

Table of Contents

Company Information	
Capital Breakdown	1
Parent Company Financial Statements	
Balance Sheet – Assets	2
Balance Sheet – Liabilities	3
Statement of Income	5
Statement of Comprehensive Income	6
Statement of Cash Flows (Indirect Method)	7
Statement of Changes in Equity	
1/1/2023 to 3/31/2023	8
1/1/2022 to 3/31/2022	9
Statement of Value Added	10
Consolidated Financial Statements	
Balance Sheet – Assets	11
Balance Sheet – Liabilities	12
Statement of Income	14
Statement of Comprehensive Income	15
Statement of Cash Flows (Indirect Method)	16
Statement of Changes in Equity	
1/1/2023 to 3/31/2023	17
1/1/2022 to 3/31/2022	18
Statement of Value Added	19
Comments on Financial Performance	20
Notes to the Financial Statements	21
Opinions and Statements	
Independent Auditors Report – Unqualified Opinion	52
Opinion or Summarized Report, if any, of the Audit Committee	53
Management Declaration on Financial Statements	54
Management Declaration on Independent Auditors Report	55

Company Information / Capital Breakdown

Number of Shares (unit)	Current Quarter 3/31/2023
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	Current quarter 3/31/2023	Previous year 12/31/2022
1	Total Assets	300,770	269,856
1.01	Current Assets	114,190	97,697
1.01.01	Cash and Cash Equivalents	37,311	18,531
1.01.02	Financial Investments	4,627	4,552
1.01.02.03	Financial Investments Stated at Amortized Cost	4,627	4,552
1.01.03	Accounts Receivable	26,302	28,195
1.01.03.01	Accounts Receivable from Clients	26,302	28,195
1.01.04	Inventories	32,352	35,116
1.01.06	Recoverable Taxes	4,789	2,313
1.01.06.01	Current Recoverable Taxes	4,789	2,313
1.01.08	Other Current Assets	8,809	8,990
1.01.08.03	Other	8,809	8,990
1.01.08.03.01	Advances and Prepayments	2,102	2,742
1.01.08.03.02	Loans Granted	1,439	862
1.01.08.03.03	Prepaid Expenses	5,228	5,346
1.01.08.03.04	Other Assets	40	40
1.02	Non-Current Assets	186,580	172,159
1.02.01	Long-Term Assets	22,814	23,207
1.02.01.03	Financial Investments Measured at Amortized Cost	3,710	3,604
1.02.01.04	Accounts Receivable	13,308	13,749
1.02.01.04.01	Trade Receivables	13,308	13,749
1.02.01.07	Deferred Taxes	993	1,356
1.02.01.07.01	Deferred Income Tax and Social Contribution	993	1,356
1.02.01.10	Other Non-Current Assets	4,803	4,498
1.02.01.10.01	Non-current Assets for Sale	2,746	2,746
1.02.01.10.03	Recoverable Taxes	207	203
1.02.01.10.04	Judicial Deposits	1,025	1,064
1.02.01.10.05	Loans Granted	788	437
1.02.01.10.06	Other Assets	37	48
1.02.02	Investments	8,433	8,765
1.02.02.01	Equity Interest	8,433	8,765
1.02.02.01	Interest in Subsidiaries	8,413	8,745
1.02.02.01.04	Other Investments	20	20
1.02.03	Property, Plant and Equipment	153,503	138,404
1.02.03.01	Property, Plant and Equipment in Use	67,226	67,392
1.02.03.03	Property, Plant and Equipment in Progress	86,277	71,012
1.02.04	Intangible Assets	1,830	1,783
1.02.04.01	Intangible Assets	1,830	1,783
1.02.04.01.02	Intangible Assets in Use	1,830	1,783

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

Code	Description	Current quarter 3/31/2023	Previous year 12/31/2022
2	Total Liabilities	300,770	269,856
2.01	Current Liabilities	98,046	69,177
2.01.01	Payroll and Related Charges	5,892	5,131
2.01.01.01	Social Charges	1,149	1,237
2.01.01.02	Labor Liabilities	4,743	3,894
2.01.02	Trade Payables	11,338	3,614
2.01.02.01	Domestic Suppliers	6,824	2,276
2.01.02.02	Foreign Suppliers	4,514	1,338
2.01.03	Tax Liabilities	3,443	2,686
2.01.03.01	Federal Tax Liabilities	1,730	1,648
2.01.03.01.02	Other Tax and Federal Liabilities	1,730	1,648
2.01.03.02	State Tax Liabilities	1,709	1,035
2.01.03.03	Municipal Tax Liabilities	4	3
2.01.04	Loans and Financing	5,253	5,264
2.01.04.01	Loans and Financing	5,253	5,264
2.01.05	Other Liabilities	71,934	52,279
2.01.05.02	Other	71,934	52,279
2.01.05.02.01	Dividends and Interest on Equity Payable	10,617	10,617
2.01.05.02.04	Contractual Obligations	58,864	38,099
2.01.05.02.05	Other Current Liabilities	2,453	3,563
2.01.06	Provisions	186	203
2.01.06.02	Other Provisions	186	203
2.01.06.02.04	Provision for Termination of Commercial Relationship with Reseller	186	203
2.02	Non-Current Liabilities	10,726	11,947
2.02.01	Loans and Financing	3,558	4,744
2.02.01.01	Loans and Financing	3,558	4,744
2.02.02	Other Liabilities	1,235	1,353
2.02.02.02	Other	1,235	1,353
2.02.02.02.06	Other Non-Current Liabilities	1,235	1,353
2.02.04	Provisions	5,933	5,850
2.02.04.01	Provisions for Tax, Social Security, Labor and Civil Liabilities	5,933	5,837
2.02.04.01.01	Provisions for Tax Liabilities	796	788
2.02.04.01.02	Provisions for Social Security and Labor Liabilities	820	798
2.02.04.01.04	Provisions for Civil Liabilities	4,317	4,251
2.02.04.02	Other Provisions	0	13

Parent Company Financial Statements / Balance Sheet – Liabilities

(In thousands of R\$)

Code	Description	Current quarter 3/31/2023	Previous year 12/31/2022
2.03	Equity	191,998	188,732
2.03.01	Paid-in Capital	147,000	147,000
2.03.04	Profit Reserves	41,394	41,394
2.03.04.01	Legal reserve	4,585	4,585
2.03.04.10	Expansion Reserve	36,809	36,809
2.03.05	Retained Earnings/Accumulated Losses	3,524	0
2.03.07	Accumulated Conversion Adjustments	80	338

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

Code	Description	YTD current year 1/1/2023 to 3/31/2023	YTD previous year 1/1/2022 to 3/31/2022
3.01	Income from Sale of Goods and/or Services	46,879	55,347
3.02	Cost of Goods Sold and/or Services	-30,725	-37,407
3.03	Gross Profit	16,154	17,940
3.04	Operating Expenses/Income	-13,567	-4,806
3.04.0	Selling Expenses	-8,793	-7,794
3.04.0	General and Administrative Expenses	-4,254	-4,799
3.04.0	Other Operating Income	779	7,686
3.04.0	Other Operating Expenses	-139	-1
3.04.0	Equity Income (Loss)	-1,160	102
3.05	Earnings Before Financial Result and Taxes	2,587	13,134
3.06	Financial Result	1,036	1,900
3.06.0	Financial Income	2,639	4,102
3.06.0	Financial Expenses	-1,603	-2,202
3.07	Earnings Before Income Taxes	3,623	15,034
3.08	Income Tax and Social Contribution on Income	-99	-4,864
3.08.0	Current	265	-1,790
3.08.0	Deferred	-364	-3,074
3.09	Net Income (Loss) from Continuing Operations	3,524	10,170
3.11	Net Income (Loss) for the Period	3,524	10,170
3.99	Earnings per Share - (R\$/Share)		
3.99.0	Basic Earnings per Share		
3.99.0	Common	0.05332	0.15389
3.99.0	Diluted Earnings per Share		
3.99.0	Common	0.05332	0.15389

Parent Company Financial Statements / Statement of Comprehensive Income

(In thousands of R\$)

Code	Description	YTD current year 1/1/2023 to 3/31/2023	YTD previous year 1/1/2022 to 3/31/2022
4.01	Net Income for the Period	3,524	10,170
4.02	Other Comprehensive Income	-258	140
4.02.01	Cumulative foreign currency translation adjustments	-258	140
4.03	Comprehensive Income (Loss) for the Period	3,266	10,310

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

Code	Description	YTD current year 1/1/2023 to 3/31/2023	YTD previous year 1/1/2022 to 3/31/2022
6.01	Net Cash from Operating Activities	38,810	17,550
6.01.01	Cash Provided by Operations	5,544	18,382
6.01.01.01	Net Income (Loss) for the Period	3,524	10,170
6.01.01.02	Depreciation and Amortization	1,851	2,561
6.01.01.03	Exchange Variation – Trade Receivables	-148	776
6.01.01.04	Income Tax and Social Contribution	99	4,864
6.01.01.05	Interest on Loans and Financing	353	428
6.01.01.06	Provision for Labor, Tax, Civil and Termination of Commercial Relationship Risks	79	451
6.01.01.07	Provision for Obsolescence	54	229
6.01.01.08	Allowance for Doubtful Accounts – Accounts Receivable and Loans Granted	86	-121
6.01.01.10	Other Provisions	-1,664	-877
6.01.01.11	Exchange Variation – Trade Payables	-112	0
6.01.01.14	Disposal of Property, Plant and Equipment	262	3
6.01.01.15	Equity Income (Loss)	1,160	-102
6.01.02	Changes in Assets and Liabilities	33,266	-832
6.01.02.01	Trade Receivables	2,396	-808
6.01.02.02	Inventories	2,710	-3,854
6.01.02.03	Taxes Recoverable	-2,117	-9,022
6.01.02.05	Loans Granted	-928	-217
6.01.02.08	Other Current and Non-Current Assets	808	-1,547
6.01.02.14	Trade Payables	7,836	4,274
6.01.02.15	Advances from Clients	20,765	7,752
6.01.02.16	Tax Liabilities	658	3,094
6.01.02.17	Other Current and Non-Current Liabilities	1,138	-504
6.02	Net Cash Provided by (Used in) Investing Activities	-18,526	-37,003
6.02.01	Financial Investments	-181	2,318
6.02.02	Capital Payment in Subsidiary	-1,086	-1,491
6.02.04	Acquisition of Property, Plant and Equipment	-17,103	-37,654
6.02.05	Acquisition of Intangible Assets	-156	-176
6.03	Net Cash from Financing Activities	-1,550	-1,604
6.03.02	Payment of Interest on Loans	-364	-418
6.03.04	Payment of Loans	-1,186	-1,186
6.04	Exchange Variation on Cash and Cash Equivalents	46	0
6.05	Increase (Decrease) in Cash and Cash Equivalents	18,780	-21,057
6.05.01	Cash and Cash Equivalents at the Beginning of the Period	18,531	59,208
6.05.02	Cash and Cash Equivalents at the End of the Period	37,311	38,151

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ITR – Quarterly Information – March 31, 2023 - UNICASA INDUSTRIA DE MOVEIS S.A.

Version: 1

Parent Company Financial Statements / Statement of Changes in Equity – 1/1/2023 to 3/31/2023

(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
5.03	Adjusted Opening Balances	147,000	0	41,394	0	338	188,732
5.05	Total Comprehensive Income (Loss)	0	0	0	3,524	-258	3,266
5.05.01	Net Income for the Period	0	0	0	3,524	0	3,524
5.05.02	Other Comprehensive Income (Loss)	0	0	0	0	-258	-258
5.05.02.04	Translation Adjustments in the Period	0	0	0	0	-258	-258
5.07	Closing Balances	147,000	0	41,394	3,524	80	191,998

(A FREE TRANSLATION OF THE ORIGINAL IN PORTUGUESE)

ITR – Quarterly Information – March 31, 2023 - UNICASA INDUSTRIA DE MOVEIS S.A.

Version: 1

Parent Company Financial Statements / Statement of Changes in Equity– 1/1/2022 to 3/31/2022

(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
5.01	Opening Balances	147,000	0	20,449	0	332	167,781
5.03	Adjusted Opening Balances	147,000	0	20,449	0	332	167,781
5.05	Total Comprehensive Income (Loss)	0	0	0	10,170	-192	9,978
5.05.01	Net Income for the Period	0	0	0	10,170	0	10,170
5.05.02	Other Comprehensive Income	0	0	0	0	-192	-192
5.05.02.04	Translation Adjustments in the Period	0	0	0	0	-192	-192
5.07	Closing Balances	147,000	0	20,449	10,170	140	177,759

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

Code	Description	YTD current year 1/1/2023 to 3/31/2023	YTD previous year 1/1/2022 to 3/31/2022
7.01	Income	58,562	78,257
7.01.01	Sales of Goods, Products and Services	58,088	70,640
7.01.02	Other Income	560	7,496
7.01.04	Reversal of/Allowance for Doubtful Accounts	-86	121
7.02	Inputs Acquired from Third Parties	-34,817	-47,864
7.02.01	Cost of Products Sold and Services Rendered	-25,720	-37,290
7.02.02	Supplies, Electricity, Outsourced Services and Others	-8,468	-7,750
7.02.03	Loss/Recovery of Asset Values	-55	-229
7.02.04	Other	-574	-2,595
7.03	Gross Value Added	23,745	30,393
7.04	Retentions	-1,855	-2,561
7.04.01	Depreciation, Amortization and Depletion	-1,855	-2,561
7.05	Net Added Value Produced	21,890	27,832
7.06	Added Value from Transfers	1,531	4,350
7.06.01	Equity Income (Loss)	-1,160	102
7.06.02	Financial Income	2,691	4,248
7.07	Total Value Added to Distribute	23,421	32,182
7.08	Distribution of Added Value	23,421	32,182
7.08.01	Personnel	10,402	9,095
7.08.01.01	Direct Compensation	8,454	7,460
7.08.01.02	Benefits	1,207	1,070
7.08.01.03	F.G.T.S. (Government Severance Fund)	741	565
7.08.02	Taxes, Fees and Contributions	8,133	11,693
7.08.02.01	Federal	4,921	8,576
7.08.02.02	State	3,200	3,104
7.08.02.03	Municipal	12	13
7.08.03	Remuneration of Loan Capital	1,362	1,224
7.08.03.01	Interest	353	428
7.08.03.02	Rentals	207	172
7.08.03.03	Other	802	624
7.08.04	Remuneration of Own Capital	3,524	10,170
7.08.04.03	Accumulated Losses/Retained Earnings in the Period	3,524	10,170

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

Code	Description	Current quarter 3/31/2023	Previous year 12/31/2022
1	Total Assets	318,635	279,263
1.01	Current Assets	127,427	105,572
1.01.01	Cash and cash equivalents	40,563	23,528
1.01.02	Financial Investments	4,627	4,552
1.01.02.03	Financial Investments Stated at Amortized Cost	4,627	4,552
1.01.03	Accounts Receivable	25,883	30,140
1.01.03.01	Trade Receivables	25,883	30,140
1.01.04	Inventories	32,688	35,605
1.01.06	Recoverable Taxes	4,800	2,328
1.01.06.01	Current Recoverable Taxes	4,800	2,328
1.01.08	Other Current Assets	18,866	9,419
1.01.08.03	Other	18,866	9,419
1.01.08.03.01	Advances and Prepayments	2,341	3,061
1.01.08.03.02	Loans Granted	1,439	862
1.01.08.03.03	Prepaid Expenses	15,046	5,456
1.01.08.03.04	Other Assets	40	40
1.02	Non-Current Assets	191,208	173,691
1.02.01	Long-Term Assets	30,278	29,815
1.02.01.03	Financial Investments Measured at Amortized Cost	3,710	3,604
1.02.01.04	Accounts Receivable	13,308	13,749
1.02.01.04.01	Trade Receivables	13,308	13,749
1.02.01.07	Deferred Taxes	3,194	3,176
1.02.01.07.01	Deferred Income Tax and Social Contribution	3,194	3,176
1.02.01.10	Other Non-Current Assets	10,066	9,286
1.02.01.10.01	Non-current Assets for Sale	2,746	2,746
1.02.01.10.03	Recoverable Taxes	2,231	2,186
1.02.01.10.04	Judicial Deposits	1,025	1,064
1.02.01.10.05	Loans Granted	788	437
1.02.01.10.06	Other Assets	3,276	2,853
1.02.02	Investments	20	20
1.02.02.01	Ownership Interest	20	20
1.02.02.01.05	Other Investments	20	20
1.02.03	Property, Plant and Equipment	159,080	142,073
1.02.03.01	Property, Plant and Equipment in Use	68,961	67,415
1.02.03.03	Property, Plant and Equipment in Progress	90,119	74,658
1.02.04	Intangible Assets	1,830	1,783
1.02.04.01	Intangible Assets	1,830	1,783
1.02.04.01.02	Intangible Assets in Use	1,830	1,783

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

Code	Description	Current quarter 3/31/2023	Previous year 12/31/2022
2	Total Liabilities	318,635	279,263
2.01	Current Liabilities	107,222	78,091
2.01.01	Payroll and Related Charges	5,988	5,153
2.01.01.01	Payroll Charges	1,172	1,242
2.01.01.02	Labor Charges	4,816	3,911
2.01.02	Trade Payables	13,999	8,144
2.01.02.01	Domestic Suppliers	9,485	6,806
2.01.02.02	Foreign Suppliers	4,514	1,338
2.01.03	Tax Liabilities	3,446	2,687
2.01.03.01	Federal Tax Liabilities	1,733	1,649
2.01.03.01.02	Other Tax and Federal Liabilities	1,733	1,649
2.01.03.02	State Tax Liabilities	1,709	1,035
2.01.03.03	Municipal Tax Liabilities	4	3
2.01.04	Loans and Financing	5,253	5,264
2.01.04.01	Loans and Financing	5,253	5,264
2.01.05	Other Liabilities	78,350	56,640
2.01.05.02	Other	78,350	56,640
2.01.05.02.01	Dividends and Interest on Equity Payable	10,617	10,617
2.01.05.02.04	Contractual Obligations	63,752	42,437
2.01.05.02.05	Other Current Liabilities	3,981	3,586
2.01.06	Provisions	186	203
2.01.06.02	Other Provisions	186	203
2.01.06.02.04	Provision for Termination of Commercial Agreement	186	203
2.02	Non-Current Liabilities	19,415	12,440
2.02.01	Loans and Financing	3,558	4,744
2.02.01.01	Loans and Financing	3,558	4,744
2.02.02	Other Liabilities	9,924	1,757
2.02.02.02	Other	9,924	1,757
2.02.02.02.03	Tax Liabilities	404	404
2.02.02.02.06	Other Non-Current Liabilities	9,520	1,353
2.02.04	Provisions	5,933	5,939
2.02.04.01	Provisions for Tax, Social Security, Labor and Civil Liabilities	5,933	5,837
2.02.04.01.01	Provisions for Tax Liabilities	796	788
2.02.04.01.02	Provisions for Social Security and Labor Liabilities	820	798
2.02.04.01.04	Provisions for Civil Liabilities	4,317	4,251
2.02.04.02	Other Provisions	0	102

Consolidated Financial Statements / Balance Sheet – Liabilities

(In thousands of R\$)

Code	Description	Current quarter 3/31/2023	Previous year 12/31/2022
2.03	Consolidated Equity	191,998	188,732
2.03.01	Paid-in Capital	147,000	147,000
2.03.04	Profit Reserves	41,394	41,394
2.03.04.01	Legal Reserve	4,585	4,585
2.03.04.10	Expansion Reserve	36,809	36,809
2.03.05	Retained Earnings/Accumulated Losses	3,524	0
2.03.07	Accumulated Conversion Adjustments	80	338

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

Code	Description	YTD current year	YTD previous year
		1/1/2023 to 3/31/2023	1/1/2022 to 3/31/2022
3.01	Income from Sale of Goods and/or Services	48,710	58,731
3.02	Cost of Goods Sold and/or Services	-32,401	-39,449
3.03	Gross Profit	16,309	19,282
3.04	Operating Expenses/Income	-14,198	-6,309
3.04.01	Selling Expenses	-10,590	-9,197
3.04.02	General and administrative expenses	-4,254	-4,799
3.04.04	Other Operating Income	785	7,686
3.04.05	Other Operating Expenses	-139	1
3.05	Earnings Before Financial Result and Taxes	2,111	12,973
3.06	Financial Result	1,077	1,932
3.06.01	Financial Income	2,684	4,138
3.06.02	Financial Expenses	-1,607	-2,206
3.07	Earnings Before Income Taxes	3,188	14,905
3.08	Income Tax and Social Contribution on Income	336	-4,735
3.08.01	Current	260	-1,790
3.08.02	Deferred	76	-2,945
3.09	Net Income (Loss) from Continuing Operations	3,524	10,170
3.11	Consolidated Losses/Earnings in the Period	3,524	10,170
3.11.01	Attributed to Partners of Subsidiary	0	10,170
3.99	Earnings per Share - (R\$/Share)		
3.99.01	Basic Earnings per Share		
3.99.01.01	Common	0.05332	0.15389
3.99.02	Diluted Earnings per Share		
3.99.02.01	Common	0.05332	0.15389

Parent Company Financial Statements / Statement of Comprehensive Income

(In thousands of R\$)

Code	Description	YTD current year 1/1/2023 to 3/31/2023	YTD previous year 1/1/2022 to 3/31/2022
4.01	Consolidated Net Income in the Period	3,524	10,170
4.02	Other Comprehensive Income (Loss)	-258	140
4.02.01	Cumulative adjustments of foreign currency translation	-258	140
4.03	Consolidated Comprehensive Income (Loss) in the Period	3,266	10,310
4.03.01	Attributable to Controlling Shareholders	3,266	10,310

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

Code	Description	YTD current year 1/1/2023 to 3/31/2023	YTD previous year 1/1/2022 to 3/31/2022
6.01	Net Cash from Operating Activities	37,578	15,886
6.01.01	Cash Provided by Operations	3,671	18,566
6.01.01.01	Net Income (Loss) for the Period	3,524	10,170
6.01.01.02	Depreciation and Amortization	1,914	2,562
6.01.01.03	Exchange Variation – Trade Receivables	-148	776
6.01.01.04	Income Tax and Social Contribution	-336	4,735
6.01.01.05	Interest on Loans and Financing	353	428
6.01.01.06	Provision for Labor, Tax, Civil and Termination of Commercial Relationship Risks	79	451
6.01.01.07	Provisions for Obsolescence	54	229
6.01.01.08	Allowance for Doubtful Accounts – Accounts Receivable and Loans Granted	86	-121
6.01.01.10	Other Provisions	-2,005	-668
6.01.01.11	Exchange Variation – Trade Payables	-112	0
6.01.01.14	Disposal of Property, Plant and Equipment	262	4
6.01.02	Changes in Assets and Liabilities	33,907	-2,680
6.01.02.01	Accounts Receivable from Clients	4,760	-1,506
6.01.02.02	Inventories	2,863	-2,956
6.01.02.03	Taxes Recoverable	-2,535	-9,052
6.01.02.05	Loans Granted	-928	-217
6.01.02.08	Other Current and Non-Current Assets	-9,254	-1,503
6.01.02.14	Trade Payables	5,967	2,950
6.01.02.15	Advances from Clients	21,315	6,936
6.01.02.16	Tax Liabilities	759	3,161
6.01.02.17	Other Current and Non-Current Liabilities	10,960	-493
6.02	Net Cash Provided By (Used In) Investment Activities	-19,411	-35,517
6.02.01	Financial Investments	-181	2,318
6.02.04	Acquisitions of Property, Plant and Equipment	-19,074	-37,659
6.02.05	Acquisitions of Intangible Assets	-156	-176
6.03	Net Cash from Financing Activities	-1,550	-1,604
6.03.02	Payment of Interest on Loans	-364	-418
6.03.04	Payment of Loans	-1,186	-1,186
6.04	Exchange Variation on Cash and Cash Equivalents	418	-192
6.05	Increase (Decrease) in Cash and Cash Equivalents	17,035	-21,427
6.05.01	Cash and Cash Equivalents at the Beginning of the Period	23,528	60,250
6.05.02	Cash and Cash Equivalents at the End of the Period	40,563	38,823

(A FREE TRANSLATION OF THE ORIGINAL IN PORTUGUESE)

ITR – Quarterly Information – March 31, 2023 - UNICASA INDUSTRIA DE MOVEIS S.A.

Version: 1

Consolidated Financial Statements / Statement of Changes in Equity - 1/1/2023 to 3/31/2023

(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	Non-Controlling Interest	Consolidated Equity
5.01	Opening Balances	147,000	0	41,394	0	338	188,732	0	188,732
5.03	Adjusted Opening Balances	147,000	0	41,394	0	338	188,732	0	188,732
5.05	Total Comprehensive Income (Loss)	0	0	0	3,524	-258	3,266	0	3,266
5.05.01	Net Income for the Period	0	0	0	3,524	0	3,524	0	3,524
5.05.02	Other Comprehensive Income (Loss)	0	0	0	0	-258	-258	0	-258
5.05.02.04	Translation Adjustments in the Period	0	0	0	0	-258	-258	0	-258
5.07	Closing Balances	147,000	0	41,394	3,524	80	191,998	0	191,998

(A FREE TRANSLATION OF THE ORIGINAL IN PORTUGUESE)

ITR – Quarterly Information – March 31, 2023 - UNICASA INDUSTRIA DE MOVEIS S.A.

Version: 1

Consolidated Financial Statements / Statement of Changes in Equity - 1/1/2022 to 3/31/2022

(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
5.03	Adjusted Opening Balances	147,000	0	20,449	0	332	167,781	0	167,781
5.05	Total Comprehensive Income (Loss)	0	0	0	10,170	-192	9,978	0	9,978
5.05.01	Net Income for the Period	0	0	0	10,170	0	10,170	0	10,170
5.05.02	Other Comprehensive Income (Loss)	0	0	0	0	-192	-192	0	-192
5.05.02.04	Translation Adjustments in the Period	0	0	0	0	-192	-192	0	-192
5.07	Closing Balances	147,000	0	20,449	10,170	140	177,759	0	177,759

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

Code	Description	YTD current year 1/1/2023 to 3/31/2023	YTD previous year 1/1/2022 to 9/30/2022
7.01	Income	60,404	81,651
7.01.01	Sales of Goods, Products and Services	59,924	74,034
7.01.02	Other Income	566	7,496
7.01.04	Provision/Reversal of Allowance for Doubtful Accounts	-86	121
7.02	Inputs acquired from third parties	-36,828	-49,909
7.02.01	Cost of Products Sold and Services Rendered	-26,137	-38,094
7.02.02	Supplies, Electricity, Outsourced Services and Others	-10,400	-9,271
7.02.03	Loss/Recovery of Asset Values	-55	-229
7.02.04	Other	-236	-2,315
7.03	Gross Value Added	23,576	31,742
7.04	Retentions	-1,920	-2,568
7.04.01	Depreciation, Amortization and Depletion	-1,920	-2,568
7.05	Net Added Value Produced	21,656	29,174
7.06	Added Value from Transfers	2,738	4,285
7.06.02	Financial Income	2,738	4,285
7.07	Total Value Added to Distribute	24,394	33,459
7.08	Distribution of Added Value	24,394	33,459
7.08.01	Personnel	11,198	10,239
7.08.01.01	Direct Compensation	9,235	8,576
7.08.01.02	Benefits	1,222	1,096
7.08.01.03	F.G.T.S. (Government Severance Fund)	741	567
7.08.02	Taxes, Fees and Contributions	7,800	11,773
7.08.02.01	Federal	4,577	8,651
7.08.02.02	State	3,210	3,108
7.08.02.03	Municipal	13	14
7.08.03	Remuneration of Loan Capital	1,872	1,277
7.08.03.01	Interest	353	428
7.08.03.02	Rentals	709	219
7.08.03.03	Other	810	630
7.08.04	Remuneration of Own Capital	3,524	10,170
7.08.04.03	Retained Earnings/Accumulated Losses for the Period	3,524	10,170



Relações com Investidores

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Bento Gonçalves, Rio Grande do Sul, May 8, 2023. 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 first quarter of 2023 (1Q23). 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).

Period highlights

- Cash generation R\$17.2 million;
- 17.1% reduction in net revenue;
- 65.3% reduction in net income;
- EBITDA Margin of 8.3% (-18.2 p.p.);
- Net Margin of 7.2% (-10.1 p.p.);

Executive Summary	1Q22	1Q23	Δ
Gross Revenue ex-IPI	71,972	59,047	-18.0%
Net Revenue	58,731	48,710	-17.1%
Cost of Goods Sold	(39,449)	(32,401)	-17.9%
Gross Income	19,282	16,309	-15.4%
Gross Margin	32.8%	33.5%	+0.7 p.p.
Selling and Administrative Expenses	(13,994)	(14,844)	+6.1%
Other Revenues and Operating Expenses	7,685	646	-91.6%
Operating Income	12,973	2,111	-83.7%
Operating Margin	22.1%	4.3%	-17.8 p.p.
Financial Income (Expenses) Net	1,932	1,077	-44.3%
Operating Income before Income Tax and Social Contribution	14,905	3,188	-78.6%
Income Tax and Social Contribution	(4,735)	336	-107.1%
Net Profit	10,170	3,524	-65.3%
Net Margin	17.3%	7.2%	-10.1 p.p.
EBITDA	15,535	4,025	-74.1%
EBITDA Margin	26.5%	8.3%	-18.2 p.p.
ROIC - UDM	25.9%	12.9%	-13.1 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,

If you analyze the Company's sales performance this quarter, down 18%, you will notice that sales revenue in 1Q22 was the highest ever for a first quarter since the Company's IPO in 2012, driven mainly by the economic recovery that followed the period of major impacts from the pandemic on the Brazilian economy.

Despite this strong comparison basis, same-store sales grew 4.4%, mainly due to price adjustments, since sales volume declined 13.1%, due to delays in the conclusion of construction projects across the country, as mentioned in the 4Q22 Release. Export revenue grew 9.2%, mainly due to the 20.8% increase in dollarized revenue from the U.S. market.

The decrease in revenue was caused by the same factors that affected revenue in 4Q22: (i) termination of the Favorita brand, representing a reduction of R\$4.4 million; (ii) the closure of two stores significantly affected the performance of new stores, stores under maturation and closed stores, representing a reduction of R\$1.5 million. Of these two stores, one was already replaced and the other is expected to be replaced by the end of this year; (iii) in the corporate segment, the delivery to a client between 4Q21 and 3Q22 pressured the comparison base, contributing to a reduction of R\$5.2 million; and (iv) the performance of multibrand stores continues to be affected by delays in the delivery of projects around the country.

As for operating expenses, the increase in advertising expenditure reflects the increase in expenses with advertising campaigns for the Dell Anno, New and Casa Brasileira brands, as mentioned in the 4Q22 Release. Expenses in the U.S. operation increased mainly due to variable expenses, but were offset by the reduction in lawyers' fees.

As such, adjusted operating margin stood at 4.3%, down 17.8 p.p. Adjusted net income was R\$3.5 million, with net margin of 7.2%, down 10.1 p.p. Adjusted ROIC stood at 9.8%, down 11.3 p.p.,

mainly due to additions to property, plant and equipment as per the investment plan announced in 4Q21. The result adjusted by non-recurring effects is described on page 4 of this release.

This quarter, cash generation increased R\$17.2 million, reversing the cash consumption of R\$23.7 million in 1Q22, despite the 80% reduction in cash flow from operating activities. Cash generation in the period was mainly affected by the increase in advances from customers, who sought to hedge prices on account of the price increases announced in March. Cash flow from investing activities reflects the payment of R\$15.3 million related to the investment plan announced in 4Q21. As such, cash balance in the quarter reached R\$48.9 million.

The Shareholders Meeting held on April 28, 2023, approved May 25, 2023, as the date for payment of Interest on Equity for fiscal year 2022, as per the Notice to Shareholders disclosed on that date.

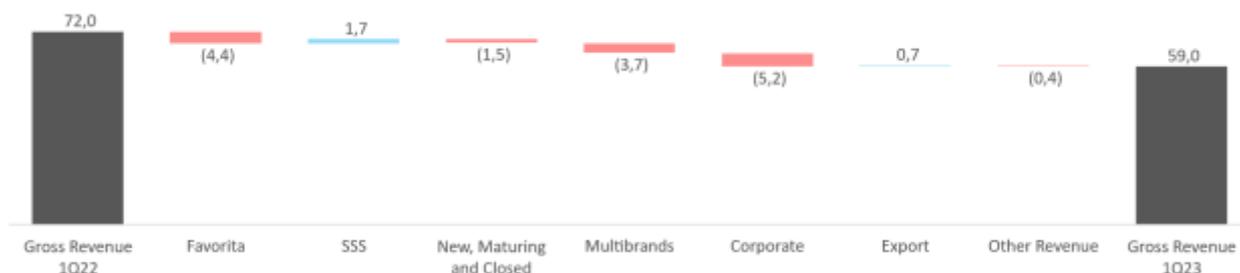
ADJUSTED QUARTERLY RESULT

Below are the results of the quarter excluding the effects of: (i) the PIS/COFINS lawsuit in 1Q22.

Adjusted Executive Summary	1Q22 Adjusted	1Q23 Adjusted	Δ
Gross Revenue ex-IPI	71,972	59,047	-18.0%
Net Revenue	58,731	48,710	-17.1%
Cost of Goods Sold	(39,449)	(32,401)	-17.9%
Gross Income	19,282	16,309	-15.4%
Gross Margin	32.8%	33.5%	+0.7 p.p.
Selling and Administrative Expenses	(13,504)	(14,844)	+9.9%
Other Revenues and Operating Expenses	533	646	+21.2%
Operating Income	6,311	2,111	-66.5%
Operating Margin	10.7%	4.3%	-6.4 p.p.
Financial Income (Expenses) Net	923	1,077	+16.7%
Operating Income before Income Tax and Social Contribution	7,234	3,188	-55.9%
Income Tax and Social Contribution	(2,303)	336	-114.6%
Net Profit	4,931	3,524	-28.5%
Net Margin	8.4%	7.2%	-1.2 p.p.
EBITDA	15,535	4,025	-74.1%
EBITDA Margin	26.5%	8.3%	-18.2 p.p.
ROIC - UDM	21.1%	9.8%	

SALES PERFORMANCE

As mentioned in the Message from Management, the performance of exclusive stores in criteria Same Store Sales (SSS) was positive (up 4.4%), the Export revenue grew 9.2%. However, (i) the termination of the Favorita brand, (ii) other store closures and openings, (iii) the Corporate segment, and (iv) revenue from multibrand store were largely responsible for the 18.0% decrease in revenue during the quarter, as in 4Q22. The following chart shows the evolution of revenue between 1Q22 and 1Q23⁽¹⁾:



⁽¹⁾In million.

As mentioned in the Message from Management, the exclusive stores segment was primarily affected by the termination of the Favorita brand, in addition to the net result from other store closures, new stores and stores under maturation. Despite the strong comparison base, same-store sales registered 4.4% growth, driven by price adjustments. The performance of multibrand stores continues to be affected by delays in delivery of projects across the country. In the corporate segment, the variation is mainly due to the revenue in 1Q22 related to the delivery to a client, which lasted from 4Q22 to 3Q22 pressuring the comparison base. Export revenue grew 9.2%, mainly driven by the U.S. market, which registered 20.8% growth in dollarized revenue.

Gross Revenue ex-IPI	1Q22	1Q23	Δ
Exclusive Dealers	47,159	42,949	-8.9%
Δ Same Stores Sales	30.8%	4.4%	
Δ Same Stores Volume	11.0%	-13.1%	
Multibrands	9,138	5,411	-40.8%
Corporate	7,470	2,246	-69.9%
Exports	7,425	8,106	9.2%
Gross Revenue ex-IPI	1Q22	1Q23	Δ
Unicasa Indústria de Móveis	71,972	59,047	-18.0%
Δ Volume	18.9%	-34.0%	

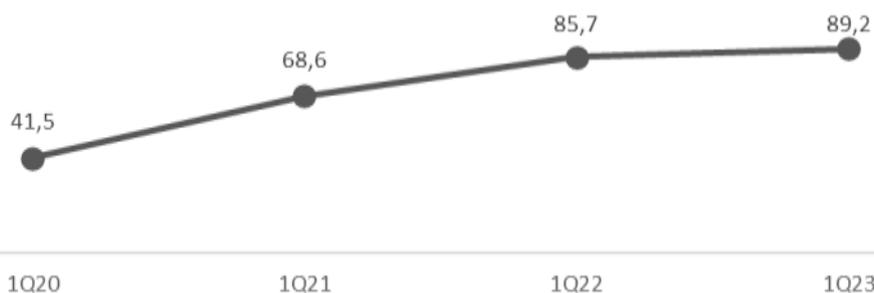
Same-stores volume decreased 13.1% and total volume decreased 34.0%. This percentage variation is obtained by deflating revenue by price increases passed on to dealers and excluding the discounts granted.

SALES AND DISTRIBUTION CHANNELS

Period	1Q22	2Q22	3Q22	4Q22	1Q23	Δ(1)
Exclusive Dealers	200	193	184	181	177	(4)
National Exclusive	182	175	166	163	158	(5)
Export Exclusive	18	18	18	18	19	1
Multibrands	105	104	102	97	95	(2)
National Multibrands	77	76	73	73	72	(2)
Export Multibrands	28	28	28	23	23	-

(1) Variation compared to 4Q22

Average productivity of domestic exclusive stores in the quarter was R\$89,200/month, 4.1% higher than in 1Q22. The following chart shows historical productivity by quarter.



FINANCIAL PERFORMANCE

Selling, General and Administrative Expenses (SG&A)

Selling General and Administrative Expenses	1Q22	1Q23	Δ
Total	(13,994)	(14,844)	+6.1%
Selling Expenses	(9,195)	(10,590)	+15.2%
% of Net Revenue	15.7%	21.7%	+6.0 p.p.
Administrative Expenses	(4,799)	(4,254)	-11.4%
% of Net Revenue	8.2%	8.7%	+0.5 p.p.
SG&A % of Net Revenue	23.9%	30.4%	+6.5 p.p.

The following chart presents the evolution of Selling, General and Administrative Expenses between 1Q22 and 1Q23⁽¹⁾:



⁽¹⁾In million.

The increase in advertising expenditure reflects the increase in expenses with advertising campaigns for the Dell Anno, New and Casa Brasileira brands, as mentioned in the 4Q22 Release. Expenses with campaigns are deferred over the duration of the contract for use of image rights of materials. In addition, we extended the architect visit program, which was earlier restricted to Dell Anno, to the New brand.

Operating expenses in the U.S. increased, mainly due to variable expenses.

Expenses with professional services decreased, mainly due to the recognition, in 1Q22, of lawyers' fees for the favorable outcome obtained in the PIS/COFINS lawsuit.

Other Operating Income and Expenses

In 1Q22, revenue from the recovery of tax credits arising from the PIS/COFINS Process, R\$7.2 million, was recorded.

Other Operating Income and Expenses	1Q22	1Q23	Δ
Total	7,685	646	-91.6%
Result from the sale of assets held for sale and of property, plant and equipment	2	(138)	-7000%
Bank Premium	107	64	-40.2%
Other Operating Income	7,576	720	-90.5%
% of Net Revenue	13.1%	1.3%	-11.8 p.p.

Financial Result

The main factors for the decrease in the financial result were: (i) the reduction in yield from financial investments, R\$1.2 million. Cash balance at the end of 1Q23 was around 28% lower than in 1Q22; however, average cash balance in 1Q23 is 61.8% lower than in 1Q22; and (ii) the reduction of R\$0.7 million in other revenues due to inflation adjustment of credits recovered through the PIS/COFINS lawsuit in 1Q22. The decrease in financial income was partially offset by the R\$0.9 million reduction in expenses with foreign exchange variation.

Financial Result	1Q22	1Q23	Δ
Net Financial Result	1,932	1,077	-44.3%
Financial Expenses	(2,206)	(1,607)	-27.2%
IOF charge and bank fees	(70)	(44)	-37.1%
Loans and financing expenses	(428)	(353)	-17.5%
Exchange variation expenses	(1,399)	(536)	-61.7%
Present value adjustment - AVP	(274)	(619)	+125.9%
Other financial expenses	(35)	(55)	+57.1%
Financial Income	4,138	2,684	-35.1%
Interest income	213	214	+0.5%
Discounts	37	13	-64.9%
Yield from short-term investments	1,651	452	-72.6%
Exchange variation income	352	349	-0.9%
Present value adjustment - AVP	754	1,225	+62.5%
Other financial income	1,131	431	-61.9%

EBITDA and EBITDA Margin

EBITDA	1Q22	1Q23	Δ
Net Income for the Period	10,170	3,524	-65.3%
Income Tax and Social Contribution	4,735	(336)	-107.1%
Financial Result	(1,932)	(1,077)	-44.3%
EBIT	12,973	2,111	-83.7%
Depreciation and Amortization	2,562	1,914	-25.3%
EBITDA	15,535	4,025	-74.1%
EBITDA Margin	26.5%	8.3%	-18.2 p.p.

Cash Flow

Cash generation this quarter was R\$17.2 million, reversing the consumption of R\$23.7 million in 1Q22, mainly due to the increase in advances from customers, which resulted in cash generation of R\$21.3 million on account of price increases in March 2023. Cash flow from investing activities reflects the payment of R\$15.3 million related to the investment plan announced in 4Q21.

Cash Flow	1Q22	1Q23	Δ
Cash Flows from Operating Activities	18,566	3,671	-80.2%
Changes in Assets and Liabilities	(2,680)	33,907	-1365.2%
Financial Investments	2,318	(181)	-107.8%
Cash generated by investment activities	(37,835)	(19,230)	-49.2%
Cash generated by financing activities	(1,604)	(1,550)	-3.4%
Effect of exchange variation on cash and cash equivalents	(192)	418	-317.7%
Cash flow (burn)	(21,427)	17,035	-179.5%
Financial Investments	(2,318)	181	-107.8%
Cash flow and Financial Investments	(23,745)	17,216	-172.5%

Net Cash

Net Cash	31/12/2022	31/03/2023	Δ
Short Term Debt	5,264	5,253	-0.2%
Long Term Debt	4,744	3,558	-25.0%
Gross Debt	10,008	8,811	-12.0%
Cash and Cash Equivalents	23,528	40,563	+72.4%
Financial Investments	8,156	8,337	+2.2%
Net Debt/(Cash Surplus)	(21,676)	(40,089)	+84.9%

Return on Invested Capital (ROIC) and Return on Equity (ROE) in the last twelve months (LTM)

NOPLAT (Net Operating Profit Less Adjusted Taxes)	1Q23	4Q22	3Q22	2Q22	1Q22
(=) EBITDA	4,025	3,299	9,472	7,039	15,535
Depreciation	1,914	1,853	2,421	2,427	2,562
(=) EBIT	2,111	1,446	7,051	4,612	12,973
Income Tax and Social Contribution	336	2,886	(2,212)	2,092	(4,735)
Financial Result Income Tax Reversal	366	214	857	1,276	657
(=) Operating Net Income (NOPLAT)	2,813	4,546	5,696	7,980	8,895
(=) Operating Net Income (NOPLAT) - Last Twelve Months	21,035	27,117	31,143	31,927	28,023

ROIC (Return on Invested Capital)	1Q23	4Q22	3Q22	2Q22	1Q22
Invested Capital - LTM	163,553	155,342	135,208	117,149	108,018
ROIC - LTM	12.9%	17.5%	23.0%	27.3%	25.9%
ROE (Return on Equity)	1Q23	4Q22	3Q22	2Q22	1Q22
Net Profit	3,524	4,961	7,360	10,456	10,170
Net Profit - Last Twelve Months	26,301	32,947	37,623	37,532	32,370
Shareholders' equity	191,998	188,732	196,055	188,502	177,759
Shareholders' equity - Last Twelve Months	191,322	187,762	182,524	174,831	167,208
ROE - LTM	13.7%	17.5%	20.6%	21.5%	19.4%

ANNEX I – WORKING CAPITAL AND CAPITAL INVESTED

Invested Capital	31/03/2023	31/12/2022	30/09/2022	30/06/2022	31/03/2022
Operational Assets	96,333	91,678	109,363	109,554	105,355
(+) Trade Accounts Receivable	25,883	30,140	33,777	32,613	30,358
(+) Long Term Trade Accounts Receivable	13,308	13,749	15,715	14,614	15,759
(+) Long Term Loans Granted	788	437	612	1,552	1,674
(+) Inventories	32,688	35,605	42,039	40,584	40,652
(+) Advances to Suppliers	2,341	3,061	2,788	2,524	1,850
(+) Loans Granted	1,439	862	784	596	590
(+) Prepaid Expenses	15,046	5,456	6,521	6,009	3,868
(+) Recoverable Taxes	4,800	2,328	7,005	10,940	10,482
(+) Other Assets	40	40	122	122	122
Operational Liabilities	91,352	62,210	86,536	93,183	106,707
(-) Suppliers	13,999	8,144	12,297	7,799	8,070
(-) Tax Liabilities	3,446	2,687	5,162	5,748	4,732
(-) Payroll and Related Charges	5,988	5,153	8,464	7,167	5,178
(-) Advances from Customers	61,510	40,349	54,782	66,570	80,753
(-) Deferred income tax and social contribution	-	-	193	-	2,432
(-) Provisions	186	203	280	346	410
(-) Other Liabilities	6,223	5,674	5,358	5,553	5,132
(=) Working Capital	4,981	29,468	22,827	16,371	(1,352)
Non-current Operating Assets	173,402	155,901	149,936	142,133	140,466
(+) Assets Held for Sale	2,746	2,746	2,746	527	527
(+) Deferred Income and Social Contribution Taxes	3,194	3,176	1,339	1,134	898
(+) Recoverable Taxes	2,231	2,186	2,140	2,092	2,122
(+) Judicial Deposits	1,025	1,064	1,129	1,252	1,314
(+) Other Assets	3,276	2,853	2,959	114	94
(+) Investments	20	20	20	20	20
(+) Property, Plant and Equipment	159,080	142,073	137,912	134,936	133,167
(+) Intangible Assets	1,830	1,783	1,691	2,058	2,324
Non-current Operating Liabilities	15,857	7,696	8,380	8,875	9,431
(-) Tax Liabilities	404	404	1,035	1,055	966
(-) Provisions	15,453	7,292	7,345	7,820	8,465
(=) Fixed Capital	157,545	148,205	141,556	133,258	131,035
(=) Total invested capital	162,526	177,673	164,383	149,629	129,683
Financing					
(+) Shareholders' equity	191,998	188,732	196,055	188,502	177,759
(+) Dividends and interest on Equity Payable	10,617	10,617	-	-	6,338
(+) Short Term Loans Granted	5,253	5,264	5,261	5,256	4,873
(+) Long Term Loans Granted	3,558	4,744	5,930	7,116	8,698
(-) Cash and Cash Equivalents	40,563	23,528	14,565	21,200	38,823
(-) Short Term Financial Investments	4,627	4,552	20,271	22,129	21,466
(-) Long Term Financial Investments	3,710	3,604	8,027	7,916	7,696
(=) Total Financing	162,526	177,673	164,383	149,629	129,683

ANNEX II – FINANCIAL STATEMENTS – INCOME STATEMENT – CONSOLIDATED

Income Statement	1Q22	1Q23	AV	AH
Gross Sales Revenue ex-IPI	71,972	59,047	121.2%	-18.0%
Domestic Market	64,547	50,942	104.6%	-21.1%
Exclusive Dealers	47,159	42,949	88.2%	-8.9%
Multibrands	9,138	5,411	11.1%	-40.8%
Unicasa Corporate	7,470	2,246	4.6%	-69.9%
Other Revenues	780	334	0.7%	-57.2%
Exports	7,425	8,106	16.6%	+9.2%
Sales Deductions	(13,241)	(10,337)	-21.2%	-21.9%
Net Revenue from Sales	58,731	48,710	100.0%	-17.1%
Cost of Goods Sold	(39,449)	(32,401)	-66.5%	-17.9%
Gross Profit	19,282	16,309	33.5%	-15.4%
Selling Expenses	(9,195)	(10,590)	-21.7%	+15.2%
General and Administrative Expenses	(4,799)	(4,254)	-8.7%	-11.4%
Other Operating Income, Net	7,685	646	1.3%	-91.6%
Operating Income	12,973	2,111	4.3%	-83.7%
Financial Expenses	(2,206)	(1,607)	-3.3%	-27.2%
Financial Income	4,138	2,684	5.5%	-35.1%
Operating Income before Income Tax and Social Contribution	14,905	3,188	6.5%	-78.6%
Income Tax and Social Contribution	(4,735)	336	0.7%	-107.1%
Current	(1,790)	260	0.5%	-114.5%
Deferred	(2,945)	76	0.2%	-102.6%
Net Income for the Period	10,170	3,524	7.2%	-65.3%
Earnings per Share (R\$)	0.15	0.05		

ANNEX III - FINANCIAL STATEMENTS – BALANCE SHEET – CONSOLIDATED

Assets	31/12/2022	AV	31/03/2023	AV	Δ
Current Assets	105,572	37.8%	127,427	40.0%	+20.7%
Cash and Cash Equivalents	23,528	8.4%	40,563	12.7%	+72.4%
Restricted Marketable Securities	4,552	1.6%	4,627	1.5%	+1.6%
Trade Accounts Receivable	30,140	10.8%	25,883	8.1%	-14.1%
Inventories	35,605	12.7%	32,688	10.3%	-8.2%
Advances to Suppliers	3,061	1.1%	2,341	0.7%	-23.5%
Loans Granted	862	0.3%	1,439	0.5%	+66.9%
Prepaid Expenses	5,456	2.0%	15,046	4.7%	+175.8%
Recoverable Taxes	2,328	0.8%	4,800	1.5%	+106.2%
Other Assets	40	0.0%	40	0.0%	+0.0%
Non-Current Assets	173,691	62.2%	191,208	60.0%	+10.1%
Financial Investments	3,604	1.3%	3,710	1.2%	+2.9%
Trade Accounts Receivable	13,749	4.9%	13,308	4.2%	-3.2%
Loans Granted	437	0.2%	788	0.2%	+80.3%
Assets Held for Sale	2,746	1.0%	2,746	0.9%	+0.0%
Deferred Income and Social Contribution Taxes	3,176	1.1%	3,194	1.0%	+0.6%
Recoverable Taxes	2,186	0.8%	2,231	0.7%	+2.1%
Judicial Deposits	1,064	0.4%	1,025	0.3%	-3.7%
Other Assets	2,853	1.0%	3,276	1.0%	+14.8%
Investments	20	0.0%	20	0.0%	+0.0%
Property, Plant and Equipment	142,073	50.9%	159,080	49.9%	+12.0%
Intangible Assets	1,783	0.6%	1,830	0.6%	+2.6%
Total Assets	279,263	100%	318,635	100%	+14.1%
Liabilities	31/12/2022	AV	31/03/2023	AV	Δ
Current Liabilities	78,091	28.0%	107,222	33.7%	+37.3%
Loans and Financing	5,264	1.9%	5,253	1.9%	-0.2%
Suppliers	8,144	2.9%	13,999	4.4%	+71.9%
Tax Liabilities	2,687	1.0%	3,446	1.1%	+28.2%
Dividends and interest on Equity Payable	10,617	3.8%	10,617	3.3%	+0.0%
Payroll and Related Charges	5,153	1.8%	5,988	1.9%	+16.2%
Advances from Customers	40,349	14.4%	61,510	19.3%	+52.4%
Provisions	203	0.1%	186	0.1%	-8.4%
Other Liabilities	5,674	2.0%	6,223	2.0%	+9.7%
Non-Current Liabilities	12,440	4.5%	19,415	6.1%	+56.1%
Loans and Financing	4,744	1.7%	3,558	1.1%	-25.0%
Tax Liabilities	404	0.1%	404	0.1%	+0.0%
Provisions	7,292	2.6%	15,453	4.8%	+111.9%
Shareholders' equity	188,732	67.6%	191,998	60.3%	+1.7%
Capital Stock	147,000	52.6%	147,000	46.1%	+0.0%
Retained Profits Reserve	41,394	14.8%	41,394	13.0%	+0.0%
Cumulative Translation Adjustment	338	0.1%	80	0.0%	-76.3%
Accumulated Profit/(Loss)	-	0.0%	3,524	1.1%	n/a
Total Liabilities and Shareholders' Equity	279,263	100%	318,635	100%	+14.1%

ANNEX IV – FINANCIAL STATEMENTS – CASH FLOW STATEMENT – CONSOLIDATED

Cash Flow Statement	1Q22	1Q23	Δ
Net income (loss) for the period	10,170	3,524	-65.3%
Adjustment to Reconcile the Net Income to Cash from Operating Activities:			
Depreciation and Amortization	2,562	1,914	-25.3%
Income tax and social contribution	4,735	(336)	-107.1%
Foreign Exchange Variation	776	(260)	-133.5%
Interest Appropriation	428	353	-17.5%
Provision for Litigation	451	79	-82.5%
Provision for Obsolescence	229	54	-76.4%
Allowance for Doubtful Accounts	(121)	86	-171.1%
Other provision	(668)	(2,005)	+200.1%
Disposal of Property, Plant and Equipment	4	262	+6450.0%
Cash Flows from Operating Activities	18,566	3,671	-80.2%
Changes in Assets and Liabilities			
Trade Accounts Receivable	(1,506)	4,760	-416.1%
Inventories	(2,956)	2,863	-196.9%
Recoverable Taxes	(9,052)	(2,535)	-72.0%
Loans Granted	(217)	(928)	+327.6%
Other Current and Non-Current Assets	(1,503)	(9,254)	+515.7%
Suppliers	2,950	5,967	+102.3%
Advance from Customers	6,936	21,315	+207.3%
Tax Liabilities	(493)	759	-254.0%
Other Current and Non-Current Liabilities	3,161	10,960	+246.7%
Net Cash from Operating Activities	15,886	37,578	+136.5%
Cash Flows from Investing Activities			
Financial Investments	2,318	(181)	-107.8%
Property, Plant and Equipment	(37,659)	(19,074)	-49.4%
Intangible Assets	(176)	(156)	-11.4%
Net Cash used in Investing Activities	(35,517)	(19,411)	-45.3%
Cash Flows from Financing Activities			
Loan and Interest Payments	(1,604)	(1,550)	-3.4%
Cash Flows (used in) from Financing Activities	(1,604)	(1,550)	-3.4%
Effect of exchange variation on cash and cash equivalents	(192)	418	-317.7%
Increase (Decrease) in Cash and Cash Equivalents	(21,427)	17,035	-179.5%
Changes in Cash and Cash Equivalents			
At the Beginning of the Period	60,250	23,528	-60.9%
At the End of the Period	38,823	40,563	+4.5%
Increase (Decrease) in Cash and Cash Equivalents	(21,427)	17,035	-179.5%

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

Gross Revenue from Sales Ex-IPI	1Q21	1Q22	2Q21	2Q22	3Q21	3Q22	4Q21	4Q22	2021	2022
Gross Revenue from Sales Ex-IPI	71,972	59,047	58,559	70,753	72,714	79,657	83,858	76,274	267,219	298,656
Domestic Market	64,547	50,941	52,261	60,717	62,352	67,781	71,630	64,815	233,664	257,860
Exclusive Dealers	47,159	42,949	40,889	43,971	49,505	52,739	56,470	55,084	184,502	198,953
Multibrands	9,138	5,411	8,208	8,902	8,918	9,141	10,051	6,483	34,903	33,664
Unicasa Corporate	7,470	2,246	2,355	7,219	2,948	4,756	4,488	2,440	10,832	21,885
Other Revenues	780	334	809	625	981	1,145	621	808	3,427	3,358
Export Market	7,425	8,106	6,298	10,036	10,362	11,876	12,228	11,459	33,555	40,796
Additional Information	1Q21	1Q22	2Q21	2Q22	3Q21	3Q22	4Q21	4Q22	2021	2022
Δ Same Stores Sales	30.8%	4.4%	73.2%	15.2%	32.9%	14.6%	24.4%	5.5%	46.5%	17.8%
Δ Same Stores Volume	11.0%	-13.1%	72.4%	-2.1%	26.1%	-8.0%	17.3%	-14.4%	39.7%	-4.4%
Δ Total Volume	18.9%	-34.0%	48.4%	-0.3%	24.1%	-14.3%	15.0%	-29.0%	25.6%	-8.5%

UNICASA INDÚSTRIA DE MÓVEIS S.A.

Management's notes to the interim financial information
for the three- and nine-month periods ended March 31, 2023 and 2022
(Amounts in thousands of reais, unless otherwise stated)

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 interim financial statements, is the retail sale of customized furniture. The subsidiary remains open only 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, 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.

Accounting impacts related to climate change

The Company's production processes do not emit large quantities of greenhouse gases because they do not require any system to burn fuel or other materials. The Company acquires MDF and MDP sheets from companies with the FSC seal, which attests to the origin of the wood (reforestation), thus contributing to reducing greenhouse gas emissions. Moreover, the Company focuses on minimum generation and correct disposal of waste.

Impacts of Covid-19 (Coronavirus)

The Company continues to work actively on the prevention measures to help control the spread of the coronavirus (COVID-19), reinforcing the hygiene protocols, disseminating information through its internal communication channels and following the guidelines of the World Health Organization (WHO). Given the decline in COVID-19 cases and the increase in the percentage of population vaccinated across the country, all administrative employees returned to on-site work.

In light of the current scenario and in line with the requirements of the Securities and Exchange Commission of Brazil (CVM), the Company's Management analyzed possible impacts from an increase in expected losses or a significant change in the risks to which the Company is exposed that could impair its assets and affect the measurement of provisions shown in said quarterly information. This revision considered the events after the date of disclosure of these interim financial statements and no significant effects were identified that should be reflected in the interim financial statements for the three-month periods ended March 31, 2023.

UNICASA INDÚSTRIA DE MÓVEIS S.A.

Management's notes to the interim financial information
for the three- and nine-month periods ended March 31, 2023 and 2022
(Amounts in thousands of reais, unless otherwise stated)

2. Summary of accounting practices

The interim parent company and consolidated accounting information for the quarter ended March 31, 2023 was prepared and is being presented in accordance with CPC 21 (R1) – Interim Reporting, issued by the Brazilian Accounting Pronouncements Committee (“CPC”), and IAS 34 – Interim Financial Reporting, issued by the International Accounting Standards Board (“IASB”), in consonance with the standards issued by the Securities Commission of Brazil (CVM), applicable to the preparation of Quarterly Information (ITR). The interim accounting information was prepared by the Company to provide users with significant information presented in the reporting period and must be analyzed together with the complete financial statements for the fiscal year ended December 31, 2021 and the interim accounting information for the three-month period ended March 31, 2022.

The accounting policies, the use of certain accounting estimates, Management judgments and calculation methods adopted in this quarterly accounting information are the same as those adopted in the preparation of annual financial information for the fiscal year ended December 31, 2022 and interim accounting information for the three-month period ended March 31, 2023.

2.1 Standards and interpretations

During the quarter ended March 31, 2023, no new standards were disclosed that could have an impact on the Company's accounting information. Hence, the Company's Management continues the plan for adopting new standards, disclosed in the financial statements as of December 31, 2022, on the date they become effective, which, as per the Management's prior assessment, do not have any significant impact on its accounting information.

2.2 Measurement basis

The Company's Management understands that all relevant information related to the interim 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 interim 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)). 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).

UNICASA INDÚSTRIA DE MÓVEIS S.A.

Management's notes to the interim financial information
for the three- and nine-month periods ended March 31, 2023 and 2022
(Amounts in thousands of reais, unless otherwise stated)

2. Summary of accounting policies--Continued**2.2 Measurement basis--Continued**

(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 interim financial statements

The presentation of these individual and consolidated interim financial statements was concluded and authorized for use at the Board of Directors' Meeting held on May 8, 2023.

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 interim financial statements are prepared for the same disclosure fiscal period 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 interim 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 Consolidated interim financial statements

The consolidated interim financial statements include the operations of the Company and its subsidiaries, as follows:

	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%

The reporting periods of the quarterly information 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.

UNICASA INDÚSTRIA DE MÓVEIS S.A.

Management's notes to the interim financial information
for the three- and nine-month periods ended March 31, 2023 and 2022
(Amounts in thousands of reais, unless otherwise stated)

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 yield rate p.a.	Parent Company		Consolidated	
			3/31/2023	12/31/2022	3/31/2023	12/31/2022
Cash and cash equivalents						
Cash and banks – domestic currency			7,062	8,638	7,197	12,366
Cash and banks – foreign currency			-	-	3,117	1,269
Cash equivalents						
CDB	CDI	101.99%	30,249	9,893	30,249	9,893
			37,311	18,531	40,563	23,528

(*) amounts in US dollar

4. Financial investments

Financial investments are made in prime banks (among the ten largest institutions in Brazil). Investments are booked at the acquisition value, updated up to the reporting date, close to their fair value and not exceeding the market or realization value.

Type	Index	Average yield rate p.a.	Parent Company		Consolidated	
			3/31/2023	12/31/2022	3/31/2023	12/31/2022
Structured operation certificate (COE)	CDI +	6.94%	4,627	4,552	4,627	4,552
Letter of credit	IPCA +	12.32%	3,710	3,604	3,710	3,604
			8,337	8,156	8,337	8,156
Current assets			4,627	4,552	4,627	4,552
Non-current assets			3,710	3,604	3,710	3,604
			8,337	8,156	8,337	8,156

UNICASA INDÚSTRIA DE MÓVEIS S.A.

Management's notes to the interim financial information
for the three- and nine-month periods ended March 31, 2023 and 2022
(Amounts in thousands of reais, unless otherwise stated)

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. 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	
	3/31/2023	12/31/2022	3/31/2023	12/31/2022
Domestic market				
Third parties	36,375	36,100	37,250	39,650
Related parties (Note 24)	3,037	4,310	3,037	4,310
Foreign market				
Third parties	3,256	4,551	3,256	4,551
Related parties (Note 24)	1,293	1,605	-	-
Check receivables	665	576	664	576
	44,626	47,142	44,207	49,087
(-) Allowance for doubtful accounts	(3,546)	(3,738)	(3,546)	(3,738)
(-) Present Value Adjustment (PVA)	(1,470)	(1,460)	(1,470)	(1,460)
	39,610	41,944	39,191	43,889
Current assets	26,302	28,195	25,883	26,802
Non-current assets	13,308	13,749	13,308	17,087
	39,610	41,944	39,191	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 March 31, 2023 and December 31, 2022, were 31 and 29 days, respectively.

The allowance for doubtful accounts losses 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.

The changes in allowance for doubtful accounts are:

	Parent Company		Consolidated	
	3/31/2023	12/31/2022	3/31/2023	12/31/2022
Balance at start of year	(3,738)	(7,149)	(3,738)	(7,149)
Additions	(149)	(546)	(149)	(546)
Recovery / realizations	63	207	63	207
Write off due to losses	278	3,750	278	3,750
Balance at end of year	(3,546)	(3,738)	(3,546)	(3,738)

UNICASA INDÚSTRIA DE MÓVEIS S.A.

Management's notes to the interim financial information
for the three- and nine-month periods ended March 31, 2023 and 2022
(Amounts in thousands of reais, unless otherwise stated)

5. Trade accounts receivable--Continued

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

	Parent Company		Consolidated	
	3/31/2023	12/31/2022	3/31/2023	12/31/2022
Falling due	32,277	32,524	31,858	34,469
Overdue:				
From 1 to 30 days	1,135	2,851	1,135	2,851
From 31 to 60 days	218	419	218	419
From 61 to 90 days	146	444	146	444
From 91 to 180 days	352	316	352	316
Over 181 days (*)	10,498	10,588	10,498	10,588
	44,626	47,142	44,207	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 for expected and recognized 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 actual expectation of receipt, a part of these notes is classified in the long term according to the progress of the lawsuits and the understanding of our legal advisors.

UNICASA INDÚSTRIA DE MÓVEIS S.A.

Management's notes to the interim financial information
for the three- and nine-month periods ended March 31, 2023 and 2022
(Amounts in thousands of reais, unless otherwise stated)

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.

The balance of inventories is broken down as follows:

	Parent Company		Consolidated	
	3/31/2023	12/31/2022	3/31/2023	12/31/2022
Finished products	794	463	306	461
Products under production	3,681	2,409	3,681	2,409
Goods for resale	422	375	1,246	866
Raw material	26,079	30,465	26,079	30,465
Advances to suppliers	233	327	233	327
Sundry materials	2,751	2,631	2,751	2,631
Provision obsolescence	(1,608)	(1,554)	(1,608)	(1,554)
	32,352	35,116	32,688	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	
	3/31/2023	12/31/2022
Balance at start of year	(1,554)	(1,213)
Additions	(328)	(1,252)
Recoveries / realizations	274	911
Balance at end of year	(1,608)	(1,554)

7. Assets held for sale

On March 31, 2023, assets held for sale totaling R\$2,746 (R\$2,746 on December 31, 2022) consist of two properties received through negotiation of debt with client and are available for immediate sale. The assets are held at its book value, which is lower than its fair values, less selling expenses.

UNICASA INDÚSTRIA DE MÓVEIS S.A.

Management's notes to the interim financial information
for the three- and nine-month periods ended March 31, 2023 and 2022
(Amounts in thousands of reais, unless otherwise stated)

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 12.60% p.a. (5.15% p.a. in 2022). The Company has first-degree mortgage guarantees for most of operations.

	Parent Company and Consolidated	
	3/31/2023	12/31/2022
Loans granted	2,227	1,299
	2,227	1,299
Current assets	1,439	862
Non-current assets	788	437
	2,227	1,299

The changes in allowance for loan losses are:

	Parent Company		Consolidated	
	3/31/2023	12/31/2022	3/31/2023	12/31/2022
Balance at start 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	
	3/31/2023	12/31/2022	3/31/2023	12/31/2022
Income tax	1,454	1,824	1,461	1,835
Social contribution	346	391	350	395
PIS and Cofins (*)	2,840	-	4,864	1,983
Other	356	301	356	301
	4,996	2,516	7,031	4,514
Current assets:	4,789	2,313	4,800	2,328
Non-current assets	207	203	2,231	2,186
	4,996	2,516	7,031	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 the calculation base due to a Writ of Mandamus filed by the Company in 2017, whose final and unappealable decision was granted in favor of the Company on June 10, 2020 and the case was remanded to the Federal Appellate Court of the 4th Region (TRF4).

UNICASA INDÚSTRIA DE MÓVEIS S.A.

Management's notes to the interim financial information
for the three- and nine-month periods ended March 31, 2023 and 2022
(Amounts in thousands of reais, unless otherwise stated)

9. Taxes recoverable--Continued

Said credit is in the name of the subsidiary Unicasa Comércio, whose operations, as described in the Operations section, have been scaled down and, consequently, are not expected to generate income to realize the 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. There is no expected date for the payment yet.

(*) Excursion of Presumed ICMS Credit

On April 25, 2016, the Company filed a Writ of Mandamus requesting the exclusion of PIS, COFINS, IRPJ and CSLL on presumed ICMS credits, and obtained a final and unappealable decision in its favor on February 6, 2023. The Company, together with its tax advisors, calculated the credit amount and recognized it in 1Q23.

10. Other assets

	Parent Company		Consolidated	
	3/31/2023	12/31/2022	3/31/2023	12/31/2022
Other current assets:				
Prepaid expenses (*)	5,228	5,346	15,046	5,456
Advances and prepayments (**)	2,102	2,742	2,341	3,061
Sundry debtors	40	40	40	40
Other accounts receivable – sale of own stores	-	-	-	-
	7,370	8,128	17,427	8,557
Other non-current assets:				
Other	37	48	3,276	2,853
	37	48	3,276	2,853

(*) Consolidated – Refers mainly to the lease agreement of a store of the subsidiary Dell Anno Miami, LLC and other lease agreements that qualify for the exemption established in CPC 06 (R2), whose allocations are made monthly to profit or loss.

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

UNICASA INDÚSTRIA DE MÓVEIS S.A.

Management's notes to the interim financial information
for the three- and nine-month periods ended March 31, 2023 and 2022
(Amounts in thousands of reais, unless otherwise stated)

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	
	3/31/2023	12/31/2022	3/31/2023	12/31/2022
Current assets	216	231	7,460	11,709
Non-current assets	2,029	1,988	18,357	6,347
Current and non-current liabilities	1,025	1,024	18,134	9,989
Shareholders' equity	1,220	1,195	7,683	8,067
Capital stock	20,430	20,430	13,753	12,667

	Unicasa Comércio de Móveis Ltda.		Unicasa Holding, LLC	
	3/31/2023	12/31/2022	3/31/2023	12/31/2022
Net revenue	18	48	2,452	14,635
Loss / (profit) for the period – subsidiary	25	(35)	(1,213)	(2,663)
% Ownership interest	99.99%	99.99%	100.0%	100.0%
Equity income (loss) before eliminations	24	(35)	(1,213)	(2,663)
Effect of unrealized income	2	2	27	208
Equity income (loss)	26	(33)	(1,186)	(2,455)

The changes in investments in subsidiaries are as follows:

	Parent Company	
	3/31/2023	12/31/2022
Balance of investment in subsidiaries at beginning of period	8,745	1,653
Capital payment – subsidiary	1,086	9,575
Equity income (loss)	(1,160)	(2,489)
Other comprehensive income	(258)	6
Balance of investment in subsidiaries at end of period	8,413	8,745

UNICASA INDÚSTRIA DE MÓVEIS S.A.

Management's notes to the interim financial information
for the three- and nine-month periods ended March 31, 2023 and 2022
(Amounts in thousands of reais, unless otherwise stated)

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, 2022, 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.

UNICASA INDÚSTRIA DE MÓVEIS S.A.

Management's notes to the interim financial information
for the three- and nine-month periods ended March 31, 2023 and 2022
(Amounts in thousands of reais, unless otherwise stated)

12. Property, plant and equipment--Continued

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	-	-	-	114	19	21	16,949	17,103
Write-offs	-	-	-	(1,340)	(24)	(129)	(2)	(1,495)
Transfers	-	-	373	1,198	111	-	(1,682)	-
Balances at 3/31/2023	1,378	21,149	15,252	106,705	2,601	3,826	86,277	237,188

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	-	(87)	(131)	(1,415)	(44)	(65)	-	(1,742)
Write-off	-	-	-	1,090	15	128	-	1,233
Balances at 3/31/2023	-	(8,108)	(6,063)	(64,541)	(1,576)	(3,397)	-	(83,685)

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 3/31/2023	1,378	13,041	9,189	42,164	1,025	429	86,277	153,503

UNICASA INDÚSTRIA DE MÓVEIS S.A.

Management's notes to the interim financial information
for the three- and nine-month periods ended March 31, 2023 and 2022
(Amounts in thousands of reais, unless otherwise stated)

12. Property, plant and equipment--Continued**Consolidated****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	14,256	106,187	2,376	3,727	28,911	178,057
Acquisitions	-	-	8	527	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	106,785	2,510	3,975	74,658	225,335
Acquisitions	-	-	-	114	1,794	21	17,145	19,074
Write-offs	-	-	-	(1,340)	(24)	(129)	(2)	(1,495)
Transfers	-	-	373	1,198	111	-	(1,682)	-
Balances at 3/31/2023	1,378	21,149	15,253	106,757	4,391	3,867	90,119	242,914

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)	(6,184)	(61,601)	(1,731)	(3,244)	-	(80,541)
Depreciation	-	(348)	(551)	(6,432)	(173)	(288)	-	(7,792)
Write-off	-	107	802	3,772	353	37	-	5,071
Balances at 12/31/2022	-	(8,021)	(5,933)	(64,261)	(1,552)	(3,495)	-	(83,262)
Depreciation	-	(87)	(131)	(1,415)	(107)	(65)	-	(1,805)
Write-off	-	-	-	1,090	15	128	-	1,233
Balances at 3/31/2023	-	(8,108)	(6,064)	(64,586)	(1,644)	(3,432)	-	(83,834)

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	959	480	74,658	142,073
Balances at 3/31/2023	1,378	13,041	9,189	42,171	2,747	435	90,119	159,080
	-	2.47%	3.37%	8.19%	10%	20%	-	
Average rate (p.a.)	-	40.00	30.00	12.00	10.00	5.00	-	
Average useful life (in years)	-	40.00	30.00	12.00	10.00	5.00	-	

(*) The property, plant and equipment in progress account basically refers to acquisition and renovation of machines.

UNICASA INDÚSTRIA DE MÓVEIS S.A.

Management's notes to the interim financial information
for the three- and nine-month periods ended March 31, 2023 and 2022
(Amounts in thousands of reais, unless otherwise stated)

14. Income tax and social contribution

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

The recognition of deferred taxes is based on the temporary differences between the book value and the tax value of assets and liabilities, on tax losses calculated and the negative calculation basis for social contribution on income, as their realization is deemed probable as an entry to future taxable income. Deferred tax assets and liabilities are offset if there is a legal right to offset current tax assets and liabilities, and are related to taxes levied by the same tax authority on the same entity subject to taxation.

Deferred income tax and social contribution

The breakdown of deferred income tax and social contribution is as follows:

	Parent Company				Consolidated			
	Balance sheet		P&L		Balance sheet		P&L	
	3/31/2023	12/31/2022	3/31/2023	3/31/2022	3/31/2023	12/31/2022	3/31/2023	3/31/2022
<u>On temporary differences:</u>								
Assets								
Allowance for loan losses	1,206	1,271	(65)	(108)	1,206	1,271	(65)	(108)
Provision for obsolete inventories	547	528	18	77	547	528	19	77
Provisions for losses with sureties	44	44	-	-	44	44	-	-
Provision for labor, civil, tax, and termination of commercial relationship risks	2,080	2,054	27	127	2,080	2,053	27	127
Present value adjustment (AVP)	500	496	4	6	500	496	4	6
Other provisions and temporary differences	664	1,198	(534)	(25)	260	794	(534)	(25)
	5,041	5,591	(550)	77	4,637	5,186	(549)	77
On tax loss carryforwards	4,274	4,180	94	(783)	6,476	6,001	533	(654)
	9,315	9,771	(456)	(706)	11,113	11,187	(16)	(577)
Liabilities								
Other provisions and temporary differences	-	-	-	(2,493)	-	-	-	(2,493)
Tax and corporate depreciation difference	(8,322)	(8,415)	92	125	(8,322)	(8,415)	92	125
Total	993	1,356	(364)	(3,074)	2,791	2,772	76	(2,945)

The studies and projections carried out by the Company Management indicate the generation of positive future results. Based on such projections, the estimated recovery of balance of deferred income tax and social contribution is shown below:

<u>Year</u>	<u>Parent Company</u>	<u>Consolidated</u>
2023	4,007	4,487
2024	3,396	4,286
2025	844	1,272
2026	336	336
2027	5	5
<u>2028 to 2030</u>	<u>727</u>	<u>727</u>
Total – Deferred tax assets	9,315	11,113

UNICASA INDÚSTRIA DE MÓVEIS S.A.

Management's notes to the interim financial information
for the three- and nine-month periods ended March 31, 2023 and 2022
(Amounts in thousands of reais, unless otherwise stated)

14. Income tax and social contribution--Continued

On March 31, 2023, the subsidiary Unicasa Comércio de Móveis Ltda. has balance of R\$17,863 related to accumulated balance of income tax and social contribution and arising from temporary differences for which the corresponding tax assets were not recognized because there is no expectation of future compensation.

On March 31, 2023, the subsidiary Unicasa Holding, LLC had a balance of R\$2,202 in accrued IRPJ and CSLL tax losses for which the corresponding deferred tax assets were recognized based on a valuation made in accordance with local laws.

Reconciliation of tax expense with official tax rates

The reconciliation of tax expense with the result of the multiplication of taxable income with the local tax rate is as follows:

	Parent Company		Consolidated	
	3/31/2023	3/31/2022	3/31/2023	3/31/2022
Income before taxes	3,623	15,034	3,188	14,905
Income tax (25%) and social contribution (9%) at nominal rate	(1,232)	(5,111)	(1,083)	(5,067)
Adjustments for presentation of effective rate:				
Equity pickup	(394)	35	(394)	35
Non-deductible expenses	(1)	(11)	(1)	(11)
Other permanent exclusions/additions	1,528	223	1,814	308
Total Income Tax and Social Contribution:	(99)	(4,864)	336	(4,735)
Current income and social contribution tax expense	265	(1,790)	260	(1,790)
Deferred income tax and social contribution related to:				
Recording and reversal of temporary differences	(100)	(2,291)	(100)	(2,291)
Recording and reversal in tax loss	(264)	(783)	176	(654)
	(99)	(4,864)	336	(4,735)
Effective rate	-3%	32%	11%	32%

UNICASA INDÚSTRIA DE MÓVEIS S.A.

Management's notes to the interim financial information
for the three- and nine-month periods ended March 31, 2023 and 2022
(Amounts in thousands of reais, unless otherwise stated)

15. Loans and Financing

On January 11, 2021, the Company borrowed a loan from Banco Santander in the amount of R\$ 17,000, at an interest rate of CDI + 2.75% p.a., for a term of 48 months, with monthly repayment of principal (6-month grace period) and interest, and the last repayment on December 23, 2024, ensured by guarantor set forth in the agreement.

The loan is classified as financial liability and is measured at its amortized cost, that is, plus interest proportional to the period lapsed (on a *pro-rata temporis* basis).

The Company has a stand-by letter of credit in the amount of R\$17,000 expiring on December 23, 2024, whose guarantor is a key management person, signed as guarantee to the loan mentioned above, taken on January 11, 2021.

The loan was taken to modernize the production facility to adapt it to the changing trend in the consumption of the Company's products. The total loan balance on March 31, 2023 is R\$8,811.

Modality – domestic currency	Charges	Repayment	Parent Company and Consolidated	
			Current	Non-current
CCB – Bank Credit Note	CDI + 2.75%	Monthly	5,253	3,558

The maturity schedule of liabilities on March 31, 2023 is as follows:

12-month period ended	Parent Company and Consolidated R\$
March 2024	5,253
March 2025	3,558
Total payable	8,811

Changes in loans are shown below:

	Parent Company	
	3/31/2023	3/31/2022
Balance at start of period	10,008	14,747
Payment of principal	(1,186)	(4,744)
Interest appropriation	353	1,737
Payment of interest	(364)	(1,732)
Balance at end of period	8,811	10,008

UNICASA INDÚSTRIA DE MÓVEIS S.A.

Management's notes to the interim financial information
for the three- and nine-month periods ended March 31, 2023 and 2022
(Amounts in thousands of reais, unless otherwise stated)

16. Provisions

A provision is recognized, in view of a past event, if the Company has a legal or constructive obligation that could reliably be estimated, and it is probable that a financial resources are required to settle the obligation.

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 and Consolidated	
	3/31/2023	12/31/2022
Provision for labor risks	820	798
Provision for tax risks	796	788
Provision for civil risks	4,317	4,251
	5,933	5,837

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

Tax – the Company is party to tax lawsuits mainly 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.

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. Civil, labor and tax lawsuits classified as possible loss are shown below:

	Parent Company	
	3/31/2023	12/31/2022
Labor lawsuits	536	248
Tax lawsuits	3,040	3,010
Civil lawsuits	5,816	4,360
	9,392	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.

UNICASA INDÚSTRIA DE MÓVEIS S.A.

Management's notes to the interim financial information
for the three- and nine-month periods ended March 31, 2023 and 2022
(Amounts in thousands of reais, unless otherwise stated)

16. Provisions--Continued

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

	Parent Company and Consolidated	
	3/31/2023	12/31/2022
Balance at start of year	5,837	6,700
Additions	382	1,850
Recoveries / realizations	(286)	(2,713)
Balance at end of year	5,933	5,837

b) Judicial deposits

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

	Parent Company		Consolidated	
	3/31/2023	12/31/2022	3/31/2023	12/31/2022
Tax judicial deposits	534	534	534	534
Civil judicial deposits	491	530	491	530
	1,025	1,064	1,025	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 and Consolidated	
	3/31/2023	12/31/2022
Balance at start of year	203	486
Realizations	(17)	(283)
Balance at end of year	186	203

17. Contractual Obligations

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

	Parent Company		Consolidated	
	3/31/2023	12/31/2022	3/31/2023	12/31/2022
Amounts in R\$ thousand	58,864	38,099	63,752	42,437

UNICASA INDÚSTRIA DE MÓVEIS S.A.

Management's notes to the interim financial information
for the three- and nine-month periods ended March 31, 2023 and 2022
(Amounts in thousands of reais, unless otherwise stated)

18. Other liabilities

	Parent Company		Consolidated	
	3/31/2023	12/31/2022	3/31/2023	12/31/2022
Other liabilities – current:				
Other provisions – (*)	1,374	3,026	1,463	3,026
Leases (**)	457	447	1,896	447
Other liabilities	622	90	2,085	113
	2,453	3,563	3,981	3,586
Other liabilities – non-current:				
Leases (**)	1,235	1,353	9,520	1,353
	1,235	1,353	9,520	1,353

(*) Parent Company – Consists of provisions for payroll and fees.

(**) Consolidated – In 2023, the lease agreement for the store of the subsidiary Dell Anno Miami, LLC was signed and the remaining amount qualifies for the exemption established in CPC 06 (R2). In the period, the Company recognized expense of R\$108 (R\$466 on December 31, 2022).

19. Shareholders' equity**a) Capital stock**

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

b) Profit retention and reservesLegal reserve

Recorded based on 5% of net income from the fiscal year, limited to 20% of the paid-in capital. On March 31, 2023, the balance in the reserve is R\$4,585.

Expansion reserve

The expansion reserve was recorded in accordance with article 196 of Federal Law 6,404/76 with the approval at the Annual Shareholders Meeting, amounting to R\$36,809, to cover a portion of the investments in the expansion plan.

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.

UNICASA INDÚSTRIA DE MÓVEIS S.A.

Management's notes to the interim financial information
for the three- and nine-month periods ended March 31, 2023 and 2022
(Amounts in thousands of reais, unless otherwise stated)

19. Shareholders' equity--Continued

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.

The annual and extraordinary shareholders meeting held on April 28, 2023 approved the payment of interest on equity. The amounts will be paid to shareholders on May 25, 2023.

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 periods ended on March 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:

	Parent Company and Consolidated	
	3/31/2023	3/31/2022
Net income for the period	3,524	10,170
Weighted average of outstanding common shares (in thousands)	66,086	66,086
Basic earnings / (loss) per share (R\$)	0.05332	0.15389

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.

UNICASA INDÚSTRIA DE MÓVEIS S.A.

Management's notes to the interim financial information
for the three- and nine-month periods ended March 31, 2023 and 2022
(Amounts in thousands of reais, unless otherwise stated)

20. Net revenue from sales

Revenue is recognized in profit or loss upon the fulfilment of performance with dealers at the moment determined by the transfer of ownership 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	
	3/31/2023	3/31/2022	3/31/2023	3/31/2022
Gross revenue from sales	58,808	71,324	60,644	74,718
IPI on sales	(1,597)	(2,746)	(1,597)	(2,746)
Gross revenue from sales (-) IPI	57,211	68,578	59,047	71,972
ICMS on sales	(5,569)	(7,412)	(5,572)	(7,418)
Other taxes on sales (PIS/COFINS)	(4,043)	(5,135)	(4,045)	(5,139)
Sales returns	(103)	(190)	(103)	(190)
Present value adjustment (AVP)	(617)	(494)	(617)	(494)
	46,879	55,347	48,710	58,731

UNICASA INDÚSTRIA DE MÓVEIS S.A.

Management's notes to the interim financial information
for the three- and nine-month periods ended March 31, 2023 and 2022
(Amounts in thousands of reais, unless otherwise stated)

21. Expenses by function and nature

	Parent Company		Consolidated	
	3/31/2023	3/31/2022	3/31/2023	3/31/2022
Expenses by function				
Cost of goods sold and/or services	(30,725)	(37,407)	(32,401)	(39,449)
Selling expenses	(8,793)	(7,794)	(10,590)	(9,195)
Administrative expenses	(4,254)	(4,799)	(4,254)	(4,799)
	(43,772)	(50,000)	(47,245)	(53,443)
Expenses by nature				
Input expenses	(21,022)	(27,822)	(21,546)	(29,239)
Personnel expenses	(13,062)	(11,088)	(14,212)	(13,430)
Third-party service expenses	(3,680)	(3,847)	(5,751)	(4,557)
Expenses with civil lawsuits	(312)	(234)	(312)	(234)
Depreciation and amortization expenses	(1,853)	(2,560)	(1,919)	(2,561)
Advertising expenses	(1,927)	(1,029)	(1,927)	(1,057)
Expenses / (Reversal) with provisions	1,444	(184)	2,240	878
Travel expenses	(695)	(678)	(779)	(807)
Electric power expenses	(839)	(943)	(849)	(945)
Expenses with commissions	(1,111)	(1,017)	(786)	(737)
Other expenses	(715)	(598)	(1,404)	(754)
	(43,772)	(50,000)	(47,245)	(53,443)

UNICASA INDÚSTRIA DE MÓVEIS S.A.

Management's notes to the interim financial information
for the three- and nine-month periods ended March 31, 2023 and 2022
(Amounts in thousands of reais, unless otherwise stated)

22. Other operating revenues

	Parent Company		Consolidated	
	3/31/2023	3/31/2022	3/31/2023	3/31/2022
Bank premium (*)	64	107	64	107
Gain from sale of property, plant and equipment	1	3	1	3
Other operating revenues (**)	714	7,576	720	7,576
Other operating revenues	779	7,686	785	7,686

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

(**) Refers mainly to the recognition of the lawsuit related to the exclusion of presumed ICMS credit, whose final and unappealable decision was handed over in 1Q23.

UNICASA INDÚSTRIA DE MÓVEIS S.A.

Management's notes to the interim financial information
for the three- and nine-month periods ended March 31, 2023 and 2022
(Amounts in thousands of reais, unless otherwise stated)

23. Financial income (expense)

	Parent Company		Consolidated	
	3/31/2023	3/31/2022	3/31/2023	3/31/2022
Financial expenses				
IOF charge and bank fees	(41)	(66)	(44)	(70)
Loans and financing	(353)	(428)	(353)	(428)
Exchange variation expenses	(536)	(1,399)	(536)	(1,399)
Present value adjustment (AVP)	(619)	(274)	(619)	(274)
Discounts granted	(3)	(1)	(3)	(1)
Other financial expenses	(51)	(34)	(52)	(34)
	(1,603)	(2,202)	(1,607)	(2,206)
Financial income				
Interest income	171	181	214	212
Yield from short-term investments	454	1,652	452	1,652
Exchange variation income	349	352	349	352
Present value adjustment (AVP)	1,225	754	1,225	754
Discounts obtained	10	32	13	37
Other financial income	430	1,131	431	1,131
	2,639	4,102	2,684	4,138
Net financial result	1,036	1,900	1,077	1,932

24. 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 period ended March 31, 2023 and the fiscal year ended December 31, 2022, the Company conducted the following transactions with related parties:

UNICASA INDÚSTRIA DE MÓVEIS S.A.

Management's notes to the interim financial information
for the three- and nine-month periods ended March 31, 2023 and 2022
(Amounts in thousands of reais, unless otherwise stated)

24. Transactions and balances with related parties--Continued

	Term	Parent Company				Consolidated			
		Assets/Liabilities		Profit or Loss		Assets/Liabilities		Profit or Loss	
		3/31/2023	12/31/2022	3/31/2023	3/31/2022	3/31/2023	12/31/2022	3/31/2023	3/31/2022
<u>Subsidiaries</u>									
Unicasa North America, LLC									
Trade receivables	90 days	1,293	1,605	638	109	-	-	-	-
Sale of furniture		-	-	(387)	(288)	-	-	-	-
Commission expenses		-	-						
Unicasa Comércio de Móveis Ltda.									
Trade receivables	90 days	-	-	-	-	-	-	-	-
Sales of furniture		-	-		20	-	-	-	-
<u>Controlled by shareholders of Unicasa Indústria de Móveis S.A.</u>									
Even Construtora e Incorporadora S.A.									
Trade receivables	30 days	3,000	4,310	-	-	3,000	4,310	-	-
Sales of furniture		-	-	36	5,326	-	-	36	5,326
<u>Related persons and key management professionals</u>									
Trade receivables	128 days	37	-	-	-	37	-	-	-
Sales of furniture		-	-	48	31	-	-	48	31
		4,330	5,915	335	5,198	3,037	4,310	84	5,357

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) total compensation in the amount of R\$1,550 in the period ended March 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.

UNICASA INDÚSTRIA DE MÓVEIS S.A.

Management's notes to the interim financial information
for the three- and nine-month periods ended March 31, 2023 and 2022
(Amounts in thousands of reais, unless otherwise stated)

25. 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 March 31, 2023 and December 31, 2022, are shown below:

	Parent Company		Consolidated	
	3/31/2023	12/31/2022	3/31/2023	12/31/2022
Financial assets				
Cash and cash equivalents (Note 3)	37,311	18,531	40,563	23,528
Financial investments (Note 4)	8,337	8,156	8,337	8,156
Trade accounts receivable (Note 5)	39,610	41,944	39,191	43,889
Loans granted (Note 8)	2,227	1,299	2,227	1,299
Other assets (Note 10)	7,407	8,176	20,703	11,410
Financial liabilities				
Loans and financing (Note 15)	(8,811)	(10,008)	(8,811)	(10,008)
Trade accounts payable	(11,338)	(3,614)	(13,999)	(8,144)
Interest on equity (Note 19)	(10,617)	(10,617)	(10,617)	(10,617)
Contractual obligations (Note 17)	(58,864)	(36,011)	(63,752)	(40,349)
Other current and non-current liabilities (Note 18)	(3,688)	(7,004)	(13,501)	(7,027)
Net financial instruments	1,574	10,852	341	12,137

26. 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 implementing 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.

- Interest rate risk**

Interest rate risk is the risk that the fair value of future cash flows of a financial instrument fluctuates due to variations in market interest rates. The Company's exposure to this risk of changes in market interest rates is mainly due to long-term obligations subject to variable interest rates.

UNICASA INDÚSTRIA DE MÓVEIS S.A.

Management's notes to the interim financial information
for the three- and nine-month periods ended March 31, 2023 and 2022
(Amounts in thousands of reais, unless otherwise stated)

26. Financial risk management—Continued

- **Market risk**--Continued

- I. **Interest rate risk**--Continued

The Company's main exposure is loans receivable. The Company has neither conducted loan operations or their payments, nor registered previous balances in the reporting periods. The Company uses shareholder's equity to finance its operating and investing activities and dividend payment. Thus, this risk is mitigated in the Company's transactions.

- II. **Exchange risks**

- Cash and accounts receivable in foreign currency

On March 31, 2023, the Company had cash in foreign currency of R\$46 and balance of accounts receivable from exports equivalent to USD1,114 (USD1,467 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.

- 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 March 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.

- Accounts receivable in foreign currency

	Reference amounts			
	Balance of accounts receivable - USD	Balance of accounts receivable - R\$	U.S. dollar rate	Impacts on income before taxation
Probable scenario (book value)	1,114	5,659	5.08	-
Possible scenario - 25%	1,114	4,244	3.81	(1,415)
Possible scenario 50%	1,114	2,829	2.54	(2,829)

- Trade payables in foreign currency

	Reference amounts			
	Balance of accounts receivable - USD	Balance of accounts receivable - R\$	U.S. dollar rate	Impacts on income before taxation
Probable scenario (book value)	817	4,515	5.53	-
Possible scenario - 25%	817	5,644	6.91	(1,129)
Possible scenario 50%	817	6,772	8.29	(2,257)

UNICASA INDÚSTRIA DE MÓVEIS S.A.

Management's notes to the interim financial information
for the three- and nine-month periods ended March 31, 2023 and 2022
(Amounts in thousands of reais, unless otherwise stated)

26. Financial risk management—Continued

- **Market risk**--Continued

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.

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 March 31, 2023, the Company had 21 clients (22 clients on December 31, 2022), representing 50.95% (50.64% on December 31, 2022) 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.

UNICASA INDÚSTRIA DE MÓVEIS S.A.

Management's notes to the interim financial information
for the three- and nine-month periods ended March 31, 2023 and 2022
(Amounts in thousands of reais, unless otherwise stated)

26. Financial risk management—Continued

- **Liquidity risk**--Continued

The consolidated financial liability on March 31, 2023 consisted of trade payables amounting to R\$8,032, of which R\$6,396 falling due in up to 90 days. The Company has only one loan and financing facility contracted and, accordingly, effects of future interest are virtually nonexistent.

- **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 period ended March 31, 2023 and fiscal year ended December 31, 2022.

The financial leverage ratio is shown below:

	Parent Company		Consolidated	
	3/31/2023	12/31/2022	3/31/2023	12/31/2022
Loans and financing	8,811	10,008	8,811	10,008
(-) Cash and cash equivalents	(37,311)	(18,531)	(40,563)	(23,528)
(-) Financial investments	(8,337)	(8,156)	(8,337)	(8,156)
Surplus cash	(36,837)	(13,065)	(40,089)	(13,532)
Shareholders' equity	191,998	188,732	191,998	188,732

27. Insurance

The Company has insurance policies that were taken based on guidance from specialists, contracting in the market coverages compatible with its size and operation. Coverages were contracted at amounts considered sufficient by the 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	2022	2023	<u>BRL</u>	220,000
Loss of profits	2022	2023	<u>BRL</u>	18,447
General civil liability				
National	2022	2023	<u>BRL</u>	9,000
Foreign products overall	2022	2023	<u>BRL</u>	50,000
Civil liability for management – D&O	2022	2023	<u>BRL</u>	20,000

UNICASA INDÚSTRIA DE MÓVEIS S.A.

Management's notes to the interim financial information
for the three- and nine-month periods ended March 31, 2023 and 2022
(Amounts in thousands of reais, unless otherwise stated)

28. 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.

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

	Consolidated	
	3/31/2023	3/31/22
Domestic market		
Exclusive stores	44,205	49,145
Multibrand stores	5,698	9,541
Unicasa Corporate	2,319	7,800
Other revenues	317	807
	52,539	67,293
Export market	8,105	7,425
Total gross revenue from sales	60,644	74,718

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

Report on review of quarterly information

To the Management and Shareholders of
Unicasa Indústria de Móveis S.A.

Introduction

We have reviewed the separate and consolidated interim financial statements of Unicasa Indústria de Móveis S.A. ("Company"), included in the Quarterly Information (ITR), referring to the quarter ended March 31, 2023, comprising the balance sheet as of March 31, 2023, and the respective interim statements of income, comprehensive income, changes in equity and cash flows for the three-month period then ended, including the notes to the financial statements.

The Management is responsible for the preparation and fair presentation of these separate and consolidated interim financial statements in accordance with Technical Pronouncement CPC 21– Interim financial statements, and with international accounting standard IAS 34 – Interim Financial Reporting, as issued by the International Accounting Standards Board (IASB), and presented in a manner consistent with the rules of the Brazilian Securities and Exchange Commission applicable to the preparation of Quarterly Financial Information (ITR). Our responsibility is to express a conclusion on these interim financial statements based on our review.

Scope of Review

We conducted our review in accordance with the Brazilian and International Standards on review of interim information (NBC TR 2410 – Review of Interim Information Performed by the Independent Auditor of the Entity and ISRE 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity, respectively). A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with standards on auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion on the interim information

Based on our review, nothing has come to our attention that causes us to believe that the accompanying individual and consolidated interim financial statements included in the quarterly financial information described above are not prepared, in all material respects, in accordance with CPC 21 and IAS 34 applicable to the preparation of Quarterly Financial Information (ITR), and presented in a manner consistent with the rules issued by the Brazilian Securities and Exchange Commission.

Other matters

Statements of value added

The quarterly information referred to above includes the separate and consolidated statements of value added for the three-month period ended March 31, 2023, prepared under the responsibility of the management of the Company and presented as supplementary information for the purposes of IAS 34. These statements were reviewed together with the quarterly financial information to verify if they are reconciled with the interim accounting statements, and accounting records, as applicable, and whether their form and content are in accordance with the criteria defined in Technical Pronouncement CPC 09 – "Demonstração do Valor Adicionado". Based on our review, nothing has come to our attention that would lead us to believe that these statements of value added have not been prepared, in all their material respects, in accordance with criteria defined in this Technical Pronouncement and consistently with the individual and consolidated interim financial statements taken as whole.

Porto Alegre, May 5, 2023

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

Rafael Biedermann Mariante
Accountant CRC 1SP243373/O-0

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

Opinion of the Audit Committee

The Committee Members present, after examining, discussing and voting on the matters on the Agenda, by unanimous vote and without restrictions, decided on the following:

External Auditors:

The External Auditors presented to the Committee their opinion on the Financial Statements of the First Quarter 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 the First Quarter of 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. in the First Quarter of 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 Interim Financial Statements of the Company for the year ended March 31, 2023, authorizing their conclusion on this date.

Bento Gonçalves, May 5, 2023.

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 Auditors Report

Management Declaration on Independent Auditors 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 report of Independent Auditors on the Quarterly Financial Statements of the Company for the year ended March 31, 2023, issued on this date.

Bento Gonçalves, May 5, 2023.

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