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Company Information / Capital Breakdown

Number of Shares (Units)	Last Fiscal Year 12/31/2023
Paid-in Capital	
Common	66,086,364
Preferred	0
Total	66,086,364
Treasury Shares	
Common	0
Preferred	0
Total	0

Parent Company Financial Statements / Balance Sheet – Assets**(In thousands of R\$)**

Code	Description	Last Year 12/31/2023	Next-to-Last Year 12/31/2022	Second-to-Last Year 12/31/2021
1	Total Assets	315,647	269,856	282,932
1.01	Current Assets	121,388	97,697	156,979
1.01.01	Cash and Cash Equivalents	23,989	18,531	59,208
1.01.02	Financial Investments	33,478	4,552	23,961
1.01.02.03	Financial Investments Stated at Amortized Cost	33,478	4,552	23,961
1.01.03	Accounts Receivable	24,822	28,195	31,228
1.01.03.01	Trade Receivables	24,822	28,195	31,228
1.01.04	Inventories	27,183	35,116	36,607
1.01.06	Recoverable Taxes	4,283	2,313	1,708
1.01.06.01	Current Recoverable Taxes	4,283	2,313	1,708
1.01.08	Other Current Assets	7,633	8,990	4,267
1.01.08.03	Other	7,633	8,990	4,267
1.01.08.03.01	Advances and Prepayments	864	2,742	1,423
1.01.08.03.02	Loans Granted	1,549	862	504
1.01.08.03.03	Prepaid Expenses	5,220	5,346	2,300
1.01.08.03.04	Other Assets	0	40	40
1.02	Non-Current Assets	194,259	172,159	125,953
1.02.01	Long-Term Assets	27,013	23,207	24,076
1.02.01.03	Financial Investments Measured at Amortized Cost	10,195	3,604	7,519
1.02.01.04	Accounts Receivable	13,611	13,749	13,044
1.02.01.04.01	Trade Receivables	13,611	13,749	13,044
1.02.01.07	Deferred Taxes	416	1,356	80
1.02.01.07.01	Deferred Income Tax and Social Contribution	416	1,356	80

Parent Company Financial Statements / Balance Sheet – Assets

(In thousands of R\$)

Code	Description	Last Year 12/31/2023	Next-to-Last Year 12/31/2022	Second-to-Last Year 12/31/2021
1.02.01.10	Other Non-Current Assets	2,791	4,498	3,433
1.02.01.10.01	Non-current Assets for Sale	1,597	2,746	527
1.02.01.10.03	Recoverable Taxes	219	203	0
1.02.01.10.04	Judicial Deposits	575	1,064	1,315
1.02.01.10.05	Loans Granted	352	437	1,543
1.02.01.10.06	Other Assets	48	48	48
1.02.02	Investments	8,553	8,765	1,673
1.02.02.01	Equity Interest	8,553	8,765	1,673
1.02.02.01.02	Interest in Subsidiaries	8,533	8,745	1,653
1.02.02.01.04	Other Investments	20	20	20
1.02.03	Property, Plant and Equipment	156,628	138,404	97,499
1.02.03.01	Property, Plant and Equipment in Use	91,254	67,392	68,588
1.02.03.03	Property, Plant and Equipment in Progress	65,374	71,012	28,911
1.02.04	Intangible Assets	2,065	1,783	2,705
1.02.04.01	Intangible Assets	2,065	1,783	2,705
1.02.04.01.02	Intangible Assets in Use	2,065	1,783	2,705

Parent Company Financial Statements / Balance Sheet – Liabilities

(In thousands of R\$)

Code	Description	Last Year 12/31/2023	Next-to-Last Year 12/31/2022	Second-to-Last Year 12/31/2021
2	Total Liabilities	315,647	269,856	282,932
2.01	Current Liabilities	70,036	69,177	97,662
2.01.01	Payroll and Related Charges	5,173	5,131	4,197
2.01.01.01	Payroll	1,251	1,237	971
2.01.01.02	Labor Liabilities	3,922	3,894	3,226
2.01.02	Trade Payables	6,255	3,614	3,758
2.01.02.01	Domestic Suppliers	2,932	2,276	3,758
2.01.02.02	Foreign Suppliers	3,323	1,338	0
2.01.03	Tax Liabilities	1,724	2,686	1,570
2.01.03.01	Federal Tax Liabilities	1,279	1,648	1,061
2.01.03.01.02	Other Tax and Federal Liabilities	1,279	1,648	1,061
2.01.03.02	State Tax Liabilities	426	1,035	499
2.01.03.03	Municipal Tax Liabilities	19	3	10
2.01.04	Loans and Financing	4,749	5,264	4,863
2.01.04.01	Loans and Financing	4,749	5,264	4,863
2.01.05	Other Liabilities	52,028	52,279	82,788
2.01.05.02	Other	52,028	52,279	82,788
2.01.05.02.01	Dividends and Interest on Equity Payable	11,672	10,617	6,338
2.01.05.02.04	Contractual Obligations	37,474	36,011	70,649
2.01.05.02.05	Other Current Liabilities	2,882	5,651	5,801
2.01.06	Provisions	107	203	486
2.01.06.02	Other Provisions	107	203	486
2.01.06.02.04	Provision for Termination of Commercial Relationship	107	203	486

Parent Company Financial Statements / Balance Sheet – Liabilities**(In thousands of R\$)**

Code	Description	Last Year	Next-to-Last Year	Second-to-Last Year
		12/31/2023	12/31/2022	12/31/2021
2.02	Non-Current Liabilities	55,616	11,947	17,489
2.02.01	Loans and Financing	49,228	4,744	9,884
2.02.01.01	Loans and Financing	49,228	4,744	9,884
2.02.02	Other Liabilities	1,277	1,353	905
2.02.02.02	Other	1,277	1,353	905
2.02.02.02.06	Other Non-Current Liabilities	1,277	1,353	905
2.02.04	Provisions	5,111	5,850	6,700
2.02.04.01	Provisions for Tax, Social Security, Labor and Civil Liabilities	5,111	5,837	6,700
2.02.04.01.01	Provisions for Tax Liabilities	0	788	757
2.02.04.01.02	Provisions for Social Security and Labor Liabilities	974	798	1,266
2.02.04.01.04	Provisions for Civil Liabilities	4,137	4,251	4,677
2.02.04.02	Other Provisions	0	13	0
2.03	Equity	189,995	188,732	167,781
2.03.01	Paid-in Capital	147,000	147,000	147,000
2.03.04	Profit Reserves	43,284	41,394	20,449
2.03.04.01	Legal reserve	5,343	4,585	2,938
2.03.04.10	Expansion Reserve	37,941	36,809	17,511
2.03.07	Accumulated Conversion Adjustments	-289	338	332

Parent Company Financial Statements / Statement of Income
(In thousands of R\$)

Code	Description	Last Year	Next-to-Last Year	Second-to-Last Year
		01/01/2023 to 12/31/2023	01/01/2022 to 12/31/2022	01/01/2021 to 12/31/2021
3.01	Income from Sale of Goods and/or Services	207,510	235,572	217,946
3.02	Cost of Goods Sold and/or Services	-135,275	-153,249	-141,573
3.03	Gross Profit	72,235	82,323	76,373
3.04	Operating Expenses/Income	-62,099	-55,116	-45,166
3.04.01	Selling Expenses	-41,944	-44,110	-32,079
3.04.02	General and Administrative Expenses	-18,763	-18,682	-16,017
3.04.04	Other Operating Income	3,956	10,471	3,171
3.04.05	Other Operating Expenses	-225	-306	-767
3.04.06	Equity Income (Loss)	-5,123	-2,489	526
3.05	Earnings Before Financial Result and Taxes	10,136	27,207	31,207
3.06	Financial Result	5,086	8,667	4,181
3.06.01	Financial Income	11,363	15,926	9,435
3.06.02	Financial Expenses	-6,277	-7,259	-5,254
3.07	Earnings Before Income Taxes	15,222	35,874	35,388
3.08	Income Tax and Social Contribution on Income	-55	-2,927	-9,450
3.08.01	Current	886	-4,202	-6,628
3.08.02	Deferred	-941	1,275	-2,822
3.09	Net Income (Loss) from Continuing Operations	15,167	32,947	25,938
3.11	Net Income (Loss) for the Period	15,167	32,947	25,938
3.99	Earnings per Share - (R\$/Share)			
3.99.01	Basic Earnings per Share			
3.99.01.01	Common	0.2295	0.49854	0.39249
3.99.02	Diluted Earnings per Share			
3.99.02.01	Common	0.2295	0.49854	0.39249

Parent Company Financial Statements / Statement of Comprehensive Income

(In thousands of R\$)

Code	Description	Last Year 01/01/2023 to 12/31/2023	Next-to-Last Year 01/01/2022 to 12/31/2022	Second-to-Last Year 01/01/2021 to 12/31/2021
4.01	Net Income for the Period	15,167	32,947	25,938
4.02	Other Comprehensive Income	-289	338	332
4.03	Comprehensive Income (Loss) for the Period	14,878	33,285	26,270

Parent Company Financial Statements / Statement of Cash Flows (Indirect Method)**(In thousands of R\$)**

Code	Description	Last Year 01/01/2023 to 12/31/2023	Next-to-Last Year 01/01/2022 to 12/31/2022	Second-to-Last Year 01/01/2021 to 12/31/2021
6.01	Net Cash from Operating Activities	39,993	6,531	73,262
6.01.01	Cash Provided by Operations	27,294	50,069	46,254
6.01.01.01	Net Income (Loss) before Income Tax and Social Contribution	15,167	32,947	25,938
6.01.01.02	Depreciation and Amortization	7,969	9,256	9,409
6.01.01.03	Exchange Variation – Trade Receivables	303	-3	-133
6.01.01.04	Exchange Variation – Trade Payables	-16	-113	0
6.01.01.06	Provision for Labor, Tax, Civil and Termination of Commercial Relationship Risks	-502	-1,147	-1,837
6.01.01.07	Provision for Obsolescence	140	341	101
6.01.01.08	Allowance for Doubtful Accounts – Accounts Receivable and Loans Granted	-1,387	339	313
6.01.01.10	Other Provisions	-1,349	646	1,611
6.01.01.11	Income Tax and Social Contribution	55	2,927	9,450
6.01.01.12	Interest on Loans	1,328	1,737	1,117
6.01.01.14	Write-offs of Property, Plant and Equipment	463	650	811
6.01.01.15	Equity Income (Loss)	5,123	2,489	-526
6.01.02	Changes in Assets and Liabilities	19,658	-36,375	27,008
6.01.02.01	(Increase) Decrease in Trade Receivables	4,595	1,992	-5,717
6.01.02.02	(Increase) Decrease in Inventories	7,793	1,151	-12,707
6.01.02.03	(Increase) Decrease in Taxes Recoverable	-1,986	-966	-239
6.01.02.05	(Increase) Decrease in Loans Granted	-602	748	460
6.01.02.08	(Increase) Decrease in Other Current and Non-Current Assets	2,533	-4,114	-674
6.01.02.09	(Increase) Decrease in Non-Current Assets Held for Sale	1,149	-2,219	59
6.01.02.11	Payment of Withholding Income Tax – Interest on Equity	0	0	-792
6.01.02.14	Increase (Decrease) in Trade Payables	-2,625	-31	-88
6.01.02.15	Increase (Decrease) Contractual Liabilities	-279	-35,116	51,775

Parent Company Financial Statements / Statement of Cash Flows (Indirect Method)**(In thousands of R\$)**

Code	Description	Last Year 01/01/2023 to 12/31/2023	Next-to-Last Year 01/01/2022 to 12/31/2022	Second-to-Last Year 01/01/2021 to 12/31/2021
6.01.02.16	Increase (Decrease) in Tax Liabilities	-962	1,116	-152
6.01.02.17	Increase (Decrease) Other Current and Non-Current Liabilities	10,042	1,064	1,711
6.01.02.18	Payment of Income Tax and Social Contribution	0	0	-6,628
6.01.03	Other	-6,959	-7,163	0
6.01.03.01	Income Tax and Social Contribution Paid	-5,642	-5,691	0
6.01.03.02	Payment of Interest	-1,317	-1,472	0
6.02	Net Cash Provided by (Used in) Investing Activities	-67,992	-36,140	-59,794
6.02.01	Financial Investments	-35,517	23,324	-28,210
6.02.02	Capital Payment in Subsidiary	-5,540	-9,575	0
6.02.04	Acquisition of Property, Plant and Equipment	-26,221	-49,340	-30,947
6.02.05	Acquisition of Intangible Assets	-714	-549	-637
6.03	Net Cash from Financing Activities	33,471	-11,082	354
6.03.03	Loans Taken	49,228	0	17,000
6.03.04	Payment of Loans	-5,140	-4,744	-2,372
6.03.05	Payment of Interest on Equity	-10,617	-6,338	-6,282
6.03.06	Dividends Paid	0	0	-6,994
6.03.08	Payment of Interest on Loans	0	0	-998
6.04	Exchange Variation on Cash and Cash Equivalents	-14	14	0
6.05	Increase (Decrease) in Cash and Cash Equivalents	5,458	-40,677	13,822
6.05.01	Cash and Cash Equivalents at the Beginning of the Period	18,531	59,208	45,386
6.05.02	Cash and Cash Equivalents at the End of the Period	23,989	18,531	59,208

Parent Company Financial Statements / Statement of Changes in Equity – 1/1/2023 to 12/31/2023

(In thousands of R\$)

Code	Description	Paid-In Capital	Capital Reserves, Options Granted and Treasury Shares	Income Reserve	Retained Earnings or Accumulated Losses	Other Comprehensive Income	Equity
5.01	Opening Balances	147,000	0	41,394	0	338	188,732
5.02	Prior-year Adjustments	0	0	0	0	0	0
5.03	Adjusted Opening Balances	147,000	0	41,394	0	338	188,732
5.04	Capital Transactions with Partners	0	0	0	-13,277	0	-13,277
5.04.07	Interest on Equity	0	0	0	-13,277	0	-13,277
5.05	Total Comprehensive Income (Loss)	0	0	0	15,167	-627	14,540
5.05.01	Net Income for the Period	0	0	0	15,167	0	15,167
5.05.02	Other Comprehensive Income (Loss)	0	0	0	0	-627	-627
5.05.02.04	Conversion Adjustments in the Period	0	0	0	0	-627	-627
5.06	Internal Changes in Equity	0	0	1,890	-1,890	0	0
5.06.01	Recording of Reserves	0	0	1,890	-1,890	0	0
5.07	Closing Balances	147,000	0	43,284	0	-289	189,995

Parent Company Financial Statements / Statement of Changes in Equity– 1/1/2022 to 12/31/2022

(In thousands of R\$)

Code	Description	Paid-In Capital	Capital Options Granted and Treasury Shares	Reserves, Granted and	Income Reserve	Retained Earnings or Accumulated Losses	Other Comprehensive Income	Equity
5.01	Opening Balances	147,000		0	20,449	0	332	167,781
5.02	Prior-year Adjustments	0		0	0	0	0	0
5.03	Adjusted Opening Balances	147,000		0	20,449	0	332	167,781
5.04	Capital Transactions with Partners	0		0	0	-12,002	0	-12,002
5.04.07	Interest on Equity	0		0	0	-12,002	0	-12,002
5.05	Total Comprehensive Income (Loss)	0		0	0	32,947	6	32,953
5.05.01	Net Income for the Period	0		0	0	32,947	0	32,947
5.05.02	Other Comprehensive Income (Loss)	0		0	0	0	6	6
5.05.02.04	Conversion Adjustments in the Period	0		0	0	0	6	6
5.06	Internal Changes in Equity	0		0	20,945	-20,945	0	0
5.06.01	Recording of Reserves	0		0	20,945	-20,945	0	0
5.07	Closing Balances	147,000		0	41,394	0	338	188,732

Parent Company Financial Statements / Statement of Changes in Equity– 1/1/2021 to 12/31/2021**(In thousands of R\$)**

Code	Description	Paid-In Capital	Capital Options Granted and Treasury Shares	Reserves, Granted and	Income Reserve	Retained Earnings or Accumulated Losses	Other Comprehensive Income	Equity
5.01	Opening Balances	147,000		0	8,635	0	313	155,948
5.02	Prior-year Adjustments	0		0	0	0	0	0
5.03	Adjusted Opening Balances	147,000		0	8,635	0	313	155,948
5.04	Capital Transactions with Partners	0		0	-6,994	-7,130	0	-14,124
5.04.06	Dividends	0		0	-6,994	0	0	-6,994
5.04.07	Interest on Equity	0		0	0	-7,130	0	-7,130
5.05	Total Comprehensive Income (Loss)	0		0	0	25,938	19	25,957
5.05.01	Net Income for the Period	0		0	0	25,938	0	25,938
5.05.02	Other Comprehensive Income (Loss)	0		0	0	0	19	19
5.05.02.04	Conversion Adjustments in the Period	0		0	0	0	19	19
5.06	Internal Changes in Equity	0		0	18,808	-18,808	0	0
5.06.01	Recording of Reserves	0		0	18,808	-18,808	0	0
5.07	Closing Balances	147,000		0	20,449	0	332	167,781

Parent Company Financial Statements / Statement of Value Added**(In thousands of R\$)**

Code	Description	Last Year	Next-to-Last Year	Second-to-Last Year
		01/01/2023 to 12/31/2023	01/01/2022 to 12/31/2022	01/01/2021 to 12/31/2021
7.01	Income	259,389	302,826	275,013
7.01.01	Sales of Goods, Products and Services	256,098	294,199	274,014
7.01.02	Other Income	3,721	8,966	1,312
7.01.04	Reversal of/Allowance for Doubtful Accounts	-430	-339	-313
7.02	Inputs Acquired from Third Parties	-159,853	-193,659	-179,542
7.02.01	Cost of Products Sold and Services Rendered	-113,663	-143,345	-141,250
7.02.02	Supplies, Electricity, Outsourced Services and Others	-40,098	-40,985	-31,711
7.02.03	Loss/Recovery of Asset Values	-140	-340	-102
7.02.04	Other	-5,952	-8,989	-6,479
7.03	Gross Value Added	99,536	109,167	95,471
7.04	Retentions	-7,970	-9,255	-9,409
7.04.01	Depreciation, Amortization and Depletion	-7,970	-9,255	-9,409
7.05	Net Added Value Produced	91,566	99,912	86,062
7.06	Added Value from Transfers	6,459	13,862	8,991
7.06.01	Equity Income (Loss)	-5,123	-2,489	526
7.06.02	Financial Income	11,582	16,351	8,465
7.07	Total Value Added to Distribute	98,025	113,774	95,053
7.08	Distribution of Added Value	98,025	113,774	95,053
7.08.01	Personnel	42,955	40,240	31,232
7.08.01.01	Direct Compensation	34,724	32,530	25,801
7.08.01.02	Benefits	5,270	5,273	3,423
7.08.01.03	F.G.T.S. (Government Severance Fund)	2,961	2,437	2,008

Parent Company Financial Statements / Statement of Value Added

(In thousands of R\$)

Code	Description	Last Year	Next-to-Last Year	Second-to-Last Year
		01/01/2023 to 12/31/2023	01/01/2022 to 12/31/2022	01/01/2021 to 12/31/2021
7.08.02	Taxes, Fees and Contributions	34,512	35,072	34,121
7.08.02.01	Federal	21,225	21,063	24,224
7.08.02.02	State	13,228	13,933	9,829
7.08.02.03	Municipal	59	76	68
7.08.03	Remuneration of Loan Capital	5,391	5,515	3,762
7.08.03.01	Interest	1,329	1,737	1,117
7.08.03.02	Rentals	779	837	649
7.08.03.03	Other	3,283	2,941	1,996
7.08.04	Remuneration of Own Capital	15,167	32,947	25,938
7.08.04.01	Interest on Equity	13,277	12,002	7,130
7.08.04.03	Accumulated Losses/Retained Earnings in the Period	1,890	20,945	18,808

Consolidated Financial Statements / Balance Sheet – Assets**(In thousands of R\$)**

Code	Description	Last Year 12/31/2023	Next-to-Last Year 12/31/2022	Second-to-Last Year 12/31/2021
1	Total Assets	349,181	279,263	288,027
1.01	Current Assets	122,833	105,572	160,831
1.01.01	Cash and Cash Equivalents	26,100	23,528	60,250
1.01.02	Financial Investments	33,478	4,552	23,961
1.01.02.03	Financial Investments Stated at Amortized Cost	33,478	4,552	23,961
1.01.03	Accounts Receivable	20,163	30,140	32,222
1.01.03.01	Trade Receivables	20,163	30,140	32,222
1.01.04	Inventories	27,640	35,605	37,925
1.01.06	Recoverable Taxes	6,434	2,328	1,724
1.01.06.01	Current Recoverable Taxes	6,434	2,328	1,724
1.01.08	Other Current Assets	9,018	9,419	4,749
1.01.08.03	Other	9,018	9,419	4,749
1.01.08.03.01	Advances and Prepayments	1,494	3,061	1,758
1.01.08.03.02	Loans Granted	1,549	862	504
1.01.08.03.03	Prepaid Expenses	5,975	5,456	2,365
1.01.08.03.04	Other Assets	0	40	122
1.02	Non-Current Assets	226,348	173,691	127,196
1.02.01	Long-Term Assets	33,143	29,815	26,954
1.02.01.03	Financial Investments Measured at Amortized Cost	10,195	3,604	7,519
1.02.01.04	Accounts Receivable	13,611	13,749	13,044
1.02.01.04.01	Trade Receivables	13,611	13,749	13,044
1.02.01.07	Deferred Taxes	3,458	3,176	993
1.02.01.07.01	Deferred Income Tax and Social Contribution	3,458	3,176	993

Consolidated Financial Statements / Balance Sheet – Assets

(In thousands of R\$)

Code	Description	Last Year 12/31/2023	Next-to-Last Year 12/31/2022	Second-to-Last Year 12/31/2021
1.02.01.10	Other Non-Current Assets	5,879	9,286	5,398
1.02.01.10.01	Non-current Assets for Sale	1,597	2,746	527
1.02.01.10.03	Recoverable Taxes	219	2,186	1,828
1.02.01.10.04	Judicial Deposits	575	1,064	1,383
1.02.01.10.05	Loans Granted	352	437	1,543
1.02.01.10.06	Other Assets	3,136	2,853	117
1.02.02	Investments	20	20	20
1.02.02.01	Equity Interest	20	20	20
1.02.02.01.05	Other Investments	20	20	20
1.02.03	Property, Plant and Equipment	188,746	142,073	97,517
1.02.03.01	Property, Plant and Equipment in Use	65,374	67,415	68,606
1.02.03.03	Property, Plant and Equipment in Progress	123,372	74,658	28,911
1.02.04	Intangible Assets	4,439	1,783	2,705
1.02.04.01	Intangible Assets	4,439	1,783	2,705
1.02.04.01.02	Intangible Assets in Use	4,439	1,783	2,705

Consolidated Financial Statements / Balance Sheet – Liabilities**(In thousands of R\$)**

Code	Description	Last Year 12/31/2023	Next-to-Last Year 12/31/2022	Second-to-Last Year 12/31/2021
2	Total Liabilities	349,181	279,263	288,027
2.01	Current Liabilities	83,281	78,091	102,264
2.01.01	Payroll and Related Charges	5,233	5,153	4,233
2.01.01.01	Payroll	1,264	1,242	981
2.01.01.02	Labor Liabilities	3,969	3,911	3,252
2.01.02	Trade Payables	6,554	8,144	5,120
2.01.02.01	Domestic Suppliers	3,231	6,806	5,120
2.01.02.02	Foreign Suppliers	3,323	1,338	0
2.01.03	Tax Liabilities	1,743	2,687	1,571
2.01.03.01	Federal Tax Liabilities	1,281	1,649	1,062
2.01.03.01.02	Other Tax and Federal Liabilities	1,281	1,649	1,062
2.01.03.02	State Tax Liabilities	443	1,035	499
2.01.03.03	Municipal Tax Liabilities	19	3	10
2.01.04	Loans and Financing	7,888	5,264	4,863
2.01.04.01	Loans and Financing	4,749	5,264	4,863
2.01.04.03	Lease Financing	3,139	0	0
2.01.05	Other Liabilities	61,756	56,640	85,991
2.01.05.02	Other	61,756	56,640	85,991
2.01.05.02.01	Dividends and Interest on Equity Payable	11,672	10,617	6,338
2.01.05.02.04	Contractual Obligations	46,846	40,349	73,817
2.01.05.02.05	Other Current Liabilities	3,238	5,674	5,836
2.01.06	Provisions	107	203	486
2.01.06.02	Other Provisions	107	203	486
2.01.06.02.04	Provision for Termination of Commercial Relationship	107	203	486

Consolidated Financial Statements / Balance Sheet – Liabilities**(In thousands of R\$)**

Code	Description	Last Year 12/31/2023	Next-to-Last Year 12/31/2022	Second-to-Last Year 12/31/2021
2.02	Non-Current Liabilities	75,905	12,440	17,982
2.02.01	Loans and Financing	69,930	4,744	9,884
2.02.01.01	Loans and Financing	49,228	4,744	9,884
2.02.01.03	Lease Financing	20,702	0	0
2.02.02	Other Liabilities	864	1,757	1,309
2.02.02.02	Other	864	1,757	1,309
2.02.02.02.03	Tax Liabilities	0	404	404
2.02.02.02.06	Other Non-Current Liabilities	864	1,353	905
2.02.04	Provisions	5,111	5,939	6,789
2.02.04.01	Provisions for Tax, Social Security, Labor and Civil Liabilities	5,111	5,837	6,700
2.02.04.01.01	Provisions for Tax Liabilities	0	788	757
2.02.04.01.02	Provisions for Social Security and Labor Liabilities	974	798	1,266
2.02.04.01.04	Provisions for Civil Liabilities	4,137	4,251	4,677
2.02.04.02	Other Provisions	0	102	89
2.03	Consolidated Equity	189,995	188,732	167,781
2.03.01	Paid-in Capital	147,000	147,000	147,000
2.03.04	Profit Reserves	43,284	41,394	20,449
2.03.04.01	Legal reserve	5,343	4,585	2,938
2.03.04.10	Expansion Reserve	37,941	36,809	17,511
2.03.07	Accumulated Conversion Adjustments	-289	338	332

Consolidated Financial Statements / Statement of Income

(In thousands of R\$)

Code	Description	Last Year	Next-to-Last Year	Second-to-Last Year
		01/01/2023 to 12/31/2023	01/01/2022 to 12/31/2022	01/01/2021 to 12/31/2021
3.01	Income from Sale of Goods and/or Services	217,397	245,678	220,643
3.02	Cost of Goods Sold and/or Services	-140,335	-161,703	-140,551
3.03	Gross Profit	77,062	83,975	80,092
3.04	Operating Expenses/Income	-68,810	-57,893	-49,931
3.04.01	Selling Expenses	-53,800	-49,411	-37,865
3.04.02	General and administrative expenses	-18,763	-18,682	-16,017
3.04.04	Other Operating Income	3,978	10,506	4,718
3.04.05	Other Operating Expenses	-225	-306	-767
3.05	Earnings Before Financial Result and Taxes	8,252	26,082	30,161
3.06	Financial Result	5,185	8,834	4,706
3.06.01	Financial Income	11,524	16,106	9,996
3.06.02	Financial Expenses	-6,339	-7,272	-5,290
3.07	Earnings Before Income Taxes	13,437	34,916	34,867
3.08	Income Tax and Social Contribution on Income	1,730	-1,969	-8,929
3.08.01	Current	868	-4,202	-6,628
3.08.02	Deferred	862	2,233	-2,301
3.09	Net Income (Loss) from Continuing Operations	15,167	32,947	25,938
3.11	Consolidated Losses/Earnings in the Period	15,167	32,947	25,938
3.11.01	Attributed to Partners of Parent Company	15,167	32,947	25,938
3.99	Earnings per Share - (R\$/Share)			
3.99.01	Basic Earnings per Share			
3.99.01.01	Common	0.2295	0.49854	0.39249
3.99.02	Diluted Earnings per Share			
3.99.02.01	Common	0.2295	0.49854	0.39249

Parent Company Financial Statements / Statement of Comprehensive Income

(In thousands of R\$)

Code	Description	Last Year 01/01/2023 to 12/31/2023	Next-to-Last Year 01/01/2022 to 12/31/2022	Second-to-Last Year 01/01/2021 to 12/31/2021
4.01	Consolidated Net Income in the Period	15,167	32,947	25,938
4.02	Other Comprehensive Income (Loss)	-289	338	332
4.03	Consolidated Comprehensive Income (Loss) in the Period	14,878	33,285	26,270
4.03.01	Attributable to Controlling Shareholders	14,878	33,285	26,270

Parent Company Financial Statements / Statement of Cash Flows (Indirect Method)**(In thousands of R\$)**

Code	Description	Last Year	Next-to-Last Year	Second-to-Last Year
		01/01/2023 to 12/31/2023	01/01/2022 to 12/31/2022	01/01/2021 to 12/31/2021
6.01	Net Cash from Operating Activities	40,291	4,341	72,172
6.01.01	Cash Provided by Operations	20,591	46,259	47,486
6.01.01.01	Net Income (Loss) before Income Tax and Social Contribution	15,167	32,947	25,938
6.01.01.02	Depreciation and Amortization	8,961	9,263	9,421
6.01.01.03	Exchange Variation – Trade Receivables	303	-3	-133
6.01.01.04	Exchange Variation – Trade Payables	-16	-113	0
6.01.01.06	Provision for Labor, Tax, Civil and Termination of Commercial Relationship Risks	-502	-1,147	-1,837
6.01.01.07	Provision for Obsolescence	140	341	101
6.01.01.08	Allowance for Doubtful Accounts – Accounts Receivable and Loans Granted	-1,387	421	286
6.01.01.10	Other Provisions	-2,137	194	2,853
6.01.01.11	Income Tax and Social Contribution	-1,730	1,969	8,929
6.01.01.12	Interest on Loans	1,329	1,737	1,117
6.01.01.14	Write-offs of Property, Plant and Equipment	463	650	811
6.01.02	Changes in Assets and Liabilities	26,659	-34,758	24,686
6.01.02.01	(Increase) Decrease in Trade Receivables	11,199	959	-6,544
6.01.02.02	(Increase) Decrease in Inventories	7,825	1,841	-13,783
6.01.02.03	(Increase) Decrease in Taxes Recoverable	2,139	-1,069	-2,069
6.01.02.05	(Increase) Decrease in Loans Granted	-602	748	460
6.01.02.08	(Increase) Decrease in Other Current and Non-Current Assets	1,294	-6,717	-884
6.01.02.09	(Increase) Decrease in Non-Current Assets Held for Sale	1,149	-2,219	59
6.01.02.14	Increase (Decrease) in Trade Payables	-1,574	3,018	1,023
6.01.02.15	Increase (Decrease) Contractual Liabilities	4,409	-33,315	53,418
6.01.02.16	Increase (Decrease) in Tax Liabilities	-944	1,116	-163

Parent Company Financial Statements / Statement of Cash Flows (Indirect Method)**(In thousands of R\$)**

Code	Description	Last Year	Next-to-Last Year	Second-to-Last Year
		01/01/2023 to 12/31/2023	01/01/2022 to 12/31/2022	01/01/2021 to 12/31/2021
6.01.02.17	Increase (Decrease) Other Current and Non-Current Liabilities	1,764	880	589
6.01.02.18	Payment of Income Tax and Social Contribution	0	0	-7,420
6.01.03	Other	-6,959	-7,160	0
6.01.03.01	Income Tax and Social Contribution Paid	-5,642	-5,688	0
6.01.03.02	Payment of Interest	-1,317	-1,472	0
6.02	Net Cash Provided by (Used in) Investing Activities	-70,718	-30,225	-59,797
6.02.01	Financial Investments	-35,517	23,324	-28,210
6.02.04	Acquisition of Property, Plant and Equipment	-32,070	-53,000	-30,950
6.02.05	Acquisition of Intangible Assets	-3,131	-549	-637
6.03	Net Cash from Financing Activities	32,386	-11,082	354
6.03.03	Loans Taken	49,228	0	17,000
6.03.04	Payment of Loans	-5,136	-4,744	-2,372
6.03.05	Payment of Interest on Equity	-10,617	-6,338	-6,282
6.03.06	Dividends Paid	0	0	-6,994
6.03.08	Payment of Interest on Loans	0	0	-998
6.03.09	Lease Payment	-1,089	0	0
6.04	Exchange Variation on Cash and Cash Equivalents	613	244	-63
6.05	Increase (Decrease) in Cash and Cash Equivalents	2,572	-36,722	12,666
6.05.01	Cash and Cash Equivalents at the Beginning of the Period	23,528	60,250	47,584
6.05.02	Cash and Cash Equivalents at the End of the Period	26,100	23,528	60,250

Consolidated Financial Statements / Statement of Changes in Equity - 1/1/2023 to 12/31/2023

(In thousands of R\$)

Code	Description	Paid-In Capital	Capital Options Granted and Treasury Shares	Reserves, Granted and	Income Reserve	Retained Earnings or Accumulated Losses	Other Comprehensive Income	Equity	Non-Controlling Interest	Consolidated Equity
5.01	Opening Balances	147,000		0	41,394	0	338	188,732	0	188,732
5.02	Prior-year Adjustments	0		0	0	0	0	0	0	0
5.03	Adjusted Opening Balances	147,000		0	41,394	0	338	188,732	0	188,732
5.04	Capital Transactions with Partners	0		0	0	-13,277	0	-13,277	0	-13,277
5.04.07	Interest on Equity	0		0	0	-13,277	0	-13,277	0	-13,277
5.05	Total Comprehensive Income (Loss)	0		0	0	15,167	-627	14,540	0	14,540
5.05.01	Net Income for the Period	0		0	0	15,167	0	15,167	0	15,167
5.05.02	Other Comprehensive Income (Loss)	0		0	0	0	-627	-627	0	-627
5.05.02.04	Conversion Adjustments in the Period	0		0	0	0	-627	-627	0	-627
5.06	Internal Changes in Equity	0		0	1,890	-1,890	0	0	0	0
5.06.01	Recording of Reserves	0		0	1,890	-1,890	0	0	0	0
5.07	Closing Balances	147,000		0	43,284	0	-289	189,995	0	189,995

Consolidated Financial Statements / Statement of Changes in Equity - 1/1/2022 to 12/31/2022**(In thousands of R\$)**

Code	Description	Paid-In Capital	Capital Reserves, Options Granted and Treasury Shares	Income Reserve	Retained Earnings or Accumulated Losses	Other Comprehensive Income	Equity	Non-Controlling Interest	Consolidated Equity
5.01	Opening Balances	147,000	0	20,449	0	332	167,781	0	167,781
5.02	Prior-year Adjustments	0	0	0	0	0	0	0	0
5.03	Adjusted Opening Balances	147,000	0	20,449	0	332	167,781	0	167,781
5.04	Capital Transactions with Partners	0	0	0	-12,002	0	-12,002	0	-12,002
5.04.07	Interest on Equity	0	0	0	-12,002	0	-12,002	0	-12,002
5.05	Total Comprehensive Income (Loss)	0	0	0	32,947	6	32,953	0	32,953
5.05.01	Net Income for the Period	0	0	0	32,947	0	32,947	0	32,947
5.05.02	Other Comprehensive Income (Loss)	0	0	0	0	6	6	0	6
5.05.02.04	Conversion Adjustments in the Period	0	0	0	0	6	6	0	6
5.06	Internal Changes in Equity	0	0	20,945	-20,945	0	0	0	0
5.06.01	Recording of Reserves	0	0	20,945	-20,945	0	0	0	0
5.07	Closing Balances	147,000	0	41,394	0	338	188,732	0	188,732

Consolidated Financial Statements / Statement of Changes in Equity - 1/1/2021 to 12/31/2021

(In thousands of R\$)

Code	Description	Paid-In Capital	Capital Reserves, Options Granted and Treasury Shares	Income Reserve	Retained Earnings or Accumulated Losses	Other Comprehensive Income	Equity	Non-controlling Interest	Consolidated Equity
5.01	Opening Balances	147,000	0	8,635	0	313	155,948	0	155,948
5.02	Prior-year Adjustments	0	0	0	0	0	0	0	0
5.03	Adjusted Opening Balances	147,000	0	8,635	0	313	155,948	0	155,948
5.04	Capital Transactions with Partners	0	0	-6,994	-7,130	0	-14,124	0	-14,124
5.04.06	Dividends	0	0	-6,994	0	0	-6,994	0	-6,994
5.04.07	Interest on Equity	0	0	0	-7,130	0	-7,130	0	-7,130
5.05	Total Comprehensive Income (Loss)	0	0	0	25,938	19	25,957	0	25,957
5.05.01	Net Income for the Period	0	0	0	25,938	0	25,938	0	25,938
5.05.02	Other Comprehensive Income (Loss)	0	0	0	0	19	19	0	19
5.05.02.04	Conversion Adjustments in the Period	0	0	0	0	19	19	0	19
5.06	Internal Changes in Equity	0	0	18,808	-18,808	0	0	0	0
5.06.01	Recording of Reserves	0	0	18,808	-18,808	0	0	0	0
5.07	Closing Balances	147,000	0	20,449	0	332	167,781	0	167,781

Consolidated Financial Statements / Statement of Value Added**(In thousands of R\$)**

Code	Description	Last Year 01/01/2023 to 12/31/2023	Next-to-Last Year 01/01/2022 to 12/31/2022	Second-to-Last Year 01/01/2021 to 12/31/2021
7.01	Income	269,303	312,897	279,351
7.01.01	Sales of Goods, Products and Services	265,990	304,317	276,778
7.01.02	Other Income	3,743	9,001	2,859
7.01.04	Provision/Reversal of Allowance for Doubtful Accounts	-430	-421	-286
7.02	Inputs acquired from third parties	-168,014	-202,990	-180,342
7.02.01	Cost of Products Sold and Services Rendered	-113,298	-144,945	-140,263
7.02.02	Supplies, Electricity, Outsourced Services and Others	-48,105	-49,917	-34,631
7.02.03	Loss/Recovery of Asset Values	-140	-340	-102
7.02.04	Other	-6,471	-7,788	-5,346
7.03	Gross Value Added	101,289	109,907	99,009
7.04	Retentions	-8,962	-9,263	-9,421
7.04.01	Depreciation, Amortization and Depletion	-8,962	-9,263	-9,421
7.05	Net Added Value Produced	92,327	100,644	89,588
7.06	Added Value from Transfers	11,751	16,538	9,053
7.06.02	Financial Income	11,751	16,538	9,053
7.07	Total Value Added to Distribute	104,078	117,182	98,641
7.08	Distribution of Added Value	104,078	117,182	98,641
7.08.01	Personnel	47,711	44,026	34,755
7.08.01.01	Direct Compensation	39,341	36,238	29,226
7.08.01.02	Benefits	5,409	5,350	3,481
7.08.01.03	F.G.T.S. (Government Severance Fund)	2,961	2,438	2,048
7.08.02	Taxes, Fees and Contributions	33,148	34,486	33,930
7.08.02.01	Federal	19,820	20,468	24,005
7.08.02.02	State	13,266	13,939	9,851
7.08.02.03	Municipal	62	79	74

Consolidated Financial Statements / Statement of Value Added

(In thousands of R\$)

Code	Description	Last Year	Next-to-Last Year	Second-to-Last Year
		01/01/2023 to 12/31/2023	01/01/2022 to 12/31/2022	01/01/2021 to 12/31/2021
7.08.03	Remuneration of Loan Capital	8,052	5,723	4,018
7.08.03.01	Interest	1,329	1,737	1,117
7.08.03.02	Rentals	3,374	1,028	867
7.08.03.03	Other	3,349	2,958	2,034
7.08.04	Remuneration of Own Capital	15,167	32,947	25,938
7.08.04.01	Interest on Equity	13,277	12,002	7,130
7.08.04.03	Retained Earnings/Accumulated Losses for the Period	1,890	20,945	18,808

Management Report/Comments on Financial Performance

Bento Gonçalves, Rio Grande do Sul, March 14, 2024. Unicasa Indústria de Móveis S.A. (B3: UCAS3, Bloomberg: UCAS3: BZ, Reuters: UCAS3.SA), one of the leaders in Brazil's custom-made furniture industry and the only Brazilian publicly-held company in the sector, announces today its results for the fourth quarter of 2023 (4Q23). Except where stated otherwise, all variations and comparisons are in relation to the same period the previous year. The following financial and operating information, except where stated otherwise, is presented with consolidated data (including Unicasa Comércio de Móveis Ltda and Unicasa Holding, LLC), in thousands of Brazilian reais and in accordance with the International Financial Reporting Standards (IFRS).

UCAS

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Índice de Ações com Governança Corporativa Diferenciada **IGC**

Índice de Ações com Tag Along Diferenciado **ITAG**

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Period highlights

- Net Revenue of -6.5%
- Net Profit of +31.2%
- Net Margin of 11.1% (+3.2 p.p.)
- Gross Margin of 37.0% (+2.5 p.p)

Adjusted Executive Summary	4Q22	4Q23	Δ	2022	2023	Δ
Gross Revenue ex-IPI	76,273	70,052	-8.2%	298,655	261,976	-12.3%
Net Revenue	62,973	58,871	-6.5%	245,678	217,397	-11.5%
Cost of Goods Sold	(41,264)	(37,078)	-10.1%	(161,703)	(140,332)	-13.2%
Gross Income	21,709	21,793	+0.4%	83,975	77,065	-8.2%
Gross Margin	34.5%	37.0%	+2.5 p.p.	34.2%	35.4%	+1.3 p.p.
Selling and Administrative Expenses	(20,953)	(21,832)	+4.2%	(67,263)	(72,566)	+7.9%
Other Revenues and Operating Expenses	690	816	+18.3%	3,048	3,753	+23.1%
Operating Income	1,446	777	-46.3%	19,760	8,252	-58.2%
Operating Margin	2.3%	1.3%	-1.0 p.p.	8.0%	3.8%	-4.2 p.p.
Financial Income (Expenses) Net	629	1,431	+127.5%	6,797	5,185	-23.7%
Operating Income before Income Tax and Social Contribution	2,075	2,208	+6.4%	26,557	13,437	-49.4%
Income Tax and Social Contribution	2,886	4,301	+49.0%	(5,295)	1,730	-132.7%
Net Profit	4,961	6,509	+31.2%	21,262	15,167	-28.7%
Net Margin	7.9%	11.1%	+3.2 p.p.	8.7%	7.0%	-1.7 p.p.
EBITDA	3,299	3,440	+4.3%	29,023	17,213	-40.7%
EBITDA Margin	5.2%	5.8%	+0.6 p.p.	11.8%	7.9%	-3.9 p.p.
ROIC - UDM	10.9%	6.9%	-4.0 p.p.	10.9%	6.9%	-4.0 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.

MESSAGE FROM MANAGEMENT

Dear Shareholders,

The effects on revenue observed during the year repeated this quarter and hence consolidated revenue declined 8.2%, however the revenue from our U.S. operation it grew 5%, with different customer profiles, which improved gross margin. Moreover, the price adjustment, stabilization of prices across the supply chain and the reduction in discounts as part of the price protection policy offered to dealers contributed to the 2.5 p.p. increase in gross margin, offsetting the impact of the reduction in revenue on gross margin.

Operating expenses in Brazil decreased 10.8%, contributing to a 22% increase in the operating result of our Brazilian operation. However, when looking at the consolidated the addition of three own stores to our U.S. operation (none in 4Q22) was the main reason for the 4.3% increase in operating expenses in the consolidated, resulting in a 46% reduction in consolidated operating income. The decrease in expenses in Brazil was mainly in variable expenses, due to efficiency gains and lower revenue from the corporate channel, and in advertising expenses, due to the concentration of brand campaigns, as explained in the 4Q22 Earnings Release.

This quarter, net income increased 31.2%, mainly due to the effect of financial results and the tax benefits arising from Interest on Equity ("IoE").

In 2023, net income stood at R\$15.2 million. Therefore, at the annual shareholders meeting of 2024, the Management will propose the distribution of R\$13.3 million as interest on equity, as approved by the Board of Directors on December 1, 2023, resulting in the distribution of 92.1% of adjusted net income, R\$9.7 million more than minimum mandatory dividend; and the retention of R\$1.1 million for production investments.

The distribution, to be ratified by the shareholders meeting, corresponds to R\$0.20090/share, including income tax, with the date for entitlement being December 6, 2023. Shares will be traded ex-interest starting from December 7, 2023.

Proposal for dividend distribution	2023 in reais
Net Income for the period	15,166,689.05
Legal Reserve (5%)	758,334.45
Adjust Net Income	14,408,354.60
Mandatory Dividends - 25%	3,602,089.00
Dividends in excess of mandatory	9,674,661.53
Profit retention	1,131,604.07
Total allocated	14,408,354.60
Form of distribution	
Interest on Equity	13,276,750.53
Total proposed per share	0.2009000000

The Management thanks its shareholders, clients, dealers, employees, suppliers and all those involved in the results of one more year.

QUARTERLY RESULTS

Below are the results considering the impacts of tax recovery from the lawsuits regarding PIS/Cofins in 1Q22 and inflation on the yield from financial investments in 2Q22 and 3Q22, both excluded from the statement presented in the first page of this release.

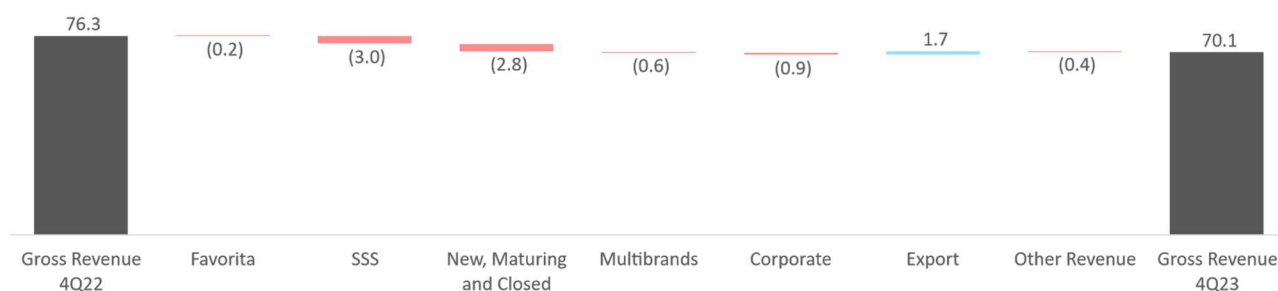
Executive Summary	4Q22	4Q23	Δ	2022	2023	Δ
Gross Revenue ex-IPI	76,273	70,052	-8.2%	298,655	261,976	-12.3%
Net Revenue	62,973	58,871	-6.5%	245,678	217,397	-11.5%
Cost of Goods Sold	(41,264)	(37,078)	-10.1%	(161,703)	(140,332)	-13.2%
Gross Income	21,709	21,793	+0.4%	83,975	77,065	-8.2%
Gross Margin	34.5%	37.0%	+2.5 p.p.	34.2%	35.4%	+1.2 p.p.
Selling and Administrative Expenses	(20,953)	(21,832)	+4.2%	(68,093)	(72,566)	+6.6%
Other Revenues and Operating Expenses	690	816	+18.3%	10,200	3,753	-63.2%
Operating Income	1,446	777	-46.3%	26,082	8,252	-68.4%
Operating Margin	2.3%	1.3%	-1.0 p.p.	10.6%	3.8%	-6.8 p.p.
Financial Income (Expenses) Net	629	1,431	+127.5%	8,834	5,185	-41.3%
Operating Income before Income Tax and Social Contribution	2,075	2,208	+6.4%	34,916	13,437	-61.5%
Income Tax and Social Contribution	2,886	4,301	+49.0%	(1,969)	1,730	-187.9%
Net Profit	4,961	6,509	+31.2%	32,947	15,167	-54.0%
Net Margin	7.9%	11.1%	+3.2 p.p.	13.4%	7.0%	-6.4 p.p.
EBITDA	3,299	3,440	+4.3%	35,345	17,213	-51.3%
EBITDA Margin	5.2%	5.8%	+0.6 p.p.	14.4%	7.9%	-6.5 p.p.
ROIC - UDM	17.5%	6.9%	-10.5 p.p.	17.5%	6.9%	-10.5 p.p.

SALES PERFORMANCE

Same-Store Sales revenue decreased 6.5%, while revenue from new stores and stores under maturation increased R\$1.4 million. The reduction due to closed stores was R\$4.2 million. Revenue from multibrand segment declined 9.2%, while Corporate revenue declined 35.2%. Consequently, the Company's revenue decreased 8.2%.

Export revenue in U.S. dollar increased 21.8%, due to the maturation of U.S. operations.

The following chart shows the evolution of revenue between 4Q22 and 4Q23(1).



(1) In million.

The following table shows the breakdown of revenue.

Gross Revenue ex-IPI	4Q22	4Q23	Δ	2022	2023	Δ
Exclusive Dealers	55,084	49,000	-11.0%	200,021	182,969	-8.5%
Δ Same Stores Sales	5.5%	-6.5%		17.8%	-0.7%	
Δ Same Stores Volume	-14.4%	-11.2%		-4.4%	-8.5%	
Multibrands	6,483	5,884	-9.2%	32,594	22,897	-29.8%
Corporate	2,440	1,581	-35.2%	21,886	12,004	-45.2%
Exports	11,459	13,155	14.8%	40,796	42,378	3.9%
Gross Revenue ex-IPI	4Q22	4Q23	Δ	2022	2023	Δ
Unicasa Indústria de Móveis	76,273	70,052	-8.2%	298,655	261,976	-12.3%
Δ Volume	-29.0%	-15.2%		-8.5%	-23.8%	

¹Obtained by deflating revenue by price increases passed on to dealers and excluding the discounts granted.

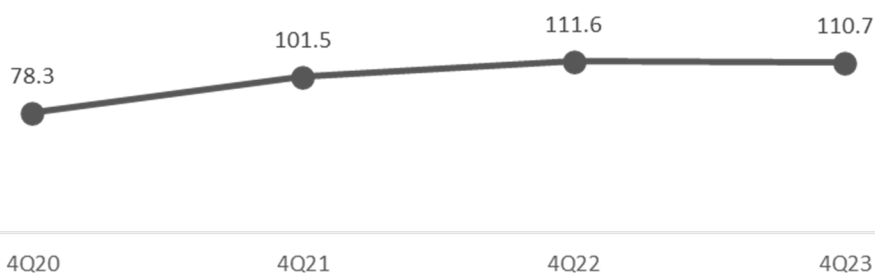
SALES AND DISTRIBUTION CHANNELS

Below is the evolution of our distribution network.

Period	4Q2	1Q23	2Q23	3Q23	4Q23	Δ ⁽¹⁾
Exclusive Dealers	181	177	173	168	165	(3)
National Exclusive	163	158	154	150	145	(5)
Export Exclusive	18	19	19	18	20	2
Multibrands	102	95	90	91	91	-
National Multibrands	74	72	67	67	67	-
Export Multibrands	28	23	23	24	24	-

⁽¹⁾ Variation from 3Q23

Average productivity of domestic exclusive stores in the quarter was R\$110,700/month, 0.8% lower than in 4Q22. The following chart shows historical productivity by quarter.



FINANCIAL PERFORMANCE

SELLING, GENERAL AND ADMINISTRATIVE EXPENSES (SG&A)

Selling General and Administrative Expenses	4Q22	4Q23	Δ	2022	2023	Δ
Total	(20,953)	(21,832)	+4.2%	(68,093)	(72,566)	+6.6%
Selling Expenses	(16,050)	(16,709)	+4.1%	(49,411)	(53,803)	+8.9%
% of Net Revenue	25.5%	28.4%	+2.9 p.p.	20.1%	24.7%	+4.6 p.p.
Administrative Expenses	(4,903)	(5,123)	+4.5%	(18,682)	(18,763)	+0.4%
% of Net Revenue	7.8%	8.7%	+0.9 p.p.	7.6%	8.6%	+1.0 p.p.
SG&A % of Net Revenue	33.3%	37.1%	+3.8 p.p.	27.7%	33.3%	+5.6 p.p.

The following chart shows the evolution of Selling, General and Administrative (SG&A) Expenses between 4Q22 and 4Q23(1):



(1) In million.

The opening of the store in New York, combined with own stores opened in 2023, accounts for most of the increase in operating expenses in the U.S. operation. In 2022, we did not have own stores and ended 2023 with three own operations. The expenses included rental, personnel and insurance, among others.

Excluding the U.S. operation, operating expenses decreased 10.8%, mainly due to lower variable and advertising expenses.

Variable expenses decreased due to the client mix and the efficiency gains at export market operations.

Advertising expenses decreased due to the concentration of expenses in 4Q22, since this line remained unchanged in the annual comparison.

OTHER OPERATING INCOME AND EXPENSES

Other Operating Income and Expenses	4Q22	4Q23	Δ	2022	2023	Δ
Total	690	816	18.3%	10,200	3,753	-63.2%
Result from the sale of assets held for sale and of property, plant and equipment	(56)	60	-207.1%	(166)	842	-607.2%
Bank Premium	125	101	-19.2%	663	360	-45.7%
Other Operating Income	621	655	5.5%	9,703	2,551	-73.7%
% of Net Revenue	1.1%	1.4%	0.3 p.p.	16.2%	6.4%	-9.8 p.p.

FINANCIAL RESULT

The increase in average balance invested was the main cause for the increase in financial result.

Financial Result	4Q22	4Q23	Δ	2022	2023	Δ
Net Financial Result	629	1,431	+127.5%	8,834	5,185	-41.3%
Financial Expenses	(2,195)	(1,885)	-14.1%	(7,272)	(6,339)	-12.8%
IOF charge and bank fees	(49)	(63)	+28.6%	(199)	(209)	+5.0%
Loans and financing expenses	(392)	(416)	+6.1%	(1,737)	(1,329)	-23.5%
Exchange variation expenses	(793)	(626)	-21.1%	(3,099)	(2,061)	-33.5%
Present value adjustment - AVP	(909)	(659)	-27.5%	(2,030)	(2,400)	+18.2%
Other financial expenses	(52)	(121)	+132.7%	(207)	(340)	+64.3%
Financial Income	2,824	3,316	+17.4%	16,106	11,524	-28.4%
Interest income	160	121	-24.4%	1,083	659	-39.2%
Discounts	81	96	+18.5%	180	160	-11.1%
Yield from short-term investments	711	1,421	+99.9%	4,709	3,096	-34.3%
Exchange variation income	335	197	-41.2%	3,051	1,699	-44.3%
Present value adjustment - AVP	1,359	1,434	+5.5%	4,187	5,294	+26.4%
Other financial income	178	47	-73.6%	2,896	616	-78.7%

EBITDA AND EBITDA MARGIN

EBITDA	4Q22	4Q23	Δ	2022	2023	Δ
Net Income for the Period	4,961	6,509	+31.2%	32,947	15,167	-54.0%
Income Tax and Social Contribution	(2,886)	(4,301)	+49.0%	1,969	(1,730)	-187.9%
Financial Result	(629)	(1,431)	+127.5%	(8,834)	(5,185)	-41.3%
EBIT	1,446	777	-46.3%	26,082	8,252	-68.4%
Depreciation and Amortization	1,853	2,663	+43.7%	9,263	8,961	-3.3%
EBITDA	3,299	3,440	+4.3%	35,345	17,213	-51.3%
EBITDA Margin	5.2%	5.8%	+0.6 p.p.	14.4%	7.9%	-6.5 p.p.

CASH FLOW

In 4Q23, the Company received the first tranche of the loan from FINEP, in the amount of R\$49.2 million. Excluding this loan, cash consumption was R\$18.0 million, mainly due to advances from clients made in previous quarters.

Cash Flow	4Q22	4Q23	Δ	2022	2023	Δ
Cash Flows from Operating Activities	7,641	4,050	-47.0%	46,259	20,591	-55.5%
Changes in Assets and Liabilities	(10,630)	(16,876)	+58.8%	(40,186)	21,200	-152.8%
Financial Investments	20,142	(35,025)	-273.9%	23,324	(35,517)	-252.3%
Cash generated by investment activities	(6,571)	(4,281)	-34.9%	(53,549)	(35,201)	-34.3%
Cash generated by financing activities	(1,575)	47,325	-3104.8%	(12,814)	30,886	-341.0%
Effect of exchange variation on cash and cash equivalents	(44)	994	-2359.1%	244	613	+151.2%
Cash flow (burn)	8,963	(3,813)	-142.5%	(36,722)	2,572	-107.0%
Financial Investments	(20,142)	35,025	-273.9%	(23,324)	35,517	-252.3%
Cash flow and Financial Investments	(11,179)	31,212	-379.2%	(60,046)	38,089	-163.4%

NET CASH

Net Cash	31/12/2022	31/12/2023	Δ
Short Term Debt	5,264	4,749	-9.8%
Long Term Debt	4,744	49,228	+937.7%
Gross Debt	10,008	53,977	+439.3%
Cash and Cash Equivalents	23,528	26,100	+10.9%
Financial Investments	8,156	43,673	+435.5%
Net Debt/(Cash Surplus)	(21,676)	(15,796)	-27.1%

RETURN ON INVESTED CAPITAL (ROIC) AND RETURN ON EQUITY (ROE) IN THE LAST TWELVE MONTHS (LTM)

NOPLAT (Net Operating Profit Less Adjusted Taxes)	4Q23	3Q23	2Q23	1Q23	4Q22
(=) EBITDA	3,440	7,071	2,677	4,025	3,299
Depreciation	2,663	2,220	2,164	1,914	1,853
(=) EBIT	777	4,851	513	2,111	1,446
Income Tax and Social Contribution	4,301	(2,446)	(461)	336	2,886
Financial Result Income Tax Reversal	487	515	395	366	214
(=) Operating Net Income (NOPLAT)	5,565	2,920	447	2,813	4,546
(=) Operating Net Income (NOPLAT) - Last Twelve Months	11,745	10,726	13,502	21,035	27,117

ROIC (Return on Invested Capital)	4Q23	3Q23	2Q23	1Q23	4Q22
Invested Capital - LTM	169,518	167,468	167,468	163,553	155,342
ROIC - LTM	6.9%	6.4%	8.1%	12.9%	17.5%
ROE (Return on Equity)	4Q23	3Q23	2Q23	1Q23	4Q22
Net Profit	6,509	3,921	1,213	3,524	4,961
Net Profit - Last Twelve Months	15,167	13,619	17,058	26,301	32,947
Shareholders' equity	189,995	197,009	192,763	191,998	188,732
Shareholders' equity - Last Twelve Months	192,941	192,626	192,387	191,322	187,762
ROE - LTM	7.9%	7.1%	8.9%	13.7%	17.5%

ANNEX I – WORKING CAPITAL AND CAPITAL INVESTED

Invested Capital	31/12/2023	30/09/2023	30/06/2023	31/03/2023	31/12/2022
Operational Assets	75,074	77,325	78,330	96,333	91,678
(+) Trade Accounts Receivable	20,163	24,241	22,142	25,883	30,140
(+) Long Term Trade Accounts Receivable	13,611	14,659	14,982	13,308	13,749
(+) Long Term Loans Granted	352	329	541	788	437
(+) Inventories	27,640	30,062	31,773	32,688	35,605
(+) Advances to Suppliers	1,494	1,341	1,241	2,341	3,061
(+) Loans Granted	1,549	1,495	1,459	1,439	862
(+) Prepaid Expenses	5,975	4,864	4,982	15,046	5,456
(+) Recoverable Taxes	4,290	334	1,210	4,800	2,328
(+) Other Assets	-	-	-	40	40
Operational Liabilities	66,860	86,673	84,429	91,352	62,210
(-) Suppliers	6,554	10,702	13,046	13,999	8,144
(-) Tax Liabilities	1,743	3,552	1,775	3,446	2,687
(-) Payroll and Related Charges	5,233	9,179	7,508	5,988	5,153
(-) Advances from Customers	46,846	59,173	59,315	63,752	42,437
(-) Provisions	107	116	162	186	203
(-) Leases Payable	3,139	1,461	1,389	1,439	-
(-) Other Liabilities	3,238	2,490	1,234	2,542	3,586
(=) Working Capital	8,214	(9,348)	(6,099)	4,981	29,468
Non-current Operating Assets	204,738	188,569	186,570	173,402	155,901
(+) Assets Held for Sale	1,597	2,746	2,746	2,746	2,746
(+) Deferred Income Tax and Social Contribution	3,862	2,659	2,660	3,194	3,176
(+) Recoverable Taxes	2,363	2,322	2,276	2,231	2,186
(+) Judicial Deposits	575	487	1,021	1,025	1,064
(+) Other Assets	3,136	3,245	3,176	3,276	2,853
(+) Investments	20	20	20	20	20
(+) Property, Plant and Equipment	188,746	174,971	172,612	159,080	142,073
(+) Intangible Assets	4,439	2,119	2,059	1,830	1,783
Non-current Operating Liabilities	27,081	14,839	15,180	15,857	7,696
(-) Tax Liabilities	404	1,098	404	404	404
(-) Other Assets	864	1,004	1,114	1,235	1,353
(-) Leases Payable	20,702	7,637	7,621	8,285	-
(-) Provisions	5,111	5,100	6,041	5,933	5,939
(=) Fixed Capital	177,657	173,730	171,390	157,545	148,205
(=) Total invested capital	185,871	164,382	165,291	162,526	177,673
Financing					
(+) Shareholders' equity	189,995	197,009	192,763	191,998	188,732
(+) Dividends and interest on Equity Payable	11,672	-	-	10,617	10,617
(+) Short Term Loans Granted	4,749	4,748	4,771	5,253	5,264
(+) Long Term Loans Granted	49,228	1,186	2,372	3,558	4,744
(-) Cash and Cash Equivalents	26,100	29,913	26,099	40,563	23,528
(-) Short Term Financial Investments	33,478	4,788	4,705	4,627	4,552
(-) Long Term Financial Investments	10,195	3,860	3,811	3,710	3,604
(=) Total Financing	185,871	164,382	165,291	162,526	177,673

ANNEX II – FINANCIAL STATEMENTS – INCOME STATEMENT – CONSOLIDATED

Income Statement	4Q22	AV	4Q23	AV	AH	2022	AV	2023	AV	AH
Gross Sales Revenue ex-IPI	76,273	121.1%	70,052	119.0%	-8.2%	298,655	121.6%	261,976	120.5%	-12.3%
Domestic Market	64,814	102.9%	56,897	96.6%	-12.2%	257,859	105.0%	219,598	101.0%	-14.8%
Exclusive Dealers	55,084	87.5%	49,000	83.2%	-11.0%	198,812	80.9%	182,973	84.2%	-8.0%
Multibrands	6,483	10.3%	5,884	10.0%	-9.2%	33,802	13.8%	22,893	10.5%	-32.3%
Unicasa Corporate	2,440	3.9%	1,581	2.7%	-35.2%	21,885	8.9%	12,004	5.5%	-45.2%
Other Revenues	807	1.3%	432	0.7%	-46.4%	3,359	1.4%	1,729	0.8%	-48.5%
Exports	11,459	18.2%	13,155	22.3%	+14.8%	40,796	16.6%	42,378	19.5%	+3.9%
Sales Deductions	(13,300)	-21.1%	(11,181)	-19.0%	-15.9%	(52,977)	-21.6%	(44,579)	-20.5%	-15.9%
Net Revenue from Sales	62,973	100.0%	58,871	100.0%	-6.5%	245,678	100.0%	217,397	100.0%	-11.5%
Cost of Goods Sold	(41,264)	-65.5%	(37,078)	-63.0%	-10.1%	(161,703)	-65.8%	(140,332)	-64.6%	-13.2%
Gross Profit	21,709	34.5%	21,793	37.0%	+0.4%	83,975	34.2%	77,065	35.4%	-8.2%
Selling Expenses	(16,050)	-25.5%	(16,709)	-28.4%	+4.1%	(49,411)	-20.1%	(53,803)	-24.7%	+8.9%
General and Administrative Expenses	(4,903)	-7.8%	(5,123)	-8.7%	+4.5%	(18,682)	-7.6%	(18,763)	-8.6%	+0.4%
Other Operating Income, Net	690	1.1%	816	1.4%	+18.3%	10,200	4.2%	3,753	1.7%	-63.2%
Operating Income	1,446	2.3%	777	1.3%	-46.3%	26,082	10.6%	8,252	3.8%	-68.4%
Financial Expenses	(2,195)	-3.5%	(1,885)	-3.2%	-14.1%	(7,272)	-3.0%	(6,339)	-2.9%	-12.8%
Financial Income	2,824	4.5%	3,316	5.6%	+17.4%	16,106	6.6%	11,524	5.3%	-28.4%
Operating Income before Income Tax and Social Contribution	2,075	3.3%	2,208	3.8%	+6.4%	34,916	14.2%	13,437	6.2%	-61.5%
Income Tax and Social Contribution	2,886	4.6%	4,301	7.3%	+49.0%	(1,969)	-0.8%	1,730	0.8%	-187.9%
Current	177	0.3%	2,306	3.9%	+1202.8%	(4,202)	-1.7%	868	0.4%	-120.7%
Deferred	2,709	4.3%	1,995	3.4%	-26.4%	2,233	0.9%	862	0.4%	-61.4%
Net Income for the Period	4,961	7.9%	6,509	11.1%	+31.2%	32,947	13.4%	15,167	7.0%	-54.0%
Earnings per Share (R\$)	0.08		0.19			0.50		0.32		

ANNEX III - FINANCIAL STATEMENTS – BALANCE SHEET – CONSOLIDATED

Assets	31/12/2022	AV	31/12/2023	AV	Δ
Current Assets	105,572	37.8%	120,689	34.5%	+14.3%
Cash and Cash Equivalents	23,528	8.4%	26,100	7.5%	+10.9%
Restricted Marketable Securities	4,552	1.6%	33,478	9.6%	+635.5%
Trade Accounts Receivable	30,140	10.8%	20,163	5.8%	-33.1%
Inventories	35,605	12.7%	27,640	7.9%	-22.4%
Advances to Suppliers	3,061	1.1%	1,494	0.4%	-51.2%
Loans Granted	862	0.3%	1,549	0.4%	+79.7%
Prepaid Expenses	5,456	2.0%	5,975	1.7%	+9.5%
Recoverable Taxes	2,328	0.8%	4,290	1.2%	+84.3%
Other Assets	40	0.0%	-	0.0%	-100.0%
Non-Current Assets	173,691	62.2%	228,896	65.5%	+31.8%
Financial Investments	3,604	1.3%	10,195	2.9%	+182.9%
Trade Accounts Receivable	13,749	4.9%	13,611	3.9%	-1.0%
Loans Granted	437	0.2%	352	0.1%	-19.5%
Assets Held for Sale	2,746	1.0%	1,597	0.5%	-41.8%
Deferred Income Tax and Social Contribution	3,176	1.1%	3,862	1.1%	+21.6%
Recoverable Taxes	2,186	0.8%	2,363	0.7%	+8.1%
Judicial Deposits	1,064	0.4%	575	0.2%	-46.0%
Other Assets	2,853	1.0%	3,136	0.9%	+9.9%
Investments	20	0.0%	20	0.0%	+0.0%
Property, Plant and Equipment	142,073	50.9%	188,746	54.0%	+32.9%
Intangible Assets	1,783	0.6%	4,439	1.3%	+149.0%
Total Assets	279,263	100%	349,585	100%	+25.2%
Liabilities	31/12/2022	AV	31/12/2023	AV	Δ
Current Liabilities	78,091	28.0%	83,281	23.8%	+6.6%
Loans and Financing	5,264	1.9%	4,749	1.9%	-9.8%
Suppliers	8,144	2.9%	6,554	1.9%	-19.5%
Tax Liabilities	2,687	1.0%	1,743	0.5%	-35.1%
Dividends and interest on Equity Payable	10,617	3.8%	11,672	3.3%	+9.9%
Payroll and Related Charges	5,153	1.8%	5,233	1.5%	+1.6%
Advances from Customers	42,437	15.2%	46,846	13.4%	+10.4%
Provisions	203	0.1%	107	0.0%	-47.3%
Other Liabilities	3,586	1.3%	3,238	0.9%	-9.7%
Leases Payable	-	0.0%	3,139	0.9%	-9.7%
Non-Current Liabilities	12,440	4.5%	76,309	21.8%	+513.4%
Loans and Financing	4,744	1.7%	49,228	14.1%	+937.7%
Tax Liabilities	404	0.1%	404	0.1%	+0.0%
Provisions	5,939	2.1%	5,111	1.5%	-13.9%
Other Liabilities	1,353	0.5%	864	0.2%	-36.1%
Leases Payable	-	0.0%	20,702	5.9%	n/a
Shareholders' equity	188,732	67.6%	189,995	54.3%	+0.7%
Capital Stock	147,000	52.6%	147,000	42.0%	+0.0%
Retained Profits Reserve	41,394	14.8%	43,284	12.4%	+4.6%
Cumulative Translation Adjustment	338	0.1%	(289)	-0.1%	-185.5%
Total Liabilities and Shareholders' Equity	279,263	100%	349,585	100%	+25.2%

ANNEX IV – FINANCIAL STATEMENTS – CASH FLOW STATEMENT – CONSOLIDATED

Cash Flow Statement	4Q22	4Q23	Δ	2022	2023	Δ
Net income (loss) for the period	4,961	6,509	+31.2%	32,947	15,167	-54.0%
Adjustment to Reconcile the Net Income to Cash from Operating Activities:						
Depreciation and Amortization	1,853	2,663	+43.7%	9,263	8,961	-3.3%
Income tax and social contribution	(2,886)	(4,301)	+49.0%	1,969	(1,730)	-187.9%
Foreign Exchange Variation	344	357	+3.8%	(116)	287	-347.4%
Interest Appropriation	392	416	+6.1%	1,737	1,329	-23.5%
Provision for Litigation	(118)	(1,326)	+1023.7%	(1,147)	(502)	-56.2%
Provision for Obsolescence	169	51	-69.8%	341	140	-58.9%
Allowance for Doubtful Accounts	172	254	+47.7%	421	(1,387)	-429.5%
Other provision	2,285	(722)	-131.6%	194	(2,137)	-1201.5%
Disposal of Property, Plant and Equipment	469	149	-68.2%	650	463	-28.8%
Cash Flows from Operating Activities	7,641	4,050	-47.0%	46,259	20,591	-55.5%
Changes in Assets and Liabilities						
Trade Accounts Receivable	5,236	4,515	-13.8%	959	11,199	+1067.8%
Inventories	6,127	2,371	-61.3%	1,841	7,825	+325.0%
Recoverable Taxes	(228)	(236)	+3.5%	(1,069)	2,139	-300.1%
Loans Granted	97	(77)	-179.4%	748	(602)	-180.5%
Other Current and Non-Current Assets	1,057	(1,499)	-241.8%	(6,717)	1,294	-119.3%
Non-Current Assets Available for Sale	-	1,149	n/a	(2,219)	1,149	-151.8%
Suppliers	(4,339)	(4,148)	-4.4%	3,018	(1,574)	-152.2%
Advance from Customers	(14,280)	(12,327)	-13.7%	(33,315)	4,409	-113.2%
Tax Liabilities	(2,475)	(1,954)	-21.1%	1,116	(944)	-184.6%
Other Current and Non-Current Liabilities	(1,059)	(1,233)	+16.4%	880	1,764	+100.5%
Payment of Income Tax and Social Contribution	(766)	(3,437)	+348.7%	(5,428)	(5,459)	+0.6%
Net Cash from Operating Activities	(2,989)	(12,826)	+329.1%	6,073	41,791	+588.1%
Cash Flows from Investing Activities						
Financial Investments	20,142	(35,025)	-273.9%	23,324	(35,517)	-252.3%
Property, Plant and Equipment	(6,367)	(1,802)	-71.7%	(53,000)	(32,070)	-39.5%
Intangible Assets	(204)	(2,479)	+1115.2%	(549)	(3,131)	+470.3%
Net Cash used in Investing Activities	13,571	(39,306)	-389.6%	(30,225)	(70,718)	+134.0%
Cash Flows from Financing Activities						
Loans Taken	-	49,228	n/a	-	49,228	n/a
Loan and Interest Payments	(1,575)	(1,649)	+4.7%	(6,476)	(6,636)	+2.5%
Payment of Interest on Shareholders' Equity	-	-	n/a	(6,338)	(10,617)	+67.5%
Lease payment	-	(254)	n/a	-	(1,089)	n/a
Cash Flows (used in) from Financing Activities	(1,575)	47,325	-3104.8%	(12,814)	30,886	-341.0%
Effect of exchange variation on cash and cash equivalents	(44)	994	-2359.1%	244	613	+151.2%
Increase (Decrease) in Cash and Cash Equivalents	8,963	(3,813)	-142.5%	(36,722)	2,572	-107.0%
Changes in Cash and Cash Equivalents						
At the Beginning of the Period	14,565	29,913	+105.4%	60,250	23,528	-60.9%
At the End of the Period	23,528	26,100	+10.9%	23,528	26,100	+10.9%
Increase (Decrease) in Cash and Cash Equivalents	8,963	(3,813)	-142.5%	(36,722)	2,572	-107.0%

ANNEX V –GROSS REVENUE EX-IPI AND Additional Information – CONSOLIDATED

Gross Revenue from Sales Ex-IPI	1Q22	1Q23	2Q22	2Q23	3Q22	3Q23	4Q22	4Q23	2022	2023
Gross Revenue from Sales Ex-IPI	71,972	59,047	70,753	62,228	79,657	70,649	76,273	70,052	298,655	261,976
Domestic Market	64,547	50,942	60,717	53,688	67,781	58,071	64,814	56,897	257,859	219,598
Exclusive Dealers	47,159	42,950	43,971	42,377	52,599	48,646	55,084	49,000	200,021	182,969
Multibrands	9,138	5,411	8,902	6,188	9,280	5,410	6,483	5,884	32,594	22,897
Unicasa Corporate	7,470	2,246	7,219	4,642	4,756	3,534	2,440	1,581	21,886	12,004
Other Revenues	780	335	625	481	1,147	481	807	432	3,358	1,729
Export Market	7,425	8,105	10,036	8,540	11,876	12,578	11,459	13,155	40,796	42,378
Additional Information	1Q22	1Q23	2Q22	2Q23	3Q22	3Q23	4Q22	4Q23	2022	2023
Δ Same Stores Sales	30.8%	4.4%	15.2%	8.0%	14.6%	-1.7%	5.5%	-6.5%	17.8%	-0.7%
Δ Same Stores Volume	11.0%	-13.1%	-2.1%	-4.6%	-8.0%	-7.6%	-14.4%	-11.2%	-4.4%	-8.5%
Δ Total Volume	18.9%	-34.0%	-0.3%	-24.2%	-14.3%	-20.8%	-29.0%	-15.2%	-8.5%	-23.8%

UNICASA INDÚSTRIA DE MÓVEIS S.A.

Management's notes to the interim financial information
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1. Operations

Unicasa Indústria de Móveis S.A. ("Company") is a publicly traded corporation with registered office in the city of Bento Gonçalves, state of Rio Grande do Sul, with shares listed on the Novo Mercado segment of "B3 S.A. – Brasil, Bolsa e Balcão" (BM&FBovespa), under ticker UCAS3, since April 27, 2012. Established in 1985, the Company's corporate purpose is to manufacture, sell, import and export products related to the wood, iron and aluminum furniture segment, and other articles related to household and commercial furniture.

The Company has resale agreements with agents authorized to explore our brands "Dell Anno," "New," "Casa Brasileira" and "Unicasa Corporate" through exclusive dealers and multibrand stores in Brazil and abroad.

In recent years, the Company decided to discontinue the Favorita Brand. The discontinuation was aimed at concentrating efforts on more consolidated brands, enabling better use of resources for network expansion, marketing, training and product launches, among others. During the process, points of sale in locations that were part of the strategic plan were converted to other Company brands.

The corporate purpose of Unicasa Comércio de Móveis Ltda. (subsidiary), included in the consolidated financial statements, is the retail sale of customized furniture. The subsidiary remains open to serve the operation's holdover clients and as a support for clients of the parent company's Unicasa Corporate segment.

In 2022, the company opened Unicasa Holding LLC, a subsidiary in the United States, and Dell Anno NYC LLC and Dell Anno Miami LLC, subsidiaries of Unicasa Holding LLC. Consequently, the ownership of Unicasa North America LLC was transferred to Unicasa Holding LLC, both included in the consolidated financial statements. The companies were created to prospect, market and consolidate the Dell Anno brand in North America.

2. Summary of significant accounting practices

2.1 Basis of preparation and presentation of financial statements

While preparing these financial statements, the Company's Management followed the same accounting policies and calculation methods as applied to the individual and consolidated financial statements dated December 31, 2023.

The Company's Management understands that all relevant information related to the financial statements is presented herein and corresponds to the information used by the management. Note also that accounting practices considered immaterial were not included in the financial statements.

The reporting years of the financial statements of the subsidiaries included in the consolidation coincide with those of the parent company and the accounting policies were applied uniformly in the consolidated companies and are consistent with the international accounting standards and the accounting practices adopted in Brazil.

(a) Individual financial statements

The individual financial statements of the Parent Company were prepared in accordance with the accounting practices adopted in Brazil issued by the Accounting Pronouncements Committee (CPC). They are also in compliance with the International Financial Reporting Standards (IFRS), issued by the International Accounting Standards Board (IASB) (currently referred to by the IFRS Foundation as "IFRS accounting standards"). These individual statements are disclosed jointly with the consolidated financial statements.

(b) Consolidated financial statements

The consolidated financial statements were prepared and are being presented in accordance with accounting practices adopted in Brazil, including the pronouncements issued by the CPC and the IFRS issued by the IASB).

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(c) Statement of value added

The presentation of the individual and consolidated Statement of Value Added is required by Brazilian corporate law and the accounting practices adopted in Brazil applicable to publicly held companies. The Statement of Value Added was prepared in accordance with THE criteria defined in Technical pronouncement CPC 09 - "Demonstração do Valor Adicionado". IFRS do not require the presentation of this statement. As a result, according to IFRS, this statement is presented as supplementary information, without prejudice to the financial statements as a whole.

Approval of the individual and consolidated financial statements

The presentation of these individual and consolidated financial statements was concluded and authorized for use at the Board of Directors' Meeting held on March 14, 2024.

2.2 Basis of consolidation

The subsidiaries Unicasa Comércio de Móveis Ltda. and Unicasa Holding, LLC are fully consolidated from the date of its incorporation. Their financial statements are prepared for the same disclosure fiscal year as that of the parent company using uniform accounting policies. All intra-group balances, revenues and expenses and unrealized profits and losses arising from intercompany transactions are entirely eliminated.

2.3 Functional currency and translation of balances denominated in foreign currency

The financial statements are presented in Brazilian Real (R\$), the Company's functional and presentation currency. Transactions using foreign currencies are initially recorded at the exchange rate on the date of the transaction. Monetary assets and liabilities in foreign currency are translated at the exchange rate on the balance sheet date. All variations are recorded in the statement of income.

2.4 Critical accounting judgements, estimates and premises

The preparation of the financial statements requires the use of certain accounting estimates and judgements by the Company's Management in applying its accounting policies. The settlement of transactions involving these estimates could result in amounts significantly different from those recorded in the financial statements, due to inaccuracies in the process of determining such amounts. The Company regularly revises its estimates and premises in a period not exceeding one year.

Information on critical judgements regarding accounting policies adopted that have effects on the amounts recognized in the individual and consolidated financial statements and the information about uncertainties, premises and estimates are included in the following notes: 5 - Allowance for loan losses, 14 – Realization of deferred income tax and social contribution.

The accounting practices adopted by the Company and its subsidiary are described in the specific notes related to the items presented. Those applicable in general to different aspects of the financial statements and considerations about the use of estimates and judgements are presented in this section.

2.5 Impairment of non-financial assets

The Company's Management periodically revises the carrying amount of the assets for the purpose of evaluating events or changes in the economic, operational or technological circumstances that may indicate deterioration or loss of their recoverable value.

On December 31, 2023 and 2022, no risk factors were detected and, consequently, no provision for impairment of assets was necessary.

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2.6 IFRS 9/CPC 48 Financial Instruments**2.6.1 Classification and measurement of financial instruments**

Financial instruments are measured at amortized cost or fair value and classified in one of the three categories:

- (a) measured at amortized cost;
- (b) fair value through other comprehensive income; and
- (c) fair value recorded through profit or loss for the year.

The Company classifies its financial instruments in the following categories:

	<u>Company and Consolidated</u>
Financial assets	
Cash and cash equivalents (Note 3)	Amortized cost
Financial investments (Note 4)	Amortized cost
Trade accounts receivable (Note 5)	Amortized cost
Loans granted (Note 8)	Amortized cost
Other assets (Note 10)	Amortized cost
Financial liabilities	
Loans and financing (Note 15)	Amortized cost
Lease payables (Note 16)	
Trade payables	Amortized cost
Interest on equity (Note 19)	Amortized cost
Contractual obligations (Note 17)	Amortized cost

2.6.2 Subsequent measurement

Subsequent measurement occurs on each reporting date in accordance with the rules established for each type of classification of financial assets and liabilities.

The Company and its subsidiaries classify their financial assets and liabilities in the amortized cost category according to the purpose for which they were acquired or issued:

- a. *Financial assets at amortized cost:* are measured under a business model whose purpose is to receive contractual cash flows in which their contractual terms originate cash flows that are exclusively payments and interest on the principal amount.
- b. *Financial assets and liabilities at fair value through profit or loss:* any financial assets that cannot be classified as measured at amortized cost must be measured and recognized as at fair value through profit or loss. Financial assets that are held for trading and managed based on fair value are also included in this category.
- c. *Financial liabilities:* the Company must classify all financial liabilities as measured at amortized cost, except for: (i) financial liabilities at fair value through profit or loss, (ii) financial liabilities that arise when the transfer of the financial asset does not qualify for derecognition or when the continuing involvement approach is applicable, (iii) financial guarantee agreement, (iv) commitments to grant loans remunerated with interest rate below the market rate, (v) the contingent consideration recognized by the acquirer in a business combination, to which CPC 15 must be applied.

2.6.3 Derivative financial instruments and hedging

The Company does not operate with derivative financial instruments for hedge purposes.

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2.6.4 “Expected credit losses model” impairment

IFRS 9/CPC 48 adopts a model of expected losses that makes the evaluation on a minimum twelve-month basis or for the entire lifetime of the financial asset recording the effects when there are indications of expected credit losses in financial assets.

The Company already adopts an expanded loss model for its financial assets in which it evaluates their entire lifetime, that is, the entire balance, and recognizes the total loss in balances when applicable according to the risk of non-recovery. The asset maturity date in this model is indicative, but is not the only factor considered for provisioning. While assessing expected losses, the Company also considers the risks inherent to its business model.

2.7 Revenue recognition

Revenue is recognized in the agreement when its amount can be measured in a reliable manner and reflects the consideration that the Company expects to be entitled to in exchange for transfer of products to clients. Revenue is measured based on the fair value of consideration, excluding discounts, rebates and taxes or charges on the sale. The Company evaluates revenue transactions in accordance with specific criteria to determine if it acts as the agent or principal and, at the end, concluded that it is acting as the principal in all its revenue agreements. Revenue is not recognized if there is significant uncertainty about its realization.

2.7.1 Sales revenue

Revenue from sales of products is recognized in profit or loss when the control of products is transferred to the client, which occurs when the products are delivered at the client's address, in case of invoicing under the CIF modality, and when the products are delivered to the freight operator contracted by the client, in case of invoicing under the FOB modality. Provided that no other obligation is pending, the Company and its subsidiaries no longer have control or responsibility on the goods sold.

2.7.2 Financial income

Interest income is recognized using the effective interest method. Interest income is included under financial income in the income statement.

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2.8 Standards and interpretations not in effect yet

On the date of issue of these financial statements, the Company has not adopted new and revised IFRS standards below, already issued but not yet applicable.

Standards	Nature of change	To come into force on
IAS 1/CPC 26 (R1) – Presentation of financial statements	(i) Classification of liabilities as current or non-current: it sets the requirements to classify a liability and current or non-current. Subsequently, in October 2022, a new amendment was issued to clarify that liabilities with covenants requiring the achievement of ratios only after the reporting date do not affect the classification as current or non-current. Only covenants that require the entity to achieve ratios until the reporting date affect the classification of liabilities, even if the measurement occurs after that date. (ii) Disclosure of accounting policies: amendments to support entities to disclose accounting policies that are more useful by replacing the requirement to disclose significant accounting policies for material accounting policies and adding guidelines on how entities must adopt material accounting policies and adding guidelines on how entities must adopt the materiality concept to take decisions on the disclosure of accounting policies.	01/01/2024
IAS 8/CPC 23 – Definition of accounting estimates	The amendments clarify the difference between changes in accounting estimates and changes in accounting policies and errors. Moreover, they clarify how entities use measurement techniques and inputs to develop accounting estimates.	01/01/2024

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IAS 12 /CPC 32 – Income taxes	It requires that entities recognize deferred taxes on transactions that, at initial recognition, give rise to equal taxable and deductible temporary differences.	01/01/2024
IAS 7 /CPC 3 and IFRS 7 /CPC 40	It requires that the entity discloses information on its supplier financing agreement that allow users of financial statements to analyze the effects of these agreements on entity's liabilities and cash flows and liquidity exposure.	01/01/2024
IFRS 16 /CPC 6	It specifies the requirements that the seller-lessee to determine 'lease payments' or 'revised lease payments' so that the seller-lessee does not recognize a gain or loss related to the right of use retained by the seller-lessee, after the start date.	01/01/2024
IFRS S1	It requires that entities provide material information on all risks and opportunities related to sustainability.	01/01/2026
IFRS S2	It requires that entities provide material information on all risks and opportunities related to climate.	01/01/2026
IFRS 18	It will replace IAS 1 – Presentation of financial statements. The new rule intends to encourage companies to report the financial performance in a more consistent and transparent manner. First impact on Income Statement.	01/01/2027
IFRS 19	Applicable for "Subsidiaries without public responsibility: Disclosure project, it aims to reduce the disclosure requirements for subsidiaries. This simplification will enable subsidiaries to prepare financial statements under IFRS locally in the future, using information that is reported to the parent company.	01/01/2027

The Company does not expect that these amendments will have significant impact on its financial statements.

2.9 Consolidated financial statements

The consolidated financial statements include the operations of the Company and its subsidiaries, as follows. The ownership interest percentage refers to fiscal years ended December 31, 2022 and December 31, 2023:

Main characteristics		Country	Ownership	Ownership percentage
Unicasa Comércio Ltda	Sale and distribution of our products.	Brazil	Direct	99.99%
Unicasa Holding, LLC	Sale and distribution of our products.	USA	Direct	100%
Dell Anno NYC, LLC	Sale and distribution of our products.	USA	Indirect	100%
Unicasa North America, LLC	Sale and distribution of our products.	USA	Indirect	100%
Dell Anno Miami, LLC	Sale and distribution of our products.	USA	Indirect	100%

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3. Cash and cash equivalents

Cash and cash equivalents do not have restrictions for use, have short-term original maturity, are highly liquid and easily convertible into a known cash amount and are subject to an insignificant risk of change in value.

	Index	Average weighted rate p.a.	Parent Company		Consolidated	
			12/31/2023	12/31/2022	12/31/2023	12/31/2022
Cash and banks-domestic currency			6,389	8,638	6,475	12,366
Cash and banks-foreign currency (*)			-	-	2,025	1,269
Cash equivalents CDB	CDI	102.71%	17,600	9,893	17,600	9,893
			23,989	18,531	26,100	23,528

(*) amounts in US dollar

4. Financial investments

Financial investments are made in prime banks (among the ten largest institutions in Brazil), whose yield is linked to the Interbank Deposit Certificate (CDI) and which have a long-term original maturity.

Type	Index	Average weighted rate p.a.	Parent Company		Consolidated	
			12/31/2023	12/31/2022	12/31/2023	12/31/2022
Bank deposit certificate	CDI	103.65% of CDI	29,550	-	29,550	-
Structured operation certificate (COE)	CDI +	7.04% p.a.	-	4,552	-	4,552
Letter of credit	IPCA + CDI	11.12% p.a.	3,928	3,604	3,928	3,604
Letter of credit	CDI	107.00% of CDI	10,195	-	10,195	-
			43,673	8,156	43,673	8,156
Current assets			33,478	4,552	33,478	4,552
Non-current assets			10,195	3,604	10,195	3,604
			43,673	8,156	43,673	8,156

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5. Trade accounts receivable

Represent the amounts receivable from clients for the sale of goods in the ordinary course of business of the Company, plus exchange variation, when applicable, and then measured at amortized cost, after deducting the allowance for doubtful accounts in trade accounts receivable. If the term for receipt is equivalent to one year or less, the amounts are classified under current assets. Otherwise, they are recorded under non-current assets. Trade accounts receivable transactions were adjusted at fair value, considering cash flows of the transactions and the implicit interest rate of the respective assets.

	Parent Company		Consolidated	
	12/31/2023	12/31/2022	12/31/2023	12/31/2022
Domestic market				
Third parties	32,667	36,100	34,154	39,650
Related parties (Note 24)	39	4,310	39	4,310
Foreign market				
Third parties (*)	3,230	4,551	3,230	4,551
Related parties (Note 24)	6,146	1,605	-	-
Check receivables	546	576	546	576
	42,628	47,142	37,969	49,087
(-) Allowance for doubtful accounts	(2,351)	(3,738)	(2,351)	(3,738)
(-) Present Value Adjustment (PVA)	(1,844)	(1,460)	(1,844)	(1,460)
	38,433	41,944	33,774	43,889
Trade accounts receivable – short term	24,822	28,195	20,163	26,802
Trade accounts receivable – long term	13,611	13,749	13,611	17,087
	38,433	41,944	33,774	43,889

The amounts classified under non-current assets refer to novation of credits to clients of the chain. In general, such novation has a term of more than one year and the balances are adjusted for inflation, plus interest compatible with market practices.

Days sales outstanding, weighted by the average maturity of invoices, on December 31, 2023 and 2022, were 42 and 29 days, respectively.

The allowance for loan losses in trade accounts receivable is based on the individual analysis of total trade accounts receivable overdue for more than 90 days, considering the clients' payment capacity, the current and prospective economic scenario, the evaluation of delinquency levels and guarantees received, as well as evaluation of renegotiations made. Specific cases not yet overdue, but with risk of loss in the Management's opinion, is also included in the allowance.

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The changes in allowance for loan losses are:

	Parent Company		Consolidated	
	12/31/2023	12/31/2022	12/31/2023	12/31/2022
Balance at beginning of year	(3,738)	(7,149)	(3,738)	(7,149)
Additions	(805)	(546)	(805)	(546)
Recovery / realizations	375	207	375	207
Write-off of uncollectible receivables	1,817	3,750	1,817	3,750
Balance at end of year	(2,351)	(3,738)	(2,351)	(3,738)

On December 31, 2023 and 2022, the breakdown of trade accounts receivable by maturity is as follows:

	Parent Company		Consolidated	
	2023	2022	2023	2022
Falling due	31,157	32,524	26,498	34,469
Overdue:				
From 1 to 30 days	1,466	2,851	1,466	2,851
From 31 to 60 days	334	419	334	419
From 61 to 90 days	210	444	210	444
From 91 to 180 days	616	316	616	316
Over 181 days	8,845	10,588	8,845	10,588
	42,628	47,142	37,969	49,087

(*) Considers the maturity originally agreed to between the Company and its clients and, therefore, this line includes:

Allowance for doubtful accounts – Trade notes not expected to be received and so are covered by a provision booked for expected trade losses;
 Guarantees – Trade notes guaranteed by properties required at the start of the operation with resellers, whose documents are registered at the notary's office to guarantee the Company their execution in case of nonperformance of agreement. These notes are in the process of execution of guarantees. Despite the real expectation of receipt, these notes are classified in the long term according to the progress of the lawsuits and the understanding of our legal advisors.

6. Inventories

Inventories are stated at cost or net realizable value, whichever is lower. Costs incurred to take each product to its current location and condition are recorded as follows:

- (i) Raw materials – cost of acquisition according to average cost.
- (ii) Finished products and products under production – cost of materials and direct labor and proportional portion of indirect general expenses based on the normal operating capacity.

The net realizable value corresponds to the sale price in the normal course of business, less estimated costs for conclusion and sale.

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The balance of inventories is broken down as follows:

	Parent Company		Consolidated	
	12/31/2023	12/31/2022	12/31/2023	12/31/2022
Finished products				
Products under production	567	463	565	461
Goods for resale	2,888	2,409	2,888	2,409
Raw material	420	375	879	866
Advances to suppliers	20,798	30,465	20,798	30,465
Sundry materials	1,286	327	1,286	327
Provision for obsolescence	2,918	2,631	2,918	2,631
	(1,694)	(1,554)	(1,694)	(1,554)
	27,183	35,116	27,640	35,605

Provisions for low inventory turnover or obsolete inventories are constituted when deemed necessary by the Management. The changes in provision for obsolescence are as follows:

	Parent Company and Consolidated	
	12/31/2023	12/31/2022
Balance at beginning of year	(1,554)	(1,213)
Additions	(2,064)	(1,252)
Recoveries / realizations	1,924	911
Balance at end of year	(1,694)	(1,554)

7. Assets held for sale

On December 31, 2023, the balance of R\$1,597 (R\$2,746 on December 31, 2022) consisted of two properties received from debt renegotiations with a client and are available for immediate sale. The assets are held at its book value, which is lower than its fair value, less selling expenses.

8. Loans granted

These refer to loans granted by the Company to clients to finance the expansion of the network of authorized resellers and exclusive stores, measured at amortized cost method in accordance with contractual terms (fixed rates and payment conditions), net of the allowance for losses. Loans bear average interest of 6.91% p.a. (8.37% p.a. in 2022). The Company has first-degree mortgage guarantees for most of operations.

	Parent Company		Consolidated	
	12/31/2023	12/31/2022	12/31/2023	12/31/2022
Loans granted	1,901	1,299	1,901	1,299
	1,901	1,299	1,901	1,299
Loans granted – short term	1,549	862	1,549	862
Loans granted – long term	352	437	352	437
	1,901	1,299	1,901	1,299

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The changes in allowance for loan losses are:

	Parent Company		Consolidated	
	12/31/2023	12/31/2022	12/31/2023	12/31/2022
Balance at beginning of year	-	637	-	637
Write-off of uncollectible receivables		(637)		(637)
Balance at end of year	-	-	-	-

9. Taxes recoverable

Balances of taxes recoverable are presented as follows:

	Parent Company		Consolidated	
	12/31/2023	12/31/2022	12/31/2023	12/31/2022
Income tax	3,225	1,824	3,232	1,835
Social contribution	1,004	391	1,004	395
PIS and COFINS (*)	-	-	2,144	1,983
Other Recoverable taxes	273	301	273	301
	4,502	2,516	6,653	4,514
Recoverable taxes – short term	4,283	2,313	6,434	2,328
Recoverable taxes – long term	219	203	219	2,186
	4,502	2,516	6,653	4,514

(*) Exclusion of ICMS from PIS and COFINS calculation base

Refers to the recognition, in June 2021, of PIS and COFINS credit arising from the exclusion of ICMS from its calculation base, based on a Writ of Mandamus filed by the Company in 2017, whose final and unappealable decision was granted in favor of the Company and the case was transferred to the Federal Appellate Court of the 4th Region (TRF4).

Said credit is in the name of the subsidiary Unicasa Comércio, whose operations, as described in the Operations section, have been scaled down and, hence, there is no expectation of revenue generation to realize this credit, which would qualify it as a non-realizable asset. Hence, the Company Management decided to file a lawsuit requesting the refund of the amounts unduly taxed and/or paid due to the inclusion of ICMS in the PIS and COFINS calculation base.

The lawsuit is pending at the Federal Court of Bento Gonçalves, Rio Grande do Sul, with favorable judgment to the Company, and the process of enforcing the judgment has started. Recently, a request for the payment of court-issued registered warrant (*precatório*) was issued in favor of the company. The registered warrant is expected to be paid in the first quarter of 2024.

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10. Other assets

	Parent Company		Consolidated	
	12/31/2023	12/31/2022	12/31/2023	12/31/2022
Other current assets:				
Prepaid expenses (*)	5,220	5,346	5,975	5,456
Advances and prepayments (**)	864	2,742	1,494	3,061
Sundry debtors	-	40	-	40
Total	6,084	8,128	7,469	8,557
Other non-current assets:				
Other assets	48	48	3,136	2,853
Total	48	48	3,136	2,853

(*) Refer mainly to licenses for system maintenance and costs in obtaining FINEP.

(**) Refers to providers of services not classified under inventory or property, plant and equipment items, whose service will still be provided.

11. Investments in subsidiaries

The investment in subsidiary is valued based on the equity income method, according to CPC 18 (R2).
The main balances of the subsidiary are:

	Unicasa Comércio de Móveis Ltda.		Unicasa Holding, LLC	
	12/31/2023	12/31/2022	12/31/2023	12/31/2022
Current assets	2,306	231	6,144	11,709
Non-current assets	3	1,988	40,906	6,347
Current and non-current liabilities	1,025	1,024	39,059	9,989
Shareholders' equity	1,284	1,195	7,991	8,067
Capital stock	20,430	20,430	17,671	12,667

	Unicasa Comércio de Móveis Ltda.		Unicasa Holding, LLC	
	12/31/2023	12/31/2022	12/31/2023	12/31/2022
Net revenue	23	48	16,594	14,635
Profit / (Loss) for the period – subsidiary	89	(35)	(4,989)	(2,663)
% Ownership interest	99.99%	99.99%	100.0%	100.0%
Equity income (loss) before eliminations	89	(35)	(4,989)	(2,663)
Effect of unrealized income	2	2	(226)	(208)
Equity income (loss)	91	(33)	(5,215)	(2,455)

The changes in investments in subsidiaries are as follows:

	Parent Company	
	2023	2022
Balance of investment in subsidiaries at beginning of year	8,745	1,653
Capital payment – subsidiary	5,539	9,575
Equity income (loss)	(5,124)	(2,489)
Other comprehensive income	(627)	6
Balance of investment in subsidiaries at end of year	8,533	8,745

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12. Property, plant and equipment

These are registered at acquisition, formation or construction cost, net of PIS/COFINS and ICMS credits and the contra entry is recorded as recoverable taxes. A property, plant and equipment item is written off when sold or when no future economic benefit is expected from its use or sale. Gain or loss from the write-off of an asset, calculated as the difference between net sale value and book value of the asset, is included in the statement of operations for the period in which the asset was written off.

Depreciation of assets is calculated using the straight-line method at depreciation rates and take into consideration the estimated useful lives of these assets. The assessment of useful life of assets is revised annually and adjusted if necessary.

The depreciation methods, useful lives and residual values are reviewed at the end of the fiscal year and any adjustments are recognized as changes in accounting estimates.

The Management annually analyzes the book value of the property, plant and equipment item to assess if there are risk factors indicating the need for a provision for possible reduction in the impairment amount registered in the books, thereby adjusting the book value to its realization value.

Procedures are in place to evaluate the existence of evidence (risk factors), and if found, tests will be applied and, if necessary, a loss will be recognized, which is the highest of: (a) the estimated sale value of the assets less estimated sale costs and (b) the value in use.

The criteria to determine the assets subject to the test are: (a) assets linked to operations that generate revenue; (b) long-term assets, with long useful life (over one year); and (c) asset considered material (significant monetary value).

As a result of the analyses and considerations, on December 31, 2023, the Management did not identify any clear evidence of the devaluation of property, plant and equipment items and intangible assets on the balance sheet date. Accordingly, no additional analysis or detailed test, or any provision for impairment of assets, is necessary.

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Property, plant and equipment is broken down as follows:

Parent Company**Cost of property, plant and equipment**

	Land	Buildings	Improvements and facilities	Machinery and equipment	Furniture and fixtures	IT equipment	Construction in progress (*)	Total
Balances at 12.31.2021	1,378	21,222	14,255	106,140	2,367	3,675	28,911	177,948
Acquisitions	-	-	8	522	159	92	48,559	49,340
Write-offs	-	(107)	(820)	(4,349)	(359)	(27)	(46)	(5,708)
Transfers	-	34	1,436	4,420	328	194	(6,412)	-
Balances at 12.31.2022	1,378	21,149	14,879	106,733	2,495	3,934	71,012	221,580
Acquisitions	-	-	741	376	74	33	24,999	26,223
Write-offs	-	-	-	(1,544)	(32)	(242)	(70)	(1,888)
Transfers	-	434	2,180	26,759	294	900	(30,567)	-
Balances at 12.31.2023	1,378	21,583	17,800	132,324	2,831	4,625	65,374	245,915

Accumulated depreciation

	Land	Buildings	Improvements and facilities	Machinery and equipment	Furniture and fixtures	IT equipment	Construction in progress	Total
Balances at 12.31.2021	-	(7,780)	(6,183)	(61,557)	(1,727)	(3,202)	-	(80,449)
Depreciation	-	(348)	(551)	(6,431)	(171)	(284)	-	(7,785)
Write-off	-	107	802	3,772	351	26	-	5,058
Balances at 12.31.2022	-	(8,021)	(5,932)	(64,216)	(1,547)	(3,460)	-	(83,176)
Depreciation	-	(324)	(569)	(6,206)	(180)	(257)	-	(7,536)
Write-off	-	-	-	1,162	22	241	-	1,425
Balances at 12.31.2023	-	(8,345)	(6,501)	(69,260)	(1,705)	(3,476)	-	(89,287)

Property, plant and equipment, net

Balances at 12.31.2021	1,378	13,442	8,072	44,583	640	473	28,911	97,499
Balances at 12.31.2022	1,378	13,128	8,947	42,517	948	474	71,012	138,404
Balances at 12.31.2023	1,378	13,238	11,299	63,064	1,126	1,149	65,374	156,628

Consolidated**Cost of property, plant and equipment**

	Land	Buildings	Improvements and facilities	Machinery and equipment	Furniture and fixtures	IT equipment	Construction in progress (*)	Right of use (*)	Total
Balances at 12.31.2021	1,378	21,222	14,256	106,149	2,376	3,727	28,911	-	178,057
Acquisitions	-	-	8	522	168	92	52,205	-	53,000
Write-offs	-	(107)	(820)	(4,349)	(362)	(38)	(46)	-	(5,722)
Transfers	-	34	1,436	4,420	328	194	(6,412)	-	-
Balances at 12.31.2022	1,378	21,149	14,880	106,742	2,510	3,975	74,658	-	225,335
Acquisitions	-	-	741	376	2,250	43	27,287	25,988	56,685
Acquisitions of Subsidiary	-	-	-	-	-	-	1,373	-	1,373
Write-offs	-	-	-	(1,543)	(32)	(247)	(70)	(1,089)	(2,951)
Exchange variation	-	-	-	-	-	-	-	(1,372)	(1,372)
Transfers	-	434	7,421	26,759	2,360	899	(37,873)	-	-
Balances at 12.31.2023	1,378	21,583	23,042	132,334	7,088	4,670	65,374	23,527	278,996

Accumulated depreciation

	Land	Buildings	Improvements and facilities	Machinery and equipment	Furniture and fixtures	IT equipment	Construction in progress	Right of use (*)	Total
Balances at 12.31.2021	-	(7,780)	(6,184)	(61,601)	(1,731)	(3,244)	-	-	(80,541)
Depreciation	-	(348)	(551)	(6,432)	(173)	(288)	-	-	(7,792)
Write-offs	-	107	802	3,817	353	37	-	-	5,116
Balances at 12.31.2022	-	(8,021)	(5,933)	(64,216)	(1,552)	(3,495)	-	-	(83,217)
Depreciation	-	(324)	(699)	(6,208)	(970)	(261)	-	-	(8,463)
Write-offs	-	-	-	1,161	22	247	-	-	1,429
Balances at 12.31.2023	-	(8,345)	(6,632)	(69,264)	(2,501)	(3,509)	-	-	(90,250)

(*) Refers to right-of-use in leases (IFRS 16/CPC 06 (R2)), as described in Note 16.

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Property, plant and equipment, net

Balances at 12.31.2021	1,378	13,442	8,072	44,586	645	483	28,911	-	97,516
Balances at 12.31.2022	1,378	13,128	8,947	42,524	958	480	74,658	-	142,073
Balances at 12.31.2023	1,378	13,238	16,411	63,070	4,588	1,159	65,374	23,527	188,746
Average rate	-	2.66%	3.08%	7.39%	10%	20%	-	13.95%	
Average useful life (in years)	-	38.00	32.00	14.00	10.00	5.00	-	7.16	

13. Intangible assets

Intangible assets with a defined life are measured at cost, less amortization accrued over the economic useful life. The amortization period and method for an intangible asset with defined life are reviewed at least at the end of each fiscal year. The amortization of these intangible assets is recognized in the statement of operations.

Parent Company

	Software	Trademarks and patents	Commercial goodwill	Intangible assets in progress	Total
Balances at 12.31.2021	1,277	165	1,029	234	2,705
Acquisitions	271	15	-	263	549
Write-offs	-	(42)	(13,296)	-	(13,338)
Write-off – amortization	-	42	13,296	-	13,338
Amortization	(417)	(25)	(1,029)	-	(1,471)
Transfer	53	-	-	(53)	-
Balances at 12.31.2022	1,184	155	-	444	1,783
Acquisitions	91	26	-	596	713
Transfer	298	-	-	(298)	-
Amortization	(407)	(24)	-	-	(431)
Balances at 12.31.2023	1,166	157	-	742	2,065

Consolidated

	Software	Trademarks and patents	Commercial goodwill	Intangible assets in progress	Total
Balances at 12.31.2021	1,277	165	1,029	234	2,705
Acquisitions	271	15	-	263	549
Write-offs	-	(42)	(13,296)	-	(13,338)
Write-off – amortization	-	42	13,296	-	13,338
Amortization	(417)	(25)	(1,029)	-	(1,471)
Transfer	53	-	-	(53)	-
Balances at 12.31.2022	1,184	155	-	444	1,783
Acquisitions	91	26	2,418	596	3,131
Transfer	298	-	-	(298)	-
Amortization	(407)	(24)	(44)	-	(475)
Balances at 12.31.2023	1,166	157	2,374	742	4,439

Average rate	20%	10%	21.81%
Average useful life (in years)	5.00	10.00	4.58

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14. Income tax and social contribution

14.1 Current tax

Income and social contribution taxes are calculated based on the tax rate in effect. Current and deferred taxes are recognized in profit or loss for the period.

The breakdown of income tax and social contribution in the years ended December 31, 2023 and 2022 is summarized below:

	Parent Company		Consolidated	
	12/31/2023	12/31/2022	12/31/2023	12/31/2022
Current income tax and social contribution:				
Current income tax and social contribution expense	(124)	(8,083)	(142)	(8,083)
Revenue related to income tax and social contribution recognized in favorite outcome of lawsuit to exclude presumed ICMS credit	1,010		1,010	
Revenue related to income tax and social contribution recognized in favorite outcome of lawsuit on inflation, income from investments and undue payment		3,881		3,881
Deferred income tax and social contribution				
Related to recording and reversal of temporary differences and tax losses	(1,308)	(1,092)	495	(134)
Revenue related to income tax and social contribution recognized in favorite outcome of lawsuit to exclude presumed ICMS credit	367		367	
Revenue related to income tax and social contribution recognized in favorite outcome of lawsuit on inflation, income from investments and repetition of undue payment		2,367		2,367
Income tax and social contribution expense shown in the income statement	(55)	(2,927)	1,730	(1,969)

The reconciliation of tax expense with the result of the multiplication of taxable income with the local tax rate in the years ended December 31, 2023 and 2022 is as follows:

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	Parent Company		Consolidated	
	31/12/2023	31/12/2022	31/12/2023	31/12/2022
Book income before taxes	15,222	35,873	13,437	34,916
Tax rate of 34%	(5,175)	(12,197)	(4,569)	(11,871)
Non-deductible expenses	(784)	(23)	(86)	(23)
Rate adjustments abroad	-	-	607	596
Equity income (loss)	(1,743)	(994)		
Revenue from inflation adjustment in Selic lawsuits	31	1,313	31	1,313
Revenue from presumed ICMS credit	498	-	498	-
Revenue from exclusion of inflation on income from investments	652	223	652	223
Income tax and social contribution related to lawsuit on exclusion of presumed credit	1,377	-	1,377	-
Interest on equity	4,514	4,653	4,514	4,653
Technological innovation	509	-	509	-
Tax losses carryforwards	66	-		-
Income tax and social contribution related to lawsuits on inflation, income from investments and repetition of undue payment	-	6,248	-	6,248
Recording of deferred tax on tax losses	-	(2,150)	(1,803)	(3,108)
Income tax and social contribution expense shown in the income statement	(55)	(2,927)	1,730	(1,969)
Effective rate	-0.36%	-15.86%	12.88%	-6.00%

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14.2 Deferred income tax and social contribution

Deferred income tax and social contribution on December 31, 2023 and December 31, 2022 are as follows:

Parent Company	Balance Sheet		Profit/Loss	
	31/12/2023	31/12/2022	31/12/2023	31/12/2022
Allowance for doubtful accounts	799	1,271	(472)	(1,376)
Provision for inventory losses	576	528	48	115
Provisions for losses with sureties	44	44	-	
Provision for tax, civil and labor risks	1,774	2,054	(280)	(391)
Present value adjustment	627	496	131	183
Sundry provisions and others	506	1,198	(692)	19
Tax losses to be offset	4,534	4,180	354	2,150
Depreciation of useful/tax life	(8,444)	(8,415)	(29)	575
Deferred income tax and social contribution expense			(941)	1,275
Deferred tax liabilities (assets)	416	1,356		
Consolidated	Balance Sheet		Profit/Loss	
	31/12/2023	31/12/2022	31/12/2023	31/12/2022
Allowance for doubtful accounts	799	1,271	(472)	(1,376)
Provision for inventory losses	576	528	48	115
Provisions for losses with sureties	44	44	-	
Provision for tax, civil and labor risks	1,774	2,053	(280)	(391)
Present value adjustment	627	496	131	183
Sundry provisions and others	102	794	(691)	19
Tax losses to be offset	7,980	6,001	2,155	3,108
Depreciation of useful/tax life	(8,444)	(8,415)	(29)	575
Deferred income tax and social contribution expense			862	2,233
Deferred tax liabilities (assets)	3,458	2,772		

The Company and its subsidiaries have total tax losses to be offset against future taxable income of the company in which they were generated.

Estimated recovery of tax credits on income tax and social contribution losses were based on projections of taxable income that took into consideration diverse financial and business premises considered at the end of the period. Consequently, such estimates may not materialize in the future considering the uncertainties inherent to these provisions. The Company did not identify uncertainties regarding the recoverability of deferred tax assets recognized in the year ended December 31, 2023.

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15. Loans and financing

Loans and financing are presented by the amounts under agreement, plus charges agreed that include interest rates. After initial recognition, they are measured at amortized cost using the effective tax rate method.

		Parent Company/Consolidated							
		2023			2022				
Index	Interest rate (p.a.)	Due on	Current	Non-current	Total	Current	Non-current	Total	
Domestic currency									
CCB – Bank Credit Note	CDI +	2.75%	Dec/24	4,749	-	4,749	5,264	4,744	10,008
Bank loans -FINEP	TR ±	3.30%	Oct/33	= -	49,228	49,228	= -	= -	-
				4,749	49,228	53,977	5,264	4,744	10,008

On December 31, 2023, the Company has surety letter related to loan operations obtained.

Long-term installments will fall due as follows, by maturity year:

Maturities	2025	2026	2027	2028	2029 a 2033
FINEP	1,026	6,154	6,154	6,154	29,740
Total	1,026	6,154	6,154	6,154	29,740

16. Leases payable

On the start date of the agreement, the Company evaluates if the agreement is or contains a lease, that is, if the agreement transfers the right to control the use of an identified asset for a certain period.

The Company applies a single approach for recognizing and measuring all the leases, except for lease agreements whose term is 12 months, and leases of low-value assets.

The Company has lease agreements for stores, entered into with third parties, which are being classified as lease.

Discount rates that express the time for realizing the rights of use were obtained based on the main inflation indices in the market and the estimated lending rate, if the object of the lease is obtained through similar terms and scenarios.

The following table shows the current rate, maturity and term of the agreement.

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Property rental agreement	Maturity	Duration	Average rate (p.a.)
Dell Anno Miami, LLC	12/31/2029	7 years	3.85%
Dell Anno NYC, LLC	09/30/2033	10 years	4.46%
Unicasa North America, LLC	06/30/2028	4.5 years	4.69%

Changes in lease liabilities are as follows:

	<u>Consolidated</u>
Balance on 12/31/2022	-
Addition	26,303
Payments	1,089
Exchange variation	<u>1,373</u>
	<u>23,841</u>
Current	3,139
Non-current	20,702

17. Provisions

The Company and its subsidiaries are parties to administrative proceedings, as well as labor, tax and civil lawsuits resulting from the normal course of their operations.

The Company periodically reviews its contingencies through its legal department and its external legal advisors and classifies their likelihood of loss as: (i) Probable, (ii) Possible and (iii) Remote.

a. Provision for labor, tax and civil risks

The Company is a defendant in certain labor, tax and civil lawsuits. The estimated loss was provisioned based on the opinion of its legal counsel, in an amount considered sufficient by the Management to cover probable losses that may arise from unfavorable court decisions. The provision is broken down as follows:

	Parent Company		Consolidated	
	12/31/2023	12/31/2022	12/31/2023	12/31/2022
Provision for labor risks	974	798	974	798
Provision for tax risks	-	788	-	788
Provision for civil risks	4,137	4,251	4,137	4,251
	5,111	5,837	5,111	5,837

Labor – the Company is party to labor lawsuits basically related to overtime.

Tax – the Company is party to tax lawsuits basically related to import tax and INSS.

Civil – the Company is party to civil lawsuits involving store owners and end consumers, in which the Company may be considered jointly and severally liable.

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The Company is party to labor, tax and civil lawsuits, involving risk of loss classified by the management as possible, based on an assessment by its legal advisors, for which no provision was recorded. The lawsuits classified as possible loss are shown below:

	Parent Company	
	12/31/2023	12/31/2022
Labor lawsuits	195	248
Tax lawsuits	3,760	3,010
Civil lawsuits	4,142	4,360
	8,097	7,618

Civil: Civil lawsuits assessed by the management jointly with its legal advisors as having possible chances of loss refer to lawsuits involving storeowners and end consumers.

Tax: The tax lawsuits assessed by the management jointly with its legal advisors as having possible chances of loss refer to the INSS lawsuit.

Labor: The labor lawsuits assessed by the management jointly with its legal advisors as having possible chances of loss refer to actions filed by former employees of the Company related to overtime.

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The changes in provision for labor, tax and civil risks are as follows:

	Parent Company and Consolidated	
	12/31/2023	12/31/2022
Balance at beginning of year	5,837	6,700
Additions	1,974	1,850
Recoveries / realizations	(2,700)	(2,713)
Balance at end of year	5,511	5,837

b. Judicial deposits

The Company maintains judicial deposits linked to several tax, labor and civil lawsuits, as follows:

	Parent Company		Consolidated	
	12/31/2023	12/31/2022	12/31/2023	12/31/2022
Tax judicial deposits	-	534	-	534
Civil judicial deposits	575	530	575	530
	575	1,064	575	1,064

c. Provision for termination of commercial relation with resellers

The Company recorded provision to cover obligations assumed on orders taken from consumers that were pending delivery and assembling by resellers. The changes in the provision are as follows:

	Parent Company and Consolidated	
	2022	2021
Balance at beginning of year	203	486
Additions	-	-
Realizations	(96)	(283)
Balance at end of year	107	203

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18. Contractual obligations

Amounts received early from exclusive resellers for the future supply of goods.

	Parent Company		Consolidated	
	12/31/2023	12/31/2022	12/31/2023	12/31/2022
Contractual liabilities	37,820	38,099	46,846	42,437
Total	37,820	38,099	46,846	42,437

19. Other liabilities

	Parent Company		Consolidated	
	2023	2022	2023	2022
Other liabilities – current:				
Other provisions (*)	1,690	3,026	1,956	3,026
Leases (**)	489	447	489	447
Other liabilities	770	90	793	113
	2,949	3,563	3,238	3,586
Other liabilities – non-current:				
Leases (**)	864	1,353	864	1,353
	864	1,353	864	1,353

(*) Consists of provisions for payroll, fees, marketing and advertising costs.

(**) In the context of application of CPC 06 (R2), the Company analyzed its portfolio of agreements and these were classified under the exemption envisaged by the pronouncement since it is a low-value asset. In the year, the Company recognized expense of R\$447 (R\$466 on December 31, 2022).

20. Shareholders' equity

a. Capital stock

The capital stock of the Company is R\$147,000 on December 31, 2023 and December 31, 2022, divided into 66,086,364 registered common shares without par value.

b. Profit retention and reserves

Legal reserve

The amount of R\$758 was added on December 31, 2023 (R\$4,585 on December 31, 2022), based on 5% of net income from the fiscal year, limited to 20% of the paid-in capital.

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Expansion reserve

The expansion reserve was recorded as decided by the management at Annual Shareholders Meeting. On December 31, 2023, the balance is R\$37,941 (R\$36,809 on December 31, 2022).

c. Other comprehensive income

Corresponds to the cumulative effect of exchange translation of functional currency to the original currency of the financial statements of the foreign subsidiary, calculated on the company's investments abroad, assessed using the equity method. This cumulative effect will be reverted to profit or loss for the period as gain or loss upon the sale or write-off of the investment.

d. Dividends and interest on equity

According to the bylaws, minimum mandatory dividend is calculated at 25% of net income from the year after the allocation to reserves established by law.

Of the net income from the year ended December 31, 2023 and based on the Company's operating cash generation, the Board of Directors approved on December 1, 2023 the distribution of minimum mandatory dividends (R\$3,602) and approved the payment of additional dividends (R\$9,675), both to be paid as interest on equity, as shown below:

	<u>2023</u>
Net income from the year	15,167
Legal reserve (5%)	(758)
Calculation base for minimum mandatory dividends	<u>14,408</u>
Minimum mandatory dividends – 25%	3,602
Dividends proposed additionally to minimum mandatory dividends	9,675
Total dividends proposed by the management through IoE	<u>13,277</u>

Total earnings per share **0.20090**

Withholding income tax was deducted on interest on equity (IoE) at 15% (R\$1,605), except for shareholders that are proven to be exempt, or shareholders domiciled in countries or jurisdictions whose laws establish a different rate.

e. Earnings per share

As required by IAS 33/CPC 41 – Earnings per share, the tables below recognize profit to amounts used to calculate basic earnings per share.

Basic earnings per share

For years ended on December 31, 2023 and 2022, the Company registered basic earnings per share, calculated by dividing the net income from the period by the weighted average of outstanding shares, as shown below:

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	Parent Company and Consolidated	
	2023	2022
Net income for the period	15,167	32,947
Weighted average of outstanding common shares (in thousands)	66,086	66,086
Earnings / (loss) per share – basic (R\$)	0.22950	0.49854

Diluted earnings per share

The Company did not present the calculation of diluted earnings per share as required by IAS 33/CPC 41 – Earnings per share because there are no potential common shares for dilution or other convertible instruments that can cause dilution of earnings per share, and hence the basic and diluted earnings per share are the same.

21. Net revenue from sales

Revenue is recognized in profit or loss upon the fulfilment of performance obligation with clients at the moment determined by the transfer of control of the products. Contractual performance obligations with final consumers are the responsibility of resellers. Sales are made at sight, in the form of prepayments or in installments, and are financed with the Company's own funds.

Net revenue from sales is broken down as follows:

	Parent Company		Consolidated	
	12/31/2023	12/31/2022	12/31/2023	12/31/2022
Gross revenue from sales	259,697	297,427	268,949	307,545
IPI on sales	(6,973)	(8,890)	(6,973)	(8,890)
Gross revenue from sales (-) IPI	252,724	288,537	261,976	298,655
ICMS on sales	(23,944)	(29,290)	(23,947)	(29,297)
Other taxes on sales (PIS/COFINS)	(17,671)	(20,447)	(17,673)	(20,452)
Sales returns	(321)	(534)	(321)	(534)
Present value adjustment (AVP) (gross revenue)	(3,278)	(2,694)	(2,638)	(2,694)
Net revenue	207,510	235,572	217,397	245,678

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22. Expenses by function and nature

	Parent Company		Consolidated	
	12/31/2023	12/31/2022	12/31/2023	12/31/2022
Expenses by function				
Cost of goods sold and/or services rendered	(135,275)	(153,249)	(140,335)	(161,703)
Selling expenses	(41,944)	(44,110)	(53,800)	(49,411)
Administrative expenses	(18,763)	(18,682)	(18,763)	(18,682)
	(195,982)	(216,041)	(212,898)	(229,796)
Expenses by nature				
Input expenses	(93,218)	(112,342)	(93,757)	(116,650)
Personnel expenses	(53,010)	(48,829)	(58,430)	(53,872)
Third-party service expenses	(15,525)	(17,362)	(21,499)	(22,435)
Expenses with civil lawsuits	(1,349)	(1,543)	(1,349)	(1,601)
Depreciation and amortization expenses	(7,968)	(9,253)	(8,961)	(9,262)
Advertising expenses	(11,041)	(9,974)	(11,074)	(10,023)
Reversal /(Expenses) with provisions	1,279	(223)	2,067	87
Travel expenses	(4,155)	(3,760)	(4,687)	(4,069)
Electric power expenses	(3,721)	(3,874)	(3,823)	(3,884)
Expenses with commissions	(3,634)	(5,371)	(3,786)	(3,847)
Other expenses	(3,640)	(3,510)	(7,599)	(4,240)
	(195,982)	(216,041)	(212,898)	(229,796)

23. Other operating revenues

	Parent Company		Consolidated	
	12/31/2023	12/31/2022	12/31/2023	12/31/2022
Bank premium (*)	360	663	360	663
Gain from sale of property, plant and equipment	997	68	997	68
Exclusion of ICMS from the PIS and COFINS calculation	-	7,152	-	7,152
Other operating revenues (**)	2,599	2,588	2,621	2,623
Other operating revenues	3,956	10,471	3,978	10,506

(*) Refers to amounts received from financial institution by volume of financing conducted made the network of stores served by the Company.

(**) Refer mainly to the recognition of revenue from presumed ICMS credit.

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24. Financial income (expense)

	Parent Company		Consolidated	
	12/31/2023	12/31/2022	12/31/2023	12/31/2022
Financial expenses				
IOF charge and bank fees	(148)	(186)	(209)	(199)
Loans and financing	(1,329)	(1,737)	(1,329)	(1,737)
Exchange variation expenses	(2,061)	(3,099)	(2,061)	(3,099)
Present value adjustment (AVP)	(2,400)	(2,030)	(2,400)	(2,030)
Discounts granted	(3)	(7)	(3)	(7)
Other financial expenses	(336)	(200)	(337)	(200)
	(6,277)	(7,259)	(6,339)	(7,272)
Financial income				
Interest income	496	928	659	1,083
Yield from short-term investments	3,104	4,716	3,096	4,709
Exchange variation income	1,699	3,051	1,699	3,051
Present value adjustment (AVP)	5,294	4,187	5,294	4,187
Discounts obtained	155	148	160	180
Other financial income	615	2,896	616	2,896
	11,363	15,926	11,524	16,106
Net financial result	5,086	8,667	5,185	8,834

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25. Transactions and balances with related parties

Related-party transactions are those between the Company and its subsidiaries, other companies controlled by shareholders of the Company, key management professionals and other related parties. During the fiscal years ended December 31, 2023 and 2022, the Company conducted the following transactions with related parties:

	Term	Parent Company				Consolidated			
		Assets /Liabilities		Profit or Loss		Assets /Liabilities		Profit or Loss	
		2023	2022	2023	2022	2023	2022	2023	2022
<u>Subsidiaries</u>									
Unicasa Holding, LLC									
Trade accounts receivables	175 days	6,146	1,605						
Sale of properties		-	-	7,371	4,554	-	-	-	-
Commission expenses		-	-	(387)	(1,564)	-	-	-	-
Unicasa Comércio de Móveis Ltda.									
Sales of furniture		-	-	1	23	-	-	-	-
<u>Controlled by shareholders of</u>									
<u>Unicasa Indústria de Móveis S.A.</u>									
Even Construtora e Incorporadora S.A.									
Trade receivables	-	-	4,310			-	4,310	-	-
Contractual liabilities		-	-			-	-		
Sales of furniture		-	-	445	12,822	-	-	445	12,822
Telasul Indústria de Móveis S.A.									
Resale of items		-	-	1	-	-	-	-	1
<u>Related persons and key Management professionals</u>									
Trade receivables	175 days	39	-			39	-	-	-
Sales of furniture		-	-	190	38	-	-	190	38
		6,185	5,915	7,620	15,874	39	4,310	635	12,861

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The transactions involving the Company and its related parties are conducted as agreed by the parties under normal market conditions.

There were no guarantees granted or received in relation to any accounts receivable or payable involving related parties. All balances will be settled in domestic currency.

Management Compensation

The Company paid its managers (Statutory Board of Executive Officers and Board of Directors) compensation in the amount of R\$2,935 in the fiscal year ended December 31, 2023 (R\$3,527 on December 31, 2022). The Company does not offer to its key personnel compensation benefits in the following categories: (i) post-employment benefits; (ii) long-term benefit; (iii) employment termination benefit; and (iv) share-based compensation.

26. Financial Instruments

The Company determines the classification of its financial assets and liabilities upon their initial recognition in accordance with the business model used to manage the assets and their respective contractual cash flow characteristics, pursuant to CPC 48 / IFRS 9.

The Company's financial instruments measured at their amortized cost are held for the purpose of receiving or payment of contractual cash flows, which consist of principal and interest, recorded at their original value less allowance for losses and present value adjustment when applicable. The financial instruments and their outstanding balances on December 31, 2023 and December 31, 2022, are shown below:

	Note	Parent Company		Consolidated	
		12/31/2023	12/31/2022	12/31/2023	12/31/2022
Financial assets					
Cash and cash equivalents	3	23,989	18,531	26,100	23,528
Financial investments	4	43,673	8,156	43,673	8,156
Trade accounts receivable	5	38,433	41,944	33,774	43,889
Loans granted	8	1,901	1,299	1,901	1,299
Other assets	10	6,132	8,176	10,605	11,410
Financial liabilities					
Loans and financing	15	(53,977)	(10,008)	(53,977)	(10,008)
Leases payable	16	-	-	(23,841)	-
Trade accounts payable		(6,255)	(3,614)	(6,554)	(8,144)
Interest on equity	20	(11,672)	(10,617)	(11,672)	(10,617)
Contractual obligations	18	(37,820)	(36,011)	(46,846)	(40,349)
Other current and non-current liabilities	19	(3,813)	(7,004)	(4,102)	(7,027)
Net financial instruments		591	10,852	(30,939)	12,137

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27. Financial risk management

The Company's operations expose it to financial risks: market risks (including interest and exchange rates and commodity prices), credit and liquidity. The risks of financial instruments are managed through financial positioning strategies and systems to limit exposures, all registered in equity accounts, which are aimed at meeting its operational requirements.

The Internal Audit is responsible for ensuring the implementation of the Risk Policy. The Audit Committee, created at the Board of Directors Meeting held on April 27, 2022, is responsible for monitoring the activities of Internal Audit and reporting the conclusions to the Board of Directors. We do not conduct operations with derivative instruments or any other type of operation for speculative purposes.

- **Market risk**

Market risk is the risk that the fair value of future cash flows of a financial instrument fluctuates due to variations in market prices. Market prices encompass three types of risk: interest rate, exchange, and price, which could be of a commodity, among others. Financial instruments affected by market risks include loans receivable and trade accounts payable.

- I. **Interest rate risk**

To mitigate the interest rate risk of loans payable, the Company adopts the practice of diversifying loans between fixed or variable rates. Income from financial statements, as well as financial expenses arising from Company's loans, are affected by variations in interest rates, such as TR, IPCA and CDI.

- II. **Exchange risks**

- Cash and accounts receivable in foreign currency

On December 31, 2023, the Company had cash in foreign currency and balance of accounts receivable from exports equivalent to USD1,467 (USD 1,075 on December 31, 2022).

The Company's results are susceptible to variations arising from the effects of exchange rate volatility on foreign currency transactions, mainly in export operations. The Company adjusts its structure of costs and selling prices in order to assimilate exchange oscillations.

- **Market risk**

- Sensitivity to exchange rates

In order to verify the sensitivity of indexes of assets and liabilities in foreign currency, with representativeness, two different scenarios were defined to analyze the sensitivity on exchange rate oscillations. This analysis considers depreciation of exchange rate by 25% and 50% over the exchange rate on December 31, 2023. These assumptions were defined based on the Management's expectations for variations in the exchange rate on the maturity dates of respective agreements subject to these risks.

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Accounts receivable in foreign currency

	Reference amounts			Impacts on income before taxation
	Balance of accounts receivable - USD	Balance of accounts receivable - R\$	U.S. dollar rate	
Probable scenario (book value)	2,579	12,484	4,84	-
Possible scenario - 25%	2,579	9,363	3,63	(3,121)
Possible scenario 50%	2,579	6,242	2,42	(6,242)

Trade payables in foreign currency

	Reference amounts			Impacts on income before taxation
	Balance of accounts receivable - EUR	Balance of accounts receivable - R\$	Euro rate	
Probable scenario (book value)	610	3,267	5.35	-
Possible scenario - 25%	610	4,081	6.69	(813)
Possible scenario 50%	610	4,87	8.03	(1,629)

III. Commodity price risk

This risk is related to the possibility of oscillation in prices of raw materials and other inputs used in the production process. Since the Company uses commodities as raw material (MDF and MDP boards), its cost of goods sold may be affected by changes in the prices of these materials. To minimize this risk, the Company permanently monitors price oscillations and, as applicable, builds strategic inventories to maintain its business activities.

- **Credit risk**

This risk arises from the possibility of incurring losses due to delinquency of other parties or financial institutions depositing resources or of financial investments. To mitigate these risks, the Company adopts the practice of analyzing financial and equity conditions of its counterparties, as well as defining credit limits and monitoring permanently their outstanding positions. With regard to financial institutions, the Company only carries out operations with low-risk institutions, as evaluated by its Management. For trade accounts receivable, the Company has not recorded allowance for loan losses yet, as mentioned in Note 5.

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Accounts receivable

Risk of credit to client is managed by the financial department and is subject to specific procedures, controls and policies established by the Company.

Credit limits are established for all clients based on internal rating criteria. On December 31, 2023, the Company had 35 clients (34 clients on December 31, 2022), representing 50.40% (50.18% on December 31, 2021) of all receivables due. These clients operate with several stores in Brazil. No client individually represents more than 10% of the sales. The Company has security interest and monitors its exposure.

The need for a provision for impairment is analyzed every reporting period on an individual basis by clients. Allowance for loan losses is constituted at an amount considered sufficient by Management to cover losses in recovering credits and is based on criteria such as balances of clients with delinquency risk.

Bank deposits

Credit risk on balances with banks and financial institutions is considered low and is managed by the financial department and monitored by executive officers. Surplus funds are invested only in prime financial institutions authorized by the Board of Executive Officers, being monitored in order to minimize risk concentration.

- **Liquidity risk**

Liquidity control is monitored by the Company through the management of its cash flows, to ensure that its funds are available in sufficient amounts to maintain its commitments on schedule. The Company holds balances in financial investments that are redeemable at any moment to cover any gaps between the maturity of its contractual obligations and its cash generation.

The table below shows the contractual payments required by the Company's financial liabilities:

Maturities	2024	2025	2026	2027	2028	2029 a 2033
CCB – Bank Credit Note	4,749					
Bank Loans - FINEP		1,026	6,154	6,154	6,154	29,740
Total	4,749	1,026	6,154	6,154	6,154	29,740

- **Capital stock management**

The Company manages its capital structure and adjusts it considering the changes in economic conditions. The capital structure arises from choosing between shareholders' equity (capital injections and retained earnings) and loan capital to finance its operations. Management adopts as a financing practice the shareholders' equity generated by its operations, and monitors its debt in such a way as to optimize its cash flows and its present value. There were no changes in goals, policies or processes during the fiscal years ended December 31, 2023 and 2022.

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The financial leverage ratio is shown below:

	Parent Company		Consolidated	
	2023	2022	2023	2022
Loans and financing	53,977	10,008	53,977	10,008
Leases payables	-	-	23,841	-
Trade accounts payable	6,255	3,614	6,554	8,144
(-) Cash and cash equivalents	(23,989)	(18,531)	(26,100)	(23,528)
(-) Financial investments	(43,673)	(8,156)	(43,673)	(8,156)
(Surplus cash) / net debt	(7,430)	(13,065)	14,599	(13,532)
Shareholders' equity	189,995	188,691	189,995	188,691
Financial leverage ratio	-	-	7.68%	-

28. Insurance

The Company has insurance policies that were taken based on guidance from specialists, contracted in the market coverages compatible with its size and operation. Coverages were contracted at amounts considered sufficient by management to cover possible losses, considering the nature of its activity and the risks involved in its operations. The main insurance categories are shown below:

Coverage	Coverage period		Currency	Amount insured
	From	To		
Fire, Lightning Strike, Explosion and Implosion	2023	2023	BRL	230,000
General civil liability:				
National	2023	2023	BRL	11,000
Foreign products overall	2023	2023	BRL	50,000
Civil liability for management – D&O	2023	2023	BRL	25,000

29. Information by segment

The Company's operations involve the manufacturing and sale of customized furniture. Despite targeting several client segments, the Company's products are not controlled and managed by the Management (Executive Officers and Board of Directors) as independent segments, and the Company's results are managed, monitored and evaluated in an integrated manner as one sole operating segment.

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Gross revenue is shown below net of IPI, broken down by brand and sales channel:

	Consolidated	
	2023	2022
Domestic market		
Exclusive	182,969	200,021
Multibrand	22,897	32,594
Unicasa Corporate	12,004	21,886
Other revenues	1,729	3,358
	219,598	257,859
Export market	42,378	40,796
Total gross revenue from sales	261,976	298,655

Capital Budget Proposal

CAPITAL BUDGET PROPOSED BY THE MANAGEMENT

The Management, pursuant to CVM Resolution 80/22 of March 29, 2022, hereby submits the capital budget to support the retention of profits through Investment Reserve, in accordance with Article 34 of the Bylaws of the Company and Article 196 of Federal Law 6,404/76.

Projections and prospects presented in the proposed capital budget involve risks, uncertainties and assumptions, and therefore depend on circumstances that may or may not occur.

The general conditions of the economy and industry, and other operational factors could affect the projected amounts for allocation to fixed assets.

To finance the investments planned in the Company's expansion plan, Management proposes the retention of 10.13% of net income from fiscal year 2023, in the amount of R\$1.132 thousand, bringing the aggregate balance of the Profit Reserve for Investment and Expansion on December 31, 2023 to R\$37,941 thousand.

Capital budget for 2023	
Financing sources	R\$ '000
Retained profits reserves for expansion	1,132
All sources of financing	1,132

Investments	
Meeting the Company's commitments to strategic investment for expanding production capacity and streamlining processes.	1,132
Total funds invested	1,132

The reserve hereby constituted may be used, at the Company's discretion, to carry out a share buyback plan using the funds available in accordance with CVM Resolution 77/22 of March 30, 2022.

Bento Gonçalves, March 14, 2024

Gelson Luis Rostirolla
CEO

Gustavo Dall Onder
Secretary

Reports and Declarations / Independent Auditor's Report – Unqualified Opinion

Independent auditor's report
on parent company and consolidated financial statements

Aos Administradores e Acionistas Unicasa Indústria de Móveis S.A.

Opinião

Examinamos as demonstrações contábeis individuais da Unicasa Indústria de Móveis S.A. ("Companhia"), que compreendem o balanço patrimonial em 31 de dezembro de 2023 e as respectivas demonstrações do resultado, do resultado abrangente, das mutações do patrimônio líquido e dos fluxos de caixa para o exercício findo nessa data, assim como as demonstrações contábeis consolidadas da Companhia e suas controladas ("Consolidado"), que compreendem o balanço patrimonial consolidado em 31 de dezembro de 2023 e as respectivas demonstrações consolidadas do resultado, do resultado abrangente, das mutações do patrimônio líquido e dos fluxos de caixa para o exercício findo nessa data, bem como as correspondentes notas explicativas, incluindo as políticas contábeis materiais e outras informações elucidativas.

Em nossa opinião, as demonstrações contábeis acima referidas apresentam adequadamente, em todos os aspectos relevantes, a posição patrimonial e financeira da Companhia e da Companhia e suas controladas em 31 de dezembro de 2023, o desempenho de suas operações e os seus respectivos fluxos de caixa, bem como o desempenho consolidado de suas operações e os seus fluxos de caixa consolidados para o exercício findo nessa data, de acordo com as práticas contábeis adotadas no Brasil e as normas internacionais de relatório financeiro (IFRS) emitidas pelo International Accounting Standards Board (IASB) (atualmente denominadas pela Fundação IFRS como "normas contábeis IFRS").

Base para opinião

Nossa auditoria foi conduzida de acordo com as normas brasileiras e internacionais de auditoria. Nossas responsabilidades, em conformidade com tais normas, estão descritas na seção intitulada "Responsabilidades do auditor pela auditoria das demonstrações contábeis individuais e consolidadas". Somos independentes em relação à Companhia e suas controladas, de acordo com os princípios éticos relevantes previstos no Código de Ética Profissional do Contador e nas normas profissionais emitidas pelo Conselho Federal de Contabilidade, e cumprimos com as demais responsabilidades éticas conforme essas normas. Acreditamos que a evidência de auditoria obtida é suficiente e apropriada para fundamentar nossa opinião.

Principais Assuntos de Auditoria

Principais Assuntos de Auditoria (PAA) são aqueles que, em nosso julgamento profissional, foram os mais significativos em nossa auditoria do exercício corrente. Esse assunto foi tratado no contexto de nossa auditoria das demonstrações contábeis individuais e consolidadas como um todo e na formação de nossa opinião sobre essas demonstrações contábeis individuais e consolidadas e, portanto, não expressamos uma opinião separada sobre esse assunto.

Porque é um PAA Como o assunto foi conduzido em nossa auditoria Reconhecimento de receitas com venda de produtos (Notas 1, 2.7 e 20)

As receitas da Companhia são oriundas da industrialização, comércio, importação e exportação de produtos relacionados ao ramo de mobiliário de madeira, ferro, aço e alumínio, e outros artigos relacionados ao mobiliário doméstico e comercial. A Companhia possui contratos de revenda com agentes autorizados a explorar as marcas "Dell Anno", "New", "Casa Brasileira" e "Unicasa Corporate" sob a forma de vendas exclusivas e multimarcas, no Brasil e no exterior. No exercício findo em 31 de dezembro de 2023, a Companhia reconheceu receitas operacionais no montante de R\$ 207.510 mil (R\$ 217.397 mil no consolidado).

Devido à relevância do assunto, entendemos que o processo de reconhecimento de receitas de vendas de produtos da Companhia é um dos principais assuntos de nossa auditoria. Nossos procedimentos de auditoria incluíram, entre outros, o entendimento sobre o processo e adequação das políticas contábeis adotadas pela Companhia e suas controladas para o reconhecimento de receita.

Efetuamos análise da reconciliação dos relatórios de faturamento para o período de janeiro a dezembro de 2023 com o saldo contábil de receita reconhecida nas demonstrações contábeis.

Também realizamos testes documentais, em base amostral sobre a existência de receita e se o momento do reconhecimento está no exercício social correto. Adicionalmente, realizamos uma estimativa independente do montante de receita faturadas e que não cumpriu a todas as obrigações de performance, comparando com os valores apurados pela administração da companhia.

Avaliamos a apresentação dos saldos nas demonstrações contábeis e as divulgações incluídas nas notas explicativas.

Como resultado da aplicação dos nossos procedimentos, consideramos que as políticas contábeis adotadas pela

administração estão consistentes com as informações divulgadas nas notas explicativas.

Outros assuntos

Demonstrações do Valor Adicionado

As Demonstrações do Valor Adicionado (DVA), individuais e consolidadas, referentes ao exercício findo em 31 de dezembro de 2023, elaboradas sob a responsabilidade da administração da Companhia e apresentadas como informação suplementar para fins de normas contábeis IFRS, foram submetidas a procedimentos de auditoria executados em conjunto com a auditoria das demonstrações contábeis da Companhia. Para a formação de nossa opinião, avaliamos se essas demonstrações estão conciliadas com as demonstrações contábeis e registros contábeis, conforme aplicável, e se a sua forma e conteúdo estão de acordo com os critérios definidos no Pronunciamento Técnico CPC 09 - "Demonstração do Valor Adicionado". Em nossa opinião, essas demonstrações do valor adicionado foram adequadamente elaboradas, em todos os aspectos relevantes, segundo os critérios definidos nesse Pronunciamento Técnico e são consistentes em relação às demonstrações contábeis individuais e consolidadas tomadas em conjunto.

Outras informações que acompanham as demonstrações contábeis individuais e consolidadas e o relatório do auditor

A administração da Companhia é responsável por essas outras informações que compreendem o Relatório da Administração.

Nossa opinião sobre as demonstrações contábeis individuais e consolidadas não abrange o Relatório da Administração e não expressamos qualquer forma de conclusão de auditoria sobre esse relatório.

Em conexão com a auditoria das demonstrações contábeis individuais e consolidadas, nossa responsabilidade é a de ler o Relatório da Administração e, ao fazê-lo, considerar se esse relatório está, de forma relevante, inconsistente com as demonstrações contábeis ou com nosso conhecimento obtido na auditoria ou, de outra forma, aparenta estar distorcido de forma relevante. Se, com base no trabalho realizado, concluirmos que há distorção relevante no Relatório da Administração, somos requeridos a comunicar esse fato. Não temos nada a relatar a este respeito.

Responsabilidades da administração e da governança pelas demonstrações contábeis individuais e consolidadas

A administração da Companhia é responsável pela elaboração e adequada apresentação das demonstrações contábeis individuais e consolidadas de acordo com as práticas contábeis adotadas no Brasil e com as normas internacionais de relatório financeiro (IFRS), emitidas pelo International Accounting Standards Board (IASB) (atualmente denominadas pela Fundação IFRS como "normas contábeis IFRS"), e pelos controles internos que ela determinou como necessários para permitir a elaboração de demonstrações contábeis livres de distorção relevante, independentemente se causada por fraude ou erro.

Na elaboração das demonstrações contábeis individuais e consolidadas, a administração é responsável pela avaliação da capacidade de a Companhia e suas controladas, em seu conjunto, continuar operando, divulgando, quando aplicável, os assuntos relacionados com a sua continuidade operacional e o uso dessa base contábil na elaboração das demonstrações contábeis, a não ser que a administração pretenda liquidar a Companhia e suas controladas, em seu conjunto, ou cessar suas operações, ou não tenha nenhuma alternativa realista para evitar o encerramento das operações.

Os responsáveis pela governança da Companhia são aqueles com responsabilidade pela supervisão do processo de elaboração das demonstrações contábeis.

Responsabilidades do auditor pela auditoria das demonstrações contábeis individuais e consolidadas

Nossos objetivos são obter segurança razoável de que as demonstrações contábeis individuais e consolidadas, tomadas em conjunto, estão livres de distorção relevante, independentemente se causada por fraude ou erro, e emitir relatório de auditoria contendo nossa opinião. Segurança razoável é um alto nível de segurança, mas não uma garantia de que a auditoria realizada de acordo com as normas brasileiras e internacionais de auditoria sempre detectam as eventuais distorções relevantes existentes. As distorções podem ser decorrentes de fraude ou erro e são consideradas relevantes quando, individualmente ou em conjunto, possam influenciar, dentro de uma perspectiva razoável, as decisões econômicas dos usuários tomadas com base nas referidas demonstrações contábeis.

Como parte de uma auditoria realizada de acordo com as normas brasileiras e internacionais de auditoria, exercemos julgamento profissional e mantemos ceticismo profissional ao longo da auditoria. Além disso:

- Identificamos e avaliamos os riscos de distorção relevante nas demonstrações contábeis individuais e consolidadas, independentemente se causada por fraude ou erro, planejamos e executamos procedimentos de auditoria em resposta a tais riscos, bem como obtemos evidência de auditoria apropriada e suficiente para fundamentar nossa opinião. O risco de não detecção de distorção relevante resultante de fraude é maior do que o proveniente de erro, já que a fraude pode envolver o ato de burlar os controles internos, conluio, falsificação,

omissão ou representações falsas intencionais.

- Obtemos entendimento dos controles internos relevantes para a auditoria para planejarmos procedimentos de auditoria apropriados às circunstâncias, mas não com o objetivo de expressarmos opinião sobre a eficácia dos controles internos da Companhia e suas controladas.
- Avaliamos a adequação das políticas contábeis utilizadas e a razoabilidade das estimativas contábeis e respectivas divulgações feitas pela administração.
- Concluímos sobre a adequação do uso, pela administração, da base contábil de continuidade operacional e, com base nas evidências de auditoria obtidas, se existe incerteza relevante em relação a eventos ou condições que possam levantar dúvida significativa em relação à capacidade de continuidade operacional da Companhia e suas controladas, em seu conjunto. Se concluirmos que existe incerteza relevante, devemos chamar atenção em nosso relatório de auditoria para as respectivas divulgações nas demonstrações contábeis individuais e consolidadas ou incluir modificação em nossa opinião, se as divulgações forem inadequadas. Nossas conclusões estão fundamentadas nas evidências de auditoria obtidas até a data de nosso relatório. Todavia, eventos ou condições futuras podem levar a Companhia e suas controladas, em seu conjunto, a não mais se manter em continuidade operacional.
- Avaliamos a apresentação geral, a estrutura e o conteúdo das demonstrações contábeis individuais e consolidadas, inclusive as divulgações e se essas demonstrações contábeis representam as correspondentes transações e os eventos de maneira compatível com o objetivo de apresentação adequada.
- Obtemos evidência de auditoria apropriada e suficiente referente às informações financeiras das entidades ou atividades de negócio do grupo para expressar uma opinião sobre as demonstrações contábeis individuais e consolidadas. Somos responsáveis pela direção, supervisão e desempenho da auditoria do grupo e, conseqüentemente, pela opinião de auditoria.

Comunicamo-nos com os responsáveis pela governança a respeito, entre outros aspectos, do alcance e da época dos trabalhos de auditoria planejados e das constatações significativas de auditoria, inclusive as deficiências significativas nos controles internos que, eventualmente, tenham sido identificadas durante nossos trabalhos.

Fornecemos também aos responsáveis pela governança declaração de que cumprimos com as exigências éticas relevantes, incluindo os requisitos aplicáveis de independência, e comunicamos todos os eventuais relacionamentos ou assuntos que poderiam afetar, consideravelmente, nossa independência, incluindo, quando aplicável, as ações tomadas para eliminar ameaças à nossa independência ou salvaguardas aplicadas.

Dos assuntos que foram objeto de comunicação com os responsáveis pela governança, determinamos aqueles que foram considerados como mais significativos na auditoria das demonstrações contábeis do exercício corrente e que, dessa maneira, constituem os Principais Assuntos de Auditoria. Descrevemos esses assuntos em nosso relatório de auditoria, a menos que lei ou regulamento tenha proibido divulgação pública do assunto, ou quando, em circunstâncias extremamente raras, determinarmos que o assunto não deve ser comunicado em nosso relatório porque as conseqüências adversas de tal comunicação podem, dentro de uma perspectiva razoável, superar os benefícios da comunicação para o interesse público.

Porto Alegre, 14 de março de 2024

PricewaterhouseCoopers Auditores Independentes Ltda. CRC 2SP000160/O-5

Rafael Biedermann Mariante Contador CRC 1SP243373/O-0

Reports and Declarations / Summarized Audit Committee Report (statutory, provided for in specific CVM regulation)

1. Introduction

The Management of Unicasa Indústria de Móveis S.A. ("Unicasa") is responsible for defining and implementing processes and procedures to gather the data used to prepare the Financial Statements, in accordance with the Brazilian Corporations Law, the accounting practices adopted in Brazil and applicable standards. It is also responsible for the processes, policies and procedures related to internal controls that ensure the protection of assets and the timely recognition of liabilities, considering the best judgment and assessment of specialists, and the elimination or reduction to acceptable levels, of the risk factors of Unicasa.

Internal Auditors evaluate the risk management framework and the effectiveness of internal controls to ensure their compliance with standards and procedures.

External Auditors are responsible for examining the Financial Statements to issue an opinion on the compliance with applicable standards and provide recommendations on accounting procedures and internal controls.

To strengthen the Company's corporate governance and comply with Novo Mercado Regulations of B3 (Brasil, Bolsa, Balcão), on April 27, 2022, the Board of Directors approved the creation of an Audit Committee at Unicasa and elected its members. The Committee's charter was approved at a meeting held on December 31, 2021.

The Audit Committee of Unicasa is an internal, permanent and non-statutory advisory body reporting directly to the Board of Directors and bound by applicable laws and regulations. Its duties include advising the Board of Directors in evaluating the adequacy of the Financial Statements, monitoring compliance with legal and regulatory requirements, verifying the effectiveness of the work of internal and external auditors and the effectiveness of internal systems related to operating risks and, whenever deemed necessary, within its duties and responsibilities, recommending corrections and improvements to practices and procedures.

2. Composition of the Audit Committee

The Audit Committee is composed of three (3) independent members, elected at the Board of Directors Meeting:

- Gelson Luis Rostirolla – Coordinator
- Giuliano Silvio Dedini Zorogniotti – Member
- Rodrigo Silva Marvão – Member

3. Meetings held and key issues discussed

5th Meeting – May 8, 2023

- Evaluation of the financial statements for the first quarter of 2023

6th Meeting – August 14, 2023

- Evaluation of the financial statements for the second quarter of 2023

7th Meeting – November 13, 2023

- Evaluation of the financial statements for the third quarter of 2023

8th Meeting – March 14, 2024

- Evaluation of the financial statements for the fourth quarter of 2023;
- Report on the activities of the independent auditor (PWC);
- Issue of Audit Committee's Opinion for the fiscal year ended December 31, 2023.

All the members of the Audit Committee attended the four meetings mentioned above. All the issues discussed at the Committee meetings were presented and submitted to the Board of Directors of Unicasa at its respective quarterly meetings.

4. Opinion of the Audit Committee

The Committee analyzed the Financial Statements of December 31, 2023, as well as Internal Audit's activities and plan for 2024.

External Auditors

The External Auditors presented to the Committee their opinion on the Financial Statements of 2023 and the Key Audit Matters.

(A FREE TRANSLATION OF THE ORIGINAL IN PORTUGUESE)

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Version: 1

Internal Audit

Internal Auditors presented to the Committee the planning of activities of the internal audit for 2024.

Financial Statements

The Audit Committee analyzed the Financial Statements and Notes prepared by Management and revised by External Audit for the fiscal year 2023, affirming that all significant information is registered and is in accordance with applicable regulations.

Conclusion

The Audit Committee of Unicasa, considering its responsibilities and natural limitations given the scope of its activities, as well as the decisions and responsibilities of other Management bodies, considers that the Financial Statements present fairly, in all material respects, the financial position of Unicasa Indústria de Móveis S.A. on December 31, 2023.

Bento Gonçalves, RS, March 14, 2024.

Gelson Luis Rostirolla
Committee Member and Coordinator

Giuliano Silvio Dedini Zorgniotti
Committee Member

Rodrigo Silva Marvão
Committee Member

Reports and Declarations / Opinion or Summarized Report, if any, of the Audit Committee (statutory or not)

Opinion of the Audit Committee

The Committee analyzed the Financial Statements of December 31, 2023, as well as Internal Audit's activities and plan for 2024.

Internal Auditors

Internal Auditors presented to the Committee the planning of activities of the internal audit for 2024.

External Auditors:

The External Auditors presented to the Committee their opinion on the Financial Statements of 2023 and the Key Audit Matters.

Financial Statements

The Audit Committee examined the Financial Statements and Notes prepared by Management and reviewed by External Audit for 2023, affirming that all significant information is registered and is in accordance with applicable regulations.

Conclusion

The Audit Committee of Unicasa, considering its responsibilities and natural limitations given the scope of its activities, as well as the decisions and responsibilities of other Management bodies, considers that the Financial Statements present fairly, in all material respects, the equity and financial position of Unicasa Indústria de Móveis S.A. as at December 31, 2023.

Reports and Declarations / Management Declaration on Financial Statements

Management Declaration on Financial Statements

In compliance with item VI, Article 27 of CVM Resolution 80 of March 29, 2022, the Management of Unicasa Indústria de Móveis S.A. declares that it reviewed, discussed and agreed with the Financial Statements of the Company for the year ended December 31, 2023, authorizing their conclusion on this date.

Bento Gonçalves, March 14, 2024.

Gustavo Dall Onder
Chief Executive Officer

Guilherme Possebon de Oliveira
Chief Financial and Investor Relations Officer

Alexandre Narvaes Figueira
Commercial Officer

Luciano André Merigo
Manufacturing Officer

Reports and Declarations / Management Declaration on Independent Auditor's Report

Management Declaration on Independent Auditor's Report

In compliance with item V, Article 27 of CVM Resolution 80 of March 29, 2022, the Management of Unicasa Indústria de Móveis S.A. declares that it reviewed, discussed and agreed with the content and opinion contained in the independent auditor's report on the Financial Statements of the Company for the year ended December 31, 2023, issued on this date.

Bento Gonçalves, March 14, 2024.

Gustavo Dall Onder
Chief Executive Officer

Guilherme Possebon de Oliveira
Chief Financial and Investor Relations Officer

Alexandre Narvaes Figueira
Commercial Officer

Luciano André Merigo
Manufacturing Officer