

São Paulo, May 15, 2024. Rossi Residencial S.A – Under Judicial Reorganization. (B3: RSID3; Bloomberg: RSID3 BZ Equity) announces its results for the first quarter of 2024.

**RSID3: R\$5.02 per share**

**Total shares: 20,000,000**

**Market value: R\$100.4 million**

**38% increase in gross sales (1Q24 vs. 1Q23)**

**Resale efficiency of 100% of units cancelled in 2023**

**7% decrease in administrative expenses (1Q23 vs. 1Q22)**

**109% increase in cash inflows (1Q24 vs. 1Q23)**

**Conference Call**

**May 16, 2024**

**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=aa987358-d44e-4232-893c-f0b9f12e33cc>

**Replay available on the Company's IR website:**

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

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**MESSAGE FROM THE CEO**

The year of 2024 has begun, and the Company keeps working responsibly, focusing on its operational and financial restructuring. Driven by recent events in 2023, especially the approval of the Judicial Reorganization Plan, which represented a crucial step towards the Company's deleveraging, have we intensified our focus on daily operations.

We are committed to preserving cash flow and enhancing our selling and transfer performance, aiming to make this year a milestone in the Company's recovery.

And this effort has already been manifested in some of our indicators, such as:

- i. In gross sales, which reached R\$8.0 million in Rossi's Share, a 38% increase compared to the same quarter of the previous year, also confirming the sustained efficiency in reselling units rescinded in 1Q24 quarter, which stood at 100%.
- ii. In the gross profit of R\$1.5 million in a consolidated basis, an improvement compared to the gross loss of R\$12.0 million reported in 1Q23.
- iii. In the cash inflow, which consider the volume of transfers and payments received from clients, of R\$15.6 million, a positive variation of 109% in Rossi's share compared to 1Q23.

With this operational performance, we achieved a cash availability of R\$27.2 million in Rossi's share, a growth of over 300% compared to the same period of 2023. This balance, in turn, will be crucial for the Company to begin paying its creditors in the upcoming months, as outlined in our Judicial Reorganization Plan.

Finally, it is worth highlighting the ongoing effort made by the Company to reduce its administrative expenses. When compared to 1Q23, these expenses decreased by 7%, achieved through initiatives such as staff reduction, contract renegotiation, and internal process review.

Although aware of the upcoming challenges, we remain confident in our strategic plan and look forward to resuming the cycle of launching new projects and generating value for our shareholders diligently and soon.

**Fernando Miziara de Mattos Cunha**  
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, which included Rossi 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 ratified by the Company's shareholders at the Extraordinary Shareholders' Meeting held on October 20, 2022.

The court decision has determined, among other measures:

- Appointment of Wald Administração de Falências e Empresas em Recuperação Judicial Ltda. to act as the Bankruptcy Trustee in the Judicial Reorganization.
- Suspension of all lawsuits or executions in course against Grupo Rossi for a period of 180 (one hundred and eighty) days from the injunction granted on the same day the Judicial Reorganization was requested, according to article 6 of Law 11.101/2005.
- Release of amounts and assets constrained by civil and labor courts, during the execution of credits subject to the Judicial Reorganization.
- Issuance of a notice, according to paragraph 1 of article 52 of Law 11,101/2005, establishing a deadline of 15 (fifteen) days 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 Grupo Rossi's Judicial Reorganization plan within 60 (sixty) days from the publication of the court deferral decision, according to article 53 of Law 11,101/2005.

All these resolutions were complied with, and the Company presented its Judicial Reorganization Plan ("PRJ") on December 05, 2022, which was subsequently analyzed by the Bankruptcy Trustee, who found that Grupo Rossi complied with all the requirements provided for in article 53. In other words, the PRJ was submitted within the correct deadline of 60 days from the publication of the decision that granted the processing of the Judicial Reorganization, which included (i) the description of the means for the reorganization to be adopted by the reorganized companies; (ii) the proof of its economic feasibility; and (iii) the economic-financial report and the appraisal report of goods and assets.

After that, the Company called its creditors to the General Meeting of Creditors ("Meeting") to be held on August 15, 2023, on first call and, if there was no quorum on this first date, on second call, on the August 22, 2023.

Upon the commencement of the Meeting and the submission of the Judicial Reorganization plan by the Company's representatives on August 22, 2023, most creditors voted to halt the Meeting and reconvene it virtually on October 18, 2023, at 11:00 a.m.

On October 18, 2023, the Company's General Meeting of Creditors reconvened, and most creditors present once again resolved to suspend it. The new date and time were determined during the meeting, with its scheduled to resume on November 8, 2023, at 11:00 a.m.

On December 7, 2023, the Court of the 1<sup>st</sup> Bankruptcy and Judicial Reorganization of the Judicial District of São Paulo Capital issued the homologating judgment for the Company's Judicial Reorganization Plan.

Consequently, as stipulated in the Company's Judicial Reorganization Plan, creditors were afforded a 15-day window to select their payment preference, with this deadline expiring on December 28, 2023. The Report on the Monitoring of Payment Options chosen by creditors was presented in the records by the Bankruptcy Trustee on January 29, 2024.

It is worth noting that in our view, the Judicial Reorganization process is a fundamental 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 Company will keep its shareholders and the market informed about the development of matters related to its Judicial Reorganization while the process continues.

## OPERATING AND FINANCIAL INDICATORS

R\$ million	1Q24	1Q23	Chg. (1Q24 x 1Q24)
<b>Operational Performance</b>			
Launches – 100%	-	-	N/A
Gross Sales – 100%	8.3	6.0	38.3%
Cancellations – 100%	9.2	11.9	-23.0%
Net Sales – 100%	-0.8	-5.9	85.7%
Launches – Rossi %	-	-	N/A
Gross Sales - Rossi %	8.0	6.0	33.3%
Cancellations – % Rossi	9.2	11.9	-23.0%
Net Sales - Rossi %	-1.1	-5.9	80.6%
<b>Financial Performance</b>			
Net Revenue	8.3	-27.3	-130.2%
Gross Margin <sup>1</sup>	825.5%	44.0%	781.5 p.p.
Gross Margin (ex interest) <sup>2</sup>	32.0%	43.5%	-11.5 p.p.
Adjusted EBITDA <sup>3</sup>	0.8	-23.8	-103.6%
Adjusted EBITDA Margin <sup>3</sup>	10.3%	87.0%	-88.2%
Net income (loss)	-26.1	-48.8	46.5%
Net Margin	2509.5%	178.8%	2330.7 p.p.
Cash Generation (Consumption) – % Rossi	-4.6	-22.5	79.7%

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

<sup>2</sup> Gross Margin excluding interest allocated to cost.

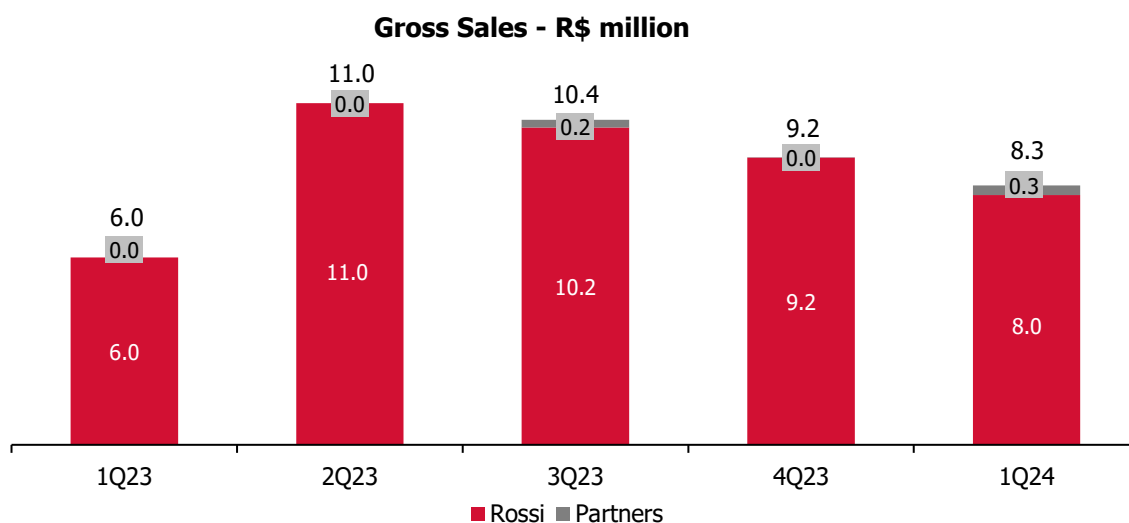
<sup>3</sup> EBITDA and EBITDA Margin adjusted for expenses that do not represent actual cash disbursement and for non-recurring items. The reconciliation with EBITDA under CVM Instruction 527/2012 is available in the glossary at the end of this document.

**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\$8.3 million in the quarter (R\$ 8.0 in Rossi’s share), increasing by 33% in Rossi’s share when compared to 1Q23.

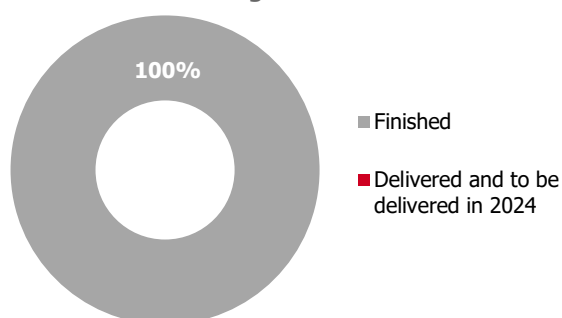


The reduction in sales in the last 12 months is directly related to lower inventories, which is natural as the Company concluded projects launched until 2017 and maintains a conservative approach regarding new launches.

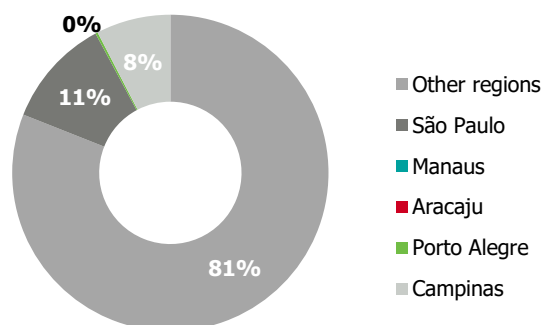
Nevertheless, the Company has successfully managed to reduce the number of units subject to judicial mortgages after filing for Judicial Reorganization, since the court rulings enabled the commercialization of part of its inventory that was previously blocked.

The following charts show gross sales (Rossi’s share) by stage of construction and metropolitan region:

1Q24 Gross Sales (% Rossi) - Construction stage



1Q24 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 81% 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 1Q24 and year to date:

1Q24 Gross Sales (100%) - R\$ million	Finished	Total
Campinas	0.6	0.6
Manaus	-	-
Acaraju	-	-
Porto Alegre	0.3	0.3
São Paulo	0.9	0.9
Other regions	6.5	6.5
<b>Total</b>	<b>8.3</b>	<b>8.3</b>

1Q24 Gross Sales (% Rossi) - R\$ million	Finished	Total
Campinas	0.6	0.6
Manaus	-	-
Acaraju	-	-
Porto Alegre	0.0	0.0
São Paulo	0.9	0.9
Other regions	6.5	6.5
<b>Total</b>	<b>8.0</b>	<b>8.0</b>

The following tables show the speed of sales ("SoS") in 1Q24 and in the last 12 months, considering the amounts proportional to Rossi's share:

Quarterly SoS   % Rossi	1Q23	2Q23	3Q23	4Q23	1Q24
Initial Inventory	126,9	131,3	124,0	119,7	112,4
Launches	-	-	-	-	-
<b>Inventory + Launches</b>	<b>126,9</b>	<b>131,3</b>	<b>124,0</b>	<b>119,7</b>	<b>112,4</b>
Gross Sales	(6,0)	(11,0)	(10,2)	(9,2)	(8,0)
<b>SoS for the Period (%)</b>	<b>4,7%</b>	<b>8,4%</b>	<b>8,2%</b>	<b>7,7%</b>	<b>7,1%</b>
Cancellations	11,9	8,0	9,5	3,0	9,2
Adjustments / Revaluations	(1,5)	(4,3)	(3,6)	(1,1)	(4,9)
<b>Inventory - End of Period</b>	<b>131,3</b>	<b>124,0</b>	<b>119,7</b>	<b>112,4</b>	<b>108,6</b>



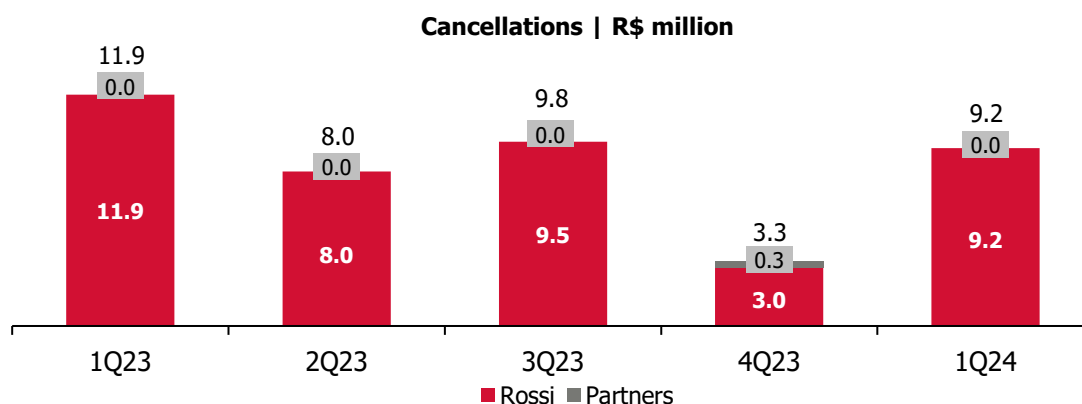
SoS LTM   % Rossi	1Q23	2Q23	3Q23	4Q23	1Q24
Initial Inventory	116,9	111,5	127,6	126,9	131,3
Launches	-	-	-	-	-
<b>Inventory + Launches</b>	<b>116,9</b>	<b>111,5</b>	<b>127,6</b>	<b>126,9</b>	<b>131,3</b>
Gross Sales	(32,2)	(26,7)	(28,8)	(36,4)	(38,4)
<b>SoS for the Period (%)</b>	<b>27,6%</b>	<b>24,0%</b>	<b>22,6%</b>	<b>28,7%</b>	<b>29,2%</b>
Cancellations	67,0	58,1	31,8	32,4	29,6
Adjustments / Revaluations	(20,4)	(18,8)	(10,9)	(10,5)	(13,9)
<b>Inventory - End of Period</b>	<b>131,3</b>	<b>124,0</b>	<b>119,7</b>	<b>112,4</b>	<b>108,6</b>

In this quarter, SoS totaled 7.1%, 0.6 p.p. shorter than the performance in the fourth quarter of 2023. However, over the past twelve months, SoS reached 29.2%, which is 0.6 p.p. higher than the SoS for the 12 months ending in December 2023.

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\$4.9 million – Rossi's share in 1Q24).

## SALES CANCELATIONS

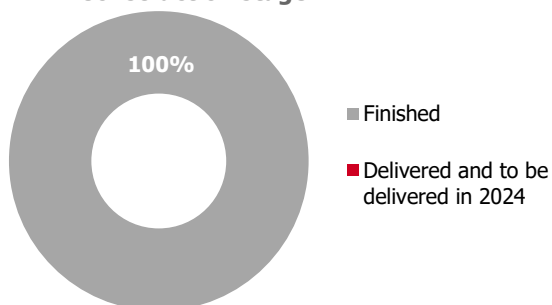
Cancellations totaled R\$9.2 million in 1Q24, both in the 100% consolidation and Rossi's share, declining by 23% in Rossi's share compared to the same period in the previous year.



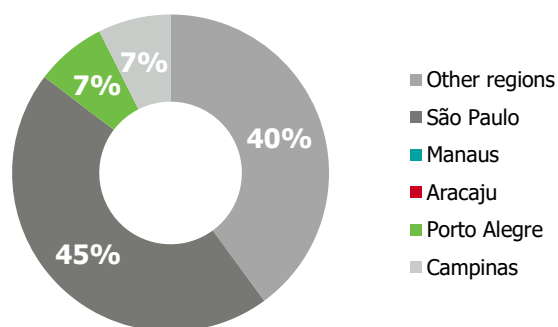
Cancellations are directly associated with the Company's effort to monetize its defaulting Accounts Receivable. Specifically, in the third quarter of the previous year, the Company recorded a high number of canceled contracts, as a preparatory measure for its Judicial Reorganization. We expect that released properties will keep being resold, contributing to the Company's recurring operating cash generation, or even offered to creditors within the scope of the reorganization plan, to be submitted for approval at the shareholders' meeting.

The Company reached a resale efficiency rate of 100% in the first quarter of 2024, after its successful commercialization of cancelled units. The following charts show the cancellations (Rossi's share) by construction stage and metropolitan region:

1Q24 Cancellations (% Rossi) - Construction stage



1Q24 Cancellations (% Rossi) - Region



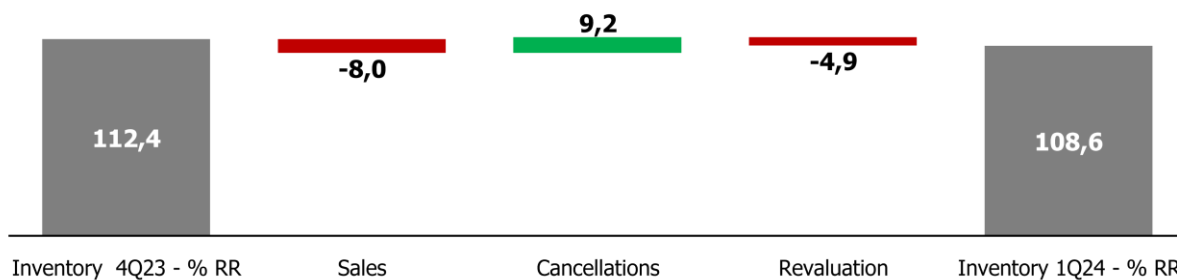
The tables below give details of cancellations by stage of construction and metropolitan region, both for Rossi and for the 100% consolidation in the first quarter of 2024:

1Q24 Cancellations (100%) - R\$ million	Finished	Total
Campinas	0.7	0.7
Manaus	-	-
Acaraju	-	-
Porto Alegre	0.7	0.7
São Paulo	4.2	4.2
Other regions	3.7	3.7
<b>Total</b>	<b>9.2</b>	<b>9.2</b>

1Q24 Cancellations (% Rossi) - R\$ million	Finished	Total
Campinas	0.7	0.7
Manaus	-	-
Acaraju	-	-
Porto Alegre	0.7	0.7
São Paulo	4.2	4.2
Other regions	3.7	3.7
<b>Total</b>	<b>9.2</b>	<b>9.2</b>

**INVENTORY AT MARKET VALUE**

Rossi's share of inventory at market value reached R\$108.6 million in 1Q24. See below the QoQ changes to inventory:



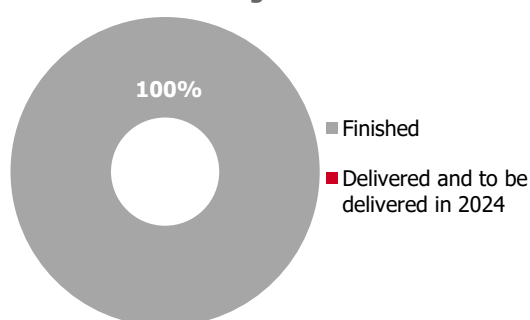
The following tables present detailed information by product line, year of launch, and expected year of delivery:

Inventory (% Rossi)	Launch Year (R\$ MM)						
Products lines	2010 and	2011	2012	2013	2014	2017	Total
Commercial	8.0	5.6	5.9	18.6	23.1	0.5	61.7
Conventional	3.8	0.5	0.3	1.1	-	-	5.7
Economic Segment	0.3	36.8	-	-	-	-	37.0
Allotment	-	-	-	4.2	-	-	4.2
<b>Total</b>	<b>12.1</b>	<b>42.8</b>	<b>6.2</b>	<b>23.9</b>	<b>23.1</b>	<b>0.5</b>	<b>108.6</b>

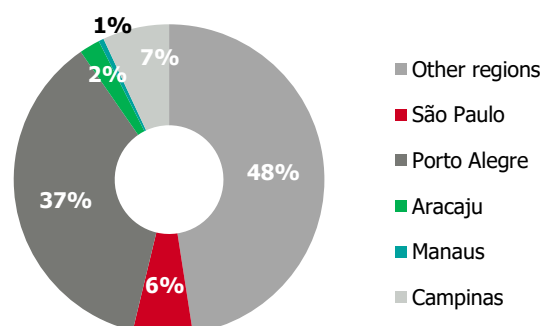
Inventory (% Rossi)	Year of Delivery (R\$ MM)	
Product lines	Finished	Total
Commercial	61.7	61.7
Conventional	5.7	5.7
Economic Segment	37.0	37.0
Allotment	4.2	4.2
<b>Total</b>	<b>108.6</b>	<b>108.6</b>

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

1Q24 Inventory (% Rossi) - Construction Stage



1Q24 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 48% of the total inventory.

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

Inventory (% Rossi)	Launch Year (R\$ MM)						
Metropolitan Region	Before 2010	2011	2012	2013	2014	2017	Total
Campinas	0.9	-	0.3	5.8	-	0.5	7.5
Manaus	0.1	0.5	-	-	-	-	0.6
Acaraju	-	-	-	2.3	-	-	2.3
Porto Alegre	0.2	2.9	-	13.6	23.1	-	39.8
São Paulo	1.2	0.1	5.4	-	-	-	6.7
Other regions	9.6	39.3	0.5	2.2	-	-	51.6
<b>Total</b>	<b>12.1</b>	<b>42.8</b>	<b>6.2</b>	<b>23.9</b>	<b>23.1</b>	<b>0.5</b>	<b>108.6</b>

Inventory (% Rossi)	Year of Delivery (R\$ MM)	
Metropolitan Region	Finished	Total
Campinas	7.5	7.5
Manaus	0.6	0.6
Acaraju	2.3	2.3
Porto Alegre	39.8	39.8
São Paulo	6.7	6.7
Other regions	51.6	51.6
<b>Total</b>	<b>108.6</b>	<b>108.6</b>

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. Currently, our landbank has a PSV of R\$1.5 billion in Rossi's share, and R\$1.7 billion in the 100% consolidation.

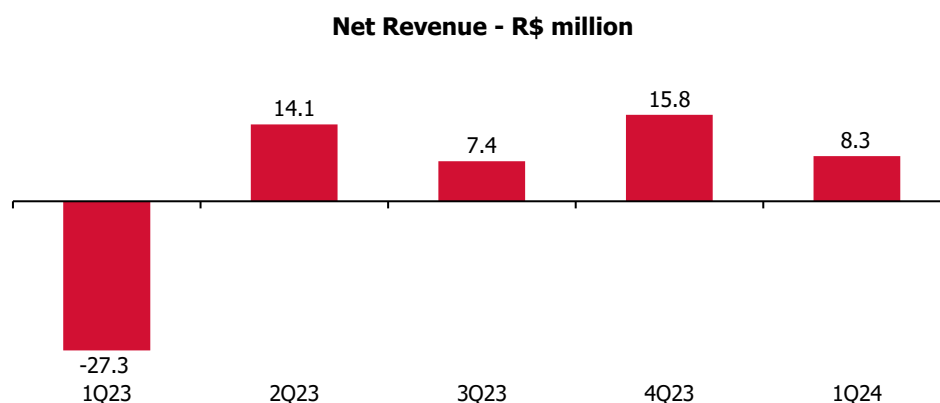
Of such an inventory, R\$400 million are still preferably allocated to real estate development or allotments, and may be developed in partnership with other real estate players and financial investors, over the next years. The remaining R\$1.3 billion is composed of land that is in initial stages of 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 earnings 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 the progress of construction works ("PoC"), totaled R\$8.3 million in 1Q24.



### COST OF PROPERTIES AND SERVICES SOLD

The cost of properties and services reached a negative R\$6.7 million in 1Q24.

R\$ million	1Q24	1Q23	Chg. (1Q24 vs 1Q23)
Construction + Land	4.8	2.1	130.5%
Provision for Sales Cancellation	0.8	-17.5	-104.4%
Financial charges	1.1	0.1	835.0%
<b>Cost of Properties and Services</b>	<b>6.7</b>	<b>-15.3</b>	<b>-143.8%</b>

### GROSS PROFIT AND MARGIN

In 1Q24, gross profit was R\$1.5 million. Meanwhile, the adjusted gross profit for the financial charges allocated to the cost was R\$2.6 million.

R\$ million	1Q24	1Q23	Chg. (1Q24 vs 1Q23)
<b>Gross Profit</b>	<b>1.5</b>	<b>-12.0</b>	<b>-112.8%</b>
Gross Margin (%)	18.7%	44.0%	-25.3 p.p.
<b>Adjusted Gross Profit <sup>1</sup></b>	<b>2.6</b>	<b>-11.9</b>	<b>-122.2%</b>
Adjusted Gross Margin (%)	32.0%	43.5%	-11.5 p.p.

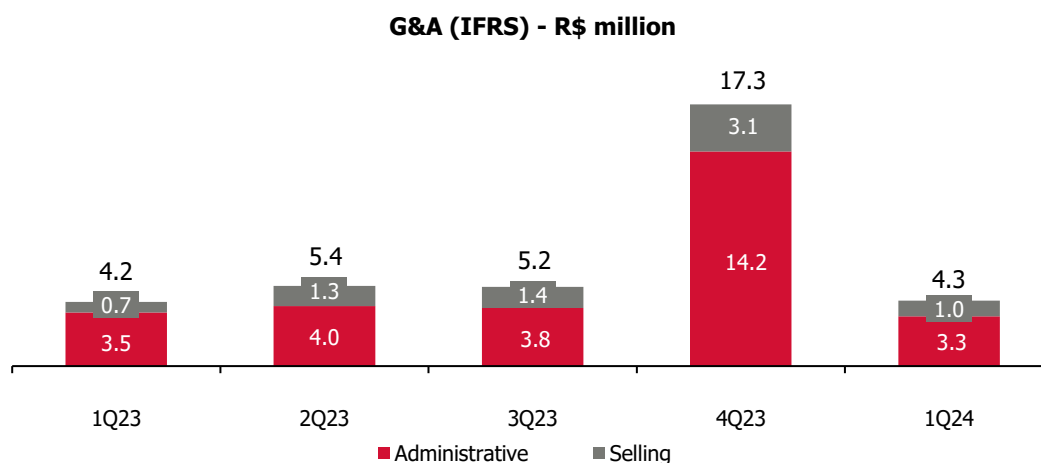
<sup>(1)</sup> Adjusted gross profit: excluding financial charges

### OPERATING EXPENSES

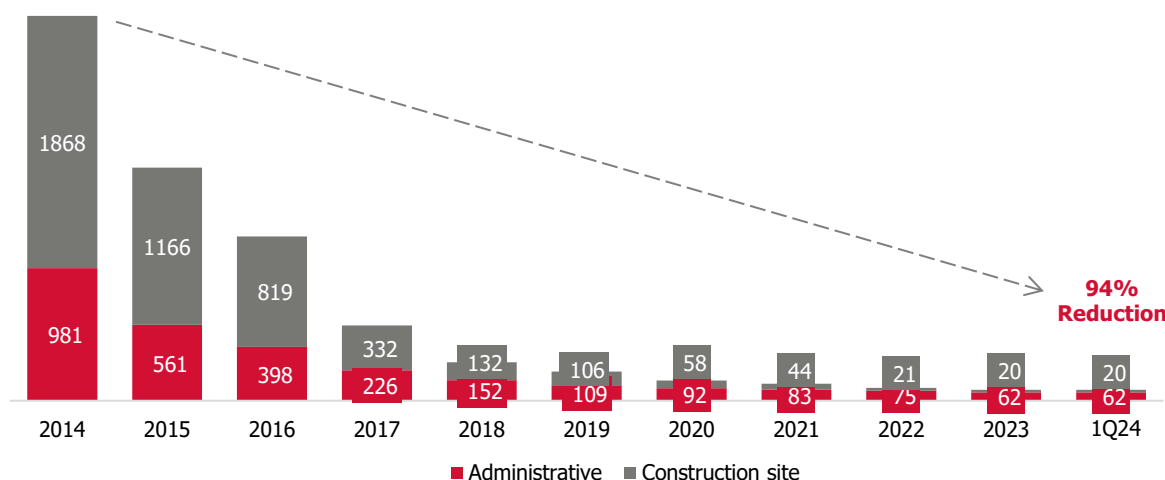
According to IFRS, administrative expenses totaled R\$3.3 million in the first quarter of 2024, a decrease of 7% against the same period of 2023. Moreover, the selling expenses totaled R\$1.0 million.

IFRS			
R\$ million	1Q24	1Q23	Chg. (1Q24 vs 1Q23)
<b>Administrative (a)</b>	3.3	3.5	-6.9%
<b>Selling (b)</b>	1.0	0.7	47.4%
Administrative / Net Revenue	39.9%	-12.9%	52.8 p.p.
Selling / Net Revenue	12.6%	-2.6%	15.1 p.p.
<b>(a) + (b)</b>	<b>4.3</b>	<b>4.2</b>	<b>2.1%</b>
(a) + (b) / Net Revenue	<b>52.4%</b>	<b>-15.5%</b>	<b>68.0 p.p.</b>

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 94%. 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\$5.6 million in this first quarter, against R\$7.4 million recorded in the same period of the previous year.

**EBITDA**

Adjusted EBITDA for the first quarter of 2024 was R\$0.8 million, compared to the negative R\$23.8 million recorded in 1Q23, as shown in the table below:

R\$ million	1Q24	1Q23	Chg. (1Q24 vs 1Q23)
Net income (loss)	-26.1	-48.8	46.5%
(+/-) Net Financial Expenses (Income)	30.4	24.6	23.5%
(+) Provision for income tax and social contribution	-5.3	1.0	-607.2%
(+) Depreciation and Amortization	0.0	0.5	-89.2%
(+/-) Non-controlling shareholders	0.7	-1.2	-163.5%
<b>EBITDA <sup>1</sup></b>	<b>-0.3</b>	<b>-23.9</b>	<b>98.9%</b>
(+) Financial Charges Allocated to Cost	1.1	0.1	835.0%
(+/-) Stock option plan	0.0	0.0	N/A
<b>Adjusted EBITDA <sup>2</sup></b>	<b>0.8</b>	<b>-23.8</b>	<b>-103.6%</b>
Adjusted EBITDA Margin (%)	10.3%	87.0%	-76.7 p.p.

<sup>1</sup> EBITDA as per CVM Instruction 527/2012.

<sup>2</sup> 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)**

The net financial result was a negative R\$30.4 million in 1Q24, compared to the negative R\$24.6 million recorded in 1Q23.

R\$ million	1Q24	1Q23	Chg. (1Q24 vs 1Q23)
Financial Income	1.6	0.5	202.9%
Financial Expenses	-32.0	-25.2	27.4%
<b>Financial Result</b>	<b>-30.4</b>	<b>-24.6</b>	<b>23.5%</b>

**NET INCOME (LOSS)**

In 1Q24, Rossi recorded a net loss of R\$26.1 million, compared to a net loss of R\$48.8 million recorded in the same period of 2023.

**BACKLOG RESULT**

Due to the conclusion of all the Company's constructions, there are no costs to be incurred in 2024 and, consequently, no backlog result.

**ACCOUNTS RECEIVABLE**

The balance of trade accounts receivable, in IFRS, totaled R\$79.8 million in 1Q24, down by 8.3% from the previous quarter, due to accrued receipts.

R\$ million	1Q24	4Q23	Chg. (%)
<b>Short-Term</b>	<b>47.4</b>	<b>54.1</b>	<b>-12.4%</b>
Units under Construction	-	-	N/A
Finished Units	210.7	224.6	-6.2%
Provision for Cancellation	(181.8)	(189.0)	-3.8%
Receivables from Land Sale	18.5	18.5	0.0%
<b>Long-term</b>	<b>32.4</b>	<b>33.0</b>	<b>-1.7%</b>
Units under Construction	-	-	N/A
Finished Units	14.9	16.5	-9.8%
Provision for Cancellation	(12.9)	(13.9)	-7.6%
Receivables from Land Sale	30.3	30.3	0.0%
<b>Total</b>	<b>79.8</b>	<b>87.0</b>	<b>-8.3%</b>
<b>Receivables from Incorporations to be appropriated in the financial statements by the POC</b>			
Short Term	-	-	N/A
Long Term	-	-	N/A
<b>Total</b>	<b>-</b>	<b>-</b>	<b>N/A</b>
<b>Total Accounts receivable</b>	<b>79.8</b>	<b>87.0</b>	<b>-8.3%</b>

**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	1Q24	4Q23	Chg. (%)
Finished Properties	78.5	84.0	-6.6%
Properties under Construction	-	-	N/A
Land for future developments	129.4	129.4	0.0%
Provision for Cancellations	136.9	137.7	-0.6%
<b>Total</b>	<b>344.8</b>	<b>351.1</b>	<b>-1.8%</b>



**DEBT**

Under IFRS, Rossi ended 1Q24 with a cash position of R\$27.2 million. In the same period, total debt reached R\$322.1 million, recording a 4,5% increasing QoQ, primarily driven by the recognition of contract interest.

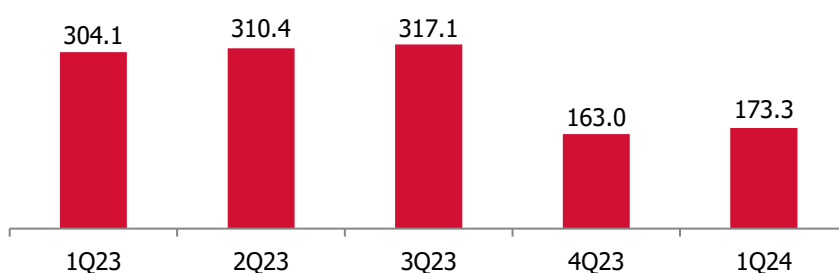
R\$ million	1Q24	4Q23	Chg. (%)
<b>Short Term</b>	<b>322.1</b>	<b>308.1</b>	<b>4.5%</b>
<b>Construction Loans</b>	148.8	145.2	2.5%
SFH	148.8	145.2	2.5%
CCB <sup>1</sup>	0.0	0.0	N/A
Working Capital	171.73	161.36	6.4%
Receivables Securitization	1.5	1.6	-5.5%
<b>Long Term</b>	<b>0.0</b>	<b>0.0</b>	<b>N/A</b>
<b>Construction Loans</b>	0.0	0.0	N/A
SFH	0.0	0.0	N/A
CCB <sup>1</sup>	0.0	0.0	N/A
Working Capital	0.0	0.0	N/A
Receivables Securitization	0.0	0.0	N/A
<b>Gross Debt</b>	<b>322.1</b>	<b>308.1</b>	<b>4.5%</b>
Cash and Cash Equivalents	27.2	17.9	52.3%
<b>Net Debt</b>	<b>294.9</b>	<b>290.3</b>	<b>1.6%</b>
<b>Net Debt / Equity</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Cash Generation (Consumption)</b>	<b>-4.6</b>	<b>-290.3</b>	<b>-98.4%</b>

CCB<sup>1</sup> - Bank Credit Notes

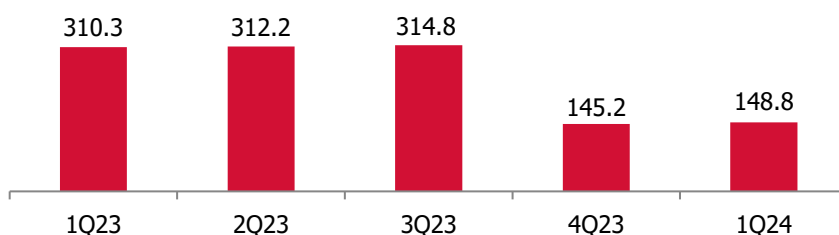
In 2021 and 2022, the Company successfully concluded the restructuring and settlement of some of its corporate debt contracts with Banco Bradesco and Banco do Brasil. This was settled mainly by using cash from the sale of assets that collateralized these debts and financial discounts obtained with the 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 and amortizations made through the sale and transfer of collateralized 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\$ million	1Q23	2Q23	3Q23	4Q23	1Q24
<b>Gross Debt</b>	<b>614.3</b>	<b>622.6</b>	<b>631.9</b>	<b>308.1</b>	<b>322.1</b>
Cash and Cash Equivalents	8.4	10.1	17.4	17.9	27.2
<b>Net Debt</b>	<b>605.9</b>	<b>612.5</b>	<b>614.5</b>	<b>290.3</b>	<b>294.9</b>
<b>Net Debt / Shareholders' Equity</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Cash Generation (Consumption) in the quarter</b>	<b>(22.5)</b>	<b>(6.6)</b>	<b>(2.0)</b>	<b>324.2</b>	<b>(4.6)</b>
<b>LTM Cash Generation (Consumption)</b>					<b>311.0</b>

## 100%

R\$ million	1Q23	2Q23	3Q23	4Q23	1Q24
<b>Gross Debt</b>	<b>614.3</b>	<b>622.6</b>	<b>631.9</b>	<b>308.1</b>	<b>322.1</b>
Cash and Cash Equivalents	8.5	10.1	17.4	17.9	27.2
<b>Net Debt</b>	<b>605.9</b>	<b>612.5</b>	<b>614.5</b>	<b>290.3</b>	<b>294.8</b>
<b>Net Debt / Shareholders' Equity</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Cash Generation (Consumption) in the quarter</b>	<b>(22.5)</b>	<b>(6.6)</b>	<b>(2.0)</b>	<b>324.2</b>	<b>(4.6)</b>
<b>LTM Cash Generation (Consumption)</b>					<b>311.0</b>

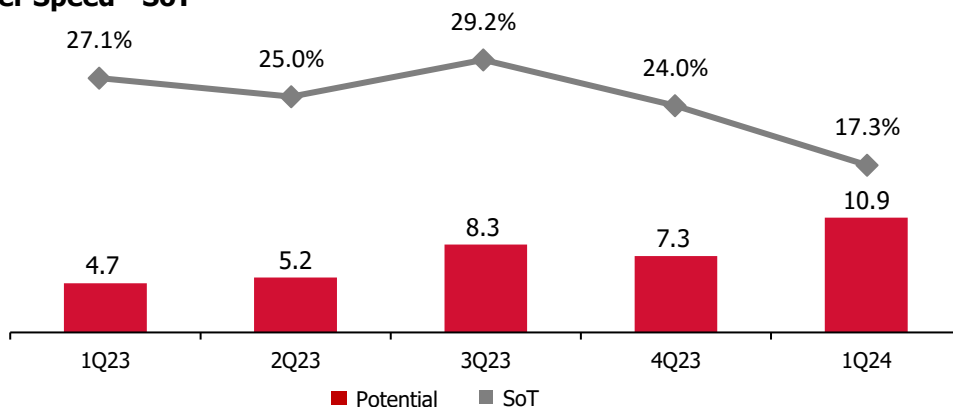
## Proportional

R\$ million	1Q23	2Q23	3Q23	4Q23	1Q24
<b>Gross Debt</b>	<b>614.3</b>	<b>622.6</b>	<b>631.9</b>	<b>308.1</b>	<b>322.1</b>
Cash and Cash Equivalents	8.4	10.1	17.4	17.9	27.2
<b>Net Debt</b>	<b>605.9</b>	<b>612.5</b>	<b>614.5</b>	<b>290.3</b>	<b>294.9</b>
<b>Net Debt / Shareholders' Equity</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Cash Generation (Consumption) in the quarter</b>	<b>(22.5)</b>	<b>(6.6)</b>	<b>(2.0)</b>	<b>324.2</b>	<b>(4.6)</b>
<b>LTM Cash Generation (Consumption)</b>					<b>311.0</b>

**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.

**Transfer Speed - SoT**



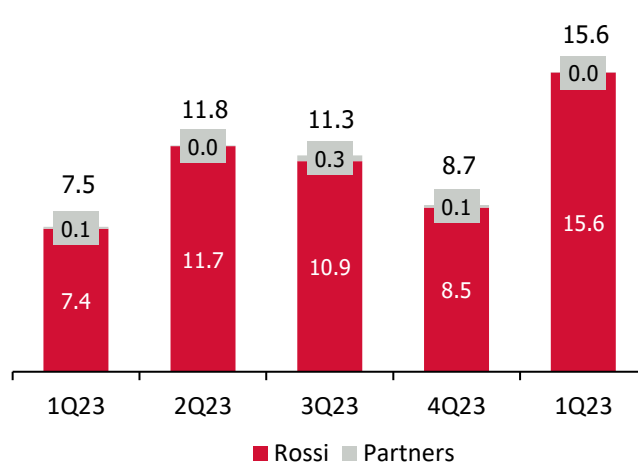
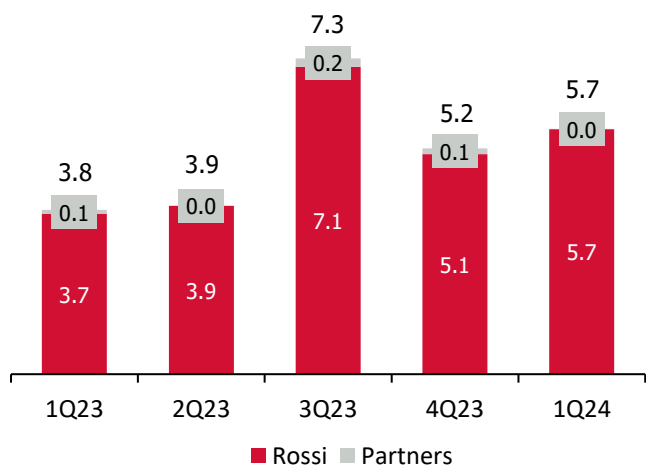
SoT reached 17.3% in 1Q24, a decrease of 6.7 p.p. compared to the previous quarter.

Cash inflows, which consider the volume of transfers and payments received from clients, reached R\$15.6 million in the quarter, representing a 109% increase in Rossi's share compared to 1Q23, driven by rising gross sales volume in recent quarters.

The charts below show the evolution of transfers and settlements, as well as the 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 Mazars 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%	1Q23	2Q23	3Q23	4Q23	1Q24
Initial Inventory	127.1	131.3	124.0	119.7	112.4
Launches	-	-	-	-	-
<b>Inventory + Launches</b>	<b>127.1</b>	<b>131.3</b>	<b>124.0</b>	<b>119.7</b>	<b>112.4</b>
Gross Sales	(6.0)	(11.0)	(10.4)	(9.2)	(8.3)
<b>SoS for the Period (%)</b>	<b>4.7%</b>	<b>8.4%</b>	<b>8.4%</b>	<b>7.7%</b>	<b>7.4%</b>
Cancellations	11.9	8.0	9.8	3.3	9.2
Adjustments / Revaluations	(1.8)	(4.3)	(3.6)	(1.4)	(4.6)
<b>Inventory - End of Period</b>	<b>131.3</b>	<b>124.0</b>	<b>119.7</b>	<b>112.4</b>	<b>108.6</b>

LTM SoS   100%	1Q23	2Q23	3Q23	4Q23	1Q24
Initial Inventory	118.2	111.7	127.6	127.1	131.3
Launches	-	-	-	-	-
<b>Inventory + Launches</b>	<b>118.2</b>	<b>111.7</b>	<b>127.6</b>	<b>127.1</b>	<b>131.3</b>
Gross Sales	(32.3)	(26.8)	(29.1)	(36.6)	(38.9)
<b>SoS for the Period (%)</b>	<b>27.3%</b>	<b>24.0%</b>	<b>22.8%</b>	<b>28.8%</b>	<b>29.7%</b>
Cancellations	67.1	58.2	32.1	32.9	30.2
Adjustments / Revaluations	(21.8)	(19.1)	(10.9)	(11.1)	(13.9)
<b>Inventory - End of Period</b>	<b>131.3</b>	<b>124.0</b>	<b>119.7</b>	<b>112.4</b>	<b>108.6</b>

## EXHIBIT II | IFRS INDICES - R\$ MILLION

Quarterly SOS - IFRS Consolidated	1Q23	2Q23	3Q23	4Q23	1Q24
Initial Inventory	126.6	131.3	124.0	119.7	112.4
Launches	-	-	-	-	-
<b>Inventory + Launches</b>	<b>126.6</b>	<b>131.3</b>	<b>124.0</b>	<b>119.7</b>	<b>112.4</b>
Gross Sales	(6.0)	(11.0)	(10.4)	(9.2)	(8.3)
<b>SoS for the Period (%)</b>	<b>4.8%</b>	<b>8.4%</b>	<b>8.4%</b>	<b>7.7%</b>	<b>7.4%</b>
Cancellations	11.9	8.0	9.8	3.3	9.2
Adjustments / Revaluations	(1.2)	(4.3)	(3.6)	(1.4)	(4.6)
<b>Inventory - End of Period</b>	<b>131.3</b>	<b>124.0</b>	<b>119.7</b>	<b>112.4</b>	<b>108.6</b>

## EXHIBIT III | INCOME STATEMENT

Income Statement (R\$ '000)	1Q24	1Q23	Chg. (1Q24 x 1Q23)
Sale of properties and services	-1,101	-6,352	83%
Provision for Termination	9,245	-21,198	-144%
Taxes on sales	111	232	-52%
<b>Net Operating Income</b>	<b>8,255</b>	<b>-27,319</b>	<b>-130%</b>
<b>Cost of properties and services</b>	<b>-6,712</b>	<b>15,310</b>	<b>-144%</b>
Works and lands	-4,843	-2,101	-130%
Provision for Termination	-767	17,529	-104%
Financial charges	-1,102	-118	-835%
<b>Gross Profit</b>	<b>1,543</b>	<b>-12,009</b>	<b>-113%</b>
<b>Gross Margin</b>	<b>18.7%</b>	<b>44.0%</b>	<b>-25 p.p.</b>
<b>Gross Margin (ex interest)</b>	<b>32.0%</b>	<b>43.5%</b>	<b>-11 p.p.</b>
<b>Operating Expenses</b>	<b>-1,844</b>	<b>-12,341</b>	<b>85%</b>
Administrative	-3,292	-3,537	7%
Selling	-1,036	-703	-47%
Depreciation and Amortization	-49	-454	89%
Equity Pickup	8,131	-292	-2,885%
Other Operating Revenues (Expenses)	-5,598	-7,355	24%
<b>Earnings before Financial Result</b>	<b>-301</b>	<b>-24,350</b>	<b>99%</b>
<b>Financial Result</b>	<b>-30,394</b>	<b>-24,613</b>	<b>-23%</b>
Financial Revenue	1,645	543	203%
Financial Expenses	-32,039	-25,156	-27%
<b>Operating Profit (Loss)</b>	<b>-30,695</b>	<b>-48,963</b>	<b>37%</b>
<b>Operating Margin</b>	<b>-371.9%</b>	<b>179.2%</b>	<b>-551 p.p.</b>
Provision for Income Tax and Social Contribution	-453	-207	-119%
Deferred Income Tax and Social Contribution	5,763	-840	-786%
Non-controlling shareholders	-738	1,163	-163%
<b>Net Income (Loss) for the Year</b>	<b>-26,123</b>	<b>-48,847</b>	<b>47%</b>
<b>Net Margin</b>	<b>-316.5%</b>	<b>178.8%</b>	<b>-495 p.p.</b>

## EXHIBIT IV | BALANCE SHEET

Assets (R\$ '000)	1Q24	4Q23	Chg, (1Q24 x 4Q23)
<b>Current</b>			
Cash and Cash Equivalents	10,761	1,842	484.2%
Marketable securities	16,432	16,013	2.6%
Accounts receivables	47,382	54,071	-12.4%
Marketable properties	215,369	221,654	-2.8%
Other Credits	14,302	15,606	-8.4%
<b>Total current assets</b>	<b>304,246</b>	<b>309,186</b>	<b>-1.6%</b>
<b>Noncurrent</b>			
Accounts receivables	32,391	32,967	-1.7%
Marketable properties	129,416	129,416	0.0%
Judicial deposits	34,990	36,266	-3.5%
Related parties	3,625	3,627	-0.1%
Advance to business partners	0	0	N/A
Deferred taxes and contributions	0	0	N/A
Investments	39,035	30,905	26.3%
Property, Plant and Equipment	62	113	-45.1%
Intangible Assets	0	0	N/A
<b>Total non-current assets</b>	<b>239,519</b>	<b>233,294</b>	<b>2.7%</b>
<b>Total Assets</b>	<b>543,765</b>	<b>542,480</b>	<b>0.2%</b>
<b>Liabilities (R\$ '000)</b>	<b>1Q24</b>	<b>4Q23</b>	<b>Chg, (1Q24 x 4Q23)</b>
<b>Current</b>			
Construction Financing - home loan	322,065	308,144	4.5%
Suppliers	11,712	12,445	-5.9%
Obligations to Judicial Reorganization creditors	11,175	11,359	-1.6%
Accounts payable from properties acquisitions	154	154	0.0%
Salaries and social security charges	688	614	12.1%
Taxes and contributions payable	344,833	342,348	0.7%
Management and employee participation payable	0	0	N/A
Advances from clients	0	0	N/A
Related parties	14,881	14,883	0.0%
Deferred taxes and contributions	8,964	9,868	-9.2%
Other Accounts Payable	108,741	98,078	10.9%
<b>Total Current Liabilities</b>	<b>823,214</b>	<b>797,893</b>	<b>3.2%</b>
<b>Noncurrent</b>			
Construction Financing - home loan	0	0	N/A
Suppliers	24,168	24,168	0.0%
Obligations to Judicial Reorganization creditors	120,819	105,647	14.4%
Advance to business partners	0	0	N/A
Accounts payable from properties acquisitions	0	0	N/A
Taxes and contributions payable	11,321	11,321	0.0%
Provision for risks	83,525	91,997	-9.2%
Provisions for works insurance	328	328	0.0%
Deferred taxes and contributions	350,242	355,567	-1.5%
Provisions for investment losses	9,292	9,292	0.0%
Other Accounts Payable	0	27	N/A
<b>Total Noncurrent liabilities</b>	<b>599,695</b>	<b>598,347</b>	<b>0.2%</b>
<b>Shareholders' Equity</b>			
Share capital	2,654,090	2,654,090	0.0%
Treasury shares	-49,154	-49,154	0.0%
Capital reserves	70,107	70,107	0.0%
Accumulated profit (loss)	-3,553,179	-3,527,056	0.7%
<b>Total Shareholders' Equity</b>	<b>-878,136</b>	<b>-852,013</b>	<b>3.1%</b>
Non-controlling interest	-1,007	-1,747	-42.4%
<b>Total Liabilities</b>	<b>543,765</b>	<b>542,480</b>	<b>0.2%</b>



**EXHIBIT V – Inventory (100%)**

PSV (R\$ million) – 100%	Finished	Total
Brasília	41,0	41,0
Porto Alegre	36,8	36,8
Santos	5,4	5,4
Campinas	5,4	5,4
Rio de Janeiro	4,3	4,3
Xangri-Lá	2,9	2,9
Aracaju	2,3	2,3
Nísia Floresta	2,2	2,2
Curitiba	2,1	2,1
Paulínia	1,6	1,6
São Paulo	0,6	0,6
Hortolândia	0,6	0,6
Duque de Caxias	0,5	0,5
Manaus	0,5	0,5
Belo Horizonte	0,5	0,5
Guarulhos	0,4	0,4
Cuiabá	0,3	0,3
Itaboraí	0,3	0,3
Valparaíso de Goiás	0,2	0,2
São José dos Campos	0,2	0,2
Outras regiões	0,6	0,6
<b>Total</b>	<b>108,6</b>	<b>108,6</b>

**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,