

VITACON RUBI DESENVOLVIMENTO IMOBILIÁRIO LTDA.

Statements of operations as of December 31, 2023 and December 31, 2022

stated in Brazilian reais

	December 31, 2023	December 31, 2022
Real estate revenue	63.594.477	50.878.127
Taxes on sales	(1.229.912)	(966.257)
Present value adjustment	544.680	398.101
Provision for contract cancellation	(1.783.287)	(1.685.063)
Cost of goods sold or services provided	(32.966.622)	(33.409.848)
Gross profit	<u>28.159.336</u>	<u>15.215.060</u>
Sales expenses	(610.427)	(320.607)
Administrative expenses	(543.372)	(474.389)
Taxes and contributions	(364.135)	(253.892)
Other expenses and incomes	246.945	120.170
Gross profit before financial income (loss)	<u>26.888.346</u>	<u>14.286.342</u>
Financial income	541.601	1.296.619
Financial expenses	(215.836)	(334.292)
Financial income (loss)	<u>325.766</u>	<u>962.327</u>
Income before taxes	<u>27.214.112</u>	<u>15.248.669</u>
Income tax and social contribution - current	(1.141.904)	(1.003.229)
Income tax and social contribution - deferred	(174.645)	(333.731)
Income tax and social contribution	<u>(1.316.549)</u>	<u>(1.336.960)</u>
Net increase / (decrease) in net assets	<u>25.897.563</u>	<u>13.911.709</u>

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CRC 1SP190442/O-1