

São Paulo, November 09, 2022. Rossi Residencial S.A. – Under Court-Supervised Reorganization (B3: RSID3; Bloomberg: RSID3 BZ Equity), announces its results for the third quarter of 2022.

RSID3: R\$ 3.32 per share

Total shares: 20,000,000

Market value: R\$ 66.4 million

Company's request for judicial reorganization deferred

Efficiency of 61% in the resale of canceled units over 2022

30% decrease in SG&A in 2022 vs. 2021

Increase of 24 p.p. in Speed of Transfers (3Q22 vs. 3Q21)

Conference Call

November 10, 2022

In Portuguese with Simultaneous Translation

10:00 a.m. (Brasília)/ 8:00 a.m. (US ET)

Webcast link access:

<https://webcastlite.mziq.com/cover.html?webcastId=f32dd711-f0e7-422a-8017-0a6bbd5fd9d1>

Replay available on the Company's IR website:

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

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CONTENT

Message from the CEO	3
Judicial Reorganization	4
Operating and Financial Indicators	5
Operating Performance	6
Contracted Sales and SoS	6
Sales Cancellations	9
Inventory at Market Value	11
Land Bank	12
Financial Performance	13
Net Revenue	13
Gross Profit and Margin	13
Operating Expenses	14
Financial Result	15
Accounts Receivable	16
Marketable Properties	16
Debt	16
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	26

MESSAGE FROM THE CEO

In this third quarter, the most important event was the request for Judicial Reorganization, which our Company have filed in September 19.

After the Company's efforts to restructure its debts with the banks and to review internal processes with our employees, seeking to enhance operational efficiency, to cut costs and to reduce expenses, the Administration realized that this Judicial Reorganization request was the most appropriate action to assure a definitive solution to Company's cash flow problems while maintaining its operational normality.

The mismatch between our revenues and costs have risen exponentially over the last three years, due to the development of an economic crisis which made our scenario more and more challenging and included a high unemployment rate, a growing inflation, and a consequent elevation in the interest rates. That change negatively impacted families' overall power to buy new homes, which led to a significant grow in the number of cancellations and legal contingencies in the developments that we have launched and delivered before 2020.

Unfortunately, it proved impossible to solve this problem through an administrative approach, since those consumer lawsuits started to impact, in a very negative way, our Company's capacity to generate cash flows through usual sales and transfers processes, as can be noted in this third quarter.

We faced a 51% drop in gross sales in 3Q22, compared to 3Q21, due to the increase in the number of judicially pledged units, which blocked part of our stocks and made sales unfeasible. That, in addition to the decrease in transfer agreements, also impacted by the judicial pledges, lead to a 59% lower Cash Inflow, proportional to Rossi participation, in comparison with the same period of 2021, putting in question Company's desire to successful honor its commitments with customers and suppliers.

Even the efforts presented by our Company's to cut administrative and selling expenses, which fell by 30% in 2022, compared to 2021, were not enough to mitigate the reduce in the Cash Inflow. That is why we had to work on a way to suspend these ongoing lawsuits, as we need to restructure our credits in a stable, responsible and isonomic environment, allowing satisfactory conditions to our creditors and to the Company's own operational continuity.

As the request for Judicial Reorganization has been filed, we are now confident that the approval and implementation of our recovery plan, alongside with our creditors, will allow the settlement of most of our liabilities, the creation of feasible conditions to recover Rossi Group economically and operationally and to enable new investments in future projects.

João Paulo Franco Rossi Cuppoloni
CEO

JUDICIAL REORGANIZATION

As previously disclosed to the market, on September 19, 2022, Rossi filed a request for judicial reorganization before the 1st Court of Bankruptcy and Judicial Reorganization of the Judicial District of São Paulo, for the Company and 313 other entities that are part of its economic group.

The request for the Judicial Reorganization was deferred by the same court on September 29, 2022 and was also ratified by the Company's shareholders at the Extraordinary Shareholders' Meeting held on October 20, 2022.

The court decision has determined, among other measures, the following:

- Appointment of Wald Administração de Falências e Empresas em Recuperação Judicial Ltda. to act as the judicial administrator through the Judicial Reorganization process;
- Temporary suspension of all judicial actions or executions in course against Rossi Group, for a period of 180 (one hundred and eighty) days counted from the injunction granted on the same day the Judicial Reorganization was requested, in accordance with article 6 of Law 11.101/2005;
- Release of Company's assets constrained by civil and labor courts, during execution of credits subject to the Judicial Reorganization;
- Issuance of a Public Notice, in accordance with article 52, first paragraph of Law 11.101/2005, establishing a deadline of 15 days counted from the date of its publication to present the representation letters and/or appoint differences in credits related to the judicial reorganization process; and
- Presentation of Rossi Group's reorganization plan, with a deadline of 60 (sixty) days counted from the court deferral decision, in accordance with article 53 of Law 11.101/2005.

In our view, the request for Judicial Reorganization is a mandatory step for the economic-financial restructuring process of Grupo Rossi, which began in 2017, with the renegotiation of the Group's main corporate debts with financial institutions.

The effort employed in this financial deleveraging and in simplifying our operating structure, in addition to Rossi's land availability, with high potential of PSV, and the knowledge and experience of its employees, makes the Judicial Reorganization a feasible tool for an overall and definitive solution for the Company's restructuring process.

The Company will keep its shareholders and the market informed about the development of matters related to its judicial reorganization throughout the entire process.

OPERATING AND FINANCIAL INDICATORS

R\$ MM	3Q22	3Q21	Chg. (3Q22 vs 3Q21)	2022	2021	Chg. (2022 vs 2021)
Operating Performance						
Launches – 100%	-	-	N/A	-	-	N/A
Gross Sales – 100%	8.1	16.4	-50.8%	38.0	79.8	-52.3%
Cancellations – 100%	35.9	31.8	12.7%	66.6	117.0	-43.1%
Net Sales – 100%	-27.8	-15.4	-80.7%	-28.6	-37.2	-23.1%
Launches – % Rossi	-	-	N/A	-	-	N/A
Gross Sales – % Rossi	8.1	16.4	-51.0%	38.0	79.2	-52.1%
Cancellations (% Rossi)	35.8	31.8	12.5%	66.5	114.5	-42.0%
Net Sales – % Rossi	-27.7	-15.4	-80.5%	-28.5	-35.4	-19.4%
Financial Performance						
Net Revenue	11.9	7.6	56.5%	3.7	40.7	-90.8%
Gross Margin ¹	15.3%	150.7%	-135.4 p.p.	-39.2%	64.0%	-103.2 p.p.
Gross Margin (ex-Interest) ²	-14.6%	149.3%	-163.8 p.p.	-94.8%	69.5%	-164.4 p.p.
Adjusted EBITDA ³	-20.8	-77.5	73.2%	-149.9	-140.7	-6.6%
Adjusted EBITDA Margin ³	-173.9%	-1015.1%	82.9%	-4007.7%	-345.4%	-1060.2%
Net Income (Loss)	-31.8	-102.1	68.9%	-232.4	-28.4	-717.0%
Net Margin	-266.0%	-1337.9%	1,072.0 p.p.	-6212.1%	-69.8%	-6,142.3 p.p.
Cash Generation (Consumption) - % Rossi	-6.3	-27.2	76.8%	-17.9	250.0	-106.4%

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

² Gross Margin excluding interest allocated to cost.

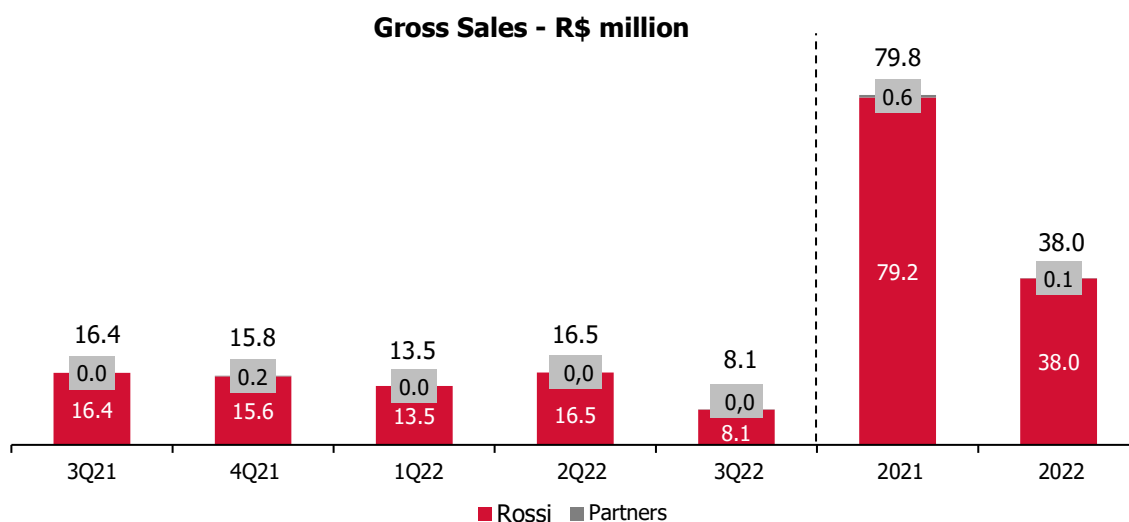
³ EBITDA and EBITDA Margin adjusted for expenses that do not represent actual cash disbursement and for non-recurring items. The reconciliation with EBITDA under CVM Instruction 527/2012 is available in the glossary at the end of this document.

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 considering 100% of operations, regardless of the consolidation method is available in Exhibit I.

CONTRACTED SALES AND SPEED OF SALES (SoS)

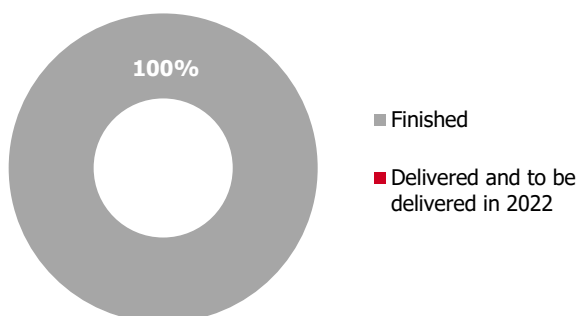
Contracted gross sales totaled R\$8.1 million in the quarter, declining by 51% in Rossi's share when compared to 3Q21. In the first nine months of the year, sales reached R\$38.0 million, down by 52% in Rossi's share when compared to the same period of the previous year.



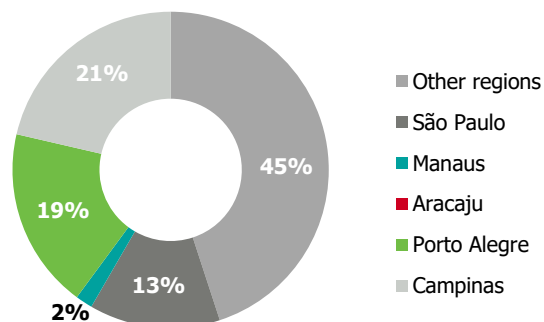
The reduction in sales in 3Q22 is directly related to lower inventories, which is natural as the Company concluded projects launched until 2017 and maintains a conservative approach regarding new launches. In addition, the number of judicially pledged units grew, blocking and making sales unfeasible for a portion of the Company's inventory. Finally, the industry performance in the third quarter was also negatively affected by: high inflation, rise in the basic interest rate, and the concerning unemployment rate, which leads to a decline in family income, lowering their purchasing power and ability to take on new loans.

The following charts show gross sales (Rossi %) by stage of construction and region:

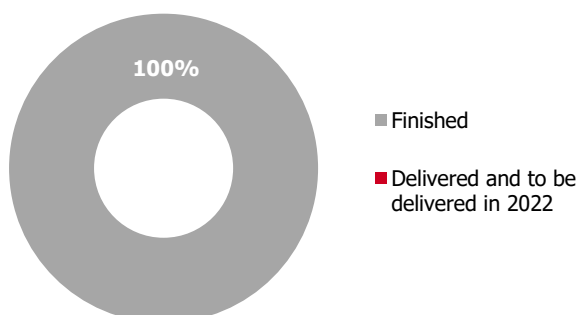
3Q22 Gross Sales (% Rossi)
- Construction stage



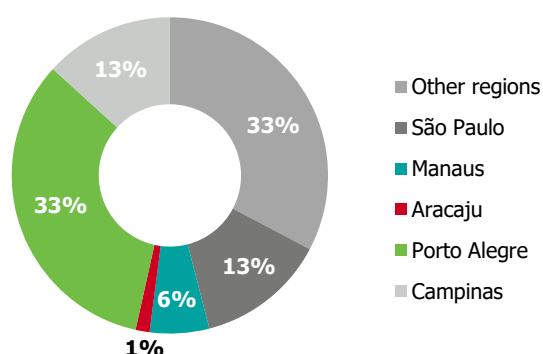
3Q22 Gross Sales (% Rossi) - Region



2022 Gross Sales (% Rossi)
- Construction stage



2022 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. On the other hand, the share of sales in other non-strategic regions reached 45% in the quarter, in line with the strategy for a more accelerated reduction in inventory in these markets.

The tables below detail the gross sales contracted, both for Rossi and for the 100% consolidation, with a breakdown by metropolitan region and construction stage in 3Q22 and in the first nine months of the year:

3Q22 Gross Sales (100%) R\$ MM	Finished	Total
Campinas	1.7	1.7
Manaus	0.1	0.1
Acaraju	-	-
Porto Alegre	1.5	1.5
São Paulo	1.1	1.1
Other regions	3.6	3.6
Total	8.1	8.1

3Q22 Gross Sales (% Rossi) R\$MM	Finished	Total
Campinas	1.7	1.7
Manaus	0.1	0.1
Acaraju	-	-
Porto Alegre	1.5	1.5
São Paulo	1.1	1.1
Other regions	3.6	3.6
Total	8.1	8.1

2022 Gross Sales (100%) R\$MM	Finished	Total
Campinas	5.0	5.0
Manaus	2.3	2.3
Acaraju	0.5	0.5
Porto Alegre	12.6	12.6
São Paulo	5.0	5.0
Other regions	12.5	12.5
Total	38.0	38.0

2022 Gross Sales (% Rossi) R\$MM	Finished	Total
Campinas	5.0	5.0
Manaus	2.3	2.3
Acaraju	0.5	0.5
Porto Alegre	12.6	12.6
São Paulo	5.0	5.0
Other regions	12.4	12.4
Total	38.0	38.0

The following tables show the speed of sales ("SoS") in 3Q22 and in the last 12 months, considering the amounts proportional to Rossi's share:

Quarterly SoS % Rossi	3Q21	4Q21	1Q22	2Q22	3Q22
Initial Inventory	125.7	126.8	120.1	116.9	111.5
Launches	-	-	-	-	-
Inventory + Launches	125.7	126.8	120.1	116.9	111.5
Gross Sales	(16.4)	(15.6)	(13.5)	(16.5)	(8.1)
SoS for the Period (%)	13.1%	12.3%	11.2%	14.1%	7.2%
Cancellations	31.8	13.7	13.8	16.9	35.8
Adjustments / Revaluations	(14.2)	(4.8)	(3.6)	(5.8)	(11.6)
Inventory - End of Period	126.8	120.1	116.9	111.5	127.6

SoS LTM % Rossi	3Q21	4Q21	1Q22	2Q22	3Q22
Initial Inventory	147.0	144.2	125.8	125.7	126.8
Launches	-	-	-	-	-
Inventory + Launches	147.0	144.2	125.8	125.7	126.8
Gross Sales	(105.6)	(94.8)	(67.9)	(62.0)	(53.6)
SoS for the Period (%)	71.9%	65.8%	54.0%	49.3%	42.2%
Cancellations	142.6	128.3	99.8	76.2	80.2
Adjustments / Revaluations	(57.1)	(57.5)	(40.8)	(28.5)	(25.8)
Inventory - End of Period	126.8	120.1	116.9	111.5	127.6

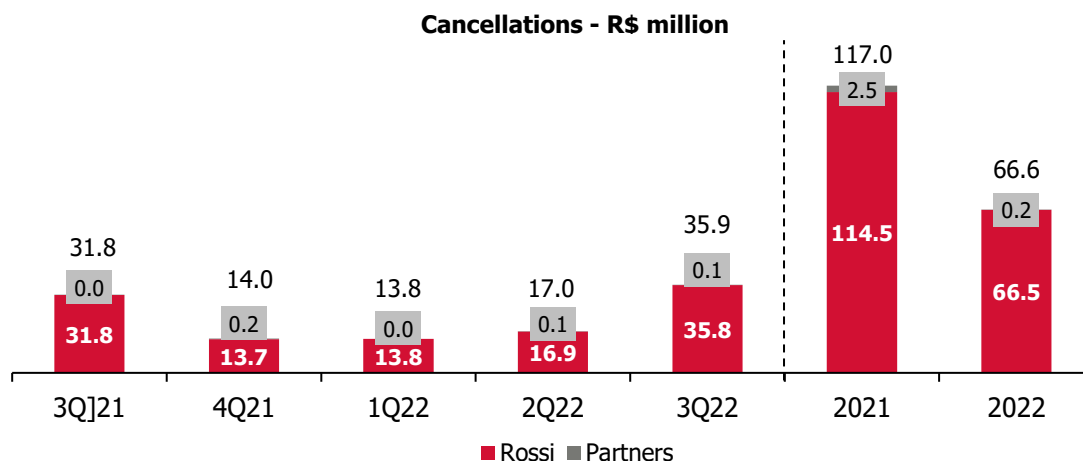
In this quarter, SoS totaled 7.2%, 6.8 p.p. lower than the performance in the second quarter of 2022, due to the strong decline in gross sales.

In the last 12 months, SoS was 42.2%, down by 29.6 p.p. of the SoS recorded in the last 12 months ended September 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\$11.6 million – Rossi's share in 3Q22).

SALES CANCELLATIONS

Cancellations totaled R\$35.9 million in the quarter (R\$35.8 million – Rossi’s share), increasing by 12% in Rossi’s share compared to the same period in the previous year. In the first nine months of the year, cancellations fell by 43% in Rossi’s share compared to the same period in 2021.

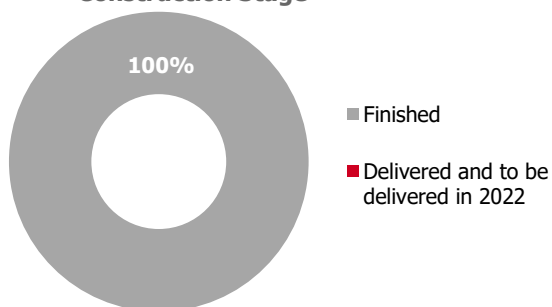


Cancellations are directly associated with the Company's effort to monetize its defaulting Accounts Receivable. Specifically, in this quarter, the Company recorded a high number of canceled contracts, as a preparatory measure for its Judicial Reorganization. We expect that these released properties can be resold, contributing to the Company's recurring operating cash generation, or can be offered to creditors within the scope of the recovery plan, to be submitted for approval by the creditors’ meeting.

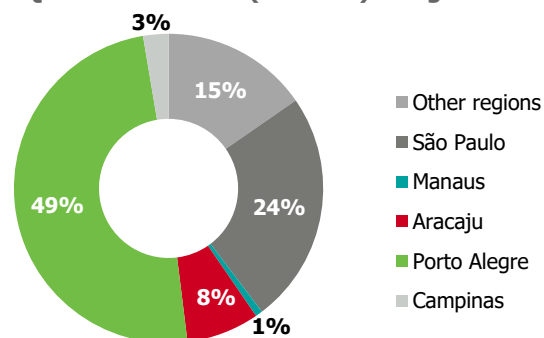
The increase in cancellations negatively impacted the high resale rate that had been recorded in recent quarters, however, it was still maintained at approximately 61%.

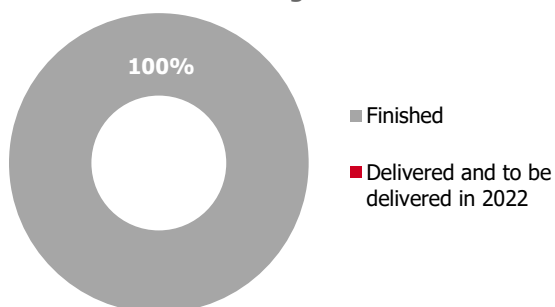
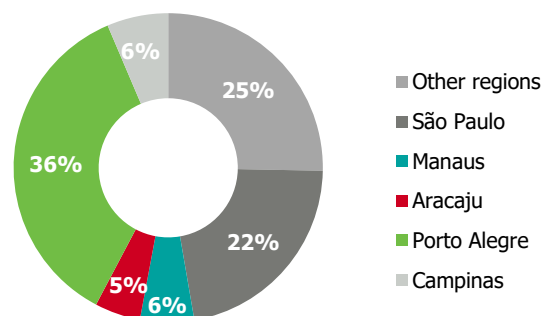
The following charts show the cancellations (Rossi’s share) by construction stage and metropolitan region:

3Q22 Cancellations (% Rossi) - Construction Stage



3Q22 Cancellations (% Rossi) - Region



**2022 Cancellations (% Rossi)
- Construction Stage**

2022 Cancellations (% Rossi) - Region


The tables below detail the cancellations by construction stage and metropolitan region, both for Rossi and for the 100% consolidation, in the third quarter of 2022 and for the first nine months of the year:

3Q22 Cancellations (100%) R\$MM	Finished	Total
Campinas	1.8	1.8
Manaus	0.2	0.2
Acaraju	3.6	3.6
Porto Alegre	16.4	16.4
São Paulo	8.1	8.1
Other Regions	5.7	5.7
Total	35.9	35.9

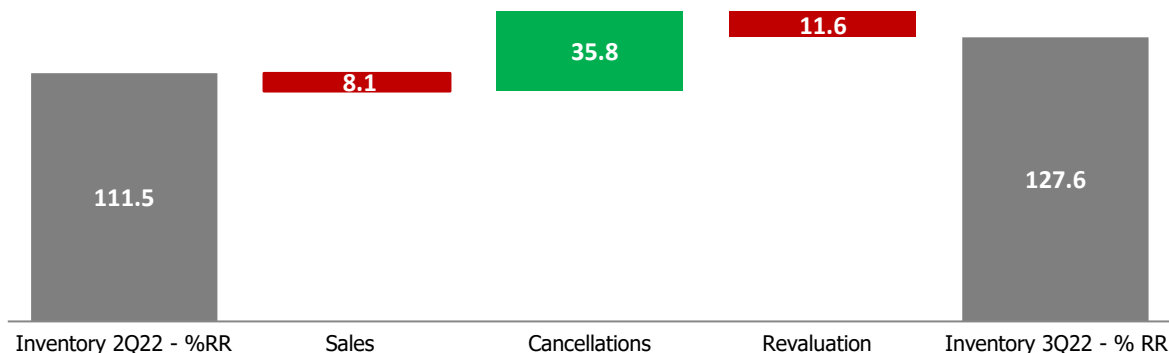
3Q22 Cancellations (% Rossi) R\$MM	Finished	Total
Campinas	1.8	1.8
Manaus	0.2	0.2
Acaraju	3.6	3.6
Porto Alegre	16.4	16.4
São Paulo	8.1	8.1
Other Regions	5.6	5.6
Total	35.8	35.8

2022 Cancellations (100%) R\$MM	Finished	Total
Campinas	5.0	5.0
Manaus	3.6	3.6
Acaraju	4.1	4.1
Porto Alegre	22.9	22.9
São Paulo	14.1	14.1
Other Regions	16.9	16.9
Total	66.6	66.6

2022 Cancellations (% Rossi) R\$ MM	Finished	Total
Campinas	5.0	5.0
Manaus	3.6	3.6
Acaraju	4.1	4.1
Porto Alegre	22.9	22.9
São Paulo	14.1	14.1
Other Regions	16.7	16.7
Total	66.5	66.5

INVENTORY AT MARKET VALUE

Rossi's share of inventory at market value reached R\$127.6 million in the third quarter and had the following changes when compared to the inventory recorded in 2Q22:



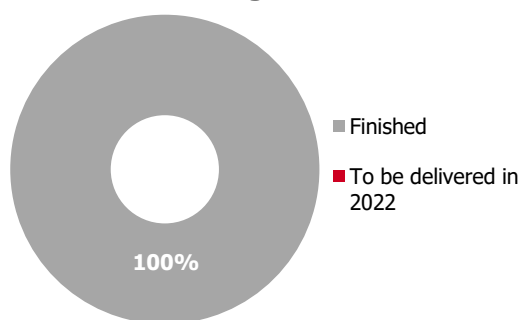
The following tables present detailed information by product line, year of launch, and expected year of delivery:

Inventory (% Rossi)	Launch Year (R\$MM)						
	Prior to 2010	2011	2012	2013	2014	2017	Total
Commercial	0.8	37.2	0.0	0.2	0.2	0.0	38.5
Conventional	15.6	9.7	22.1	17.7	17.8	0.3	83.2
Economic Segment	2.9	0.8	0.7	0.6	0.4	0.6	5.9
Total	19.3	47.7	22.8	18.5	18.4	0.9	127.6

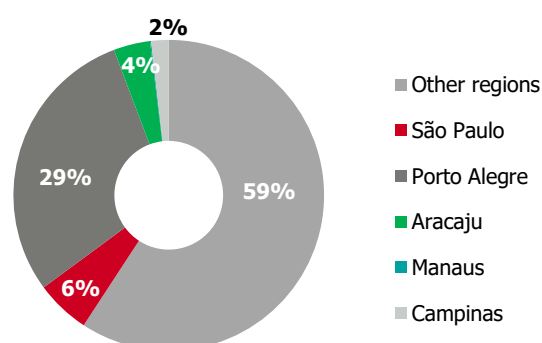
Inventory (% Rossi)	Year of Delivery (R\$ MM)	
	Finished	Total
Commercial	38.5	38.5
Conventional	83.2	83.2
Economic Segment	5.9	5.9
Total	127.6	127.6

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

3Q22 Inventory (% Rossi) - Construction Stage



3Q22 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 59% of the total inventory.

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

Inventory (% Rossi) Product Lines	Launch Year (R\$MM)						
	Prior to 2010	2011	2012	2013	2014	2017	Total
Campinas	1.0	0.9	0.5	0.0	0.0	0.0	2.3
Manaus	0.0	0.0	0.1	0.0	0.0	0.0	0.1
Acaraju	1.1	2.0	0.3	1.6	0.0	0.0	4.9
Porto Alegre	3.3	0.5	2.2	13.7	17.8	0.0	37.5
São Paulo	0.8		6.3	0.2	0.0	0.0	7.2
Other Regions	13.2	44.3	13.5	3.1	0.6	0.9	75.6
Total	19.3	47.7	22.8	18.5	18.4	0.9	127.6

Inventory (% Rossi) Product Lines	Year of Delivery (R\$ MM)	
	Finished	Total
Campinas	2.3	2.3
Manaus	0.1	0.1
Acaraju	4.9	4.9
Porto Alegre	37.5	37.5
São Paulo	7.2	7.2
Other Regions	75.6	75.6
Total	127.6	127.6

Exhibit V to this report shows the breakdown, by city, of 100% of the inventory.

LANDBANK

Rossi's landbank is broken down according to the Company's strategy and the corresponding operating profile. Today, our landbank has a PSV of R\$1.5 billion in Rossi's share, and R\$1.7 billion in the 100% consolidation.

In the new breakdown, defined during the budgeting process for 2022, R\$400 million are still preferably allocated to real estate development or allotments, and may be developed in partnership with other real estate players and financial investors, over the next years. The remaining R\$1.3 billion is composed of land that is in initial stages of development and maturation and, therefore, may be canceled or sold if interesting opportunities arise, which would contribute to the Company's short-term cash generation and reduce the cost of maintaining these properties.

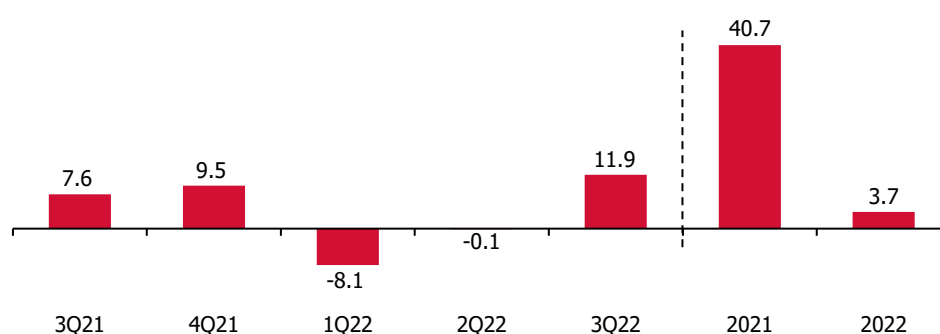
FINANCIAL PERFORMANCE

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

In 3Q22, net revenue from the sale of properties and services, recognized by percentage of completion ("PoC"), totaled R\$11.9 million since the negative impact of the large volume of cancellations, carried out in this quarter, had already been previously provisioned through the Provision for Cancellations account, since a large portion of this Accounts Receivable was overdue and in default.

Net Revenue - R\$ million



COST OF PROPERTIES AND SERVICES SOLD

The cost of properties and services reached R\$10.1 million in the quarter, reflecting the impacts caused by the reversal of the Provision for Cancellations account, initially constituted in 4Q21.

R\$ MM	3Q22	3Q21	Chg. (3Q22 vs 3Q21)	2022	2021	Chg. (2022 vs 2021)
Construction + Land	2.2	-3.8	-158.7%	26.4	12.4	112.7%
Provision for Sales Cancellation	11.5	0.0	N/A	-19.1	0.0	N/A
Financial Charges	-3.6	-0.1	-3172.2%	-2.1	2.3	-191.8%
Cost of Properties and Services	10.1	-3.9	-361.6%	5.2	14.7	-64.5%

GROSS PROFIT AND MARGIN

Gross profit was R\$1.8 million in 3Q22, while gross profit adjusted by financial charges allocated to costs was negative by R\$1.7 million.

R\$ MM	3Q22	3Q21	Chg. (3Q22 vs 3Q21)	2022	2021	Chg. (2022 vs 2021)
Gross Profit	1.8	11.5	-84.1%	-1.5	26.1	-105.6%
Gross Margin (%)	15.3%	150.7%	-135.4 p.p.	-39.2%	64.0%	-103.2 p.p.
Adjusted Gross Profit ¹	-1.7	11.4	-115.3%	-3.5	28.3	-112.5%
Adjusted Gross Margin (%)	-14.6%	149.3%	-163.8 p.p.	-94.8%	69.5%	-164.4 p.p.

⁽¹⁾ Adjusted gross profit: excluding financial charges

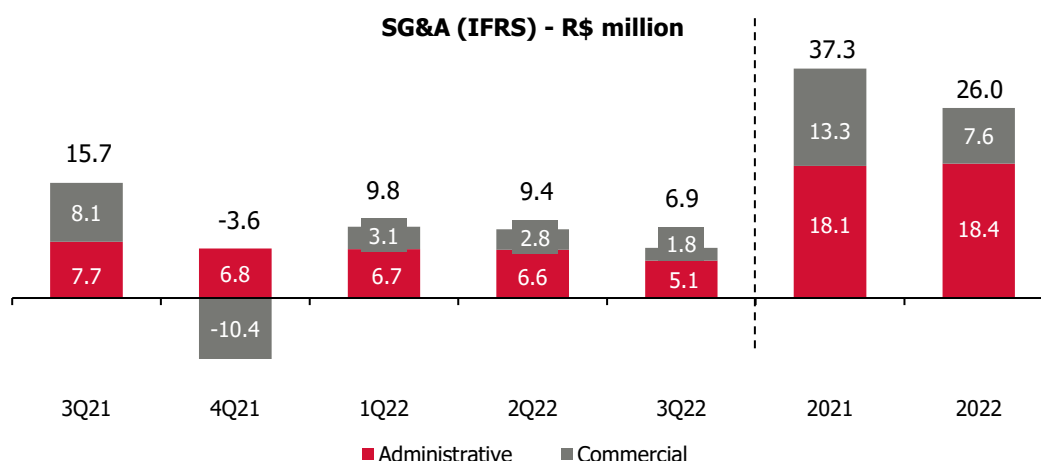
OPERATING EXPENSES

According to IFRS, administrative expenses totaled R\$5.1 million in the third quarter of 2022, down by 33% against the same period of 2021.

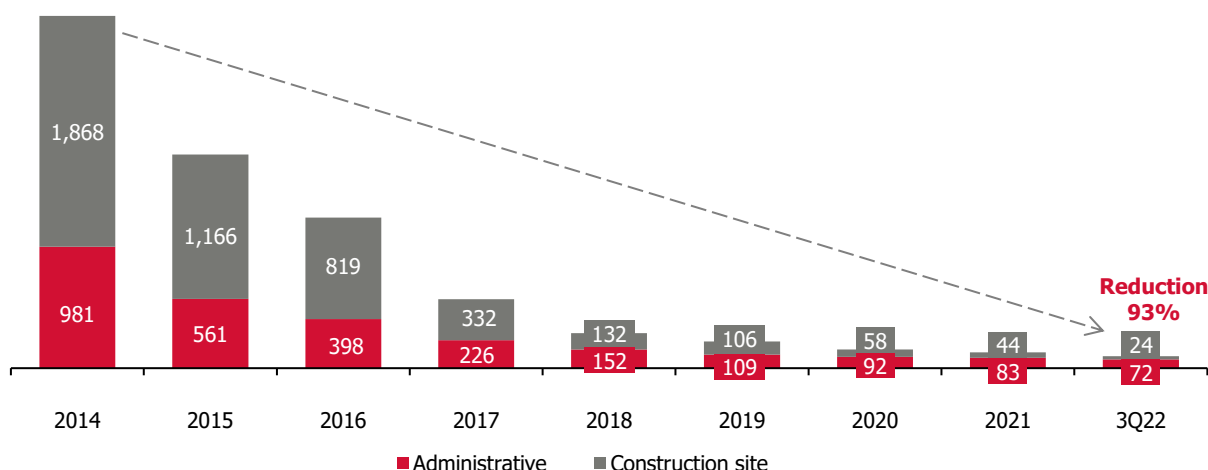
Commercial expenses totaled R\$1.8 million, decreasing by 78% from 3Q21. This result already includes the reclassification of the Provision for Cancellations, made from the fourth quarter of 2021 onwards.

IFRS						
R\$ MM	3Q22	3Q21	Chg. (3Q22 vs 3Q21)	2022	2021	Chg. (2022 vs 2021)
Administrative (a)	5.1	7.7	-33.5%	18.4	18.1	1.8%
Selling (b)	1.8	8.1	-78.1%	7.6	19.2	-60.2%
Administrative / Net Revenue	42.8%	100.7%	-57.9 p.p.	492.4%	44.4%	448.0 p.p.
Selling / Net Revenue	14.8%	105.5%	-90.7 p.p.	204.0%	47.1%	156.9 p.p.
(a) + (b)	6.9	15.7	-56.3%	26.0	37.3	-30.1%
(a) + (b) / Net Revenue	57.6%	206.3%	-148.7 p.p.	696.4%	91.5%	604.9 p.p.

The chart below shows the changes in SG&A, in 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 93%. The chart below shows the changes in administrative staff and construction site employees over this period:



OTHER NET OPERATING REVENUES/EXPENSES

Other net operating expenses totaled R\$11.6 million in this third quarter, against R\$72.0 million recorded in the same period of the previous year. In the first nine months of the year, other net operating expenses totaled R\$115.4 million, against R\$127.9 million recorded in 2021.

EBITDA

Adjusted EBITDA for the third quarter of 2022 was negative by R\$17.2 million. This result indicates a positive variation of 78% over 3Q21, as shown in the table below:

R\$ MM	3Q22	3Q21	Chg. (3Q22 vs 3Q21)	2022	2021	Chg. (2022 vs 2021)
Net Income (Loss)	-31.8	-102.1	68.9%	-232.4	-28.4	-717.0%
(+/-) Net Financial Expenses (Income)	21.3	35.6	-40.2%	105.0	-149.6	-170.2%
(+) Provision for Income Tax and Social Contribution	-4.4	-9.1	51.0%	-4.4	31.3	-114.1%
(+) Depreciation and Amortization	0.4	0.4	-8.9%	1.0	1.9	-48.9%
(+/-) Minority	-2.7	-2.2	-19.7%	-17.0	1.9	-979.9%
EBITDA¹	-17.2	-77.4	77.8%	-147.8	-142.9	-3.4%
(+) Financial Charges Allocated to Cost	-3.6	-0.1	-3172.2%	-2.1	2.3	-191.8%
(+/-) Stock Option Plan	0.0	0.0	N/A	0.0	0.0	N/A
Adjusted EBITDA²	-20.8	-77.5	73.2%	-149.9	-140.7	-6.6%
Adjusted EBITDA Margin (%)	-173.9%	-1015.1%	841.1 p.p.	-4007.7%	-345.4%	-3662.3 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\$21.3 million in the third quarter of 2022, compared to a negative result of R\$35.6million in the same period of the previous year.

R\$ MM	3Q22	3Q21	Chg. (3Q22 vs 3Q21)	2022	2021	Chg. (2022 vs 2021)
Financial Revenues	1.8	1.9	-8.6%	4.5	250.3	-98.2%
Financial Expenses	-23.1	-37.6	-38.6%	-109.5	-100.7	-8.8%
Financial Result	-21.3	-35.6	-40.2%	-105.0	149.6	-170.2%
Discounts Obtained	0.0	0.0	N/A	0.0	245.5	N/A
Proforma Financial Result	-21.3	-35.6	-40.2%	-105.0	-95.9	9.5%

NET INCOME (LOSS)

In 3Q22, Rossi recorded a net loss of R\$31.8 million, compared to a net loss of R\$102.1 million recorded 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 accounts receivable, in IFRS, totaled R\$141.6 million in the third quarter, declining by 19% from the previous quarter.

R\$ MM	3Q22	2Q22	Chg. (%)
Short Term	104.5	122.0	-14.4%
Units under Construction	-	-	n.d.
Finished Units	286.5	328.3	-12.7%
Provision for Sales Cancellation	(209.0)	(220.5)	-5.2%
Receivables from Land Sale	26.9	14.2	89.7%
Long Term	37.2	53.1	-30.0%
Units under Construction	-	-	n.d.
Finished Units	27.5	32.3	-14.9%
Provision for Sales Cancellation	(20.0)	(21.7)	-7.6%
Receivables from Land Sale	29.7	42.5	-30.1%
Total	141.6	175.1	-19.1%
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	141.6	175.1	-19.1%

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\$ MM	3Q22	2Q22	Chg. (%)
Finished Properties	148.2	133.1	11.3%
Properties under Construction	-	-	n.d.
Land Sites for Future Developments	184.1	195.0	-5.6%
Provision for Sales Cancellation	131.5	143.0	-8.0%
Total	463.8	471.1	-1.6%

DEBT

Under IFRS, Rossi ended 3Q22 with a cash balance of R\$10.6 million and total debt of R\$611.4 million.

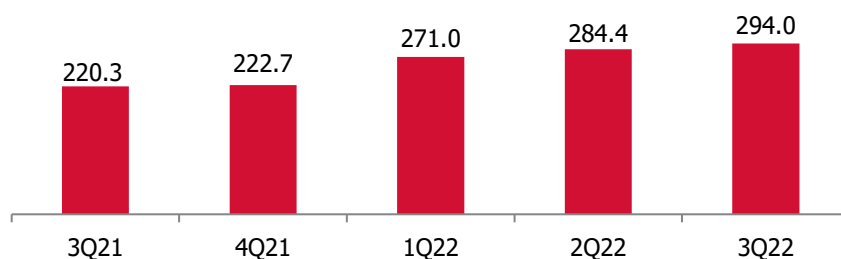
R\$ MM	3Q22	2Q22	Chg. (%)
Short Term	611.4	551.5	10.9%
Construction Loans	317.3	353.7	-10.3%
SFH	317.3	314.5	0.9%
CCB ¹	0.0	39.3	-100.0%
Working Capital	291.1	194.7	49.5%
Receivables Securitization	3.0	3.0	-0.3%
Long Term	0.0	47.4	-100.0%
Construction Loans	0.0	0.0	N/A
SFH	0.0	0.0	N/A
CCB ¹	0.0	0.0	N/A
Working Capital	0.0	47.4	-100.0%
Receivables Securitization	0.0	0.0	N/A
Gross Debt	611.4	598.8	2.1%
Cash and Cash Equivalents	10.6	4.4	142.2%
Net Debt	600.8	594.5	1.1%
Net Debt / Equity	N/A	N/A	N/A
Cash Generation (Consumption)	-6.3	-11.0	-42.8%

CCB¹ - Bank Credit Notes

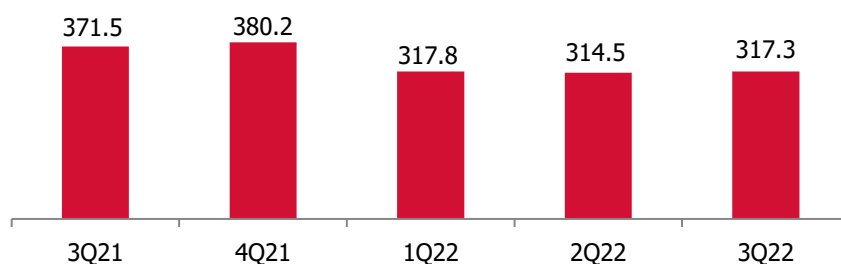
During 2021 and 2022, the Company successfully concluded the restructuring and settlement of some of its corporate debt contracts with Banco Bradesco and Banco do Brasil. This was settled mainly by using cash from the sale of assets that collateralized these debts and financial discounts obtained with the banks.

Since then, the quarter-on-quarter variations presented in the balance of the Company's debts refer to the accrued interest in the period, along with the amortizations made through sale and transfer of collateral assets. These effects can be better seen in the charts below:

Corporate Debt Evolution (IFRS) - R\$ million



SFH Debt Evolution (IFRS) - R\$ million



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\$ MM	3Q21	4Q21	1Q22	2Q22	3Q22
Gross Debt	591.7	602.9	588.8	598.8	611.4
Cash and Cash Equivalents	21.7	10.0	5.4	4.4	10.6
Net Debt	570.0	593.0	583.4	594.5	600.8
Net Debt / Equity	N/A	N/A	N/A	N/A	N/A
Cash Generation (Consumption) in the Quarter	(26.7)	(23.0)	9.6	(11.0)	(6.3)
Cash Generation (Consumption) LTM					(30.8)

100%

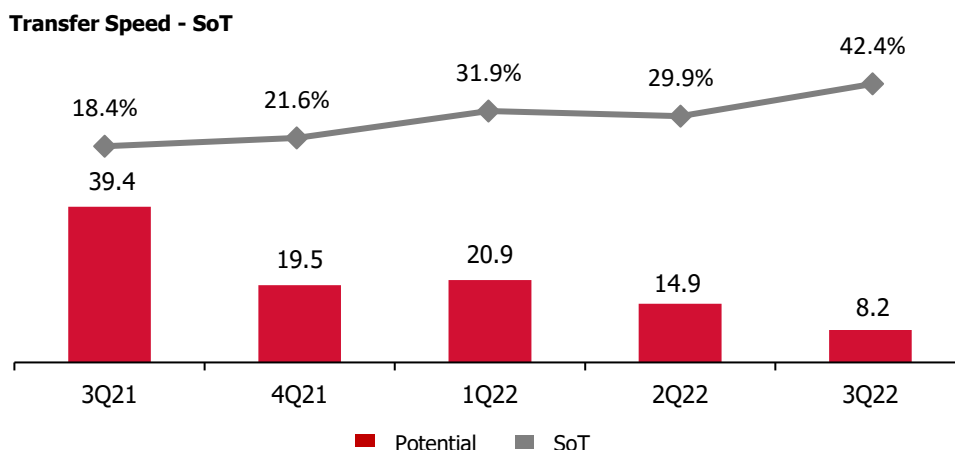
R\$ MM	3Q21	4Q21	1Q22	2Q22	3Q22
Gross Debt	591.9	602.9	588.8	598.8	611.4
Cash and Cash Equivalents	22.6	11.4	5.4	4.4	10.6
Net Debt	569.3	591.5	583.4	594.4	600.8
Net Debt / Equity	N/A	N/A	N/A	N/A	N/A
Cash Generation (Consumption) in the Quarter	(27.6)	(22.2)	8.1	(11.0)	(6.3)
Cash Generation (Consumption) in LTM					(31.4)

Proportional

R\$ MM	3Q21	4Q21	1Q22	2Q22	3Q22
Gross Debt	582.8	593.7	588.8	598.8	611.4
Cash and Cash Equivalents	22.2	10.8	5.4	4.4	10.6
Net Debt	560.6	582.9	583.4	594.5	600.8
Net Debt / Equity	N/A	N/A	N/A	N/A	N/A
Cash Generation (Consumption) in the Quarter	(27.2)	(22.3)	(0.5)	(11.0)	(6.3)
Cash Generation (Consumption) in LTM					(40.1)

TRANSFERS

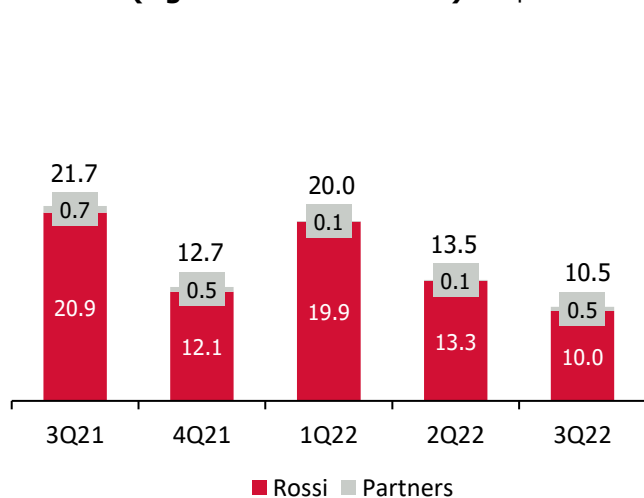
The chart below shows the quarterly index that measures transfer efficiency. The red bars indicate potential transfer amounts, that is, the sum of the outstanding balance of the finished units already legally registered, and possible transfers to financial institutions. The Speed of Transfers (SoT) is measured by the volume of transfers and settlements as a proportion of the potential value in the period.



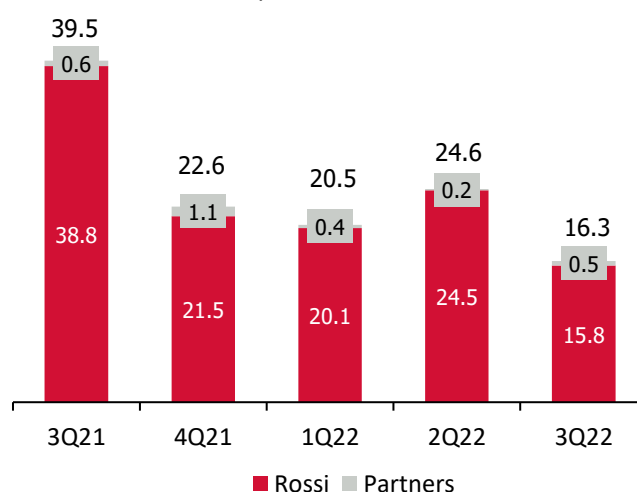
SoT in the third quarter of 2022 reached 42.4%, 12.4 p.p. higher than the performance achieved in the previous quarter, as the agreement signed with Caixa Econômica Federal to resume the financing of Rossi Reserva units, a project in Porto Alegre, remains in effect.

Cash inflows, which consider the volume of transfers and payments received from clients, reached R\$16.3 million in the quarter (R\$15.8 million – Rossi’s share), down by 59% in Rossi’s share compared to 3Q21. This variation was mainly due to the reduction in the debt balance of potential transfer agreements and is directly related to the natural reduction in inventories and gross sales. 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%	3Q21	4Q21	1Q22	2Q22	3Q22
Initial Inventory	128.0	129.2	121.5	118.2	111.7
Launches	-	-	-	-	-
Inventory + Launches	128.0	129.2	121.5	118.2	111.7
Gross Sales	(16.4)	(15.8)	(13.5)	(16.5)	(8.1)
SoS for the Period (%)	12.8%	12.2%	11.1%	13.9%	7.2%
Cancellations	31.8	14.0	13.8	17.0	35.9
Adjustments / Revaluations	(14.2)	(5.9)	(3.7)	(7.0)	(11.9)
Inventory - End of Period	129.2	121.5	118.2	111.7	127.6

LTM SoS 100%	3Q21	4Q21	1Q22	2Q22	3Q22
Initial Inventory	154.1	148.8	127.5	128.0	129.2
Launches	-	-	-	-	-
Inventory + Launches	154.1	148.8	127.5	128.0	129.2
Gross Sales	(107.9)	(95.6)	(68.1)	(62.1)	(53.8)
SoS for the Period (%)	70.0%	64.2%	53.5%	48.5%	41.6%
Cancellations	146.8	131.0	101.6	76.6	80.6
Adjustments / Revaluations	(63.8)	(62.7)	(42.7)	(30.7)	(28.4)
Inventory - End of Period	129.2	121.5	118.2	111.7	127.6

EXHIBIT II | IFRS INDICES - R\$ MILLION

Quarterly SOS - IFRS Consolidated IFRS	3Q21	4Q21	1Q22	2Q22	3Q22
Initial Inventory	125.6	126.8	121.0	117.7	111.2
Launches	-	-	-	-	-
Inventory + Launches	125.6	126.8	121.0	117.7	111.2
Gross Sales	(16.4)	(15.8)	(13.5)	(16.5)	(8.1)
SoS for the Period (%)	13.1%	12.4%	11.1%	14.0%	7.3%
Cancellations	31.8	14.0	13.8	17.0	35.9
Adjustments / Revaluations	(14.2)	(4.0)	(3.7)	(7.0)	(11.9)
Inventory - End of Period	126.8	121.0	117.7	111.2	127.1

Quarterly SOS - IFRS Consolidated Equity Income (Losses) of Subsidiaries	3Q21	4Q21	1Q22	2Q22	3Q22
Initial Inventory	2.4	2.5	0.6	0.5	0.5
Launches	-	-	-	-	-
Inventory + Launches	2.4	2.5	0.6	0.5	0.5
Gross Sales	-	-	-	-	-
SoS for the Period (%)	0.0%	0.0%	0.0%	0.0%	0.0%
Cancellations	-	-	-	-	-
Adjustments / Revaluations	0.1	(1.9)	(0.1)	0.0	0.0
Inventory - End of Period	2.5	0.6	0.5	0.5	0.5

EXHIBIT III | STATEMENT OF INCOME

Income Statement (R\$ thousand)	3Q22	3Q21	Var. (3Q22 vs 3Q21)	2022	2021	Var. (2022 x 2021)
Property Sales and Services	-22,659	1,242	-1,924%	9,464	50,160	-81%
Provision for Sales Cancellation	33,098	5,857	465%	-5,489	-9,162	40%
Taxes on Sales	1,508	534	182%	-234	-273	14%
Net Operating Revenue	11,947	7,633	57%	3,740	40,725	-91%
Cost of Properties and Services	-10,121	3,869	-362%	-5,206	-14,669	65%
Construction and Land	-2,206	3,760	-159%	-26,376	-12,402	-113%
Provision for Sales Cancellation	-11,482	0	N/A	19,088	0	N/A
Financial Charges	3,567	109	3172%	2,081	-2,267	-192%
Gross Profit	1,826	11,502	-84%	-1,466	26,056	-106%
Gross Margin	15.3%	150.7%	-135 p.p.	-39.2%	64.0%	-103 p.p.
Gross Margin (ex-Interest)	-14.6%	149.3%	10,111.8%	-94.8%	69.5%	69.5%
Operating Expenses	-19,407	-89,277	78%	-147,351	-170,933	14%
Administrative	-5,115	-7,689	33%	-18,420	-18,093	-2%
Selling	-1,766	-8,055	78%	-7,629	-19,183	60%
Depreciation and Amortization	-368	-404	9%	-990	-1,937	49%
Equity Income	-604	-1,164	48%	-4,955	-3,794	-31%
Other Operating Revenues (Expenses)	-11,554	-71,965	84%	-115,357	-127,926	10%
Earnings before Financial Result	-17,581	-77,775	77%	-148,817	-144,877	-3%
Financial Result	-21,309	-35,648	40%	-104,981	149,646	-170%
Financial Income	1,766	1,933	-9%	4,494	250,306	-98%
Financial Expense	-23,075	-37,581	39%	-109,475	-100,660	-9%
Operating Profit (Loss)	-38,890	-113,423	66%	-253,798	4,769	-5422%
Operating Margin	-325.5%	-1,486.0%	1,160 p.p.	-6,785.1%	11.7%	-6,797 p.p.
Provision for Taxes and Contributions	-141	7,910	-102%	-5,462	-32,566	83%
Deferred Income Tax and S. Contribution	4,580	1,157	296%	9,862	1,293	663%
Minority	2,670	2,231	20%	17,033	-1,936	-980%
Net Income (Loss) for the Year	-31,781	-102,125	69%	-232,365	-28,440	-717%
Net Margin	-266.0%	-1,337.9%	1,072 p.p.	-6,212.1%	-69.8%	-6,142 p.p.

EXHIBIT IV | BALANCE SHEET

Assets (R\$ '000)	3Q22	2Q22	Var. (3Q22 vs 2Q22)
Current			
Cash and Cash Equivalents	9,752	3,549	174.8%
Marketable Securities	859	832	3.2%
Trade Receivables	104,470	122,020	-14.4%
Marketable Properties	279,689	296,837	-5.8%
Other Receivables	15,638	15,220	2.7%
Total Current Assets	410,408	438,458	-6.4%
Non-Current			
Trade Receivables	37,158	53,100	-30.0%
Marketable Properties	184,064	174,297	5.6%
Court Deposits	44,204	45,450	-2.7%
Related Parties	52,329	66,528	-21.3%
Advance to Business Partners	108,065	116,630	-7.3%
Deferred Taxes and Contributions	0	0	N/A
CAPEX	25,191	27,804	-9.4%
Property, Plant & Equipment	357	376	-5.1%
Intangible Assets	1,496	1,772	-15.6%
Total Non-Current Assets	452,864	485,957	-6.8%
Total Assets	863,272	924,415	-6.6%
Liabilities (R\$ '000)	3Q22	2Q22	Var. (3Q22 vs 2Q22)
Current			
Construction Loans - Real Estate Credit Suppliers	611,385	551,467	10.9%
Suppliers	39,396	41,165	-4.3%
Accounts Payable for Land Acquisition	154	1,573	-90.2%
Salaries and Social Charges	999	1,103	-9.4%
Taxes and Contributions Payable	219,656	212,369	3.4%
Profit Sharing Payable	0	0	N/A
Advances from Clients	55,787	55,787	0.0%
Related Parties	31,979	43,042	-25.7%
Deferred Taxes and Contributions	13,798	15,130	-8.8%
Other Trade Payables	557,197	567,525	-1.8%
Total Current Liabilities	1,530,351	1,489,161	2.8%
Non-Current			
Construction Loans - Real Estate Credit	0	47,367	N/A
Accounts Payable for Land Acquisition	0	0	N/A
Taxes and Contributions Payable	8,109	8,204	-1.2%
Provision for Risks	208,962	209,657	-0.3%
Provision for Guarantees	661	783	-15.6%
Deferred Taxes and Contributions	21,575	27,258	-20.8%
Provision for Investment Losses	8,835	15,851	-44.3%
Other Trade Payables	66	9,202	-99.3%
Total Non-Current Liabilities	248,208	318,322	-22.0%
Shareholders' Equity			
Share Capital	2654,090	2654,090	0.0%
Treasury Shares	-49,154	-49,154	0.0%
Capital Reserves	70,107	70,107	0.0%
Accumulated Profit/Loss	-3,589,002	-3,557,221	0.9%
Total Shareholders' Equity	-913,959	-882,178	3.6%
Non-Controlling Interest	-1,328	-890	49.2%
Total Liabilities	863,272	924,415	-6.6%

EXHIBIT V – Inventory (100%)

PSV (R\$ million) – 100%	Finished	Total
Acaraju	4.9	4.9
Barueri	0.3	0.3
Belo Horizonte	0.4	0.4
Brasília	44.6	44.6
Campinas	0.8	0.8
Curitiba	3.5	3.5
Duque de Caxias	13.5	13.5
Itaboraí	0.3	0.3
Londrina	0.9	0.9
Manaus	0.1	0.1
Natal	2.2	2.2
Paulínia	1.0	1.0
Porto Alegre	37.5	37.5
Rio de Janeiro	4.7	4.7
Santos	6.1	6.1
São Paulo	0.8	0.8
Taubaté	0.3	0.3
Valparaíso	0.4	0.4
Votorantim	0.3	0.3
Xangri-Lá	4.0	4.0
Other Regions	1.1	1.1
Total	127.6	127.6

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 Getulio 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.

Judicial Reorganization – A court supervised and approved process adopted by a company in financial difficulties. The purpose of a Judicial Reorganization is to ensure the operational continuity of a company, while allowing it to renegotiate and settle existing debts with creditors, including suppliers, customers and employees.

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