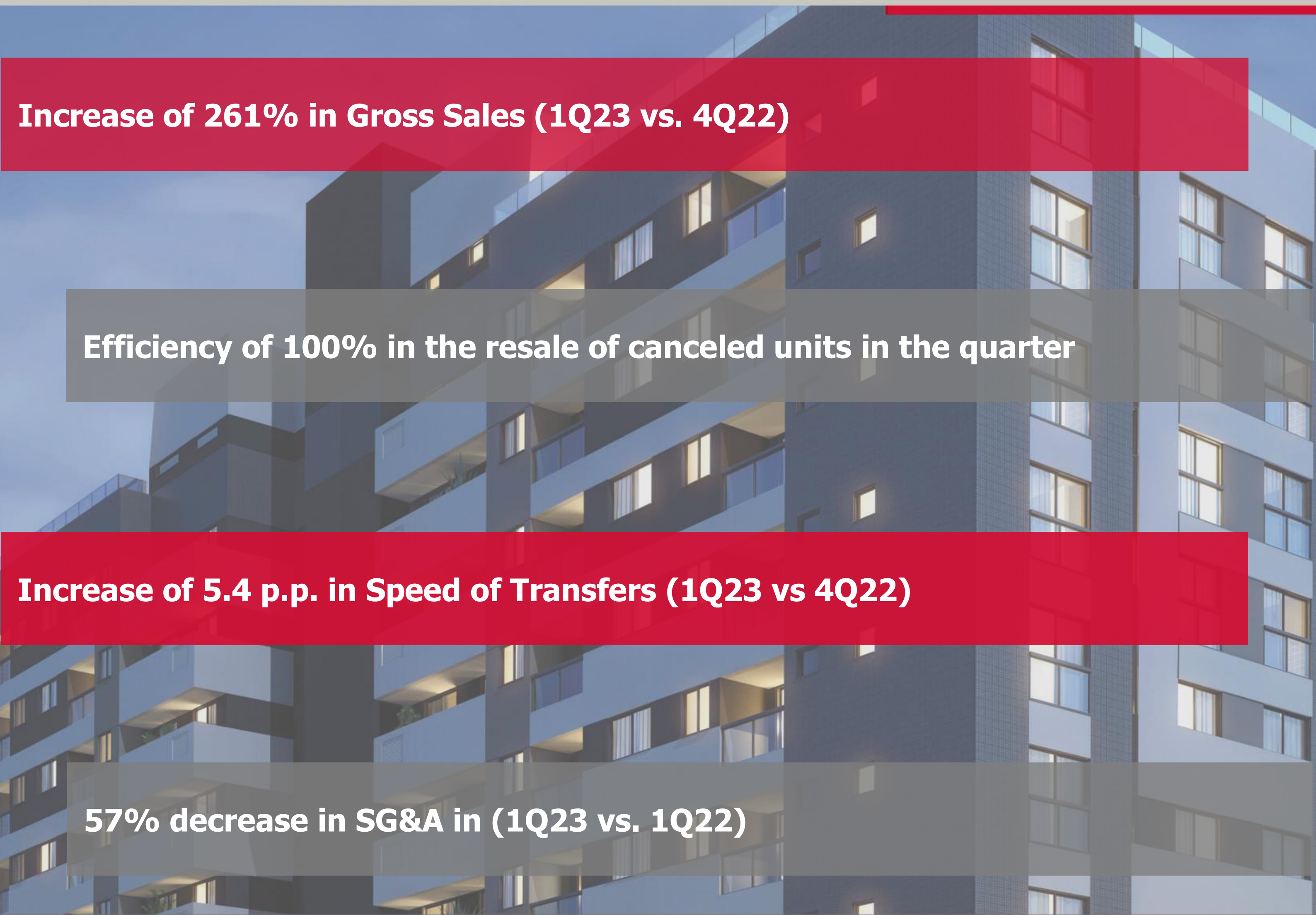
São Paulo, May 10, 2022. Rossi Residencial S.A. (B3: RSID3; Bloomberg: RSID3 BZ Equity) announces its results for the first quarter of 2023.

RSID3: R$3.20 per share

Total shares: 20,000,000

Market value: R$64.0 million



Increase of 261% in Gross Sales (1Q23 vs. 4Q22)

Efficiency of 100% in the resale of canceled units in the quarter

Increase of 5.4 p.p. in Speed of Transfers (1Q23 vs 4Q22)

57% decrease in SG&A in (1Q23 vs. 1Q22)

Conference Call

May 11, 2023
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=feec1101-c64d-4af7-9fbd-1022286463aa
Replay available on the Company's IR website:
http://ri.rossiresidencial.com.br

Investor Relations Team

ri@rossiresidencial.com.br

+55 (11) 4058-2502

CONTENT

MESSAGE FROM THE CEO

We begin 2023 expecting that the worst time for the Company is behind us.

Confident that the Judicial Reorganization Plan filed with the Bankruptcy Court of São Paulo will be approved, which should resolve the previous need to restructure our cash flow, we continue working responsibly and focused on restructuring the Company’s operations, aiming to increase the liquidity of our assets and mitigate all risks inherent in our current operations.

After an initial adjustment period, following the filing for Judicial Reorganization, in which we noted a worsening of the main indicators of sales and transfers, the Company presented a considerable improvement ints commercial performance which, in the first quarter of 2023, has already returned to levels seen in the first nine months of 2022.

For example, the Company’s gross sales, reached R$6.0 million (Rossi's share), corresponding to a 261% increase over the fourth quarter of 2022, even with the reduction seen in inventories. This performance led SoS to be 5% in 1Q23, already reflecting the Company’s success in writing off judicial mortgages, releasing part of our inventory which, before filing for Judicial Reorganization, was blocked and unavailable for sale.

Also, the Company's commercial performance can be attributed to its successful efforts to resell all cancelled units, resulting in a resale efficiency rate of 100% in the first quarter.

All of these drove Speed of Transfers to reach 27%, increasing in comparison with the fourth quarter of the previous year. This maintained the cash inflow level – arising from trade receivables – in line with the previous quarter, allowing the Company to meet all obligations assumed with suppliers and, nevertheless, present a slight increase its cash balance.

This is also the result of the efforts put in by the Company to reduce costs and streamline its operational structure, which continue to yield positive results. In comparison with 1Q22, administrative expenses dropped by 47%, and commercial expenses by 77% compared to the same period.

With everything that has been done, as soon as the Judicial Reorganization Plan is approved and we address this legacy of liabilities accumulated over the past years, the Company will find itself in a very favorable position to face its long-term challenges, aiming at drawing new investments and developing new projects.

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, 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 bankruptcy trustee in the Judicial Reorganization;
- Suspension of all lawsuits or executions in course against Rossi Group, 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 Company's assets constrained by civil and labor courts, during the execution of credits subject to the Judicial Reorganization;
- Issuance of a Public 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 Rossi Group's Judicial Reorganization plan within of 60 (sixty) days from 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 reporting containing the appraisal of assets.

After this phase, we will soon have confirmation of the date on which the General Creditors' Meeting ("GCM") will be held, in which the Company's creditors will meet to resolve on the payment conditions proposed in the plan.

As soon as that happens and while the proceeding is in progress, the Company will keep its shareholders and the market agents informed about the development of matters related to its Judicial Reorganization.

It is worth noting that in our view, the request for Judicial Reorganization 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 effort employed in this financial deleveraging and in simplifying our operating structure, in addition to Rossi's land availability, high potential for PSV, and the knowledge and experience of its employees, makes the Judicial Reorganization a feasible tool for an overall and final solution for the Company's restructuring process.

OPERATING AND FINANCIAL INDICATORS

R$ million	1Q23	1Q22	Chg. (1Q23 x 1Q22)
Operational Performance			
Launches – 100%	-	-	N/A
Gross Sales – 100%	6.0	13.5	-55.2%
Cancellations – 100%	11.9	13.8	-57.1%
Net Sales – 100%	-5.9	-0.4	-126.2%
Launches – Rossi %	-	-	N/A.
Gross Sales - Rossi %	6.0	13.5	-55.2%
Cancellations – % Rossi	11.9	13.8	-57.1%
Net Sales - Rossi %	-5.9	-0.4	-126.2%
Financial Performance			
Net Revenue	-27.3	-8.1	-237.5%
Gross Margin[1]	44.0%	246.8%	-202.8 p.p.
Gross Margin (ex interest) [2]	43.5%	236.5%	-193.0 p.p.
Adjusted EBITDA [3]	-23.8	-104.3	77.2%
Adjusted EBITDA Margin [3]	87.0%	1,288.3%	-93.2%
Net income (loss)	-48.8	-141.0	65.3%
Net Margin	178.8%	1,741.3%	-1,562.5 p.p.
Cash Generation (Consumption) – % Rossi	-22.5	9.6	-335.5%

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

[2] Gross Margin excluding interest allocated to cost.

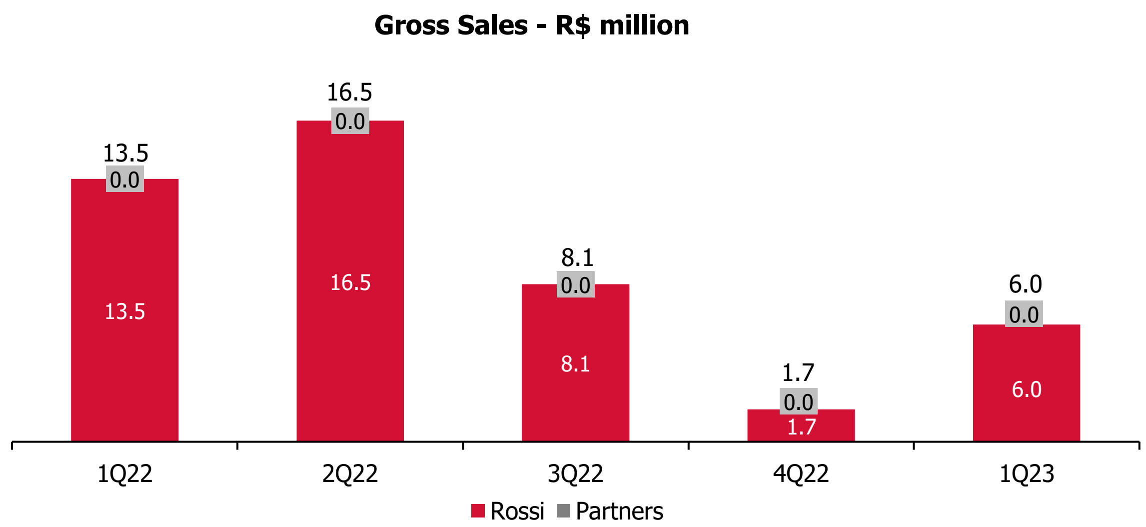
[3] EBITDA and EBITDA Margin adjusted for expenses that do not represent actual cash disbursement and for non-recurring items. The reconciliation with EBITDA under CVM Instruction 527/2012 is available in the glossary at the end of this document.

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)

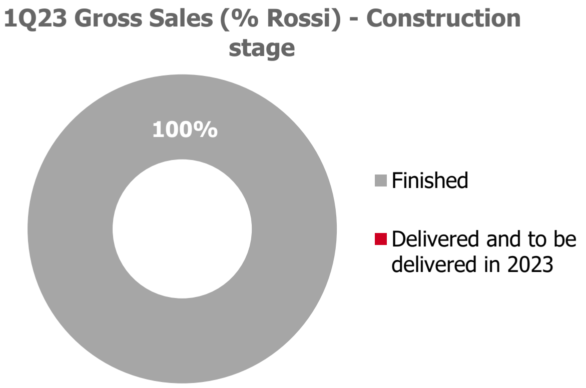
Contracted gross sales totaled R$6.0 million in the quarter, declining by 55% in Rossi's share when compared to 1Q22, but increasing by 261% compared to 4Q22.

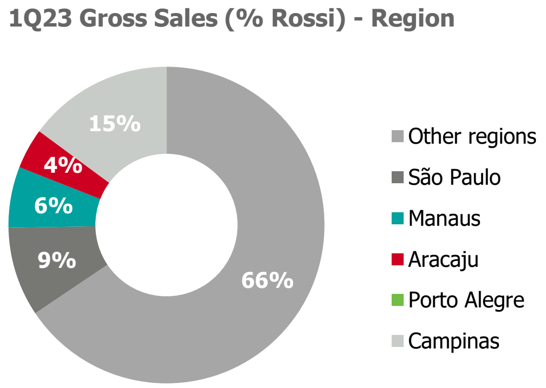


The reduction in sales in the last 12 months is directly related to lower inventories, which is natural as the Company concluded projects launched until 2017 and maintains a conservative approach regarding new launches. The current macroeconomic conditions are unfavorable and affect the income and confidence of families, reducing their will to take out new loans, thereby negatively affecting the Company's commercial performance.

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:





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 66% 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 1Q23 and year to date:

1Q23 Gross Sales (100%) - R$ million	Finished	Total
Campinas	0.9	0.9
Manaus	0.4	0.4
Acaraju	0.2	0.2
Porto Alegre	-	-
São Paulo	0.6	0.6
Other regions	4.0	4.0
Total	**6.0**	**6.0**

1Q23 Gross Sales (% Rossi) - R$ million	Finished	Total
Campinas	0.9	0.9
Manaus	0.4	0.4
Acaraju	0.2	0.2
Porto Alegre	-	-
São Paulo	0.6	0.6
Other regions	4.0	4.0
Total	**6.0**	**6.0**

The following tables show the speed of sales ("SoS") in 1Q23 and in the last 12 months, considering the amounts proportional to Rossi's share:

Quarterly SoS | % Rossi	1Q22	2Q22	3Q22	4Q22	1Q23
Initial Inventory	120.1	116.9	111.5	127.6	126.9
Launches	-	-	-	-	-
Inventory + Launches	**120.1**	**116.9**	**111.5**	**127.6**	**126.9**
Gross Sales	(13.5)	(16.5)	(8.1)	(1.7)	(6.0)
SoS for the Period (%)	**11.2%**	**14.1%**	**7.2%**	**1.3%**	**4.7%**
Cancellations	13.8	16.9	35.8	2.4	11.9
Adjustments / Revaluations	(3.6)	(5.8)	(11.6)	(1.5)	(1.5)
Inventory - End of Period	**116.9**	**111.5**	**127.6**	**126.9**	**131.3**

SoS LTM | % Rossi	1Q22	2Q22	3Q22	4Q22	1Q23
Initial Inventory	125.8	125.7	126.8	120.1	116.9
Launches	-	-	-	-	-
Inventory + Launches	**125.8**	**125.7**	**126.8**	**120.1**	**116.9**
Gross Sales	(67.9)	(62.0)	(53.6)	(39.6)	(32.2)
SoS for the Period (%)	**54.0%**	**49.3%**	**42.2%**	**33.0%**	**27.6%**
Cancellations	99.8	76.2	80.2	68.9	67.0
Adjustments / Revaluations	(40.8)	(28.5)	(25.8)	(22.5)	(20.4)
Inventory - End of Period	**116.9**	**111.5**	**127.6**	**126.9**	**131.3**

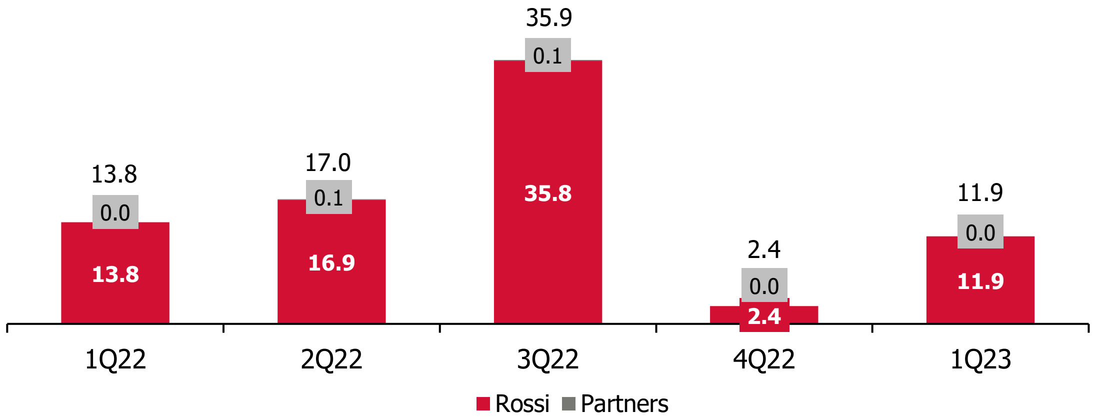
In this quarter, SoS totaled 4.7%, 3.4 p.p. higher than the performance in the fourth quarter of 2022.

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$1.5 million – Rossi's share in 1Q23).

SALES CANCELATIONS

Cancellations totaled R$11.9 million in 1Q23, both in the 100% consolidation and Rossi's share, declining by 14% in Rossi's share compared to the same period in the previous year.

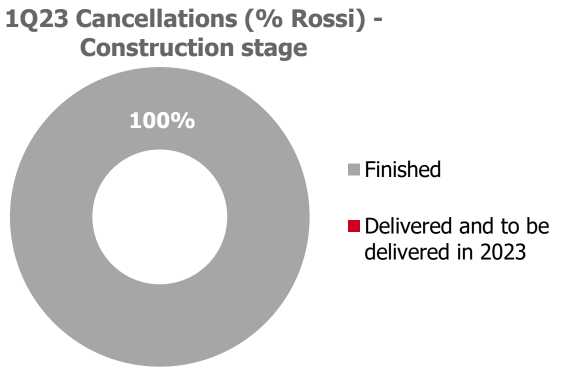
Cancellations - R$ million

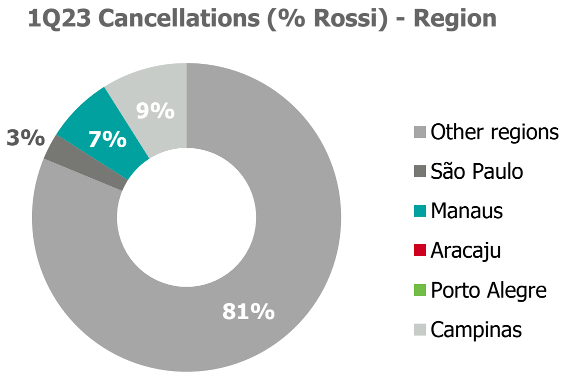


Cancellations are directly associated with the Company's effort to monetize its defaulting Accounts Receivable. Specifically, in the third quarter of the previous year, the Company recorded a high number of canceled contracts, as a preparatory measure for its Judicial Reorganization. We expect that released 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 2023, after its successful commercialization of cancelled units.

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





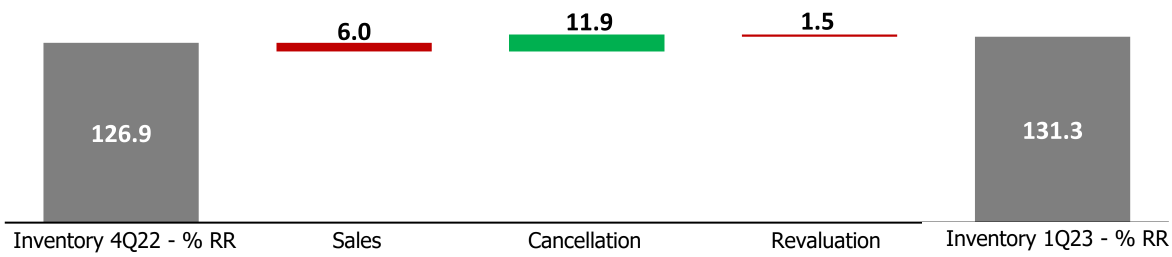
The tables below give details of cancellations by stage of construction and metropolitan region, both for Rossi and for the 100% consolidation in the first quarter of 2023:

1Q23 Cancellations (100%) - R$ million	Finished	Total
Campinas	1.1	1.1
Manaus	0.8	0.8
Acaraju	-	-
Porto Alegre	-	-
São Paulo	0.3	0.3
Other regions	9.7	9.7
Total	**11.9**	**11.9**

1Q23 Cancellations (% Rossi) - R$ million	Finished	Total
Campinas	1.1	1.1
Manaus	0.8	0.8
Acaraju	-	-
Porto Alegre	-	-
São Paulo	0.3	0.3
Other regions	9.7	9.7
Total	**11.9**	**11.9**

INVENTORY AT MARKET VALUE

Rossi's share of inventory at market value reached R$131.3 million in 1Q23. See below the QoQ changes to inventory:

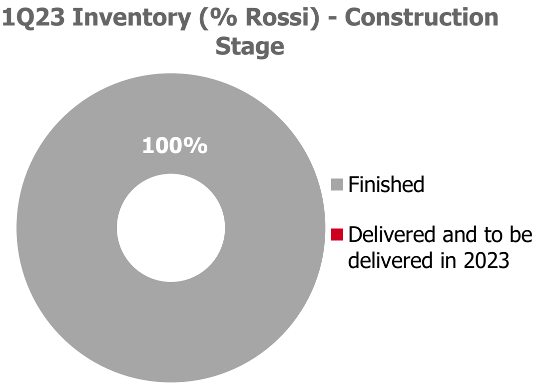


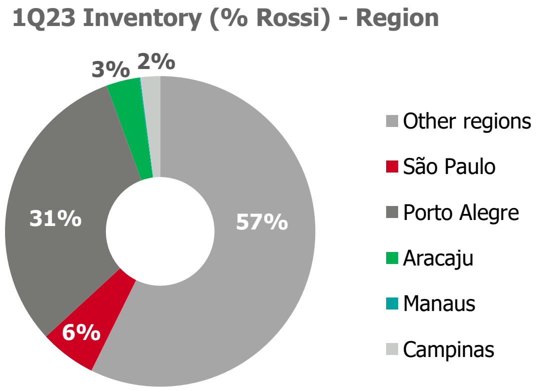
The following tables present detailed information by product line, year of launch, and expected year of delivery:

Inventory (% Rossi)	Launch Year (R$ MM)						
Products lines	2010 and	2011	2012	2013	2014	2017	Total
Commercial	0.4	44.6	-	-	-	-	45.0
Conventional	7.8	8.4	21.5	19.7	22.9	0.3	80.4
Economic Segment	4.0	0.6	0.2	1.0	-	-	5.8
Total	**12.2**	**53.6**	**21.7**	**20.7**	**22.9**	**0.3**	**131.3**

Inventory (% Rossi)	Year of Delivery (R$ MM)	
Product lines	Finished	Total
Commercial	45.0	45.0
Conventional	80.4	80.4
Economic Segment	5.8	5.8
Total	**131.3**	**131.3**

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





With the deliveries made in 2020, the Company's entire inventory consists of finished units. Inventory in non-strategic regions accounted for 57% 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	1.0	-	-	1.5	-	0.3	2.7
Manaus	0.1	0.1	-	-	-	-	0.3
Acaraju	-	0.3	1.5	2.7	-	-	4.5
Porto Alegre	-	4.6	-	13.5	22.9	-	40.9
São Paulo	1.0	0.1	6.5	-	-	-	7.7
Other regions	10.1	48.5	13.7	2.9	-	-	75.2
Total	**12.2**	**53.6**	**21.7**	**20.7**	**22.9**	**0.3**	**131.3**

Inventory (% Rossi)	Year of Delivery (R$ MM)	
Metropolitan Region	Finished	Total
Campinas	2.7	2.7
Manaus	0.3	0.3
Acaraju	4.5	4.5
Porto Alegre	40.9	40.9
São Paulo	7.7	7.7
Other regions	75.2	75.2
Total	**131.3**	**131.3**

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.

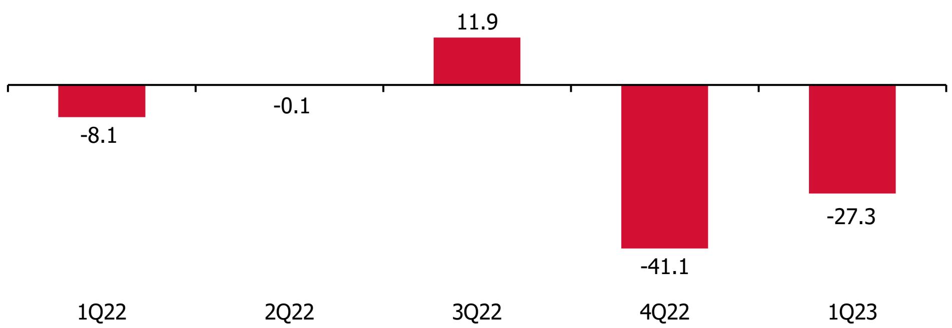
FINANCIAL PERFORMANCE

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$27.3 million in 1Q23. The negative result was due to (i) the negative net sales recorded in 2023; (ii) an addition in the provision for cancellations, due to the aging of the delinquency portfolio.

Net Revenue - R$ million



COST OF PROPERTIES AND SERVICES SOLD

The cost of properties and services reached a negative R$15.3 million in 1Q23, owing to the negative net sales calculated by the Company.

R$ million	1Q23	1Q22	Chg. (1Q23 vs 1Q22)
Construction + Land	2.1	7.9	-73.5%
Provision for Sales Cancellation	-17.5	3.1	-661.3%
Financial charges	0.1	0.8	-85.9%
Cost of Properties and Services	**-15.3**	**11.9**	**-228.9%**

GROSS PROFIT AND MARGIN

In 1Q23, gross profit was negative by R$12.0 million. Meanwhile, the adjusted gross profit for the financial charges allocated to the cost was negative R$11.9 million.

R$ million	1Q23	1Q22	Chg. (1Q23 vs 1Q22)
Gross Profit	**-12.0**	**-20.0**	**39.9%**
Gross Margin (%)	44.0%	246.8%	-202.8 p.p.
Adjusted Gross Profit [1]	**-11.9**	**-19.1**	**37.9%**
Adjusted Gross Margin (%)	43.5%	236.5%	-193.0 p.p.

([1]) Adjusted gross profit: excluding financial charges

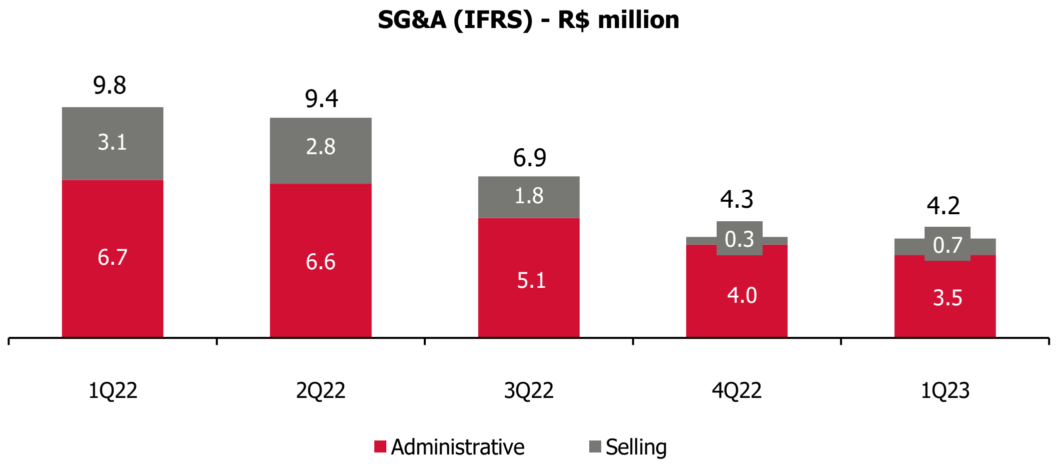
OPERATING EXPENSES

According to IFRS, administrative expenses totaled R$3.5 million in the first quarter of 2023, a decrease of 47% against the same period of 2022.

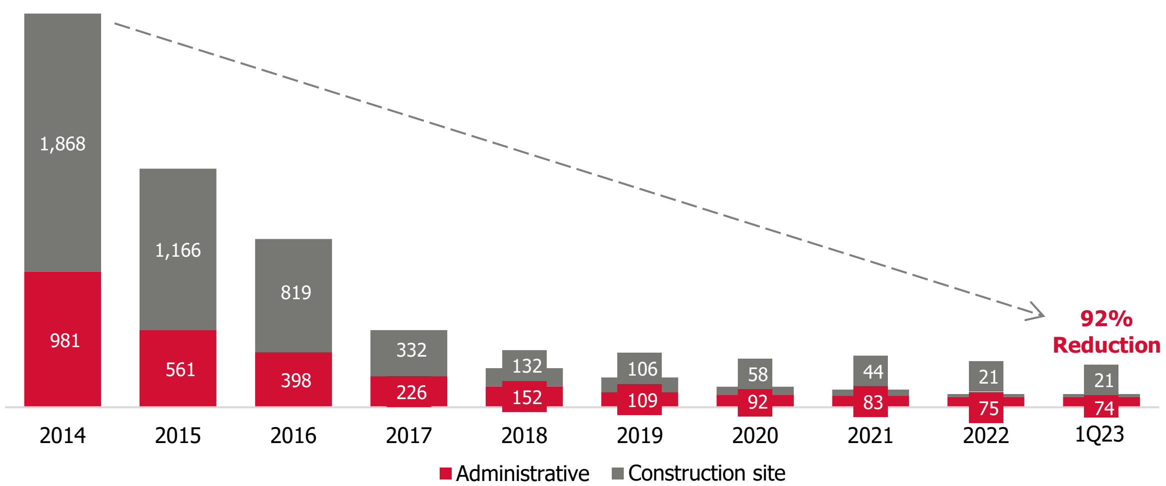
Selling expenses totaled R$0.7 million. This result already includes the reclassification of the Provision for Cancellations to the gross margin, made from the fourth quarter of 2021 onwards.

	IFRS		
R$ million	**1Q23**	**1Q22**	**Chg. (1Q23 vs 1Q22)**
Administrative (a)	3.5	6.7	-47.5%
Selling (b)	0.7	3.0	-76.9%
Administrative / Net Revenue	-12.9%	-83.2%	70.2 p.p.
Selling / Net Revenue	-2.6%	-37.7%	35.1 p.p.
(a) + (b)	**4.2**	**9.8**	**-56.6%**
(a) + (b) / Net Revenue	**-15.5%**	**-120.8%**	**105.3 p.p.**

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:



OTHER NET OPERATING REVENUES/EXPENSES

Other net operating expenses totaled R$7.4 million in this first quarter, against R$74.8 million recorded in the same period of the previous year.

EBITDA

Adjusted EBITDA for the first quarter of 2023 was negative by R$23.8 million. This result indicates a positive variation of 77% over 1Q22, as shown in the table below:

R$ million	1Q23	1Q22	Chg. (1Q23 vs 1Q22)
Net income (loss)	-48.8	-141.0	65.3%
(+/-) Net Financial Expenses (Income)	24.6	50.0	-50.8%
(+) Provision for income tax and social contribution	1.0	0.7	56.5%
(+) Depreciation and Amortization	0.5	0.3	33.1%
(+/-) Non-controlling shareholders	-1.2	-15.2	92.4%
EBITDA [1]	**-23.9**	**-105.1**	**77.3%**
(+) Financial Charges Allocated to Cost	0.1	0.8	-85.9%
(+/-) Stock option plan	0.0	0.0	N/A
Adjusted EBITDA [2]	**-23.8**	**-104.3**	**77.2%**
Adjusted EBITDA Margin (%)	87.0%	1,288.3%	-1,201.3 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)

The net financial result was a negative R$24.6 million in 1Q23, compared to the negative R$50.0 million recorded in 1Q22.

R$ million	1Q23	1Q22	Chg. (1Q23 vs 1Q22)
Financial Income	0.5	1.5	-64.9%
Financial Expenses	-25.2	-51.6	-51.2%
Financial Result	**-24.6**	**-50.0**	**-50.8%**
Discounts obtained	0.0	0.0	N/A
Proforma Financial Result	**-24.6**	**-50.0**	**-50.8%**

NET INCOME (LOSS)

In 1Q23, Rossi recorded a net loss of R$48.8 million, compared to a net loss of R$141.0 million recorded in the same period of 2022.

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$98.5 million in 1Q23, down by 13.9% from the previous quarter due to payments made by clients and cancellations recorded this quarter, which exceeded the amount of gross sales.

R$ million	1Q23	4Q22	Chg. (%)
Short-Term	**65.3**	**79.5**	**-18.0%**
Units under Construction	-	-	N/A
Finished Units	254.7	263.8	-3.4%
Provision for Cancellation	(215.4)	(210.1)	2.5%
Receivables from Land Sale	25.9	25.9	0.0%
Long-term	**33.3**	**34.9**	**-4.7%**
Units under Construction	-	-	N/A
Finished Units	20.0	23.3	-14.3%
Provision for Cancellation	(16.9)	(18.6)	-9.0%
Receivables from Land Sale	30.2	30.2	0.0%
Total	**98.5**	**114.5**	**-13.9%**
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	**98.5**	**114.5**	**-13.9%**

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	1Q23	4Q22	Chg (%)
Finished Properties	129.6	131.8	-1.7%
Properties under Construction	-	-	N/A
Land for future developments	184.1	184.1	0.0%
Provision for Cancellations	154.9	137.4	12.8%
Total	**468.6**	**453.3**	**3.4%**

DEBT

Under IFRS, Rossi ended 1Q23 with a cash position of R$8.4 million and total debt of R$614.3 million.

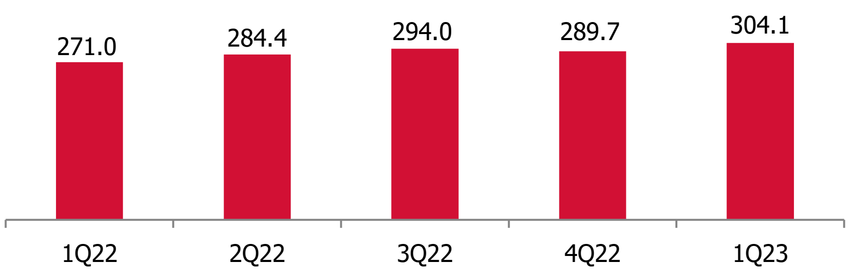
R$ million	1Q23	4Q22	Chg. (%)
Short Term	**614.3**	**591.2**	**3.9%**
Construction Loans	310.3	301.6	2.9%
SFH	310.3	301.6	2.9%
CCB [1]	0.0	0.0	N/A
Working Capital	301.9	287.1	5.2%
Receivables Securitization	2.1	2.5	-17.0%
Long Term	**0.0**	**0.1**	**-75.0%**
Construction Loans	0.0	0.0	**N/A**
SFH	0.0	0.0	N/A
CCB [1]	0.0	0.0	N/A
Working Capital	0.0	0.1	-75.0%
Receivables Securitization	0.0	0.0	N/A
Gross Debt	**614.3**	**591.3**	**3.9%**
Cash and Cash Equivalents	8.4	7.9	6.4%
Net Debt	**605.9**	**583.4**	**3.9%**
Net Debt / Equity	**N/A**	**N/A**	**N/A**
Cash Generation (Consumption)	**-22.5**	**17.4**	**-229.4%**

CCB[1] - Bank Credit Notes

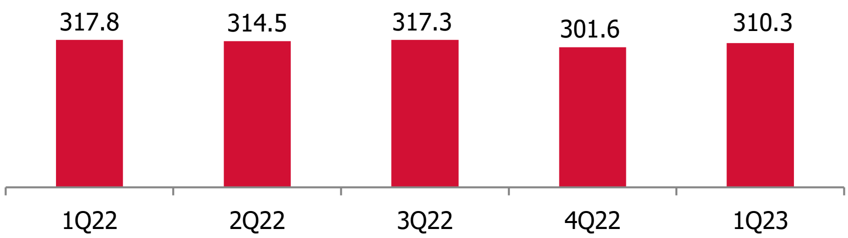
In 2021 and 2022, the Company successfully concluded the restructuring and settlement of some of its corporate debt contracts with Banco Bradesco and Banco do Brasil. This was settled mainly by using cash from the sale of assets that collateralized these debts and financial discounts obtained with the 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	1Q22	2Q22	3Q22	4Q22	1Q23
Gross Debt	**588.8**	**598.8**	**611.4**	**591.3**	**614.3**
Cash and Cash Equivalents	5.4	4.4	10.6	7.9	8.4
Net Debt	**583.4**	**594.5**	**600.8**	**583.4**	**605.9**
Net Debt / Shareholders' Equity	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Cash Generation (Consumption) in the quarter	**9.6**	**(11.0)**	**(6.3)**	**17.4**	**(22.5)**
LTM Cash Generation (Consumption)					**(22.5)**

100%

R$ million	1Q22	2Q22	3Q22	4Q22	1Q23
Gross Debt	**588.8**	**598.8**	**611.4**	**591.3**	**614.3**
Cash and Cash Equivalents	5.4	4.4	10.6	7.9	8.5
Net Debt	**583.4**	**594.4**	**600.8**	**583.3**	**605.9**
Net Debt / Shareholders' Equity	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Cash Generation (Consumption) in the quarter	**8.1**	**(11.0)**	**(6.3)**	**17.4**	**(22.5)**
LTM Cash Generation (Consumption)					**(22.5)**

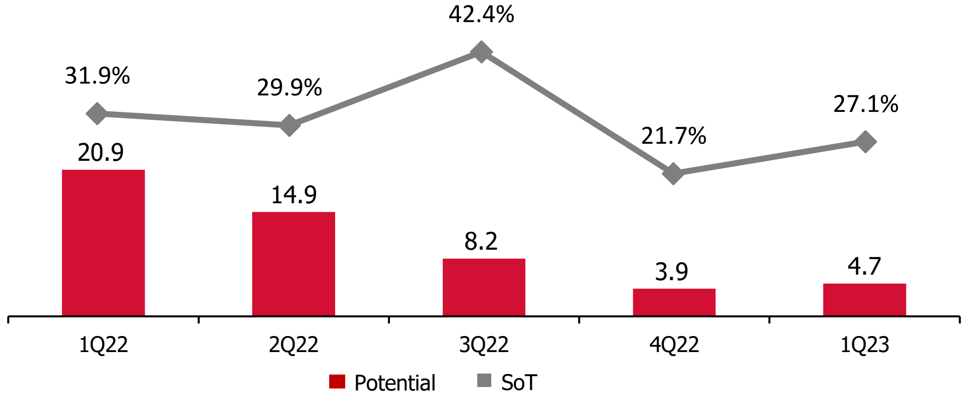
Proportional

R$ million	1Q22	2Q22	3Q22	4Q22	1Q23
Gross Debt	**588.8**	**598.8**	**611.4**	**591.3**	**614.3**
Cash and Cash Equivalents	5.4	4.4	10.6	7.9	8.4
Net Debt	**583.4**	**594.5**	**600.8**	**583.3**	**605.9**
Net Debt / Shareholders' Equity	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Cash Generation (Consumption) in the quarter	**(0.5)**	**(11.0)**	**(6.3)**	**17.4**	**(22.5)**
LTM Cash Generation (Consumption)					**(22.5)**

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.

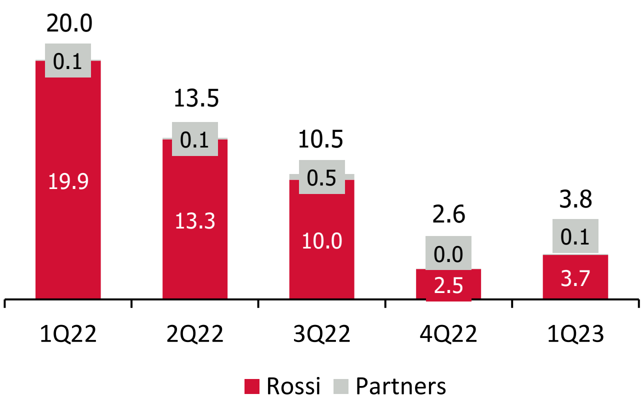
Transfer Speed - SoT



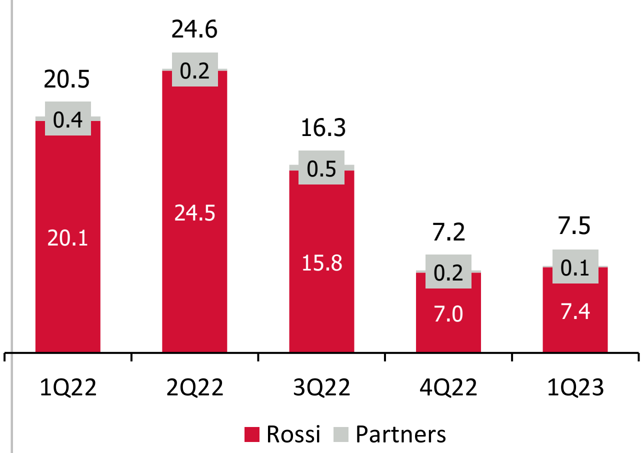
SoT reached 27.1% in 1Q23, 5.4 p.p. higher than the fourth quarter of 2022.

Cash inflows, which consider the volume of transfers and payments received from clients, reached R$7.5 million in the quarter (R$7.4 million – Rossi's share), down by 63% in Rossi's share compared to 1Q22. This variation was mainly due to the reduction in the outstanding 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%	1Q22	2Q22	3Q22	4Q22	1Q23
Initial Inventory	121.5	118.2	111.7	127.6	127.1
Launches	-	-	-	-	-
Inventory + Launches	**121.5**	**118.2**	**111.7**	**127.6**	**127.1**
Gross Sales	(13.5)	(16.5)	(8.1)	(1.7)	(6.0)
SoS for the Period (%)	**11.1%**	**13.9%**	**7.2%**	**1.3%**	**4.7%**
Cancellations	13.8	17.0	35.9	2.4	11.9
Adjustments / Revaluations	(3.7)	(7.0)	(11.9)	(1.2)	(1.8)
Inventory - End of Period	**118.2**	**111.7**	**127.6**	**127.1**	**131.3**

LTM SoS | 100%	1Q22	2Q22	3Q22	4Q22	1Q23
Initial Inventory	127.5	128.0	129.2	121.5	118.2
Launches	-	-	-	-	-
Inventory + Launches	**127.5**	**128.0**	**129.2**	**121.5**	**118.2**
Gross Sales	(68.1)	(62.1)	(53.8)	(39.7)	(32.3)
SoS for the Period (%)	**53.5%**	**48.5%**	**41.6%**	**32.7%**	**27.3%**
Cancellations	101.6	76.6	80.6	69.1	67.1
Adjustments / Revaluations	(42.7)	(30.7)	(28.4)	(23.7)	(21.8)
Inventory - End of Period	**118.2**	**111.7**	**127.6**	**127.1**	**131.3**

EXHIBIT II | IFRS INDICES - R$ MILLION

Quarterly SOS - IFRS Consolidated	1Q22	2Q22	3Q22	4Q22	1Q23
Initial Inventory	121.0	117.7	111.2	127.1	126.6
Launches	-	-	-	-	-
Inventory + Launches	**121.0**	**117.7**	**111.2**	**127.1**	**126.6**
Gross Sales	(13.5)	(16.5)	(8.1)	(1.7)	(6.0)
SoS for the Period (%)	**11.1%**	**14.0%**	**7.3%**	**1.3%**	**4.8%**
Cancellations	13.8	17.0	35.9	2.4	11.9
Adjustments / Revaluations	(3.7)	(7.0)	(11.9)	(1.2)	(1.2)
Inventory - End of Period	**117.7**	**111.2**	**127.1**	**126.6**	**131.3**

Quarterly SOS – Consolidated through Equity Income (Losses) of Subsidiaries	1Q22	2Q22	3Q22	4Q22	1Q23
Initial Inventory	0.6	0.5	0.5	0.5	0.5
Launches	-	-	-	-	-
Inventory + Launches	**0.6**	**0.5**	**0.5**	**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)	0.0	0.0	0.0	(0.5)
Inventory - End of Period	**0.5**	**0.5**	**0.5**	**0.5**	**0.0**

ROSSI

EXHIBIT III | INCOME STATEMENT

Income Statement (R$ '000)	1Q23	1Q22	Chg. (1Q23 x 1Q22)
Sale of properties and services	-6,352	14,198	-145%
Provision for Termination	-21,198	-22,759	7%
Taxes on sales	232	466	-50%
Net Operating Income	**-27,319**	**-8,095**	**-237%**
Cost of properties and services	**15,310**	**-11,882**	**-229%**
Works and lands	-2,101	-7,926	73%
Provision for Termination	17,529	-3,123	-661%
Financial charges	-118	-834	86%
Gross Profit	**-12.009**	**-19.977**	**40%**
Gross Margin	**44.0%**	**246.8%**	**-203 p.p.**
Gross Margin (ex interest)	**43.5%**	**236.5%**	**-193 p.p.**
Operating Expenses	**-12,341**	**-85,486**	**86%**
Administrative	-3,537	-6,731	47%
Selling	-703	-3,048	77%
Depreciation and Amortization	-454	-341	-33%
Equity Pickup	-292	-559	48%
Other Operating Revenues (Expenses)	-7,355	-74,807	90%
Earnings before Financial Result	**-24,350**	**-105,463**	**77%**
Financial Result	**-24,613**	**-50,042**	**51%**
Financial Revenue	543	1,545	-65%
Financial Expenses	-25,156	-51,587	51%
Operating Profit (Loss)	**-48,963**	**-155,505**	**69%**
Operating Margin	**179,2%**	**1,921.0%**	**-1,742 p.p.**
Provision for Income Tax and Social Contribution	-207	-3,224	94%
Deferred Income Tax and Social Contribution	-840	2,555	-133%
Non-controlling shareholders	1,163	15,215	-92%
Net Income (Loss) for the Year	**-48,847**	**-140,959**	**65%**
Net Margin	**178.8%**	**1,741.3%**	**-1,563 p.p.**

ROSSI

EXHIBIT IV | BALANCE SHEET

Assets (R$ '000)	1Q23	4Q22	Chg. (1Q23 x 4Q22)
Current			
Cash and Cash Equivalents	3,377	3,143	7,4%
Marketable securities	5,038	4,765	5,7%
Accounts receivables	65,257	79,549	-18,0%
Marketable properties	284,529	269,219	5,7%
Other Credits	13,251	15,490	-14,5%
Total current assets	**371,452**	**372,166**	**-0,2%**
Noncurrent			
Accounts receivables	33,253	34,909	-4,7%
Marketable properties	184,066	184,066	0,0%
Judicial deposits	44,424	45,644	-2,7%
Related parties	9,600	10,749	-10,7%
Advance to business partners	0	0	N/A
Deferred taxes and contributions	0	0	N/A
Investments	25,329	24,662	2,7%
Property, Plant and Equipment	231	280	-17,5%
Intangible Assets	945	1,220	-22,5%
Total non-current assets	**297,848**	**301,530**	**-1,2%**
Total Assets	**669,300**	**673,696**	**-0,7%**

Liabilities (R$ '000)	1Q23	4Q22	Chg. (1Q23 x 4Q22)
Current			
Construction Financing - home loan	614,296	591,215	3.9%
Suppliers	40,603	40,808	-0.5%
Accounts payable from properties acquisitions	154	154	0.0%
Salaries and social security charges	731	752	-2.8%
Taxes and contributions payable	194,834	195,068	-0.1%
Management and employee participation payable	0	0	N/A
Advances from clients	0	0	N/A
Related parties	15,929	16,761	-5.0%
Deferred taxes and contributions	11,521	13,002	-11.4%
Other Accounts Payable	594,532	568,600	4.6%
Total Current Liabilities	**1,472,600**	**1,426,360**	**3.2%**
Noncurrent			
Construction Financing - home loan	14	58	-75.9%
Advance to business partners	0	0	N/A
Accounts payable from properties acquisitions	55,787	55,787	0.0%
Taxes and contributions payable	11,321	11,403	-0.7%
Provision for risks	257,581	260,381	-1.1%
Provisions for works insurance	585	598	-2.2%
Deferred taxes and contributions	20,538	18,637	10.2%
Provisions for investment losses	9,314	8,885	4.8%
Other Accounts Payable	33	50	-34.0%
Total Noncurrent liabilities	**355,173**	**355,799**	**-0.2%**
Shareholders' Equity			
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)	-3,831,990	-3,783,143	1.3%
Total Shareholders' Equity	**-1,156,947**	**-1,108,100**	**4.4%**
Non-controlling interest	-1,526	-363	320.4%
Total Liabilities	**669,300**	**673,696**	**-0.7%**

EXHIBIT V – Inventory (100%)

PSV (R$ million) – 100%	Finished	Total
Brasília	49.1	49.1
Porto Alegre	36.4	36.4
Duque de Caxias	12.3	12.3
Santos	6.3	6.3
Rio de Janeiro	5.1	5.1
Xangri-Lá	4.6	4.6
Aracaju	4.5	4.5
Curitiba	2.7	2.7
Nísia Floresta	2.2	2.2
Paulínia	1.5	1.5
Londrina	1.4	1.4
Belo Horizonte	1.0	1.0
Campinas	0.9	0.9
São Paulo	0.8	0.8
Valparaíso de Goiás	0.3	0.3
Hortolândia	0.3	0.3
Itaboraí	0.3	0.3
Votorantim	0.2	0.2
São José dos Campos	0.2	0.2
Nova Iguaçu	0.1	0.1
Other regions	0.9	0.9
Total	**131.3**	**131.3**

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.