,180	3,356	-	-	59,536
Income Before Income Tax and Social Contribution	160,126	(17,610)	(19,332)	(1,548)	121,635	(90,158)	(7,124)	24,581	424,819	352,118
Income Tax and Social Contribution	116,480	(5,445)	(580)	1,126	111,581	(68,332)	(3,589)	(1)	(110,511)	(182,433)
Net Income	276,606	(23,056)	(19,912)	(422)	233,216	(158,490)	(10,713)	24,580	314,308	169,685
Profit Attributable to non-controlling interests	10,844	8,493	-	2,204	21,541	11,379	15	-	24,338	35,732
Profit Attributable to Shareholders of the Company	265,762	(31,549)	(19,912)	(2,626)	211,675	(169,869)	(10,728)	24,580	289,970	133,953
Net Margin	7.8%	-35.6%	-1130.1%	-30.1%	6.0%	-5.3%	-15.7%	4335.1%	3564.9%	4.1%

Note: The Group's results are presented by corporate type, and not by operating segment, as shown in the Financial Statement, Note 21 – Segment Information.

EARNINGS RELEASE

2nd Quarter 2023

MRV & CO

ATTACHMENT II – Consolidated Cash Flow Statement [R\$ million]

Consolidated (R\$ million)	2Q23	1Q23	2Q22	Chg. 2Q23 x 1Q23	Chg. 2Q23 x 2Q22	1H23	1H22	Chg. 1H23 x 1H22
CASH FLOWS FROM OPERATING ACTIVITIES								
NET INCOME	192	41	86	372.5% ↑	122.9% ↑	233	170	37.4% ↑
Adjustments to reconcile net income to cash used in operating activities	17	146	(104)	88.3% ↓	-	163	1	14220.3% ↑
(Increase) decrease in operating assets	(218)	(373)	(5)	41.6% ↑	4295.9% ↓	(591)	(189)	212.2% ↓
Increase (decrease) in operating liabilities	56	(98)	112	-	49.9% ↓	(42)	204	-
Interest paid in the year	(163)	(211)	(112)	22.6% ↑	46.0% ↓	(374)	(245)	53.1% ↓
Income tax and social contribution paid in the year	(37)	(52)	(34)	29.4% ↑	7.9% ↓	(89)	(66)	35.8% ↓
Realization of accrual for maintenance of real estate	(26)	(26)	(31)	0.4% ↑	15.8% ↑	(52)	(60)	12.7% ↑
Realization of accrual for maintenance of real estate	(29)	(36)	(47)	20.0% ↑	39.3% ↑	(64)	(86)	25.3% ↑
Net cash generated by (used in) operating activities	(207)	(610)	(134)	66.1% ↑	54.3% ↓	(817)	(270)	202.1% ↓
CASH FLOWS FROM INVESTING ACTIVITIES								
Decrease (increase) in marketable securities	(628)	599	(586)	-	7.1% ↓	(28)	(391)	92.7% ↑
Advances to related parties	(55)	(19)	(20)	185.7% ↓	174.4% ↓	(74)	(28)	162.4% ↓
Receipts from related parties	64	8	26	649.0% ↑	141.9% ↑	72	30	139.6% ↑
Decrease in (acquisition of/contribution to) investments	(12)	9	(3)	-	294.7% ↓	(3)	(3)	24.4% ↓
Payment for acquisition of subsidiary	(21)	(10)	(43)	104.3% ↓	50.0% ↑	(32)	(47)	32.5% ↑
Receipts for sale of investees	402	1	1,150	-	-	402	1,415	71.6% ↓
Acquisition of investment properties	(430)	(422)	(681)	2.0% ↓	36.8% ↑	(852)	(1,544)	44.8% ↑
Acquisition of fixed and intangible assets	(63)	(60)	(125)	4.0% ↓	49.9% ↑	(123)	(216)	43.1% ↑
Net cash generated by (used in) investing activities	(744)	105	(282)	-	163.9% ↓	(638)	(784)	18.5% ↑
CASH FLOWS FROM FINANCING ACTIVITIES								
Proceeds from shares issuance	-	0	-	100.0% ↓	-	0	0	68.4% ↑
Proceeds from stock options' exercise	-	-	-	-	-	-	-	-
Loans from related parties	(36)	11	(9)	-	325.6% ↓	(25)	(5)	461.4% ↓
Treasury shares	-	-	-	-	-	-	-	-
Proceeds from loans, financing and debenture	1,185	1,202	789	1.4% ↓	50.1% ↑	2,387	2,738	12.8% ↓
Payment of loans, financing and debenture	(790)	(511)	(807)	54.6% ↓	2.0% ↑	(1,301)	(1,678)	22.4% ↑
Addition of other financial liabilities	-	-	-	-	-	-	-	-
Sale of receivables	375	364	346	3.0% ↑	8.3% ↑	739	346	113.4% ↑
Payments of credit assignment liability	(111)	(87)	(35)	27.9% ↓	222.9% ↓	(199)	(76)	160.7% ↓
Receive of financial instruments and derivatives	(18)	(292)	(10)	94.0% ↑	74.6% ↓	(309)	9	-
Capital transaction	(6)	(3)	6	95.2% ↓	-	(10)	7	-
Dividends payment	-	-	(3)	-	-	-	(3)	-
Net contributions (distributions) of noncontrolling interests	(4)	83	127	-	-	80	215	62.9% ↓
Net cash (used in) generated by financing activities	594	767	405	22.6% ↓	46.5% ↑	1,361	1,554	12.5% ↓
Effects of exchange rates on cash and cash equivalents	(22)	(7)	80	218.1% ↓	-	(29)	15	-
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS, NET	(379)	255	70	-	-	(124)	515	-
CASH AND CASH EQUIVALENTS								
Cash and cash equivalents at beginning of the period	989	734	1,393	34.8% ↑	29.0% ↓	734	948	22.6% ↓
Cash and cash equivalents at end of the period	610	989	1,463	38.3% ↓	58.3% ↓	610	1,463	58.3% ↓

EARNINGS RELEASE

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MRV&CO

ATTACHMENT III – Consolidated Balance Sheet – MRV&Co [R\$ million]

ASSETS	Jun/23	Mar/23	Jun/22	Chg. Jun/23 x Mar/23	Chg. Jun/23 x Jun/22
CURRENT ASSETS					
Cash and cash equivalents	610	989	1,463	38.3% ↓	58.3% ↓
Marketable Securities	1,859	1,204	1,894	54.3% ↑	1.9% ↓
Receivables from real estate development	2,470	2,503	2,494	1.3% ↓	1.0% ↓
Receivables from services provided	219	172	148	27.4% ↑	48.4% ↑
Inventories	4,717	4,578	4,359	3.0% ↑	8.2% ↑
Recoverable current taxes	119	109	98	9.1% ↑	20.9% ↑
Prepaid expenses	112	121	68	7.2% ↓	64.8% ↑
Derivative Financial Instruments	15	-	-	-	-
Other assets	453	375	174	20.7% ↑	159.5% ↑
Total Current Assets	10,573	10,052	10,699	5.2% ↑	1.2% ↓
Investment Property - Noncurrent Assets held for sale	435	528	479	17.5% ↓	9.2% ↓
NONCURRENT ASSETS					
Marketable Securities	382	384	368	0.5% ↓	3.8% ↑
Receivables from real estate development	1,955	1,710	1,607	14.3% ↑	21.7% ↑
Real estate for sale and development	3,923	4,225	4,574	7.2% ↓	14.2% ↓
Prepaid taxes	195	202	-	3.8% ↓	-
Intercompany Expenses	79	86	67	8.2% ↓	16.8% ↑
Prepaid expenses	111	81	48	36.6% ↑	130.3% ↑
Derivative Financial Instruments	221	57	43	284.5% ↑	416.0% ↑
Other noncurrent assets	358	378	352	5.5% ↓	1.6% ↑
Equity Interest in investees	246	201	204	22.2% ↑	20.2% ↑
Investment property	3,856	3,851	2,713	0.1% ↑	42.2% ↑
Property and equipment	833	804	725	3.6% ↑	14.9% ↑
Intangible Assets	180	180	185	0.0% ↓	2.6% ↓
Total Noncurrent Assets	12,336	12,160	10,885	1.5% ↑	13.3% ↑
TOTAL ASSETS	23,345	22,740	22,063	2.7% ↑	5.8% ↑

EARNINGS RELEASE

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MRV & CO

LIABILITIES AND EQUITY	Jun/23	Mar/23	Jun/22	Chg. Jun/23 x Mar/23	Chg. Jun/23 x Jun/22
CURRENT LIABILITIES					
Suppliers	741	792	620	6.5% ↓	19.4% ↑
Payables for investment aquisition	32	17	13	89.0% ↑	153.7% ↑
Derivative Financial Instruments	-	15	194	100.0% ↓	100.0% ↓
Loans, financing and debentures	1,782	2,004	725	11.1% ↓	145.9% ↑
Land Payables	855	979	759	12.6% ↓	12.7% ↑
Advances from customers	269	222	304	21.2% ↑	11.7% ↓
Payroll and related liabilities	202	172	185	17.2% ↑	9.4% ↑
Tax payables	142	132	267	7.6% ↑	46.7% ↓
Provision for maintenance of real estate	60	59	47	2.2% ↑	29.2% ↑
Deferred tax liabilities	63	81	88	21.9% ↓	28.4% ↓
Proposed dividends	-	-	191	-	100.0% ↓
Net Capital deficiency liabilities - Investments	492	433	415	13.7% ↑	18.5% ↑
Credit assignment liability	314	261	187	20.1% ↑	68.2% ↑
Other payables	392	432	336	9.2% ↓	16.8% ↑
Total Current Liabilities	5,344	5,598	4,329	4.5% ↓	23.4% ↑
Loans and financing - Noncurrent Assets held for sale	283	318	252	11.0% ↓	12.2% ↑
NONCURRENT LIABILITIES					
Payables for investment aquisition	12	30	23	60.9% ↓	50.0% ↓
Derivative Financial Instruments	62	106	96	41.0% ↓	34.8% ↓
Loans, financing and debentures	6,346	5,758	5,475	10.2% ↑	15.9% ↑
Land Payables	2,597	2,729	3,656	4.8% ↓	29.0% ↓
Advances from customers	268	235	317	14.4% ↑	15.3% ↓
Provision for maintenance of real estate	200	192	173	4.1% ↑	15.6% ↑
Provision for civil, labor, and tax risks	86	79	83	8.7% ↑	3.5% ↑
Deferred tax liabilities	113	99	101	13.9% ↑	12.3% ↑
Credit assignment liability	759	445	252	70.7% ↑	201.1% ↑
Other liabilities	462	445	421	3.7% ↑	9.6% ↑
Total Noncurrent Liabilities	10,906	10,118	10,597	7.8% ↑	2.9% ↑
EQUITY					
Equity attributable to Company' Shareholders	6,019	5,849	6,124	2.9% ↑	1.7% ↓
Noncontrolling Interests	793	857	761	7.5% ↓	4.1% ↑
Total Equity	6,812	6,706	6,885	1.6% ↑	1.1% ↓
TOTAL LIABILITIES AND TOTAL EQUITY	23,345	22,740	22,063	2.7% ↑	5.8% ↑

EARNINGS RELEASE

2nd Quarter 2023

MRV & CO

ATTACHMENT IV – Financial Statements – MRV US [US\$ thousands]

Balance Sheet - MRV US

ASSETS (US\$ Thousands)	06/30/2023	03/31/2023	06/30/2022	Chg. Jun/23 x Mar/23	Chg. Jun/23 x Jun/22
CURRENT ASSETS					
Cash and cash equivalents	78,734	71,234	196,897	10.5% ↑	60.0% ↓
Marketable Securities	10,243	11,143	7,816	8.1% ↓	31.1% ↑
Receivables from services provided	780	439	213	77.7% ↑	266.2% ↑
Recoverable current taxes	-	-	-	-	-
Prepaid expenses	963	2,116	2,509	54.5% ↓	61.6% ↓
Other assets	31,873	34,511	9,788	7.6% ↓	225.6% ↑
Total Current Assets	122,593	119,443	217,223	2.6% ↑	43.6% ↓
Investment Property - Noncurrent Assets held for sale	90,339	103,868	91,502	13.0% ↓	1.3% ↓
NONCURRENT ASSETS					
Derivative Financial Instruments	-	-	1,625	-	100.0% ↓
Deferred tax assets	1,404	2,826	-	50.3% ↓	-
Other noncurrent assets	13,416	16,575	16,223	19.1% ↓	17.3% ↓
Equity Interest in investees	2,047	1,178	372	73.8% ↑	450.3% ↑
Investment property	727,706	688,977	465,789	5.6% ↑	56.2% ↑
Property and equipment	26,453	25,682	17,413	3.0% ↑	51.9% ↑
Intangible Assets	1,305	979	1,432	33.3% ↑	8.9% ↓
Total Noncurrent Assets	772,331	736,217	502,854	4.9% ↑	53.6% ↑
TOTAL ASSETS	985,263	959,528	811,579	2.7% ↑	21.4% ↑
LIABILITIES AND EQUITY (US\$ Thousands)	06/30/2023	03/31/2023	06/30/2022	Chg. Jun/23 x Mar/23	Chg. Jun/23 x Jun/22
CURRENT LIABILITIES					
Suppliers	45,878	53,100	47,097	13.6% ↓	2.6% ↓
Loans, financing and debentures	69,833	72,208	14,204	3.3% ↓	391.6% ↑
Payroll and related liabilities	2,903	1,802	1,309	61.1% ↑	121.8% ↑
Tax payables	2,544	2,544	30,078	0.0% ↑	91.5% ↓
Other payables	9,971	9,400	11,446	6.1% ↑	12.9% ↓
Total Current Liabilities	131,129	139,054	104,134	5.7% ↓	25.9% ↑
Loans and financing - Noncurrent Assets held for sale	58,711	62,572	48,163	6.2% ↓	21.9% ↑
NONCURRENT LIABILITIES					
Derivative Financial Instruments	-	-	-	-	-
Loans, financing and debentures	405,452	383,667	299,662	5.7% ↑	35.3% ↑
Deferred tax liabilities	6,802	5,420	6,795	25.5% ↑	0.1% ↑
Other liabilities	56,498	51,124	42,120	10.5% ↑	34.1% ↑
Total Noncurrent Liabilities	468,752	440,211	348,577	6.5% ↑	34.5% ↑
EQUITY					
Equity attributable to Company' Shareholders	213,887	205,760	217,610	3.9% ↑	1.7% ↓
Noncontrolling Interests	112,784	111,931	93,095	0.8% ↑	21.1% ↑
Total Equity	326,671	317,691	310,705	2.8% ↑	5.1% ↑
TOTAL LIABILITIES AND TOTAL EQUITY	985,263	959,528	811,579	2.7% ↑	21.4% ↑

EARNINGS RELEASE

2nd Quarter 2023

MRV & CO

Income Statement - MRV US

US\$ thousands	2Q23	1Q23	2Q22	Chg. 2Q23 x 1Q23	Chg. 2Q23 x 2Q22	1H23	1H22	Chg. 1H23 x 1H22
NET REVENUE	1,404	342	1,286	310.2% ↑	9.2% ↑	1,746	1,593	9.6% ↑
COST OF REAL ESTATE SALES AND SERVICES	(1,888)	(497)	(1,034)	280.2% ↑	82.6% ↑	(2,385)	(1,241)	92.2% ↑
GROSS PROFIT	(484)	(154)	252	213.6% ↑	292.0% ↓	(639)	352	281.3% ↓
<i>Gross Margin</i>	<i>-34.5%</i>	<i>-45.1%</i>	<i>19.6%</i>	<i>10.6 p.p. ↑</i>	<i>54.1 p.p. ↓</i>	<i>-36.6%</i>	<i>22.1%</i>	<i>58.7 p.p. ↓</i>
OPERATING INCOME (EXPENSES)								
Selling expenses	(39)	(80)	(39)	51.3% ↓	0.8% ↓	(118)	(52)	128.8% ↑
General & Administrative Expenses	(9,182)	(5,872)	(677)	56.4% ↑	1255.7% ↑	(15,054)	(6,931)	117.2% ↑
Other operating income (expenses), net	24,311	(3,435)	67,511	-	64.0% ↓	20,876	89,625	76.7% ↓
Equity Income	-	-	-	-	-	-	-	-
INCOME BEFORE FINANCIAL INCOME (EXPENSES)	14,606	(9,541)	67,047	253.1% ↓	78.2% ↓	5,065	82,994	93.9% ↓
FINANCIAL RESULTS								
Financial expenses	(3,273)	(2,547)	369	28.5% ↑	987.5% ↓	(5,820)	1,608	461.9% ↓
Financial income	570	474	4	20.2% ↑	13852.9% ↑	1,045	8	13788.7% ↑
Financial income from receivables from real estate development	-	-	-	-	-	-	-	-
INCOME BEFORE INCOME TAX AND SOCIAL CONTRIBUTION	11,903	(11,614)	67,420	-	82.3% ↓	290	84,610	99.7% ↓
Income Tax and Social Contribution	(2,803)	2,826	(18,282)	199.2% ↓	84.7% ↓	23	(21,890)	100.1% ↓
NET INCOME (LOSS)	9,100	(8,788)	49,138	-	81.5% ↓	312	62,720	99.5% ↓
NET INCOME (LOSS) ATTRIBUTABLE TO NON-CONTROLLING INTERESTS	860	(396)	3,744	-	77.0% ↓	465	4,852	90.4% ↓
NET INCOME (LOSS) ATTRIBUTABLE TO SHAREHOLDERS OF THE COMPANY	8,239	(8,392)	45,394	-	81.8% ↓	(153)	57,867	-
<i>Net Margin</i>	<i>586.8%</i>	<i>-2451.3%</i>	<i>3529.1%</i>	<i>3038.1 p.p. ↑</i>	<i>2942.4 p.p. ↓</i>	<i>-8.7%</i>	<i>3632.6%</i>	<i>3641.3 p.p. ↓</i>

Valuation Resia (NAV)

The method used individually evaluates each development, according to its condition as described below:

- **Developments in operation and sold:** (NOI / Cap Rate) - Debt.
 - NOI takes vacancy rates, rentals and OPEX rates on the date of evaluation;
 - Cap Rate should be based on real business and public materials on the date evaluation.
- **Developments for rent and construction:** (cash flow discounted from expected NOI on the date of evaluation) – (remaining construction costs).
- **Land Bank:**
 - **Recently Acquired:** book value;
 - **If Licensed and Construction Approval:** evaluation at market value.

Glossary

Banco de Terrenos (Land Bank) - land held in inventory with its estimated PSV (Pre-Sales Value) in the future. It is the Company's land bank and includes all land already acquired and not with projects launched.

Cash - made up of the balance of cash and cash equivalents and financial investments (bonds and securities).

CPC 47 e Percent of Conclusion (POC) - to better understand revenue, the Group has adopted the CPC 47, effective January 1, 2018 – 'Contract revenue from Clients'. Sales revenue is appropriated as construction progresses, as the transfer of control takes place over time. As such, the POC method has been adopted for each construction project.

Cash Burn - measured by the change in net debt, excluding capital increases, purchased shares held in treasury and dividend payments, when occurred.

Net Debt: Net Debt: (Gross Debt + Fin. Deriv. Liabil.) – (Total Cash + Fin. Deriv. Assets)

Duration - Average period of time considered for the expiration of debt. Takes into consideration not only the final expiration of debt, but also the flow of payment, principal and interest rates.

EBITDA - a commonly used indicator to evaluate publicly-traded companies, insofar as it represents the Company's operational cash flow, in other words, how much the Company generates from resources only from operational activities, without taking into consideration financial effects, taxes and depreciation.

Construction Financing - total of units from projects that had the construction financing (PJ) approved by a financial institution during the period.

Financial Cost recorded under COGS: interest which in prior period were capitalized in inventory (property and projects under construction) and, resulting from the sale of units/projects have been booked as results, increasing the value of 'Real Estate Costs and Services Provided'.

Inventory at Market Value - equal to the PSV of current inventory, only considering developments already launched. Does not consider land bank.

FGTS - Severance pay fund for workers is a compulsory reserve fund in which employees deposit 8% of their monthly salary. FGTS resources are administered by CEF and they are used as a source of funding for low income housing programs such as CVA.

Launches - Occurs when a project is available for sale.

Profit per share - basic profit per share is calculated by dividing net profit for the quarter by the number of ordinary shares issued, by the average quantity of ordinary shares available during the period, excluding treasury notes, if available.

LUGGO - MRV&Co start up focusing exclusively on the construction of rental real estate, offering a wide range of living services and technology, purpose-built to improve the customer experience (<https://alugue.luggo.com.br/>).

Marketplace - Platform connecting the supply and demand for products and services, in other words and online shopping platform.

Minha Casa Minha Vida (MCMV) - Minha Casa Minha Vida Program, known as MCMV, is the Federal Government's national housing program to replace the Casa Verde e Amarela (CVA), since February 14, 2023, which aims to reduce the Housing Deficit.

MRV US: MRV-controlled holding, headquartered in the USA, holding direct interest in AHS development and indirect interest in AHS residential.

NAV: Net Asset Value

Novo Mercado - Special listings on the BOVESPA, with a specific, stricter, set of corporate governance rules, of which the Company has been a member since July 23, 2007.

Physical Swap - system of purchase in which the landowner is issued a determined number of units of construction to be developed.

SFH Resources - Housing Finance System (SFH) resources are borne from the FGTS (severance pay fund) and deposits taken from savings accounts (SBPE).

Resia - Developer based in the United States, controlled by MRV (<https://www.liveresia.com/>).

Real estate sales results to be appropriated - generated from the sum of pre-sales contracts, referring to projects under construction and its respective costs to be incurred.

ROE - *Return on Equity is defined by the quotient between net income to the average shareholder's equity.*

SBPE - Brazilian System of Savings and Loans – bank financing based on savings accounts.

URBA - allotment development Company controlled by MRV (<https://vivaurba.com.br/>).

Finished Units - finished units, registered after construction has finished.

Produced Units - units produced over the evolution of construction, equivalent construction.

Transferred Units - quantity of individuals who have signed a mortgage with a financial institution for the period.

Net Contract Sales - gross contracted sales minus cancellations for the period.

VSO - Sales on offer, is an indicator used to analyze real estate offering. Its main role is to represent the percentage of units sold in relation to the total of units available for the period.

Net VSO - $\text{Net sales} / (\text{initial stock for period} + \text{launches for period})$

PSV Launched - equals the total number of units launched, multiplied by the average estimated sale price of units.

Disclaimer

Unless otherwise stated, the operating data refer to MRV's share in projects.

This presentation contains forward-looking statements relating to the prospects of the business, estimates for operating and financial results, and those related to growth prospects of MRV. These are mere projections and, as such, are based exclusively on the Management's expectations about the future of the business.

These expectations are highly dependent upon required approvals and licenses for projects, market conditions, performance of the Brazilian economy, the sector and international markets and, therefore, are subject to changes without prior notice.

This performance report includes accounting data and non-accounting data such as operating and financial results and outlooks based on the expectations of the Board of Directors. The non-accounting data such as values and units of Launches, Pre-Sales, amounts related to the housing, Inventory at Market Value, Land bank, Unearned Results, cash disbursement and Guidance were not subject to review by the Company's independent auditors.

The EBITDA, in this report, represents the net income before income tax and social contribution, net financial result, financial costs recorded under cost of goods sold, depreciation, amortization and minority interest. MRV believes that the reversion of the adjustment to present value of receivables from units sold and not yet delivered that is recorded as gross operating revenue is part of our operating activities and therefore, we do not exclude these revenues from EBITDA's calculation. EBITDA is not a Brazilian GAAP and IFRS measure and should not be considered in isolation and should not be considered an alternative to net income, as an indicator of our operating performance or cash flows or as a measure of our liquidity. Because the calculation of EBITDA does not take into consideration income tax and social contribution, net financial result, financial charges recorded under cost of goods sold, depreciation, amortization and minority interest, EBITDA is an indicator of MRV general economic performance which is not affected by changes in interest rates, income tax and social contribution rates and rates of depreciation and amortization. Because EBITDA does not consider certain costs related to our business which could materially affect our profits, such as financial result, taxes, depreciation, amortization and capital expenditures, among others, EBITDA is subject to limitations that impair its use as a measure of our profitability.

Relationship with Independent Auditors

Pursuant to CVM Instruction 381/03, we inform that the Company's independent auditors Ernst & Young Auditores Independentes ("EY") did not provide services during the first semester of 2023 other than those related to external auditing. The Company's policy for hiring independent auditors ensures that there is no conflict of interest, loss of autonomy or objectiveness.

About MRV&Co

MRV Engenharia e Participações S.A. is the largest Brazilian real estate developer and homebuilder in the lower-income segment, with more than 43 years of experience, active in 22 Brazilian states including the Federal District. Since the beginning of 2020, the company also operates in the United States through Resia, with presence in 06 macro-regions. MRV is listed on the Novo Mercado - B3 under the ticker MRVE3 and is included, among others, in the theoretical portfolio IBOV.