

São Paulo, May 11, 2022. Rossi Residencial S.A. (B3: RSID3; Bloomberg: RSID3 BZ Equity) announces its results for the first quarter of 2022.

RSID3: R\$3.00 per share

Total shares: 20,000,000

Market value: R\$60.0 million

Efficiency of 93% in the resale of canceled units over 1Q22

11% decrease in Company's SG&A (1Q22 vs 1Q21)

10 p.p. increase in transfer ToS (1Q22 vs 4Q21)

10% decrease in Net Debt (IFRS) in 1Q22

Conference Call

May 12, 2022

In Portuguese with Simultaneous Translation

10:00 a.m. (Brasília) 9:00 a.m. (US ET)

Webcast access link:

<https://webcastlite.mziq.com/cover.html?webcastId=78e9ddb3-5ca8-4c1e-82e9-17c3e59f11c1>

Replay available on the Company's IR website:

<http://ri.rossiresidencial.com.br>

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CONTENT

Message from the CEO	3
Operating and Financial Indicators	4
Operating Performance	5
Contracted Sales and SoS	5
Sales Cancellations	7
Inventory at Market Value	8
Land Bank	10
Financial Performance	11
Net Revenue	11
Gross Profit and Margin	11
Operating Expenses	12
Financial Result	14
Accounts Receivable	14
Marketable Properties	14
Debt	15
Transfers	17
Relationship with Independent Auditors	18
Exhibit I - 100% Ratio	19
Exhibit II – IFRS Indices	20
Exhibit III - Statement of Income	21
Exhibit IV – Balance Sheet	22
Exhibit V - Inventory (100%)	23
Glossary	24

MESSAGE FROM THE CEO

2022 has started and Rossi's financial and operational restructuring process is underway.

During this year, we will maintain our cash discipline, implementing the latest negotiations for the Company's financial deleveraging, and we will continue to work on increasing our operational efficiency, either by improving our sales and onlending processes or by reducing costs and expenses and simplifying our administrative structure.

Given this context, the main event of this 1st quarter of 2022 was the negotiation of a new transaction, responsible for a further reduction in the Company's bank debt. As mentioned in the Material Fact disclosed on February 22, 2022, the Company executed an investment agreement with BPS Capital, which acquired credits raised from construction financing operations (SFH), which were partially capitalized and settled without disbursing cash. Thus, our net debt decreased by another R\$10 million in 1Q22.

The second phase of this operation, to be implemented over the next few quarters, also includes the acquisition and restructuring of consumer lawsuits, which will create favorable conditions for the reduction of this other major liability of the company.

Regarding our operating results, in 1Q22, the Company presented a 17 percentage point decrease in the SoS compared to the same period in 2021, since our inventories continue to decrease due to the absence of new launches and we continue to experience a scenario of uncertainty and low economic forecast, with high rates of unemployment and an upward trend in the basic interest rate, thus affecting the purchasing power of the Brazilian population and its access to credit. When compared to last quarter's performance, the decrease in SoS sales was 1p.p.

On the other hand, we maintained the resale efficiency of terminated units, which reached 93% by the beginning of this year, and showed an increase in the onlending performance, with the ToS reaching 31% in this 1st quarter, due to an agreement signed with Caixa Econômica Federal to resume financing units in a development in Porto Alegre, which was suspended since its delivery in 2020.

Finally, I would highlight the effort we continue to make, year after year, to reduce costs and optimize our administrative structure. During this quarter, the Company's SG&A decreased by 11% compared to 1Q21.

We will remain confident in our planning and focused on our next challenges, to continue structuring the company even better for the next value-generating cycle.

João Paulo Franco Rossi Cuppoloni
CEO

OPERATING AND FINANCIAL INDICATORS

R\$ million	1Q22	1Q21	Var. (1Q22 x 1Q21)
Operational Performance			
Launches – 100%	-	-	N/A
Gross Sales – 100%	13.5	40.9	-67.0%
Cancellations – 100%	13.8	43.2	-68.1%
Net Sales – 100%	-0.4	-2.3	-82.6%
Launches – Rossi %	-	-	N/A
Gross Sales - Rossi %	13.5	40.3	-66.5%
Cancellations – % Rossi	13.8	42.3	-67.4%
Net Sales - Rossi %	-0.4	-2.0	-80.0%
Financial Performance			
Net Revenue	-8.1	16.2	-149.9%
Gross Margin ¹	246.8%	-4.0%	250.8 p.p.
Gross Margin (ex interest) ²	236.5%	10.3%	226.2 p.p.
Adjusted EBITDA ³	-104.3	4.3	-2527.0%
Adjusted EBITDA Margin ³	1288.3%	26.5%	4766.3%
Net income (loss)	-141.0	-32.5	-333.1%
Net Margin	1741.3%	-200.5%	-968.5%
Cash Generation (Consumption) – IFRS	9.6	11.9	-57.0%

¹ Consolidated according to CPC19 (R2) and CPC36 (R3), referring to the subsidiaries.

² Gross Margin excluding interest allocated to cost.

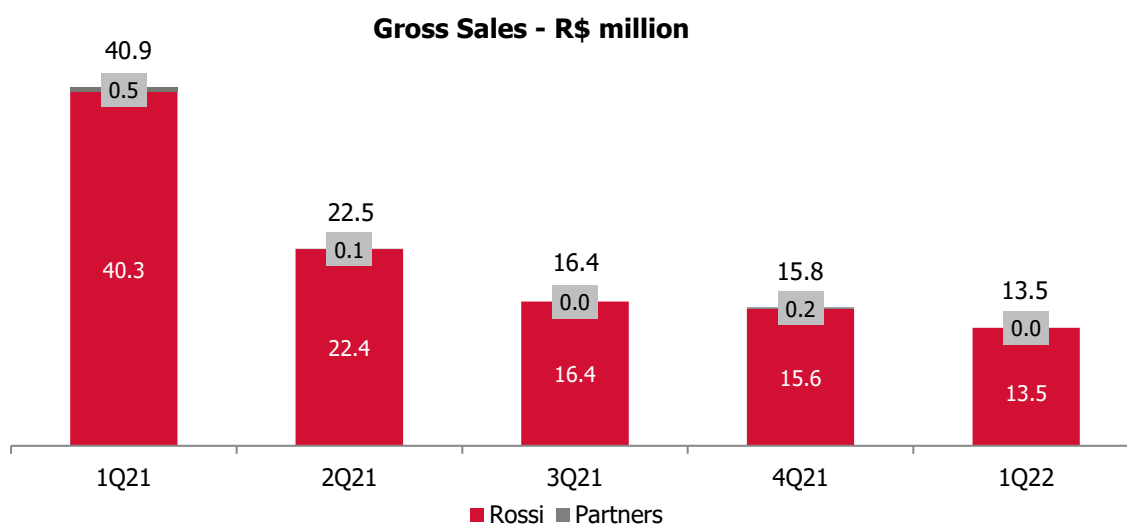
³ EBITDA and EBITDA Margin adjusted for expenses that do not represent actual cash disbursement and for non-recurring items. The reconciliation with EBITDA under CVM Instruction 527/2012 is available in the glossary at the end of this document.

OPERATIONAL PERFORMANCE

The operating metrics presented in this earnings release are proportionally calculated. In addition to the proportional operating metrics, the results are broken down by consolidated (IFRS) and non-consolidated companies, as shown in Exhibit II. Information on the amounts taking 100% of operations into account, regardless of the consolidation method is available in Exhibit I.

CONTRACTED SALES AND SPEED OF SALES (SoS)

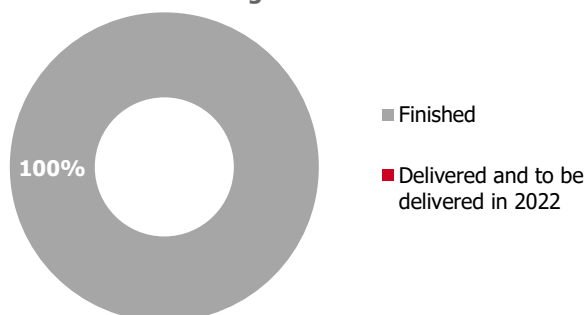
Contracted gross sales totaled R\$13.5 million in 1Q22, a YoY decrease of 67% in Rossi's share.



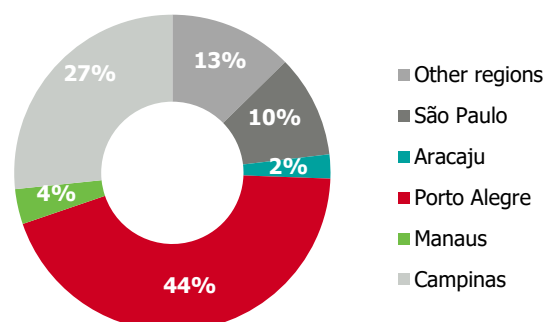
Quarter-on-quarter, sales slightly fell by 14.6%. But when compared to 1Q21, the reduction in sales is directly related to inventory depreciation, which is natural as the Company concluded projects launched until 2017 and maintains a conservative approach regarding new launches. Furthermore, the industry performance in the first quarter also negatively affected the Company, such as high inflation, rise in the basic interest rate, and the concerning unemployment rate, which leads to a decline in family income and lower purchasing power, and individual's capacity to take new loans.

Gross sales (Rossi's share) by construction stage and metropolitan region are presented in the charts below:

1Q22 Gross Sales (% Rossi) - Construction stage



1Q22 Gross Sales (% Rossi) - Region



With the delivery of the latest developments throughout 2020, the share of finished units delivered reached 100% over the total volume of contracted sales. Sales in Porto Alegre region reached 44% this quarter, due to an agreement signed with Caixa Econômica Federal bank to resume sales and transfers at Rossi Reserva, a development in Porto Alegre, which had been suspended since the project was delivered in 2020.

The tables below detail the gross sales contracted, both based on Rossi's share in the projects and on the entire sales volume, broken down by metropolitan region and construction stage in the first quarter of 2022:

1Q22 Gross Sales (100%) - R\$ million	Finished	2021	Total
Campinas	1.7	-	1.7
Manaus	1.4	-	1.4
Acaraju	0.3	-	0.3
Porto Alegre	5.9	-	5.9
São Paulo	0.5	-	0.5
Other regions	3.6	-	3.6
Total	13.5	-	13.5

1Q22 Gross Sales (% Rossi) - R\$ million	Finished	2021	Total
Campinas	1.7	-	1.7
Manaus	1.4	-	1.4
Acaraju	0.3	-	0.3
Porto Alegre	5.9	-	5.9
São Paulo	0.5	-	0.5
Other regions	3.6	-	3.6
Total	13.5	-	13.5

The following tables show the speed of sales ("SoS") in 1Q22 and 2021, considering the amounts proportional to Rossi's share:

Quarterly SoS Rossi %	1Q21	2Q21	3Q21	4Q21	1Q22
Inventory - Initial	144.2	125.8	125.7	126.8	120.1
Launches	-	-	-	-	-
II + Launches	144.2	125.8	125.7	126.8	120.1
Gross Sales	(40.3)	(22.4)	(16.4)	(15.6)	(13.5)
SoS for the period (%)	28.0%	17.8%	13.1%	12.3%	11.2%
Sales Cancellations	42.3	40.4	31.8	13.7	13.8
Adjustments / Revaluations	(20.4)	(18.1)	(14.2)	(4.8)	(3.6)
Inventory - End of Period	125.8	125.7	126.8	120.1	116.9

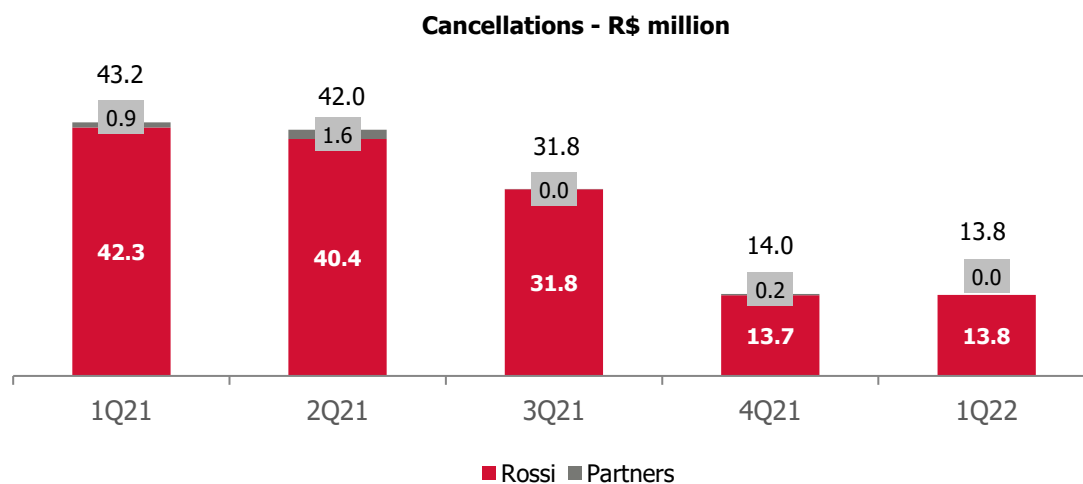
LTM SoS Rossi %	1Q21	2Q21	3Q21	4Q21	1Q22
Inventory - Initial	171.9	157.4	147.0	144.2	125.8
Launches	-	-	-	-	-
II + Launches	171.9	157.4	147.0	144.2	125.8
Gross Sales	(134.5)	(128.7)	(105.6)	(94.8)	(67.9)
SoS for the period (%)	78.2%	81.7%	71.9%	65.8%	54.0%
Sales Cancellations	145.0	147.7	142.6	128.3	99.8
Adjustments / Revaluations	(56.7)	(50.7)	(57.1)	(57.5)	(40.8)
Inventory - End of Period	125.8	125.7	126.8	120.1	116.9

In this quarter, SoS totaled 11%, 17 p.p. lower than the performance in the first quarter of 2021. Year-to-date, the SoS was 54%, 24 p.p. less than in the 12 months ended in March, 2021.

The amounts highlighted in the table above as Adjustments/Revaluations refer to the price revaluation of canceled units that returned to the Company's inventory (R\$3.6 million – Rossi's share).

SALES CANCELATIONS

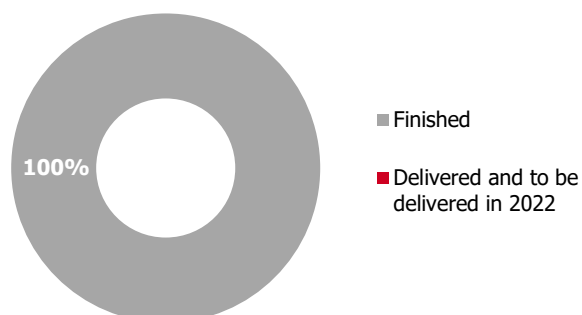
In 1Q22, cancellations totaled R\$13.8 million, registered a reduction of 67%, on the Rossi share, when compared to the same period of the previous year, but remaining practically stable compared to 4Q21.



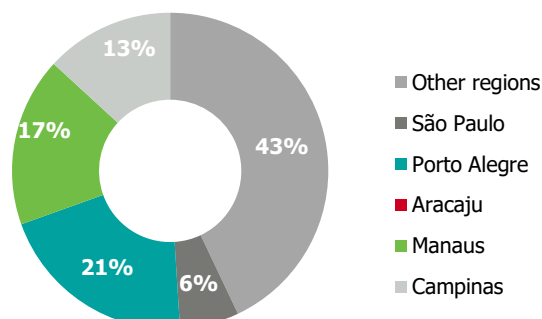
Cancellations are directly associated with the Company's effort to monetize its defaulting Accounts Receivable. Of the total canceled units in 2022, 93% have already been resold, contributing to the maintenance of the high resale rate of the last few quarters and for the recurring generation of operating cash.

The following charts show the cancellations (Rossi's share) by construction stage and metropolitan region:

1Q22 Cancellations (% Rossi) - Construction stage



1Q22 Cancellations (% Rossi) - Region



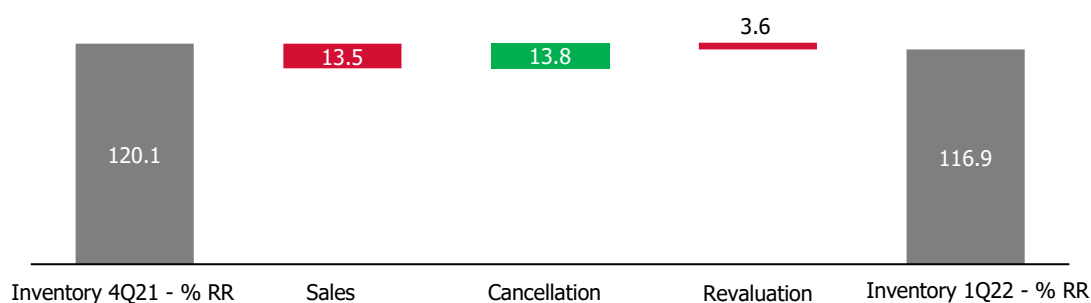
The tables below give details of cancellations by stage of construction and metropolitan region, both for Rossi and for the 100% consolidation, in the first quarter of 2022:

1Q22 Cancellations (100%) - R\$ million	Finished	2021	Total
Campinas	1.8	-	1.8
Manaus	2.4	-	2.4
Acaraju	-	-	-
Porto Alegre	2.8	-	2.8
São Paulo	0.8	-	0.8
Other regions	5.9	-	5.9
Total	13.8	-	13.8

1Q22 Cancellations (% Rossi) - R\$ million	Finished	2021	Total
Campinas	1.8	-	1.8
Manaus	2.4	-	2.4
Acaraju	-	-	-
Porto Alegre	2.8	-	2.8
São Paulo	0.8	-	0.8
Other regions	5.9	-	5.9
Total	13.8	-	13.8

INVENTORY AT MARKET VALUE

Rossi's share of inventory at market value reached R\$116.9 million in 1Q22. See below the QoQ changes to inventory:



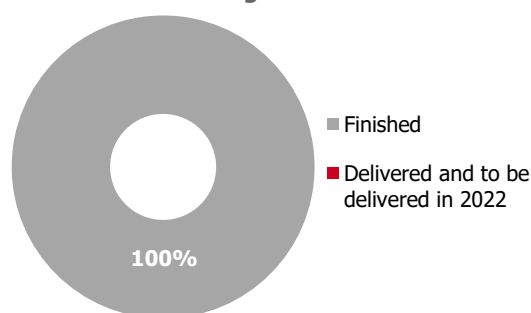
The following tables present detailed information by product line, year of launch, and expected year of delivery:

Inventory (% Rossi)	Launch Year (R\$ million)						Total
	2010 and	2011	2012	2013	2014	2017	
Products line							
Commercial	0.6	35.8	0.2				36.6
Conventional	10.6	8.2	19.9	14.8	18.3	1.2	73.0
Economic Segment	5.0	1.0	0.6	0.7			7.3
Total	16.2	45.0	20.7	15.5	18.3	1.2	116.9

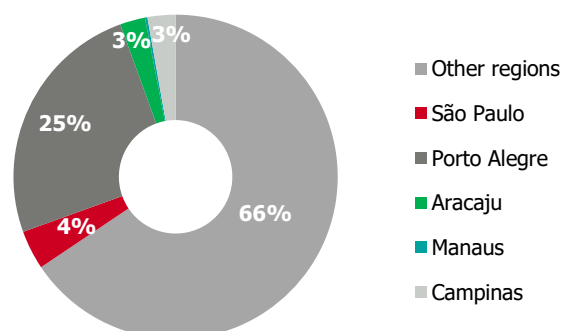
Inventory (% Rossi)	Delivery Year (R\$ million)	
	Finished	Total
Commercial	36.6	36.6
Conventional	73.0	73.0
Economic Segment	7.3	7.3
Total	116.9	116.9

The following charts show Rossi's share in inventory by construction stage and metropolitan region:

1Q22 Inventory (% Rossi) - Construction stage



1Q22 Inventory (% Rossi) - Region



With the deliveries made in 2020, the Company's entire inventory consists of finished units. Inventory in non-strategic regions accounted for 66% of the total inventory.

The following tables break down information by metropolitan region, year of launch, and year of estimated delivery:

Inventory (% Rossi)	Launch Year (R\$ million)						Total
	2010 and previous	2011	2012	2013	2014	2017	
Metropolitan Region							
Campinas	1.1			1.0		1.2	3.3
Manaus		0.3					0.3
Acaraju		0.5	1.6	0.8			2.9
Porto Alegre				11.2	18.0		29.2
São Paulo	1.0		3.3		0.3		4.6
Other regions	14.2	44.2	15.8	2.5			76.6
Total	16.2	45.0	20.7	15.5	18.3	1.2	116.9

Inventory (% Rossi)	Delivery Year (R\$ million)	
	Finished	Total
Product line		
Campinas	3.3	3.3
Manaus	0.3	0.3
Acaraju	2.9	2.9
Porto Alegre	29.2	29.2
São Paulo	4.6	4.6
Other regions	76.6	76.6
Total	116.9	116.9

Exhibit V to this report shows the breakdown by city of the entire inventory.

LANDBANK

Rossi's landbank is broken down according to the Company's strategy and the corresponding operating profile.

The landbank has a PSV of R\$3.5 billion (R\$3.1 billion – Rossi's share). In the new breakdown, defined over the budgeting process for 2022, R\$2.0 billion are still preferably allocated to real estate development or allotments, and may be developed in partnership with other real estate players and financial investors. Another R\$1.5 billion is composed of land that will be canceled or sold, thereby reducing the maintenance cost of these properties for the Company.

The table below shows the portion of the landbank available for launches in the short term, by metropolitan region and type of product. All the land that is part of our launching program for the short term is located in the São Paulo State countryside.

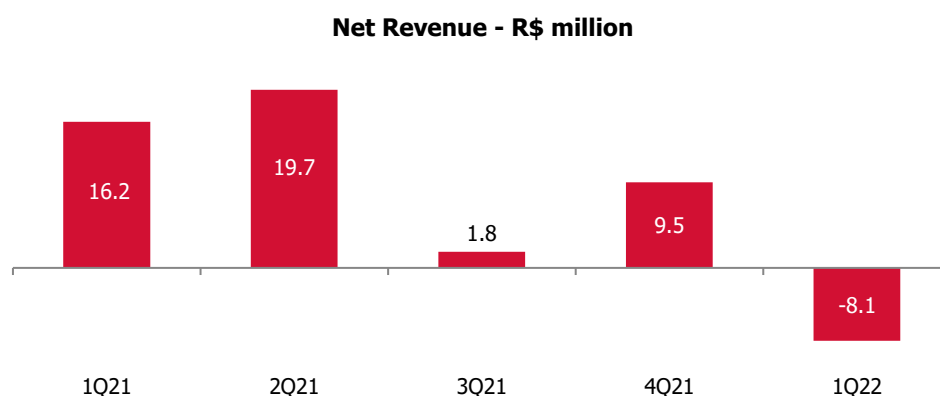
Metropolitan Region / Product (R\$ million)	Up to R\$200,000	> R\$750,000	Allotment	Total
Campinas	215.5	31.6	130.4	377.6
Total	215.5	31.6	130.4	377.6

FINANCIAL PERFORMANCE

The financial information presented in this release has been prepared under the accounting practices generally accepted in Brazil, including CPC19 (R2) and CPC36 (R3), which refer to the consolidation of certain equity interests. Since 1Q13, Rossi has consolidated all the interests held in its subsidiaries and affiliates according to these pronouncements.

NET REVENUE

Net revenue from the sale of properties and services, recognized by percentage of completion ("PoC"), totaled -R\$ 8.1 in 1Q22, due to (i) a reduction in net sales for the year and (ii) the increase in the IGP-M, the main index used to correct the accounts receivable from finished units, was mitigated by an increase in the Provision for Cancellations, since a significant part of these accounts receivable are past due and delinquent.



COST OF PROPERTIES AND SERVICES SOLD

Property and services costs reached R\$11.9 million this quarter and decreased 29.6% compared to the same period last year, due to the same factors that affected net revenues.

R\$ million	1Q22	1Q21	Var. (%)
Works + Land	-7,9	-14,6	-45,9%
Provision for Termination	-3,1	0,0	N/A
Financial charges	0,8	-2,3	-134,8%
Cost of properties and services	11,9	16,9	29,6%

GROSS PROFIT AND MARGIN

Gross profit in 1Q22 was negative 20.0 million. Meanwhile, the adjusted gross profit for the financial charges allocated to the cost was negative R\$19.1 million.

R\$ million	1Q22	1Q21	Var. (%)
Gross Profit	-20.0	-0.6	2,982.9%
Gross Margin (%)	246.8%	-4.0%	250.8 p.p.
Adjusted Gross Profit ¹	-19.1	1.7	-1,246.3%
Adjusted Gross Margin (%)	236.5%	10.3%	226.2 p.p.

⁽¹⁾ Adjusted gross profit: excluding financial charges

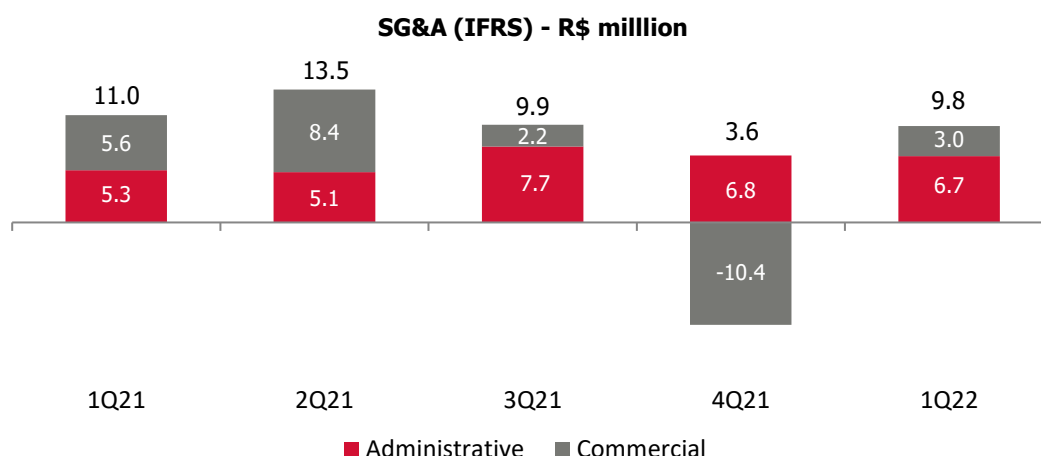
OPERATING EXPENSES

According to IFRS, administrative expenses totaled R\$6.7 million in the first quarter of 2022, a decrease of 26% against the same period of 2021.

Commercial expenses totaled R\$3.0 million, based on the reclassification of the Provision for Cancellations, made from the fourth quarter of 2021 onwards. For clarification purposes, the same adjustment was performed for the results reported in the first quarter of 2021, exhibiting a YoY decrease of 46% in commercial expenses.

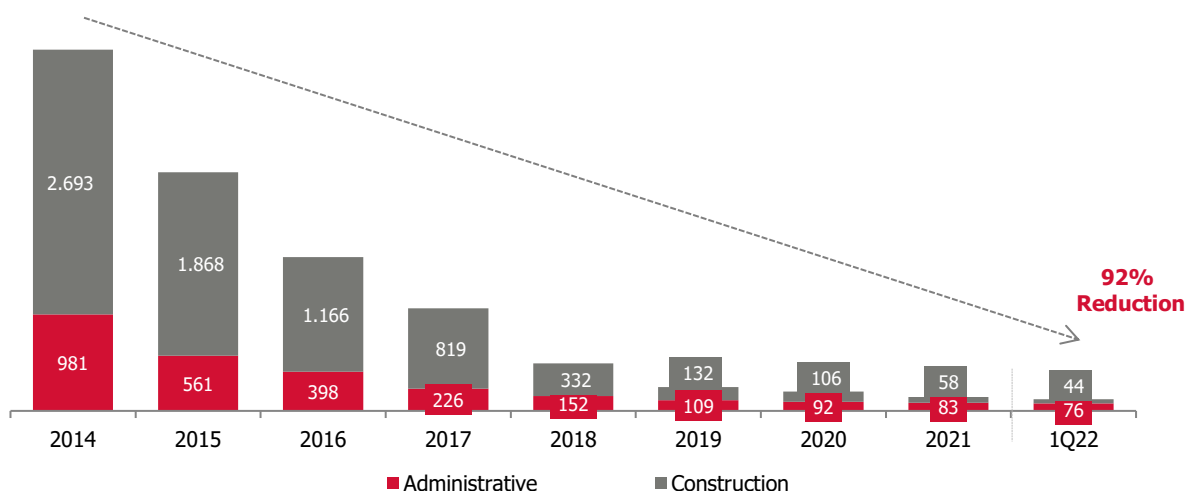
IFRS			
R\$ million	1Q22	1Q21	Var. (%)
Administrative (a)	6.7	5.3	26.4%
Commercial (b)	3.0	5.6	-45.8%
Administrative / Net Revenue	-83.2%	32.8%	116.0 p.p.
Commercial / Net Revenue	-37.7%	34.7%	72.3 p.p.
(a) + (b)	9.8	11.0	-10.7%
(a) + (b) / Net Revenue	-120.8%	67.5%	-188.3%

The chart below shows the changes in SG&A expenses for the IFRS:



It is also worth noting the efforts made by Rossi to adjust its business structure, especially since 2H14, when the administrative staff headcount was reduced by 92%. The chart below shows the changes in administrative staff and construction site employees over this period:

Changes in Staff



OTHER NET OPERATING REVENUES/EXPENSES

Other net operating expenses totaled R\$74.8 million in 1Q22, against R\$14.8 million reported in 1Q21. Such difference is due to losses from the termination of partnerships negotiated with the Company's partners, whose accounting impact in 1Q22 was R\$54.3 million.

EBITDA

Adjusted EBITDA for 1Q22 was negative R\$104.3 million. This result shows a R\$108.6 higher loss in adjusted EBITDA when compared to 1Q21, as the following table shows:

R\$ million	1Q22	1Q21	Var. (%)
Net income (loss)	-141.0	-32.5	-333.1%
(+/-) Net Financial Expenses (Income)	50.0	27.9	79.7%
(+) Provision for income tax and social contribution	0.7	1.9	-65.5%
(+) Depreciation and Amortization	0.3	0.8	-58.1%
(+/-) Non-controlling shareholders	-15.2	3.9	-488.1%
EBITDA¹	-105.1	2.0	-5411.9%
(+) Financial Charges Allocated to Cost	0.8	2.3	-64.0%
(+/-) Stock option plan	0.0	0.0	0.0%
Adjusted EBITDA²	-104.3	4.3	-2527.0%
Adjusted EBITDA Margin (%)	1288.3%	26.5%	1261.8 p.p.

¹ EBITDA as per CVM Instruction 527/2012.

² EBITDA Adjusted for expenses that do not represent cash disbursements and non-recurring items. For further information, please refer to the glossary at the end of this document.

The main impacts to EBITDA are described in the previous sections: Gross Profit, Operating Expenses and Other Net Operating Revenues/Expenses.

NET FINANCIAL INCOME (LOSS)

Net financial result was negative by R\$50 million in 1Q22, compared to the negative R\$27.9 million in the same period of the previous year.

R\$ million	1Q22	1Q21	Var. (%)
Financial Income	1.5	1.3	21.5%
Financial Expenses	-51.6	-29.1	77.1%
Financial Result	-50.0	-27.9	79.7%
Discounts obtained	-	-	N/A
Proforma Financial Result	-50.0	-27.9	79.7%

NET INCOME (LOSS)

In 1Q22, Rossi recorded a net loss of R\$141.0 million, compared to a net loss of R\$32.5 million in the same period of 2021.

BACKLOG RESULT

Due to the conclusion of all the Company's constructions, there are no costs to be incurred in 2022 and, consequently, no backlog result.

ACCOUNTS RECEIVABLE

The balance of trade receivables in IFRS totaled R\$179.5 million, falling by 5% from 4Q21, due to negative net sales and cash entries originated from transfers and direct receipts from costumers.

R\$ million	1Q22	4Q21	Var. (%)
Short-Term	161.1	144.5	11.5%
Units under construction	-	-	n.d.
Finished Units	344.3	364.1	-5.4%
Provision for Termination	-222.3	-239.0	-7.0%
Lands Receivable	39.1	19.4	101.5%
Long-term	18.3	44.8	-59.0%
Units under construction	-	-	n.d.
Finished Units	34.9	38.8	-10.0%
Provision for Termination	-22.6	-	-100.0%
Lands Receivable	6.0	6.0	0.0%
Total	179.5	189.3	-5.2%
Receivables from Incorporations to be appropriated in the financial statements by the POC			
Short Term	-	-	N/A
Long Term	-	-	N/A
Total	-	-	N/A
Total Accounts receivable	179.5	189.3	-5.2%

MARKETABLE PROPERTIES

The following table details the Marketable Properties recorded at historical cost. With the conclusion and delivery of the latest construction works and the restructuring of the financial debt with Banco Bradesco and Banco do

Brasil, there is no inventory of properties under construction nor capitalized interest linked to the Company's landbank.

R\$ million	1Q22	4Q21	Var. (%)
Finished Properties	133.5	146.1	-8,6%
Properties under construction	-	-	n.d.
Land for future developments	226.7	254.2	-10,8%
Provision for Cancellations	109.2	112.4	-2,9%
Capitalized interest	-	-	n.d.
Total	469.4	512.7	-8,4%

DEBT

Under IFRS, Rossi ended 1Q22 with a cash balance of R\$5.4 million and total indebtedness of R\$588.8 million.

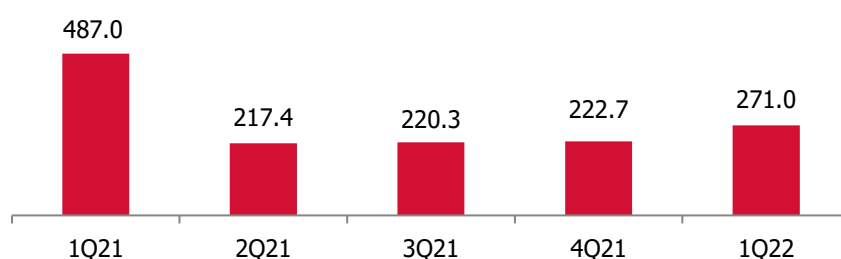
R\$ million	1Q22	4Q21	Var. (%)
Short-Term	542.8	602.7	-9.9%
Construction Financing	354.5	417.0	-15.0%
SFH	317.8	380.2	-16.4%
CCB ¹	36.7	36.7	0.0%
Working Capital	187.1	182.8	2.3%
Loan Assignment	1.2	2.9	-58.4%
Long-Term	46.0	0.3	17,613.4%
Construction Financing	0.0	0.0	100.0%
SFH	0.0	0.0	N/A
CCB ¹	0.0	0.0	N/A
Working Capital	46.0	0.3	17,613.4%
Loan Assignment	0.0	0.0	N/A
Gross Debt	588.8	602.9	-2.3%
Financial expenses	5.4	10.0	-45.7%
Net Debt	583.4	593.0	-1.6%
Net Debt / Shareholders' Equity	N/A	N/A	N/A
Cash Generation (Consumption)	9.6	-23.0	-141.7%

CCB¹ - Bank Credit Notes

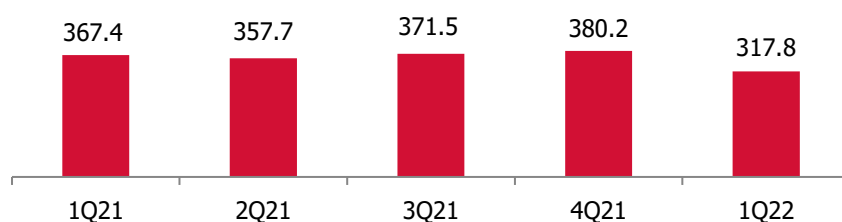
Over last year, the Company successfully concluded the restructuring and settlement of some of its corporate debt contracts with Banco Bradesco and Banco do Brasil, mainly settled using cash from the sale of assets that collateralized these debts and financial discounts obtained with the banks.

Thus, in the last 12 months, the Company's corporate debts fell by 44%, while SFH debts (IFRS) fell by 13%.

Corporate Debt Evolution (IFRS) - R\$ million



SFH Debt Evolution (IFRS) - R\$ million



It is also worth noting that, according to a Material Fact disclosed on February 22, the Company took another important step towards the financial deleverage process by executing an investment agreement with BPS Capital Participações Societárias S.A., which acquired approximately R\$75 million of the Company's bank debts, which will be partially capitalized and settled without disbursing cash.

To maintain transparency of the information disclosed so that all economic agents can understand the current situation of Rossi's operations, the following tables present the Company's indebtedness using two approaches that are complementary to IFRS: (i) 100% of the companies, regardless of the IFRS consolidation criteria; and (ii) Rossi's proportional share in the developments:

IFRS

R\$ million	1Q21	2Q21	3Q21	4Q21	1Q22
Gross Debt	854.4	575.1	591.7	602.9	588.8
Financial expenses	45.9	31.8	21.7	10.0	5.4
Net Debt	808.5	543.3	570.0	593.0	583.4
Net Debt / Shareholders' Equity	n.a	n.a	n.a	n.a	n.a
Cash Generation (Consumption) in the quarter	22.3	265.2	(26.7)	(23.0)	9.6
LTM Cash Generation (Consumption)					225.1

100%

R\$ million	1Q21	2Q21	3Q21	4Q21	1Q22
Gross Debt	854.8	575.2	591.9	602.9	588.8
Financial expenses	47.8	33.5	22.6	11.4	5.4
Net Debt	807.0	541.7	569.3	591.5	583.4
Net Debt / Shareholders' Equity	n.a	n.a	n.a	n.a	n.a
Cash Generation (Consumption) in the quarter	22.7	265.3	(27.6)	(22.2)	8.1
LTM Cash Generation (Consumption)					223.6

Proportional

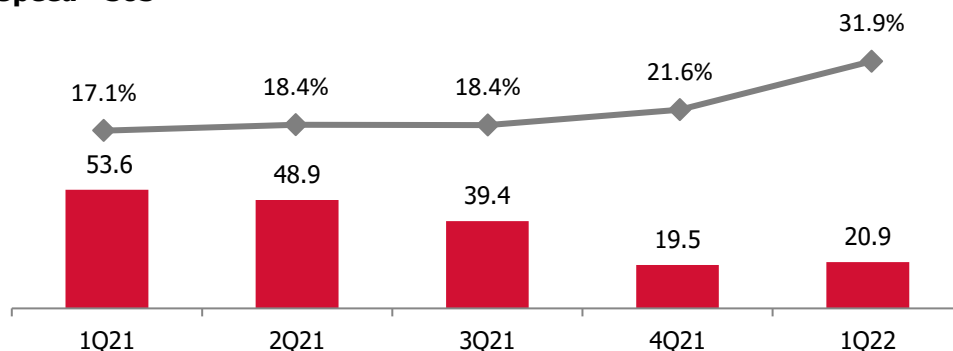
R\$ million	1Q21	2Q21	3Q21	4Q21	1Q22
Gross Debt	845.6	566.1	582.8	593.7	588.8
Financial expenses	47.0	32.7	22.2	10.8	5.4
Net Debt	798.6	533.4	560.6	582.9	583.4
Net Debt / Shareholders' Equity	N/A	N/A	N/A	N/A	N/A
Cash Generation (Consumption) in the quarter	11.9	265.2	(27.2)	(22.3)	(0.5)
LTM Cash Generation (Consumption)					215.2

Since the balance of gross and net debts and the balance of cash and cash equivalents became equal in all three approaches, from this quarter on, the reconciliation of these values will no longer be presented.

TRANSFERS

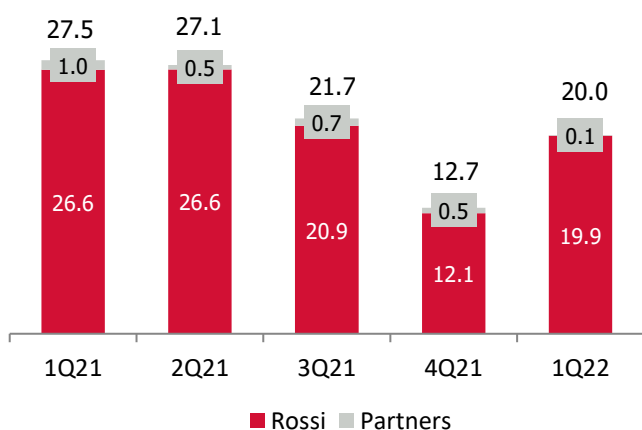
The chart below shows the quarterly index that measures transfer efficiency. The red bars indicate potential transfer amounts, that is, the sum of the outstanding balance of the finished units already legally registered, and possible transfers to financial institutions. The Speed of Sales (SoS) is measured by the volume of transfers and settlements as a proportion of the potential value in the period. In 1Q22, SoS totaled 31.9%, due to an agreement signed with Caixa Econômica Federal bank to resume onlending at the Rossi Reserva, a development in Porto Alegre, which had been suspended since the project was delivered in 2020.

Sales Speed - SoS

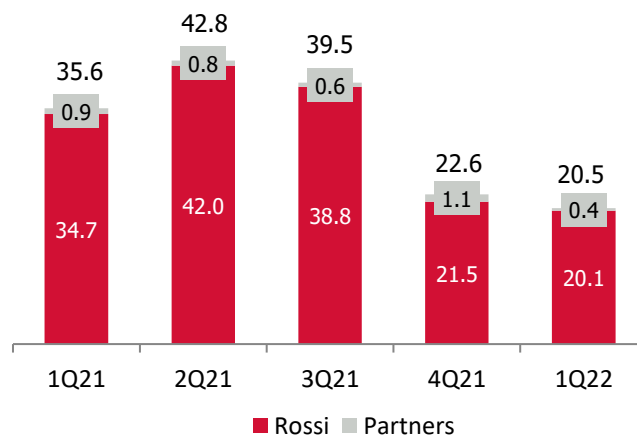


Cash inflows, which consider the volume of transfers and payments received from clients, reached R\$20.5 million in 1Q22 (R\$20.1 million – Rossi’s share), a YoY decrease of 42% in Rossi’s share. This variation was mainly due to the reduction in the debt balance of potential transfer agreements and the decline in the volume of new contracts in 4Q21. The charts below show the evolution of transfers and settlements, as well as a cash inflow in recent quarters.

Transfer (signature + settlement) - R\$ million



Cash Inflow - R\$ million



RELATIONSHIP WITH INDEPENDENT AUDITORS

Under CVM Instruction 381/03, we announce that RSM Brasil - Auditores Independentes was engaged to provide the following services: audit of the financial statements according to the accounting practices adopted in Brazil and International Financial Reporting Standards ("IFRS"); and review of the interim financial information according to Brazilian and international standards on the review of interim financial information (NBC TR 2410 and ISRE 2410 - Review of Interim Information Performed by the Independent Auditor of the Entity). The Company did not engage the independent auditor on activities other than those related to the audit of the financial statements.

The engagement of the independent auditor is based on principles that assure the auditor's independence, namely (a) the auditor should not audit its work; (b) the auditor should not have management duties; and (c) the auditor should not provide services that may be prohibited under the regulations in effect. Additionally, Management has obtained a declaration from the independent auditor stating that the special services provided do not affect its professional independence.

The information contained in the performance report that is not clearly identified as a copy of the information contained in the financial statements has not been audited or reviewed.

EXHIBIT I | 100% INDICES - R\$ MILLION

Quarterly SoS 100%	1Q21	2Q21	3Q21	4Q21	1Q22
Inventory – Initial	148.8	127.5	128.0	129.2	121.5
Launches	-	-	-	-	-
II + Launches	148.8	127.5	128.0	129.2	121.5
Gross Sales	(40.9)	(22.5)	(16.4)	(15.8)	(13.5)
SoS for the period (%)	27.5%	17.6%	12.8%	12.2%	11.1%
Sales Cancelations	43.2	42.0	31.8	14.0	13.8
Adjustments / Revaluations	(23.7)	(19.0)	(14.2)	(5.9)	(3.7)
Inventory - End of Period	127.5	128.0	129.2	121.5	118.2

LTM SoS 100%	1Q21	2Q21	3Q21	4Q21	1Q22
Inventory - Initial	148.8	127.5	128.0	129.2	121.5
Launches	-	-	-	-	-
II + Launches	148.8	127.5	128.0	129.2	121.5
Gross Sales	(40.9)	(22.5)	(16.4)	(15.8)	(13.5)
SoS for the period (%)	27.5%	17.6%	12.8%	12.2%	11.1%
Sales Cancelations	43.2	42.0	31.8	14.0	13.8
Adjustments / Revaluations	(23.7)	(19.0)	(14.2)	(5.9)	(3.7)
Inventory - End of Period	127.5	128.0	129.2	121.5	118.2

EXHIBIT II | IFRS INDICES - R\$ MILLION

Consolidated Quarterly SoS IFRS	1Q21	2Q21	3Q21	4Q21	1Q22
Inventory - Initial	140.2	125.1	125.6	126.8	121.0
Launches	-	-	-	-	-
II + Launches	140.2	125.1	125.6	126.8	121.0
Gross Sales	(39.8)	(22.5)	(16.4)	(15.8)	(13.5)
SoS for the period (%)	28.4%	18.0%	13.1%	12.4%	11.1%
Sales Cancelations	41.8	42.0	31.8	14.0	13.8
Adjustments / Revaluations	(17.1)	(19.0)	(14.2)	(4.0)	(3.7)
Inventory - End of Period	125.1	125.6	126.8	121.0	117.7

Consolidated Quarterly SoS Equity in the earnings (losses) of subsidiaries	1Q21	2Q21	3Q21	4Q21	1Q22
Inventory - Initial	8.7	2.4	2.4	2.5	0.6
Launches	-	-	-	-	-
II + Launches	8.7	2.4	2.4	2.5	0.6
Gross Sales	(1.1)	-	-	-	-
SoS for the period (%)	12.4%	0.0%	0.0%	0.0%	0.0%
Sales Cancelations	1.4	-	-	-	-
Adjustments / Revaluations	(6.6)	0.0	0.1	(1.9)	(0.1)
Inventory - End of Period	2.4	2.4	2.5	0.6	0.5

EXHIBIT III | STATEMENT OF INCOME

Income Statement (R\$ '000)	1Q22	1Q21	Var. (1Q22 x 1Q21)
Gross Operating Income			
Sale of properties and services	14,198	28,943	-50.9%
Provision for Termination	-22,759	-12,146	87.4%
Taxes on sales	466	-566	-182.3%
Net Operating Income	-8,095	16,231	-149.9%
Cost of properties and services	-11,882	-16,879	-29.6%
Works and lands	-7,926	-14,561	-45.6%
Provision for Termination	-3,123	0	N/A
Financial charges	-834	-2,318	-64.0%
Gross Profit	-19,977	-648	2982.9%
Gross Margin	246.8%	-4.0%	250.8 p.p.
Gross Margin (ex interest)	236.5%	10.3%	226.2 p.p.
Operating Expenses	-85,486	1,814	-4812.6%
Administrative	-6,731	-5,326	26.4%
Selling	-3,048	-5,627	-45.8%
Depreciation and Amortization	-341	-813	-58.1%
Equity Pickup	-559	-1,181	-52.7%
Other Operating Revenues (Expenses)	-74,807	14,761	-606.8%
Earnings before Financial Result	-105,463	1,166	-9144.9%
Financial Result	-50,042	-27,850	79.7%
Financial Revenue	1,545	1,272	21.5%
Financial Expenses	-51,587	-29,122	77.1%
Operating Profit (Loss)	-155,505	-26,684	482.8%
Operating Margin	1,921.0%	-164.4%	2085.4 p.p.
Provision for Income Tax and Social Contribution	-3,224	-1,230	162.1%
Deferred Income Tax and Social Contribution	2,555	-710	-459.9%
Non-controlling shareholders	15,215	-3,920	-488.1%
Net Income (Loss) for the Year	-140,959	-32,544	333.1%
Net Margin	1,741.3%	-200.5%	1941.8 p.p.

EXHIBIT IV | BALANCE SHEET

Assets (R\$ '000)	1Q22	4Q21	Var. (1Q22 x 4Q21)
Current			
Cash and Cash Equivalents	3,921	7,510	-47.8%
Marketable securities	1,496	2,464	-39.3%
Trade receivables	161,132	144,486	11.5%
Properties to sell	261,643	277,369	-5.7%
Other Credits	19,999	16,032	24.7%
Total current assets	448,191	447,861	0.1%
Noncurrent			
Trade receivables	18,341	44,769	-59.0%
Properties to sell	207,768	235,323	-11.7%
Judicial deposits	53,525	55,576	-3.7%
Related parties	33,226	209,567	-84.1%
Advance to business partners	118,004	148,901	-20.8%
Deferred taxes and contributions	0	0	N/A
Investments	29,444	121,921	-75.8%
Property, Plant and Equipment	453	512	-11.5%
Intangible Assets	2,047	2,330	-12.1%
Total non-current assets	462,808	818,899	-43.5%
Total Assets	910,999	1,266,760	-28.1%
Liabilities (R\$ '000)	1Q22	4Q21	Var. (1Q22 x 4Q21)
Current			
Construction Financing - home loan	542,828	602,690	-9.9%
Suppliers	45,651	52,365	-12.8%
Accounts payable from properties acquisitions	11,616	11,525	0.8%
Salaries and social security charges	1,246	1,239	0.6%
Taxes and contributions payable	199,819	201,372	-0.8%
Management and employee participation payable	0	0	N/A
Advances from clients	64,521	64,521	0.0%
Related parties	45,245	188,777	-76.0%
Deferred taxes and contributions	16,462	15,390	7.0%
Other Accounts Payable	517,709	502,974	2.9%
Total Current Liabilities	1,445,097	1,640,853	-11.9%
Noncurrent			
Construction Financing - home loan	45,979	260	17584.2%
Accounts payable from properties acquisitions	0	0	N/A
Taxes and contributions payable	8,410	12,606	-33.3%
Provision for risks	185,341	181,518	2.1%
Provisions for works insurance	1,142	1,334	-14.4%
Deferred taxes and contributions	27,776	32,771	-15.2%
Provisions for investment losses	18,348	119,483	-84.6%
Other Accounts Payable	2,239	2,626	0
Total Noncurrent liabilities	289,235	350,598	-17.5%
Shareholders' Equity			
Share capital	2,654,090	2,611,390	1.6%
Treasury shares	-49,154	-49,154	0.0%
Capital reserves	70,107	70,107	0.0%
Accumulated profit (loss)	-3,497,596	-3,356,637	4.2%
Total Shareholders' Equity	-822,553	-724,294	13.6%
Non-controlling interest	-780	-397	96.5%
Total Liabilities	910,999	1,266,760	-28.1%

EXHIBIT V – Inventory (100%)

PSV (R\$ million) – 100%	Finished	Total
Brasília	43.0	43.0
Porto Alegre	29.2	29.2
Duque de Caxias	14.3	14.3
Rio de Janeiro	5.4	5.4
Xangri-Lá	3.9	3.9
Curitiba	3.4	3.4
Santos	3.3	3.3
Acaraju	2.9	2.9
Christmas	2.4	2.4
Campinas	1.8	1.8
Parnamirim	1.5	1.5
Paulínia	1.0	1.0
Fortaleza	0.9	0.9
Londrina	0.9	0.9
São Paulo	0.8	0.8
Belo Horizonte	0.4	0.4
Valparaíso	0.4	0.4
Barueri	0.3	0.3
Manaus	0.3	0.3
Taubaté	0.3	0.3
Other regions	1.9	1.9
Total	118.2	118.2

GLOSSARY

Cash Burn – Measured by the variation of net debt, adjusted by capital increases, dividends paid, and non-recurring expenses,

CPC – Brazilian Accounting Pronouncements Committee – Created by CFC Resolution 1,055/05 “to analyze, prepare, and issue Technical Pronouncements on Accounting procedures, and disclose such information to enable the issue of standards by the Brazilian regulatory entity, aiming at centralizing and standardizing their production process, always taking into account the convergence of Brazilian Accounting with international standards”,

EBITDA – Net income for the year adjusted to income and social contribution taxes on income; depreciation and amortization expenses; and financial charges allocated to the cost of properties sold, The method used to calculate Rossi’s EBITDA is in line with the definition adopted by CIV, as provided for in CVM Instruction 527, of October 4, 2012,

Adjusted EBITDA – Calculated based on the net income adjusted to income and social contribution taxes on income; depreciation and amortization expenses; financial charges allocated to the cost of properties sold; interest capitalized in CIV; share issue expenses; stock option plan expenses; and other non-operating expenses, Adjusted EBITDA is not a measure of financial performance according to the Accounting Practices Adopted in Brazil, thus, it should not be considered separately or as an alternative to net income, as a measure of operating performance, or an alternative to operating cash flows or measure of liquidity, There is not a standard definition for “Adjusted EBITDA”, and Rossi’s definition of Adjusted EBITDA may not be comparable with those used by other companies,

INCC – National Construction Cost Index, measured by Fundação Getúlio Vargas,

Landbank – Landbank for future developments purchased in cash or through exchange,

Backlog Margin – Equivalent to “Backlog Results” divided by “Backlog Revenues” to be recognized in future periods,

PoC Method – Revenues, costs, and expenses related to real estate developments are recognized according to the percentage of completion (“PoC”) method, by measuring the evolution of construction works to the actual costs incurred against total expenses budgeted for each phase of the project, according to technical standard OCPC 04 – Application of ICPC 02 Technical Interpretation to Brazilian Real Estate Developers,

Exchange – Land purchase system through which landowners receive a certain number of units or a percentage of revenues from the development to be built in exchange for the land, The exchange method reduces the need for financial resources and, as a result, increases the returns,

Backlog revenues – Backlog revenues correspond to contracted sales whose revenues will be recognized in future periods, according to the evolution of works, rather than upon the signature of agreements, Accordingly, the balance of Backlog Revenues corresponds to revenues that will be recognized in future periods regarding past sales,

Minha Casa Minha Vida (MCMV) – Housing program launched in 2009 and comprises units worth up to R\$170,000/unit,

SFH Funds – These originate from the Unemployment Severance Fund (FGTS) of savings accounts, Commercial banks must invest 65% of these deposits in the real estate sector for the acquisition of property by individuals or for developers at rates that are lower than those used in the common market,

CFC Resolution 963/03 and PoC Method (Percentage of Completion) – Revenues, as well as costs and expenses related to development activities are recognized to income throughout the construction of the development, to the extent of the costs incurred, according to CFC Resolution 963/03,

Backlog Results – Due to the recognition of revenues and costs according to the progress of the works (PoC method), rather than upon the execution of the agreements, we recognize development revenues and expenses from contracts signed in future periods, Accordingly, the balance of Backlog Results corresponds to revenues with fewer costs to be recognized in future periods regarding past sales,

Contracted Sale – Each contract resulting from the sale of units throughout a given period of time, including the units being launched and the units in our inventory, Contracted sales are recognized in revenues according to the progress of the works (PoC method),

PSV – Potential Sales Value,

Launched PSV – Potential Sales Value corresponding to the total amount to be potentially obtained by the Company from the sale of all units launched from a given real estate development at a certain price,

Rossi PSV – Potential Sales Value obtained, or to be obtained, by Rossi from the sale of all units of a given real estate development, at a price estimated at the launch, proportionally to our share in the project,

SoS – Speed of Sales