

São Paulo, August 9, 2023. Rossi Residencial S.A. – Under Judicial Reorganization (B3: RSID3; Bloomberg: RSID3 BZ Equity), announces its results for the second quarter of 2023.

RSID3: R\$4.82 per share

Total shares: 20,000,000

Market value: R\$96.4 million

Increase of 82% in gross sales in 2Q23 x 1Q23

Resale efficiency of 98% of units cancelled in 2023

Increase of 56% in Cash Inflow in 2Q23 vs. 1Q23

Decrease of 43% in SG&A in 2Q23 vs. 2Q22

Conference Call

August 10, 2023

In Portuguese with Simultaneous Translation

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

Webcast link access:

<https://webcastlite.mziq.com/cover.html?webcastId=c793c18a-193e-4048-ac70-e9ba5fd07d6a>

Replay available on the Company's IR website:

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

**Investor Relations
Team**

ri@rossiresidencial.com.br

+55 (11) 4058-2502

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MESSAGE FROM THE CEO

We have reached the conclusion of the second quarter of 2023 with a steadily growing sense of optimism. We remain confident that the Company's Judicial Reorganization process, filed with the Bankruptcy Court of São Paulo, will continue progressing as planned, in order to ensure a definitive resolution to allow the restructuring of the Company's debt and the strengthening of our short and medium-term cash flow.

The General Creditors' Meeting has been scheduled for the second half of August, and we are hopeful that we will be able to approve the Judicial Reorganization Plan we have prepared and filed with the majority of our creditors.

In the meantime, however, the Company remains focused on its internal restructuring process, aiming to enhance its operational performance, whether through implementing improvements in our sales and transfer processes or through streamlining our own structure. This effort has yielded positive results, especially as we also began to observe significant signs of recovery in the Brazilian real estate market, with an increase in demand for properties nationwide.

The Company's Gross Sales reached R\$11.0 million (Rossi's Share), corresponding to an 82% increase over the previous quarter of the year. This performance contributed to an 8% SoS rate, a performance we had not achieved since June 2022. This achievement also reflects 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.

The Company's has also maintained a high resale efficiency index, reaching 98%. Furthermore, we observed a significant increase of 58% in cash inflow due to a higher volume of transfers and settlements in 2Q23 compared to 1Q23.

Additionally, regarding operational expenses, our plan to simplify the Company's structure continues to yield positive results, maintaining the trend of reducing administrative expenses, which fell by 43% in 1H23 from 1H22, and commercial expenses, which also fell by 65% in 1H23 from 1H22.

These efforts have enabled the Company to fulfill all of its obligations to current suppliers and even achieve a slight increase in its cash balance, which reached R\$10.0 million in June.

It's clear to us that, in the short and medium term, we will still be dealing with limitations and challenges imposed by the Judicial Reorganization process. Otherwise, considering the significant operational outcomes achieved so far and considering the scheduled General Creditors' Meeting and the imminent restructuring of our main liabilities, we remain confident that the Company is positioning itself quite favorably to address its long-term challenges, aiming at the development of new projects and creating value for its shareholders.

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.

Subsequently, on July 04, 2023, the Company presented an updated version of the Judicial Reorganization Plan, which also fulfilled the requirements stipulated by Article 53 and introduced new payment options to specific creditors.

Accordingly, on July 18, 2023, a call notice establishing the dates for the General Creditors' Meeting ("AGC") was published and creditors will meet to resolve on the payment conditions proposed by the Company.

The AGC will be held in person, at the auditorium of the JK Financial Center Building, at Av. Pres. Juscelino Kubitschek, nº 510 - São Paulo/SP, on August 15, 2023, at 11:00 a.m., on a first call. Should there be no quorum on the first date, it will be held on a second call on August 22, 2023, at 11:00 a.m.

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 | 2Q23 | 2Q22 | Chg. (2Q23 x 2Q22) | 2023 | 2022 | Chg. (2023 x 2022) |
|---|---------|-----------|-----------------------|--------|---------|-----------------------|
| Operational Performance | | | | | | |
| Launches – 100% | - | - | N/A | - | - | N/A |
| Gross Sales – 100% | 11.0 | 16.5 | -33.4% | 17.0 | 29.9 | -43.2% |
| Cancellations – 100% | 8.0 | 17.0 | -53.0% | 19.9 | 30.8 | -35.4% |
| Net Sales – 100% | 3.0 | -0.5 | -743.4% | -2.9 | -0.8 | 243.1% |
| Launches – 100% | - | - | N/A | - | - | N/A |
| Gross Sales – 100% | 11.0 | 16.5 | -33.3% | 17.0 | 29.9 | -43.1% |
| Cancellations – 100% | 8.0 | 16.9 | -52.8% | 19.9 | 30.7 | -35.2% |
| Net Sales – 100% | 3.0 | -0.4 | -823.0% | -2.9 | -0.8 | 265.6% |
| Financial Performance | | | | | | |
| Net Revenue | 14.1 | -0.1 | -12657.8% | -13.2 | -8.2 | -61.2% |
| Gross Margin ¹ | 20.0% | -14870.8% | 14890.8 p.p. | 69.4% | 40.1% | 29.3 p.p. |
| Gross Margin (ex interest) ² | 26.9% | -15451.7% | 15478.6 p.p. | 61.2% | 22.0% | 39.2 p.p. |
| Adjusted EBITDA ³ | -31.4 | -24.8 | -26.2% | -55.1 | -129.1 | 57.3% |
| Adjusted EBITDA Margin ³ | -222.6% | 22140.0% | -101.0% | 416.8% | 1573.4% | -73.5% |
| Net Income (Loss) | -43.1 | -59.6 | 27.6% | -92.0 | -200.6 | 54.1% |
| Net Margin | -306.2% | 53143.2% | -53449.4 p.p. | 695.4% | 2444.0% | -1748.6 p.p. |
| Cash Generation (Consumption) % Rossi | -6.6 | -11.0 | 40.1% | -29.1 | -11.6 | -152.3% |

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

² Gross Margin excluding interest allocated to cost.

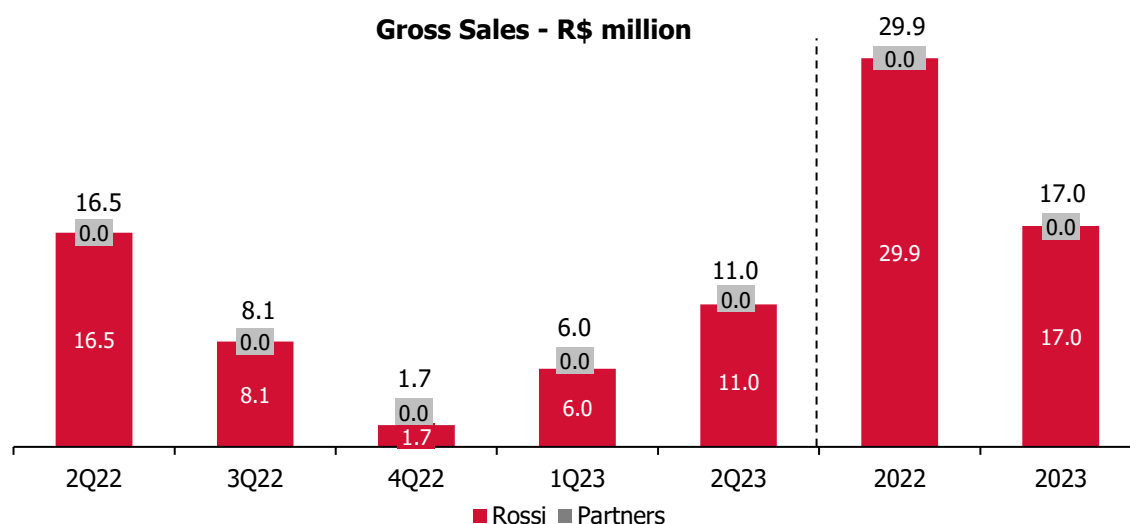
³ EBITDA and EBITDA Margin adjusted for expenses that do not represent actual cash disbursement and for non-recurring items. The reconciliation with EBITDA under CVM Instruction 527/2012 is available in the glossary at the end of this document.

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\$11.0 million in the quarter, declining by 33% in Rossi's share when compared to 2Q22, but increasing by 82% compared to 1Q23. Sales reached R\$17.0 million in 1H23, both for Rossi and for the 100% consolidation, down by 43% from 1H22.

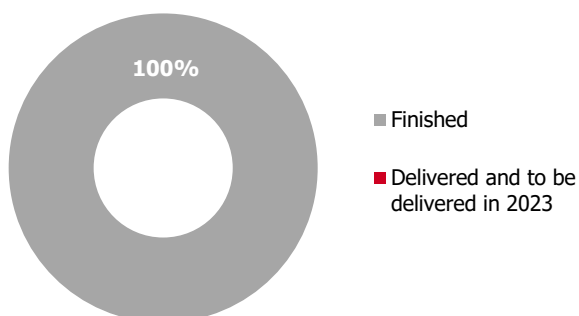


The reduction in sales in the last 12 months is directly related to lower inventories, which is natural as the Company concludes projects launched until 2017 and maintains a conservative approach regarding new launches. The current macroeconomic conditions are unfavorable and affect the income and confidence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

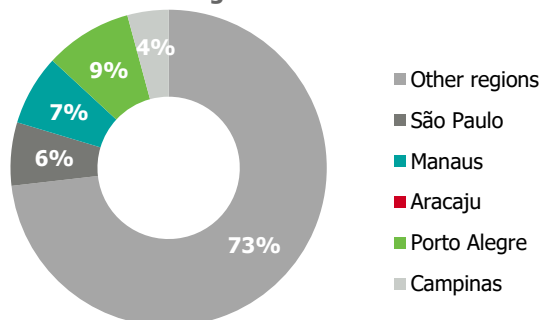
Nevertheless, the Company has successfully managed to reduce the number of units subject to judicial mortgages after the filing for Judicial Reorganization, since the suspension of the court rulings enabled the commercialization of part of its inventory that was previously blocked.

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

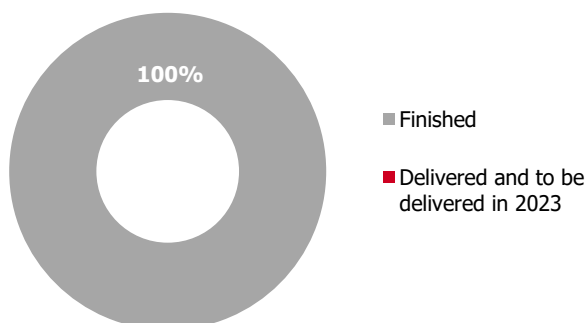
2Q23 Gross Sales (Rossi's share)
- Construction stage



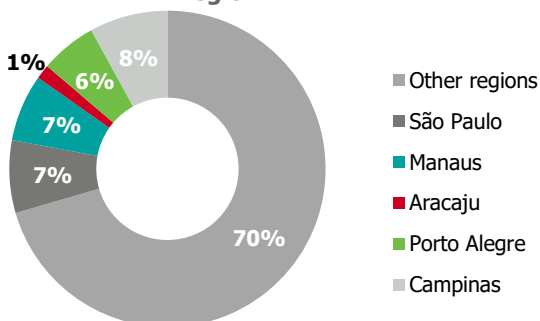
2Q23 Gross Sales (Rossi's share)
- Region



2023 Gross Sales (Rossi's share)
- Construction stage



2023 Gross Sales (Rossi's share)
- 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 73% 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, broken down by metropolitan region and construction stage in 2Q23 and 1H23:

| 2Q23 Gross Sales (100%) R\$ million | Finished | Total |
|---------------------------------------|-------------|-------------|
| Campinas | 0.5 | 0.5 |
| Manaus | 0.8 | 0.8 |
| Aracaju | - | - |
| Porto Alegre | 1.0 | 1.0 |
| São Paulo | 0.7 | 0.7 |
| Other regions | 8.0 | 8.0 |
| Total | 11.0 | 11.0 |

| 2Q23 Gross Sales (Rossi's share) R\$ million | Finished | Total |
|--|-------------|-------------|
| Campinas | 0.5 | 0.5 |
| Manaus | 0.8 | 0.8 |
| Aracaju | - | - |
| Porto Alegre | 1.0 | 1.0 |
| São Paulo | 0.7 | 0.7 |
| Other regions | 8.0 | 8.0 |
| Total | 11.0 | 11.0 |

| 2023 Gross Sales (100%) R\$ million | Finished | Total |
|---------------------------------------|-------------|-------------|
| Campinas | 1.4 | 1.4 |
| Manaus | 1.2 | 1.2 |
| Aracaju | 0.2 | 0.2 |
| Porto Alegre | 1.0 | 1.0 |
| São Paulo | 1.3 | 1.3 |
| Other regions | 12.0 | 12.0 |
| Total | 17.0 | 17.0 |

| 2023 Gross Sales (Rossi's share) R\$ million | Finished | Total |
|--|-------------|-------------|
| Campinas | 1.4 | 1.4 |
| Manaus | 1.2 | 1.2 |
| Aracaju | 0.2 | 0.2 |
| Porto Alegre | 1.0 | 1.0 |
| São Paulo | 1.3 | 1.3 |
| Other regions | 12.0 | 12.0 |
| Total | 17.0 | 17.0 |

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

| Quarterly SoS Rossi's share | 2Q22 | 3Q22 | 4Q22 | 1Q23 | 2Q23 |
|----------------------------------|--------------|--------------|--------------|--------------|--------------|
| Initial Inventory | 116.9 | 111.5 | 127.6 | 126.9 | 131.3 |
| Launches | - | - | - | - | - |
| Inventory + Launches | 116.9 | 111.5 | 127.6 | 126.9 | 131.3 |
| Gross Sales | (16.5) | (8.1) | (1.7) | (6.0) | (11.0) |
| SoS for the Period (%) | 14.1% | 7.2% | 1.3% | 4.7% | 8.4% |
| Cancellations | 16.9 | 35.8 | 2.4 | 11.9 | 8.0 |
| Adjustments / Revaluations | (5.8) | (11.6) | (1.5) | (1.5) | (4.3) |
| Inventory - End of Period | 111.5 | 127.6 | 126.9 | 131.3 | 124.0 |

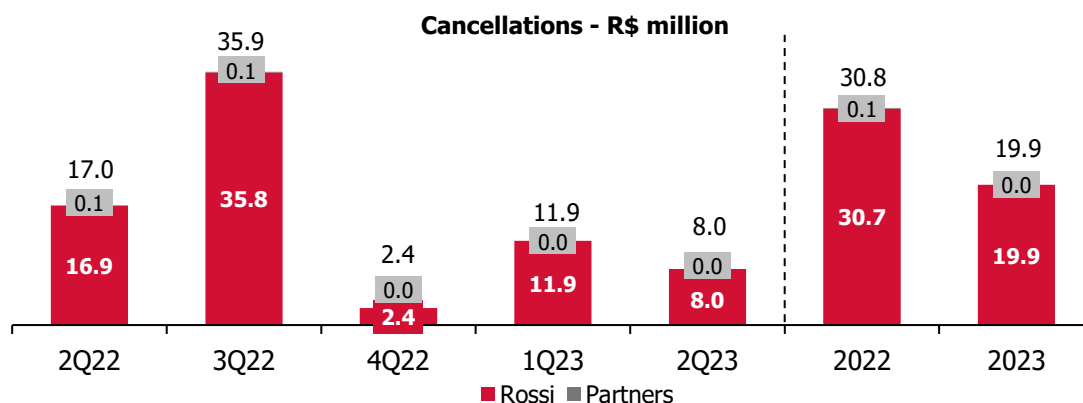
| SoS LTM Rossi's share | 2Q22 | 3Q22 | 4Q22 | 1Q23 | 2Q23 |
|----------------------------------|--------------|--------------|--------------|--------------|--------------|
| Initial Inventory | 125.7 | 126.8 | 120.1 | 116.9 | 111.5 |
| Launches | - | - | - | - | - |
| Inventory + Launches | 125.7 | 126.8 | 120.1 | 116.9 | 111.5 |
| Gross Sales | (62.0) | (53.6) | (39.6) | (32.2) | (26.7) |
| SoS for the Period (%) | 49.3% | 42.2% | 33.0% | 27.6% | 24.0% |
| Cancellations | 76.2 | 80.2 | 68.9 | 67.0 | 58.1 |
| Adjustments / Revaluations | (28.5) | (25.8) | (22.5) | (20.4) | (18.8) |
| Inventory - End of Period | 111.5 | 127.6 | 126.9 | 131.3 | 124.0 |

In 2Q23, SoS totaled 8.4%, 3.6 p.p. higher than the performance in 1Q23. In the last 12 months, SoS was 24%, down by 3.6 p.p. of the SoS recorded in the last 12 months ended in March 2023.

The amounts highlighted in the table above as Adjustments/Revaluations refer to the price revaluation of cancelled units that returned to the Company's inventory (R\$4.3 million in Rossi's share in 2Q23).

RESCISÃO DE VENDAS

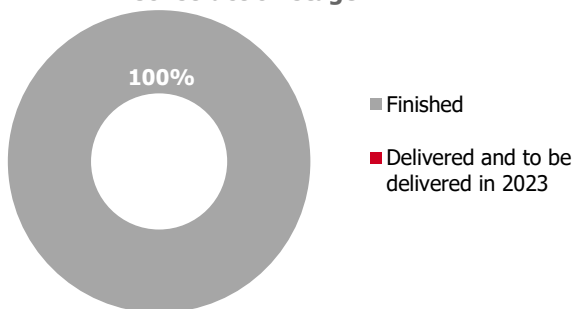
Cancellations totaled R\$8.0 million in 2Q23, both in the 100% consolidation and Rossi's share, decreasing by 53% in Rossi's share compared to 2Q22. In 1H23, cancellations fell by 35% in Rossi's share compared to 1H22.



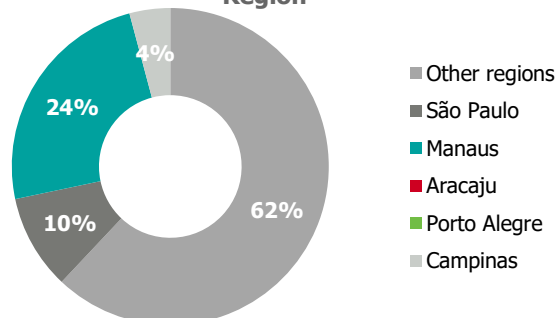
Cancellations are directly associated with the Company's effort to monetize its defaulting Accounts Receivable. Specifically, in the third quarter of the previous year, the Company recorded a high number of cancelled contracts, as a preparatory measure for its Judicial Reorganization. We expect that 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 rate of 98% in 2Q23, after its successful commercialization of cancelled units. The following charts show the cancellations (Rossi's share) by construction stage and metropolitan region:

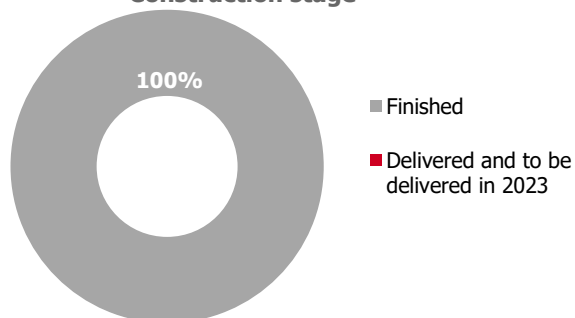
2Q23 Cancellations (Rossi's share) - Construction stage



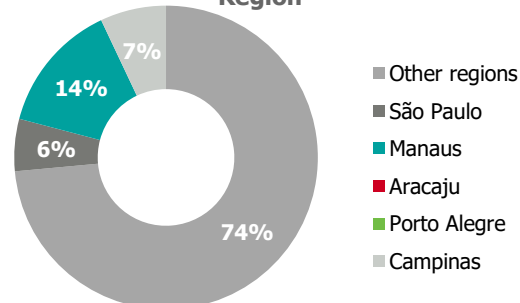
2Q23 Cancellations (Rossi's share) - Region



2023 Cancellations (Rossi's share) - Construction stage



2023 Cancellations (Rossi's share) - Region



The tables below detail the cancellations by construction stage and metropolitan region, both for Rossi and for the 100% consolidation, in 2Q23 and 1H23:

| 2Q23 Cancellations (100%) - R\$ million | Finished | Total |
|---|------------|------------|
| Campinas | 0.3 | 0.3 |
| Manaus | 1.9 | 1.9 |
| Aracaju | - | - |
| Porto Alegre | - | - |
| São Paulo | 0.8 | 0.8 |
| Other regions | 4.9 | 4.9 |
| Total | 8.0 | 8.0 |

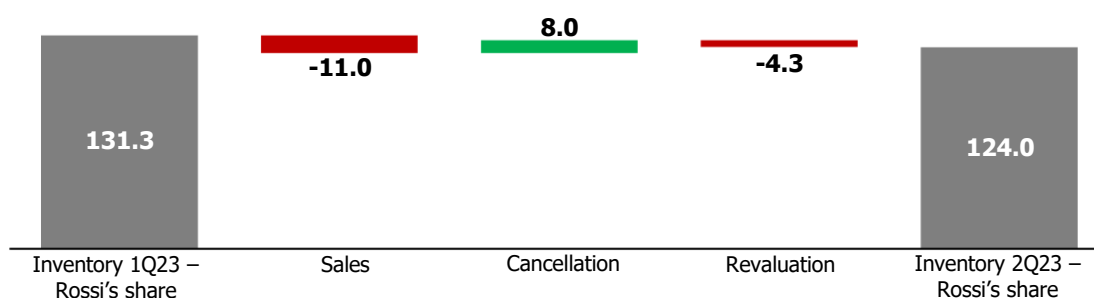
| 2Q23 Cancellations (Rossi's share) - R\$ million | Finished | Total |
|--|------------|------------|
| Campinas | 0.3 | 0.3 |
| Manaus | 1.9 | 1.9 |
| Aracaju | - | - |
| Porto Alegre | - | - |
| São Paulo | 0.8 | 0.8 |
| Other regions | 4.9 | 4.9 |
| Total | 8.0 | 8.0 |

| 2023 Cancellations (100%) - R\$ million | Finished | Total |
|---|-------------|-------------|
| Campinas | 1.4 | 1.4 |
| Manaus | 2.8 | 2.8 |
| Aracaju | - | - |
| Porto Alegre | - | - |
| São Paulo | 1.1 | 1.1 |
| Other regions | 14.6 | 14.6 |
| Total | 19.9 | 19.9 |

| 2023 Cancellations (Rossi's share) - R\$ million | Finished | Total |
|--|-------------|-------------|
| Campinas | 1.4 | 1.4 |
| Manaus | 2.8 | 2.8 |
| Aracaju | - | - |
| Porto Alegre | - | - |
| São Paulo | 1.1 | 1.1 |
| Other regions | 14.6 | 14.6 |
| Total | 19.9 | 19.9 |

INVENTORY AT MARKET VALUE

Rossi's share of inventory at market value reached R\$124.0 million in 2Q23, with the following changes to inventory when compared to 1Q23:



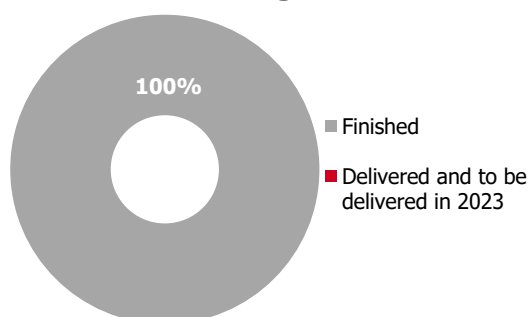
The following tables present detailed information by product line, year of launch, and expected year of delivery:

| Inventory (Rossi's share) | Launch Year (R\$ million) | | | | | | |
|---------------------------|---------------------------|-------------|-------------|-------------|-------------|------------|--------------|
| | 2010 and before | 2011 | 2012 | 2013 | 2014 | 2017 | Total |
| Commercial | 0.6 | 45.3 | - | - | - | - | 45.9 |
| Conventional | 7.9 | 6.1 | 16.2 | 19.2 | 23.1 | 0.1 | 72.6 |
| Economic Segment | 3.9 | 0.6 | - | 1.0 | - | - | 5.5 |
| Total | 12.3 | 52.1 | 16.2 | 20.2 | 23.1 | 0.1 | 124.0 |

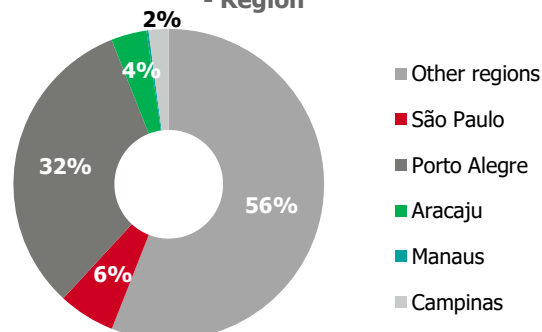
| Inventory (Rossi's share) | Year of Delivery (R\$ million) | |
|---------------------------|--------------------------------|--------------|
| | Finished | Total |
| Commercial | 45.9 | 45.9 |
| Conventional | 72.6 | 72.6 |
| Economic Segment | 5.5 | 5.5 |
| Total | 124.0 | 124.0 |

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

2Q23 Inventory (Rossi's share)
- Construction Stage



2Q23 Inventory (Rossi's share)
- Region



With the deliveries made in 2020, the Company's entire inventory consists of finished units. Inventory in non-strategic regions accounts for 56% of the total inventory.

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

| Inventory (Rossi's share) | Launch Year (R\$ million) | | | | | | |
|---------------------------|---------------------------|-------------|-------------|-------------|-------------|------------|--------------|
| | 2010 and before | 2011 | 2012 | 2013 | 2014 | 2017 | Total |
| Campinas | 1.0 | - | - | 1.5 | - | 0.1 | 2.6 |
| Manaus | 0.1 | 0.1 | - | - | - | - | 0.3 |
| Aracaju | - | 0.3 | 1.5 | 2.8 | - | - | 4.6 |
| Porto Alegre | - | 3.1 | - | 13.7 | 23.1 | - | 39.8 |
| São Paulo | 1.0 | 0.1 | 6.2 | - | - | - | 7.3 |
| Other regions | 10.2 | 48.4 | 8.5 | 2.3 | - | - | 69.4 |
| Total | 12.3 | 52.1 | 16.2 | 20.2 | 23.1 | 0.1 | 124.0 |

| Inventory (Rossi's share) | Year of Delivery (R\$ million) | |
|---------------------------|--------------------------------|--------------|
| | Finished | Total |
| Campinas | 2.6 | 2.6 |
| Manaus | 0.3 | 0.3 |
| Aracaju | 4.6 | 4.6 |
| Porto Alegre | 39.8 | 39.8 |
| São Paulo | 7.3 | 7.3 |
| Other regions | 69.4 | 69.4 |
| Total | 124.0 | 124.0 |

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

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.

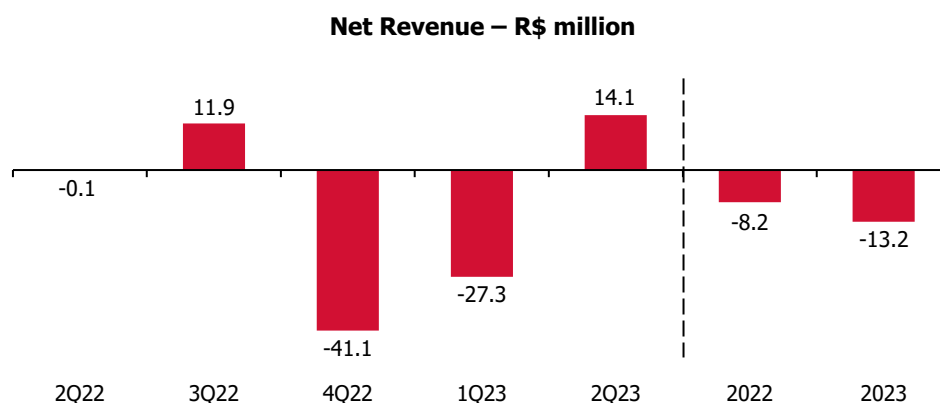
Of such an inventory, R\$400 million is still preferably allocated to real estate development or allotments and may be developed in partnership with other real estate players and financial investors, over the next years. The remaining R\$1.3 billion is composed of land that is in the initial stage of development and maturation and, therefore, may be cancelled 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

Net revenue from the sale of properties and services, recognized by the progress of construction works ("PoC"), totaled R\$14.1 million in 2Q23.



COST OF PROPERTIES AND SERVICES SOLD

The cost of properties and services reached R\$11.3 million in 2Q23.

| R\$ million | 2Q23 | 2Q22 | Chg. (2Q23 x 2Q22) | 2023 | 2022 | Chg. (2023 x 2022) |
|--|-------------|--------------|--------------------|-------------|-------------|--------------------|
| Construction + Land | 6.1 | 16.2 | -62.7% | 8.2 | 24.2 | -66.3% |
| Provision for Sales Cancellation | 4.2 | -33.7 | -112.6% | -13.3 | -30.6 | 56.6% |
| Financial charges | 1.0 | 0.7 | 48.7% | 1.1 | 1.5 | -26.8% |
| Cost of Properties and Services | 11.3 | -16.8 | -167.1% | -4.0 | -4.9 | 17.7% |

LUCRO E MARGEM BRUTA

Gross profit totaled R\$2.8 million in 2Q23, while the adjusted gross profit, which excludes financial charges allocated to costs, was R\$3.8 million.

| R\$ million | 2Q23 | 2Q22 | Chg. (2Q23 x 2Q22) | 2023 | 2022 | Chg. (2023 x 2022) |
|---|------------|-------------|--------------------|-------------|-------------|--------------------|
| Gross Profit | 2.8 | 16.7 | -83.1% | -9.2 | -3.3 | -179.0% |
| Gross Margin (%) | 20.0% | -14870.8% | 14890.8 p.p. | 69.4% | 40.1% | 29.3 p.p. |
| Adjusted Gross Profit ¹ | 3.8 | 17.3 | -78.1% | -8.1 | -1.8 | -348.2% |
| Adjusted Gross Margin (%) | 26.9% | -15451.7% | 15478.6 p.p. | 61.2% | 22.0% | 39.2 p.p. |

⁽¹⁾ Adjusted gross profit: excluding financial charges

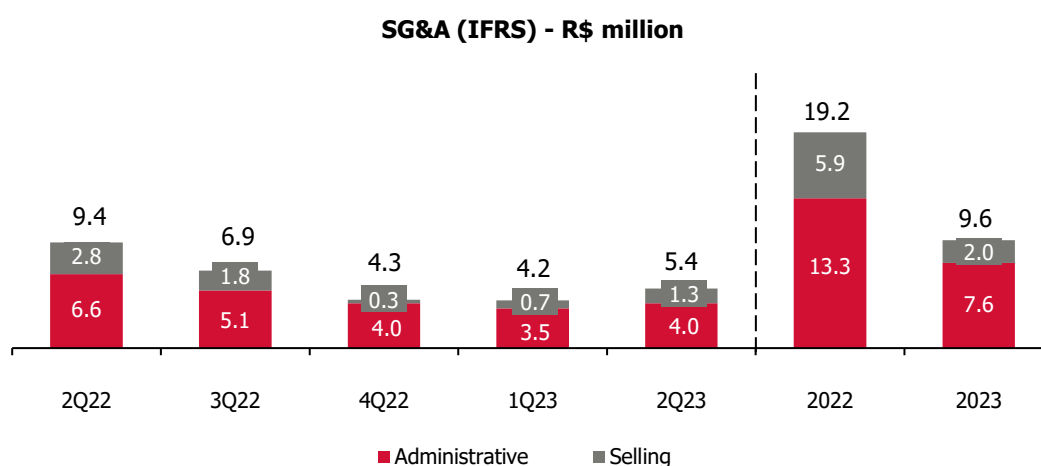
DESPESAS OPERACIONAIS

According to IFRS, administrative expenses totaled R\$4.0 million in 2Q23, down by 39% from 2Q22.

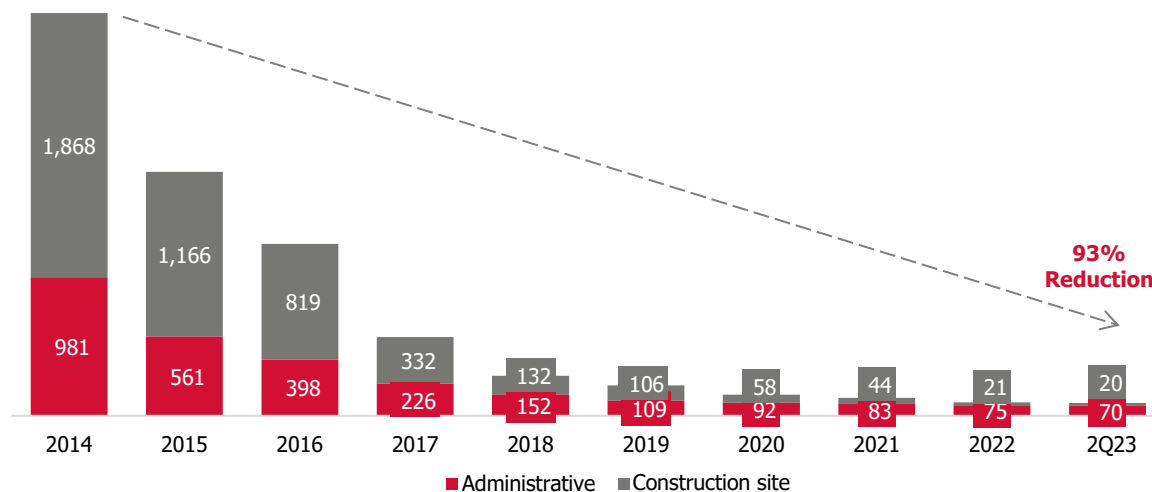
Commercial expenses totaled R\$1.3 million. This result already includes the reclassification of the Provision for Cancellations, as from 4Q21.

| IFRS | | | | | | |
|------------------------------|--------------|-----------------|-----------------------|---------------|----------------|-----------------------|
| R\$ million | 2Q23 | 2Q22 | Chg. (2Q23 x 2Q22) | 2023 | 2022 | Chg. (2023 x 2022) |
| Administrative (a) | 4.0 | 6.6 | -38.7% | 7.6 | 13.3 | -43.1% |
| Selling (b) | 1.3 | 2.8 | -52.8% | 2.0 | 5.9 | -65.3% |
| Administrative / Net Revenue | 28.6% | -5859.3% | 5887.9 p.p. | -57.2% | -162.1% | 104.9 p.p. |
| Selling / Net Revenue | 9.4% | -2509.0% | 2518.4 p.p. | -15.4% | -71.4% | 56.1 p.p. |
| (a) + (b) | 5.4 | 9.4 | -42.9% | 9.6 | 19.2 | -49.9% |
| (a) + (b) / Net Revenue | 38.1% | -8368.3% | 8406.3 p.p. | -72.6% | -233.6% | 161.0 p.p. |

O gráfico abaixo demonstra a evolução do SG&A, na visão IFRS:



It is also worth noting the efforts made by Rossi to adjust its business structure, especially as from 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\$29.8 million in 2Q23, compared to the R\$29.0 million recorded in 2Q22.

EBITDA

Adjusted EBITDA was a negative R\$31.4 million in 2Q23. This result indicates a negative variation of 26% from 2Q22, as shown in the table below:

| R\$ million | 2Q23 | 2Q22 | Chg. (2Q23 x 2Q22) | 2023 | 2022 | Chg. (2023 x 2022) |
|--|--------------|--------------|-----------------------|--------------|---------------|-----------------------|
| Net income (loss) | -43.1 | -59.6 | 27.6% | -92.0 | -200.6 | 54.1% |
| (+/-) Net Financial Expenses (Income) | 9.1 | 33.6 | -72.9% | 33.7 | 83.7 | -59.7% |
| (+) Provision for income tax and social contribution | 1.2 | -0.6 | -285.1% | 2.2 | 0.0 | 5574.4% |
| (+) Depreciation and Amortization | 0.2 | 0.3 | -31.0% | 0.6 | 0.6 | 4.2% |
| (+/-) Non-controlling shareholders | 0.3 | 0.9 | -61.5% | -0.8 | -14.4 | 94.2% |
| EBITDA¹ | -32.3 | -25.5 | -26.8% | -56.2 | -130.6 | 57.0% |
| (+) Financial Charges Allocated to Cost | 1.0 | 0.7 | 48.7% | 1.1 | 1.5 | -26.8% |
| (+/-) Stock option plan | 0.0 | 0.0 | N/A | 0.0 | 0.0 | N/A |
| Adjusted EBITDA² | -31.4 | -24.8 | -26.2% | -55.1 | -129.1 | 57.3% |
| Adjusted EBITDA Margin (%) | -222.6% | 22140.0% | -22362.6 p.p. | 416.8% | 1573.4% | -1156.6 p.p. |

¹ EBITDA according to 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 on 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\$9.1 million in 2Q23, compared to the negative R\$33.6 million recorded in 2Q22.

| R\$ million | 2Q23 | 2Q22 | Chg. (2Q23 x 2Q22) | 2023 | 2022 | Chg. (2023 x 2022) |
|----------------------------------|-------------|--------------|-----------------------|--------------|--------------|-----------------------|
| Financial Income | 0.5 | 1.2 | -54.2% | 1.1 | 2.7 | -60.2% |
| Financial Expenses | -9.7 | -34.8 | -72.2% | -34.8 | -86.4 | 59.7% |
| Financial Result | -9.1 | -33.6 | -72.9% | -33.7 | -83.7 | 59.7% |
| Discounts obtained | 0.0 | 0.0 | N/A | 0.0 | 0.0 | N/A |
| Proforma Financial Result | -9.1 | -33.6 | -72.9% | -33.7 | -83.7 | -59.7% |

NET INCOME (LOSS)

In 2Q23, Rossi recorded a net loss of R\$43.1 million, compared to the net loss of R\$59.6 million recorded in 2Q22.

BACKLOG RESULT

Due to the conclusion of all the Company's construction works, there are no costs to be incurred in 2023 and, consequently, no backlog result.

ACCOUNTS RECEIVABLE

The balance of trade receivables, in IFRS, totaled R\$99.5 million in 2Q23, varying by 1% from 1Q23, due to the positive sales recorded in 2Q23, which were only partially offset by amounts received from customers.

| R\$ million | 2Q23 | 1Q23 | Chg. (%) |
|--|-------------|-------------|-------------|
| Short-Term | 66.2 | 65.3 | 1.5% |
| Units under Construction | - | - | N/A |
| Finished Units | 241.7 | 254.7 | -5.1% |
| Provision for Cancellation | (201.1) | (215.4) | -6.7% |
| Receivables from Land Sale | 25.6 | 25.9 | -1.3% |
| Long-Term | 33.3 | 33.3 | 0.2% |
| Units under Construction | - | - | N/A |
| Finished Units | 18.7 | 20.0 | -6.4% |
| Provision for Cancellation | (15.6) | (16.9) | -7.9% |
| Receivables from Land Sale | 30.2 | 30.2 | 0.0% |
| Total | 99.5 | 98.5 | 1.0% |
| 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 | 99.5 | 98.5 | 1.0% |

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 | 2Q23 | 1Q23 | Chg. (%) |
|-------------------------------|--------------|--------------|--------------|
| Finished Properties | 114.6 | 129.6 | -11.6% |
| Properties under Construction | - | - | N/A |
| Land for future developments | 184.1 | 184.1 | 0.0% |
| Provision for Cancellations | 150.7 | 154.9 | -2.7% |
| Total | 449.3 | 468.6 | -4.1% |

INDEBTEDNESS

Under IFRS, Rossi ended 2Q23 with a cash position of R\$10.1 million and total debt of R\$622.6 million.

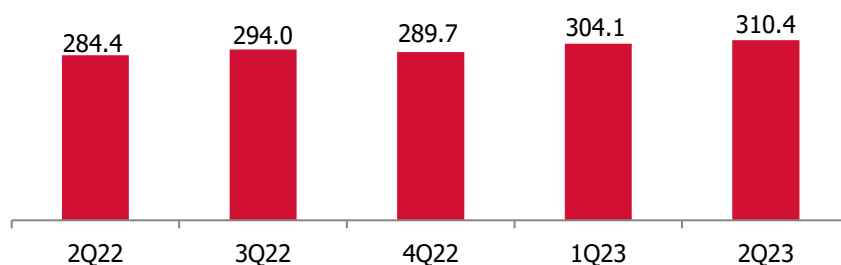
| R\$ million | 2Q23 | 1Q23 | Chg. (%) |
|--------------------------------------|--------------|--------------|---------------|
| Short-Term | 622.6 | 614.3 | 1.3% |
| Construction Loans | 312.2 | 310.3 | 0.6% |
| SFH | 312.2 | 310.3 | 0.6% |
| CCB ¹ | 0.0 | 0.0 | N/A |
| Working Capital | 308.5 | 301.9 | 2.2% |
| Receivables Securitization | 1.9 | 2.1 | -9.6% |
| Long-Term | 0.0 | 0.0 | N/A |
| 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 | 0.0 | N/A |
| Receivables Securitization | 0.0 | 0.0 | N/A |
| Gross Debt | 622.6 | 614.3 | 1.3% |
| Cash and Cash Equivalents | 10.1 | 8.4 | 19.6% |
| Net Debt | 612.5 | 605.9 | 1.1% |
| Net Debt / Equity | N/A | N/A | N/A |
| Cash Generation (Consumption) | -6.6 | -22.5 | -70.7% |

CCB¹ - Bank Credit Notes

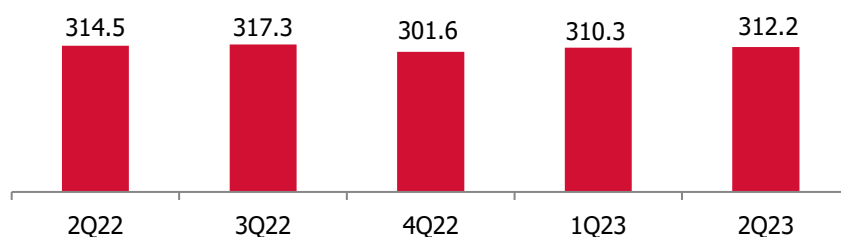
In 2021 and 2022, the Company successfully concluded the restructuring and settlement of some of its corporate debt contracts with Banco Bradesco and Banco do Brasil, mainly by using cash from the sale of assets that collateralized these debts and financial discounts obtained with the banks.

Since then, the QoQ 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 | 2Q22 | 3Q22 | 4Q22 | 1Q23 | 2Q23 |
|---|---------------|--------------|--------------|---------------|---------------|
| Gross Debt | 598.8 | 611.4 | 591.3 | 614.3 | 622.6 |
| Cash and Cash Equivalents | 4.4 | 10.6 | 7.9 | 8.4 | 10.1 |
| Net Debt | 594.5 | 600.8 | 583.4 | 605.9 | 612.5 |
| Net Debt / Shareholders' Equity | N/A | N/A | N/A | N/A | N/A |
| Cash Generation (Consumption) in the quarter | (11.0) | (6.3) | 17.4 | (22.5) | (6.6) |
| LTM Cash Generation (Consumption) | | | | | (18.1) |

100%

| R\$ million | 2Q22 | 3Q22 | 4Q22 | 1Q23 | 2Q23 |
|---|---------------|--------------|--------------|---------------|---------------|
| Gross Debt | 598.8 | 611.4 | 591.3 | 614.3 | 622.6 |
| Cash and Cash Equivalents | 4.4 | 10.6 | 7.9 | 8.5 | 10.1 |
| Net Debt | 594.4 | 600.8 | 583.3 | 605.9 | 612.5 |
| Net Debt / Shareholders' Equity | N/A | N/A | N/A | N/A | N/A |
| Cash Generation (Consumption) in the quarter | (11.0) | (6.3) | 17.4 | (22.5) | (6.6) |
| LTM Cash Generation (Consumption) | | | | | (18.1) |

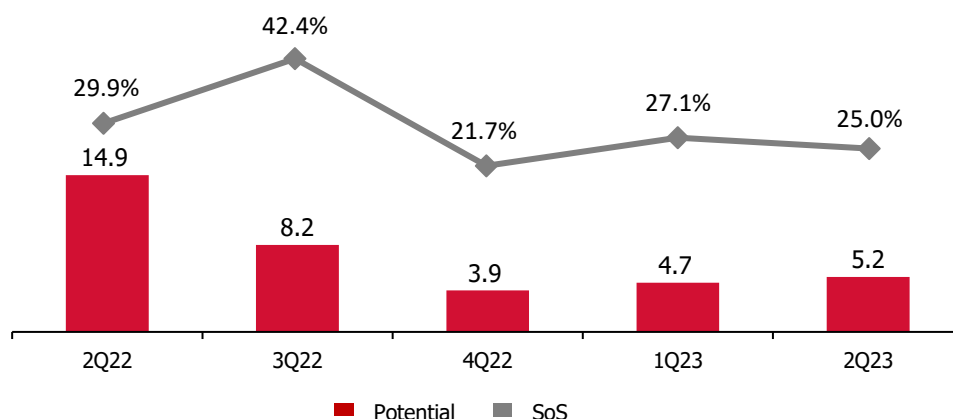
Proportional

| R\$ million | 2Q22 | 3Q22 | 4Q22 | 1Q23 | 2Q23 |
|---|---------------|--------------|--------------|---------------|---------------|
| Gross Debt | 598.8 | 611.4 | 591.3 | 614.3 | 622.6 |
| Cash and Cash Equivalents | 4.4 | 10.6 | 7.9 | 8.4 | 10.1 |
| Net Debt | 594.5 | 600.8 | 583.3 | 605.9 | 612.5 |
| Net Debt / Shareholders' Equity | N/A | N/A | N/A | N/A | N/A |
| Cash Generation (Consumption) in the quarter | (11.0) | (6.3) | 17.4 | (22.5) | (6.6) |
| LTM Cash Generation (Consumption) | | | | | (18.0) |

TRANSFERS

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

Speed of Sales - SoS

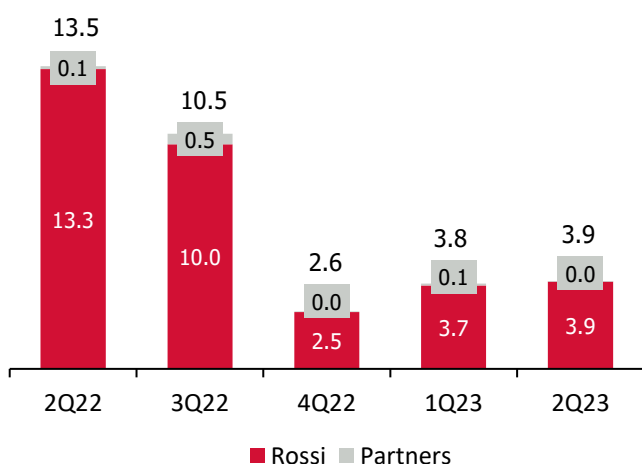


SoS reached 25.0% in 2Q23, down by 2.1 p.p. from 1Q23.

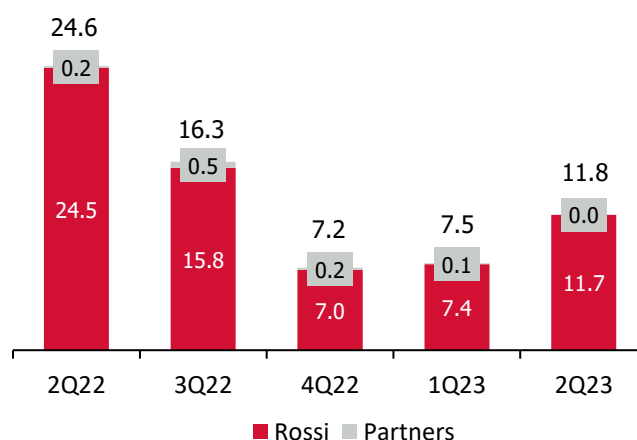
Cash inflows, which consider the volume of transfers and payments received from clients, reached R\$11.8 million in 2Q23 (R\$11.7 million – Rossi’s share), down by 52% in Rossi’s share compared to 2Q22. This variation was mainly due to the reduction in the debt balance of potential transfer agreements and is directly related to the natural reduction in inventories and gross sales.

However, compared to 1Q23, total cash inflows increased by 56%, due to higher volumes of gross sales reported in the last two 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 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 in 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 | INDICATORS (100%) - R\$ MILLION

| Quarterly SoS 100% | 2Q22 | 3Q22 | 4Q22 | 1Q23 | 2Q23 |
|----------------------------------|--------------|--------------|--------------|--------------|--------------|
| Initial Inventory | 118.2 | 111.7 | 127.6 | 127.1 | 131.3 |
| Launches | - | - | - | - | - |
| Inventory + Launches | 118.2 | 111.7 | 127.6 | 127.1 | 131.3 |
| Gross Sales | (16.5) | (8.1) | (1.7) | (6.0) | (11.0) |
| SoS for the Period (%) | 13.9% | 7.2% | 1.3% | 4.7% | 8.4% |
| Cancellations | 17.0 | 35.9 | 2.4 | 11.9 | 8.0 |
| Adjustments / Revaluations | (7.0) | (11.9) | (1.2) | (1.8) | (4.3) |
| Inventory - End of Period | 111.7 | 127.6 | 127.1 | 131.3 | 124.0 |

| LTM SoS 100% | 2Q22 | 3Q22 | 4Q22 | 1Q23 | 2Q23 |
|----------------------------------|--------------|--------------|--------------|--------------|--------------|
| 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 | (62.1) | (53.8) | (39.7) | (32.3) | (26.8) |
| SoS for the Period (%) | 48.5% | 41.6% | 32.7% | 27.3% | 24.0% |
| Cancellations | 76.6 | 80.6 | 69.1 | 67.1 | 58.2 |
| Adjustments / Revaluations | (30.7) | (28.4) | (23.7) | (21.8) | (19.1) |
| Inventory - End of Period | 111.7 | 127.6 | 127.1 | 131.3 | 124.0 |

EXHIBIT II | IFRS INDICATORS - R\$ MILLION

| Quarterly SOS – IFRS Consolidated | 2Q22 | 3Q22 | 4Q22 | 1Q23 | 2Q23 |
|-----------------------------------|--------------|--------------|--------------|--------------|--------------|
| Initial Inventory | 117.7 | 111.2 | 127.1 | 126.6 | 131.3 |
| Launches | - | - | - | - | - |
| Inventory + Launches | 117.7 | 111.2 | 127.1 | 126.6 | 131.3 |
| Gross Sales | (16.5) | (8.1) | (1.7) | (6.0) | (11.0) |
| SoS for the Period (%) | 14.0% | 7.3% | 1.3% | 4.8% | 8.4% |
| Cancellations | 17.0 | 35.9 | 2.4 | 11.9 | 8.0 |
| Adjustments / Revaluations | (7.0) | (11.9) | (1.2) | (1.2) | (4.3) |
| Inventory - End of Period | 111.2 | 127.1 | 126.6 | 131.3 | 124.0 |

| Quarterly SOS – Consolidated through Equity Income (Losses) of Subsidiaries | 2Q22 | 3Q22 | 4Q22 | 1Q23 | 2Q23 |
|---|-------------|-------------|-------------|-------------|-------------|
| Initial Inventory | 0.5 | 0.5 | 0.5 | 0.5 | 0.0 |
| Launches | - | - | - | - | - |
| Inventory + Launches | 0.5 | 0.5 | 0.5 | 0.5 | 0.0 |
| Gross Sales | - | - | - | - | - |
| SoS for the Period (%) | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| Cancellations | - | - | - | - | - |
| Adjustments / Revaluations | 0.0 | 0.0 | 0.0 | (0.5) | - |
| Inventory - End of Period | 0.5 | 0.5 | 0.5 | 0.0 | 0.0 |

EXHIBIT III | STATEMENT OF INCOME

| Income Statement (R\$ '000) | 2Q23 | 2Q22 | Chg. (2023 x 2Q22) | 2023 | 2022 | Chg. (2023 x 2022) |
|--|----------------|-------------------|-----------------------|----------------|-----------------|-----------------------|
| Sale of properties and services | -3,056 | 17,925 | -117% | -9,408 | 32,123 | -129% |
| Provision for Termination | 16,896 | -15,829 | -207% | -4,302 | -38,588 | 89% |
| Taxes on sales | 250 | -2,208 | -111% | 482 | -1,742 | -128% |
| Net Operating Income | 14,091 | -112 | -12,659% | -13,228 | -8,207 | -61% |
| Cost of properties and services | -11,267 | 16,797 | -167% | 4,043 | 4,915 | -18% |
| Works and lands | -6,051 | -16,244 | 63% | -8,153 | -24,170 | 66% |
| Provision for Termination | -4,247 | 33,693 | -113% | 13,282 | 30,570 | -57% |
| Financial charges | -969 | -652 | -49% | -1,087 | -1,485 | 27% |
| Gross Profit | 2,823 | 16,685 | -83% | -9,185 | -3,292 | -179% |
| Gross Margin | 20.0% | -14870.8% | 14,891 p.p. | 69.4% | 40.1% | 29 p.p. |
| Gross Margin (ex interest) | 26.9% | -15,451.7% | 15,479 p.p. | 61.2% | 22.0% | 39 p.p. |
| Operating Expenses | -35,345 | -42,458 | 17% | -47,686 | -127,944 | 63% |
| Administrative | -4,033 | -6,574 | 39% | -7,570 | -13,305 | 43% |
| Selling | -1,329 | -2,815 | 53% | -2,032 | -5,863 | 65% |
| Depreciation and Amortization | -194 | -281 | 31% | -648 | -622 | -4% |
| Equity Pickup | -7 | -3,792 | 100% | -299 | -4,351 | 93% |
| Other Operating Revenues (Expenses) | -29,782 | -28,996 | -3% | -37,137 | -103,803 | 64% |
| Earnings before Financial Result | -32,522 | -25,773 | -26% | -56,871 | -131,236 | 57% |
| Financial Result | -9,125 | -33,630 | 73% | -33,738 | -83,672 | 60% |
| Financial Revenue | 542 | 1,183 | -54% | 1,085 | 2,728 | -60% |
| Financial Expenses | -9,667 | -34,813 | 72% | -34,823 | -86,400 | 60% |
| Operating Profit (Loss) | -41,647 | -59,403 | 30% | -90,609 | -214,908 | 58% |
| Operating Margin | -295.6% | 52,945.4% | -53,241 p.p. | 685.0% | 2,618.5% | -1,934 p.p. |
| Provision for Income Tax and Social Contribution | -541 | -2,097 | 74% | -748 | -5,321 | 86% |
| Deferred Income Tax and Social Contribution | -625 | 2,727 | -123% | -1,465 | 5,282 | -128% |
| Non-controlling shareholders | -328 | -852 | 62% | 835 | 14,363 | -94% |
| Net Income (Loss) for the Year | -43,141 | -59,625 | 28% | -91,987 | -200,584 | 54% |
| Net Margin | -306.2% | 53,143.2% | -53,449 p.p. | 695.4% | 2,444.0% | -1,749 p.p. |

EXHIBIT IV | BALANCE SHEET

| Assets (R\$ '000) | 2Q23 | 1Q23 | Chg. (2Q23 x 1Q23) |
|---|-------------------|-------------------|-------------------------------|
| Current | | | |
| Cash and Cash Equivalents | 4,913 | 3,377 | 45.5% |
| Marketable securities | 5,153 | 5,038 | 2.3% |
| Accounts receivables | 66,226 | 65,257 | 1.5% |
| Marketable properties | 265,233 | 284,529 | -6.8% |
| Other Credits | 13,169 | 13,251 | -0.6% |
| Total current assets | 354,694 | 371,452 | -4.5% |
| Noncurrent | | | |
| Accounts receivables | 33,313 | 33,253 | 0.2% |
| Marketable properties | 184,066 | 184,066 | 0.0% |
| Judicial deposits | 43,922 | 44,424 | -1.1% |
| Related parties | 3,604 | 9,600 | -62.5% |
| Advance to business partners | 0 | 0 | N/A |
| Deferred taxes and contributions | 0 | 0 | N/A |
| Investments | 24,590 | 25,329 | -2.9% |
| Property, Plant and Equipment | 183 | 231 | -20.8% |
| Intangible Assets | 669 | 945 | -29.2% |
| Total non-current assets | 290,347 | 297,848 | -2.5% |
| Total Assets | 645,041 | 669,300 | -3.6% |
| Liabilities (R\$ '000) | 2Q23 | 1Q23 | Chg. (2Q23 x 1Q23) |
| Current | | | |
| Construction Financing - home loan | 622,572 | 614,296 | 1.3% |
| Suppliers | 41,003 | 40,603 | 1.0% |
| Accounts payable from properties acquisitions | 154 | 154 | 0.0% |
| Salaries and social security charges | 856 | 731 | 17.1% |
| Taxes and contributions payable | 202,341 | 194,834 | 3.9% |
| Management and employee participation payable | 0 | 0 | N/A |
| Advances from clients | 0 | 0 | N/A |
| Related parties | 15,923 | 15,929 | 0.0% |
| Deferred taxes and contributions | 11,061 | 11,521 | -4.0% |
| Other Accounts Payable | 606,929 | 594,532 | 2.1% |
| Total Current Liabilities | 1,500,839 | 1,472,600 | 1.9% |
| Noncurrent | | | |
| Construction Financing - home loan | 0 | 14 | N/A |
| 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 | 11,321 | 0.0% |
| Provision for risks | 247,991 | 257,581 | -3.7% |
| Provisions for works insurance | 458 | 585 | -21.7% |
| Deferred taxes and contributions | 20,965 | 20,538 | 2.1% |
| Provisions for investment losses | 8,950 | 9,314 | -3.9% |
| Other Accounts Payable | 17 | 33 | -48.5% |
| Total Noncurrent liabilities | 345,489 | 355,173 | -2.7% |
| 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) | -3,875,130 | -3,831,990 | 1.1% |
| Total Shareholders' Equity | -1,200,087 | -1,156,947 | 3.7% |
| Non-controlling interest | -1,200 | -1,526 | -21.4% |
| Total Liabilities | 645,041 | 669,300 | -3.6% |

EXHIBIT V – Inventory (100%)

| PSV (R\$ million) – 100% | Finished | Total |
|--------------------------|--------------|--------------|
| Brasília | 49.6 | 49.6 |
| Porto Alegre | 36.7 | 36.7 |
| Duque de Caxias | 7.5 | 7.5 |
| Santos | 6.2 | 6.2 |
| Aracaju | 4.6 | 4.6 |
| Rio de Janeiro | 4.5 | 4.5 |
| Xangri-Lá | 3.1 | 3.1 |
| Nísia Floresta | 2.3 | 2.3 |
| Curitiba | 2.2 | 2.2 |
| Paulínia | 1.5 | 1.5 |
| Belo Horizonte | 1.0 | 1.0 |
| Londrina | 1.0 | 1.0 |
| São Paulo | 0.9 | 0.9 |
| Campinas | 0.8 | 0.8 |
| Valparaíso de Goiás | 0.3 | 0.3 |
| Cuiabá | 0.3 | 0.3 |
| Hortolândia | 0.3 | 0.3 |
| Itaboraí | 0.3 | 0.3 |
| São José dos Campos | 0.2 | 0.2 |
| Manaus | 0.1 | 0.1 |
| Other regions | 0.7 | 0.7 |
| Total | 124.0 | 124.0 |

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 operational performance, or as an alternative to operating cash flows or measure of liquidity. There is no 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.

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, 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