

The logo for MRV & CO is mounted on the top edge of a modern glass skyscraper. The letters 'MRV' are in a vibrant green, and '&CO' is in a bright orange. The building's glass facade reflects the blue sky and white clouds, creating a dynamic, textured background. The sky is a deep blue with scattered, fluffy white clouds. In the bottom right corner, the top of a green palm tree is visible, adding a touch of nature to the urban scene.

Interim financial  
statements  
3Q23

**MRV&CO**

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**A free translation from Portuguese into English of Independent Auditor's Review Report on individual and consolidated quarterly information prepared in Brazilian currency in accordance with accounting practices adopted in Brazil and with the International Financial Reporting Standards (IFRS) applicable to Brazilian real estate development entities registered with the Brazilian Securities and Exchange Commission (CVM)**

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## **Independent auditor's review report on quarterly information**

Shareholders, Board of Directors and Officers of  
**MRV Engenharia e Participações S.A.**  
Belo Horizonte - MG

### **Introduction**

We have reviewed the accompanying parent company and consolidated interim financial information, contained in the Quarterly Information Form (ITR) of MRV Engenharia e Participações S.A. ("Company") for the quarter ended September 30, 2023, comprising the statement of financial position as of September 30, 2023 and the related statements of profit or loss and of comprehensive income, for the three and nine-month period then ended and the changes in equity and of cash flows for the nine-month period then ended, including the explanatory notes.

The executive board is responsible for preparation of the parent company interim financial information in accordance with Accounting Pronouncement NBC TG 21 – Interim Financial Reporting and consolidated interim financial information in accordance with Accounting Pronouncement NBC TG 21 and IAS 34 – Interim Financial Reporting, issued by the International Accounting Standards Board (IASB), applicable to real estate development entities in Brazil registered with the Brazilian Securities Commission (CVM), as well as for the fair presentation of this information in conformity with the rules issued by the CVM applicable to the preparation of the Quarterly Information Form (ITR). Our responsibility is to express a conclusion on this interim financial information based on our review.

### **Scope of review**

We conducted our review in accordance with Brazilian and international standards on review engagements (NBC TR 2410 and ISRE 2410 - Review of Interim Financial Information performed by the Independent Auditor of the Entity). A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with auditing standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

### **Conclusion on the parent company interim financial information**

Based on our review, nothing has come to our attention that causes us to believe that the accompanying parent company interim financial information included in the quarterly information referred to above are not prepared, in all material respects, in accordance with NBC TG 21 applicable to real estate development entities in Brazil registered with the Brazilian Securities Commission (CVM), and presented consistently with the rules issued by the CVM applicable to the preparation of the Quarterly Information Form (ITR).

## **Conclusion on the consolidated interim financial information**

Based on our review, nothing has come to our attention that causes us to believe that the accompanying consolidated interim financial information included in the quarterly information referred to above are not prepared, in all material respects, in accordance with NBC TG 21 and IAS 34 applicable to real estate development entities in Brazil registered with the Brazilian Securities Commission (CVM), and presented consistently with the rules issued by the CVM applicable to the preparation of the Quarterly Information Form (ITR).

## **Emphasis of matter**

### **Circular Letter/CVM/SNC/SEP No. 02/2018**

As described in Note 2, the parent company interim financial information contained in the Quarterly Information Form (ITR) was prepared in accordance with NBC TG 21, applicable to Brazilian real estate development entities registered with the CVM and the consolidated interim financial information contained in the Quarterly Information Form (ITR) was prepared in accordance with NBC TG 21 and IAS 34, applicable to Brazilian real estate development entities registered with the CVM. Accordingly, the determination of the accounting policy adopted by the Company for recognition of revenue in contracts for the purchase and sale of unfinished real estate units on the aspects related to transfer of control follow the Company's executive board understanding as to application of NBC TG 47, aligned with CVM's determination expressed in Circular Letter CVM/SNC/SEP No. 02/2018. Our conclusion is not qualified in respect of this matter.

## **Other matters**

### *Statements of value added*

The above mentioned quarterly information include the parent company and consolidated statement of value added (SVA) for the nine-month period ended September 30, 2023, prepared under Company's Management responsibility and presented as supplementary information by IAS 34. These statements have been subject to review procedures performed together with the review of the quarterly information with the objective to conclude whether they are reconciled to the interim financial information and the accounting records, as applicable, and if its format and content are in accordance with the criteria set forth by NBC TG 09 – Statement of Value Added. Based on our review, nothing has come to our attention that causes us to believe that they were not prepared, in all material respects, consistently with the overall parent company and consolidated interim financial information.

Belo Horizonte (MG), November 08, 2023.

ERNST & YOUNG  
Auditores Independentes S/S Ltda.  
CRC-SP015199/O

Bruno Costa Oliveira  
Contador CRC-BA031359/O

	Notes	Consolidated		Parent Company	
		9/30/23	12/31/22	9/30/23	12/31/22
<b>Assets</b>					
<b>Current assets</b>					
Cash and cash equivalents	4	740,097	733,748	434,026	145,593
Marketable securities	5	1,522,454	1,784,495	933,099	1,288,450
Receivables from real estate development	6	2,500,086	2,487,534	1,068,942	1,204,693
Receivables from services provided and rents	6	234,882	154,740	102,657	74,228
Inventories	7	4,664,332	4,583,823	2,176,976	2,058,187
Recoverable taxes	16	129,024	109,807	94,165	79,457
Prepaid expenses		134,919	102,498	74,695	51,628
Derivative financial instruments	25 (b)	85,136	-	85,136	-
Other assets		124,100	346,827	91,979	192,450
		<b>10,135,030</b>	<b>10,303,472</b>	<b>5,061,675</b>	<b>5,094,686</b>
Investment properties - Noncurrent assets held for sale	9	578,233	-	-	-
<b>Total current assets</b>		<b>10,713,263</b>	<b>10,303,472</b>	<b>5,061,675</b>	<b>5,094,686</b>
<b>Noncurrent assets</b>					
Marketable securities	5	435,672	373,709	327,102	311,262
Receivables from real estate development	6	2,203,547	1,522,830	930,063	676,916
Inventories	7	3,839,911	4,644,619	2,297,476	3,096,574
Deferred tax assets	26	200,231	-	188,068	-
Intercompany receivables		84,037	74,095	1,390,703	1,184,651
Prepaid expenses		121,044	65,043	55,877	30,278
Derivative financial instruments	25 (b)	97,629	33,069	97,629	33,069
Other assets		616,756	337,491	364,885	224,004
<b>Total long-term realisable</b>		<b>7,598,827</b>	<b>7,050,856</b>	<b>5,651,803</b>	<b>5,556,754</b>
Equity interest in investees	8	247,782	191,366	3,574,565	3,389,372
Investment properties	9	4,487,169	4,096,163	61,680	131,394
Property and equipment	10	858,494	778,390	672,686	611,267
Intangible assets	11	181,299	181,082	169,934	173,006
<b>Total noncurrent assets</b>		<b>13,373,571</b>	<b>12,297,857</b>	<b>10,130,668</b>	<b>9,861,793</b>
<b>Total assets</b>		<b>24,086,834</b>	<b>22,601,329</b>	<b>15,192,343</b>	<b>14,956,479</b>
<b>Liabilities and Equity</b>					
<b>Current liabilities</b>					
Suppliers		687,753	895,087	492,732	532,270
Payables for investment acquisition		28,580	34,730	13,673	-
Derivative financial instruments	25 (b)	-	213,063	-	213,061
Loans, financing and debentures	12	1,363,024	1,148,232	906,032	878,074
Land payables	13	797,810	961,985	291,333	391,952
Advances from customers	14	276,261	230,772	166,500	132,865
Payroll and related liabilities	15	228,888	178,099	101,620	72,136
Tax payables	16	199,543	145,824	89,282	83,604
Provision for maintenance of real estate	17	70,326	55,871	39,282	32,470
Deferred tax liabilities	26	68,934	84,825	24,815	35,764
Net capital deficiency liability - Equity interest in investees	8	486,858	421,256	298,309	232,354
Credit assignment liability	6	385,697	248,350	183,251	152,285
Other liabilities		434,282	445,638	70,450	99,173
		<b>5,027,956</b>	<b>5,063,732</b>	<b>2,677,279</b>	<b>2,856,008</b>
Loans, financing and debentures - Noncurrent assets held for sale	12	343,922	-	-	-
<b>Total current liabilities</b>		<b>5,371,878</b>	<b>5,063,732</b>	<b>2,677,279</b>	<b>2,856,008</b>
<b>Noncurrent liabilities</b>					
Payables for investment acquisition		10,025	20,866	1,765	15,602
Derivative financial instruments	25 (b)	48,240	162,936	48,240	162,936
Loans, financing and debentures	12	6,334,038	6,280,944	3,175,084	3,434,097
Land payables	13	2,546,573	3,330,656	1,427,866	2,080,831
Advances from customers	14	225,043	253,542	154,693	179,459
Provision for maintenance of real estate	17	198,514	187,970	94,058	95,460
Provision for civil, labor and tax risks	18	94,790	72,829	65,165	49,715
Deferred tax liabilities	26	101,810	92,230	23,696	24,942
Credit assignment liability	6	1,046,125	109,256	499,763	61,572
Other liabilities		512,480	452,060	162,135	168,414
<b>Total noncurrent liabilities</b>		<b>11,117,638</b>	<b>10,963,289</b>	<b>5,652,465</b>	<b>6,273,028</b>
<b>Total liabilities</b>		<b>16,489,516</b>	<b>16,027,021</b>	<b>8,329,744</b>	<b>9,129,036</b>
<b>Equity</b>					
Paid-in capital	20 (a)	5,616,600	4,615,408	5,616,600	4,615,408
Treasury shares		(388)	(388)	(388)	(388)
Capital reserves		53,296	88,734	53,296	88,734
Earnings reserves		1,135,707	1,148,381	1,135,707	1,148,381
Equity valuation adjustments		(17,764)	(24,692)	(17,764)	(24,692)
Earnings accumulated		75,148	-	75,148	-
<b>Equity attributable to the Company' shareholders</b>		<b>6,862,599</b>	<b>5,827,443</b>	<b>6,862,599</b>	<b>5,827,443</b>
Noncontrolling interests	20 (g)	734,719	746,865	-	-
<b>Total equity</b>		<b>7,597,318</b>	<b>6,574,308</b>	<b>6,862,599</b>	<b>5,827,443</b>
<b>Total liabilities and equity</b>		<b>24,086,834</b>	<b>22,601,329</b>	<b>15,192,343</b>	<b>14,956,479</b>

The accompanying notes are an integral part of these interim financial statements.

## STATEMENTS OF PROFIT OR LOSS FOR THE THREE AND NINE MONTHS PERIODS ENDED ON SEPTEMBER 30, 2023 AND 2022

(In thousands of Brazilian reais - R\$, except earnings per share)

	Notes	Consolidated				Parent Company			
		2023		2022		2023		2022	
		3 <sup>o</sup> quarter	nine months	3 <sup>o</sup> quarter	nine months	3 <sup>o</sup> quarter	nine months	3 <sup>o</sup> quarter	nine months
Net operating revenue	22	1,973,612	5,489,155	1,694,859	4,971,600	707,679	2,096,647	749,599	2,393,118
Cost of real estate sales and services	23	(1,513,029)	(4,269,917)	(1,367,148)	(4,001,188)	(604,855)	(1,825,908)	(657,369)	(2,017,580)
<b>Gross profit</b>		<b>460,583</b>	<b>1,219,238</b>	327,711	970,412	<b>102,824</b>	<b>270,739</b>	92,230	375,538
Operating income (expenses):									
Selling expenses	23	(196,353)	(549,122)	(164,515)	(485,023)	(121,177)	(349,173)	(104,363)	(318,597)
General and administrative expenses	23	(151,706)	(459,231)	(176,176)	(426,814)	(104,124)	(315,566)	(98,314)	(290,002)
Other operating income (expenses), net	23	(58,978)	(37,576)	(41,123)	391,494	(43,827)	(98,494)	(27,297)	(16,624)
Results from equity interest in investees	8	(29,128)	(67,453)	(30,719)	(77,025)	177,984	462,490	53,879	470,803
<b>Income (loss) before financial income and taxes</b>		<b>24,418</b>	<b>105,856</b>	(84,822)	373,044	<b>11,680</b>	<b>(30,004)</b>	(83,865)	221,118
Financial income (expenses):									
Financial expenses	24	(211,327)	(335,843)	20,893	(261,563)	(185,306)	(199,291)	39,257	(214,658)
Financial income	24	61,235	162,150	66,279	183,451	39,219	110,288	45,412	137,422
Financial income from receivables from real estate development	24	21,304	85,102	26,713	86,249	11,234	47,337	14,493	45,753
<b>Income (loss) before taxes</b>		<b>(104,370)</b>	<b>17,265</b>	29,063	381,181	<b>(123,173)</b>	<b>(71,670)</b>	15,297	189,635
Income tax and social contribution:									
Current	26	(42,319)	(122,329)	(46,062)	(288,278)	(15,611)	(45,975)	(17,995)	(56,483)
Deferred	26	6,964	198,555	25,015	84,798	2,257	192,793	4,989	3,092
	26	(35,355)	76,226	(21,047)	(203,480)	(13,354)	146,818	(13,006)	(53,391)
<b>(Loss) net income for the period</b>		<b>(139,725)</b>	<b>93,491</b>	8,016	177,701	<b>(136,527)</b>	<b>75,148</b>	2,291	136,244
(Loss) net income attributable to:									
Company' shareholders		(136,527)	75,148	2,291	136,244				
Noncontrolling interests		(3,198)	18,343	5,725	41,457				
		(139,725)	93,491	8,016	177,701				
Earnings per share (In Reais - R\$):									
Basic	20 (h)	(0.24743)	0.14832	0.00474	0.28195	(0.24743)	0.14832	0.00474	0.28195
Diluted	20 (h)	(0.24743)	0.14801	0.00473	0.28149	(0.24743)	0.14801	0.00473	0.28149

The accompanying notes are an integral part of these interim financial statements.



	Consolidated				Parent Company			
	2023		2022		2023		2022	
	3 <sup>rd</sup> quarter	nine months	3 <sup>rd</sup> quarter	nine months	3 <sup>rd</sup> quarter	nine months	3 <sup>rd</sup> quarter	nine months
(Loss) net income for the period	(139,725)	93,491	8,016	177,701	(136,527)	75,148	2,291	136,244
Other components of comprehensive income:								
Currency translation adjustments	57,437	(67,594)	51,866	22,432	39,541	(44,058)	36,569	(3,475)
Cash flow hedge reserve	(5,950)	50,986	28,993	(27,593)	(5,950)	50,986	28,993	(27,593)
<b>Total comprehensive income for the period</b>	<b>(88,238)</b>	<b>76,883</b>	<b>88,875</b>	<b>172,540</b>	<b>(102,936)</b>	<b>82,076</b>	<b>67,853</b>	<b>105,176</b>
Comprehensive income attributable to:								
Company' shareholders	(102,936)	82,076	67,853	105,176				
Noncontrolling interests	14,698	(5,193)	21,022	67,364				
	<b>(88,238)</b>	<b>76,883</b>	<b>88,875</b>	<b>172,540</b>				

The accompanying notes are an integral part of these interim financial statements.

	Paid-in capital	Treasury shares	Capital reserves		Earnings reserves		Equity valuation adjustments		Retained earnings	Equity attributable to the Company' shareholders	Noncontrolling interests	Total
			Share issuance costs	Recognized options granted	Legal	Earnings retention	Cash flow hedge reserve	Cumulative translation adjustment				
<b>BALANCE AT DECEMBER 31, 2021</b>	<b>4,615,171</b>	<b>(388)</b>	<b>(26,309)</b>	<b>98,278</b>	<b>102,266</b>	<b>1,230,639</b>	<b>(44,407)</b>	<b>118,384</b>	-	<b>6,093,634</b>	<b>479,992</b>	<b>6,573,626</b>
Capital increase	237	-	-	-	-	-	-	-	-	237	-	237
Capital transactions	-	-	-	-	-	(21,782)	-	-	-	(21,782)	16,413	(5,369)
Net contributions from noncontrolling shareholders	-	-	-	-	-	-	-	-	-	-	178,988	178,988
Currency translation adjustments	-	-	-	-	-	-	-	(3,475)	-	(3,475)	25,907	22,432
Cash flow hedge reserve	-	-	-	-	-	-	(27,593)	-	-	(27,593)	-	(27,593)
Stock options	-	-	-	11,795	-	-	-	-	-	11,795	-	11,795
Changes in indirect ownership	-	-	-	-	-	-	-	-	-	-	23,289	23,289
Net income for the period	-	-	-	-	-	-	-	-	136,244	136,244	41,457	177,701
<b>BALANCE AT SEPTEMBER 30, 2022</b>	<b>4,615,408</b>	<b>(388)</b>	<b>(26,309)</b>	<b>110,073</b>	<b>102,266</b>	<b>1,208,857</b>	<b>(72,000)</b>	<b>114,909</b>	<b>136,244</b>	<b>6,189,060</b>	<b>766,046</b>	<b>6,955,106</b>
<b>BALANCE AT DECEMBER 31, 2022</b>	<b>4,615,408</b>	<b>(388)</b>	<b>(26,309)</b>	<b>115,043</b>	<b>102,266</b>	<b>1,046,115</b>	<b>(99,554)</b>	<b>74,862</b>	-	<b>5,827,443</b>	<b>746,865</b>	<b>6,574,308</b>
Capital increase	1,001,192	-	(47,202)	-	-	-	-	-	-	953,990	-	953,990
Capital transactions	-	-	-	-	-	(12,674)	-	-	-	(12,674)	(68,110)	(80,784)
Net contributions from noncontrolling shareholders	-	-	-	-	-	-	-	-	-	-	13,783	13,783
Currency translation adjustments	-	-	-	-	-	-	-	(44,058)	-	(44,058)	(23,536)	(67,594)
Cash flow hedge reserve	-	-	-	-	-	-	50,986	-	-	50,986	-	50,986
Stock options	-	-	-	11,764	-	-	-	-	-	11,764	-	11,764
Changes in indirect ownership	-	-	-	-	-	-	-	-	-	-	47,374	47,374
Net income for the period	-	-	-	-	-	-	-	-	75,148	75,148	18,343	93,491
<b>BALANCE AT SEPTEMBER 30, 2023</b>	<b>5,616,600</b>	<b>(388)</b>	<b>(73,511)</b>	<b>126,807</b>	<b>102,266</b>	<b>1,033,441</b>	<b>(48,568)</b>	<b>30,804</b>	<b>75,148</b>	<b>6,862,599</b>	<b>734,719</b>	<b>7,597,318</b>

The accompanying notes are an integral part of these interim financial statements.



STATEMENTS OF CASH FLOWS FOR THE NINE MONTHS PERIODS ENDED SEPTEMBER 30, 2023 AND 2022 - INDIRECT METHOD  
 (In thousands of Brazilian reais - R\$)

	Notes	Consolidated		Parent Company	
		nine months of		nine months of	
		2023	2022	2023	2022
<b>Cash flows from operating activities</b>					
Net income for the period		93,491	177,701	75,148	136,244
Adjustments to reconcile net income to cash generated by operating activities:					
Depreciation and amortization		93,341	108,081	80,169	89,340
Recognized stock options granted	23	12,047	11,886	11,444	11,210
Property and equipment write off		2,090	27,405	2,126	25,923
Financial results		155,483	(100,904)	119,094	(36,819)
Results from equity interest in investees	8	67,453	77,025	(462,490)	(470,803)
Results from sale of assets / projects	23	(57,019)	(483,957)	7,061	(28,970)
Provision for maintenance of real estate		85,150	78,919	35,248	38,699
Provision for civil, labor and tax risks		112,154	108,994	71,087	69,062
Allowance for expected credit loss		191,807	152,525	97,616	79,545
Amortization of prepaid expenses		121,918	113,993	47,281	52,877
Results from derivative financial instruments		(74,553)	47,114	(74,551)	56,795
Deferred income tax and social contribution	26	(198,555)	(84,798)	(192,793)	(3,092)
Deferred taxes on revenue (PIS & COFINS)		(7,794)	(1,694)	(7,470)	(3,098)
		597,013	232,290	(191,030)	16,913
(Increase) decrease in operating assets:					
(Increase) decrease in trade receivables		(878,534)	(279,932)	(191,537)	(64,986)
(Increase) decrease in real estate for sale		229,833	(24,578)	198,362	193,739
(Increase) decrease in prepaid expenses		(160,703)	(152,912)	(72,229)	(72,989)
(Increase) decrease in other assets		(41,587)	(141,979)	7,475	(23,348)
Increase (decrease) in operating liabilities:					
Increase (decrease) in trade payables		(195,677)	145,606	(40,164)	55,867
Increase (decrease) in payroll and related taxes		51,961	45,846	29,484	3,002
Increase (decrease) in taxes, fees and contributions		185,137	248,197	51,210	38,142
Increase (decrease) in advances from customers		21,314	59,810	13,862	33,887
Increase (decrease) in other payables		(38,943)	35,380	(35,002)	(49,750)
Interest paid		(658,844)	(453,716)	(429,508)	(322,086)
Income tax and social contribution paid		(130,907)	(230,083)	(46,220)	(50,747)
Amounts paid of real estate maintenance	17	(75,151)	(88,797)	(43,962)	(51,340)
Amounts paid for civil, labor and tax risks	18	(100,632)	(130,977)	(62,926)	(84,426)
<b>Net cash (used in) generated by operating activities</b>		<b>(1,195,720)</b>	<b>(735,845)</b>	<b>(812,185)</b>	<b>(378,122)</b>
<b>Cash flows from investing activities</b>					
Increase in marketable securities		(6,928,312)	(5,994,425)	(4,002,512)	(3,936,044)
Decrease in marketable securities		7,226,191	5,440,795	4,423,122	3,469,230
Advances to related companies		(84,579)	(38,528)	(1,694,651)	(972,116)
Receipts from related companies		78,410	41,038	1,492,658	869,033
Distribution from (acquisition of/contribution to) investees	8	(6,607)	(2,580)	372,133	93,624
Payment for acquisition of investees		(37,603)	(48,891)	(18,249)	(47,736)
Receipts for sale of investees / assets		397,108	1,432,287	21,482	163,050
Purchase of investment property		(1,287,797)	(2,286,350)	(13,239)	(29,249)
Purchase of property and equipment and intangible assets		(178,868)	(277,980)	(140,422)	(211,303)
<b>Net cash (used in) generated by investing activities</b>		<b>(822,057)</b>	<b>(1,734,634)</b>	<b>440,322</b>	<b>(601,511)</b>
<b>Cash flows from financing activities</b>					
Proceeds from issue of shares		953,990	237	953,990	237
Loans from related parties		42,000	10,354	-	(5,627)
Proceeds from loans, financing and debentures		3,040,252	4,223,403	853,249	1,768,955
Repayment of borrowings, financing and debentures		(2,417,972)	(2,404,345)	(1,117,670)	(1,029,937)
Amounts received from credit assignment liabilities (sale of receivables)		1,131,746	446,887	522,486	270,212
Amounts paid for credit assignment liabilities (sale of receivables)		(339,254)	(106,670)	(187,169)	(53,293)
Addition of other financial liabilities		57,020	-	-	-
Contracted and redeemed derivative financial instruments		(351,916)	(38,688)	(351,916)	(38,688)
Capital transactions		(87,056)	(5,369)	(12,674)	(21,782)
Dividends paid		-	(98,618)	-	(95,587)
Contribution from (distribution to) noncontrolling shareholders	20 (g)	13,783	178,988	-	-
<b>Net cash generated (used in) by financing activities</b>		<b>2,042,593</b>	<b>2,206,179</b>	<b>660,296</b>	<b>794,490</b>
Effects of exchange rates on cash and cash equivalents		(18,467)	24,075	-	-
<b>(Decrease) increase in cash and cash equivalents, net</b>		<b>6,349</b>	<b>(240,225)</b>	<b>288,433</b>	<b>(185,143)</b>
<b>Cash and cash equivalents</b>					
At the beginning of the period		733,748	947,928	145,593	308,053
At the end of the period		740,097	707,703	434,026	122,910
<b>(Decrease) increase in cash and cash equivalents, net</b>		<b>6,349</b>	<b>(240,225)</b>	<b>288,433</b>	<b>(185,143)</b>

The accompanying notes are an integral part of these interim financial statements.

	Notes	Consolidated		Parent Company	
		nine months of		nine months of	
		2023	2022	2023	2022
<b>Revenues</b>					
Gross operating revenue		5,744,911	5,206,279	2,208,768	2,509,285
Other income		(247)	53,635	(3,228)	54,072
Revenues related to construction of own assets		27,266	31,435	27,235	30,645
Allowance for expected credit loss		(191,807)	(152,525)	(97,616)	(79,545)
		<b>5,580,123</b>	<b>5,138,824</b>	<b>2,135,159</b>	<b>2,514,457</b>
<b>Inputs purchased from third-parties (includes the taxes PIS and COFINS)</b>					
Cost of real estate and services sold: supplies, land, power, outside services and other items		(3,846,117)	(3,187,684)	(1,940,589)	(2,048,597)
<b>Gross added value</b>		<b>1,734,006</b>	<b>1,951,140</b>	<b>194,570</b>	<b>465,860</b>
Depreciation and amortization		(93,341)	(108,081)	(80,169)	(89,340)
<b>Net added value generated by the Company</b>		<b>1,640,665</b>	<b>1,843,059</b>	<b>114,401</b>	<b>376,520</b>
<b>Added value received in transfer</b>					
Results from equity interest in investees	8	(67,453)	(77,025)	462,490	470,803
Financial income		298,140	295,771	185,962	199,711
		<b>230,687</b>	<b>218,746</b>	<b>648,452</b>	<b>670,514</b>
<b>Total added value for distribution</b>		<b>1,871,352</b>	<b>2,061,805</b>	<b>762,853</b>	<b>1,047,034</b>
<b>Added value distributed</b>					
Personnel:					
Salaries and wages		722,888	687,838	212,666	217,787
Benefits		144,023	132,597	83,847	80,222
Severance Pay Fund (FGTS)		47,627	44,569	28,035	26,807
Taxes and fees:					
Federal		203,066	459,019	16,054	213,367
Municipal		129,648	155,076	64,767	103,911
State		1,199	983	1,019	719
Lenders and lessors:					
Interest		400,651	286,925	205,167	188,508
Rentals / Leases		128,759	117,097	76,150	79,469
Shareholders:					
Earnings retained in the period		75,148	136,244	75,148	136,244
Noncontrolling interests	20 (g)	18,343	41,457	-	-
<b>Added value distributed</b>		<b>1,871,352</b>	<b>2,061,805</b>	<b>762,853</b>	<b>1,047,034</b>

The accompanying notes are an integral part of these interim financial statements.

## 1. General information

MRV Engenharia e Participações S.A. ("Company") and its subsidiaries ("Group") are engaged in the management of own and third-party assets, development, construction and sale of Company owned or third-party real estate, the provision of technical engineering services related to the functions of the technicians in charge, real estate consultancy services, dealing service of goods and services supply in residential real estate segment and holding equity interests in other companies as a shareholder. Real estate development and the construction of real estate are performed directly by the Company or other business partners. The direct and indirect subsidiaries are summarized in Note 8. Partners have a direct participation in the projects, through interest in special purpose entities ("SPE"), and silent partnerships ("SCP"), to develop the projects. The Company is a publicly held corporation listed in B3 S.A. (B3), under ticker MRVE3, with registered head office at 621 Professor Mário Werneck Ave., 1º floor, Belo Horizonte city, Minas Gerais, with CNPJ (taxpayer identification number) 08.343.492/0001-20.

### Follow on

On July 13, 2023, the Company concluded the public offering, where 78,187,000 new shares were subscribed and paid in, totaling R\$1 billion. The main purpose of this follow on is to improve the Company's capital structure.

### Sale of receivables

For the nine-month period ended September 30, 2023, the Company carried out eleven transactions of sale of receivables, transferring receivables in the total amount of R\$1.6 billion, with amounts received in cash of R\$1.3 billion. The servicer role was retained by the Group in some of these transactions. See Note 6 for more details.

### Resia (Ex. AHS)

For the nine-month period ended September 30, 2023, Resia completed the sale of one asset for a total amount of US\$75 million (R\$361 million), with cash generation of US\$23 million (R\$117 million) and profit of US\$13.2 million (R\$64 million).

For the nine-month period ended September 30, 2022, Resia completed the sale of three assets for a total amount of US\$245 million (R\$1.3 billion), with cash generation of US\$149 million (R\$759 million) and profit of US\$90 million (R\$455 million).

Resia is currently assessing future asset sales, depending on market conditions.

## 2. Presentation of interim financial statements and significant accounting policies

### 2.1. Presentation of interim financial statements

The Company's interim financial statements comprise:

- The consolidated interim financial statements prepared in accordance with CPC 21 (R1) – Demonstração Intermediária (Interim Financial Reporting) and IAS 34 Interim Financial Reporting issued by the International Accounting Standards Board (IASB), identified as Consolidated; and
- The parent company interim financial statements prepared in accordance with CPC 21 (R1) – Demonstração Intermediária (Interim Financial Reporting), identified as parent company.

Aspects related to transfer of control of real estate units follow the Company's management understanding aligned with that expressed by CVM in Circular Letter CVM/SNC/SEP n.º 02/2018, regarding the application of Technical Pronouncement CPC 47 (IFRS 15), in a manner consistent with the standards issued by CVM, applicable to the preparation of interim financial reporting.

The parent company financial statements are not in accordance with International Financial Reporting Standards (IFRS) because it considers the borrowing cost's capitalization on its investees' qualifying assets.

This interim financial information should be read in conjunction with the financial statements as of December 31, 2022. Other information in relation to basis of preparation and basis of presentation, did not significantly change in relation to the information disclosed in Note 2 to the financial statements for the year ended December 31, 2022, issued on July 5, 2023.

## 2.2. Significant accounting policies

The accounting policies applied in this interim financial statements are the same as those applied in the Group's financial statements for the year ended December 31, 2022.

## 3. New standards and interpretations issued but not yet effective

### 3.1. Adoption of new standards

There are no new standard or interpretation, valid for the annual periods beginning on or after January 1st, 2023 which had material effects on the Group's interim financial statements. The Group decided not to early adopt any other standard, interpretation or amendment that have been issued, but are not yet in force.

### 3.2. New standards issued and not yet adopted

The other standards and interpretations issued, and which have not yet come into force are the same as those mentioned in the Group's financial statements for the year ended December 31, 2022.

## 4. Cash and cash equivalents

	Consolidated		Parent Company	
	9/30/23	12/31/22	9/30/23	12/31/22
Cash	197	212	185	192
Bank accounts	706,269	693,504	421,505	132,083
	<b>706,466</b>	<b>693,716</b>	<b>421,690</b>	<b>132,275</b>
Short-term investments:				
Savings deposits	-	905	-	2
Unrestricted investment funds	-	7	-	7
Bank deposit certificates (CDB)	17,477	17,648	12,336	13,309
Securities with repurchase agreement backed by debentures	16,154	21,472	-	-
	<b>33,631</b>	<b>40,032</b>	<b>12,336</b>	<b>13,318</b>
Total	<b>740,097</b>	<b>733,748</b>	<b>434,026</b>	<b>145,593</b>

In the nine-month period ended September 30, 2023, short-term investments yielded interest equivalent to 93.4% of Interbank Deposit rate (DI rate) in Consolidated and 99.7% DI rate in parent company (97.4% DI rate in Consolidated and 103.7% DI rate in Parent company, for the same period of 2022). The short-term investments have immediate liquidity clauses, without any penalty on redemption and are subject to insignificant risk of change in value.

The Company assessed the credit risk of the counterparty of its financial investments as described in Note 25 (e).

## 5. Marketable securities

		Consolidated		Parent Company	
		9/30/23	12/31/22	9/30/23	12/31/22
Restricted investment funds	(i)	1,502,879	1,571,302	1,103,126	1,312,270
Investments from bank accounts	(ii)	297,245	336,937	91,709	141,421
Bank deposit certificates (CDB)	(iii)	57,545	146,306	51,709	138,156
Savings deposits	(iv)	30,628	34,894	3,728	6,781
Escrow account	(v)	50,286	56,899	-	-
U.S. Treasuries		-	10,780	-	-
Bank credit notes (CCB)		9,929	1,084	9,929	1,084
Certificate of real estate receivables (CRI)		9,614	-	-	-
Real estate consortium and others		-	2	-	-
<b>Total</b>		<b>1,958,126</b>	<b>2,158,204</b>	<b>1,260,201</b>	<b>1,599,712</b>
Current		1,522,454	1,784,495	933,099	1,288,450
Noncurrent		435,672	373,709	327,102	311,262
		<b>1,958,126</b>	<b>2,158,204</b>	<b>1,260,201</b>	<b>1,599,712</b>

- (i) The Group established restricted investment funds, managed by banks responsible for the custody of the assets and financial settlement of its transactions. The established funds aim at yielding interest equivalent to the DI rate. The funds invest in government and other banks securities and in other unrestricted investment funds, which in turn invest primarily in fixed-income securities. The balance includes blocked amounts essentially resulting from collateral, as detailed in the table below. For the nine-month period ended September 30, 2023, the mentioned funds yielded average interest equivalent to 85.4% DI rate in Consolidated and 83.7% DI rate in Parent company (101.7% DI rate in Consolidated and 100.6% DI rate in Parent company, for the same period of 2022).
- (ii) Refers to credits to be released by the financial institution upon proof of registration of the financing agreements that originated them.
- (iii) Bank deposit certificates (CDB) held as collateral for loans, financing and debentures and others, as detailed in the table below.
- (iv) Savings deposits correspond to amounts contributed by the financial institution on the projects financed for contracting "Crédito Asociativo" financing modality and are maintained in this condition until the funds are released by the financial institution when the contracts are signed by the customers or by real estate construction progress.
- (v) Refers to escrow accounts of the subsidiary Resia to honor commitments substantially related to the land purchase and construction debt.

The Group presents restricted amounts classified as marketable securities regarding granted guarantees, as shown below:

Blocked amounts guaranteeing:	9/30/23				
	Consolidated			Parent Company	
	Restricted investment funds	Bank certificates of deposit	Escrow account	Restricted investment funds	Bank certificates of deposit
Infrastructure works	31,471	49,306	-	14,933	49,306
Construction debt	-	5,836	46,796	-	-
Other	3,585	2,403	3,490	3,308	2,403
<b>Total</b>	<b>35,056</b>	<b>57,545</b>	<b>50,286</b>	<b>18,241</b>	<b>51,709</b>

Blocked amounts guaranteeing:	12/31/22				
	Consolidated			Parent Company	
	Restricted investment funds	Bank certificates of deposit	Escrow account	Restricted investment funds	Bank certificates of deposit
Infrastructure works	38,685	-	-	20,055	-
Construction debt	-	137,176	41,721	-	137,176
Sold properties escrow	-	-	10,435	-	-
Other	7,074	9,130	4,743	6,432	980
<b>Total</b>	<b>45,759</b>	<b>146,306</b>	<b>56,899</b>	<b>26,487</b>	<b>138,156</b>

Breakdown of restricted investment funds portfolio, proportionately to the units held by the Company and subsidiaries, is as follows:

	Consolidated		Parent Company	
	9/30/23	12/31/22	9/30/23	12/31/22
Investment funds	<b>582,152</b>	621,138	<b>427,305</b>	518,742
Private bonds	<b>180,397</b>	326,124	<b>132,413</b>	272,362
Securities with repurchase agreement	-	7,425	-	6,201
Bank certificates of deposit (CDB)	<b>43,072</b>	78,104	<b>31,615</b>	65,228
Debentures	<b>16,151</b>	32,650	<b>11,855</b>	27,267
Federal securities:				
Financial Treasury Bills (LFT)	<b>45,001</b>	45,687	<b>33,031</b>	38,155
National Treasury Notes - B (NTN-B)	<b>367,389</b>	367,107	<b>269,667</b>	306,589
National Treasury Notes - F (NTN-F)	<b>11,755</b>	10,005	<b>8,628</b>	8,356
National Treasury Bills (LTN)	<b>256,944</b>	82,682	<b>188,599</b>	69,052
Others	<b>18</b>	380	<b>13</b>	318
Total	<b>1,502,879</b>	1,571,302	<b>1,103,126</b>	1,312,270

As of September 30, 2023, and December 31, 2022, the portfolio of investment funds is mainly comprised of highly liquid public and private bonds.

The Company assessed the credit risk of the counterparty of its financial investments as described in Note 25 (e).

## 6. Trade accounts receivable

	Consolidated		Parent Company	
	9/30/23	12/31/22	9/30/23	12/31/22
<u>Receivables from:</u>				
Real estate development	<b>5,413,508</b>	4,468,525	<b>2,351,046</b>	2,116,379
Present value discount	<b>(290,203)</b>	(126,961)	<b>(134,557)</b>	(60,978)
Allowance for expected credit loss	<b>(419,672)</b>	(331,200)	<b>(217,484)</b>	(173,792)
	<b>4,703,633</b>	4,010,364	<b>1,999,005</b>	1,881,609
Current	<b>2,500,086</b>	2,487,534	<b>1,068,942</b>	1,204,693
Noncurrent	<b>2,203,547</b>	1,522,830	<b>930,063</b>	676,916
	<b>4,703,633</b>	4,010,364	<b>1,999,005</b>	1,881,609
Receivables from services provided, rents and other sales	<b>234,882</b>	154,740	<b>102,657</b>	74,228

The rates used to discount to present value for sales performed during the quarter ended September 30, 2023 ranged from 0.56826% per month to 0.81650% per month (0.74635% per month to 0.87267% per month for the same period of 2022).

The agreements entered and to be entered with Caixa Econômica Federal (CEF), and other banks in “Crédito Associativo” modality correspond to approximately 41.8% of the balance of receivables from real estate development and unearned sales revenue, corresponding to R\$2,922,016, as at September 30, 2023 (47.5%, corresponding to R\$2,642,087, as at December 31, 2022). Of this same total, the agreements already entered with the financial institutions above mentioned, correspond to 35.5% for CEF and 0.05% for other banks (43.2% and 0.03% as at December 31, 2022 respectively).

### Sale of receivables

In the first nine months of 2023 and 2022, the Company and its subsidiary Urba carried out sales of receivables that were derecognized and are detailed in the table below:

	MRV	URBA	URBA	Nine months of 2023	Nine months of 2022
Month / year of transaction	mar/23	mar/23	jun/23		
Securitisation vehicle / Transferee	Inter	Opea	Opea		
Servicer role retained	Yes	No	No		
Derecognized receivables	49,762	39,840	55,064	144,666	338,035
(-) Assignment discount	1,396	931	7,591	9,918	36,526
Transaction size	48,366	38,909	47,473	134,748	301,509
(-) Reserve fund	-	-	473	473	9,381
(-) Expense fund and others	967	1,697	1,385	4,049	9,653
Net amount received	47,399	37,212	45,615	130,226	282,475

According to the accounting guideline mentioned in item 3.2.12 of CPC 48 / IFRS 9 - Financial instruments, the difference between the carrying amount of derecognized asset and the value of the consideration received, was recognized in profit or loss under the caption 'Financial expenses'.

To conclude on the derecognition from statements of financial position, the Company analyzed the transfer of risks and benefits of said asset according to item 3.2.7 of CPC 48 / IFRS 9 - Financial instruments, to this end, compared its exposure to the variability of the cash flows arising from the transferred asset before the transfer, with its exposure to the variability of post-transfer cash flows.

In the first nine months of 2023 and 2022, the Company carried out operations for the sale of receivables with the registration of credit assignment liabilities, as there was no derecognition of receivables and are detailed in the table below:

	MRV	MRV	MRV	MRV	MRV	MRV	MRV	URBA	Nine months of 2023	Nine months of 2022
Month of transaction	mar/23	mar/23	jun/23	jun/23	sep/23	sep/23	sep/23	sep/23		
Securitisation vehicle	True	True	True	True	True	True	True	Opea		
Servicer role retained	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Derecognized receivables	225,675	212,429	321,899	192,848	167,611	176,462	131,057	41,892	1,469,873	684,211
(-) Assignment discount	13,575	12,229	26,899	30,848	13,611	13,162	13,057	3,429	126,810	173,931
Transaction size	212,100	200,200	295,000	162,000	154,000	163,300	118,000	38,463	1,343,063	510,280
(-) Reserve fund	12,800	12,700	57,000	6,000	25,600	26,700	5,700	1,481	147,981	45,282
(-) Expense fund and others	8,957	8,554	6,740	8,277	6,522	5,406	5,026	1,085	50,567	14,790
Net amount received	190,343	178,946	231,260	147,723	121,878	131,194	107,274	35,897	1,144,515	450,208

As per the accounting guideline mentioned in item 3.2.15 of CPC 48 / IFRS 9 - Financial instruments, the Group recorded 'Credit assignment liability', reserve and expenses fund assets, recorded under 'Other assets' and 'Prepaid expenses', respectively.

As at September 30, 2023, the total credit assignment liability amount to R\$1,431,822 (R\$357,606 at December 31, 2022), of which R\$385,697 in current and R\$1,046,125 in non-current (R\$248,350 in current and R\$109,256 in non-current at December 31, 2022). From this balance, R\$569,635 is indexed to DI rate + 0.54% to 4.16% p.a. and R\$862,187 to the IPCA rate + 8,00% to 12.40% p.a. These operations states a maximum maturity of up to 2039 and their corresponding financial expenses recorded in the income statement for the nine-month period ended September 30, 2023, amount to R\$88,752 in the consolidated.

Changes in allowance for expected credit loss for the nine-month period ended September 30, 2023, and 2022 are as follows:

	Consolidated		Parent Company	
	nine months of		nine months of	
	2023	2022	2023	2022
Opening balance	(331,200)	(347,748)	(173,792)	(181,326)
Additions	(317,906)	(253,998)	(166,331)	(132,981)
Reversals	126,099	130,410	68,715	68,034
Write-offs	103,335	78,606	53,924	40,393
Closing balance	<b>(419,672)</b>	<b>(392,730)</b>	<b>(217,484)</b>	<b>(205,880)</b>
Current	(262,750)	(246,514)	(137,633)	(128,904)
Noncurrent	(156,922)	(146,216)	(79,851)	(76,976)
	<b>(419,672)</b>	<b>(392,730)</b>	<b>(217,484)</b>	<b>(205,880)</b>

The balances of unearned gross sales revenue to be appropriated and cost to be incurred from real estate already contracted transactions, including related financial income, as applicable, are as follows:

	Consolidated		Parent Company	
	9/30/23	12/31/22	9/30/23	12/31/22
Unearned gross sales revenue (*)	2,291,355	1,552,050	1,001,172	660,313
Costs to be Incurred (*)	(1,403,665)	(1,015,903)	(607,210)	(417,951)

(\*) Does not include the impacts of future inflation, taxes on sales, financial charges, and maintenance costs.

The amounts above, referring to receivables from real estate development and unearned sales revenue, have the following expectation of receipt:

	Consolidated		Parent Company	
	9/30/23	12/31/22	9/30/23	12/31/22
<b>Expectation of receipt</b>				
12 months	3,462,414	3,296,602	1,468,927	1,548,712
13 to 24 months	1,625,266	1,274,509	697,207	588,390
25 to 36 months	714,015	453,183	311,999	204,439
37 to 48 months	444,427	240,750	190,085	101,754
After 48 months	748,866	297,370	331,959	98,627
	<b>6,994,988</b>	<b>5,562,414</b>	<b>3,000,177</b>	<b>2,541,922</b>
Receivables from real estate development	4,703,633	4,010,364	1,999,005	1,881,609
Unearned sales revenue	2,291,355	1,552,050	1,001,172	660,313
	<b>6,994,988</b>	<b>5,562,414</b>	<b>3,000,177</b>	<b>2,541,922</b>

As at September 30, 2023, the Group has trade accounts receivable pledged as collateral of construction financing totaling R\$2,924,420 (R\$2,478,159 at December 31, 2022). The risks and rewards of these receivables belong to the Company.

Other information on 'Trade accounts receivable' is not significantly different from the information disclosed in Note 6 to the financial statements for the year ended December 31, 2022.



## 7. Inventories (real estate for sale)

	Consolidated		Parent Company	
	9/30/23	12/31/22	9/30/23	12/31/22
Real estate under construction	<b>3,754,386</b>	3,557,540	<b>1,661,912</b>	1,545,915
Completed units	<b>159,871</b>	106,876	<b>78,110</b>	44,679
Landbank	<b>4,488,096</b>	5,495,633	<b>2,660,816</b>	3,523,095
Advances to suppliers	<b>101,718</b>	68,069	<b>73,563</b>	40,954
Materials stock	<b>172</b>	324	<b>51</b>	118
<b>Total</b>	<b>8,504,243</b>	9,228,442	<b>4,474,452</b>	5,154,761
Current	<b>4,664,332</b>	4,583,823	<b>2,176,976</b>	2,058,187
Noncurrent	<b>3,839,911</b>	4,644,619	<b>2,297,476</b>	3,096,574
	<b>8,504,243</b>	9,228,442	<b>4,474,452</b>	5,154,761

As at September 30, 2023, of the total consolidated balance of real estate under construction and completed units, R\$2,985,923 refers to projects launched and R\$928,334 refers to projects started but not yet launched (R\$2,934,953 and R\$729,463 at December 31, 2022, respectively).

As at September 30, 2023, line items “Real estate under construction”, “Completed units” and “Landbank” includes capitalized financial charges, as detailed in Note 12 (d), totaling R\$810,589 and R\$526,978 in Consolidated and Parent company, respectively (R\$701,420 and R\$484,206 as at December 31, 2022, in Consolidated and Parent company, respectively). A real estate development is transferred to line item ‘Real estate under construction’ when development of the respective project begins.

The Group has agreements with financial institutions to finance the construction of real estate (see Note 12). As at September 30, 2023, the Group has real estate under construction recognized in assets, used as collateral of loans and financing agreements, totaling R\$419,203 and R\$174,832 in Consolidated and Parent company, respectively (R\$472,850 and R\$190,572 at December 31, 2022, in Consolidated and Parent company, respectively).

Other information on ‘Inventories (real estate for sale)’ is not significantly different from the information disclosed in Note 7 to the financial statements for the year ended December 31, 2022.

## 8. Equity interests in investees

a) The main information on equity interests is summarized as follows:

	9/30/23			12/31/22		
	Equity interest	Equity	Investments	Equity interest	Equity	Investments
<b>Joint ventures:</b>						
MRL Engenharia e Empreendimentos S.A.						
Cost	82.70%	(3,600)	(2,977)	78.44%	8,138	6,383
Fair Value		-	9,098		-	8,744
Goodwill		-	21,326		-	21,003
Total MRL [1]		(3,600)	27,447		8,138	36,130
Prime Incorporações e Construções S.A.						
Cost	78.30%	127,978	100,207	68.67%	65,776	45,168
Fair Value		-	1,611		-	826
Goodwill		-	18,292		-	17,174
Total Prime [2]		127,978	120,110		65,776	63,168
Parque Castelo de Gibraltar SPE Ltda.	65.00%	4,277	2,780	65.00%	6,295	4,092
Parque Castelo de Andorra SPE Ltda.	50.00%	8,896	4,448	50.00%	14,768	7,384
SPEs and others (38)		94,409	47,552		86,729	43,849
SCPs (34)		6,361	3,324		6,601	3,713
<b>Total Joint ventures</b>		<b>238,321</b>	<b>205,661</b>		<b>188,307</b>	<b>158,336</b>
Elimination of indirect participations		-	(444,737)		-	(388,226)
<b>Total Joint ventures</b>		<b>238,321</b>	<b>(239,076)</b>		<b>188,307</b>	<b>(229,890)</b>
Equity interest in investees - Consolidated			247,782			191,366
Net capital deficiency liability - Equity interest in investees - Consolidated			(486,858)			(421,256)
<b>Total Joint ventures</b>			<b>(239,076)</b>			<b>(229,890)</b>
<b>Subsidiaries:</b>						
MRV (US) Holdings Corporation	100.00%	1,073,649	1,073,649	100.00%	1,091,116	1,091,116
MRV Construções Ltda.	95.00%	31,585	30,006	95.00%	31,693	30,108
Urba Desenvolvimento Urbano S.A. [3]	53.55%	173,166	90,426	51.20%	231,545	116,691
SCP Área Juliana	99.00%	4,958	4,908	80.00%	6,649	5,319
SCP Atacadão 2	50.00%	20,537	10,269	50.00%	7,031	3,516
SCP Golden Park	50.00%	14,498	7,249	50.00%	21,670	10,835
SCP Gran Turques	50.00%	13,294	6,647	50.00%	7,002	3,501
SCP MRV MRL Galpão CCP 2	50.00%	8,255	4,128	50.00%	15,792	7,896
SCP MRV MRL Goiaba 1	50.00%	(1,773)	(887)	50.00%	4,493	2,247
SCP MRV MRL Goiaba 2	50.00%	17,378	8,689	50.00%	1,846	923
SCP MRV MRL Oásis	50.00%	15,745	7,873	50.00%	23,454	11,727
SCP MRV MRL Reserva Vila Jardim	50.00%	22,257	11,129	50.00%	28,545	14,273
SCP Parque Das Águas 4	50.00%	41,059	20,530	50.00%	41,889	20,945
SCP Trento 04	50.00%	15,159	7,580	50.00%	2,782	1,391
SCPs (230)		621,140	359,257		653,055	372,799
MRV MDI Nasbe Incorporações SPE Ltda.	100.00%	(21,826)	(21,826)	100.00%	25,321	25,321
Baleia LI SPE Ltda.	100.00%	17,687	17,687	100.00%	14,463	14,463
Campo di Napoli SPE Ltda.	99.00%	604	598	99.00%	945	936
Casasmias Santa Iria SPE Ltda.	60.00%	596	358	60.00%	27,150	16,290
Jardim di Stuttgart SPE Ltda.	100.00%	(933)	(933)	100.00%	1,735	1,735
MD RN MRV Novas Nações SPE Ltda.	100.00%	19,942	19,942	100.00%	14,992	14,992
MRV & MRL Paraná Incorporações SPE Ltda.	99.00%	70,797	70,089	99.00%	35,125	34,774
MRV Clube Espanhol Ltda QT01 SPE Ltda.	100.00%	8,655	8,655	100.00%	857	857
MRV Lincoln Veloso Incorporações SPE Ltda.	100.00%	10,915	10,915	80.00%	973	778
MRV Lincoln Veloso Top Life Acapulco SPE Ltda.	100.00%	1,835	1,835	100.00%	9,954	9,954
MRV LXXXV Incorporações SPE Ltda.	100.00%	92,453	92,453	100.00%	104,616	104,616
MRV MD Lagoa Olhos D'Água SPE Ltda.	100.00%	20,366	20,366	100.00%	4,988	4,988
MRV MDI Bahia Incorporações SPE Ltda.	100.00%	25,810	25,810	100.00%	50,207	50,207
MRV MDI Reserva Ouro Branco II SPE Ltda.	100.00%	26,421	26,421	100.00%	33,252	33,252
MRV Minas Incorporações SPE Ltda.	100.00%	18,798	18,798	100.00%	11,427	11,427
MRV MRL 20 de Janeiro SPE Ltda.	100.00%	8,126	8,126	100.00%	1,023	1,023
MRV MRL Baía da Babitonga SPE Ltda.	100.00%	20,297	20,297	100.00%	62,022	62,022
MRV MRL LXIII SPE Ltda.	99.00%	351	347	99.00%	1,364	1,350
MRV MRL LXXXIX Incorporações SPE Ltda.	99.00%	(2,780)	(2,752)	99.00%	2,946	2,917
MRV MRL Plural 2 Incorporações SPE Ltda.	100.00%	8,446	8,446	100.00%	7,057	7,057
MRV MRL Plural 3 Incorporações SPE Ltda.	100.00%	13,248	13,248	100.00%	2,100	2,100
MRV MRL RJ e Grande Rio SPE Ltda.	50.00%	130,329	65,165	50.00%	57,140	28,570

	9/30/23			12/31/22		
	Equity interest	Equity	Investments	Equity interest	Equity	Investments
MRV Prime Incorporações Mato Grosso do Sul SPE Ltda.	50.00%	66,218	33,109	50.00%	24,561	12,281
MRV Prime LX Incorporações SPE Ltda.	99.00%	(2,645)	(2,619)	99.00%	(337)	(334)
MRV Prime LXIV Incorporações SPE Ltda.	99.00%	155,341	153,788	99.00%	113,782	112,644
MRV Prime LXXIV SPE Ltda.	99.00%	14,069	13,928	99.00%	14,040	13,900
MRV Prime Proj. MT R SPE Ltda.	40.00%	(1,275)	(510)	40.00%	10,376	4,150
MRV Prime Projeto Campo Grande J SPE Ltda.	50.00%	23,696	11,848	50.00%	7,923	3,962
MRV Prime Projeto MT E Incorporações SPE Ltda.	50.00%	30,887	15,444	50.00%	12,842	6,421
MRV Prime Projeto MT G2 SPE Ltda.	50.00%	(1,324)	(662)	50.00%	12,212	6,106
MRV Prime Projeto MT J2 Incorporações SPE Ltda.	50.00%	3,258	1,629	50.00%	8,070	4,035
MRV Prime Projeto Palmas D SPE Ltda.	40.00%	17,566	7,026	40.00%	1,317	527
MRV XC Incorporações SPE Ltda.	100.00%	165,933	165,933	100.00%	83,910	83,910
MRV XCV Incorporações QR01 SPE Ltda.	100.00%	5,337	5,337	100.00%	661	661
Parque Lagoa dos Diamantes Incorporações SPE Ltda.	100.00%	17,484	17,484	89.43%	13,742	12,289
MRV MRL Santa Catarina Incorporações SPE Ltda.	100.00%	6,490	6,490	100.00%	83	83
Reserva Real SPE Ltda.	100.00%	24,443	24,443	100.00%	16,301	16,301
Vila Velha SPE Ltda.	100.00%	10,755	10,755	100.00%	12,785	12,785
SPEs and others (475)		482,795	335,628		588,880	411,353
Capitalized interest		-	226,046		-	174,692
<b>Total subsidiaries</b>		<b>3,560,072</b>	<b>3,070,595</b>		<b>3,559,367</b>	<b>2,998,682</b>
<b>Total of subsidiaries and joint ventures</b>		<b>3,798,393</b>	<b>3,276,256</b>		<b>3,747,674</b>	<b>3,157,018</b>
Equity interest in investees - Parent Company			3,574,565			3,389,372
Net capital deficiency liability - Equity interest in investees - Parent Company			(298,309)			(232,354)
<b>Total of subsidiaries and joint ventures</b>			<b>3,276,256</b>			<b>3,157,018</b>

	Equity interest		Net income				Results from equity interest in investees			
			3 <sup>rd</sup> quarter of		nine months of		3 <sup>rd</sup> quarter of		nine months of	
	9/30/23	9/30/22	2023	2022	2023	2022	2023	2022	2023	2022
<b>Joint ventures:</b>										
MRL Engenharia e Empreendimentos S.A.										
Cost	82.70%	78.44%	(12,080)	(7,071)	(11,741)	(24,026)	(9,977)	(5,542)	(9,609)	(18,082)
Fair Value			-	-	-	-	(970)	(2,559)	(2,685)	(5,861)
Total MRL [1]			(12,080)	(7,071)	(11,741)	(24,026)	(10,947)	(8,101)	(12,294)	(23,943)
Prime Incorporações e Construções S.A.										
Cost	78.30%	68.67%	12,604	9,854	61,908	18,878	9,869	6,702	45,671	12,699
Fair Value			-	-	-	-	(785)	(901)	(2,625)	(1,887)
Total Prime [2]			12,604	9,854	61,908	18,878	9,084	5,801	43,046	10,812
Parque Castelo de Gibraltar SPE Ltda.	65.00%	65.00%	(266)	(331)	(518)	(935)	(173)	(215)	(337)	(608)
Parque Castelo de Andorra SPE Ltda.	50.00%	50.00%	68	805	(263)	5,790	34	403	(132)	2,895
SPEs and others (38)			(998)	(5,785)	1,280	(15,157)	(1,542)	(3,206)	(2,413)	(6,863)
SCPs (34)			(1,656)	(1,806)	(7,214)	(5,485)	(1,252)	(1,239)	(4,659)	(3,446)
Capitalized interest			-	-	-	-	-	(88)	-	(305)
<b>Total joint ventures</b>			<b>(2,328)</b>	<b>(4,334)</b>	<b>43,452</b>	<b>(20,935)</b>	<b>(4,796)</b>	<b>(6,645)</b>	<b>23,211</b>	<b>(21,458)</b>
Elimination of indirect participations			-	-	-	-	(24,332)	(24,074)	(90,664)	(55,567)
<b>Total joint ventures</b>			<b>(2,328)</b>	<b>(4,334)</b>	<b>43,452</b>	<b>(20,935)</b>	<b>(29,128)</b>	<b>(30,719)</b>	<b>(67,453)</b>	<b>(77,025)</b>
<b>Subsidiaries:</b>										
MRV (US) Holdings Corporation	100.00%	100.00%	(14,016)	(50,518)	(16,642)	247,041	(14,016)	(50,518)	(16,642)	247,041
MRV Construções Ltda.	95.00%	95.00%	58	16	(107)	(68)	55	15	(102)	(65)
Urba Desenvolvimento Urbano S.A. [3]	53.55%	51.20%	(25,990)	(1,521)	(57,538)	(12,249)	(13,918)	(779)	(30,812)	(6,271)
SCP Área Juliana	99.00%	80.00%	(1,841)	(795)	(5,808)	2,441	(1,823)	(636)	(5,750)	1,953
SCP Atacadão 2	50.00%	50.00%	4,306	(40)	9,075	(41)	2,153	(20)	4,538	(21)
SCP Golden Park	50.00%	50.00%	645	3,562	13,551	6,940	323	1,781	6,776	3,470
SCP Gran Turques	50.00%	50.00%	2,358	89	11,791	(48)	1,179	45	5,896	(24)
SCP MRV MRL Galpão CCP 2	50.00%	50.00%	(1,655)	1,573	(3,482)	14,220	(828)	787	(1,741)	7,110
SCP MRV MRL Goiaba 1	50.00%	50.00%	(2,625)	(2,040)	(11,324)	(7,435)	(1,313)	(1,020)	(5,662)	(3,718)
SCP MRV MRL Goiaba 2	50.00%	50.00%	2,172	4,497	11,656	11,530	1,086	2,249	5,828	5,765
SCP MRV MRL Oásis	50.00%	50.00%	(3,414)	(1,498)	(10,979)	1,264	(1,707)	(749)	(5,490)	632
SCP MRV MRL Reserva Vila Jardim	50.00%	50.00%	(4,395)	8,487	(4,391)	15,891	(2,198)	4,244	(2,196)	7,946
SCP Parque Das Águas 4	50.00%	50.00%	1,896	11,749	7,346	12,482	948	5,875	3,673	6,241
SCP Trento 04	50.00%	50.00%	6,829	(26)	13,762	(27)	3,415	(13)	6,881	(14)
SCPs (230)			(9,880)	(6,760)	(18,209)	1,542	(6,800)	(6,339)	(13,816)	(4,191)

	Equity interest		Net income				Results from equity interest in investees			
			3 <sup>rd</sup> quarter of		nine months of		3 <sup>rd</sup> quarter of		nine months of	
	9/30/23	9/30/22	2023	2022	2023	2022	2023	2022	2023	2022
MRV MDI Nasbe Incorporações SPE Ltda.	100.00%	100.00%	(2,236)	(3,689)	(17,951)	(3,308)	(2,236)	(3,689)	(17,951)	(3,308)
Baleia LI SPE Ltda.	100.00%	100.00%	3,014	8,487	13,392	9,511	3,014	8,487	13,392	9,511
Campo di Napoli SPE Ltda.	99.00%	99.00%	(338)	(324)	(340)	(5,414)	(335)	(321)	(337)	(5,360)
Casasmias Santa Iria SPE Ltda.	60.00%	60.00%	(3,504)	2,913	(12,911)	19,623	(2,102)	1,748	(7,747)	11,774
Jardim di Stuttgart SPE Ltda.	100.00%	100.00%	(92)	(3,001)	(2,668)	(7,318)	(92)	(3,001)	(2,668)	(7,318)
MD RN MRV Novas Nações SPE Ltda.	100.00%	100.00%	2,182	6,660	8,013	9,351	2,182	6,660	8,013	9,351
MRV & MRL Paraná Incorporações SPE Ltda.	99.00%	99.00%	13,376	323	53,574	12,839	13,242	320	53,038	12,711
MRV Clube Espanhol Ltda QT01 SPE Ltda.	100.00%	100.00%	4,259	54	8,250	22	4,259	54	8,250	22
MRV Lincoln Veloso Incorporações SPE Ltda.	100.00%	80.00%	5,106	(46)	9,942	(279)	5,106	(37)	9,942	(223)
MRV Lincoln Veloso Top Life Acapulco SPE Ltda.	100.00%	100.00%	(2,310)	2,267	(7,255)	5,645	(2,310)	2,267	(7,255)	5,645
MRV LXXXV Incorporações SPE Ltda.	100.00%	100.00%	13,588	6,869	42,710	39,858	13,588	6,869	42,710	39,858
MRV MD Lagoa Olhos D'Água SPE Ltda.	100.00%	100.00%	6,323	(26)	15,302	(156)	6,323	(26)	15,302	(156)
MRV MDI Bahia Incorporações SPE Ltda.	100.00%	100.00%	22,795	22,458	28,977	59,074	22,795	22,458	28,977	59,074
MRV MDI Reserva Ouro Branco II SPE Ltda.	100.00%	100.00%	2,333	4,320	3,242	6,455	2,333	4,320	3,242	6,455
MRV Minas Incorporações SPE Ltda.	100.00%	100.00%	3,277	385	5,815	136	3,277	385	5,815	136
MRV MRL 20 de Janeiro SPE Ltda.	100.00%	100.00%	2,682	(1)	7,103	(2)	2,682	(1)	7,103	(2)
MRV MRL Baia da Babilonga SPE Ltda.	100.00%	100.00%	(829)	12,107	(11,184)	27,644	(829)	12,107	(11,184)	27,644
MRV MRL LXIII SPE Ltda.	99.00%	99.00%	(119)	(2,771)	(1,043)	(4,819)	(118)	(2,743)	(1,033)	(4,771)
MRV MRL LXXXIX Incorporações SPE Ltda.	99.00%	99.00%	(1,855)	(3,168)	(5,734)	246	(1,836)	(3,136)	(5,677)	244
MRV MRL Plural 2 Incorporações SPE Ltda.	100.00%	100.00%	2,630	6,621	10,753	8,029	2,630	6,621	10,753	8,029
MRV MRL Plural 3 Incorporações SPE Ltda.	100.00%	100.00%	839	305	12,143	315	839	305	12,143	315
MRV MRL RJ e Grande Rio SPE Ltda.	50.00%	50.00%	24,681	15,303	94,471	24,997	12,341	7,652	47,236	12,499
MRV Prime Incorporações Mato Grosso do Sul SPE Ltda.	50.00%	50.00%	20,596	(611)	54,196	6,301	10,298	(306)	27,098	3,151
MRV Prime LX Incorporações SPE Ltda.	99.00%	99.00%	(370)	(1,450)	(176)	(5,808)	(366)	(1,436)	(174)	(5,750)
MRV Prime LXIV Incorporações SPE Ltda.	99.00%	99.00%	52,465	23,206	114,203	46,910	51,940	22,974	113,061	46,441
MRV Prime LXXIV SPE Ltda.	99.00%	99.00%	295	9,454	5,776	12,193	292	9,359	5,718	12,071
MRV Prime Proj. MT R SPE Ltda.	40.00%	40.00%	(163)	4,366	2,083	11,664	(65)	1,746	833	4,666
MRV Prime Projeto Campo Grande J SPE Ltda.	50.00%	50.00%	9,668	1,646	17,689	4,603	4,834	823	8,845	2,302
MRV Prime Projeto MT E Incorporações SPE Ltda.	50.00%	50.00%	7,206	1,073	25,596	6,526	3,603	537	12,798	3,263
MRV Prime Projeto MT G2 SPE Ltda.	50.00%	50.00%	(1,380)	10,258	(3,221)	11,968	(690)	5,129	(1,611)	5,984
MRV Prime Projeto MT J2 Incorporações SPE Ltda.	50.00%	50.00%	(142)	1,420	(934)	14,661	(71)	710	(467)	7,331
MRV Prime Projeto Palmas D SPE Ltda.	40.00%	40.00%	3,732	(60)	16,309	(94)	1,493	(24)	6,524	(38)
MRV XC Incorporações SPE Ltda.	100.00%	100.00%	63,679	11,404	131,737	19,941	63,679	11,404	131,737	19,941
MRV XCV Incorporações QR01 SPE Ltda.	100.00%	100.00%	3,193	(2)	7,510	(4)	3,193	(2)	7,510	(4)
Parque Lagoa dos Diamantes Incorporações SPE Ltda.	100.00%	89.43%	7,936	2,038	10,027	8,655	7,936	1,823	10,027	7,740
MRV MRL Santa Catarina Incorporações SPE Ltda.	100.00%	100.00%	3,013	(3)	6,164	(12)	3,013	(3)	6,164	(12)
Reserva Real SPE Ltda.	100.00%	100.00%	445	41	9,643	1,058	445	41	9,643	1,058
Vila Velha SPE Ltda.	100.00%	100.00%	2,058	(2,521)	8,559	615	2,058	(2,521)	8,559	615
SPEs and others (475)			(11,573)	(2,235)	(35,583)	(36,711)	(8,233)	(4,431)	(39,064)	(41,671)
Capitalized interest			-	-	-	-	(11,888)	(7,520)	(31,367)	(22,811)
<b>Total subsidiaries</b>			<b>210,908</b>	<b>100,845</b>	<b>562,880</b>	<b>598,398</b>	<b>182,780</b>	<b>60,524</b>	<b>439,279</b>	<b>492,261</b>
<b>Total of subsidiaries and joint ventures</b>			<b>208,580</b>	<b>96,511</b>	<b>606,332</b>	<b>577,463</b>	<b>177,984</b>	<b>53,879</b>	<b>462,490</b>	<b>470,803</b>

- [1] In February 2021, the Company acquired an additional equity interest in this joint venture, reaching 73.56% for the amount of R\$62,868, representing 70,796,496 shares, without obtaining control. MRL's net assets were valued at fair value, thus, the transaction generated a capital gain of R\$26,132 and additional goodwill to the previously recorded goodwill of R\$24,925. Of the consideration transferred, R\$21,171 (R\$18,813 net of AVP), recorded under caption "Payables for investment acquisition", R\$7,057 was paid in May 2022 and R\$14,114 will be paid in May 2024, and its settlement may be lower, as they depend on the financial performance of MRL. Additionally, on the same date, it signed a forward share purchase agreement for R\$33,591 (R\$32,574 net of AVP) representing 44,778,181 shares, recorded under caption "Other liabilities" and its counterpart in caption "other noncurrent assets", being R\$3,206 paid in May 2022, R\$3,206 paid in May 2023, both representing 14,442,164 shares and R\$6,412 and R\$20,767 to be paid in May 2024 and 2028, respectively, with the possibility of settlement being lower, as they depend on the financial performance of MRL. As a result of these payments, the Company reached a share of 82.70%. This transaction generated an adjustment on this investment's fair value of R\$6,521 and the reversal of the previously recorded goodwill of R\$6,836, as its settlement was lower than expected, as a result of MRL's financial performance. Goodwill will be tested for impairment as required by CPC 01/IAS 36.
- [2] In December 2021, the Company signed a forward share purchase agreement for the acquisition of the entire interest in Prime Incorporações e Construções S.A., in 04 annual deliveries from 2022 to 2025, with the first delivery on April 30, 2022. In this first delivery of 1,535,620 shares equivalent to 10.79% of the interest, the Company disbursed R\$36,021, reaching a 68.67% interest, without obtaining control. Additionally, in the context of this agreement, for the remaining interest acquired, represented by 4,882,660 shares, the Company recorded R\$44,741 (R\$35,363 net of AVP) under caption "other liabilities" against "other noncurrent assets", being R\$14,414 paid in May 2023, R\$14,441 and R\$15,886 to be paid in May 2024 and 2025, respectively, and their settlement may be lower, as they depend on Prime's financial performance. As a result of these payments, the Company reached a share of 78.30%. Prime's net assets were valued at fair value, thus, the transaction generated a fair value adjustment of R\$6,833, goodwill of R\$18,292 and other assets of R\$11,089. Of the transferred consideration of R\$36,021, R\$34,256 were paid in cash and R\$1,765 will be paid at the end of the transaction and are recorded in caption "Payables for investment acquisition". Goodwill will be tested for impairment as required by CPC 01/IAS 36.
- [3] As at September 30, 2023, unrealized profit of R\$2,304 raised from sales of lots were eliminated (R\$1,860 at December 31, 2022).

Some subsidiaries have restrictions on transferring cash to the Company, based on their option for the equity segregation called "Patrimônio de afetação" (Earmarked assets) that establishes the permanence of amounts in cash accounts that ensure the continuity and delivery of uncompleted units to future customers. At September 30, 2023 the restricted amounts for distribution amounted to R\$187,575 (R\$122,175, as at December 31, 2022).

b) Changes in equity investments are as follows:

	Opening balance	Capital subscription (reduction and distribution of profits)	Results from equity interest in investees	Others	Closing balance
<b>Nine-month period ended September 30, 2023:</b>					
<b>Joint ventures:</b>					
MRL Engenharia e Empreendimentos S.A.					
Cost	6,383	-	(9,609)	249	(2,977)
Fair Value	8,744	-	(2,685)	3,039	9,098
Goodwill	21,003	-	-	323	21,326
<b>Total MRL</b>	<b>36,130</b>	<b>-</b>	<b>(12,294)</b>	<b>3,611</b>	<b>27,447</b>
Prime Incorporações e Construções S.A.					
Cost	45,168	-	45,671	9,368	100,207
Fair Value	826	-	(2,625)	3,410	1,611
Goodwill	17,174	-	-	1,118	18,292
<b>Total Prime</b>	<b>63,168</b>	<b>-</b>	<b>43,046</b>	<b>13,896</b>	<b>120,110</b>
Parque Castelo de Gibraltar SPE Ltda.	4,092	(975)	(337)	-	2,780
Parque Castelo de Andorra SPE Ltda.	7,384	(2,804)	(132)	-	4,448
SPEs and others (38)	43,849	6,116	(2,413)	-	47,552
SCPs (34)	3,713	4,270	(4,659)	-	3,324
<b>Total joint ventures</b>	<b>158,336</b>	<b>6,607</b>	<b>23,211</b>	<b>17,507</b>	<b>205,661</b>
Elimination of indirect ownership	(388,226)	-	(90,664)	34,153	(444,737)
<b>Total joint ventures</b>	<b>(229,890)</b>	<b>6,607</b>	<b>(67,453)</b>	<b>51,660</b>	<b>(239,076)</b>
Total Joint ventures and associated companies - Consolidated	191,366	3,696	(58,438)	111,158	247,782
Net capital deficiency liability - Equity interest in investees - Consolidated	(421,256)	2,911	(9,015)	(59,498)	(486,858)
<b>Total joint ventures</b>	<b>(229,890)</b>	<b>6,607</b>	<b>(67,453)</b>	<b>51,660</b>	<b>(239,076)</b>
<b>Subsidiaries:</b>					
MRV (US) Holdings Corporation [1]	1,091,116	49,505	(16,642)	(50,330)	1,073,649
MRV Construções Ltda.	30,108	-	(102)	-	30,006
Urba Desenvolvimento Urbano S.A.	116,691	-	(30,812)	4,547	90,426
MRV LXXXV Incorporações SPE Ltda.	104,616	(54,873)	42,710	-	92,453
MRV Prime LXIV Incorporações SPE Ltda.	112,644	(71,917)	113,061	-	153,788
MRV XC Incorporações SPE Ltda.	83,910	(49,714)	131,737	-	165,933
SCPs (241)	455,372	(6,937)	(1,063)	-	447,372
SPEs and others (510)	829,533	(244,804)	231,757	(25,564)	790,922
Capitalized interest	174,692	-	(31,367)	82,721	226,046
<b>Total of subsidiaries</b>	<b>2,998,682</b>	<b>(378,740)</b>	<b>439,279</b>	<b>11,374</b>	<b>3,070,595</b>
<b>Total of subsidiaries and joint ventures</b>	<b>3,157,018</b>	<b>(372,133)</b>	<b>462,490</b>	<b>28,881</b>	<b>3,276,256</b>
Total of subsidiaries, joint ventures and associated companies - Parent Company	3,389,372	(357,600)	513,912	28,881	3,574,565
Net capital deficiency liability - Equity interest in investees - Parent Company	(232,354)	(14,533)	(51,422)	-	(298,309)
<b>Total of subsidiaries and joint ventures</b>	<b>3,157,018</b>	<b>(372,133)</b>	<b>462,490</b>	<b>28,881</b>	<b>3,276,256</b>
<b>Nine-month period ended September 30, 2022:</b>					
Total joint ventures - Consolidated	190,530	3,482	(70,262)	75,554	199,304
Net capital deficiency liability - Equity interest in investees - Consolidated	(375,103)	(902)	(6,763)	(34,643)	(417,411)
<b>Total Joint ventures</b>	<b>(184,573)</b>	<b>2,580</b>	<b>(77,025)</b>	<b>40,911</b>	<b>(218,107)</b>
Total joint ventures and associated companies - Parent Company	2,853,760	(91,410)	508,245	68,802	3,339,397
Net capital deficiency liability - Equity interest in investees - Parent Company	(188,669)	(2,214)	(37,442)	-	(228,325)
<b>Total of subsidiaries and joint ventures</b>	<b>2,665,091</b>	<b>(93,624)</b>	<b>470,803</b>	<b>68,802</b>	<b>3,111,072</b>

[1] Other refers to currency translation adjustments.

c) The main information of the Company's joint ventures, directly and indirectly invested is summarized as follows:

	9/30/23						12/31/22					
	MRL	Prime	Pq. Castelo de Gibraltar SPE Ltda	Pq. Castelo de Andorra SPE Ltda	SPEs and others (38)	SCPs (34)	MRL	Prime	Pq. Castelo de Gibraltar SPE Ltda	Pq. Castelo de Andorra SPE Ltda	SPEs and others (40)	SCPs (35)
Current assets	9,615	17,165	2,800	8,218	63,073	7,193	14,640	11,583	4,718	19,263	46,171	7,027
Noncurrent assets	512,806	454,933	3,491	7,337	197,707	5,514	438,335	417,338	2,895	5,585	185,868	4,472
	522,421	472,098	6,291	15,555	260,780	12,707	452,975	428,921	7,613	24,848	232,039	11,499
Current liabilities	84,863	66,917	849	2,774	99,154	3,444	39,305	69,445	630	4,831	98,916	3,657
Noncurrent liabilities	441,158	277,203	1,165	3,885	67,217	2,902	405,532	293,700	688	5,249	46,394	1,241
Equity	(3,600)	127,978	4,277	8,896	94,409	6,361	8,138	65,776	6,295	14,768	86,729	6,601
	522,421	472,098	6,291	15,555	260,780	12,707	452,975	428,921	7,613	24,848	232,039	11,499
Total interest %	82.70	78.30	65.00	50.00	From 30 to 70	From 32 to 95	78.44	68.67	65.00	50.00	From 30 to 70	From 32 to 95

	Nine months of 2023						Nine months of 2022					
	MRL	Prime	Pq. Castelo de Gibraltar SPE Ltda	Pq. Castelo de Andorra SPE Ltda	SPEs and others (38)	SCPs (34)	MRL	Prime	Pq. Castelo de Gibraltar SPE Ltda	Pq. Castelo de Andorra SPE Ltda	SPEs (37)	SCPs (35)
Net operating revenue	-	-	(615)	7,337	57,418	286	-	-	(684)	35,550	7,975	(849)
Cost of real estate sold	-	-	(420)	(6,268)	(29,641)	(3,287)	-	-	(766)	(26,888)	(14,811)	(2,374)
Operating income (expenses)	(8,533)	(14,504)	(99)	(911)	(24,332)	(4,449)	(10,629)	(10,806)	(422)	(2,201)	(8,980)	(2,767)
Results from equity interest in investees	28,147	89,360	-	-	-	-	18,110	54,295	-	-	-	-
Financial results	(31,355)	(12,948)	630	(278)	(1,114)	301	(31,507)	(24,611)	944	37	708	489
Income tax and social contribution	-	-	(14)	(143)	(1,051)	(65)	-	-	(7)	(708)	(49)	16
(Loss) net income for the year	(11,741)	61,908	(518)	(263)	1,280	(7,214)	(24,026)	18,878	(935)	5,790	(15,157)	(5,485)
Total interest %	82.70	78.30	65.00	50.00	From 30 to 70	From 32 to 95	78.44	68.67	65.00	50.00	From 30 to 70	From 32 to 95

Note: Some percentages and other amounts of items (a) to (c) in all tables above have been rounded to facilitate their presentation. Thus, some totals presented in the tables may not represent the exact arithmetical sum of the amounts above.

The total asset split related to the Group's projects that have real estate development equity segregation, as at September 30, 2023 and December 31, 2022, are as follows:

	Consolidated			
	9/30/23		12/31/22	
Projects under Law 10931/04 (segregate estates)	10,167,054	42.21%	8,162,218	36.11%
Silent partnerships (SCPs)	331,274	1.38%	335,838	1.49%
Special Purpose Entities (SPEs)	352,310	1.46%	335,410	1.48%
Other entities	7,805,423	32.41%	7,899,696	34.95%
Projects with segregation	18,656,061	77.46%	16,733,162	74.03%
Balances without segregation	5,430,773	22.54%	5,868,167	25.97%
Total Consolidated	24,086,834	100.00%	22,601,329	100.00%

## 9. Investment property

Investment properties are held to obtain rental revenues or for capital appreciation and, depending on market conditions, sale of the residential projects and are demonstrated as follows:

Description	Net cost 9/30/23	Fair value with level measurement	Fair value 9/30/23	Net cost 12/31/22
Properties under construction	2,905,080	3	3,523,282	2,731,450
Landbank	1,104,561	3	1,364,466	896,907
Right of use	102,255		102,255	104,271
Subtotal Resia	4,111,896		4,990,003	3,732,628
Properties under construction	256,844	3	360,124	178,583
Landbank	56,749		56,749	53,558
Subtotal Subsidiaries	4,425,489		5,406,876	3,964,769
Properties under construction	11,738	3	11,738	3,505
Landbank	49,942		49,942	127,889
Subtotal Parent Company [1]	61,680		61,680	131,394
Properties under construction	3,173,662		3,895,144	2,913,538
Landbank	1,211,252		1,471,157	1,078,354
Right of use	102,255		102,255	104,271
Total Consolidated [1]	4,487,169		5,468,556	4,096,163

[1] Stated at cost, as mentioned in the investment property policy described in note 2.2 (c) to the financial statements for the year ended December 31, 2022.

The fair value of the Group's investment properties, used only for disclosure purposes, was internally calculated and considered the operating stage of each asset, as detailed below:

### Land

Mainly maintained at book value as they refer to recent acquisitions.

### Projects under construction

*Resia*: Calculated using the discounted cash flow technique, considering vacancy rates estimated of 5.00%, discount and capitalization rates between 5.00% to 5.50% p.a.

*Luggo*: Calculated using the market approach technique, based on the 'Investment Agreement' signed with Brookfield Asset Management, for the purchase of these projects.

Significant changes in the discount and capitalization rates, considered for the calculation of the fair value of completed and under construction projects, may result in significant changes in the fair value of investment properties.

Changes in balances of investment property for the nine-month period ended September 30, 2023 and 2022 were as follows:

	Consolidated		Parent Company	
	nine months of		nine months of	
	2023	2022	2023	2022
Opening balance	4,096,163	2,319,080	131,394	281,937
Additions	1,359,897	2,401,065	13,239	29,925
Transfer from (investment property to inventories) inventories to investment property	(62,149)	78,793	(60,926)	68,504
Transfer to subsidiaries	-	-	(22,027)	(116,504)
Transfer to noncurrent assets held for sale	(869,809)	(464,670)	-	-
Capitalized interest (Note 12 (d))	144,641	55,238	-	-
Write-off of capitalized interest	(3,205)	-	-	-
Write-off due to asset sale	(27,990)	(763,676)	-	(112,509)
Currency translation adjustments	(150,379)	(2,392)	-	-
Closing balance	4,487,169	3,623,438	61,680	151,353

## Noncurrent assets held for sale

Changes in investment property, classified as noncurrent assets held for sale, are as follows:

	Consolidated	
	nine months of	
	2023	2022
Opening balance	-	174,134
Transfer from noncurrent assets held for sale [1]	869,809	464,670
Additions	17,985	-
Write-off due to asset sales [2] other casualties	(299,788)	(163,195) (27,478)
Currency translation adjustments	(9,773)	17,658
Closing balance [3]	578,233	465,789

[1] 2023 refers to transfer of Pine Ridge, Biscayne Village, Hutto Square, PGA at St Lucie Constry and Green Park Communities and 2022 refers to transfer of Oak Enclave, all projects of subsidiary Resia.

[2] 2023 refers write-off due to sale of Pine Ridge and 2022 refers to write-off due to sale of Coral Reef, Village at Tradition and Harbor Grove, all project of subsidiary Resia.

[3] As of September 30, 2023, the fair value of this group of assets amounts to R\$674,878.

Other information on 'Investment property' is not significantly different from the information disclosed in Note 9 to the financial statements for the year ended December 31, 2022.

## 10. Property and equipment

Changes in property and equipment for the nine-month period ended September 30, 2023 and 2022 are as follows:

Consolidated	Average annual depreciation rates	Opening balance	Addition	Write-off	Transfer	Currency translation adjustments	Closing balance
<b>Nine-month period ended September 30, 2023:</b>							
<b>Cost:</b>							
Right-of-use		152,204	2,422	-	-	(638)	153,988
Buildings, facilities and leasehold improvements		54,594	585	(1,074)	1,328	(116)	55,317
Aircraft and vehicles in use		50,097	65	-	-	(46)	50,116
Machinery and equipment		784,930	105,970	(2,800)	2,253	(5,521)	884,832
Furniture and fixtures		4,813	391	-	-	(82)	5,122
IT equipment and installations		8,269	117	-	260	(58)	8,588
Sales booths, stores and model apartments		71,044	7,571	(318)	6,553	-	84,850
Works in progress		18,193	29,985	(56)	(10,394)	-	37,728
Total cost		1,144,144	147,106	(4,248)	-	(6,461)	1,280,541
<b>Accumulated depreciation:</b>							
Right-of-use	Sundry	51,236	13,299	-	-	(1)	64,534
Buildings, facilities and leasehold improvements	13.36%	35,921	5,114	(717)	-	(55)	40,263
Aircraft and vehicles in use	10.02%	3,223	2,712	-	-	(40)	5,895
Machinery and equipment	11.65%	235,265	25,865	(1,423)	-	(932)	258,775
Furniture and fixtures	10.00%	3,323	328	-	-	(34)	3,617
IT equipment and installations	20.00%	5,752	662	215	-	(52)	6,577
Sales booths, stores and model apartments	25.19%	31,034	11,585	(233)	-	-	42,386
Total accumulated depreciation		365,754	59,565	(2,158)	-	(1,114)	422,047
Total property and equipment, net		778,390	87,541	(2,090)	-	(5,347)	858,494
<b>Nine-month period ended September 30, 2022:</b>							
Total property and equipment, net		614,443	161,836	(27,405)	-	285	749,159



Parent Company	Average annual depreciation rates	Opening balance	Addition	Write-off	Transfer	Closing balance
<b>Nine-month period ended September 30, 2023:</b>						
<b>Cost:</b>						
Right-of-use		133,521	-	-	-	<b>133,521</b>
Buildings, facilities and leasehold improvements		44,569	331	(586)	2,051	<b>46,365</b>
Aircraft and vehicles in use		48,947	-	-	-	<b>48,947</b>
Machinery and equipment		640,208	99,422	(2,713)	3,193	<b>740,110</b>
Furniture and fixtures		2,639	-	-	-	<b>2,639</b>
IT equipment and installations		5,553	117	-	-	<b>5,670</b>
Sales booths, stores and model apartments		40,575	2,421	-	2,938	<b>45,934</b>
Works in progress		10,779	9,169	(56)	(7,059)	<b>12,833</b>
<b>Total cost</b>		<b>926,791</b>	<b>111,460</b>	<b>(3,355)</b>	<b>1,123</b>	<b>1,036,019</b>
<b>Accumulated depreciation:</b>						
Right-of-use	Sundry	50,606	10,402	-	-	<b>61,008</b>
Buildings, facilities and leasehold improvements	13.36%	30,758	3,914	(398)	693	<b>34,967</b>
Aircraft and vehicles in use	10.02%	2,205	2,642	-	-	<b>4,847</b>
Machinery and equipment	11.65%	207,682	24,546	(831)	324	<b>231,721</b>
Furniture and fixtures	10.00%	2,485	3	-	-	<b>2,488</b>
IT equipment and installations	20.00%	4,215	344	-	-	<b>4,559</b>
Sales booths, stores and model apartments	25.19%	17,573	6,284	-	(114)	<b>23,743</b>
<b>Total accumulated depreciation</b>		<b>315,524</b>	<b>48,135</b>	<b>(1,229)</b>	<b>903</b>	<b>363,333</b>
<b>Total property and equipment, net</b>		<b>611,267</b>	<b>63,325</b>	<b>(2,126)</b>	<b>220</b>	<b>672,686</b>
<b>Nine-month period ended September 30, 2022:</b>						
<b>Total property and equipment, net</b>		<b>514,301</b>	<b>115,070</b>	<b>(25,923)</b>	<b>(864)</b>	<b>602,584</b>

As at September 30, 2023, there are no assets pledged as collateral (R\$797 as at December 31, 2022).

Other information on 'Property and equipment' is not significantly different from the information disclosed in Note 10 to the financial statements for the year ended December 31, 2022.

## 11. Intangible assets

Changes in intangible assets for the nine-month period ended September 30, 2023 and 2022 are as follows:

Consolidated	Opening balance	Addition	Transfer	Currency translation adjustments	Closing balance
<b>Nine-month period ended September 30, 2023:</b>					
<u>Cost:</u>					
Software development	288,947	5,804	36,700	(331)	<b>331,120</b>
Software license	56,135	1,114	-	-	<b>57,249</b>
Intangibles under development	37,930	27,266	(36,700)	-	<b>28,496</b>
Trademarks and patents	24,000	-	-	-	<b>24,000</b>
Total cost	407,012	34,184	-	(331)	<b>440,865</b>
<u>Accumulated amortization:</u>					
Software development	170,330	33,031	-	(140)	<b>203,221</b>
Software license	55,600	745	-	-	<b>56,345</b>
Total accumulated amortization	225,930	33,776	-	(140)	<b>259,566</b>
Total intangible assets	181,082	408	-	(191)	<b>181,299</b>
<b>Nine-month period ended September 30, 2022:</b>					
Total intangible assets	177,344	8,225	-	(180)	185,389

Parent Company	Opening balance	Addition	Transfer	Closing balance
<b>Nine-month period ended September 30, 2023:</b>				
<u>Cost:</u>				
Software development	277,531	613	35,698	<b>313,842</b>
Software license	56,131	1,114	-	<b>57,245</b>
Intangibles under development	36,007	27,235	(35,698)	<b>27,544</b>
Trademarks and patents	24,000	-	-	<b>24,000</b>
Total cost	393,669	28,962	-	<b>422,631</b>
<u>Accumulated amortization:</u>				
Software development	165,068	31,289	-	<b>196,357</b>
Software license	55,595	745	-	<b>56,340</b>
Total accumulated amortization	220,663	32,034	-	<b>252,697</b>
Total intangible assets	173,006	(3,072)	-	<b>169,934</b>
<b>Nine-month period ended September 30, 2022:</b>				
Total intangible assets	167,236	6,893	-	174,129

The average annual amortization rate for “Software development” and “Software license” is 20%.

Other information on ‘Intangible assets’ is not significantly different from the information disclosed in Note 11 to the financial statements for the year ended December 31, 2022.

## 12. Loans, financing and debentures

### (a) Loans, financing and debentures:

The position of loans, financing and debentures as at September 30, 2023 and December 31, 2022, is as follows:

Type	Currency	Maturity of principal	Effective rate p.a.	9/30/23			12/31/22
				Current	Noncurrent	Total	Total
<b>Parent Company:</b>							
Debenture - 11 <sup>th</sup> Issue - 3 <sup>rd</sup> series [1]	R\$	9/23 and 9/24	IPCA + 6.47%	83,675	-	83,675	161,782
Debenture - 12 <sup>th</sup> Issue - 1 <sup>st</sup> series	R\$	7/23	DI + 1.52%	-	-	-	320,172
Debenture - 12 <sup>th</sup> Issue - 2 <sup>nd</sup> series	R\$	7/24 and 7/25	DI + 1.79%	27,437	25,650	53,087	55,068
Debenture - 12 <sup>th</sup> Issue - 3 <sup>rd</sup> series	R\$	7/23	DI + 1.62%	-	-	-	117,031
Debenture - 12 <sup>th</sup> Issue - 4 <sup>th</sup> series	R\$	7/23	DI + 1.62%	-	-	-	89,085
Debenture - 13 <sup>th</sup> Issue (CRI)	R\$	3/24 to 9/24	DI + 0.83%	121,920	-	121,920	122,018
Debenture - 14 <sup>th</sup> Issue (CRI)	R\$	5/24	100.4% DI + 0.28%	376,008	-	376,008	364,431
Debenture - 15 <sup>th</sup> Issue	R\$	11/22 to 11/25	DI + 1.19%	86,089	150,000	236,089	228,113
Debenture - 16 <sup>th</sup> Issue	R\$	4/23 to 4/25	DI + 1.69%	38,130	33,333	71,463	103,518
Debenture - 17 <sup>th</sup> Issue	R\$	4/21 to 4/23	DI + 3.68%	-	-	-	11,442
Debenture - 18 <sup>th</sup> Issue	R\$	8/25	DI + 2.54%	7,305	500,000	507,305	527,196
Debenture - 19 <sup>th</sup> Issue (CRI) [1]	R\$	4/29 to 4/31	IPCA + 5.87%	11,580	462,803	474,383	455,842
Debenture - 21 <sup>st</sup> Issue (CRI) [1]	R\$	2/28 and 2/29	IPCA + 6.92%	6,565	777,283	783,848	742,386
Debenture - 22 <sup>nd</sup> Issue - 1 <sup>st</sup> series (CRI) [1] [3]	R\$	9/28 to 9/30	IPCA + 8.48%	994	353,569	354,563	351,479
Debenture - 22 <sup>nd</sup> Issue - 2 <sup>nd</sup> series (CRI) [1] [3]	R\$	9/30 to 9/32	IPCA + 8.68%	599	205,851	206,450	203,611
Debenture - 23 <sup>th</sup> Issue [4]	R\$	6/25	DI + 3.43%	3,693	97,380	101,073	-
(-) Funding cost				(13,304)	(64,526)	(77,830)	(44,754)
<b>Total debentures and CRI - Parent Company</b>				<b>750,691</b>	<b>2,541,343</b>	<b>3,292,034</b>	<b>3,808,420</b>
Construction financing	R\$	11/23 to 3/28	TR + 8.50%	33,207	243,532	276,739	160,001
Construction financing	R\$	12/23 to 6/27	DI + 2.26%	53,797	80,217	134,014	155,478
Construction financing	R\$	6/24 to 12/26	Savings deposits + 4.14%	868	72,740	73,608	118,223
Construction financing	R\$	5/24 to 4/27	TLP + 2.15% to 3.15%	27,720	125,000	152,720	70,035
Commercial notes - 1 <sup>st</sup> issue	R\$	8/24 to 5/25	DI + 3.50%	40,512	112,500	153,012	-
Leasing	R\$	9/19 to 5/23	DI + 2.00% to 2.93%	-	-	-	14
(-) Funding cost				(763)	(248)	(1,011)	-
<b>Total loans and financing - Parent Company</b>				<b>155,341</b>	<b>633,741</b>	<b>789,082</b>	<b>503,751</b>
<b>Total Parent Company</b>				<b>906,032</b>	<b>3,175,084</b>	<b>4,081,116</b>	<b>4,312,171</b>
<b>Subsidiaries:</b>							
Debenture - 2 <sup>nd</sup> Issue - Urba	R\$	6/21 to 6/23	DI + 1.73%	-	-	-	20,202
Debenture - 3 <sup>rd</sup> Issue - Urba (CRI)	R\$	3/24	DI + 1.10%	60,058	-	60,058	60,093
Debenture - 4 <sup>th</sup> Issue - Urba	R\$	4/23 to 4/25	DI + 1.71%	15,252	13,333	28,585	41,407
Debenture - 5 <sup>th</sup> Issue - Urba	R\$	4/27	DI + 2.02%	5,219	80,000	85,219	82,198
Debenture - 6 <sup>th</sup> Issue - Urba	R\$	5/25	DI + 3.71%	5,847	110,000	115,847	-
(-) Funding cost				(1,589)	(1,285)	(2,874)	(1,707)
<b>Total debentures and CRI - Subsidiaries</b>				<b>84,787</b>	<b>202,048</b>	<b>286,835</b>	<b>202,193</b>
Project loans	US\$	2/25	Libor + 2.75%	-	226,464	226,464	360,329
Project loans	US\$	9/25	WSJ Prime + 0.25%	-	63,141	63,141	-
Project loans	US\$	3/24 and 3/25	8.65% and 10.44%	176,978	91,483	268,461	182,620
Project loans	US\$	6/24 to 1/26	Sofr + 2.25% to 7.00%	74,328	251,962	326,290	241,465
Project loans	US\$	7/25 to 2/26	Bsby + 2.25%	-	415,441	415,441	144,499
Loan agreements [2]	US\$	2/25 to 2/26	3.80% to 4.37%	5,223	1,186,801	1,192,024	1,254,836
Construction financing	R\$	4/16 to 3/23	TR + 13.53%	-	-	-	502
Construction financing	R\$	4/22 to 4/28	TR + 8.46%	41,060	314,383	355,443	206,944
Construction financing - Urba	R\$	3/24 to 2/27	TR + 9.30%	3,173	12,575	15,748	15,461
Construction financing	R\$	4/23 to 12/27	DI + 2.25%	37,935	117,625	155,560	226,734
Construction financing - Urba	R\$	4/23 to 12/27	DI + 2.52%	7,640	16,575	24,215	48,424
Construction financing	R\$	6/24 to 8/26	Savings deposits + 4.02%	607	27,547	28,154	100,558
Construction financing	R\$	5/24 to 4/27	TLP + 2.15% to 3.15%	27,860	234,412	262,272	136,228
(-) Funding cost				(2,599)	(1,503)	(4,102)	(3,788)
<b>Total loans and financing - Subsidiaries</b>				<b>372,205</b>	<b>2,956,906</b>	<b>3,329,111</b>	<b>2,914,812</b>
<b>Total subsidiaries</b>				<b>456,992</b>	<b>3,158,954</b>	<b>3,615,946</b>	<b>3,117,005</b>
<b>Total Consolidated</b>				<b>1,363,024</b>	<b>6,334,038</b>	<b>7,697,062</b>	<b>7,429,176</b>

[1] Measured at fair value through profit or loss, once they were designated as hedged items, according to hedge accounting methodology, as detailed in Note 25 (b).

[2] As mentioned in Note 25 (b), for these debts' interests, the Company hired derivative financial instruments (swaps) to hedge its exposure to US dollar plus fixed rate, by pegging interest to DI rate.

[3] See comments in item (e) below.

[4] As amended on August 17, 2023, the 24<sup>th</sup> issue of debentures was renamed the 23<sup>rd</sup> issue of debentures.

## Loans, financing and debentures - Noncurrent assets held for sale

Changes in loans, financing and debentures classified as noncurrent assets held for sale are as follows:

	Consolidated	
	nine months of	
	2023	2022
Opening balance	-	131,142
Transfer from loans, financing and debentures (*)	478,151	247,365
Funding	179,053	333,326
Accrued interest	12,451	3,503
Amortization of funding costs	70	-
Repayment of principal	(308,404)	(363,998)
Payment of financial charges	(17,349)	(4,063)
Currency translation adjustments	(50)	7,301
Closing balance	343,922	354,576

(\*) 2023 refers to transfer of Project loans from Pine Ridge, Biscayne Village, Hutto Square and Green Park Communities. 2022 refers to transfer of Project loans from Oak Enclave. All projects of subsidiary Resia.

Key features of the Group's loans, financing and debentures are as follows:

Type	Serie	Qty	Funding date	Repayment of principal	Interest payment	Maturity of principal	Contractual rate (p.a.)	Effective rate (p.a.)
Debenture - 11 <sup>th</sup> Issue	3 <sup>rd</sup>	12,120	9/17	Annual	Annual	9/23 and 9/24	IPCA + 6.45%	IPCA + 6.47%
Debenture - 12 <sup>th</sup> Issue	2 <sup>nd</sup>	5,130	8/18	Annual	Semiannual	7/24 and 7/25	DI + 1.70%	DI + 1.79%
Debenture - 13 <sup>th</sup> Issue (CRI)	Single	300,000	3/19	Semiannual	Quarterly	3/24 to 9/24	100% DI	DI + 0.83%
Debenture - 14 <sup>th</sup> Issue (CRI)	Single	360,000	6/19	Bullet payment	Semiannual	5/24	100.4% DI	100.4% DI + 0.28%
Debenture - 15 <sup>th</sup> Issue	Single	300,000	11/19	Annual	Semiannual	11/22 to 11/25	DI + 1.06%	DI + 1.19%
Debenture - 16 <sup>th</sup> Issue	Single	100,000	4/20	Annual	Semiannual	4/23 to 4/25	DI + 1.50%	DI + 1.69%
Debenture - 18 <sup>th</sup> Issue	Single	500,000	8/20	Bullet payment	Semiannual	8/25	DI + 2.40%	DI + 2.54%
Debenture - 19 <sup>th</sup> Issue (CRI)	Single	400,000	4/21	Annual	Semiannual	4/29 to 4/31	IPCA + 5.43%	IPCA + 5.87%
Debenture - 21 <sup>st</sup> Issue (CRI)	Single	700,000	2/22	Annual	Semiannual	2/28 and 2/29	IPCA + 6.60%	IPCA + 6.92%
Debenture - 22 <sup>nd</sup> Issue - (CRI)	1 <sup>st</sup>	347,928	9/22	Annual	Semiannual	9/28 to 9/30	IPCA + 6.48%	IPCA + 8.48%
Debenture - 22 <sup>nd</sup> Issue - (CRI)	2 <sup>nd</sup>	202,072	9/22	Annual	Semiannual	9/30 to 9/32	IPCA + 6.74%	IPCA + 8.68%
Debenture - 24 <sup>th</sup> Issue	Single	97,380	6/23	Bullet payment	Bullet payment	6/25	DI + 2.20%	DI + 3.43%
Debenture - 3 <sup>rd</sup> Issue - Urba (CRI)	Single	60,000	3/19	Bullet payment	Quarterly	3/24	DI + 0.20%	DI + 1.10%
Debenture - 4 <sup>th</sup> Issue - Urba	Single	40,000	4/20	Annual	Semiannual	4/23 to 4/25	DI + 1.50%	DI + 1.71%
Debenture - 5 <sup>th</sup> Issue - Urba	Single	80,000	4/22	Bullet payment	Semiannual	4/27	DI + 1.75%	DI + 2.02%
Debenture - 6 <sup>th</sup> Issue - Urba	Single	110,000	5/23	Bullet payment	Semiannual	5/25	DI + 2.65%	DI + 3.71%
Construction financing	-	-	Sundry	Sundry	Monthly	4/22 to 4/28	TR + 8.48%	TR + 8.48%
Construction financing - Urba	-	-	Sundry	Sundry	Monthly	3/24 to 2/27	TR + 9.30%	TR + 9.30%
Construction financing	-	-	Sundry	Sundry	Monthly	4/23 to 7/27	DI + 2.23%	DI + 2.23%
Construction financing - Urba	-	-	Sundry	Sundry	Monthly	4/23 to 12/27	DI + 2.52%	DI + 2.52%
Construction financing	-	-	Sundry	Sundry	Monthly	6/24 to 12/26	Savings deposits + 4.08%	Savings deposits + 4.08%
Construction financing	-	-	Sundry	Sundry	Sundry	5/24 to 4/27	TLP + 2.15% to 3.15%	TLP + 2.15% to 3.15%
Commercial notes - 1 <sup>st</sup> issue	-	-	5/23	Quarterly	Quarterly	8/24 to 5/25	DI + 2.95%	DI + 3.50%
Project loans	-	-	Sundry	Bullet payment	Monthly	2/25	Libor + 2.75%	Libor + 2.75%
Project loans	-	-	Sundry	Sundry	Monthly	6/24 to 1/26	Sofr + 2.25% to 7.00%	Sofr + 2.25% to 7.00%
Project loans	-	-	Sundry	Sundry	Monthly	3/24 and 3/25	8.65% and 10.44%	8.65% and 10.44%
Project loans	-	-	Sundry	Sundry	Monthly	7/25 to 2/26	Bsby + 2.25%	Bsby + 2.25%
Project loans	-	-	3/23	Bullet payment	Monthly	9/25	WSJ Prime + 0.25%	WSJ Prime + 0.25%
Loan agreements	-	-	Sundry	Sundry	Semiannual	2/25 to 2/26	3.80% to 4.37%	3.80% to 4.37%

The 13<sup>th</sup>, 14<sup>th</sup>, 19<sup>th</sup>, 21<sup>st</sup> and 22<sup>nd</sup> issue of debentures of the Company and 3<sup>rd</sup> issue of subsidiary Urba were carried out to back transactions of certificates of real estate receivables.

The debentures issued by the Company are simple, nonconvertible, registered, book-entry.

Funding during the nine-month period ended September 30, 2023, is as follows:

Type	Currency	Funding date	Repayment of principal	Interest payment	Maturity of principal	Contractual rate (p.a.)	Amount (*)
Construction financing	R\$	Sundry	Sundry	Monthly	1/23 to 3/28	TR + 8.50%	383,624
Construction financing	R\$	Sundry	Sundry	Monthly	2/23 to 12/27	DI + 2.26%	147,078
Construction financing	R\$	Sundry	Sundry	Monthly	5/24 to 7/27	Savings deposits + 4.14%	39,200
Construction financing	R\$	Sundry	Semiannual	Semiannual	7/24 to 1/27	TLP + 2.73%	80,000
Debenture - 23 <sup>rd</sup> Issue	R\$	6/23	Bullet payment	Bullet payment	6/25	DI + 2.20%	97,380
Commercial notes - 1 <sup>st</sup> issue	R\$	5/23	Quarterly	Quarterly	8/24 to 5/25	DI + 2.95%	150,000
<b>Total - Parent Company</b>							<b>897,282</b>
Construction financing	R\$	Sundry	Sundry	Monthly	2/23 to 5/28	TR + 8.46%	586,722
Construction financing	R\$	Sundry	Sundry	Monthly	2/23 to 7/27	DI + 2.25%	143,230
Construction financing - Urba	R\$	Sundry	Sundry	Monthly	4/23 to 12/27	DI + 2.52%	7,000
Construction financing	R\$	Sundry	Sundry	Monthly	5/24 to 9/26	Savings deposits + 4.02%	35,371
Construction financing	R\$	Sundry	Sundry	Sundry	4/23 to 1/27	TLP + 2.15% to 3.15%	234,702
Debenture - 6 <sup>th</sup> Issue - Urba	R\$	5/23	Bullet payment	Semiannual	5/25	DI + 2.65%	110,000
Project loans	US\$	Sundry	Sundry	Monthly	12/24 to 2/25	Libor + 2.00% to 2.75%	58,888
Project loans	US\$	Sundry	Bullet payment	Monthly	9/25	WSJ Prime + 0.25%	105,050
Project loans	US\$	Sundry	Bullet payment	Monthly	3/25	10.44%	90,501
Project loans	US\$	Sundry	Sundry	Monthly	3/24 to 1/26	Sofr + 2.25% to 7.00%	410,278
Project loans	US\$	Sundry	Sundry	Monthly	4/25 to 2/26	Bsby + 2.25% to 2.35%	388,918
Loan agreements	US\$	2/23	Bullet payment	Bullet payment	3/23	WSJ Prime + 0.25%	22,538
<b>Total - Subsidiaries</b>							<b>2,193,198</b>
<b>Total - Consolidated</b>							<b>3,090,480</b>

(\*) Gross of funding costs.

Changes in loans, financing and debentures are as follows:

	Consolidated		Parent Company	
	nine months of		nine months of	
	2023	2022	2023	2022
Opening balance	7,429,176	5,232,776	4,312,171	3,471,435
Funding	2,911,427	3,922,942	897,282	1,798,039
Accrued interest	618,676	467,753	412,636	354,330
Fair value adjustment	15,699	(1,247)	15,699	(1,247)
Funding costs	(50,228)	(32,865)	(44,033)	(29,084)
Amortization of funding costs	11,964	8,133	9,946	6,602
Repayment of principal	(2,109,568)	(2,040,347)	(1,117,670)	(1,029,937)
Payment of financial charges	(564,092)	(397,520)	(404,915)	(298,028)
Transfer to noncurrent assets held for sale	(478,151)	(247,365)	-	-
Currency translation adjustments	(87,841)	(2,343)	-	-
<b>Closing balance</b>	<b>7,697,062</b>	<b>6,909,917</b>	<b>4,081,116</b>	<b>4,272,110</b>

During the nine-month period ended September 30, 2023, the Company paid in advance construction financing in the amount of R\$187,571, with maturities between February 2024 to August 2027, subjects to contractual rates of TR + 7.75% to TR + 11.25% p.a., DI + 1.85% to DI + 2.28% p.a. and savings deposits + 3.00% to savings deposits + 5.00% p.a.

(b) Guarantees and surety

The types of guarantees for loans, financing and debentures as at September 30, 2023 are as follows:

	Consolidated						
	Debentures	Bank credit notes	Construction financing	Leasing	Project loans	Loan agreements	Total
Collateral / surety	-	-	224,122	-	542,173	1,192,024	1,958,319
Collateral / receivables	-	-	1,063,481	-	757,624	-	1,821,105
No guarantees	1,282,343	2,377,230	190,870	153,012	-	-	4,003,455
<b>Total (*)</b>	<b>1,282,343</b>	<b>2,377,230</b>	<b>1,478,473</b>	<b>153,012</b>	<b>1,299,797</b>	<b>1,192,024</b>	<b>7,782,879</b>

(\*) Amounts of loan, financing and debentures gross of funding cost.

Construction financing agreements are collateralized by receivables (see Note 6) or mortgage of land (see Note 7).

The Company guaranteed loans, financing and debentures obtained by joint ventures from financial institutions, as described below:

Guarantees, warranties and surety	Start	Maturity	Amount
MRL Engenharia e Empreendimentos S.A.	4/8/20	4/1/25	42,878
	3/31/21	3/30/26	118,542
	9/23/21	9/16/26	166,103
	4/29/22	4/22/27	106,524
	5/30/23	5/19/25	94,784
Prime Incorporações e Construções S.A.	6/26/19	6/26/24	51,862
	9/23/21	9/14/26	206,131
	4/29/22	4/22/27	53,262
	5/30/23	5/19/25	31,595
			<b>871,681</b>

(c) Aging

Aging of loans, financing and debentures by maturity, gross of funding cost, is as follows:

After the reporting period	Consolidated		Parent Company	
	9/30/23	12/31/22	9/30/23	12/31/22
12 months	1,725,201	1,159,659	920,099	887,372
13 to 24 months	2,911,980	1,563,877	1,065,528	839,761
25 to 36 months	1,465,251	2,148,563	309,635	867,453
37 to 48 months	222,290	800,170	64,528	40,666
After 48 months	1,802,079	1,807,156	1,800,167	1,721,673
Total	<b>8,126,801</b>	<b>7,479,425</b>	<b>4,159,957</b>	<b>4,356,925</b>

(d) Allocation of financial charges

	Consolidated			
	2023		2022	
	3 <sup>rd</sup> quarter	nine months	3 <sup>rd</sup> quarter	nine months
Gross financial charges (*)	276,769	766,027	215,732	533,787
Capitalized financial charges on:				
Real estate under construction and landbank	(103,946)	(305,844)	(116,526)	(307,682)
Investment property	(100,696)	(144,641)	(28,308)	(55,238)
Amounts recognized in financial result (Note 24)	<b>72,127</b>	<b>315,542</b>	70,898	170,867
<u>Financial charges</u>				
Opening balance	856,917	756,195	670,296	564,384
Currency translation adjustments	3,681	(2,226)	2,463	904
Capitalized financial charges	204,642	450,485	144,834	362,920
Charges allocated to profit or loss:				
Cost of real estate sold and services provided (Note 23)	(65,980)	(195,517)	(70,946)	(178,957)
Other operating income (expenses), net	(1,327)	(11,004)	(13,211)	(15,598)
Results from equity interest in investees	-	-	(88)	(305)
Closing balance	<b>997,933</b>	<b>997,933</b>	733,348	733,348
Capitalized financial charges related to:				
Real estate under construction and landbank	810,589	810,589	651,770	651,770
Equity interest in investees	-	-	3,053	3,053
Investment property	187,344	187,344	78,525	78,525
	<b>997,933</b>	<b>997,933</b>	733,348	733,348

(\*) Includes interest on loans, financing and debentures, gains or losses on swap operations and other bank fees.

	Parent Company			
	2023		2022	
	3 <sup>rd</sup> quarter	nine months	3 <sup>rd</sup> quarter	nine months
Gross financial charges (*)	157,558	498,096	154,538	402,838
Capitalized financial charges on:				
Real estate under construction and landbank	(59,216)	(158,779)	(72,429)	(199,662)
Equity interest in investees	(22,591)	(82,721)	(19,667)	(48,893)
Amounts recognized in financial result (Note 24)	75,751	256,596	62,442	154,283
<b>Financial charges</b>				
Opening balance	720,989	658,898	579,543	504,898
Capitalized financial charges	81,807	241,500	92,096	248,555
Charges allocated to profit or loss:				
Cost of real estate sold and services provided (Note 23)	(36,726)	(114,849)	(44,910)	(111,216)
Results from equity interest in investees	(11,888)	(31,367)	(7,608)	(23,116)
Other operating income (expenses), net	(1,158)	(1,158)	-	-
Closing balance	753,024	753,024	619,121	619,121
Capitalized financial charges related to:				
Real estate under construction and landbank	526,978	526,978	455,852	455,852
Equity interest in investees	226,046	226,046	163,269	163,269
	753,024	753,024	619,121	619,121

(\*) Includes interest on loans, financing and debentures, gains or losses on swap operations and other bank fees.

During the nine-month period ended September 30, 2023, total financial charges capitalized on loans, financing and debentures represented an average charge rate of 14.45% p.a. (13.55% p.a. in the same period of 2022).

(e) Contractual commitments

Related to financial ratios:

Some debentures and loans have obligations related to financial ratios compliance, determined and reviewed on a quarterly basis by the fiduciary agent, as follows:

Description	Required ratio
(Net debt + properties payable) to Equity	Lower than 0.65
(Receivables + unearned revenue + inventories) to (Net debt + properties payable + unrecognized cost)	Higher than 1.6 or lower than 0

- Net debt for the 11<sup>th</sup>, 12<sup>th</sup> and 14<sup>th</sup> issuance of the Group's debentures corresponds to the total current and noncurrent loans and financing, less construction loans and permanent loan from Resia (Project loans) and financing received under the Housing Financial System and the financing granted by the Real Estate Investment Fund of the Severance Pay Fund (FI-FGTS) and less cash, banks, and short-term investments;
- Net debt for the 18<sup>th</sup>, 19<sup>th</sup>, 21<sup>st</sup>, 22<sup>nd</sup>, 23<sup>rd</sup>, 5<sup>th</sup> (Urba) and 6<sup>th</sup> (Urba) issuance of the Group's debentures corresponds to total current- and noncurrent loans and financing, less construction loans and permanent loans from Resia (Project loans) and financing obtained from the Real Estate Investment Fund of the Severance Indemnity Fund - FI-FGTS, minus cash, bank and financial investments;
- Net debt for the 13<sup>th</sup> and 3<sup>rd</sup> (Urba) issuance of the Group's debentures, corresponds to total current- and noncurrent loans and financing, less construction financing, financing obtained from the Real Estate Investment Fund of the Severance Indemnity Fund - FI-FGTS, Resia's financing called Permanent Loans, as long as they do not have a guarantee from Resia and/or MRV, and Resia's financing called Construction Loans, minus available cash, banks and financial investments.
- Properties payable corresponds to the sum of line item 'Land payables' in current and noncurrent liabilities, less the land acquired through barter, if any.
- Equity represents the value presented in the statement of financial position.
- Receivables corresponds to the total current and noncurrent receivables, disclosed in the interim financial statements.
- Unearned revenue corresponds to the balance disclosed in notes to the consolidated interim financial statements related to the sales already contracted of uncompleted real estate units, not disclosed in the statement of financial position in compliance with accounting practices adopted in Brazil.
- Inventories correspond to the amount presented in line item 'Real estate for sale', current and noncurrent, in the statement of financial position.
- Unrecognized cost corresponds to costs to be incurred related to the sales of uncompleted projects.

### Debenture - 22<sup>nd</sup> Issue (CRI)

The restrictive clauses were in compliance as at March 31, 2023, with the exception of the breach of covenant referring to Clause 9.2, item (i) and 9.5. of the *Instrumento Particular de Escritura* (Private Instrument of Deed) of the 22<sup>nd</sup> issue of debentures, entered into on July 6, 2022 and Clause 4.1, item (28) and 6.1.2, item (i), of the *termo de securitização* (securitization term) of the 32<sup>nd</sup> issue of CRI, which dealt with the maintenance of minimum risk classification rating. Thus, the Company reclassified to current liabilities the amount of R\$556,193, referring to this debt, which was originally classified in non-current liabilities, exclusively to comply with the requirement of item 69 of CPC 26 (R1). Additionally, the Company assessed the possible consequences of this matter on its other loan, financing and debenture agreements and concluded that additional adjustments would not be necessary.

On April 6, 2023, a Special Meeting of Investors of Real Estate Receivables Certificates of the 32<sup>nd</sup> issue of True Securitizadora S.A. was held, where the CRI holders decided to approve the non-decreation of the early maturity of the debentures and, consequently of the above-mentioned CRI and the non-need for any minimum level of risk classification. On the other hand, on April 14, 2023, the Company paid the CRI holders the amount of R\$40,392, as a waiver fee. Due to said decision, in April 2023 the debt maturities returned to the original contractual terms. On September 30, 2023, the Company was in compliance with the restrictive clauses of its loan, financing and debenture agreements.

Other information on 'Loans, financing and debentures' is not significantly different from the information disclosed in Note 12 to the financial statements for the year ended December 31, 2022.

## 13. Land payables

	Consolidated		Parent Company	
	9/30/23	12/31/22	9/30/23	12/31/22
INCC	253,153	453,513	91,140	130,549
IGP-M	40,004	73,676	38,444	66,319
IPCA	282,880	435,432	71,383	161,300
Other indexes	288,505	160,111	163,186	60,259
Non-interest bearing	2,563,797	3,296,961	1,401,517	2,126,132
Present value discount	(83,956)	(127,052)	(46,471)	(71,776)
Total	<b>3,344,383</b>	4,292,641	<b>1,719,199</b>	2,472,783
Current	797,810	961,985	291,333	391,952
Noncurrent	2,546,573	3,330,656	1,427,866	2,080,831
	<b>3,344,383</b>	4,292,641	<b>1,719,199</b>	2,472,783

As at September 30, 2023, 'Land payables' include financial barter in the amount of R\$2,286,587 in Consolidated and R\$1,246,086 in Parent company (R\$2,518,088 and R\$1,585,619 as at December 31, 2022, in Consolidated and Parent company, respectively).

Some land suppliers assigned their receivables to financial institutions, with changes, in some cases, in the original conditions of the liability when the operation was carried out, related to interest rate and payment terms, and of the total accounts payable for land acquisition as at September 30, 2023, R\$585,375 (R\$496,432 as at December 31, 2022) refers to this type of operations in which the financial institution became a creditor of these amounts, with said balances being maintained under the original caption of 'accounts payable for acquisition of land', as this accounts payable already has the nature of onerous liability and is considered for the purposes of calculating the financial ratios required in the loans, financing and debentures (see note 12 (e)). These balances are substantially indexed to the DI, INCC and IPCA rates + 0% to 6.6% p.a., of the total, R\$331,391 (R\$231,670 as at December 31, 2022) refer to financial exchange due to the fact that the creditors are entitled to receive a portion of the general sales value of the developments to be merged if this exceeds the amounts calculated based on the agreed minimum remuneration.

Several land acquisition agreements have clauses that allow the resolution without any burden to the Company, if certain conditions are not met or reached. These conditions mainly include obtaining legal, municipal or state approvals (incorporation permits, construction licenses, etc.), technical and commercial viability of the projects and obtaining construction financing.



As at September 30, 2023, R\$1,316,515 in Consolidated and Parent company, of total 'Land payables', involves repayments linked to the above-mentioned conditions, therefore only will occur if and when the projects become feasible, this is when the Company obtains the respective approvals (R\$1,615,367 as at December 31, 2022).

Changes in land payables in Consolidated is as follows:

	Consolidated	
	nine months of	
	2023	2022
Opening balance	4,292,641	4,798,787
Additions	554,719	587,740
Cancellations	(850,612)	(400,337)
Payments	(679,852)	(780,900)
Interest and present value discount	27,487	90,521
Closing balance	<b>3,344,383</b>	<b>4,295,811</b>

Aging of 'Land payables' is as follows:

Periods after the reporting period	Consolidated		Parent Company	
	9/30/23	12/31/22	9/30/23	12/31/22
12 months	797,810	961,985	291,333	391,952
13 to 24 months	1,243,190	1,751,421	356,062	716,986
25 to 36 months	420,596	546,287	331,326	433,874
37 to 48 months	214,617	267,875	165,107	226,029
After 48 months	668,170	765,073	575,371	703,942
Total	<b>3,344,383</b>	<b>4,292,641</b>	<b>1,719,199</b>	<b>2,472,783</b>

Other information on 'Land payables' is not significantly different from the information disclosed in Note 13 to the financial statements for the year ended December 31, 2022.

## 14. Customers advances

	Consolidated		Parent Company	
	9/30/23	12/31/22	9/30/23	12/31/22
Proceeds in advance	177,727	120,955	98,875	61,271
Advances for barter	323,577	363,359	222,318	251,053
	<b>501,304</b>	<b>484,314</b>	<b>321,193</b>	<b>312,324</b>
Current	276,261	230,772	166,500	132,865
Noncurrent	225,043	253,542	154,693	179,459
	<b>501,304</b>	<b>484,314</b>	<b>321,193</b>	<b>312,324</b>

Several barter agreements have clauses that allow the resolution without any burden to the Company, if certain conditions are not met or reached. These conditions mainly include obtaining legal, municipal or state approvals (incorporation permits, construction licenses, etc.), technical and commercial viability of the projects and obtaining construction financing.

As at September 30, 2023, R\$160,146 in Consolidated and Parent company, of total 'Advance for barter', involves obligations linked to the above-mentioned conditions, therefore only will occur if and when the projects become feasible, this is when the Company obtains the respective approvals (R\$189,098 as at December 31, 2022).

Advances from customers are broken down as follows:

Periods after the reporting period	Consolidated		Parent Company	
	9/30/23	12/31/22	9/30/23	12/31/22
12 months	276,261	230,772	166,500	132,865
13 to 24 months	131,086	148,392	87,951	103,251
After 24 months	93,957	105,150	66,742	76,208
Total	<b>501,304</b>	<b>484,314</b>	<b>321,193</b>	<b>312,324</b>

Bank guarantees provided for land purchases, including barter arrangements and infrastructure works of the Company and its investees are summarized as follows:

Periods after the reporting period	9/30/23	12/31/22
12 months	703,600	821,148
13 to 24 months	10,076	268,568
After 24 months	-	10,076
	<b>713,676</b>	<b>1,099,792</b>

Beside bank guarantees, advances for barterers are covered by property delivery insurance policy, as described in Note 29.

Other information on 'Advances from customers' is not significantly different from the information disclosed in Note 14 to the financial statements for the year ended December 31, 2022.

## 15. Payroll and related liabilities

	Consolidated		Parent Company	
	9/30/23	12/31/22	9/30/23	12/31/22
Salaries and wages	36,112	31,360	16,592	14,640
Payroll benefits	22,725	23,751	11,008	11,422
Accrued vacation, 13 <sup>th</sup> salary and related benefits	144,894	92,994	72,776	45,315
Provision for employees and management profit sharing	23,078	28,937	-	-
Other	2,079	1,057	1,244	759
Total	<b>228,888</b>	<b>178,099</b>	<b>101,620</b>	<b>72,136</b>

Other information on 'Payroll and related liabilities' is not significantly different from the information disclosed in Note 15 to the financial statements for the year ended December 31, 2022.

## 16. Tax payables

	Consolidated		Parent Company	
	9/30/23	12/31/22	9/30/23	12/31/22
Income tax and social contribution	35,507	46,002	4,702	5,425
Taxes on revenue (PIS and COFINS)	88,723	71,205	70,653	60,757
Withheld third parties taxes	64,203	14,486	7,360	7,646
Taxes withheld on interest on salaries	8,842	13,041	6,773	9,579
Other	2,268	1,090	(206)	197
Total	<b>199,543</b>	<b>145,824</b>	<b>89,282</b>	<b>83,604</b>

As at September 30, 2023, amounts of recoverable taxes, essentially arising from tax credits claimed on the costs incurred on units sold (PIS and COFINS) and short-term investments are R\$129,024 and R\$94,165 in Consolidated and Parent company, respectively (R\$109,807 and R\$79,457 as at December 31, 2022, respectively), and are classified in line item 'Recoverable taxes', in current assets.

## 17. Provision for maintenance

Changes in provision for maintenance of real estate are as follows:

	Consolidated		Parent Company	
	nine months of		nine months of	
	2023	2022	2023	2022
Opening balance	243,841	206,562	127,930	115,385
Additions	100,150	109,030	49,372	55,698
Write-off	(75,151)	(88,797)	(43,962)	(51,340)
Closing balance	268,840	226,795	133,340	119,743
Current	70,326	51,359	39,282	28,979
Noncurrent	198,514	175,436	94,058	90,764
	268,840	226,795	133,340	119,743

As at September 30, 2023 and December 31, 2022, amounts corresponding to 2.20% of the total construction cost actually incurred were accrued.

Other information on 'Provision for maintenance of real estate' is not significantly different from the information disclosed in Note 17 to the financial statements for the year ended December 31, 2022.

## 18. Provision for civil, labor and tax risks

Changes in provision are as follows:

	Opening balance	Additions	Reversals	Payments	Inflation adjustment	Closing balance
<b>Consolidated:</b>						
Civil	33,088	96,107	(6,114)	(76,913)	4,956	51,124
Labor	39,348	22,858	(1,189)	(23,224)	5,426	43,219
Others	393	603	(111)	(495)	57	447
<b>Total -Nine months of 2023</b>	<b>72,829</b>	<b>119,568</b>	<b>(7,414)</b>	<b>(100,632)</b>	<b>10,439</b>	<b>94,790</b>
Total - Nine months of 2022	94,677	120,289	(11,295)	(130,977)	10,982	83,676
<b>Parent Company:</b>						
Civil	15,093	54,729	(2,974)	(41,495)	2,555	27,908
Labor	34,328	19,871	(759)	(21,206)	4,692	36,926
Others	294	259	(39)	(225)	42	331
<b>Total -Nine months of 2023</b>	<b>49,715</b>	<b>74,859</b>	<b>(3,772)</b>	<b>(62,926)</b>	<b>7,289</b>	<b>65,165</b>
Total - Nine months of 2022	63,384	76,730	(7,668)	(84,426)	7,211	55,231

The total number of the Group's lawsuits and the number of lawsuits classified as a "probable" likelihood of an unfavorable outcome, based on Group's legal counsel and management's assessment, broken down by type, are as follows:

Nature	Consolidated				Parent Company			
	9/30/23		12/31/22		9/30/23		12/31/22	
	Total lawsuits	Probable lawsuits	Total lawsuits	Probable lawsuits	Total lawsuits	Probable lawsuits	Total lawsuits	Probable lawsuits
Civil	17,401	2,106	16,598	1,710	10,010	1,263	9,636	975
Labor	2,712	742	2,471	614	1,828	523	1,683	432
Others	1,465	33	1,363	22	1,154	21	1,072	17
<b>Total</b>	<b>21,578</b>	<b>2,881</b>	<b>20,432</b>	<b>2,346</b>	<b>12,992</b>	<b>1,807</b>	<b>12,391</b>	<b>1,424</b>

As shown above the main lawsuits as at September 30, 2023, and December 31, 2022 and the additions for the periods then ended refer to civil and labor lawsuits, basically related to:

- civil: lawsuits claiming compensations related to delivery of units and request of repairs on delivered units.
- labor: lawsuits claiming employment relationship, lawsuits involving former employees and contractors over which the Company has joint liability.

Civil, labor, tax, and other natures proceedings assessed by the Group's legal advisors as possible losses, which have essentially the same nature as those described above, total R\$649,177 and R\$495,074 in Consolidated and Parent company, respectively, as at September 30, 2023 (R\$577,883 and R\$443,768 as at December 31, 2022 in Consolidated and Parent company, respectively). Said amount on September 30, 2023, includes two tax assessment notices for the collection of IRPJ and CSLL, related to fiscal years 2016 and 2017, in the total amount of R\$186,944, that were drawn up against the Company on July 14, 2020, having as object the parameters for determining the taxable income and the CSLL calculation basis. The Company's legal advisors, considering the assessments and applicable legislation on the matter, classified the probability of success as possible. In February 2021, the appeal filed by the Company has been sent to the CARF (Administrative Tax Appeals Council) and the Company believes that is probable that the tax authority accepts the tax treatment adopted. No provision was recognized for these contingent liabilities, as its loss probability is classified as a possible.

Other information on 'Provision for civil, labor and tax risks' is not significantly different from the information disclosed in Note 18 to the financial statements for the year ended December 31, 2022.

## 19. Related parties

	Consolidated				Parent Company				
	Asset		Liability		Asset		Liability		
	9/30/23	12/31/22	9/30/23	12/31/22	9/30/23	12/31/22	9/30/23	12/31/22	
<b>Cash equivalents and marketable securities</b>									
Other related parties									
Banco Inter S.A.	[1]	4,645	15,027	-	-	4,601	6,801	-	-
<b>Intercompany receivables</b>									
Investees									
SPEs	[6]	57,832	48,599	-	-	1,372,550	1,165,368	-	-
Joint ventures									
Prime Incorporações e Construções S.A.	[7]	-	281	-	-	-	281	-	-
MRL Engenharia e Empreendimentos S.A.	[7]	877	770	-	-	877	770	-	-
Other related parties									
Partners in real estate development projects	[7]	25,328	24,445	-	-	17,276	18,232	-	-
<b>Other assets</b>									
Investees									
SCPs and SPEs	[8]	780	527	-	-	38,506	34,042	-	-
Joint ventures									
Prime Incorporação e Construções S.A.	[8]	325	699	-	-	247	667	-	-
MRL Engenharia e Empreendimentos S.A.	[8]	399	1,712	-	-	242	1,707	-	-
Prime Incorporações e Construções S.A.	[23]	-	3,975	-	-	-	3,975	-	-
Other related parties									
Partners in real estate development projects	[8]	496	502	-	-	154	87	-	-
Controlling shareholder	[9]	19,097	19,082	-	-	19,097	19,082	-	-
<b>Suppliers</b>									
Subsidiaries									
MRV Construções Ltda.	[2]	-	-	-	-	-	-	48,642	43,029
Other related parties									
T Lott Advocacia	[10]	-	-	45	1	-	-	45	1
Radio Itatiaia Ltda.	[17]	-	-	109	-	-	-	109	-
Novus Mídia S.A.	[17]	-	-	149	215	-	-	149	215
Arena Vencer Complexo Esportivo Multiuso SPE Ltda.	[24]	-	-	633	-	-	-	633	-
<b>Land payables</b>									
Other related parties									
Banco Inter S.A.	[19]	-	-	235,762	243,951	-	-	128,318	121,582
<b>Payables for investment acquisition</b>									
Other related parties									
LOG Commercial Properties e Participações S.A.	[11]	-	-	13,754	13,970	-	-	-	-
<b>Intercompany payables (Other payables)</b>									
Joint ventures									
Prime Incorporações e Construções S.A.	[12]	-	-	136,695	116,727	-	-	-	-
MRL Engenharia e Empreendimentos S.A.	[12]	-	-	119,319	93,529	-	-	-	-
Other related parties									
Partners in real estate development projects	[12]	-	-	6,175	9,933	-	-	-	-
Costellis International Limited	[16]	-	-	25,851	25,851	-	-	25,851	25,851
<b>Lease liability (Other payables)</b>									
Other related parties									
Conedi Participações Ltda. e MA Cabaleiro Participações Ltda.	[13]	-	-	62,592	69,727	-	-	60,160	67,276
Lakeside office, LLC	[15]	-	-	-	8,698	-	-	-	-
<b>Other liabilities</b>									
Other related parties									
Banco Inter S.A.	[21]	-	-	3,327	8,008	-	-	3,327	8,008

	Consolidated								
	Income				Expense				
	3 <sup>rd</sup> quarter of		Nine months of		3 <sup>rd</sup> quarter of		Nine months of		
	2023	2022	2023	2022	2023	2022	2023	2022	
<b>Net operating revenue</b>									
Receivables from services provided									
Subsidiaries									
MRV Construções Ltda.	[2]	626	647	1,733	2,691	-	-	-	-
<b>Financial income</b>									
Short-term investments and marketable securities									
Other related parties									
Banco Inter S.A.	[1]	193	3,180	952	13,375	-	-	-	-
Intercompany receivables									
Joint ventures									
Prime Incorporações e Construções S.A.	[7]	11	14	36	42	-	-	-	-
MRL Engenharia e Empreendimentos S.A.	[7]	39	31	838	93	-	-	-	-
Other related parties									
Partners in real estate development projects	[7]	956	631	3,019	1,729	-	-	-	-
<b>Other operating income (expenses), net</b>									
Joint ventures									
Prime Incorporações e Construções S.A.	[3]	1,196	908	3,460	2,554	-	-	-	-
MRL Engenharia e Empreendimentos S.A.	[3]	1,155	900	3,294	2,720	-	-	-	-
Other related parties									
LOG Commercial Properties e Participações S.A.	[3]	1,030	743	2,979	2,049	-	-	-	-
MRV Serviços de Engenharia Ltda.	[4]	23	34	72	80	-	-	-	-
Banco Inter S.A.	[5]	909	714	2,574	1,873	-	-	-	-
Controlling shareholder	[9]	173	236	567	756	-	-	-	-
<b>Operating costs and expenses</b>									
Selling expenses									
Other related parties									
Arena Vencer Complexo Esportivo Multiuso SPE Ltda.	[24]	-	-	-	-	1,963	-	5,826	-
General and administrative expenses									
Other related parties									
T Lott Advocacia	[10]	-	-	-	-	1,441	1,472	4,079	3,750
Conedi Participações Ltda. e MA Cabaleiro Participações Ltda.	[13]	-	-	-	-	2,326	2,050	7,198	6,084
Luxemburgo Incorporadora SPE Ltda.	[14]	-	-	-	-	114	146	342	368
Radio Itatiaia Ltda.	[17]	-	-	-	-	164	169	568	537
Novus Mídia S.A.	[17]	-	-	-	-	368	-	368	-
LOG Commercial Properties e Participações S.A.	[11]	-	-	-	-	98	(96)	507	730
LOG Commercial Properties e Participações S.A.	[18]	-	-	-	-	-	177	-	522
Lakeside office, LLC	[15]	-	-	-	-	-	609	603	1,787
South Tamiami Airport Park, LLC	[22]	-	-	-	-	63	77	188	185
<b>Financial expenses</b>									
Other related parties									
Banco Inter S.A.	[20]	-	-	-	-	2,059	4,424	4,422	28,422
Banco Inter S.A.	[21]	-	-	-	-	-	-	-	1,811

	Parent Company								
	Income				Expense				
	3 <sup>rd</sup> quarter of		Nine months of		3 <sup>rd</sup> quarter of		Nine months of		
	2023	2022	2023	2022	2023	2022	2023	2022	
<b>Financial income</b>									
Short-term investments and marketable securities									
Other related parties									
Banco Inter S.A.	[1]	193	3,180	895	12,394	-	-	-	-
Intercompany receivables									
Investees									
Urba Desenvolvimento Urbano S.A.	[7]	-	-	1,734	-	-	-	-	-
Joint ventures									
Prime Incorporações e Construções S.A.	[7]	11	14	36	42	-	-	-	-
MRL Engenharia e Empreendimentos S.A.	[7]	39	31	838	93	-	-	-	-
Other related parties									
Partners in real estate development projects	[7]	581	592	1,683	1,674	-	-	-	-
<b>Other operating income (expenses), net</b>									
Subsidiaries									
Urba Desenvolvimento Urbano S.A.	[3]	857	607	2,639	1,665	-	-	-	-
Joint ventures									
Prime Incorporações e Construções S.A.	[3]	1,196	908	3,460	2,554	-	-	-	-
MRL Engenharia e Empreendimentos S.A.	[3]	1,155	900	3,294	2,720	-	-	-	-
Other related parties									
LOG Commercial Properties e Participações S.A.	[3]	1,030	743	2,979	2,049	-	-	-	-
MRV Serviços de Engenharia Ltda.	[4]	23	34	72	80	-	-	-	-
Banco Inter S.A.	[5]	909	714	2,574	1,873	-	-	-	-
Controlling shareholder	[9]	173	236	567	756	-	-	-	-
<b>Operating costs and expenses</b>									
Cost of real estate sales and services									
Subsidiaries									
MRV Construções Ltda.	[2]	-	-	-	-	65,880	(14,360)	205,260	249,265
Selling expenses									
Other related parties									
Arena Vencer Complexo Esportivo Multiuso SPE Ltda.	[24]	-	-	-	-	1,963	-	5,826	-
General and administrative expenses									
Other related parties									
T Lott Advocacia	[10]	-	-	-	-	1,120	1,670	3,368	3,338
Conedi Participações Ltda. e MA Cabaleiro Participações Ltda.	[13]	-	-	-	-	2,326	2,472	7,022	5,868
Luxemburgo Incorporadora SPE Ltda.	[14]	-	-	-	-	114	146	342	368
Radio Itatiaia Ltda.	[17]	-	-	-	-	164	169	568	537
Novus Mídia S.A.	[17]	-	-	-	-	368	-	368	-
LOG Commercial Properties e Participações S.A.	[18]	-	-	-	-	-	177	-	522
<b>Financial expenses</b>									
Other related parties									
Banco Inter S.A.	[20]	-	-	-	-	799	2,802	3,162	8,696
Banco Inter S.A.	[21]	-	-	-	-	-	-	-	1,811

[1] Refers to cash equivalents and marketable securities with Banco Inter S.A. ("Inter"), which is controlled by the controlling shareholder of the Company. For the nine-month period ended September 30, 2023, short-term investments yielded 99.3% DI rate in Consolidated and Parent company (107.9% for the same period of 2022).

[2] Refers to construction services provided by MC for the Company and its investees and were recorded under the caption "Revenue from construction services". Transactions with the Company and its subsidiaries, in the nine-month period ended September 30, 2023, amount to R\$525,642, were eliminated in the consolidation process, thus remaining only revenues with associates (Note 22). Accordingly, the remaining balance in the Parent company in caption "Suppliers" refers to the amount payable by the Company to MC.

[3] Refers to administrative services (shared service center) provided by the Company to LOG, an investment property company controlled by the Company's controlling shareholder, to subsidiary Urba and for the joint ventures MRL and Prime, based on the quantity of transactions (receipt of invoices and payments).

[4] The Company provides building services to this related party. Revenue from services rendered is equivalent to 15% of incurred cost.

[5] It refers to "preference premium" paid to the Company by 25% on the credit revenue obtained by the bank referring to invoices from the Company's suppliers discounted from it. In these transactions, the original conditions and economic substance carried out with the respective suppliers are maintained. As at September 30, 2023, the consolidated balance held on these transactions amounts to R\$35,075 (R\$30,836 at December 31, 2022).

[6] Refers to the Company's operating contributions in investees, proportional to its interest in each project, to make feasible the projects and will be refunded as the projects reach cash surpluses for allowing the distribution of the amounts priorly contributed. In Consolidated, the remaining balances refer to contributions in associates. These balances do not have pre-determined maturities and does not generate interest.

[7] Intercompany receivables refers mainly to transactions conducted to fund the initial stage of projects in view of the business relationships with these parties for the development of real estate construction operations. No maturities have been defined for these transactions and as at September 30,

2023, R\$40,053 in Consolidated and R\$25,102 in Parent company (R\$23,162 in Consolidated and R\$16,949 in Parent company as at December 31, 2022) are subject to interest pegged substantially to DI rate, plus a spread of 4.00% p.a. (DI + 4.00% p.a. as at December 31, 2022).

- [8] Refers to amounts receivable from capital contributions and other transactions between group companies and other related parties. These balances do not generate interest and are received immediately after the Company request.
- [9] On December 27, 2019, the Company sold its entire interest in MRV PRIME LII INCORPORAÇÕES SPE LTDA. for the controlling shareholder for R\$39,783, to be paid in seventy-two consecutive monthly installments, in the amount of R\$553 each, starting February 2020. The referred SPE hold a plot land where the Clube Atlético Mineiro's ("CAM") multipurpose arena is being built. As of September 30, 2023, the balance receivable includes adjustment to present value of R\$795 (R\$1,362 at December 31, 2022) and the revenue recognized refers to its realization.
- [10] Refers to legal services agreement with entity which has as its managing partner Thiago da Costa e Silva Lott, a member of the Company's fiscal board.
- [11] In July 2018, the Company acquired equity interest in MRV LOG MDI SJC I Incorporações SPE Ltda. ("LOG SJC Sony") through its subsidiary MRV MRL CAMP NOU Incorporações e Participações Ltda. The contract determines payments in two tranches as detailed below:
- I. R\$10,800 referring to 10.81% of the equity interest, to be paid in 24 monthly installments of R\$450 each, the first being paid after the approval of the land subdivision project by the Municipal Administration, an event that took place in July 2018; and
  - II. R\$25,523 (R\$24,200 plus updated by IPCA index) referring to 24.22% of the equity interest, which will be paid in 48 monthly installments of R\$532 each, the first being paid after approval of a change in the zoning area from industrial to residential by the Municipal Administration, an event that took place in the fourth quarter of 2019. In February 2023, an amendment was signed rescheduling the payment for six installments of R\$250 from July to December 2023 and twenty installments of R\$480 from January 2024 to August 2025.
- As of September 30, 2023, the balance payable includes adjustment to present value of R\$255 (R\$265 as of December 31, 2022) and the expense recognized refers to its realization.
- [12] Refers to amounts contributed by joint ventures and partners in the Company's subsidiaries to make feasible the projects and will be refunded as the projects reach cash surpluses and allow the distribution of the resources initially contributed. These balances do not have pre-determined maturities and does not generate interest.
- [13] Refers to headquarters lease agreement for the Company and the subsidiary Urba Desenvolvimento Urbano S.A. This companies have as owners: shareholders, executives or board members of the Company. Rental agreements are effective until February 28, 2035, including term extension, adjustable by the Broad Consumer Price Index (IPCA). As at September 30, 2023 provides for monthly total payment of R\$675 (gross of taxes) (R\$648 at December 31, 2022).
- The joint venture Prime Incorporações e Construções S.A. hold rental agreement of offices and parking lots with Conedi. The rental agreement is adjustable by the Broad Consumer Price Index (IPCA) and as at September 30, 2023 establishes a total monthly payment of R\$7 (R\$6 as of December 31, 2022). Related expenses, net of PIS/COFINS taxes, for the three and nine-month periods ended September 30, 2023, was R\$21 and R\$62, respectively (R\$19 e R\$57 for the same period of 2022, respectively).
- [14] The Company hired hotel services from Hotel Ramada Encore Luxemburgo, asset hold by Luxemburgo Administradora de Imóveis Ltda., company linked to Company's shareholders and management key personnel.
- [15] Refers to lease agreement of subsidiary Resia's headquarters. The property owner has as partner the Company's controlling shareholder. On April 6, 2023, the property owner sold the property to a third party. On December 31, 2022, it establishes a total monthly payment of US\$39.
- [16] Stock warrant from the acquisition of the subsidiary Resia. On January 31, 2020, the acquisition of the subsidiary Resia was carried out through the issuance of 37,286,595 new common shares of the Company and subscription bonus for a certain number of shares to be determined as follows:
- a) 8,882,794 common shares, equivalent to 2% of the Company's capital stock on December 26, 2019, if the internal rate of return (IRR) of the Company's investment in Resia (in dollar) is greater than 15% per year, calculated in the period between the date of the merger and the date of calculation of AHS Residential's Net Asset Value (NAV), to be carried out during the year 2027; or
  - b) 13,324,191 common shares, equivalent to 3% of the Company's capital stock on December 26, 2019, if the internal rate of return (IRR) of the Company's investment (in dollar) is greater than 20% per year, calculated for the same period above.
- The subscription bonus was valued at fair value on the transaction date and is revalued annually, with changes in fair value recognized in statement of profit or loss.
- [17] Refers to advertising services contracted with press vehicles related to the Company's controlling shareholder.
- [18] Refers to equity interest acquisition in Cabral Investimentos SPE Ltda. ("Cabral") concluded in December 2021. The agreement established the payment of installments of R\$500 each, updated by INCC and was fully paid in September 2022. The expense refers to the aforementioned correction.
- [19] Refers to the acquisition of land for which the supplier sold its receivables to Banco Inter S.A., thus becoming the creditor of these transactions. These balances are substantially indexed to DI rate and IPCA.
- [20] Refers to the assignment discount and/or commissions arising from sales of receivables carried out in 2023 and 2022.
- [21] Refers to sale of credits arising from the contracting of natural gas supplier for installations in the Company's projects.
- [22] Refers to a warehouse lease agreement of subsidiary Resia. The property owner has as partner the Company's controlling shareholder. On September 30, 2023, it establishes a total monthly payment of US\$4 (US\$4 as of December 31, 2022).
- [23] Refers to dividends received on June 20, 2023.
- [24] Refers to the naming rights sponsorship agreement signed with Arena Vencer Complexo Esportivo Multiuso SPE Ltda. (Arena), owner of the Clube Atlético Mineiro (CAM) stadium, which grants the Company the exclusive right to officially name the stadium as "Arena MRV" as well as to name various physical



and non-physical spaces related to it. The contract establishes the payment of 120 monthly installments of R\$587 each, updated by the IPCA rate, starting in January 2023, thus, remaining 111 installments on September 30, 2023.

**Notes:**

- Intercompany loans with related parties are conducted with subsidiaries and partners in real estate projects under terms and conditions negotiated by the parties. As the Company does not conduct similar transactions with unrelated parties, there is no evidence that these transactions would produce the same results had they been conducted with unrelated parties.
- On August 18, 2020, the Company entered into an Operational Agreement with its subsidiary Urba Desenvolvimento Urbano SA, in order to rule the partnership between both, establishing the principles that should guide its operational and commercial relationship, nevertheless not affecting the normal course of business and activities carried out by Urba or the Company independently (“Operating Agreement”).

**Compensation of key personnel**

Pursuant to CPC 05 / IAS 24, which addresses related party disclosures, and according to the Company’s understanding, key management personnel consist of members of the Board of Directors and officers elected by the Board of Directors in conformity with the Company’s bylaws, and their roles and responsibilities comprise decision-making powers and control of the Company’s activities.

	Consolidated			
	2023		2022	
	3 <sup>rd</sup> quarter	Nine months	3 <sup>rd</sup> quarter	Nine months
Short-term benefits granted to management:				
Management compensation (*)	11,220	31,912	16,400	43,833
Profit sharing	419	4,347	409	1,226
Non-monetary benefits	51	390	163	480
Long-term benefits granted to management:				
Retirement private plan	293	803	220	616
Stock option plan	3,567	8,352	2,945	7,719
	<b>15,550</b>	<b>45,804</b>	<b>20,137</b>	<b>53,874</b>

	Parent Company			
	2023		2022	
	3 <sup>rd</sup> quarter	Nine months	3 <sup>rd</sup> quarter	Nine months
Short-term benefits granted to management:				
Management compensation (*)	7,081	19,304	5,900	16,658
Profit sharing	-	-	-	-
Non-monetary benefits	39	305	122	370
Long-term benefits granted to management:				
Retirement private plan	276	748	199	554
Stock option plan	3,442	7,971	2,799	7,281
	<b>10,838</b>	<b>28,328</b>	<b>9,020</b>	<b>24,863</b>

(\*) Not included social security contributions at the rate of 20%. Consolidated includes subsidiaries Resia and Urba’s management compensation.

On April 25, 2023, the Ordinary Shareholders' Meeting approved the change in the overall Company management compensation threshold to R\$47,603.

Besides the benefits above, the Company does not grant any other benefits such as postemployment benefits or severance pay.

## 20. Equity

### (a) Capital stock

On September 30, 2023, the Company's capital stock is R\$5,616,600 (R\$4,615,408 as at December 31, 2022), represented by 561,971 thousand common shares as shown below:

Shareholders	Number of shares in			
	9/30/23		12/31/22	
	Ordinary	%	Ordinary	%
Rubens Menin Teixeira de Souza (Controlling shareholder)	182,170	32.4	177,050	36.6
Officers	4,605	0.8	3,530	0.7
Fiscal council and executive committees	149	0.1	207	0.1
Treasury shares	1	-	1	-
Other shareholders	375,046	66.7	302,445	62.6
<b>Total</b>	<b>561,971</b>	<b>100.0</b>	<b>483,233</b>	<b>100.0</b>

The Company is authorized to increase its capital up to R\$7,000,000 (Seven billion reais).

On July 13, 2023, the Company concluded the public offering for the primary distribution of new common shares issued by the Company, all registered, book-entry and without par value, free and clear of any encumbrances or encumbrances ("shares"), in which 78,187,000 new shares were subscribed and paid up at the issue price per share of R\$12.80, totaling R\$1,000,793, with an issue cost of R\$47,202. The main purpose of this follow on is to improve the Company's capital structure.

During the nine-month period ended September 30, 2023 and 2022, the Shareholders' Meeting (SM), approved the following capital increases:

Date of approval	Number of shares	Unit price	Total capital increase (decrease)	Capital after capital increase (decrease)	Total outstanding shares after issuance
<b>Nine-month period ended September 30, 2023:</b>	(thousand)	R\$	R\$'000	R\$'000	(thousand)
7/13/23 Capital increase	78,187	12.80	1,000,793	5,616,600	561,971
1/9/23 Capital increase	551	0.72	399	4,615,807	483,784
<b>Nine-month period ended September 30, 2022:</b>					
1/7/22 Capital increase	358	0.66	237	4,615,408	483,233

### (b) Treasury shares

On January 19, 2023, the Board of Directors approved the new share buyback program of the Company, which should be completed by March 31, 2024, limited to 24.1 million shares of the Company's total shares, without a capital reduction, using funds from the available earnings or capital reserve, aiming to maximize the generation of value for shareholders, and / or transfer to beneficiaries of the Company's stock option plans.

There were no changes of treasury shares in the nine-month period ended September 30, 2023 and 2022, as shown below:

Type	Number (thousand)				R\$
	Opening balance	Acquired	Transferred	Closing balance	Market value (*)
<b>Nine-month period ended September 30, 2023:</b>					
Common shares	1	-	-	1	11
<b>Nine-month period ended September 30, 2022:</b>					
Common shares	1	-	-	1	12

(\*) Market value of shares remaining in treasury as at September 30, 2023 and 2022.

(c) Capital reserves

Capital reserves' balances are derived from share issuance cost related to share public offers (IPOs) and stock options granted to executives and employees of the Company, according to item (e) below. In accordance with art. 200 of the Brazilian Corporation Law and considering the Company's Bylaws, it may use the capital reserves to absorb losses, redemption, redemption or purchase of shares and incorporation into the capital stock.

(d) Earnings reserves

*Legal reserve*

The constitution of the legal reserve is mandatory, up to the limits established by law, and its purpose is to ensure the integrity of the share capital, conditional on its use to absorb losses or increase the share capital.

As at December 31, 2022, the Company did not recognized legal reserve due to the loss incurred.

*Earnings retention reserve*

According to article 38, paragraph 3, item (e) of the Company's bylaws, this reserve is intended to meet the funding requirements for future investments, mainly to meet working capital requirements, land purchases, investments in property and equipment and intangible assets, and payment of interest according to the capital budget to be submitted to and approved in Shareholders' Meeting.

As at December 31, 2022, the Company absorbed the loss of R \$176,648 incurred in the year within earnings reserves, pursuant to art. 189 of Law No. 6,404/1976.

(e) Stock option plan

On June 20, 2023, the Board of Directors approved the Program 18 of Plan IV for Stock Options. The grant limit for this Program is 3,000,000 (three million) options, with an exercise price of R\$6.96. The fair value of the option based on the Black & Scholes stock option pricing model was R\$5.02.

Key features of the stock option plan programs are as follows:

Program	Plan	Approval	Stock options (thousand)	Vesting period	Strike price	Participants	Exercise deadline
8	I	7/1/16	1,538	Up to 5 years	R\$ 10.42	Officers, managers, and key employees	12/23
9	I	6/1/17	1,511	Up to 5 years	R\$ 14.80	Officers, managers, and key employees	12/24
10	II	5/25/18	1,853	Up to 5 years	R\$ 14.52	Officers, managers, and key employees	12/25
11	II	6/5/19	2,352	Up to 5 years	R\$ 15.51	Officers, managers, and key employees	12/26
12	II	4/30/20	2,226	Up to 5 years	R\$ 12.73	Officers, managers, and key employees	12/27
15	III	10/28/21	3,200	Up to 10 years	R\$ 12.35	Officers, managers, and key employees	12/33
16	III	10/28/21	2,340	Up to 5 years	R\$ 12.35	Officers, managers, and key employees	12/28
17	III	8/8/22	2,670	Up to 5 years	R\$ 8.45	Officers, managers, and key employees	12/29
18	IV	6/20/23	2,951	Up to 5 years	R\$ 6.96	Officers, managers, and key employees	12/30
1 - Urba	I	8/31/20	2,997	Up to 5 years	R\$ 1.34	Officers, managers, and key employees	12/27
2 - Urba	I	9/2/21	687	Up to 5 years	R\$ 1.49	Officers, managers, and key employees	12/28

Changes in the Company's stock options plan per program for the nine-month period ended September 30, 2023 and 2022 and supplemental information is as follows:

Program	Number of participants	Changes in nine months of 2023 (thousand shares)				
		Opening balance	Granted	Expired / forfeited	Exercised	Closing balance
8	23	847	-	-	-	847
9	54	1,231	-	(10)	-	1,221
10	61	1,602	-	(14)	-	1,588
11	65	2,200	-	(47)	-	2,153
12	58	2,132	-	(60)	-	2,072
15	7	3,200	-	-	-	3,200
16	59	2,308	-	(128)	-	2,180
17	72	2,627	-	(110)	-	2,517
18	72	-	2,951	-	-	2,951
		16,147	2,951	(369)	-	18,729
Weighted average exercise price of options		12.50	6.96	11.80	-	11.64

Program	Number of participants	Changes in nine months of 2022 (thousand shares)				
		Opening balance	Granted	Expired / forfeited	Exercised	Closing balance
7	11	551	-	(1)	-	550
8	23	847	-	(5)	-	842
9	60	1,257	-	(20)	-	1,237
10	67	1,631	-	(28)	-	1,603
11	71	2,229	-	(29)	-	2,200
12	65	2,158	-	(26)	-	2,132
15	7	3,200	-	-	-	3,200
16	68	2,340	-	(32)	-	2,308
17	75	-	2,627	-	-	2,627
		14,213	2,627	(141)	-	16,699
Weighted average exercise price of options		13.04	8.45	13.95	-	12.31

Program	Other information				
	Number of vested shares (thousand)	Stock option cost for the period	Unrecognized stock option cost	Remaining stock option cost period (in years)	Remaining contractual life (in years)
8	847	-	-	-	0.2
9	1,221	-	-	-	1.2
10	1,588	-	-	-	2.2
11	405	1,351	450	0.3	3.3
12	301	2,059	3,229	1.3	4.3
15	320	2,338	12,735	7.4	10.4
16	436	1,731	3,439	2.3	5.3
17	252	2,360	6,000	3.3	6.3
18	-	1,605	11,620	4.3	7.3
1 - Urba	450	486	761	1.3	4.3
2 - Urba	55	117	311	2.3	5.3
<b>2023</b>	<b>5,875</b>	<b>12,047</b>	<b>38,545</b>	<b>6.3</b>	<b>9.9</b>
2022	4,126	11,886	71,510	10.0	13.0

Stock options costs arising from subsidiaries and joint ventures and recognized by the Company totaled R\$320 for the nine-month period ended September 30, 2023 (R\$585 for the same period of 2022).

The table below shows the plans approved by the Board of Directors of the Company and subsidiary Urba, and the percentage granted of each:

Plans	Approval	Approved options	Options granted	Percentage granted
I	4/2/07	24,098	21,113	87.61%
II	4/19/18	6,500	6,421	98.78%
III	12/21/20	8,200	8,167	99.60%
IV	3/24/23	9,000	2,951	32.79%
I - Urba	8/14/20	5,000	3,548	70.96%

As at September 30, 2023, had all options currently granted been exercised, the Company would have issued 18,729 thousand shares, which would represent a 3.23% dilution in relation to total Company shares of 561,971 thousand (3.23% as at December 31, 2022).

(f) Dividends

*Mandatory minimum*

In the year ended December 31, 2022, the Company did not determine minimum mandatory dividends due to the loss incurred.

The minimum mandatory dividends for the year 2021, in the amount of R\$191,174, were approved at the Annual and Extraordinary General Meeting on April 29, 2022. On June 20, 2022, the Board of Directors approved the partial payment of such dividends in the amount of R\$95,587, representing R\$0.197808371 per share, which were paid on July 5, 2022. On September 16, 2022, the Board of Directors approved remaining payment of such dividends in the amount of R\$95,587, representing R\$0.197808371 per share, which were paid on October 4, 2022.

(g) Noncontrolling interests

	Consolidated	
	Nine months of	
	2023	2022
Opening balance	746,865	479,992
Capital transactions	(68,110)	16,413
Net distributions to noncontrolling interests	13,783	178,988
Currency translation adjustments	(23,536)	25,907
Changes in indirect ownership	47,374	23,289
Interest in net income for the period	18,343	41,457
Closing balance	734,719	766,046

In the nine-month period ended September 30, 2023, changes in the Company's equity interests in investees generated an decrease in noncontrolling interests of R\$68,110 and a loss in Company owners of R\$12.674 (an increase in noncontrolling interests of R\$16,413 and a loss in Company owners of R\$21,782 for the same period of 2022), directly recorded in equity.

(h) Earnings per share

The table below shows net income data and the number of shares used to calculate basic and diluted earnings per share:

	Consolidated and Parent Company			
	2023		2022	
	3 <sup>rd</sup> quarter	nine months	3 <sup>rd</sup> quarter	nine months
Basic earnings per share:				
Net income for the year	(136,527)	75,148	2,291	136,244
Weighted average number of outstanding common shares (thousand)	551,771	506,678	483,231	483,224
Basic earnings per share - in R\$	(0.24743)	0.14832	0.00474	0.28195
Diluted earnings per share:				
Net income for the year	(136,527)	75,148	2,291	136,244
Weighted average number of outstanding common shares (thousand)	551,771	506,678	483,231	483,224
Dilutive effect of stock options (thousands of shares)	-	1,030	706	785
Total shares after dilutive effect (thousand)	551,771	507,708	483,937	484,009
Diluted earnings per share - in R\$	(0.24743)	0.14801	0.00473	0.28149

(i) Currency translation adjustments

The balances are due to translation of the interim financial statement of foreign subsidiary MRV (US) Holdings Corporation, whose functional currency is the US dollar, to the Group's presentation currency, as described in Note 2.2 (s) to the financial statements for the year ended December 31, 2022.

Other information on 'Equity' is not significantly different from the information disclosed in Note 20 to the financial statements for the year ended December 31, 2022.

## 21. Operating segment

The Group's financial position as at September 30, 2023 and December 31, 2022 and results for the nine-month period ended September 30, 2023 and 2022, split in its operating segments, are as follows:

	9/30/23					12/31/22				
	Real estate development	Rental of residential properties		Land subdivisions	Consolidated	Real estate development	Rental of residential properties		Land subdivisions	Consolidated
		USA	Brazil				USA	Brazil		
<b>Assets</b>										
Cash, cash equivalents and marketable securities	2,278,729	149,316	202,175	68,003	2,698,223	2,256,359	373,478	186,809	75,306	2,891,952
Trade accounts receivable	4,704,075	3,736	4,541	226,163	4,938,515	3,891,254	1,049	22	272,779	4,165,104
Inventories	7,963,440	-	2,401	538,402	8,504,243	8,667,384	-	1,972	559,086	9,228,442
Investment properties	-	4,690,129	375,273	-	5,065,402	-	3,732,628	363,535	-	4,096,163
Other assets	2,547,201	252,152	10,010	71,088	2,880,451	1,782,162	364,034	5,354	68,118	2,219,668
<b>Total assets</b>	<b>17,493,445</b>	<b>5,095,333</b>	<b>594,400</b>	<b>903,656</b>	<b>24,086,834</b>	<b>16,597,159</b>	<b>4,471,189</b>	<b>557,692</b>	<b>975,289</b>	<b>22,601,329</b>
<b>Liabilities and equity</b>										
Loans, financing and debentures	4,796,807	2,831,642	85,737	326,798	8,040,984	4,915,473	2,179,966	67,162	266,575	7,429,176
Land payables	3,107,937	-	26,156	210,290	3,344,383	3,952,336	-	42,575	297,730	4,292,641
Advances from customers	435,518	-	40,898	24,888	501,304	467,251	-	617	16,446	484,314
Other payables	3,745,495	689,388	23,327	144,635	4,602,845	2,909,548	738,653	20,227	152,462	3,820,890
<b>Total liabilities</b>	<b>12,085,757</b>	<b>3,521,030</b>	<b>176,118</b>	<b>706,611</b>	<b>16,489,516</b>	<b>12,244,608</b>	<b>2,918,619</b>	<b>130,581</b>	<b>733,213</b>	<b>16,027,021</b>
<b>Operating segment net assets</b>	<b>5,407,688</b>	<b>1,574,303</b>	<b>418,282</b>	<b>197,045</b>	<b>7,597,318</b>	<b>4,352,551</b>	<b>1,552,570</b>	<b>427,111</b>	<b>242,076</b>	<b>6,574,308</b>
<b>Total liabilities and equity</b>	<b>17,493,445</b>	<b>5,095,333</b>	<b>594,400</b>	<b>903,656</b>	<b>24,086,834</b>	<b>16,597,159</b>	<b>4,471,189</b>	<b>557,692</b>	<b>975,289</b>	<b>22,601,329</b>

	Nine months of 2023					Nine months of 2022				
	Real estate development	Rental of residential properties		Land subdivisions	Consolidated	Real estate development	Rental of residential properties		Land subdivisions	Consolidated
		USA	Brazil				USA	Brazil		
Net operating revenue	5,341,324	17,199	2,926	127,706	5,489,155	4,818,283	15,025	1,051	137,241	4,971,600
Cost of real estate sold and services	(4,158,820)	(19,659)	(1,857)	(89,581)	(4,269,917)	(3,893,318)	(9,700)	(843)	(97,327)	(4,001,188)
<b>Gross profit</b>	<b>1,182,504</b>	<b>(2,460)</b>	<b>1,069</b>	<b>38,125</b>	<b>1,219,238</b>	<b>924,965</b>	<b>5,325</b>	<b>208</b>	<b>39,914</b>	<b>970,412</b>
Operating income (expenses):										
Selling, general and administrative expenses	(838,689)	(115,862)	(12,487)	(41,315)	(1,008,353)	(758,917)	(101,877)	(6,974)	(44,069)	(911,837)
Other operating income (expenses), net	(113,418)	104,871	(18,725)	(10,304)	(37,576)	(78,019)	447,682	23,299	(1,468)	391,494
Results from equity interest in investees	(63,619)	-	-	(3,834)	(67,453)	(87,230)	-	-	10,205	(77,025)
<b>Income (loss) before financial income</b>	<b>166,778</b>	<b>(13,451)</b>	<b>(30,143)</b>	<b>(17,328)</b>	<b>105,856</b>	<b>799</b>	<b>351,130</b>	<b>16,533</b>	<b>4,582</b>	<b>373,044</b>
Financial result	(59,268)	(8,987)	1,611	(21,947)	(88,591)	11,995	4,756	1,019	(9,633)	8,137
<b>Income (loss) before taxes</b>	<b>107,510</b>	<b>(22,438)</b>	<b>(28,532)</b>	<b>(39,275)</b>	<b>17,265</b>	<b>12,794</b>	<b>355,886</b>	<b>17,552</b>	<b>(5,051)</b>	<b>381,181</b>
Income tax and social contribution	77,798	6,188	(263)	(7,497)	76,226	(99,670)	(96,120)	(15)	(7,675)	(203,480)
<b>Net income (loss) for the period</b>	<b>185,308</b>	<b>(16,250)</b>	<b>(28,795)</b>	<b>(46,772)</b>	<b>93,491</b>	<b>(86,876)</b>	<b>259,766</b>	<b>17,537</b>	<b>(12,726)</b>	<b>177,701</b>

Other information on 'Segment information' is not significantly different from the information disclosed in Note 21 to the financial statements for the year ended December 31, 2022.

## 22. Net operating revenue

The table below shows reconciliation between gross and net revenue stated in the statement of profit or loss for the three and nine-month period ended September 30, 2023 and 2022:

	Consolidated			
	2023		2022	
	3 <sup>rd</sup> quarter	nine months	3 <sup>rd</sup> quarter	nine months
Gross operating revenue				
Real estate development	2,081,975	5,823,987	1,820,931	5,401,750
Bartered real estate units	10,077	26,128	5,971	21,107
Rental revenue and management service	9,654	20,756	7,561	16,537
Revenue from construction services (Note 19 [2])	626	1,733	647	2,691
Cancellations	(40,451)	(127,693)	(72,029)	(235,805)
Allowance for expected credit loss	(49,565)	(137,839)	(33,865)	(126,297)
	2,012,316	5,607,072	1,729,216	5,079,983
Taxes on sales	(38,704)	(117,917)	(34,357)	(108,383)
Net operating revenue	1,973,612	5,489,155	1,694,859	4,971,600

	Parent Company			
	2023		2022	
	3 <sup>rd</sup> quarter	nine months	3 <sup>rd</sup> quarter	nine months
Gross operating revenue				
Real estate development	754,681	2,249,417	804,142	2,603,712
Bartered real estate units	2,237	5,127	3,453	10,287
Rental revenue and management service	879	2,991	652	1,446
Cancellations	(15,259)	(48,767)	(27,948)	(106,160)
Allowance for expected credit loss	(23,605)	(69,550)	(16,922)	(66,110)
	718,933	2,139,218	763,377	2,443,175
Taxes on sales	(11,254)	(42,571)	(13,778)	(50,057)
Net operating revenue	707,679	2,096,647	749,599	2,393,118

Amounts related to units under construction recognized in consolidated for the three and nine-month period ended September 30, 2023 and 2022 are as follows:

	Consolidated			
	2023		2022	
	3 <sup>rd</sup> quarter	nine months	3 <sup>rd</sup> quarter	nine months
Net revenue from units under construction	1,883,875	5,106,452	1,543,295	4,525,257
Costs of real estate sold under construction	(1,383,541)	(3,855,761)	(1,213,925)	(3,606,513)
Gross profit recognized	500,334	1,250,691	329,370	918,744

The amounts of received advances regarding contracts in progress as at September 30, 2023 and December 31, 2022 are R\$130,917 and R\$141,087, respectively.

Other information on 'Net operating revenue' is not significantly different from the information disclosed in Note 22 to the financial statements for the year ended December 31, 2022.

## 23. Costs and expenses

	Consolidated			
	2023		2022	
	3 <sup>rd</sup> quarter	nine months	3 <sup>rd</sup> quarter	nine months
Cost of real estate sold and services:				
Financial charges (Note 12 (d))	(65,980)	(195,517)	(70,946)	(178,957)
Cost of rental operations	(8,566)	(21,516)	(3,835)	(10,543)
Land, construction and maintenance costs	(1,438,483)	(4,052,884)	(1,292,367)	(3,811,688)
Total cost of real estate sold and services	<u>(1,513,029)</u>	<u>(4,269,917)</u>	<u>(1,367,148)</u>	<u>(4,001,188)</u>
Selling, general and administrative expenses:				
Salaries, charges and benefits	(123,493)	(376,793)	(142,601)	(370,926)
Management compensation	(11,220)	(31,912)	(16,400)	(43,833)
Management and employees profit sharing	(5,791)	(9,565)	(234)	182
Stock option plan	(5,086)	(12,047)	(4,601)	(11,886)
Commissions and brokers' fees	(45,270)	(121,685)	(38,120)	(112,835)
Outside services	(32,304)	(98,779)	(31,546)	(94,559)
Marketing and advertising	(51,883)	(140,482)	(37,522)	(116,018)
Utilities	(1,533)	(6,475)	(2,325)	(8,265)
Depreciation and amortization	(19,319)	(55,842)	(18,536)	(54,708)
Training	(24)	(1,270)	(345)	(1,394)
Other	(52,136)	(153,503)	(48,461)	(97,595)
Total selling, general and administrative expenses	<u>(348,059)</u>	<u>(1,008,353)</u>	<u>(340,691)</u>	<u>(911,837)</u>
Classified as:				
Selling expenses	(196,353)	(549,122)	(164,515)	(485,023)
General and administrative expenses	(151,706)	(459,231)	(176,176)	(426,814)
	<u>(348,059)</u>	<u>(1,008,353)</u>	<u>(340,691)</u>	<u>(911,837)</u>

	Parent Company			
	2023		2022	
	3 <sup>rd</sup> quarter	nine months	3 <sup>rd</sup> quarter	nine months
Cost of real estate sold and services:				
Financial charges (Note 12 (d))	(36,726)	(114,849)	(44,910)	(111,216)
Land, construction and maintenance costs	(568,129)	(1,711,059)	(612,459)	(1,906,364)
Total cost of real estate sold and services	<u>(604,855)</u>	<u>(1,825,908)</u>	<u>(657,369)</u>	<u>(2,017,580)</u>
Selling, general and administrative expenses:				
Salaries, charges and benefits	(73,027)	(222,868)	(67,611)	(205,996)
Management compensation	(7,081)	(19,304)	(5,900)	(16,658)
Management and employees profit sharing	(116)	(119)	(234)	182
Stock option plan	(4,885)	(11,444)	(4,376)	(11,210)
Commissions and brokers' fees	(16,738)	(47,230)	(16,039)	(52,309)
Outside services	(29,129)	(89,401)	(27,960)	(85,009)
Marketing and advertising	(36,226)	(98,436)	(23,682)	(79,248)
Utilities	(1,278)	(5,663)	(1,983)	(6,852)
Depreciation and amortization	(16,421)	(47,893)	(15,479)	(44,837)
Training	(6)	(1,236)	(256)	(1,160)
Other	(40,394)	(121,145)	(39,157)	(105,502)
Total selling, general and administrative expenses	<u>(225,301)</u>	<u>(664,739)</u>	<u>(202,677)</u>	<u>(608,599)</u>
Classified as:				
Selling expenses	(121,177)	(349,173)	(104,363)	(318,597)
General and administrative expenses	(104,124)	(315,566)	(98,314)	(290,002)
	<u>(225,301)</u>	<u>(664,739)</u>	<u>(202,677)</u>	<u>(608,599)</u>



	Consolidated			
	2023		2022	
	3 <sup>rd</sup> quarter	nine months	3 <sup>rd</sup> quarter	nine months
Other operating income (expenses), net				
Provision for civil, labor and tax risks	(12,406)	(37,252)	(11,318)	(34,310)
Results on the sale of property and equipment	(5)	138	(1,000)	19,349
Donatives - Instituto MRV	(425)	(2,180)	(2,026)	(5,495)
Results from sale of assets / projects [1]	-	57,019	1,883	483,957
Other:				
Income [2]	20,570	98,877	3,919	15,254
Expenses [3]	(66,712)	(154,178)	(32,581)	(87,261)
<b>Total other operating income (expenses), net</b>	<b>(58,978)</b>	<b>(37,576)</b>	<b>(41,123)</b>	<b>391,494</b>

[1] In 2023, refers to the sale of the Pine Ridge development by the subsidiary Resia and Porto Aruba by Luggo. In 2022, refers to the sale of the Village at Tradition and Harbor Grove developments by the subsidiary Resia and Florença Garden and Solar dos Campos by Luggo.

[2] In 2023 includes litigation gain in the subsidiary Resia in the amount of R\$64.5 million (US\$12.8 million).

[3] Includes write-offs of costs incurred with aborted projects during the period.

	Parent Company			
	2023		2022	
	3 <sup>rd</sup> quarter	nine months	3 <sup>rd</sup> quarter	nine months
Other operating income (expenses), net				
Provision for civil, labor and tax risks	(8,424)	(23,621)	(8,336)	(21,053)
Results on the sale of property and equipment	(5)	138	(992)	19,326
Donatives - Instituto MRV	(425)	(2,180)	(2,026)	(5,495)
Results from sale of assets / projects [1]	-	(7,061)	-	28,970
Other:				
Income	293	10,865	4,236	14,626
Expenses [2]	(35,266)	(76,635)	(20,179)	(52,998)
<b>Total other operating income (expenses), net</b>	<b>(43,827)</b>	<b>(98,494)</b>	<b>(27,297)</b>	<b>(16,624)</b>

[1] In 2023, refers to the sale of the Porto Aruba by Luggo. In 2022, refers to the sale of the Florença Garden and Solar dos Campos by Luggo.

[2] Includes write-offs of costs incurred with aborted projects during the period.

## 24. Financial expenses and income

	Consolidated			
	2023		2022	
	3 <sup>rd</sup> quarter	nine months	3 <sup>rd</sup> quarter	nine months
Financial expenses:				
Interest on loans, financing and debentures (Note 12 (d))	(72,127)	(315,542)	(70,898)	(170,867)
Mark-to-market of derivative financial instruments	(80,667)	131,737	119,284	(13,980)
Expense from sale of receivables (*)	(38,738)	(108,818)	(10,919)	(36,583)
Fees and taxes	(6,893)	(18,019)	(5,049)	(13,407)
Other financial expenses	(12,902)	(25,201)	(11,525)	(26,726)
	<b>(211,327)</b>	<b>(335,843)</b>	20,893	(261,563)
Financial income:				
Short-term investments	49,819	117,648	50,747	138,329
Interest on intercompany loans	1,673	6,481	676	1,864
Other financial income	9,743	38,021	14,856	43,258
	<b>61,235</b>	<b>162,150</b>	66,279	183,451
Income from real estate development receivables	21,304	85,102	26,713	86,249
	<b>82,539</b>	<b>247,252</b>	92,992	269,700
<b>Financial result</b>	<b>(128,788)</b>	<b>(88,591)</b>	113,885	8,137

(\*) Includes interest on credit assignment liabilities arising from sales of unrecognized receivables, as mentioned in note 6.

	Parent Company			
	2023		2022	
	3 <sup>rd</sup> quarter	nine months	3 <sup>rd</sup> quarter	nine months
Financial expenses:				
Interest on loans, financing and debentures (Note 12 (d))	(75,751)	(256,596)	(62,442)	(154,283)
Mark-to-market derivative financial instruments	(80,667)	131,717	117,683	(23,686)
Expense from sale of receivables (*)	(20,688)	(54,634)	(8,766)	(13,897)
Fees and taxes	(3,974)	(8,679)	(2,525)	(6,289)
Other financial expenses	(4,226)	(11,099)	(4,693)	(16,503)
	<b>(185,306)</b>	<b>(199,291)</b>	39,257	(214,658)
Financial income:				
Short-term investments	34,612	84,886	36,313	110,307
Interest on intercompany loans	1,122	4,972	637	1,809
Other financial income	3,485	20,430	8,462	25,306
	<b>39,219</b>	<b>110,288</b>	45,412	137,422
Income from real estate development receivables	11,234	47,337	14,493	45,753
	<b>50,453</b>	<b>157,625</b>	59,905	183,175
Financial result	<b>(134,853)</b>	<b>(41,666)</b>	99,162	(31,483)

(\*) Includes interest on credit assignment liabilities arising from sales of unrecognized receivables, as mentioned in note 6.

## 25. Financial instruments

### (a) Capital risk management

As at September 30, 2023 and December 31, 2022, the consolidated debt-to-equity ratio is as follows:

	Consolidated		Parent Company	
	9/30/23	12/31/22	9/30/23	12/31/22
Loans, financing and debentures	8,040,984	7,429,176	4,081,116	4,312,171
Cash, cash equivalents and marketable securities	(2,698,223)	(2,891,952)	(1,694,227)	(1,745,305)
Net debt	5,342,761	4,537,224	2,386,889	2,566,866
Equity	7,597,318	6,574,308	6,862,599	5,827,443
Net debt-to-equity ratio	70.3%	69.0%	34.8%	44.0%

(b) Financial instruments categories and fair value

Consolidated	Fair value measurement level	Note	9/30/23		12/31/22	
			Book value	Fair value	Book value	Fair value
<b>Financial assets:</b>						
<b>Amortized cost</b>			<b>5,729,018</b>	<b>5,729,018</b>	4,932,915	4,932,915
Receivables from real estate development		6	4,703,633	4,703,633	4,010,364	4,010,364
Intercompany receivables			84,037	84,037	74,095	74,095
Cash and bank accounts		4	706,466	706,466	693,716	693,716
Receivables from services provided		6	234,882	234,882	154,740	154,740
<b>Fair value through profit or loss (mandatorily measured)</b>			<b>2,174,522</b>	<b>2,174,522</b>	2,231,305	2,231,305
Restricted investment funds	2	5	1,502,879	1,502,879	1,571,302	1,571,302
Investments from bank accounts	2	5	297,245	297,245	336,937	336,937
Unrestricted investment funds	2	4	-	-	7	7
Bank deposit certificates (CDB)	2		75,022	75,022	163,954	163,954
Securities with repurchase agreement backed by debentures	2	4	16,154	16,154	21,472	21,472
Escrow account	2	5	50,286	50,286	56,899	56,899
U.S. Treasuries	2	5	-	-	10,780	10,780
Bank credit notes (CCB)	2	5	9,929	9,929	1,084	1,084
Certificate of real estate receivables (CRI)	2	5	9,614	9,614	-	-
Savings deposits	2		30,628	30,628	35,799	35,799
Real estate consortium	2	5	-	-	2	2
Derivative financial instruments [1]	2	25 (b)	182,765	182,765	33,069	33,069
<b>Financial liabilities:</b>						
<b>Amortized cost</b>			<b>12,645,214</b>	<b>12,645,315</b>	11,986,853	11,929,546
Loans, financing and debentures			6,221,740	6,221,841	5,514,076	5,456,769
Land payables		13	3,344,383	3,344,383	4,292,641	4,292,641
Payables for investment acquisition			38,605	38,605	55,596	55,596
Suppliers			687,753	687,753	895,087	895,087
Credit assignment liability		6	1,431,822	1,431,822	357,606	357,606
Other liabilities			920,911	920,911	871,847	871,847
<b>Fair value through profit or loss (hedge accounting)</b>			<b>1,893,335</b>	<b>1,893,335</b>	2,316,950	2,316,950
Loans, financing and debentures [1]	2		1,819,244	1,819,244	1,915,100	1,915,100
Derivative financial instruments [1]	2	25 (b)	48,240	48,240	375,999	375,999
Other liabilities	2	19 [16]	25,851	25,851	25,851	25,851

[1] Recognized in the financial statements at fair value with level 2 measurement, using the discounted cash flows valuation technique, according to hedge accounting methodology.

The Group entered into derivative financial instruments to hedge its exposure to the interest rates in loan, financing and debentures, to US dollar and share price fluctuations. Such transactions aim to patrimonial protections, minimizing the effects of such changes by replacing them.

As at September 30, 2023, the swap contracts position is as follows:

Type of transaction	Currency	Hiring	Asset / Liability	Maturity	Notional amount	Long position	Short position	9/30/23	Total effect accumulated on result		Other comprehensive results
								Derivative fair value	Gain or loss on transaction	Mark-to-market	Mark-to-market
Swap (**)	R\$	9/17	IPCA + 6.45% / 122.1% DI	9/24	121,200	-	-	-	27,413	-	-
Swap (**)	R\$	4/21	IPCA + 5.43% / DI + 1.65%	4/31	403,720	486,532	430,857	8,130	11,135	(47,545)	-
Swap (**)	R\$	2/22	IPCA + 6.60% / DI + 1.29%	2/29	700,000	764,083	712,151	71,943	(22,702)	20,011	-
Swap (**)	R\$	9/22	IPCA + 6.48% / DI + 1.00%	9/30	347,928	363,333	349,739	10,382	(13,178)	(3,212)	-
Swap (**)	R\$	9/22	IPCA + 6.74% / DI + 1.27%	9/32	202,072	211,039	203,145	7,174	(7,721)	(720)	-
Swap	R\$	9/21	MRVE3 / DI + 1.75% and 1.80%	1/23 and 2/23	328,484	-	-	-	(213,888)	-	-
Swap	R\$	6/22	MRVE3 (*) / DI + 1.65%	12/23	49,078	66,263	58,593	7,444	-	7,444	-
Swap	R\$	1/23 and 2/23	MRVE3 (*) / DI + 1.38% e 1.40%	7/24	162,273	257,628	177,941	77,692	-	77,692	-
Swap (**)	US\$	2/20	Dollar + 4% / 76% DI	2/25	208,487	29,701	38,818	(9,466)	(9,117)	-	(7,572)
Swap (**)	US\$	3/21	Dollar + 3.85% / DI - 2.94%	2/26	201,600	14,728	29,585	(15,406)	(14,857)	-	(16,937)
Swap (**)	US\$	3/21	Dollar + 3.85% / DI - 3.20%	2/26	114,900	8,479	17,097	(8,810)	(8,618)	-	(9,060)
Swap (**)	US\$	2/21	Dollar + 3.80% / DI - 2.16%	2/26	80,759	6,551	13,955	(7,789)	(7,404)	-	(8,087)
Swap (**)	US\$	1/22	Dollar + 3.98% / DI - 5.55%	2/26	331,566	18,077	33,104	(5,637)	(15,027)	-	(5,701)
Swap (**)	US\$	2/22	Dollar + 4.37% / DI - 5.34%	2/26	308,280	18,554	30,377	(1,132)	(11,823)	-	(1,211)
								<b>134,525</b>	<b>(285,787)</b>	<b>53,670</b>	<b>(48,568)</b>

(\*) The closing share price on September 30, 2023 was R\$10.67/share. If the share price reaches the floor of 100% of the volatility of the last 12 months, reaching R\$3.28/share, it would represent an estimated loss of R\$223,292 and if the share price reaches the ceiling of 100% of the volatility of the last 12 months, reaching R\$14.46/share, would represent an approximate net gain of R\$199,586, thus increasing the gain recorded up to the reporting date. The number of shares considered in these operations is 30,228 thousand.

(\*\*) Recognized at fair value with level 2 measurement, using the discounted cash flows valuation technique, according to hedge accounting methodology.

	Consolidated and Parent
Current assets	85,136
Noncurrent assets	97,629
Total assets	182,765
Noncurrent liabilities	48,240

	Effect on results / other comprehensive results					
	Consolidated			Parent Company		
	Gain (loss) on transaction	Mark-to-market	Total	Gain (loss) on transaction	Mark-to-market	Total
<b>3<sup>rd</sup> quarter of 2023:</b>						
Effect in profit or loss						
Swaps with fair value hedge	(30,600)	(1,392)	(31,992)	(30,600)	(1,392)	(31,992)
Swaps with cash flow hedge	(8,657)	-	(8,657)	(8,657)	-	(8,657)
Swaps with no hedge	-	(34,610)	(34,610)	-	(34,610)	(34,610)
Gross effect in profit or loss	(39,257)	(36,002)	(75,259)	(39,257)	(36,002)	(75,259)
Reducing effect of hedges	-	(44,665)	(44,665)	-	(44,665)	(44,665)
Net effect in profit or loss	(39,257)	(80,667)	(119,924)	(39,257)	(80,667)	(119,924)
Other comprehensive results	-	(5,950)	(5,950)	-	(5,950)	(5,950)
<b>Nine months of 2023:</b>						
Effect in profit or loss						
Swaps with fair value hedge	(32,865)	63,106	30,241	(32,865)	63,106	30,241
Swaps with cash flow hedge	(40,000)	-	(40,000)	(40,000)	-	(40,000)
Swaps with no hedge	(18)	84,330	84,312	-	84,310	84,310
Gross effect in profit or loss	(72,883)	147,436	74,553	(72,865)	147,416	74,551
Reducing effect of hedges	-	(15,699)	(15,699)	-	(15,699)	(15,699)
Net effect in profit or loss	(72,883)	131,737	58,854	(72,865)	131,717	58,852
Other comprehensive results	-	50,986	50,986	-	50,986	50,986

As at December 31, 2022, the swap contracts position is as follows:

Type of transaction	Currency	Hiring	Asset / Liability	Maturity	Notional amount	Long position	Short position	12/31/22	Total effect accumulated on result		Other comprehensive results
								Derivative fair value	Gain or loss on transaction	Mark-to-market	Mark-to-market
Swap	R\$	3/16	TR + 13.29% / DI + 2.55%	3/23	479	502	484	(2)	18	(20)	-
Swap (*)	R\$	3/17	IPCA + 8.25% / 132.2% DI	2/22	80,000	-	-	-	22,694	-	-
Swap (*)	R\$	9/17	IPCA + 6.45% / 122.1% DI	9/24	121,200	164,088	126,811	33,069	31,790	(4,208)	-
Swap (*)	R\$	4/21	IPCA + 5.43% / DI + 1.65%	4/31	403,720	461,831	415,924	(1,556)	18,912	(47,463)	-
Swap (*)	R\$	2/22	IPCA + 6.60% / DI + 1.29%	2/29	700,000	748,788	738,151	(15,416)	(10,649)	(26,053)	-
Swap (*)	R\$	9/22	IPCA + 6.48% / DI + 1.00%	9/30	347,928	354,774	362,505	(17,386)	(7,731)	(9,655)	-
Swap (*)	R\$	9/22	IPCA + 6.74% / DI + 1.27%	9/32	202,072	206,195	210,705	(11,703)	(4,510)	(7,193)	-
Swap	R\$	9/21	MRVE3 / DI + 1.75% and 1.80%	1/23 and 2/23	328,484	197,933	385,333	(205,411)	-	(205,411)	-
Swap	R\$	6/22	MRVE3 / DI + 1.65%	12/23	49,078	47,467	52,654	(7,651)	-	(7,651)	-
Swap (*)	US\$	2/20	Dollar + 4% / 76% DI	2/25	208,487	25,242	25,850	(19,392)	(608)	-	(15,106)
Swap (*)	US\$	3/21	Dollar + 3.85% / DI - 2.94%	2/26	201,600	11,715	18,525	(30,821)	(6,810)	-	(27,238)
Swap (*)	US\$	3/21	Dollar + 3.85% / DI - 3.20%	2/26	114,900	6,436	10,133	(16,764)	(3,697)	-	(14,771)
Swap (*)	US\$	2/21	Dollar + 3.80% / DI - 2.16%	2/26	80,759	5,055	8,499	(13,885)	(3,444)	-	(12,356)
Swap (*)	US\$	1/22	Dollar + 3.98% / DI - 5.55%	2/26	331,566	11,232	18,261	(21,562)	(7,029)	-	(18,228)
Swap (*)	US\$	2/22	Dollar + 4.37% / DI - 5.34%	2/26	308,280	10,958	16,216	(14,450)	(5,258)	-	(11,855)
								(342,930)	23,678	(307,654)	(99,554)

(\*) Recognized at fair value with level 2 measurement, using the discounted cash flows valuation technique, according to hedge accounting methodology.

	Consolidated	Parent Company
Noncurrent assets	33,069	33,069
Current liabilities	213,063	213,061
Noncurrent liabilities	162,936	162,936
Total liabilities	375,999	375,997

	Effect on results / other comprehensive results					
	Consolidated			Parent Company		
	Gain (loss) on transaction	Mark-to-market	Total	Gain (loss) on transaction	Mark-to-market	Total
<b>3<sup>rd</sup> quarter of 2022:</b>						
Effect in profit or loss						
Swaps with fair value hedge	(37,922)	4,052	(33,870)	(37,922)	4,052	(33,870)
Swaps with cash flow hedge	(9,415)	-	(9,415)	(9,415)	-	(9,415)
Swaps with no hedge	(8)	123,324	123,316	-	121,723	121,723
Gross effect in profit or loss	(47,345)	127,376	80,031	(47,337)	125,775	78,438
Reducing effect of hedges	-	(8,092)	(8,092)	-	(8,092)	(8,092)
Net effect in profit or loss	(47,345)	119,284	71,939	(47,337)	117,683	70,346
Other comprehensive results	-	28,993	28,993	-	28,993	28,993
<b>Nine months of 2022:</b>						
Effect in profit or loss						
Swaps with fair value hedge	(4,576)	(22,996)	(27,572)	(4,576)	(22,996)	(27,572)
Swaps with cash flow hedge	(27,286)	-	(27,286)	(27,286)	-	(27,286)
Swaps with no hedge	(25)	7,769	7,744	-	(1,937)	(1,937)
Gross effect in profit or loss	(31,887)	(15,227)	(47,114)	(31,862)	(24,933)	(56,795)
Reducing effect of hedges	-	1,247	1,247	-	1,247	1,247
Net effect in profit or loss	(31,887)	(13,980)	(45,867)	(31,862)	(23,686)	(55,548)
Other comprehensive results	-	(27,593)	(27,593)	-	(27,593)	(27,593)

Fair value measurement of these derivative financial instruments is carried out through discounted cash flows at market rates as at the statement of financial position date. Impacts on profit or loss related to derivatives above are recognized in line item “Financial expenses” and “Financial income”, according to their nature and purpose.

As at September 30, 2023 and December 31, 2022, the Group does not have financial instruments not recognized in its financial statements.

#### Hedge accounting

The Group formally designated derivative financial instruments (swap type) as a hedging instrument and debentures as hedged items, establishing a relationship of economic protection between them, according to the hedge accounting methodology. This designation was classified as a fair value hedge, since it reduces the market risk arising from the fair value fluctuations of the respective debentures. In this way, both the derivatives and the debentures are measured at fair value through profit or loss, with the expectation that changes in fair values will compensate each other. The following are critical terms and effects on the statement of financial position and statement of profit or loss:

Fair value hedge	Hiring	Maturity	Notional value	Rates	Fair value	Effects on results	Fair value	Effects on results
					9/30/23	Nine months of 2023	12/31/22	Nine months of 2022
9 <sup>th</sup> issue (3 <sup>rd</sup> series)	3/17	2/22	80,000	IPCA + 8.25%	-	-	-	215
11 <sup>th</sup> issue (3 <sup>rd</sup> series)	9/17	9/24	121,200	IPCA + 6.45%	-	(2,213)	(161,782)	2,993
CRI - 19 <sup>th</sup> debentures issue	4/21	4/31	400,000	IPCA + 5.43%	(474,383)	6,106	(455,842)	(6,612)
CRI - 21 <sup>st</sup> debentures issue	2/22	2/29	700,000	IPCA + 6.60%	(783,848)	(26,373)	(742,386)	4,651
CRI - 22 <sup>nd</sup> debentures issue (1 <sup>st</sup> series)	9/22	9/30	347,928	IPCA + 6.48%	(354,563)	5,032	(351,479)	-
CRI - 22 <sup>nd</sup> debentures issue (2 <sup>nd</sup> series)	9/22	9/32	202,072	IPCA + 6.74%	(206,450)	1,749	(203,611)	-
Loans, financing and debentures (Hedged items)			1,851,200		(1,819,244)	(15,699)	(1,915,100)	1,247
				Long position				
Swap	3/17	2/22	80,000	IPCA + 8.25%	-	-	-	(215)
Swap	9/17	9/24	121,200	IPCA + 6.45%	-	2,213	161,800	(2,993)
Swap	4/21	4/31	403,720	IPCA + 5.43%	475,422	(6,106)	456,848	6,612
Swap	2/22	2/29	700,000	IPCA + 6.60%	782,819	26,373	741,175	(4,651)
Swap	9/22	9/30	347,928	IPCA + 6.48%	354,842	(5,032)	351,325	-
Swap	9/22	9/32	202,072	IPCA + 6.74%	206,610	(1,749)	203,520	-
Derivative financial instruments (Hedging instruments)			1,854,920		1,819,693	15,699	1,914,668	(1,247)
				Short position				
				132.20% DI	-	-	-	(185)
				122.10% DI	-	1,995	(128,731)	452
				DI + 1.65%	(467,292)	6,024	(458,404)	(13,655)
				DI + 1.29%	(710,876)	19,691	(756,591)	(8,361)
				DI + 1.00%	(344,460)	11,475	(368,711)	-
				DI + 1.27%	(199,436)	8,222	(215,223)	-
					(1,722,064)	47,407	(1,927,660)	(21,749)
				Swap net position	97,629	63,106	(12,992)	(22,996)
				Total net position	(1,721,615)	47,407	(1,928,092)	(21,749)

Additionally, the Group contracted swap derivative financial instruments to hedge interest payments on debts denominated in US dollars, formally designating it as a hedging instrument and the interest payments on these debts as hedged items. These designations were classified as cash flow hedge, with the effects of changes in equity. The following are critical terms and effects on the statement of financial position and statement of profit or loss:

Cash flow hedge	Hiring	Maturity	Notional value	Rates	Fair value	Other comprehensive results	Fair value	Other comprehensive results
					9/30/23	Nine months of 2023	12/31/22	Nine months of 2022
Swap	2/20	2/25		Long position				
Derivative financial instruments (Hedging instruments)			US\$ 47,000	Dollar + 4%	13,675	(12,069)	23,350	(11,469)
				Short position				
				76% DI	(23,141)	19,603	(42,742)	8,078
				Swap net position	(9,466)	7,534	(19,392)	(3,391)
Swap	3/21	2/26		Long position				
Derivative financial instruments (Hedging instruments)			US\$ 35,000	Dollar + 3.85%	15,284	(12,658)	22,828	(9,424)
				Short position				
				DI - 2.94%	(30,690)	22,959	(53,649)	3,897
				Swap net position	(15,406)	10,301	(30,821)	(5,527)
Swap	3/21	2/26		Long position				
Derivative financial instruments (Hedging instruments)			US\$ 20,000	Dollar + 3.85%	8,967	(6,320)	13,045	(5,226)
				Short position				
				DI - 3.20%	(17,777)	12,031	(29,809)	1,651
				Swap net position	(8,810)	5,711	(16,764)	(3,575)
Swap	2/21	2/26		Long position				
Derivative financial instruments (Hedging instruments)			US\$ 15,000	Dollar + 3.80%	6,638	(4,845)	9,656	(4,131)
				Short position				
				DI - 2.16%	(14,427)	9,114	(23,541)	1,824
				Swap net position	(7,789)	4,269	(13,885)	(2,307)
Swap	1/22	2/26		Long position				
Derivative financial instruments (Hedging instruments)			US\$ 60,000	Dollar + 3.98%	27,810	(16,044)	40,455	(17,791)
				Short position				
				DI - 5.55%	(33,447)	28,571	(62,017)	8,253
				Swap net position	(5,637)	12,527	(21,562)	(9,538)
Swap	2/22	2/26		Long position				
Derivative financial instruments (Hedging instruments)			US\$ 60,000	Dollar + 4.37%	30,778	(16,315)	44,419	(14,073)
				Short position				
				DI - 5.34%	(31,910)	26,959	(58,869)	10,818
				Swap net position	(1,132)	10,644	(14,450)	(3,255)
				Total net position (*)	(48,240)	50,986	(116,874)	(27,593)

(\*) The equity balance on September 30, 2023, considers payments made to financial institutions in the context of these hedge operations in the amount of R\$57,648 in the nine-month period ended on September 30, 2023.

### (c) Risk management

#### Market risk

The Group conducted a sensitivity analysis for financial instruments exposed to changes in interest rates and financial indicators. The sensitivity analysis was developed considering the exposure to changes in the indexes of financial assets and financial liabilities, considering the net exposure of these financial instruments as at September 30, 2023, as if such balances were outstanding during the next twelve months, as detailed below:

Exposed net financial asset and exposed financial liability, net: the change in the rate estimated for 2023 (“probable scenario”) compared to the effective rate for twelve-month period ended in September 30, 2023, multiplied by the exposed net balance as at September 30, 2023, was used to calculate the financial impact, had the probable scenario materialized in 2023. For the impact estimates, a decrease in financial assets and an increase in financial liabilities were considered, at the rate estimated for 2023 of 25% for the possible scenario and 50% for the remote scenario.

Index	Financial asset	Financial liability	Net exposed financial asset (liability)	Effective rate for the 12 months ended 9/30/23	Annual rate estimated for 2023 (*)	Rates changes for each scenario	Total estimated financial impact	Estimated impact on net income and equity
<b>Probable scenario</b>								
DI	1,254,964	(5,107,845)	(3,852,881)	13.39%	12.26% (i)	-1.13%	43,538	28,930
IGP-M	86,516	(40,004)	46,512	-5.97%	-3.71% (ii)	2.26%	1,051	1,051
INCC-M	1,899,180	(253,153)	1,646,027	3.22%	4.08% (i)	0.86%	14,156	14,156
TR	-	(936,435)	(936,435)	2.00%	1.14% (i)	-0.86%	8,053	8,053
IPCA	2,282,235	(3,047,986)	(765,751)	5.19%	3.68% (ii)	-1.51%	11,563	11,563
Savings	327,873	(101,762)	226,111	7.65%	7.21% (ii)	-0.44%	(995)	(995)
TLP	-	(414,992)	(414,992)	10.69%	8.91% (iii)	-1.78%	7,387	4,908
							<b>84,753</b>	<b>67,666</b>
<b>Scenario I</b>								
DI	1,254,964	(5,107,845)	(3,852,881)	13.39%	15.33%	1.94%	(74,746)	(49,667)
IGP-M	86,516	(40,004)	46,512	-5.97%	-2.78%	3.19%	1,484	1,484
INCC-M	1,899,180	(253,153)	1,646,027	3.22%	3.06%	-0.16%	(2,634)	(2,634)
TR	-	(936,435)	(936,435)	2.00%	1.43%	-0.57%	5,338	5,338
IPCA	2,282,235	(3,047,986)	(765,751)	5.19%	4.59%	-0.60%	4,595	4,595
Savings	327,873	(101,762)	226,111	7.65%	5.41%	-2.24%	(5,065)	(5,065)
TLP	-	(414,992)	(414,992)	10.69%	11.13%	0.44%	(1,826)	(1,213)
							<b>(72,854)</b>	<b>(47,162)</b>
<b>Scenario II</b>								
DI	1,254,964	(5,107,845)	(3,852,881)	13.39%	18.39%	5.00%	(192,644)	(128,008)
IGP-M	86,516	(40,004)	46,512	-5.97%	-1.86%	4.11%	1,912	1,912
INCC-M	1,899,180	(253,153)	1,646,027	3.22%	2.04%	-1.18%	(19,423)	(19,423)
TR	-	(936,435)	(936,435)	2.00%	1.71%	-0.29%	2,716	2,716
IPCA	2,282,235	(3,047,986)	(765,751)	5.19%	5.51%	0.32%	(2,450)	(2,450)
Savings	327,873	(101,762)	226,111	7.65%	3.60%	-4.05%	(9,157)	(9,157)
TLP	-	(414,992)	(414,992)	10.69%	13.36%	2.67%	(11,080)	(7,362)
							<b>(230,126)</b>	<b>(161,772)</b>

(i) Data obtained on B3's website.

(ii) Data obtained on Banco Central website.

(iii) Data obtained on BND5 website.

(\*) Effective change for the first nine months plus a projection for the next three months of 2023.

The total financial effect estimated, basically pegged to DI rate, would be substantially recognized in real estate for sale and development and allocated to profit or loss as the real estate units were sold. Thus, the estimated effect on net income and equity is net of the remaining portion in real estate for sale.

### Liquidity risk

The Executive Board of Finance is responsible for the management of the liquidity risk and periodically reviews the cash flow projections, using stress scenarios and assesses the possible funding requirements, maintaining a balanced debt profile, in line with the equity structure and the indebtedness to be maintained by the Group.

### Liquidity and interest rate risk table

The undiscounted cash flows of financial liabilities, based on the earliest date on which the Group must settle the related obligations and on the projection for each index at September 30, 2023 through contractual maturity, are as follows:

	Up to 1 year	1 to 2 years	2 to 3 years	Over 3 years	Total
<b>Consolidated:</b>					
Floating rates liabilities	2,863,145	3,470,350	1,511,556	3,823,272	11,668,323
Fixed rates liabilities	63,373	587,688	683,922	563,966	1,898,949
Non-interest bearing liabilities	1,543,779	1,262,737	323,430	792,476	3,922,422
<b>Total</b>	<b>4,470,297</b>	<b>5,320,775</b>	<b>2,518,908</b>	<b>5,179,714</b>	<b>17,489,694</b>
<b>Parent Company:</b>					
Floating rates liabilities	1,652,957	1,657,662	734,569	3,121,318	7,166,506
Fixed rates liabilities	12,627	10,744	15,609	77,395	116,375
Non-interest bearing liabilities	762,781	445,527	261,501	672,462	2,142,271
<b>Total</b>	<b>2,428,365</b>	<b>2,113,933</b>	<b>1,011,679</b>	<b>3,871,175</b>	<b>9,425,152</b>



The Group has financial assets (basically represented by cash equivalents marketable, securities, and receivables from real estate development) that it considers sufficient to honor its commitments arising from its operating activities.

(d) Foreign exchange risk

As mentioned in item (b) above, the Company contracted derivative financial instruments of the swap type to protect interest payments on debt in US dollars. The Group formally designated this derivative instrument as a hedge instrument and debt interest as hedged item, establishing an economic relationship between them, according to the hedge accounting methodology. This designation was classified as a cash flow hedge, with the effects of changes in equity.

*Sensitivity analysis*

The group has loans and financing and other balances denominated in US dollars. These loans are recorded in foreign subsidiaries abroad, whose functional currency is the US dollar. Thus, according to financial statements translation rules, the assets and liabilities of these entities are being translated using the closing exchange rates, with the impacts of exchange variations recognized in other comprehensive income, in equity.

The Group estimated, as a probable scenario, a dollar of R\$5.26, this is 5% above the closing exchange rate of September 30, 2023 (R\$5.01) and performed a sensitivity analysis of the effects on the Company's results and equity, arising from 25% and 50% depreciation of the Real in relation to the book value, as shown below:

Exchange rate exposure	Dollar value	Book value	Probable scenario	Possible scenario	Remote scenario
		R\$5.01	R\$5.26	R\$6.26	R\$7.51
Loans and financing	(565,469)	(2,831,642)	(2,973,225)	(3,539,553)	(4,247,464)
Suppliers	(40,543)	(203,023)	(213,174)	(253,779)	(304,535)
Other payables	(73,762)	(369,367)	(387,839)	(461,713)	(554,056)
(-) Cash, cash equivalents and marketable securities	29,818	149,316	156,782	186,646	223,975
Exposed net liabilities	(649,956)	(3,254,716)	(3,417,456)	(4,068,399)	(4,882,080)
Net effect on income			-	-	-
Net effect on equity			(162,740)	(813,683)	(1,627,364)

(e) Credit risk

It refers to the risk of a counterparty failing to meet its contractual obligations, leading the Group to incur in financial losses. The Group is exposed to credit risks related to:

- i) Accounts receivable from customers: to mitigate this risk, the Group adopts the policy of dealing only with counterparties that have credit capacity and obtain sufficient guarantees. Trade accounts receivables are substantially collateralized by the real estate units themselves and there is no customers concentration, which reduce exposure to credit risk. The Company recognize allowance for expected credit loss, as detailed in Note 2.2 (e) to the financial statements for the year ended December 31, 2022.
- ii) Financial investments: to mitigate default risk, the Group maintains its investments with highly rated financial institutions (above rating 'A').

(f) Social and Environmental risks

Social and Environmental risks in the Group operating activities are related to various environmental and labor laws and regulations involving licenses, registrations, among others. The risks are managed in the form of mitigation of environmental and community impacts, as well as guaranteeing decent work conditions, observing compliance with the Company's Code of Conduct by our employees, partners and suppliers.

Other information on 'Financial instruments and risk management' is not significantly different from the information disclosed in Note 25 to the financial statements for the year ended December 31, 2022.

## 26. Current and deferred taxes

Deferred tax are broken down as follows:

	Consolidated		Parent Company	
	9/30/23	12/31/22	9/30/23	12/31/22
<b>Noncurrent assets:</b>				
Income tax (IRPJ) and social contribution (CSLL)	<b>200,231</b>	-	<b>188,068</b>	-
<b>Liabilities:</b>				
Income tax (IRPJ)	<b>(78,602)</b>	(75,587)	<b>(16,105)</b>	(19,206)
Social contribution (CSLL)	<b>(23,181)</b>	(24,712)	<b>(8,412)</b>	(10,036)
Total - IRPJ and CSLL	<b>(101,783)</b>	(100,299)	<b>(24,517)</b>	(29,242)
Tax on revenue (PIS)	<b>(12,234)</b>	(13,524)	<b>(4,277)</b>	(5,507)
Tax on revenue (COFINS)	<b>(56,727)</b>	(63,232)	<b>(19,717)</b>	(25,957)
Total - PIS and COFINS	<b>(68,961)</b>	(76,756)	<b>(23,994)</b>	(31,464)
<b>Total</b>	<b>(170,744)</b>	(177,055)	<b>(48,511)</b>	(60,706)
Current	<b>(68,934)</b>	(84,825)	<b>(24,815)</b>	(35,764)
Noncurrent	<b>(101,810)</b>	(92,230)	<b>(23,696)</b>	(24,942)
	<b>(170,744)</b>	(177,055)	<b>(48,511)</b>	(60,706)

Up to fiscal year 2022, the Company accumulated unused income tax losses, and the related deferred tax asset were not recognized due to the lack of expectation of recovering at the time. In the year of 2023, the Company revised the projections, based on the expectation of growth in the group's activities, substantially related to profit from its subsidiary in the United States. Based on these assumptions, the Company verified the expectation of available future taxable profit against which the deferred tax asset recognized in the amount of R\$188,068, as stated above.

Changes in deferred income tax (IRPJ) and social contribution (CSLL) for the nine-month period ended September 30, 2023 and 2022 are as follows:

	Consolidated		Parent Company	
	Nine months of		Nine months of	
	2023	2022	2023	2022
Opening balance	<b>(100,299)</b>	(178,642)	<b>(29,242)</b>	(33,782)
Effect of deferred IRPJ and CSLL recognized in:				
Net income (loss) for the period	<b>198,555</b>	84,798	<b>192,793</b>	3,092
Currency translation adjustments	<b>192</b>	8,525	-	-
Closing balance	<b>98,448</b>	(85,319)	<b>163,551</b>	(30,690)

The breakdown of balances related to income tax (IRPJ) and social contribution on net income (CSLL) on tax loss, negative basis and temporary differences are shown as follows:

	Consolidated		Parent Company	
	9/30/23	12/31/22	9/30/23	12/31/22
<b>Effects of IRPJ and CSLL on:</b>				
Foreign earnings from subsidiary MRV (US)	<b>(21,899)</b>	(28,280)	-	-
Portion not received for real estate development	<b>(70,980)</b>	(74,832)	<b>(26,268)</b>	(30,670)
(-) Advances from customers	<b>3,259</b>	2,813	<b>1,751</b>	1,428
Tax loss	<b>188,068</b>	-	<b>188,068</b>	-
<b>Net amount</b>	<b>98,448</b>	(100,299)	<b>163,551</b>	(29,242)

Reconciliation of income tax and social contribution expenses at the statutory and effective rates for the three and nine-month period ended September 30, 2023 and 2022 is as follows:

	Consolidated			
	2023		2022	
	3 <sup>rd</sup> quarter	Nine months	3 <sup>rd</sup> quarter	Nine months
Revenue from real estate development - subsidiaries	1,276,142	3,427,355	955,765	2,601,315
Nominal tax rate (*)	1.92%	1.92%	1.92%	1.92%
IRPJ and CSLL tax expenses on:				
Real estate development	(24,502)	(65,805)	(18,351)	(49,945)
Profit from subsidiary MRV (US)	5,062	6,188	14,391	(88,531)
Financial income - subsidiaries (**)	(5,562)	(13,912)	(5,461)	(14,004)
IRPJ and CSLL in subsidiaries	(25,002)	(73,529)	(9,421)	(152,480)
IRPJ and CSLL in Individual	(13,354)	146,818	(13,006)	(53,391)
Other	3,001	2,937	1,380	2,391
Expenses in profit or loss	(35,355)	76,226	(21,047)	(203,480)
Breakdown of expense in profit or loss - Consolidated:				
Current	(42,319)	(122,329)	(46,062)	(288,278)
Deferred	6,964	198,555	25,015	84,798
	(35,355)	76,226	(21,047)	(203,480)

(\*) Tax rate for earmarked assets projects that opted for the special taxation regime (RET), as detailed in Note 2.2 (t) to the financial statements for the year ended December 31, 2022.

(\*\*) Financial income of subsidiaries is taxed at 34%

	Parent Company			
	2023		2022	
	3 <sup>rd</sup> quarter	Nine months	3 <sup>rd</sup> quarter	Nine months
Income before income tax and social contribution	(123,173)	(71,670)	15,297	189,635
Tax rate - IRPJ and CSLL	34%	34%	34%	34%
Nominal expense	41,879	24,368	(5,201)	(64,476)
Effects of IRPJ and CSLL on:				
Equity results, gross of capitalized interest written off	64,556	167,911	20,906	167,932
Earmarked assets	18,066	34,830	12,871	60,996
Nondeductible expenses and unrecognized tax losses	(102,422)	(322,967)	(76,822)	(203,274)
Result with swaps	(26,305)	66,939	40,243	(5,731)
Tax loss from previous years	-	188,068	-	-
Other permanent add-back	(9,128)	(12,331)	(5,003)	(8,838)
Expenses in profit or loss	(13,354)	146,818	(13,006)	(53,391)
Breakdown of expense in profit or loss - Individual:				
Current	(15,611)	(45,975)	(17,995)	(56,483)
Deferred	2,257	192,793	4,989	3,092
	(13,354)	146,818	(13,006)	(53,391)

As at September 30, 2023, the estimated realization of deferred tax assets, based on the forecast of future taxable income, prepared by the Company's Management, is as follows:

	IRPJ and CSLL	
	Consolidated	Individual
Expected realization:		
2023	28,123	15,960
2024	61,918	61,918
2025	58,994	58,994
2026	51,196	51,196
Total	200,231	188,068

## 27. Supplemental disclosures of cash flow information

During the nine-month period ended September 30, 2023 and 2022, the Company and its subsidiaries conducted the following financing and investment transactions that did not involve cash, thus is not reflected in the statement of cash flows:

	Consolidated		Parent Company	
	nine months of		nine months of	
	2023	2022	2023	2022
Capitalized financial charges (Note 12 (d))	450,485	362,920	241,500	248,555
Right-of-use - CPC 06 (R2)	4,766	120,210	-	-
Currency translation adjustments:				
Investment properties	(160,152)	15,266	-	-
Property and equipment (Note 10)	(5,347)	285	-	-
Intangible assets (Note 11)	(191)	(180)	-	-
Loans, financing and debentures	(87,891)	4,957	-	-
Transfer investment property (Note 9):				
(To inventories) from inventories	(62,149)	78,793	(60,926)	68,504
To subsidiaries	-	-	(22,027)	(116,504)

## 28. Unrealized revenues, costs to be incurred and cancellations

In compliance with Circular Letter No. 02/2018 dated December 12, 2018, which deals with revenue recognition of sale contracts of uncompleted real estate units of Brazilian publicly traded companies, hereby is presented the following information, mainly related to revenues to be appropriated, costs to be incurred and cancellations of units under construction.

	Consolidated		Parent Company	
	9/30/23	12/31/22	9/30/23	12/31/22
<b>Projects under construction</b>				
<b>(i) Unrealized revenues from sold units</b>				
(a) Revenues from contracted sales	17,504,686	16,615,052	7,626,223	8,487,320
<b>Realized revenues:</b>				
Realized revenues	(15,219,440)	(15,070,341)	(6,626,424)	(7,828,404)
Cancellations - Reversed revenues	6,109	7,339	1,373	1,397
(b) Realized revenues, net	(15,213,331)	(15,063,002)	(6,625,051)	(7,827,007)
Unrealized revenues (a + b)	2,291,355	1,552,050	1,001,172	660,313
<b>(ii) Compensation revenue from cancellations</b>	243	304	4	19 (*)
<b>(iii) Unrealized revenues from contracts from non-qualifying contracts for revenue recognition</b>	3	9	2	2 (*)
<b>(iv) Provision for cancellations</b>				
Adjustments on realized revenues	6,109	7,339	1,373	1,397
Adjustments on receivables from real estate development	(4,767)	(5,868)	(1,352)	(1,303)
Compensation revenue from cancellations	(243)	(304)	(4)	(19)
Liability - Rebates from cancellations	1,099	1,167	17	75
<b>(v) Budgeted costs to be realized of sold units (**)</b>				
Projects under construction:				
(a) Budgeted cost	10,991,974	10,744,339	4,883,022	5,581,775
Construction cost	(9,589,803)	(9,731,121)	(4,276,054)	(5,164,355)
Construction cost - cancellations	1,494	2,685	242	531
(b) Incurred cost, net	(9,588,309)	(9,728,436)	(4,275,812)	(5,163,824)
Costs to be incurred of sold units (a + b)	1,403,665	1,015,903	607,210	417,951
<b>Driver CI/CO (does not consider financial cost)</b>	87.23%	90.54%	87.56%	92.51%
<b>(vi) Budgeted costs to be realized of units in inventory (**)</b>				
Projects under construction				
(a) Budgeted cost	7,034,404	6,527,240	2,776,134	2,605,794
(b) Incurred cost	(2,637,348)	(2,401,848)	(1,041,378)	(938,524)
Cost to be incurred of units in inventory (a + b)	4,397,056	4,125,392	1,734,756	1,667,270

(\*) Amounts referring to contracts that comprise the provision for cancellations.

(\*\*) Does not consider financial cost and pre-projects.

## 29. Insurance

The Group has an insurance policy that considers primarily risk concentration and their materiality, taking into consideration the nature of its business, and advice of the insurance brokers. As at September 30, 2023, insurance coverage is as follows:

Items	Type of coverage	Insured amount
Construction insurance (engineering risk)	Insures, during the project construction period, any compensation for damages caused to the construction, such as: fire, lightning, theft, and other specific coverage of facilities and assemblies of the insured site.	12,908,476
Professional liability for property damages	Insures the payment of indemnities from borrower or property owner claims against the builder and/or the engineer in charge, duly registered with the CREA/CAU (Regional Engineers and Architects professional Association), related to design errors, construction defects, and/or use of incorrect materials, over a five-year period after the issue of the occupancy permit.	17,983
Warranty insurance after delivery	Insures the maintenance and resolution of construction issues during up to five years, concerning damages provided for in the Consumer Bill of Rights.	706,112
Multi-peril insurance	Insures the completion of a project construction, compensation for damages caused by fire, lightning, windstorm, electrical damages, and glass shattering.	273,482
Civil liability (works under construction)	Insures payments, up to the insured ceiling amount, of compensation for which the Company is held liable for involuntary bodily injuries or property damages caused to third parties.	2,384,000
Builder guarantee insurance	Insures the project financier that construction will be completed in the event of technical and/or financial inability by the Company.	1,883,837
Civil liability (officers)	Insures the coverage of pain and suffering payable by Company officers (D&O).	130,000
Auto	Insures payment to the Company of any amounts arising from damages to insured vehicles, such as theft, collision, property damages, and bodily injuries to passengers.	463
Lenders insurance	Insures that the Company will receive the outstanding balance of a property sold in case of lender's death.	902,412
Group life and personal injury insurance	Insures payment of compensation related to involuntary personal injuries to employees, contractors, interns, and officers.	797,905
Residential	Insures payment of compensation to the Company for covered events in leased residential properties, events such as electric damages, fire, lightning, windstorm, etc.	14,151
Corporate insurance	Insures payment of compensation to the Company for covered events occurring in leased commercial properties, events such as electric damages, fire, lightning, windstorm, etc.	105,825
Aircraft insurance	Insures payment of compensation to the Company for damages to aircraft hulls, covered risks, such as expense and liability payment reimbursements claimed from the Company due to the use of insured aircraft.	607,835
Legal guarantee insurance	Insures to the policyholder the payment of any disputed amount in full related to any lawsuit filed with any court or threatened. The contracted guarantee replaces escrow deposits.	295,319
Infrastructure insurance	Insures to City authorities the completion of any infrastructure works required under licensing procedures of the projects under construction.	254,214
Property delivery insurance	Insures to the barterers the delivery of the units subject matter of the Barter Instrument entered into by the parties.	114,680
Warranty insurance for Infrastructure	It guarantees the execution of infrastructure works in the project construction required by the financial institution to make the project feasible.	419,106
Rent Guarantee Insurance	It guarantees indemnification to the lessor the receipt of rent, property tax, condominium and ancillary expenses if they are not paid by the lessee.	647
Financial guarantee insurance	It guarantees the indemnity to the seller of the land by means of payment in cash in case of impossibility or insolvency of the Borrower.	566,663

## 30. Approval of the Interim Financial Statements

These interim financial statements were analyzed by the Audit Committee and the Fiscal Board and authorized for issue by the Executive Board on November 8, 2023.