

UNICASA INDÚSTRIA DE MÓVEIS S.A.
Publicly Held Company
Company Registry (NIRE): 43300044513-RS
Corporate Taxpayer ID (CNPJ) 90.441.460/0001-48

Material Fact

Bento Gonçalves, RS, October 28, 2022 – Unicasa Indústria de Móveis S.A. (B3:UCAS3, Bloomberg: UCAS3:BZ, Reuters: UCAS3.SA), one of Brazil's leading manufacturers of customized furniture and the only publicly-held Brazilian company in the sector ("Company"), hereby informs its shareholders and the public, complementing the Material Fact dated October 24, 2022, with regard to the Company Operation Fund of the State of Rio Grande do Sul (FUNDOPEM/RS), the details of the operation.

In accordance with Eligibility Opinion (*Parecer de Enquadramento*) no. 108/2022, published in the state register *Diário Oficial do Estado do Rio Grande do Sul* on October 28, 2022, the eligibility parameters and conditions for granting incentives under FUNDOPEM/RS in accordance with Normative Resolution no. 01/2021 are as follows:

- Monthly incentive of FUNDOPEM/RS: nine percent (9%) of the incremental gross revenue, limited to sixty percent (60%) of the incremental ICMS tax owed;
- Employment base for compliance (CGCTE 010/0031900): 456 jobs;
- Total limit of the incentive of FUNDOPEM/RS: one hundred percent (100%) of the amount of the fixed investment of the project approved, corresponding to 1,929,829.26 UIF/RS
- Fruition period: ninety (90) months;
- Grace period: sixty (60) months;
- Amortization period: ninety (90) months;
- Interest (effective rate): one percent (1.00%) per annum;
- Inflation adjustment: one hundred percent (100%) of the cumulative variation in the IPCA/IBGE in the period;
- Investment timetable: 5 semesters;
- Percentage deduction of INTEGRAR/RS: 39.83%
- Data of start of fruition: February 2024 (which could be brought forward in accordance with substantiation of investments in the project);
- End of fruition date: July 2031.

The next steps are the execution of the financing contract with Badesul Desenvolvimento S.A. – Agência de Fomento/RS, in accordance with the conditions in the Eligibility Opinion and the execution of the Adjustment Agreement between the Company and the Economic Development Department, Treasury Department, Planning, Governance and Management Department and the Managing Agent of FUNDOPEM/RS.

Guilherme Possebon de Oliveira
Investor Relations Officer

About Unicasa: Unicasa Indústria de Móveis S.A. (B3: UCAS3, Bloomberg: UCAS3:BZ, Reuters: UCAS3.SA) is one of Brazil's leading manufacturers of customized furniture and the only publicly-held Brazilian company in the sector. Unicasa operates through five brands: Dell Anno, Favorita, New, Casa Brasileira and Unicasa Corporate, distributed through exclusive stores in Brazil and abroad. Its plant is located in the city of Bento Gonçalves in the state of Rio Grande do Sul. For more information, visit our Investor Relations website: ri.unicasamoveis.com.br.