# Earnings Release <br> 1Q19 

## UNICASA

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Diferenciado

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Bento Gonçalves, Rio Grande do Sul, May 09, 2019. Unicasa Indústria de Móveis S.A. (BM\&FBovespa: UCAS3, Bloomberg: UCAS3:BZ, Reuters: UCAS3), one of the leading companies in Brazil's custom-made furniture industry and the only Brazilian publicly held company in the sector, announces today its results for the first quarter of 2019. Except where stated otherwise, all variations and comparisons are in relation to the same period of the previous year. The following financial and operating information, except where stated otherwise, is presented with consolidated data (including Unicasa Comércio de Móveis Ltda.), in thousands of Brazilian reais and in accordance with the International Financial Reporting Standards (IFRS).

## Period highlights

- Net revenue up $2.0 \%$;
- $\quad$ Selling and Administrative expenses down 33.3\%;
- Net margin up 10.8 p.p.;
- EBITDA margin up 12.8 p.p.;
- Net income of $R \$ 3.0$ million in the quarter, as against loss;
- Cash generation $157 \%$ higher.

| Executive Summary | 1Q18 | 1Q19 | $\Delta$ |
| :---: | :---: | :---: | :---: |
| Gross Revenue ex-IPI | 38,353 | 38,297 | -0.1\% |
| Net Revenue | 30,292 | 30,897 | 2.0\% |
| Cost of Goods Sold | $(18,346)$ | $(19,357)$ | +5.5\% |
| Gross Income | 11,946 | 11,540 | -3.4\% |
| Gross Margin | 39.4\% | 37.3\% | -2.1 p.p. |
| Selling and Administrative Expenses | $(13,645)$ | $(9,099)$ | -33.3\% |
| Other Revenues and Operating Expenses | 445 | 822 | +84.7\% |
| Operating Income | $(1,254)$ | 3,263 | -360.2\% |
| Operating Margin | -4.1\% | 10.6\% | +14.7 p.p. |
| Financial Income (Expenses) Net | 1,050 | 1,303 | +24.1\% |
| Operating Income before Income Tax and Social Contribution | (204) | 4,566 | -2338.2\% |
| Income Tax and Social Contribution | (164) | $(1,593)$ | +871.3\% |
| Net Profit | (368) | 2,973 | -907.9\% |
| Net Margin | -1.2\% | 9.6\% | +10.8 p.p. |
| EBITDA | 1,443 | 5,434 | +276.6\% |
| EBITDA Margin | 4.8\% | 17.6\% | +12.8 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,

We recently went through an atypical event, the premature death of our CEO. He headed our business for many years, leading the Company to achieve the national and international status that culminated in its IPO. We managers are left with his legacy and the mission of continuing the business. We will continue to work, focused on results and on delivering profitability to shareholders.

This quarter, we saw a slight improvement in the economic scenario, as we had expected. Hence, 1Q19 results met our expectations. During the quarter, we signed a partnership agreement with Blue Moon Inc, which is still in the maturation stage but has already shown signs that it will have the expected magnitude. Our expansion plans for North America are also taking shape, with the inauguration of stores in Canada and the United States.

Excluding the closure of own stores, which still contributed to the revenue base in 1Q18, net revenue grew $7.1 \%$, driven by same store sales and by the export market. The company's consistent SSS growth, in line with that of 4Q18, demonstrates the solid partnership of our storeowners, who remain steadfast in this still difficult economic scenario. Another factor worth highlighting can be observed in the Multibrand channel, which was influenced by the ramp-up of the operation with Via Varejo.

Regarding expenses, just as in 4Q18, we had a significant reduction in operating expenses, thanks to the efforts made to adjust the Company's structure to a more restrictive scenario. Expenses with customers of closed stores led the reduction in expenses and stem from our diligence in opening stores, by which we select storeowners who are well-suited and committed to the business. As a result, we posted operating income of $\mathrm{R} \$ 3.3$ million in the period, $14.7 \%$ p.p. higher than in 1 Q 18.

Our cash generation increased $157 \%$ in the quarter as a result of the Company's operating income. We thus ended the quarter with net cash of $\mathbf{R} \$ 52.1$ million.

Lastly, we remain convinced that the Company is modernizing itself, is well prepared and with alternatives for maturation in a troubled domestic market.

## UNICASA

## Sales Performance

Gross revenue in 1Q19 decreased 1.1\% from 1Q18, due to: (i) the reduction in the distribution network, responsible for $6.6 \%$ decline; (ii) the shutdown of the own store operation, which accounted for about 5.9\% of the decline, partially offset by the decrease in operating expenses arising from this business unit; and (iii) Growth of $12.3 \%$ in other sales channels, mainly driven by the performance of the Exports channel, the performance of same-store sales and the maturation of new stores opened in.
Below is the evolution of revenue between 1Q18 and 1Q19 ${ }^{(1)}$ :

${ }^{(1)}$ in millions.

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

| Dell Anno and Favorita - Exclusive and Own Stores | 1Q18 | 1Q19 | $\Delta$ |
| :---: | :---: | :---: | :---: |
| Gross Revenue, ex-IPI | 20,331 | 17,716 | -12.9\% |
| Number of Modules Sold (thousand units) | 55.2 | 43.3 | -21.6\% |
| New and Casa Brasileira Exclusive Dealers | 1Q18 | 1Q19 | $\Delta$ |
| Gross Revenue, ex-IPI | 9,577 | 10,610 | +10.8\% |
| Number of Modules Sold (thousand units) | 43.9 | 45.7 | +4.1\% |
| Multibrands | 1Q18 | 1Q19 | $\Delta$ |
| Gross Revenue, ex-IPI | 4,657 | 5,624 | +20.8\% |
| Number of Modules Sold (thousand units) | 24.9 | 28.4 | +14.1\% |
| Unicasa Corporate | 1Q18 | 1Q19 | $\Delta$ |
| Gross Revenue, ex-IPI | 1,802 | 1,288 | -28.5\% |
| Number of Modules Sold (thousand units) | 5.4 | 2.7 | -50.0\% |
| Export Market | 1Q18 | 1Q19 | $\Delta$ |
| Gross Revenue, ex-IPI | 1,547 | 2,164 | +39.9\% |
| Number of Modules Sold (thousand units) | 6.8 | 8.8 | +29.4\% |

Consolidated Indicators - Unicasa

| Unicasa Indústria de Móveis | Q18 | 1 Q19 | $\boldsymbol{\Delta}$ |
| :--- | ---: | ---: | :---: |
| Gross Revenue, ex-IPI | 38,353 | 38,297 | $-0.1 \%$ |
| Number of Modules Sold (thousand units) | 136.2 | 129.1 | $-5.2 \%$ |

## UNICASA

## Sales and Distribution Channels

| Period | $\mathbf{2 Q 1 8}$ | $\mathbf{3 Q 1 8}$ | $\mathbf{4 Q 1 8}$ | $\mathbf{1 Q 1 9}$ | $\boldsymbol{\Delta}$ |
| :--- | ---: | ---: | ---: | ---: | ---: |
| Exclusive and Own Stores | $\mathbf{2 4 9}$ | $\mathbf{2 3 3}$ | $\mathbf{2 2 0}$ | $\mathbf{2 0 2}$ | $\mathbf{( 2 8 )}$ |
| Dell Anno and Favorita | 115 | 104 | 102 | 96 | (6) |
| New and Casa Brasileira | 134 | 129 | 118 | 106 | (12) |
| Multibrand | $\mathbf{5 8 7}$ | $\mathbf{5 6 6}$ | $\mathbf{4 9 8}$ | $\mathbf{4 5 6}$ | (42) |
| New and Casa Brasileira Multibrand | 587 | 566 | 498 | 456 | (42) |

${ }^{(1)}$ Variation compared to 4Q18.

Average productivity per Dell Anno and Favorita store in 1 Q19 was R\$59.6/month, $10.5 \%$ higher than the $\mathrm{R} \$ 54.0$ in 1Q18. Average productivity in the quarter per New and Casa Brasileira store in 1Q19 was $R \$ 31.6 /$ month, $44.4 \%$ higher than the $R \$ 21.9$ in $1 Q 18$, due to the closure of less productive operations. The graph below shows historical productivity in the second quarter.


## Financial performance

## Gross Profit and Gross Margin

Gross profit in the quarter was $\mathrm{R} \$ 11.5$ million. Gross margin fell 2.0 p.p., from $39.4 .8 \%$ in $1 Q 18$ to $37.3 \%$ this quarter. The decline in margin is a result of two key factors: (i) variation in the sales mix, down 2.0 p.p.; and (ii) the sale of raw materials of items that were discontinued during 2018 due to product improvements, down 0.9 p.p. During the year, many products were modified and their remaining stocks were sold. While such sales do not generate losses for the Company, margin is significantly lower than in other sales channels. Such margin reductions were partially offset by the reduction in general manufacturing expenses, which contributed to the 0.9 p.p. increase in margin, mainly due to the reduction in personnel expenses. The chart below shows the change in gross margin between 1Q18 and 1Q19:

The following chart presents the evolution of Gross Margin:


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

| Selling General and Administrative Expenses | 1Q18 | $\mathbf{1 Q 1 9}$ | $\boldsymbol{\Delta}$ |
| :--- | ---: | ---: | ---: |
| Total | $\mathbf{( 1 3 , 6 4 5 )}$ | $\mathbf{( 9 , 0 9 9 )}$ | $-\mathbf{3 3 . 3 \%}$ |
| Selling Expenses | $\mathbf{( 8 , 5 1 3 )}$ | $\mathbf{( 5 , 0 3 7 )}$ | $-\mathbf{- 4 0 . 8 \%}$ |
| \% of Net Revenue | $28.1 \%$ | $16.3 \%$ | $-11.8 \mathrm{p} . \mathrm{p}$. |
| Administrative Expenses | $\mathbf{( 5 , 1 3 2 )}$ | $\mathbf{( 4 , 0 6 2 )}$ | $-\mathbf{2 0 . 8 \%}$ |
| \% of Net Revenue | $16.9 \%$ | $13.1 \%$ | -3.8 p.p. |
| SG\&A \% of Net Revenue | $45.0 \%$ | $29.4 \%$ | -15.6 p.p. |

The following chart presents the evolution of Selling, General and Administrative ${ }^{(1)}$ :

| SG\&A <br> 1Q18 | Own Stores | Customer service <br> expenses | Depreciation and <br> Amortization | Personnel expenses | Others | SG\&A <br> 1Q19 |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| 13.6 |  |  |  |  |  |  |

${ }^{(1)}$ In million.

Expenses with own stores declined by $\mathrm{R} \$ 2.2$ million, mainly due to the closure of the own store operation, as disclosed in the 4Q16 earnings release.

Expenses with consumers were $\mathrm{R} \$ 2.0$ million lower, due mainly to the overall reduction in this type of expenses. These expenses mainly include expenses with goods, freight and assembly for final consumers who were not served by the closed stores and are being served directly by the factory.

The amortization of points of sale declined $\mathrm{R} \$ 0.6$ million due to the end of the amortization period for one of our points of sale, which ended in May/18.

Personnel expenses declined R\$0.2 million due to the restructuring carried out in 2017 and 2018.

Other expenses were $\mathrm{R} \$ 0.5$ million higher, chiefly due to higher marketing expenses caused by the seasonal nature of campaigns and pre-operating expenses in connection with our operation in the North American market.

## Other Operating Income and Expenses

The main changes in this group are the one-off effects recorded in 1Q19 relating to the recovery of dues already written-off as losses in past periods and the recovery of judicial deposits due to decisions in the Company's favor in civil lawsuits.

| Other Operating Income and Expenses | 1Q18 | $\mathbf{1 Q 1 9}$ | $\boldsymbol{\Delta}$ |
| :--- | ---: | ---: | ---: |
| Total | $\mathbf{4 4 5}$ | $\mathbf{8 2 2}$ | $\mathbf{8 4 . 7 \%}$ |
| Result from the sale of assets held for sale and of property, plant and equipment | 48 | 36 | $-25.0 \%$ |
| Bank Premium | 300 | 404 | $34.7 \%$ |
| Trademark Rights | - | - | $\mathrm{n} / \mathrm{a}$ |
| Other Operating Income | 97 | 382 | $293.8 \%$ |
| \% of Net Revenue | $\mathbf{1 . 5 \%}$ | $\mathbf{2 . 7 \%}$ | $\mathbf{1 . 2}$ p.p. |

## Financial Result

Financial result increased $24.1 \%$, chiefly due to higher returns from short-term investments in the period.

| Financial Result | 1Q18 | 1Q19 | $\Delta$ |
| :---: | :---: | :---: | :---: |
| Net Financial Result | 1,050 | 1,303 | 24.1\% |
| Financial Expenses | (358) | (266) | -25.7\% |
| IOF charge and bank fees | (83) | (51) | -38.6\% |
| Loans and financing expenses | - | - | n/a |
| Exchange variation expenses | (112) | (156) | -69.0\% |
| Present value adjustment - AVP | (116) | (36) | n/a |
| Other financial expenses | (47) | (23) | -51\% |
| Financial Income | 1,408 | 1,569 | 11.4\% |
| Interest income | 421 | 352 | -16.4\% |
| Discounts | 14 | 4 | -71.4\% |
| Yield from short-term investments | 411 | 651 | 58.4\% |
| Exchange variation income | 105 | 159 | 51.4\% |
| Present value adjustment - AVP | 272 | 291 | 7.0\% |
| Other financial income | 185 | 112 | -39.5\% |

## EBITDA and EBITDA Margin

| EBITDA | 1Q18 | $\mathbf{1 Q 1 9}$ | $\boldsymbol{\Delta}$ |
| :--- | ---: | ---: | ---: |
| Net Income for the Period | $\mathbf{( 3 6 8 )}$ | $\mathbf{2 , 9 7 3}$ | $-\mathbf{- 9 0 7 . 9 \%}$ |
| Income Tax and Social Contribution | 164 | 1,593 | $+871.3 \%$ |
| Financial Result | $(1,050)$ | $(1,303)$ | $+24.1 \%$ |
| EBIT | $(1,254)$ | 3,263 | $-\mathbf{3 6 0 . 2 \%}$ |
| Depreciation and Amortization | 2,697 | 2,171 | $-19.5 \%$ |
| EBITDA | $\mathbf{1 , 4 4 3}$ | 5,434 | $\mathbf{+ 2 7 6 . 6 \%}$ |
| EBITDA Margin | $\mathbf{4 . 8 \%}$ | $\mathbf{1 7 . 6 \%}$ | $\mathbf{+ 1 2 . 8}$ p.p. |

## Cash Flow

This quarter, the increase in cash generation mainly came from the Company's operational cash flow.

| Cash Flow | $\mathbf{1 Q 1 8}$ | $\mathbf{1 Q 1 9}$ | $\boldsymbol{\Delta}$ |
| :--- | ---: | ---: | ---: |
| Cash Flows from Operating Activities | 1,758 | 6,665 | $+279.1 \%$ |
| Changes in Assets and Liabilities | 3,976 | 4,632 | $+16.5 \%$ |
| Financial Investments | - | $(3,662)$ | $+0.0 \%$ |
| Cash generated by investment activities | $(1,625)$ | $(753)$ | $-53.7 \%$ |
| Cash generated by financing activities | - | - | $+0.0 \%$ |
| Cash flow (burn) | $\mathbf{4 , 1 0 9}$ | $\mathbf{6 , 8 8 2}$ | $\mathbf{+ 6 7 . 5 \%}$ |
| Financial Investments | - | 3,662 | $+0.0 \%$ |
| Cash flow and Financial Investments | $\mathbf{4 , 1 0 9}$ | $\mathbf{1 0 , 5 4 4}$ | $\mathbf{+ 1 5 6 . 6 \%}$ |
| At the Beginning of the Period | $\mathbf{2 9 , 4 7 3}$ | 41,598 | $\mathbf{+ 4 1 . 1 \%}$ |
| At the End of the Period | $\mathbf{3 3 , 5 8 2}$ | 52,142 | $\mathbf{+ 5 5 . 3 \%}$ |
| Cash flow and Financial Investments | $\mathbf{4 , 1 0 9}$ | $\mathbf{1 0 , 5 4 4}$ | $\mathbf{+ 1 5 6 . 6 \%}$ |

## Net Cash

| Net Cash | 3/31/2018 | $\mathbf{3 / 3 1 / 2 0 1 9}$ | $\boldsymbol{\Delta}$ |
| :--- | ---: | ---: | ---: |
| Short Term Debt | - | - | $\mathrm{n} / \mathrm{a}$ |
| Long Term Debt | - | - | $\mathrm{n} / \mathrm{a}$ |
| Gross Debt | - | - | $\mathrm{n} / \mathrm{a}$ |
| Cash and Cash Equivalents | 33,582 | 35,670 | $+6.2 \%$ |
| Financial Investments | - | 16,472 | $\mathrm{n} / \mathrm{a}$ |
| Net Debt/(Cash Surplus) | $\mathbf{( 3 3 , 5 8 2 )}$ | $\mathbf{( 5 2 , 1 4 2 )}$ | $\mathbf{+ 5 5 . 3 \%}$ |

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

| NOPLAT (Net Operating Profit Less Adjusted Taxes) | $\mathbf{1 Q 1 9}$ | $\mathbf{4 Q 1 8}$ | $\mathbf{3 Q 1 8}$ | $\mathbf{2 Q 1 8}$ | $\mathbf{1 Q 1 8}$ |
| :--- | ---: | ---: | ---: | ---: | ---: |
| (=) EBITDA | 5,434 | 3,570 | 4,649 | 820 | 1,443 |
| Depreciation | 2,171 | 2,177 | 2,100 | 2,111 | 2,697 |
| (=) EBIT | 3,263 | 1,393 | 2,549 | $(1,291)$ | $(1,254)$ |
| Income Tax and Social Contribution | $(1,593)$ | $(977)$ | $(1,997)$ | $(37)$ | $(164)$ |
| Financial Result Income Tax Reversal | 443 | 473 | 472 | 456 | 357 |
| (=) Operating Net Income (NOPLAT) | 2,113 | 889 | 1,024 | $(872)$ | $(1,061)$ |
| (=) Operating Net Income (NOPLAT) - Last Twelve Months | $\mathbf{3 , 1 5 5}$ | $\mathbf{( 2 0 )}$ | $\mathbf{( 6 , 2 9 2 )}$ | $\mathbf{( 7 , 6 6 4 )}$ | $\mathbf{( 1 0 , 6 7 8 )}$ |


| ROIC (Return on Invested Capital) | 1Q19 | 4Q18 | 3Q18 | 2Q18 | 1Q18 |
| :---: | :---: | :---: | :---: | :---: | :---: |
| Invested Capital - LTM | 128,136 | 131,093 | 133,275 | 134,682 | 141,127 |
| ROIC - LTM | 2.5\% | 0.0\% | -4.7\% | -5.7\% | -7.6\% |
| Net Profit | 2,973 | 1,808 | 1,940 | 14 | (368) |
| ROE (Return on Equity) | 1Q19 | 4Q18 | 3Q18 | 2Q18 | 1Q18 |
| Net Profit - Last Twelve Months | 1,684 | 849 | (754) | $(1,181)$ | $(1,970)$ |
| Shareholders' equity | 174,239 | 171,266 | 169,458 | 167,518 | 167,504 |
| Shareholders' equity - Last Twelve Months | 170,620 | 168,937 | 168,088 | 168,842 | 170,023 |
| ROE - LTM | 1.0\% | 0.5\% | -0.4\% | -0.7\% | -1.2\% |

## ANNEX I - Working Capital and Invested Capital

| Invested Capital | 3/31/2019 | 12/31/2018 | 9/30/2018 | 6/30/2018 | 3/31/2018 |
| :---: | :---: | :---: | :---: | :---: | :---: |
| Operational Assets | 71,854 | 70,047 | 73,713 | 70,270 | 69,763 |
| (+) Trade Accounts Receivable | 28,668 | 28,485 | 28,161 | 24,348 | 21,606 |
| (+) Long Term Trade Accounts Receivable | 7,436 | 8,326 | 8,746 | 9,708 | 10,704 |
| (+) Long Term Loans Granted | 1,167 | 1,439 | 1,706 | 1,945 | 2,241 |
| (+) Inventories | 25,896 | 21,563 | 24,818 | 21,227 | 21,835 |
| (+) Advances to Suppliers | 151 | 399 | 169 | 141 | 124 |
| (+) Loans Granted | 1,733 | 1,803 | 1,798 | 1,756 | 1,655 |
| (+) Prepaid Expenses | 1,887 | 1,992 | 1,372 | 2,293 | 2,184 |
| (+) Recoverable Taxes | 807 | 892 | 3,365 | 5,022 | 5,383 |
| (+) Other Assets | 4,109 | 5,148 | 3,578 | 3,830 | 4,031 |
| Operational Liabilities | 39,860 | 34,247 | 40,678 | 40,950 | 41,744 |
| (-) Suppliers | 5,981 | 2,299 | 5,602 | 5,370 | 7,077 |
| (-) Tax Liabilities | 1,696 | 1,179 | 2,740 | 2,505 | 2,212 |
| (-) Payroll and Related Charges | 3,050 | 2,876 | 5,101 | 4,223 | 3,461 |
| (-) Advances from Customers | 18,785 | 16,717 | 19,131 | 18,992 | 17,877 |
| (-) Provisions | 4,593 | 5,485 | 5,953 | 6,215 | 7,506 |
| (-) Other Liabilities | 5,755 | 5,691 | 2,151 | 3,645 | 3,611 |
| (=) Working Capital | 31,994 | 35,800 | 33,035 | 29,320 | 28,019 |
| Non-current Operating Assets | 101,991 | 105,337 | 107,849 | 111,912 | 115,454 |
| (+) Assets Held for Sale | 574 | 750 | 749 | 1,057 | 2,410 |
| (+) Deferred Income and Social Contribution Taxes | 11,470 | 13,063 | 14,040 | 16,037 | 16,074 |
| (+) Recoverable Taxes | - | - | - | - |  |
| (+) Prepaid Expenses | - | - | - | - |  |
| (+) Judicial Deposits | 2,978 | 2,830 | 2,930 | 2,730 | 2,636 |
| (+) Other Assets | 1,248 | 1,539 | 1,950 | 2,559 | 2,826 |
| (+) Investments | 20 | 20 | 20 | 20 | 20 |
| (+) Property, Plant and Equipment | 77,717 | 78,663 | 79,502 | 80,287 | 81,873 |
| (+) Intangible Assets | 7,984 | 8,472 | 8,658 | 9,222 | 9,615 |
| Non-current Operating Liabilities | 11,888 | 11,469 | 10,618 | 10,718 | 9,551 |
| (-) Tax Liabilities | 175 | 208 | 241 | 405 | 438 |
| (-) Provisions | 11,713 | 11,261 | 10,377 | 10,313 | 9,113 |
| (=) Fixed Capital | 90,103 | 93,868 | 97,231 | 101,194 | 105,903 |
| Total Financing |  |  |  |  |  |
| (+) Cash and Cash Equivalents | 35,670 | 28,788 | 25,877 | 36,004 | 33,582 |
| (+) Short Term Financial Investments | 13,389 | 9,774 | 13,315 | 1,000 | - |
| (+) Long Term Financial Investments | 3,083 | 3,036 | - | - | - |
| (-) Short Term Loans Granted | - | - | - | - | - |
| (-) Long Term Loans Granted | - | - | - | - | - |
| (-) Dividends and interest on Equity Payable | - | - | - | - | - |
| (-) Shareholders' equity | 174,239 | 171,266 | 169,458 | 167,518 | 167,504 |
| (=) Total Financing | 122,097 | 129,668 | 130,266 | 130,514 | 133,922 |

## ANNEX II - Financial Statements - Income Statement - Consolidated

| Income Statement | 1Q18 | AV | 1Q19 | AV | $\Delta$ | AH |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Gross Revenue from Sales | 39,988 | 132.0\% | 39,971 | 129.4\% | (17) | -0.0\% |
| Domestic Market | 38,441 | 126.9\% | 37,807 | 122.4\% | (634) | -1.6\% |
| Dell Anno and Favorita | 21,155 | 69.8\% | 18,505 | 59.9\% | $(2,650)$ | -12.5\% |
| New and Casa Brasileira Exclusive Dealers | 10,051 | 33.2\% | 11,127 | 36.0\% | 1,076 | +10.7\% |
| New and Casa Brasileira Multibrand | 4,891 | 16.1\% | 5,905 | 19.1\% | 1,014 | +20.7\% |
| Unicasa Corporate | 1,892 | 6.2\% | 1,338 | 4.3\% | (554) | -29.3\% |
| Other Revenues | 452 | 1.5\% | 932 | 3.0\% | 480 | +106.2\% |
| Exports | 1,547 | 5.1\% | 2,164 | 7.0\% | 617 | +39.9\% |
| Sales Deductions | $(9,696)$ | 32.0\% | $(9,074)$ | -29.4\% | 622 | -6.4\% |
| Net Revenue from Sales | 30,292 | 100.0\% | 30,897 | 100.0\% | 605 | +2.0\% |
| Cost of Goods Sold | $(18,346)$ | 60.6\% | $(19,357)$ | -62.7\% | $(1,011)$ | +5.5\% |
| Gross Profit | 11,946 | 39.4\% | 11,540 | 37.3\% | (406) | -3.4\% |
| Selling Expenses | $(8,513)$ | 28.1\% | $(5,037)$ | -16.3\% | 3,476 | -40.8\% |
| General and Administrative Expenses | $(5,132)$ | 16.9\% | $(4,062)$ | -13.1\% | 1,070 | -20.8\% |
| Other Operating Income, Net | 445 | 1.5\% | 822 | 2.7\% | 377 | +84.7\% |
| Operating Income | $(1,254)$ | 4.1\% | 3,263 | 10.6\% | 4,517 | -360.2\% |
| Financial Expenses | (358) | 1.2\% | (266) | -0.9\% | 92 | -25.7\% |
| Financial Income | 1,408 | 4.6\% | 1,569 | 5.1\% | 161 | +11.4\% |
| Operating Income before Income Tax and Social | (204) | 0.7\% | 4,566 | 14.8\% | 4,770 | -2338.2\% |
| Contribution |  |  |  |  |  |  |
| Income Tax and Social Contribution | (164) | 0.5\% | $(1,593)$ | -5.2\% | $(1,429)$ | +871.3\% |
| Current | - | 0.0\% | - | 0.0\% | - | n/a |
| Deferred | (164) | 0.5\% | $(1,593)$ | -5.2\% | $(1,429)$ | +871.3\% |
| Net Income for the Period | (368) | 1.2\% | 2,973 | 9.6\% | 3,341 | -907.9\% |
| Earnings per Share (R\$) | (0.01) |  | 0.05 | 0.0\% | 0.05 | -903.6\% |

## ANNEX III - Financial Statements - Balance Sheet - Consolidated

| Assets | 12/31/2018 | AV | 3/31/2019 | AV | $\Delta$ |
| :---: | :---: | :---: | :---: | :---: | :---: |
| Current Assets | 98,844 | 45.6\% | 112,310 | 49.7\% | +13.6\% |
| Cash and Cash Equivalents | 28,788 | 13.3\% | 35,670 | 15.8\% | +23.9\% |
| Restricted Marketable Securities | 9,774 | 4.5\% | 13,389 | 5.9\% | +37.0\% |
| Trade Accounts Receivable | 28,485 | 13.1\% | 28,668 | 12.7\% | +0.6\% |
| Inventories | 21,563 | 9.9\% | 25,896 | 11.5\% | +20.1\% |
| Advances to Suppliers | 399 | 0.2\% | 151 | 0.1\% | -62.2\% |
| Loans Granted | 1,803 | 0.8\% | 1,733 | 0.8\% | -3.9\% |
| Prepaid Expenses | 1,992 | 0.9\% | 1,887 | 0.8\% | -5.3\% |
| Recoverable Taxes | 892 | 0.4\% | 807 | 0.4\% | -9.5\% |
| Other Assets | 5,148 | 2.4\% | 4,109 | 1.8\% | -20.2\% |
| Non-Current Assets | 118,138 | 54.4\% | 113,677 | 50.3\% | -3.8\% |
| Financial Investments | 3,036 | 1.4\% | 3,083 | 1.4\% | +1.5\% |
| Trade Accounts Receivable | 8,326 | 3.8\% | 7,436 | 3.3\% | -10.7\% |
| Loans Granted | 1,439 | 0.7\% | 1,167 | 0.5\% | -18.9\% |
| Assets Held for Sale | 750 | 0.3\% | 574 | 0.3\% | -23.5\% |
| Deferred Income and Social Contribution Taxes | 13,063 | 6.0\% | 11,470 | 5.1\% | -12.2\% |
| Judicial Deposits | 2,830 | 1.3\% | 2,978 | 1.3\% | +5.2\% |
| Other Assets | 1,539 | 0.7\% | 1,248 | 0.6\% | -18.9\% |
| Investments | 20 | 0.0\% | 20 | 0.0\% | +0.0\% |
| Property, Plant and Equipment | 78,663 | 36.3\% | 77,717 | 34.4\% | -1.2\% |
| Intangible Assets | 8,472 | 3.9\% | 7,984 | 3.5\% | -5.8\% |
| Total Assets | 216,982 | 100\% | 225,987 | 100\% | +4.2\% |
| Liabilities | 12/31/2018 | AV | 3/31/2019 | AV | $\Delta$ |
| Current Liabilities | 34,247 | 15.8\% | 39,860 | 17.6\% | +16.4\% |
| Suppliers | 2,299 | 1.1\% | 5,981 | 2.6\% | +160.2\% |
| Tax Liabilites | 1,179 | 0.5\% | 1,696 | 0.8\% | +43.9\% |
| Payroll and Related Charges | 2,876 | 1.3\% | 3,050 | 1.3\% | +6.1\% |
| Advances from Customers | 16,717 | 7.7\% | 18,785 | 8.3\% | +12.4\% |
| Provisions | 5,485 | 2.5\% | 4,593 | 2.0\% | -16.3\% |
| Other Liabilities | 5,691 | 2.6\% | 5,755 | 2.5\% | +1.1\% |
| Non-Current Liabilities | 11,469 | 5.3\% | 11,888 | 5.3\% | +3.7\% |
| Tax Liabilities | 208 | 0.1\% | 175 | 0.1\% | -15.9\% |
| Provisions | 11,261 | 5.2\% | 11,713 | 5.2\% | +4.0\% |
| Shareholders' equity | 171,266 | 78.9\% | 174,239 | 77.1\% | +1.7\% |
| Capital Stock | 187,709 | 86.5\% | 187,709 | 83.1\% | +0.0\% |
| Capital Reserve | $(2,658)$ | -1.2\% | $(2,658)$ | -1.2\% | +0.0\% |
| Accumulated Loss | $(13,785)$ | -6.4\% | $(10,812)$ | -4.8\% | -21.6\% |
| Total Liabilities and Shareholders' Equity | 216,982 | 100\% | 225,987 | 100\% | +4.2\% |

ANNEX IV - Financial Statements - Cash Flow Statement - Consolidated

| Cash Flow Statement | 1Q18 | 1Q19 | $\Delta$ |
| :---: | :---: | :---: | :---: |
| Operating Income Before Income And Social Contribution Taxes | (204) | 4,566 | -2338.2\% |
| Adjustment to Reconcile the Net Income to Cash from Operating Activities: |  |  |  |
| Depreciation and Amortization | 2,697 | 2,171 | -19.5\% |
| Foreign Exchange Variation | - | 44 | n/a |
| Interest Appropriation | - | - | n/a |
| Provision for Litigation | (462) | 499 | -208.0\% |
| Provision for Obsolescence | 130 | (26) | -120.0\% |
| Allowance for Doubtful Accounts | (351) | (123) | -65.0\% |
| Provision for Losses with credits receivable | - | - | n/a |
| Provision for PPR | (574) | (482) | -16.0\% |
| Disposal of Property, Plant and Equipment | 522 | 16 | -96.9\% |
| Cash Flows from Operating Activities | 1,758 | 6,665 | +279.1\% |
| Changes in Assets and Liabilities |  |  |  |
| Trade Accounts Receivable | 3,316 | 805 | -75.7\% |
| Inventories | $(2,195)$ | $(4,307)$ | +96.2\% |
| Recoverable Taxes | (287) | 85 | -129.6\% |
| Restricted Short -Term Investments | - | - | n/a |
| Loans Granted | 166 | 323 | +94.6\% |
| Prepaid Expenses | - | - | n/a |
| Judicial Deposits | - | - | n/a |
| Other Current or Non-Current Assets | $(1,331)$ | 1,535 | -215.3\% |
| Non-Current Assets Available for Sale | 468 | 176 | -62.4\% |
| Suppliers | 3,811 | 3,682 | -3.4\% |
| Advance from Customers | 309 | 2,068 | +569.3\% |
| Tax Liabilities | - | - | n/a |
| Other Current or Non-Current Liabilities | (281) | 265 | -194.3\% |
| Payment of Income and Social Contribution Taxes | - | - | n/a |
| Net Cash from Operating Activities | 5,734 | 11,297 | +97.0\% |
| Cash Flows from Investing Activities |  |  |  |
| Financial Investments | - | $(3,662)$ | n/a |
| Investments | 11 | - | -100.0\% |
| Property, Plant and Equipment | $(1,512)$ | (650) | -57.0\% |
| Intangible Assets | (124) | (103) | -16.9\% |
| Net Cash used in Investing Activities | $(1,625)$ | $(4,415)$ | +171.7\% |
| Cash Flows from Financing Activities |  |  |  |
| Cash Flows (used in) from Financing Activities | - | - | n/a |
| Increase (Decrease) in Cash and Cash Equivalents | 4,109 | 6,882 | +67.5\% |
| Changes in Cash and Cash Equivalents |  |  |  |
| At the Beginning of the Period | 29,473 | 28,788 | -2.3\% |
| At the End of the Period | 33,582 | 35,670 | +6.2\% |
| Increase (Decrease) in Cash and Cash Equivalents | 4,109 | 6,882 | +67.5\% |

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## UNICASA

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

| Gross Revenue | 1Q17 | 1Q18 | 2Q17 | 3Q17 | 4Q17 | 1H17 | 2H17 | 9 M 17 | 2017 |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Total Gross Revenue | 39,988 | 39,971 | 46,547 | 54,940 | 54,780 | 86,535 | 109,720 | 141,475 | 196,255 |
| Domestic Market | 38,441 | 37,807 | 44,328 | 53,029 | 52,125 | 82,769 | 105,154 | 135,798 | 187,923 |
| Dell Anno and Favorita - Exclusive Dealers and Own Stores | 21,155 | 18,505 | 22,779 | 27,134 | 28,250 | 43,934 | 55,384 | 71,068 | 99,318 |
| New and Casa Brasileira Exclusive Dealers | 10,051 | 11,127 | 10,617 | 13,569 | 13,727 | 20,668 | 27,296 | 34,237 | 47,964 |
| New and Casa Brasileira Multibrand | 4,891 | 5,905 | 5,836 | 7,259 | 6,524 | 10,727 | 13,783 | 17,986 | 24,510 |
| Unicasa Corporate | 1,892 | 1,338 | 4,333 | 4,261 | 2,337 | 6,225 | 6,598 | 10,486 | 12,823 |
| Other Revenues | 452 | 932 | 763 | 806 | 1,287 | 1,215 | 2,093 | 2,021 | 3,308 |
| Export Market | 1,547 | 2,164 | 2,219 | 1,911 | 2,655 | 3,766 | 4,566 | 5,677 | 8,332 |
| Gross Revenue from Sales Ex-IPI | 1Q17 | 1Q18 | 2Q17 | 3Q17 | 4Q17 | 1H17 | 2H17 | $9 \mathrm{M17}$ | 2017 |
| Total Gross Revenue | 38,353 | 38,297 | 44,613 | 52,587 | 52,415 | 82,966 | 105,002 | 135,553 | 187,968 |
| Domestic Market | 36,806 | 36,133 | 42,394 | 50,676 | 49,760 | 79,200 | 100,436 | 129,876 | 179,636 |
| Dell Anno and Favorita - Exclusive Dealers and Own Stores | 20,331 | 17,716 | 21,859 | 25,998 | 27,003 | 42,190 | 53,001 | 68,188 | 95,191 |
| New and Casa Brasileira Exclusive Dealers | 9,577 | 10,610 | 10,115 | 12,930 | 13,083 | 19,692 | 26,013 | 32,622 | 45,705 |
| New and Casa Brasileira Multibrand | 4,657 | 5,624 | 5,557 | 6,912 | 6,212 | 10,214 | 13,124 | 17,126 | 23,338 |
| Unicasa Corporate | 1,802 | 1,288 | 4,126 | 4,059 | 2,226 | 5,928 | 6,285 | 9,987 | 12,213 |
| Other Revenues | 439 | 895 | 737 | 777 | 1,236 | 1,176 | 2,013 | 1,953 | 3,189 |
| Export Market | 1,547 | 2,164 | 2,219 | 1,911 | 2,655 | 3,766 | 4,566 | 5,677 | 8,332 |
| Modules Sold (Units) | 1Q17 | 1Q18 | 2Q17 | 3Q17 | 4Q17 | 1H17 | 2H17 | $9 \mathrm{M17}$ | 2017 |
| Total Gross Revenue | 136,225 | 129,120 | 147,261 | 170,849 | 177,000 | 283,486 | 347,849 | 454,335 | 631,335 |
| Domestic Market | 129,402 | 120,331 | 139,650 | 165,528 | 164,272 | 269,052 | 329,800 | 434,580 | 598,852 |
| Dell Anno and Favorita - Exclusive Dealers and Own Stores | 55,179 | 43,312 | 57,707 | 64,179 | 67,298 | 112,886 | 131,477 | 177,065 | 244,363 |
| New and Casa Brasileira Exclusive Dealers | 43,882 | 45,744 | 45,479 | 58,589 | 58,404 | 89,361 | 116,993 | 147,950 | 206,354 |
| New and Casa Brasileira Multibrand | 24,920 | 28,374 | 27,212 | 34,246 | 32,454 | 52,132 | 66,700 | 86,378 | 118,832 |
| Unicasa Corporate | 5,396 | 2,672 | 9,231 | 8,388 | 5,983 | 14,627 | 14,371 | 23,015 | 28,998 |
| Other Revenues | 25 | 229 | 21 | 126 | 133 | 46 | 259 | 172 | 305 |
| Export Market | 6,823 | 8,789 | 7,611 | 5,321 | 12,728 | 14,434 | 18,049 | 19,755 | 32,483 |


[^0]:    ${ }^{(1)}$ The Statement of Cash Flow was prepared by the indirect method and is shown in accordance with CPC 3 - Statement of Cash Flows, issued by Brazil's Accounting Pronouncements Committee (CPC). Transactions that do not affect cash are described in Note 26 to the Quarterly Information (ITR).

