

ROSSI

The image features the Rossi logo in the top left corner, set against a white background. Below the logo is a horizontal red line. The main part of the image is a photograph of a modern, multi-story apartment building at dusk. The building has a dark facade with light-colored balconies and windows that are illuminated from within, creating a warm glow. The sky is a deep blue with some light clouds. The building is composed of several interconnected volumes, with balconies on some floors and a more solid facade on others.

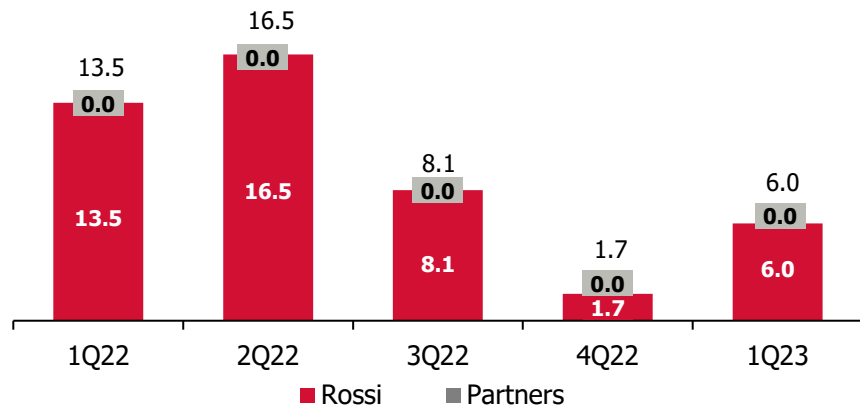
1Q23 Results

May 11, 2023

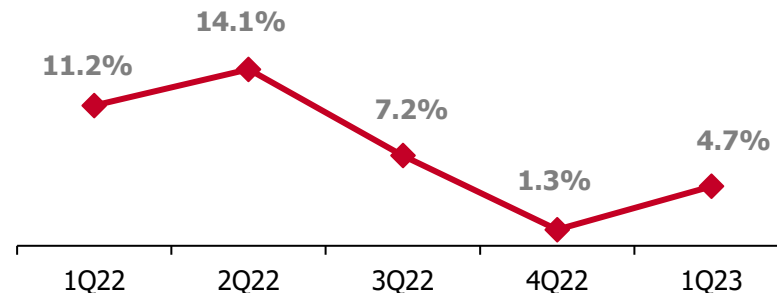
Operating Indicators

ROSSI

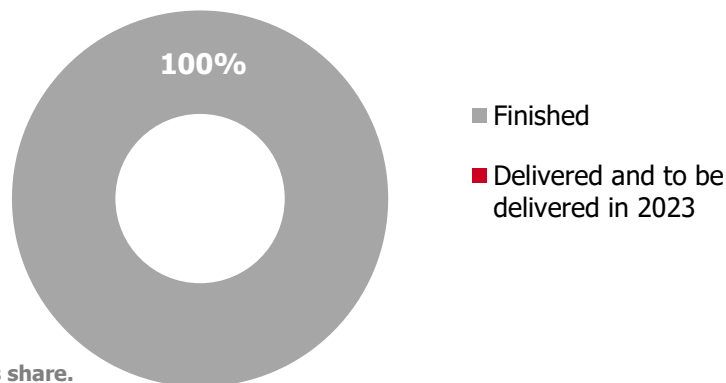
Gross Sales | R\$ million



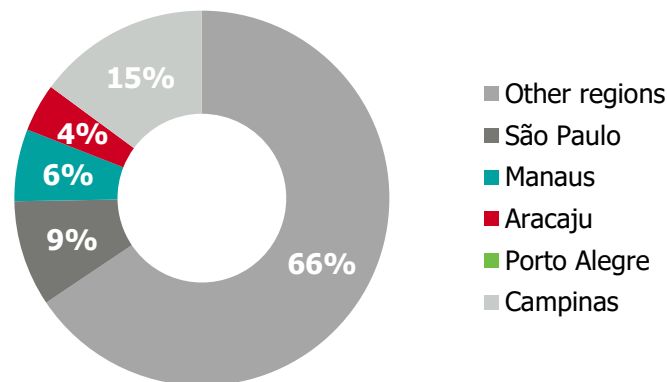
Quarterly SoS (% Rossi)



Gross Sales 1Q23 | Construction Stage¹

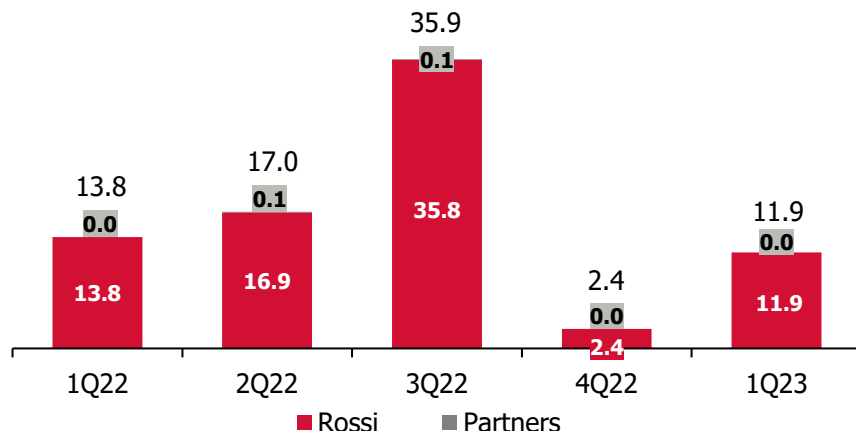


Gross Sales 1Q23 | Region¹



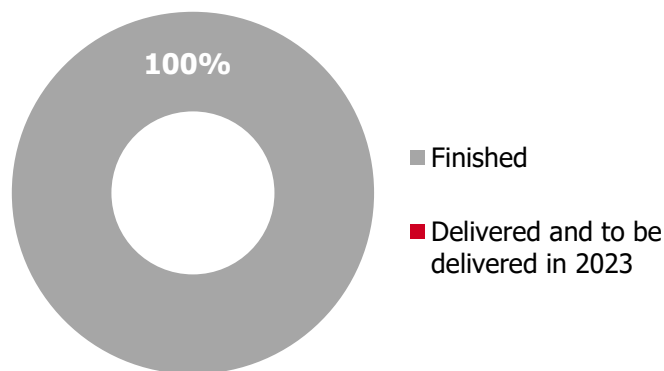
¹ Company's share.

Cancellations | R\$ million

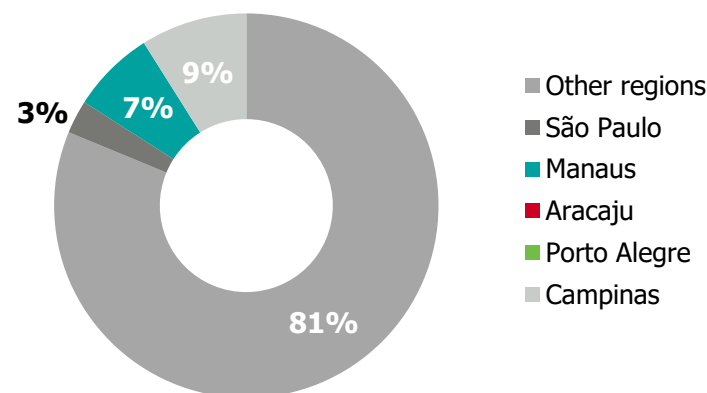


- The Company's resale efficiency rate reached **100%** in 1Q23, driven by its successful sales efforts.

Cancellations 1Q23 | Construction Stage¹

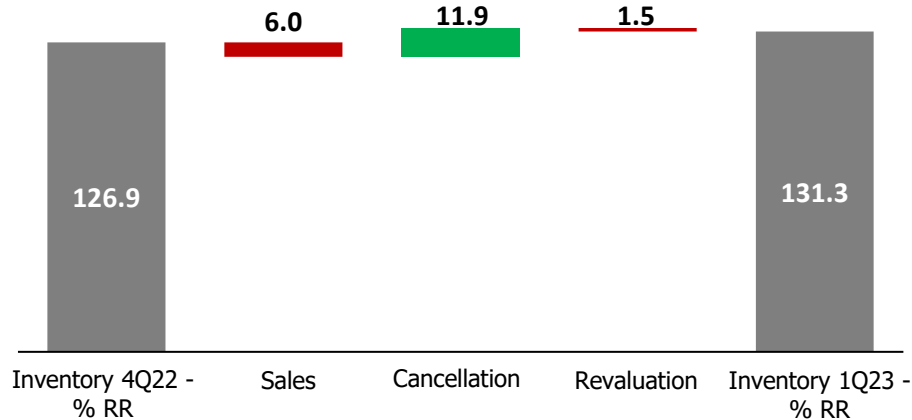


Cancellations 1Q23 | Region¹

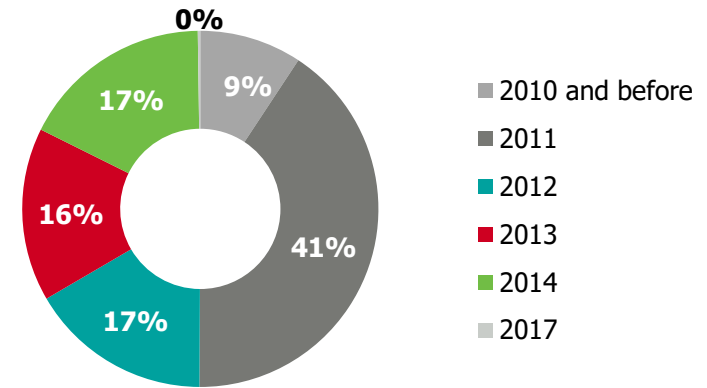


¹ Company's share.

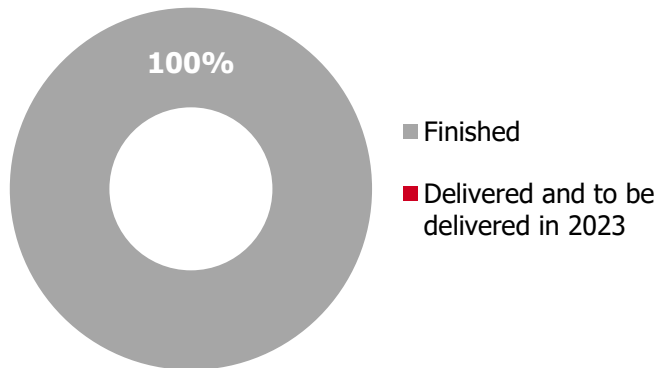
Inventory Evolution – 4Q22 x 1Q23 | R\$ million



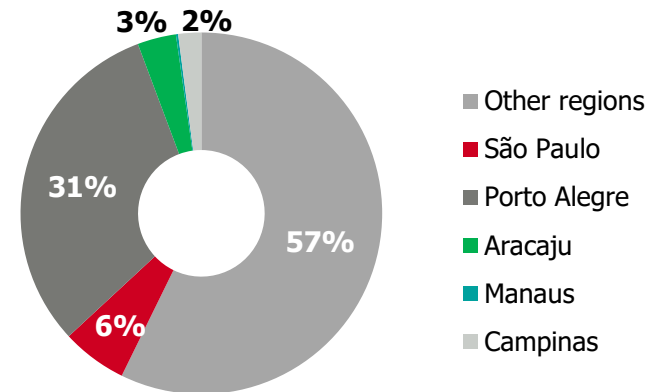
Inventory 1Q23 | Year of Launch¹



Inventory 1Q23 | Construction Stage¹



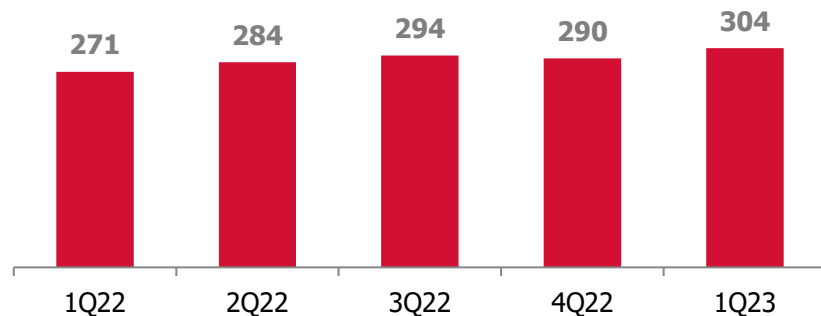
Inventory 1Q23 | Region¹



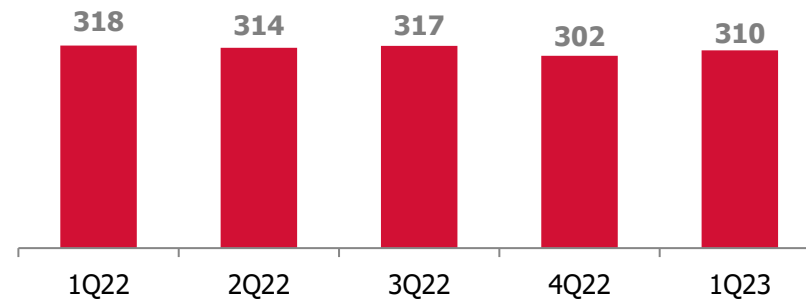
¹ Company's share.

Debt Evolution - IFRS

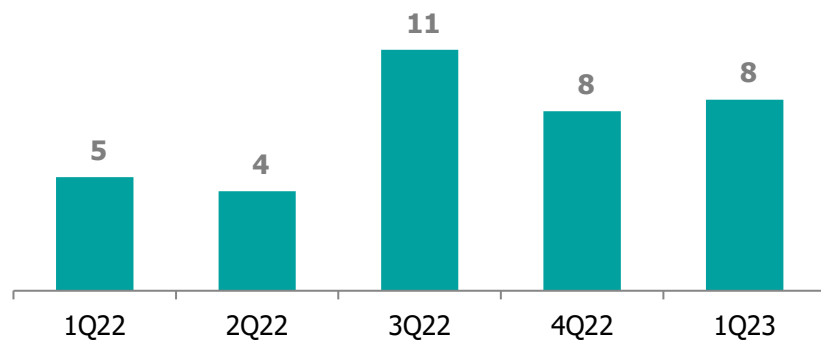
Corporate Debt | R\$ million



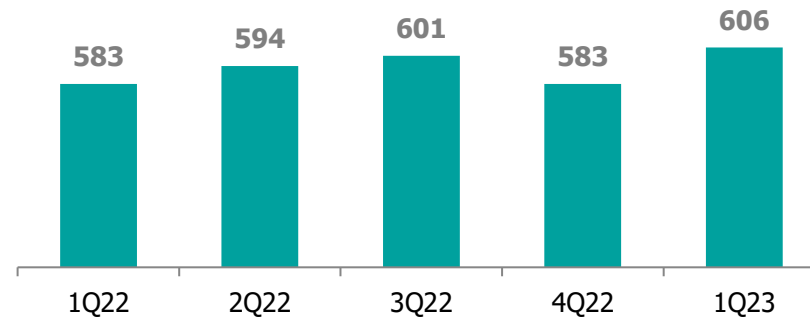
SFH Debt | R\$ million



Cash and Equivalents | R\$ million



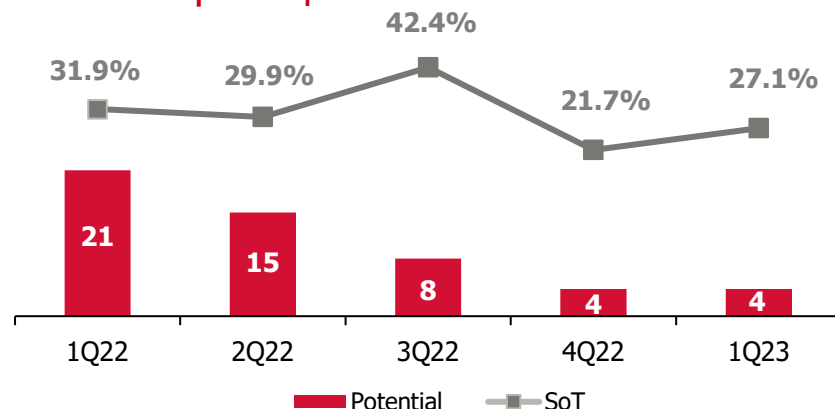
Net Debt | R\$ million



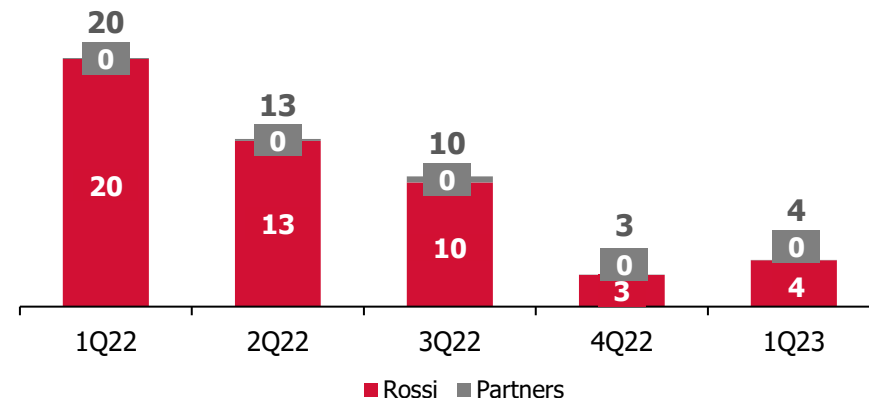
Drivers do Fluxo de Caixa

ROSSI

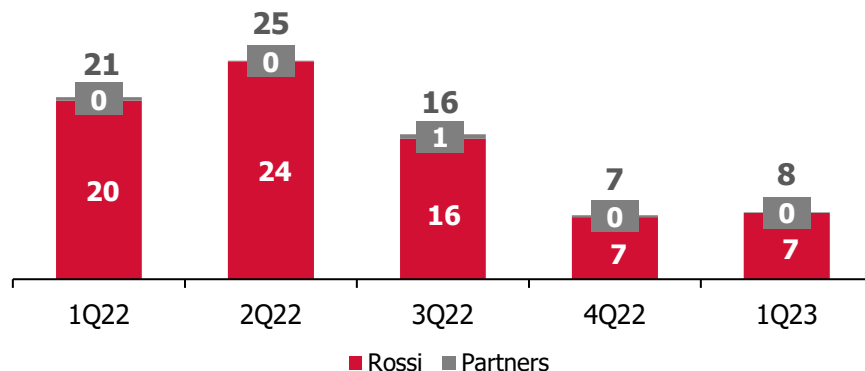
Transfer Speed | SoT



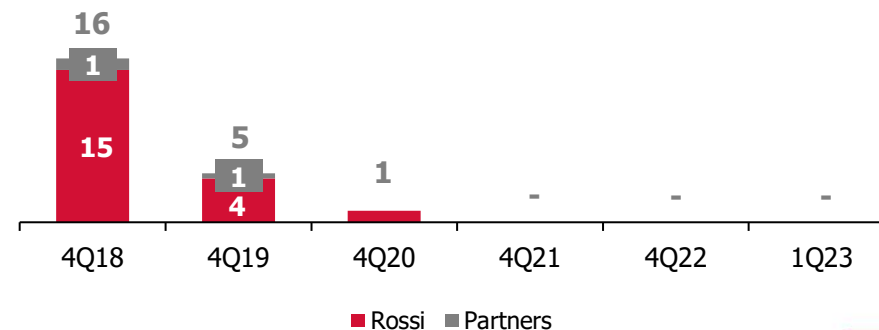
Transfer (signature + settlement) | R\$ million



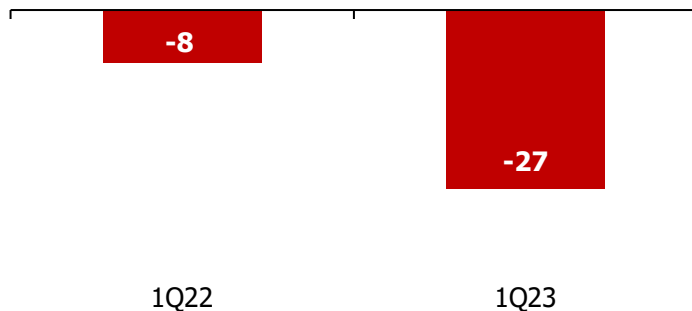
Cash Inflow | R\$ million



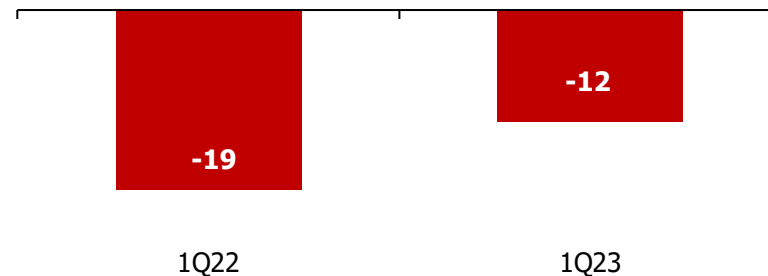
Costs to be Incurred | R\$ million



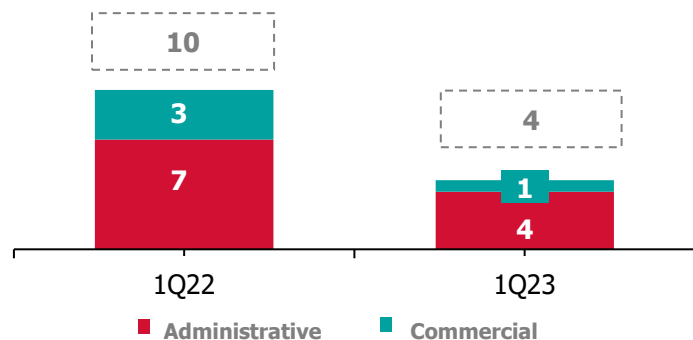
Net Revenue | R\$ million



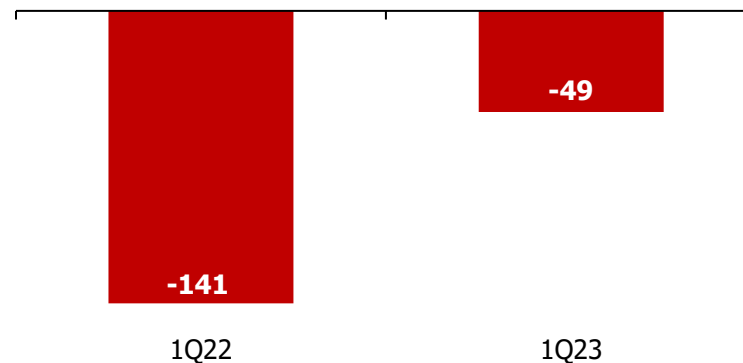
Adjusted Gross Income¹ | R\$ million



G&A (IFRS) | R\$ million



Net Income (Loss) | R\$ million



¹ Gross Margin excluding interest allocated to cost

IR Team

Phone: +55 (11) 4058-2502

E-mail: ri@rossiresidencial.com.br

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

Fernando Miziara
CEO & IRO

Equipe RI
Vitor Alvarez
Vinícius Canto

ROSSI