

UNICASA INDÚSTRIA DE MÓVEIS S.A.

Publicly Held Company with Authorized Capital
 Company Registry (NIRE): 43300044513-RS
 Corporate Taxpayer ID (CNPJ): 90.441.460/0001-48

NOTICE TO THE MARKET

Bento Gonçalves, RS, August 29, 2024 – Unicasa Indústria de Móveis S.A. (“Company”) (B3: UCAS3, Bloomberg: UCAS3:BZ, Reuters: UCAS3.SA), one of Brazil’s leading manufacturers of customized furniture and the only publicly held Brazilian company in the sector, in compliance with Article 33, item XXXII, Annex F of CVM Resolution 80, of March 29, 2022, informs its shareholders and the market that it has conducted a related-party transaction, as follows:

Name of related parties	Unicasa Indústria de Móveis S.A. and MK NM Fundo de Investimentos Multimercado Crédito Privado Investimento no Exterior (“ <u>Fund</u> ”).
Relationship with the issuer	Alexandre Grendene Bartelle is (i) Vice Chairman of the Company's Board of Directors and a member of the Company's control group, and (ii) Chief Executive Officer and member of the Risk and Investment Committee and part of the control group of Nova Milano Investimentos Ltda. (“ <u>Nova Milano</u> ”), an asset manager that currently, under CVM Resolution 21, of February 25, 2021, manages the Fund. Gelson Luis Rostirolla is also (i) Chairman of the Company's Board of Directors, (ii) Administrative-Financial Director and Director of Risks and Internal Controls and member of the Risk and Investment Committee of Nova Milano; and (iii) non-controlling shareholder of the Company.
Instruments	(i) “Instrument of the 1st Issue of Book-Entry Commercial Note, with Security Interest, Issued in a Single Series, for Private Placement, of Unicasa Indústria de Móveis S.A. (“ <u>Issue Instrument</u> ”); and (ii) Public Deed of Fiduciary Sale of Real Estate (“ <u>Deed of Fiduciary Sale</u> ”).
Transaction date (date of signature of the Issue Instrument)	08/30/2024
Purpose of the transaction	Subscription, by the Fund, of a commercial note from the 1st issue of a book-entry commercial note, with security interest, in a single series, for private placement, of the Company (“ <u>Issue</u> ” and “ <u>Commercial Note</u> ”, respectively).
Key terms and conditions of the transaction	The Issue, pursuant to article 45 et seq. of Federal Law 14,195/2021, as amended, and other applicable laws and regulations, has the following characteristics and conditions, as provided for in the Issue

Instrument:

- Total Issue Amount: Twenty-three million, five hundred thirty-six thousand and thirty-eight reais (R\$23,536,038.00) on the issue date;
- Unit Face Value: Twenty-three million, five hundred thirty-six thousand and thirty-eight reais (R\$23,536,038.00);
- Form, Type and Ownership: The Commercial Note will be issued in book-entry form, without the issue of provisory certificates or certificates, and, for all legal purposes, the ownership of the Commercial Note will be proven by the account statement issued by the Bookkeeper, as responsible for the Bookkeeping, pursuant to Article 49 of Federal Law 14,195/21.
- Distribution Procedure: private placement carried out pursuant to Federal Law 14,195 and other applicable legal and regulatory provisions, without any public selling and/or distribution efforts to investors and the market in general;
- Issue Date: August 29, 2024;
- Series: issued in a single series;
- Number of Notes Issued: One (1) Commercial Note;
- Guarantees: security interest - fiduciary transfer of property owned by the Company, in accordance with the Issue Instrument;
- Convertibility: the Commercial Note is not convertible into any type of equity interest;
- Due Date: August 20, 2044;
- Remuneration of the Commercial Note: [twelve point zero one percent (12.01%) per year];
- Remuneration Payment Method: monthly and consecutive installments, the first payment on September 20, 2024 and the last on the due date;
- Repayment of the Principal: monthly and consecutive installments, PRICE system;
- Subscription and Payment Price: The Commercial Note will be subscribed and paid in cash, in current domestic currency, upon the subscription, at the Unit Face Value.
- Inflation Adjustment: The Unit Face Value or the balance of the Unit Face Value, as the case may be, of the Commercial Note will be adjusted for inflation according to the positive monthly variation of the Extended National Consumer Price Index ("IPCA");
- Early Maturity: the obligations arising from the Commercial Note will be considered due in advance (non-automatic maturity), and the Fund shall declare them as due in advance in the cases detailed

	<p>in the Issue Instrument.</p> <ul style="list-style-type: none"> • Allocation of Funds: The net funds raised by the Issuer through the Commercial Note will be used for the Company's working capital; • <u>Full Payment</u>: Possibility of full payment at any time without fines; and • Other Characteristics: the other characteristics of the Commercial Note and the Issue will be described in the Issue Instrument;
<p>Detailed justification of the reasons why the issuer's management considers that the transaction is conducted on an arm's length basis or establishes adequate compensatory payment</p>	<p>The Company's management believes that the transaction with the Fund was carried out on an arm's length basis and establishes adequate compensatory payment, under the terms of remuneration usually applied in the market in similar transactions involving unrelated parties.</p> <p>Furthermore, considering that the transaction was carried out under normal market conditions in effect at the time of contracting, it should be noted that there was full compliance with the Company's internal policies and governance, especially its Policy on Related-Party Transactions, and with good market practices, and the Issue was approved by the Company's Related Parties Committee and by the Board of Directors, with Alexandre Grendene Bartelle and Gelson declaring themselves impeded from deliberating on matters related to the Issue.</p>
<p>Any participation by the counterparty, their partners or managers in the decision-making process of the issuer or in negotiation of the transaction as representatives of the issuer, describing such participations</p>	<p>The Fund, its unit holders, its trustee, and/or its asset manager did not participate in the Company's decision-making process regarding the execution of the Issue, nor did such persons participate in the negotiation of the Issue as representatives of the Company.</p>

Guilherme Possebon de Oliveira
Investor Relations Officer

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