

# **UNICASA**







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Phone: (54) 3455-4425 dri@unicasamoveis.com.br www.unicasamoveis.com.br/ri Bento Gonçalves, Rio Grande do Sul, May 10, 2018. Unicasa Indústria de Móveis S.A. (BM&FBovespa: UCAS3, Bloomberg: UCAS3:BZ, Reuters: UCAS3), one of the leading companies in Brazil's custom-made furniture industry and the only Brazilian publicly held company in the sector, announces today its results for the first quarter of 2018. Except where stated otherwise, all variations and comparisons are in relation to the same period of the previous year. The following financial and operating information, except where stated otherwise, is presented with consolidated data (including Unicasa Comércio de Móveis Ltda.), in thousands of Brazilian reais and in accordance with the International Financial Reporting Standards (IFRS).

#### Period highlights

- Cash generation in the quarter 74.8% higher than in 1Q17;
- Reduction of 26.3% in selling and administrative expenses.

Executive Summary	1Q17	1Q18	Δ
Gross Revenue ex-IPI	50,119	38,353	-23.5%
Net Revenue	37,720	30,292	-19.7%
Cost of Goods Sold	(21,070)	(18,346)	-12.9%
Gross Income	16,650	11,946	-28.3%
Gross Margin	44.1%	39.4%	-4.7 p.p.
Selling and Administrative Expenses	(18,504)	(13,645)	-26.3%
Other Revenues and Operating Expenses	1,648	445	-73.0%
Operating Income	(206)	(1,254)	508.7%
Operating Margin	-0.5%	-4.1%	-3.6 p.p.
Financial Income (Expenses) Net	1,412	1,050	-25.6%
Operating Income before Income Tax and Social Contribution	1,206	(204)	-116.9%
Income Tax and Social Contribution	(53)	(164)	+209.4%
Net Profit	1,153	(368)	-131.9%
Net Margin	3.1%	-1.2%	-4.3 p.p.
EBITDA	2,444	1,443	-41.0%
EBITDA Margin	6.5%	4.8%	-1.7 p.p.

**Disclaimer:** The forward-looking statements in this document related to the business prospects, projections of operating and financial results and growth prospects of Unicasa are merely estimates and as such are based exclusively on Management's expectations for the future of the business. These expectations depend substantially on market conditions, the performance of the Brazilian economy, industry and international markets, and are subject to known and unknown risks and uncertainties, which can cause such expectations to not materialize or cause actual results to differ materially from those expected and, therefore, are subject to change without prior notice.



#### **SALES PERFORMANCE**

Company Management decided to close down the last operation with own stores, complementing the scale-down announced in the 4Q16 earnings release. All the remaining clients of the operation will be served by the Company.

Revenue variation in the quarter is due to: (i) the scale-down of the distribution network, which reduced revenues by 11.9%; (ii) the closure of the own store operation, corresponding to nearly 7.6% of the reduction, which was partially offset by the reduction in operating expenses generated by this business unit; and (iii) the economic performance of other sales channels, responsible for around 4.0% of revenue reduction.

The Unicasa Corporate and Export Markets segments are affected by significant oscillations due to the specific aspects of the projects sold in the period. To the Export Market, include the oscillation of the exchange rate

Dell Anno and Favorita – Exclusive and Own Stores	1Q17	1Q18	Δ
Gross Revenue, ex-IPI	27,856	20,331	-27.0%
Number of Modules Sold (thousand units)	74.6	55.2	-26.0%
New and Casa Brasileira Exclusive Dealers	1Q17	1Q18	Δ
Gross Revenue, ex-IPI	12,792	9,577	-25.1%
Number of Modules Sold (thousand units)	68.3	43.9	-35.7%
Multibrands	1Q17	1Q18	Δ
Gross Revenue, ex-IPI	5,516	4,657	-15.6%
Number of Modules Sold (thousand units)	34.1	24.9	-27.0%
Unicasa Corporate	1Q17	1Q18	Δ
Gross Revenue, ex-IPI	2,699	1,802	-33.2%
Number of Modules Sold (thousand units)	8.7	5.4	-37.9%
Export Market	1Q17	1Q18	Δ
Gross Revenue, ex-IPI	621	1,547	+149.1%
Number of Modules Sold (thousand units)	2.4	6.8	+183.3%

#### Consolidated Indicators - Unicasa

Unicasa Indústria de Móveis	1Q17	1Q18	Δ
Gross Revenue, ex-IPI	50,119	38,353	-23.5%
Number of Modules Sold (thousand units)	190.0	136.2	-28.3%

# **SALES AND DISTRIBUTION CHANNELS**

Period	1Q17	2Q17	3Q17	4Q17	1Q18	Δ
<b>Exclusive and Own Stores</b>	367	344	287	278	265	(13)
Dell Anno and Favorita	157	150	136	129	122	(7)
New and Casa Brasileira	210	194	151	149	143	(6)
Multibrand	642	598	598	597	595	(2)
New and Casa Brasileira Multibrand	642	598	598	597	595	(2)

Average productivity per Dell Anno and Favorita store in 1Q18 was R\$54.0, 4.3% lower than the R\$56.4 in 1Q17 due to the decline in sales as seen in the sales performance table. Average productivity in the





quarter per New and Casa Brasileira store in 1Q18 was R\$21.9, 14.9% higher than the R\$19.0 in 1Q17, due to the closure of less productive operations.

#### **FINANCIAL PERFORMANCE**

## **Gross Profit and Gross Margin**

Gross income in the quarter was R\$11.9 million. Gross margin fell 4.7 p.p., from 44.1% in 1Q17 to 39.4% this quarter. The main variations in margin are: (i) the lower base for diluting general manufacturing expenses, which reduced margin by 2.2 p.p.; (ii) the closure of own stores, for reduction of 1.1 p.p. in margin; (iii) the sales mix for channels with more aggressive pricing, which reduced gross margin by 0.8 p.p.; (iv) since January 2018, the Company started to withhold Social Security Contribution through payroll, as allowed by Law 12,546/2011. This change reduced margin by 0.6 p.p., despite the overall reduction in Contribution expenses.

#### Selling, General and Administrative Expenses (SG&A)

<b>Selling General and Administrative Expenses</b>	1Q17	1Q18	Δ
Total	(18,504)	(13,645)	-26.3%
Selling Expenses	(12,745)	(8,513)	-33.2%
% of Net Revenue	33.8%	28.1%	-5.7 p.p.
Administrative Expenses	(5,759)	(5,132)	-10.9%
% of Net Revenue	15.3%	16.9%	+1.6 p.p.
SG&A % of Net Revenue	49.1%	45.0%	-4.1 p.p.

The following chart presents the evolution of Selling, General and Administrative<sup>(1)</sup>:

SG&A 1Q17	Personnel expenses	Customer service expenses	Own Stores	Advisory services	Advertising	Others	SG&A 1Q18
18,5						_	13,6
	(1,0)	(0,9)	(0,6)	(0,4)	(0,4)	(1,6)	13,0

(1)In million.

Personnel expenses declined R\$1.0 million, mainly due to the restructuring carried out at the Company during 2017.

Expenses with consumers were R\$0.9 million lower, mainly due to the reduction in expenses related to the delivery of goods to clients of closed stores. These expenses mainly include expenses with goods, freight and assembly.

Expenses with own stores declined by R\$0.6 million, mainly due to the closure of the own store operation, as disclosed in the 4Q16 earnings release.

Thanks to our constant review of the Company's expenses, aligned with the austerity policy that has been part of our daily routine, advertising and consulting expenses fell by R\$0.4 million each, while other expenses decreased by R\$1.9 million.



## **Other Operating Income and Expenses**

Other operating income and expenses declined 73.0%, mainly due to revenue from the sale of brand exploration rights, a non-recurring fact recorded in 1Q17.

Other Operating Income and Expenses	1Q17	1Q18	Δ
Total	1,648	445	-73.0%
Operating Expenses	(469)	(293)	-37.5%
Operating Income	2,117	738	-65.1%
Bank Premium	428	300	-29.9%
Trademark Rights	570	-	-100.0%
Other Operating Income	1,119	438	-60.9%
% of Net Revenue	4.4%	1.5%	-2.9 p.p.

#### **Financial Result**

Financial result declined 25.6%, mainly due to the reduction in revenue from financial investments and from Present Value Adjustment (AVP). The reduction in the AVP base is due to the stricter credit policy.

Financial Result	1Q17	1Q18	Δ
<b>Net Financial Result</b>	1,412	1,050	-25.6%
Financial Expenses	(644)	(358)	-44.4%
Financial Income	2,056	1,408	-31.5%

# **EBITDA and EBITDA Margin**

EBITDA	1Q17	1Q18	Δ
Net Income for the Period	1,153	(368)	-131.9%
Income Tax and Social Contribution	53	164	+209.4%
Financial Result	(1,412)	(1,050)	-25.6%
EBIT	(206)	(1,254)	+508.7%
Depreciation and Amortization	2,650	2,697	+1.8%
EBITDA	2,444	1,443	-41.0%
EBITDA Margin	6.5%	4.8%	-1.7 p.p.

#### **Cash Flow**

Cash generation in the quarter mainly came from trade accounts receivable since revenue declined in the quarter.

Cash Flow	1Q17	1Q18	Δ
Cash Flows from Operating Activities	5,470	1,758	-67.9%
Changes in Assets and Liabilities	(2,460)	3,976	-261.6%
Financial Investments	(8,088)	-	-100.0%
Cash generated by investment activities	(657)	(1,625)	+147.3%
Cash generated by financing activities	-	-	+0.0%
Cash flow (burn)	(5,735)	4,109	-171.6%
Financial Investments	8,088	-	-100.0%
Cash flow and Financial Investments	2,353	4,109	+74.6%
At the Beginning of the Period	32,611	29,473	-9.6%
At the End of the Period	34,964	33,582	-4.0%
Cash flow and Financial Investments	2,353	4,109	+74.6%



# **Working capital**

Working Capital	1Q17	1Q18	Δ
Average trade accounts receivable	41,759	34,769	(6,991)
Average term for receipt of sales (days)	64	64	0
Average inventory	23,587	21,969	(1,618)
Average term for inventory replenishment (days)	84	90	6
Average trade accounts payable	7,199	4,944	(2,255)
Average term for payment of suppliers (days)	25	21	(4)
Average advances from customers	26,903	20,700	(6,203)
Average term for advances from customers (days)	41	38	(3)
Working capital	31,244	31,094	(151)

## **Net Cash**

The Company ended the quarter with 4.0% less cash than in the same period last year. This is mainly due to the decrease in revenue in the period.

Net Cash	3/31/2017	3/31/2018	Δ
Short Term Debt	-	-	n/a
Long Term Debt	-	_	n/a
Gross Debt	-	-	n/a
Cash and Cash Equivalents	22,097	33,582	+52.0%
Financial Investments	12,867	-	-100.0%
Net Debt/(Cash Surplus)	(34,964)	(33,582)	-4.0%

# **Return on Invested Capital (ROIC)**

The Company's net ROIC in the last twelve months (LTM) ending 1Q18 was -7.9%, up 14.0 p.p. from the same period last year.

Return on Invested Capital (ROIC)	1Q17	1Q18	Δ
EBIT (LTM)	(32,893)	(15,644)	-52.4%
Average of Operating Assets	147,242	137,170	-6.8%
ROIC	-22.3%	-11.4%	+10.9 p.p.
Effective IR + CSLL rate (LTM)	1.8%	30.9%	+29.1 p.p.
ROIC, Net	-21.9%	-7.9%	+14.0 p.p.





# **ANNEX I – FINANCIAL STATEMENTS – INCOME STATEMENT – CONSOLIDATED**

Income Statement	1Q17	AV	1Q18	AV	Δ	AH
Gross Revenue from Sales	52,235	138.5%	39,988	132.0%	(12,247)	-23.4%
Domestic Market	51,614	136.8%	38,441	126.9%	(13,173)	-25.5%
Dell Anno and Favorita	28,905	76.6%	21,155	69.8%	(7,750)	-26.8%
New and Casa Brasileira Exclusive Dealers	13,423	35.6%	10,051	33.2%	(3,372)	-25.1%
New and Casa Brasileira Multibrand	5,793	15.4%	4,891	16.1%	(902)	-15.6%
Unicasa Corporate	2,833	7.5%	1,892	6.2%	(941)	-33.2%
Other Revenues	660	1.7%	452	1.5%	(208)	-31.5%
Exports	621	1.6%	1,547	5.1%	926	+149.1%
Sales Deductions	(14,515)	38.5%	(9,696)	-32.0%	4,819	-33.2%
Net Revenue from Sales	37,720	100.0%	30,292	100.0%	(7,428)	-19.7%
Cost of Goods Sold	(21,070)	55.9%	(18,346)	-60.6%	2,724	-12.9%
Gross Profit	16,650	44.1%	11,946	39.4%	(4,704)	-28.3%
Selling Expenses	(12,745)	33.8%	(8,513)	-28.1%	4,232	-33.2%
General and Administrative Expenses	(5,759)	15.3%	(5,132)	-16.9%	627	-10.9%
Other Operating Income, Net	1,648	4.4%	445	1.5%	(1,203)	-73.0%
Operating Income	(206)	0.5%	(1,254)	-4.1%	(1,048)	+508.7%
Financial Expenses	(644)	1.7%	(358)	-1.2%	286	-44.4%
Financial Income	2,056	5.5%	1,408	4.6%	(648)	-31.5%
Operating Income before Income Tax and Social	1,206	3.2%	(204)	-0.7%	(1,410)	-116.9%
Contribution	1,200	3.2/0	(204)	-0.7/0	(1,410)	-110.5/0
Income Tax and Social Contribution	(53)	0.1%	(164)	-0.5%	(111)	+209.4%
Current	(126)	0.3%	-	0.0%	126	-100.0%
Deferred	73	0.2%	(164)	-0.5%	(237)	-324.7%
Net Income for the Period	1,153	3.1%	(368)	-1.2%	(1,521)	-131.9%
Earnings per Share (R\$)	0.02		(0.01)	0.0%	(0.02)	-132.2%

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# **ANNEX II - FINANCIAL STATEMENTS — BALANCE SHEET — CONSOLIDATED**

Assets	12/31/2017	AV	3/31/2018	AV	Δ
Current Assets	84,506	39.1%	90,400	41.3%	+7.0%
Cash and Cash Equivalents	29,473	13.6%	33,582	15.3%	+13.9%
Trade Accounts Receivable	23,641	10.9%	21,606	9.9%	-8.6%
Inventories	19,770	9.1%	21,835	10.0%	+10.4%
Advances to Suppliers	837	0.4%	124	0.1%	-85.2%
Loans Granted	1,456	0.7%	1,655	0.8%	+13.7%
Prepaid Expenses	1,089	0.5%	2,184	1.0%	+100.6%
Recoverable Taxes	5,096	2.4%	5,383	2.5%	+5.6%
Other Assets	3,144	1.5%	4,031	1.8%	+28.2%
Non-Current Assets	131,857	60.9%	128,399	58.7%	-2.6%
Trade Accounts Receivable	11,633	5.4%	10,704	4.9%	-8.0%
Loans Granted	2,606	1.2%	2,241	1.0%	-14.0%
Assets Held for Sale	2,878	1.3%	2,410	1.1%	-16.3%
Deferred Income and Social Contribution Taxes	16,238	7.5%	16,074	7.3%	-1.0%
Judicial Deposits	2,946	1.4%	2,636	1.2%	-10.5%
Other Assets	2,454	1.1%	2,826	1.3%	+15.2%
Investments	31	0.0%	20	0.0%	-35.5%
Property, Plant and Equipment	82,398	38.1%	81,873	37.4%	-0.6%
Intangible Assets	10,673	4.9%	9,615	4.4%	-9.9%
Total Assets	216,363	100%	218,799	100%	+1.1%

Liabilities	12/31/2017	AV	3/31/2018	AV	Δ
Current Liabilities	38,445	17.8%	41,744	19.1%	+8.6%
Suppliers	3,266	1.5%	7,077	3.2%	+116.7%
Tax Liabilites	2,718	1.3%	2,212	1.0%	-18.6%
Payroll and Related Charges	2,973	1.4%	3,461	1.6%	+16.4%
Advances from Customers	17,568	8.1%	17,877	8.2%	+1.8%
Provisions	8,703	4.0%	7,506	3.4%	-13.8%
Other Liabilities	3,217	1.5%	3,611	1.7%	+12.2%
Non-Current Liabilities	10,046	4.6%	9,551	4.4%	-4.9%
Tax Liabilities	471	0.2%	438	0.2%	-7.0%
Provisions	9,575	4.4%	9,113	4.2%	-4.8%
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Shareholders' equity	167,872	77.6%	167,504	76.6%	-0.2%
Capital Stock	187,709	86.8%	187,709	85.8%	+0.0%
Capital Reserve	(2,658)	-1.2%	(2,658)	-1.2%	+0.0%
Accumulated Loss	(17,179)	-7.9%	(17,547)	-8.0%	+2.1%
Total Liabilities and Shareholders' Equity	216,363	100%	218,799	100%	+1.1%





## ANNEX III - FINANCIAL STATEMENTS - CASH FLOW STATEMENT - CONSOLIDATED

Cash Flow Statement	1Q17	1Q18	Δ
		(00.5)	
Operating Income Before Income And Social Contribution Taxes	1,206	(204)	-116.9%
Adjustment to Reconcile the Net Income to Cash from Operating Activities:			
Depreciation and Amortization	2,650	2,697	+1.8%
Foreign Exchange Variation	5		-100.0%
Provision for Litigation	383	(462)	-220.6%
Provision for Obsolescence	104	130	+25.0%
Allowance for Doubtful Accounts	(174)	(351)	+101.7%
Provison for PPR	(982)	(574)	-41.5%
Disposal of Property, Plant and Equipment	2,278	522	-77.1%
Cash Flows from Operating Activities	5,470	1,758	-67.9%
Changes in Assets and Liabilities			
Trade Accounts Receivable	(5,090)	3,316	-165.1%
Inventories	(3,220)	(2,195)	-31.8%
Recoverable Taxes	(630)	(287)	-54.4%
Loans Granted	260	166	-36.2%
Other Current ou Non-Current Assets	(4,605)	(1,331)	-71.1%
Non-Current Assets Available for Sale	3,779	468	-87.6%
Suppliers	6,950	3,811	-45.2%
Advance from Customers	377	309	-18.0%
Other Current ou Non-Current Liabilities	(281)	(281)	+0.0%
Net Cash from Operating Activities	3,010	5,734	+90.5%
Cash Flows from Investing Activities			
Financial Investments	(8,088)	-	-100.0%
Investments	-	11	n/a
Property, Plant and Equipment	(638)	(1,512)	+137.0%
Intangible Assets	(19)	(124)	+552.6%
Net Cash used in Investing Activities	(8,745)	(1,625)	-81.4%
Increase (Decrease) in Cash and Cash Equivalents	(5,735)	4,109	-171.6%
Changes in Cash and Cash Equivalents			
At the Beginning of the Period	27,832	29,473	+5.9%
At the End of the Period	22,097	33,582	+52.0%
Increase (Decrease) in Cash and Cash Equivalents	(5,735)	4,109	-171.6%

<sup>(1)</sup> The Statement of Cash Flow was prepared by the indirect method and is shown in accordance with CPC 3 - Statement of Cash Flows, issued by Brazil's Accounting Pronouncements Committee (CPC). Transactions that do not affect cash are described in Note 26 to the Quarterly Information (ITR).



# ANNEX IV – Gross Revenue, Gross Revenue ex-IPI and Modules Sold – Consolidated

Gross Revenue	1Q17	1Q18	2Q17	3Q17	4Q17	1H17	2H17	9M17	2017
Total Gross Revenue	52,235	39,988	51,049	56,234	57,223	103,284	113,457	159,518	216,741
Domestic Market	51,614	38,441	50,049	54,082	54,938	101,663	109,020	155,745	210,683
Dell Anno and Favorita - Exclusive Dealers and Own Stores	28,905	21,155	28,067	29,436	30,809	56,972	60,245	86,408	117,217
New and Casa Brasileira Exclusive Dealers	13,423	10,051	13,000	14,288	14,082	26,423	28,370	40,711	54,793
New and Casa Brasileira Multibrand	5,793	4,891	6,076	6,653	6,551	11,869	13,204	18,522	25,073
Unicasa Corporate	2,833	1,892	2,131	3,115	2,952	4,964	6,067	8,079	11,031
Other Revenues	660	452	775	590	544	1,435	1,134	2,025	2,569
Export Market	621	1,547	1,000	2,152	2,285	1,621	4,437	3,773	6,058

Gross Revenue from Sales Ex-IPI	1Q17	1Q18	2Q17	3Q17	4Q17	1H17	2H17	9M17	2017
Total Gross Revenue	50,119	38,353	48,914	53,938	54,828	99,033	108,766	152,971	207,799
Domestic Market	49,498	36,806	47,914	51,786	52,543	97,412	104,329	149,198	201,741
Dell Anno and Favorita - Exclusive Dealers and Own Stores	27,856	20,331	26,964	28,297	29,545	54,820	57,842	83,117	112,662
New and Casa Brasileira Exclusive Dealers	12,792	9,577	12,386	13,616	13,418	25,178	27,034	38,794	52,212
New and Casa Brasileira Multibrand	5,516	4,657	5,788	6,337	6,239	11,304	12,576	17,641	23,880
Unicasa Corporate	2,699	1,802	2,028	2,966	2,812	4,727	5,778	7,693	10,505
Other Revenues	635	439	748	570	529	1,383	1,099	1,953	2,482
Export Market	621	1,547	1,000	2,152	2,285	1,621	4,437	3,773	6,058

Modules Sold (Units)	1Q17	1Q18	2Q17	3Q17	4Q17	1H17	2H17	9M17	2017
Total Gross Revenue	190,073	136,225	187,843	217,017	192,385	377,916	397,647	594,933	787,318
Domestic Market	187,637	129,402	183,905	206,341	183,078	371,542	377,664	577,883	760,961
Dell Anno and Favorita - Exclusive Dealers and Own Stores	74,640	55,179	77,485	88,100	78,009	152,125	154,354	240,225	318,234
New and Casa Brasileira Exclusive Dealers	68,287	43,882	65,045	70,071	61,733	133,332	131,804	203,403	265,136
New and Casa Brasileira Multibrand	34,121	24,920	34,923	37,787	34,306	69,044	72,093	106,831	141,137
Unicasa Corporate	8,673	5,396	6,023	9,921	8,864	14,696	18,785	24,617	33,481
Other Revenues	1,916	25	429	462	166	2,345	628	2,807	2,973
Export Market	2,436	6,823	3,938	10,676	9,307	6,374	19,983	17,050	26,357

