

RNI reports 1Q18 Results

São José do Rio Preto, May 10, 2018: RNI (B3: RDNI3), a real estate developer and builder, announces today its audited results for the first quarter of 2018. The following financial and operating information is presented on a consolidated basis in accordance with generally accepted accounting practices in Brazil based on Brazilian Corporation Law, International Financial Reporting Standards (IFRS) and the rules issued by the Brazilian Accounting Pronouncements Committee (CPC).

1Q18 Highlights:

- **Cash Generation:** R\$15 million in 1Q18, marking the fifth straight quarter of positive cash generation.
- **Debt:** reduction in corporate debt from R\$214 million in 1Q17 to R\$106 million in 1Q18, generating savings on financial expenses of R\$5.2 million.
- **Margin Recovery:** gross margin of 11.3% in 1Q18, compared to 1.4% in 1Q17, an increase of 9.9 p.p.
- **Efficient cost management:** general and administrative expenses decreased from R\$15.5 million in 1Q17 to R\$9.5 million in 1Q18.
- **Beginning of Resumption of Results:** reduction of losses from R\$26.0 million in 1Q17 to R\$11.7 million in 1Q18, due to margin recovery and the streamlining of the structure in 2017.

Conference Call to discuss the 1Q18 Results:

Portuguese (with simultaneous translation into English)

May 11, 12:00 p.m. (Brasília time)/ 11:00 a.m. (New York time)

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USA: +1 (800) 492 3904

Other countries: +1 (646) 828-8246

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OPERATING AND FINANCIAL HIGHLIGHTS

The complete consolidated financial statements for 1Q18, accompanied by the respective notes, can be found in the Quarterly Information (ITR) document, which is available on our Investor Relations website (ri.rni.com.br) and on the website of the Securities and Exchange Commission of Brazil – CVM (www.cvm.gov.br).

Operating and Financial Information					
Highlights	1Q18	4Q17	1Q18 vs 4Q17	1Q17	1Q18 vs 1Q17
Launches					
Project Launches - RNI PSV (R\$ '000)	77,446	175,064	-56%	-	N/A
Project Launches - Total PSV (R\$ '000) ⁽¹⁾	77,446	199,248	-61%	-	N/A
RNI's share of total launches	100%	88%	12.1 p.p.	-	
# Projects Launched	2	3	-33%	-	N/A
Units Launched	182	472	-61%	-	N/A
Average Price of Units Launched (R\$/sqm)	6,207	5,325	17%	-	N/A
Average Price of Units Launched (R\$ '000/unit)	426	422	1%	-	N/A
Contracted Sales					
Gross Contracted Sales RNI PSV (R\$ '000)	85,823	158,434	-46%	85,222	1%
Gross Contracted Sales Total PSV (R\$ '000)	97,303	172,751	-44%	98,822	-2%
Net Contracted Sales RNI PSV (R\$ '000)	59,097	117,998	-50%	48,562	22%
Net Contracted Sales Total PSV (R\$ '000) ⁽²⁾	64,172	126,334	-49%	57,906	11%
Contracted Sales (R\$ '000) - Development	56,981	108,074	-47%	53,397	7%
Contracted Sales (R\$ '000) - Subdivision	7,190	18,260	-61%	4,509	59%
RNI's share of total Contracted Sales	92.1%	93.4%	-1.3 p.p.	83.9%	8.2 p.p.
Units sold - Development	132	246	-46%	147	-10%
Units sold - Subdivision	52	93	-44%	58	-10%
Financial Indicators in R\$ '000					
Net Revenue	50,101	72,954	-31%	74,666	-33%
Gross Profit	5,667	6,368	-11%	1,063	433%
% Gross Margin	11.3%	8.7%	2.6 p.p.	1.4%	9.9 p.p.
Adjusted EBITDA ⁽³⁾	(8,065)	(8,993)	-10%	(12,113)	-33%
% Adjusted EBITDA Margin	-16.1%	-12.3%	-3.8 p.p.	-16.2%	0.0 p.p.
Net Income	(11,750)	(19,030)	-38%	(26,058)	-55%
% Net Margin	-23.5%	-26.1%	2.6 p.p.	-34.9%	11.4 p.p.
Earnings per Share (in R\$)	(0.28)	(0.45)	-38%	(0.62)	-55%
Shares Outstanding ⁽⁴⁾	42,189	42,189	0%	42,189	0%
Backlog Revenue					
Backlog Revenue (R\$ '000)	126,224	118,958	6%	119,698	5%
Backlog Results (R\$ '000)	31,263	31,900	-2%	36,442	-14%
% Backlog Margin	24.8%	26.8%	-2.0 p.p.	30.4%	-5.7 p.p.
Balance Sheet					
Net Debt (R\$ '000)	207,621	222,737	-7%	364,326	-43%
Net Debt ex Production Debt (R\$ '000)	4,237	15,864	-73%	15,277	-72%
Cash Position (R\$ '000)	101,436	104,945	-3%	198,501	-49%
Shareholders' Equity (R\$ '000)	638,791	650,030	-2%	724,829	-12%
Net Debt/Shareholders' Equity	32.5%	34.3%	-1.8 p.p.	50.3%	-17.8 p.p.
Net Debt ex Production Debt/Shareholders' Equity	0.7%	2.4%	-1.8 p.p.	2.1%	-1.4 p.p.

(1) Total PSV Launched, including Rodobens' share added to partners

(2) Total Contracted Sales value of all project that Rodobens participates, including Rodobens' share added to partners'. Including cancelations of Contract

(3) Adjusted EBITDA: includes capitalized interest because it is an operating expenses.

(4) Shares Outstanding: excludes treasury shares.

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MESSAGE FROM MANAGEMENT

In 2018, RNI embarks on a new cycle, with a significant volume of launches expected, especially as of the second half of the year. In January, we anticipated the launch of the second phase of Green Club (Rondonópolis/MT), a project that already is 51% sold. In the last week of March, the company launched Arvo (São Paulo/SP), a project near Parque Aclimação that already has several proposals in the advanced stages of negotiation.

At the start of this year, the market began to show signs of a recovery, which supported price increases, reductions in discounts and consequently an increase in gross sales margin.

The gains from the restructuring carried out during 2017 began to materialize this quarter. General and administrative expenses amounted to R\$9.5 million in 1Q18, down 39% from 1Q17.

RNI's debt remains below the industry average. At the end of the quarter, the debt balance stood at R\$309 million, compared to R\$563 million in March 2017. The net debt/equity ratio ended the period at 32.5%, compared to 50.3% in 1Q17. In addition, cash generation amounted to R\$15 million in the quarter.

To reinforce our cash reserves to meet potential cash needs, in late April, we concluded the issue of a Real Estate Credit Note (CCBI) in the amount of up to R\$80 million, with a term of up to 10 years and interest of CDI + 2.0% p.a. The proceeds will be used exclusively to develop properties.

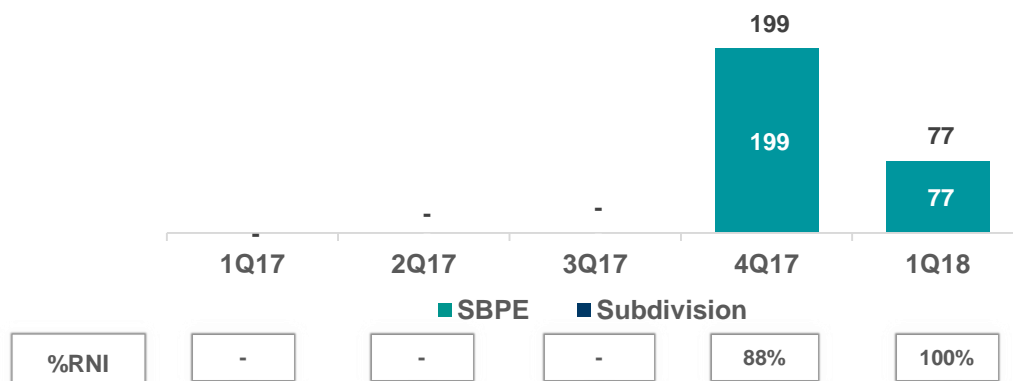
In line with RNI's long-term strategy, in 2018, the new business team will focus on strengthening our landbank by prospecting new urban areas for the development of MHML and SBPE products, seeking to ensure the company's sustained growth over the coming years and the meeting of the medium-term target to launch R\$1.0 billion in potential sales value annually.

The Management

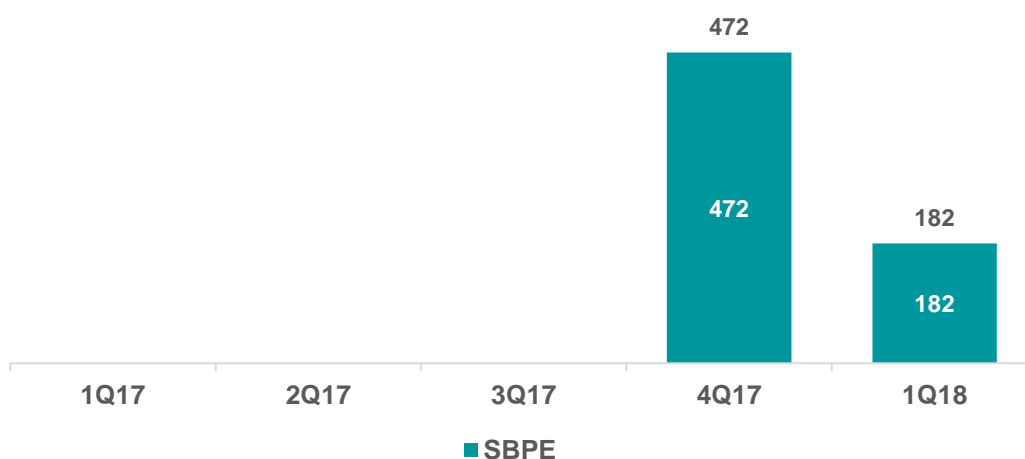
LAUNCHES

Total potential sales value (PSV) launched stood at R\$77 million in 1Q18. Launches in the quarter consisted of a project in São Paulo, with PSV of R\$38 million, and the second phase of the project Green Club in Rondonópolis/MT, with PSV of R\$39 million.

Launches - Total PSV (R\$MM)



Launches - Units



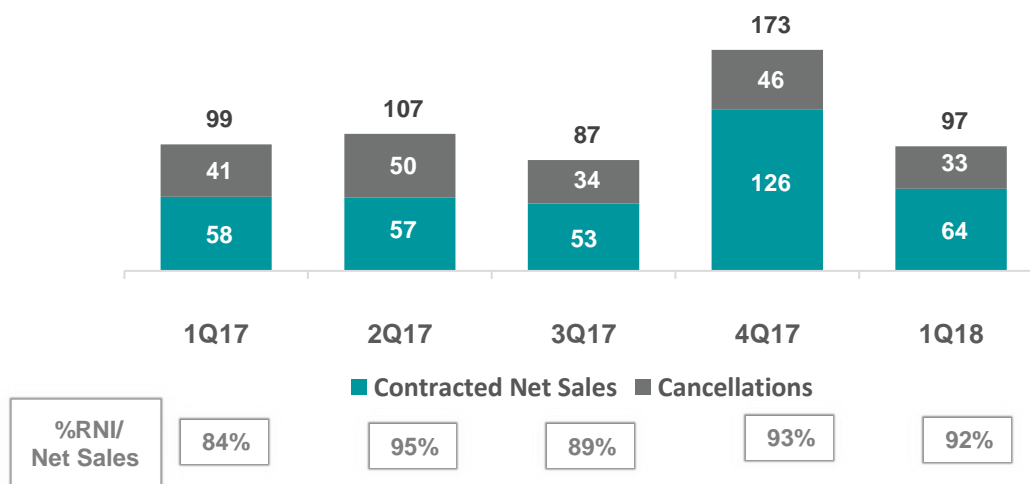
CONTRACTED SALES

Total gross sales amounted to R\$97 million in 1Q18, in line with 1Q17. Sales of projects launched in the quarter corresponded to 15% of gross sales volume in the period.

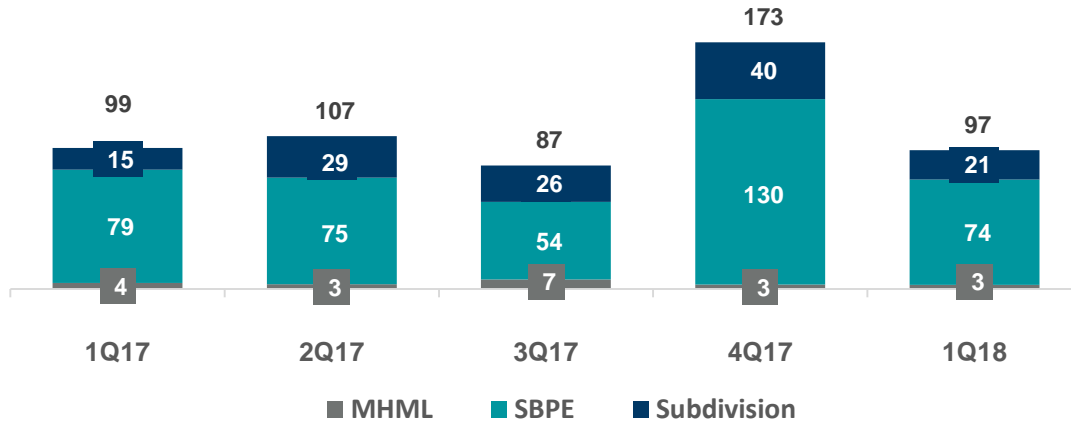
Cancellations amounted to R\$33 million in 1Q18, with 54% of these units resold in the period. Average monthly cancellations stood at R\$11 million, down from the monthly averages of R\$14 million and R\$31 million reported in 2017 and 2016, respectively.

Net sales were R\$64 million in 1Q18, up 11% on the prior-year period. The highlight was the project Green Club in Rondonópolis/MT, which accounted for 20% of net sales in the quarter.

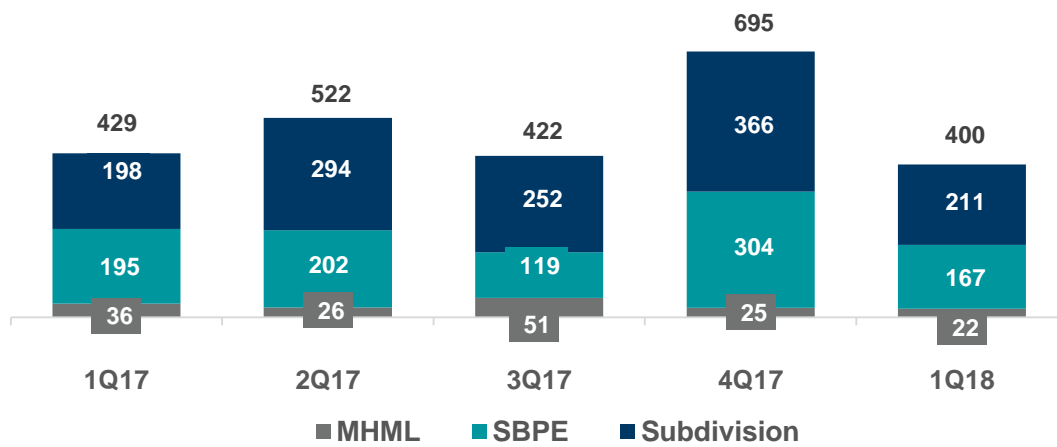
Gross Contracted Sales - Total PSV (R\$MM)



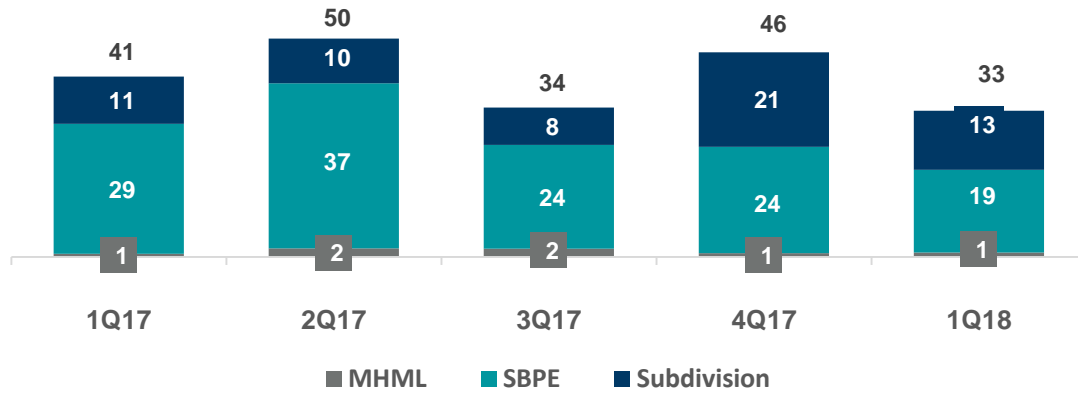
Gross Sales Breakdown - Total PSV (R\$MM)



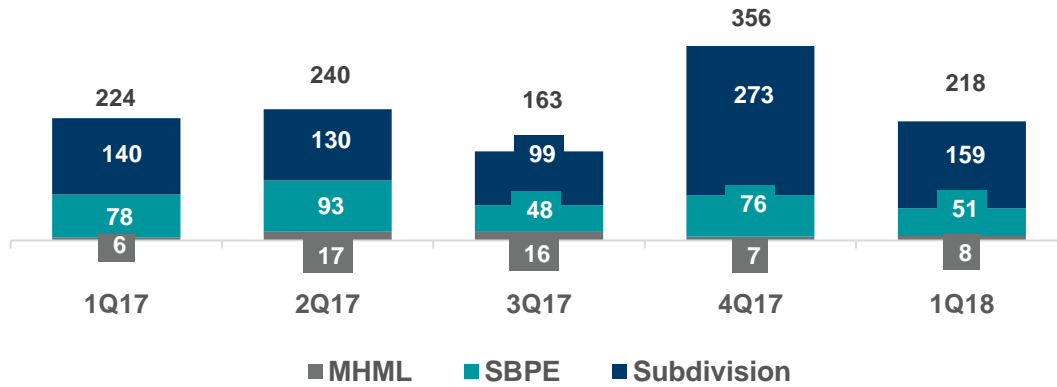
Gross Sales Breakdown - Units



Cancellations Breakdown - Total PSV (R\$MM)



Cancellations Breakdown - Units



Inventory Turnover Ratio

The consolidated and inventory turnover ratio in the quarter were 12% and 11%, respectively.

SELECTED QUARTELY SALES DATA					
(R\$MM)	1Q17	2Q17	3Q17	4Q17	1Q18
Inventory at Start of Period	598	554	480	424	452
Project Launches	-	-	-	199	77
Contracted Sales	58	57	53	126	64
Sales from Same Period Launches	-	-	-	72	15
Sales from Past Period Launches	58	57	53	54	50
Inventory Turnover Ratio ⁽¹⁾	10%	10%	11%	20%	12%
Sales from Same Period Launches/Contracted Sales	0%	0%	0%	57%	23%
Sales from Past Period Launches/Contracted Sales	100%	100%	100%	43%	77%
Sales from Same Period Launches/Project Launches	N/A	N/A	N/A	36%	19%

⁽¹⁾ Inventory Turnover Ratio, calculated by: (Contracted Sales during the period)/(Market Value of Initial Inventory) + (PSV of launches in the period).

INVENTORY*

On March 31, 2018, the total PSV of our inventory stood at R\$463 million, represented by 1,379 units.

- The share of finished units in the Company's total inventory based on RNI's interest decreased to 19% in 1Q18, from 25% in 4Q17.

Status	Unid. em Estoque	%	VGV em Estoque (em R\$ mil)	%	VGV RNI em Estoque (em R\$ mil)	%
Concluído	233	17%	114,612	25%	73,621	19%
Em andamento	1,146	83%	348,839	75%	308,869	81%
Total	1,379	100%	463,452	100%	382,490	100%

Produto	Unid. em Estoque	%	VGV em Estoque (em R\$ mil)	%	VGV RNI em Estoque (em R\$ mil)	%
MCMV	33	2%	6,363	1%	6,025	2%
SBPE	847	61%	400,872	86%	342,350	90%
Loteamento	499	36%	56,216	12%	34,116	9%
Total	1,379	100%	463,452	100%	382,490	100%

- Due to the launches in 1Q18, the PSV of our inventory in the SBPE segment grew by 5%. Meanwhile, the PSV of our inventories of MHML and subdivision projects declined by 18% and 10%, respectively.

Product	4Q17		1Q18	
	Inventory Units	Market Value of Inventory (R\$ '000)	Inventory Units	Market Value of Inventory (R\$ '000)
MHML	45	7,784	33	6,363
SBPE	783	381,844	847	400,872
Subdivision	551	62,616	499	56,216
Total	1,379	452,244	1,379	463,452

- Inventory is concentrated in São Paulo state, which accounts for 66% of the total PSV.

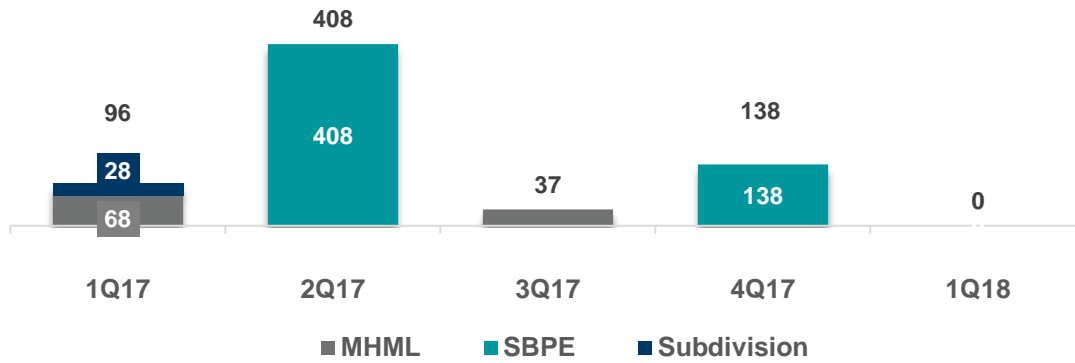
Region	Inventory Units	%	Market Value of Inventory (R\$ '000)	%	Market Value of Inventory (R\$ '000) - RNI's share	%
BA	67	5%	8,337	2%	8,328	2%
CE	14	1%	11,655	3%	11,467	3%
GO	403	29%	44,177	10%	22,088	6%
MG	5	0%	935	0%	675	0%
MT	264	19%	81,996	18%	81,914	21%
PR	2	0%	335	0%	335	0%
RJ	4	0%	3,130	1%	1,941	1%
RS	22	2%	5,100	1%	5,095	1%
SC	4	0%	642	0%	641	0%
SP	594	43%	307,145	66%	250,006	65%
Total	1,379	100%	463,452	100%	382,490	100%

*Inventory net of commissions

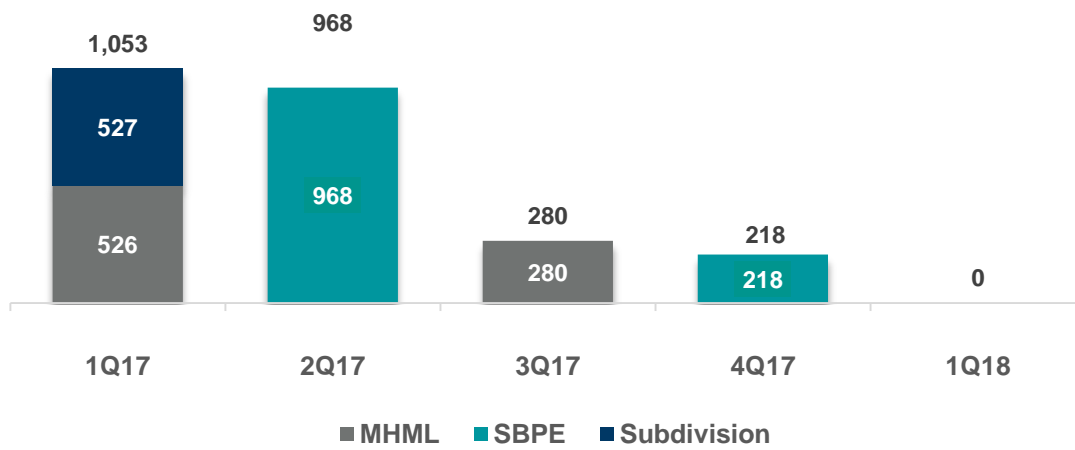
PROJECTS DELIVERED

There were no projects delivered in 1Q18.

Projects Delivered - Total PSV (R\$MM)



Project Delivered - Units



TRANSFER TO BANKS OF CLIENT BALANCES / OFF-PLAN PROPERTIES

Transfers of client balances and off-plan properties amounted to R\$22 million in 1Q18. The SBPE segment accounted for 94% of off-plan property transfers in 1Q18, which predominately consisted of transfers of units from projects delivered during 2017 and the start of transfers of projects with delivery planned for 2018, which together amounted to R\$20 million.

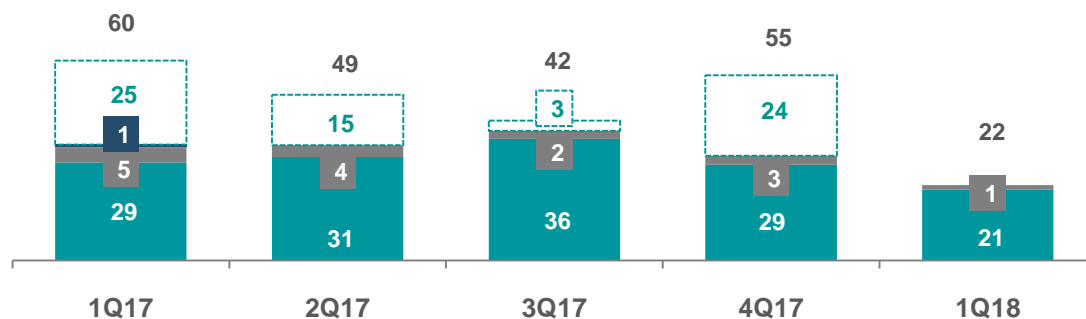
Individual Mortgages (R\$MM)

□ Assignment of the customers' receivables portfolio

■ Transfers Off Plan (MHML)

■ Transfers - Finished Units (MHML)

■ Transfers - Finished Units (SBPE)



LANDBANK - DEVELOPMENT

The aggregate PSV of the landbank for residential projects (acquired or secured by purchase option) stood at R\$3.0 billion. Of this amount, R\$2.4 billion (83% of the total) was in properties effectively acquired and R\$0.5 billion (17% of the total) in properties secured by purchase options, which were distributed across 14 cities in 8 states.

Development		Total PSV (in R\$MM)			
State	Cities	Acquired	Under Option	Total	% of Total
BA	1	78	-	78	3%
MG	1	166	-	166	6%
CE	1	-	219	219	7%
MS	1	97	-	97	3%
MT	2	129	299	428	14%
GO	1	246	-	246	8%
SC	1	48	-	48	2%
SP	6	1,680	-	1,680	57%
Total	14	2,444	518	2,961	100%

The variation in the acquired landbank in the quarter was mainly due to: (i) the launches in the period; (ii) the exercise of an option to purchase a property in the interior region of São Paulo state; (iii) the

elimination of a property in the state of Mato Grosso; and (iv) the sale of a property in São Paulo state, which generated a loss of R\$1.9 million in the quarter, as recorded under other operating expenses.

For landbanks secured by purchase options, an option was signed for a property in Ceará state, with PSV of R\$219 million and destined for the MHML segment.

Changes in Landbank Acquired	Landbank Reconciliation
	Total PSV (in R\$MM)
4Q17 Acquired Position	2,711
(-) Launches	(77)
(+) Exercised Options	51
(+/-) Project Revision	(4)
(-) Discarded Areas	(164)
(-) Sold Areas	(73)
1Q18 Acquired Position	2,444

Changes in Landbank - Under Option	Total PSV (in R\$MM)
4Q17 Under Option Position	299
(+) New areas under option	219
1Q18 Under Option Position	518
Total Landbank 1Q18	2,961

On March 31, 2018, 54% of PSV was represented by swap agreements and 46% by cash agreements.

LANDBANK - SUBDIVISION

The following table shows the landbank for subdivision properties. At the end of the quarter, the PSV of the subdivision landbank stood at R\$569 million, of which 100% refers to properties acquired.

UF	Loteamento Cidades	VGV Total (R\$ milhões)			
		Adquirido	Opcionado	Total	%Total
GO	1	7	-	7	1%
SC	1	68	-	68	12%
SP	4	494	-	494	87%
Total	6	569	-	569	100%

There were no changes in the subdivision landbank in the quarter.

On March 31, 2018, 87% of PSV was represented by swap agreements and 13% by cash agreements.

FINANCIAL PERFORMANCE

INCOME STATEMENT

	1Q18	4Q17	1Q18 vs 4Q17	1Q17	1Q18 vs 1Q17
Net Operating Revenue	50,101	72,954	-31%	74,665	-33%
COGS	(44,434)	(66,586)	-33%	(73,603)	-40%
Gross Profit	5,667	6,368	-11%	1,062	434%
Gross Margin	11.3%	8.7%	2.6 p.p.	1.4%	9.9 p.p.
Adjusted Gross Profit	10,285	13,109	-22%	11,224	-8%
Adjusted Gross Margin	20.5%	18.0%	2.6 p.p.	15.0%	5.5 p.p.
Selling expenses	(6,713)	(8,205)	-18%	(8,954)	-25%
General and Administrative Expenses	(9,499)	(16,238)	-42%	(15,450)	-39%
Equity Income	(153)	(137)	12%	1,559	N/A
Other Operating Revenue	(2,543)	887	N/A	(2,181)	17%
Adjusted EBITDA	(8,065)	(8,993)	-10%	(12,113)	-33%
Adjusted EBITDA Margin	-16.1%	-12.3%	-3.8 p.p.	-16.2%	0.1 p.p.
Net Financial Income (Expenses)	3,198	903	254%	914	250%
Income tax and social contribution	(1,677)	(3,176)	-47%	(3,358)	-50%
Net Income	(11,750)	(19,030)	-38%	(26,058)	-55%
Net Margin	-23.5%	-26.1%	2.6 p.p.	-34.9%	11.4 p.p.

*Excludes financial expenses recorded at cost.

Consolidated Net Revenue amounted to R\$50.1 million, down 31% from R\$73.0 million in 4Q17, due to the lower sales volume and the reduction in revenue based on percentage of completion. The 33% reduction compared to 1Q17 is explained by the lower volume of ongoing construction works.

Adjusted Gross Margin was 20.5%, 2.6 p.p. higher than in 4Q17 and 5.5 p.p. higher than in 1Q17. Gross margin expansion was driven by i) the higher sales prices of units in inventory; ii) the lower impact from cancellations on gross income, and iii) the gradual recognition of the result from sales of products launched in 2017-18, which have better margins.

A proforma statement considering 100% of unconsolidated projects follows:

Pro-Forma (R\$ '000)	1Q18	Recanto das Emas Results	Pananby Results	Other unconsolidated developments	1Q18 Pro-Forma
Net Revenue	50,101	3,928	468	9,280	63,777
Incorporation	42,020	-	468	9,280	51,768
Subdivision	8,081	3,928	-	-	12,009
COGS	(44,434)	(319)	(377)	(8,293)	(53,423)
Gross Profit	5,667	3,609	91	987	10,354
Gross Margin	11.3%	91.9%	19.4%	10.6%	16.2%

Operating Revenues (Expenses), R\$ '000	1Q18	4Q17	1Q18 vs 4Q17	1Q17	1Q18 vs 1Q17
Operating Expenses	(18,908)	(23,693)	-20%	(25,026)	-24%
Selling expenses	(6,713)	(8,205)	-18%	(8,954)	-25%
Comission	(2,801)	(3,196)	-12%	(4,319)	-35%
Other selling expenses	(3,912)	(5,009)	-22%	(4,635)	-16%
General and Administrative Expenses	(9,499)	(16,238)	-42%	(15,450)	-39%
Legal Expenses	(2,157)	(3,462)	-38%	(2,120)	2%
Other G&A Expenses	(7,342)	(12,776)	-43%	(13,330)	-45%
Equity Income	(153)	(137)	12%	1,559	N/A
Other Operating Revenue	(2,543)	887	N/A	(2,181)	17%

Selling Expenses in 1Q18 came to R\$6.7 million, down 18% from the prior quarter. This reduction is due to: i) lower costs with commissions due to the lower volume of sales in the period and sales of some units with discounted commissions; and ii) lower expenses with marketing and advertising. In 1Q18 compared to 1Q17, selling expenses decreased by 25%, which is mainly explained by the lower costs with commissions, given the lower volume of cancellations of unfinished units in 1Q18, which leads to the immediate recognition of the commission, and by sales of units in 1Q18 with discounted commissions.

General and Administrative Expenses in 1Q18 amounted to R\$9.5 million, down 42% and 39% from 4Q17 and 1Q17, respectively, due to i) the savings arising from the Company's restructuring carried out during 2017, ii) the lower expenses with condominium fees, and iii) the review of agreements with third parties. In addition, G&A expenses in 4Q17 were adversely affected by the legal efforts made during the quarter to settle pending lawsuits.

Equity Income amounted to negative R\$0.2 million in the quarter, in line with 4Q17 and down from 1Q17. This reduction compared to 1Q17 was due to the more challenging market scenario, especially in the Ribeirão Preto region.

The Company recorded an expense of R\$2.5 million under **Other Operating Income/Expenses** in 1Q18, due to the sale of an area in the quarter that generated a loss of R\$1.9 million.

Consolidated Adjusted EBITDA, R\$ '000	1Q18	4Q17	1Q18 vs 4Q17	1Q17	1Q18 vs 1Q17
Net Income Consolidated (RNI + Minority Interest)	(11,720)	(19,598)	-40%	(26,407)	-56%
(+) Income tax and social contribution	1,677	3,176	-47%	3,358	-50%
(+) Net Financial Income	(3,198)	(903)	254%	(914)	250%
(+) Depreciation & Amortization	558	1,591	-65%	1,688	-67%
EBITDA	(12,683)	(15,734)	-19%	(22,275)	-43%
EBITDA Margin	-25.3%	-21.6%	-3.7 p.p.	-29.8%	4.5 p.p.
(+) Financial Expenses on Cost	4,618	6,741	-31%	10,162	-55%
Adjusted EBITDA*	(8,065)	(8,993)	-10%	(12,113)	-33%
Adjusted EBITDA Margin	-16.1%	-12.3%	-3.8 p.p.	-16.2%	0.1 p.p.

* EBITDA: net income for the period, plus income tax, financial expenses net of financial income, and depreciation, amortization and depletion. Adjusted EBITDA refers to the adjustment of expenses with capitalized interest, given the operational nature of this expense.

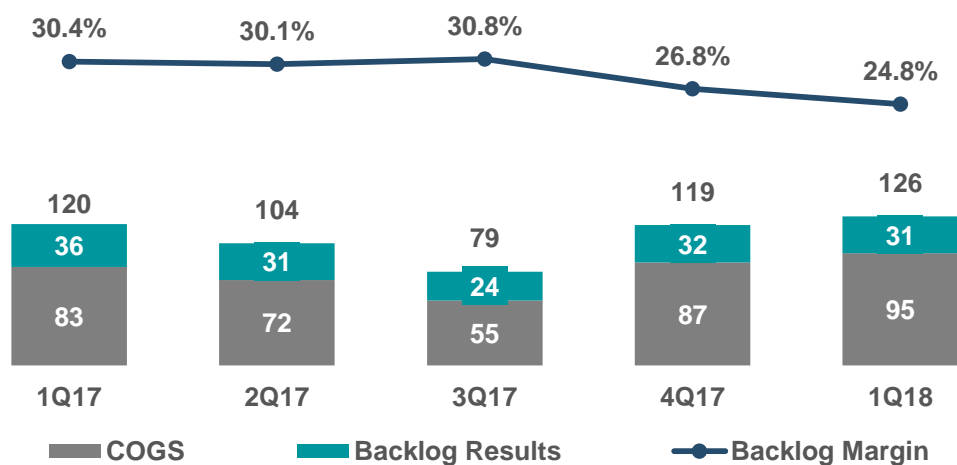
Adjusted EBITDA was negative R\$8.0 million in 1Q18, compared to negative R\$12.1 million in 1Q17.

Net Interest (Expenses) Revenue, R\$ '000	1Q18	4Q17	1Q18 vs 4Q17	1Q17	1Q18 vs 1Q17
Monetary Variation, Net	4,411	6,235	-29%	2,129	107%
Financial Revenue	5,999	5,340	12%	10,545	-43%
Financial Expenses	(7,212)	(10,672)	-32%	(11,760)	-39%
Total	3,198	903	254%	914	250%

In 1Q18, **Financial Income** was R\$3.2 million, compared to R\$0.9 million in 4Q17. The increase was driven by higher interest income from clients and by the sharp reduction in the financial discounts granted.

Net Loss amounted to R\$11.8 million in 1Q18, down 55% from R\$26.1 million in 1Q17. The reduction is mainly explained by the higher sales margins and by the lower expenses benefited by the with the organizational restructuring in 2017.

Backlog Results (R\$ MM) and Backlog Margin (%)



Backlog Margin ended 1Q18 at 24.8%, with the reduction in relation to 4Q17 mainly due to the entry of launches from the 2017-18 cycle, whose average margin is 25%, reducing the share of subdivision projects, which have higher margins.

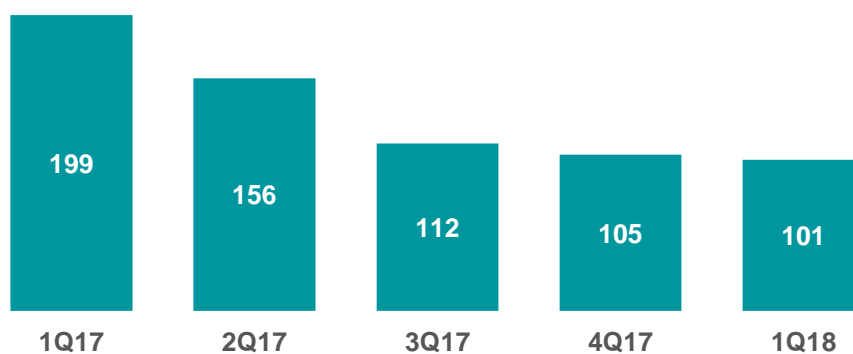
Note that the amounts recorded in Backlog Margin have not yet been subjected to PIS/COFINS taxes and do not include the financial expenses related to COGS.

BALANCE SHEET: Main items

Cash Position

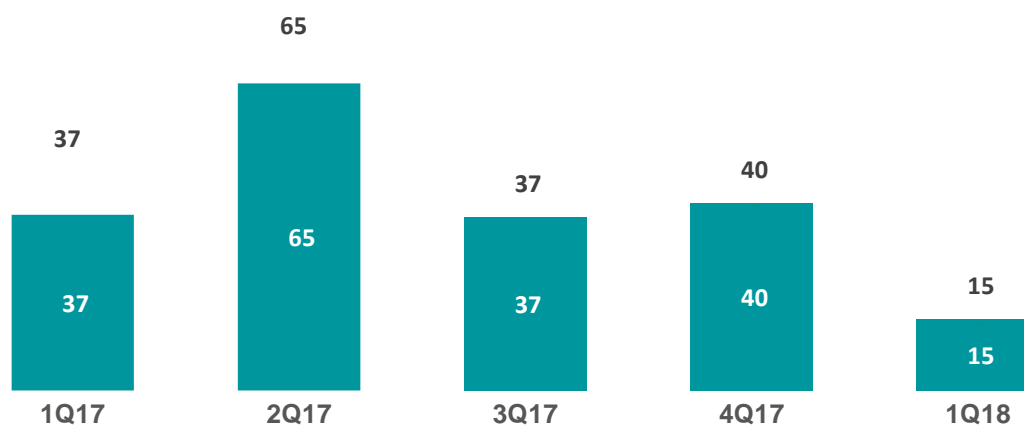
RNI ended the first quarter of 2018 with a cash position of R\$101 million.

Cash Position



Cash generation in the quarter amounted to R\$15 million. In the quarter, the share of transfers of projects with delivery slated for 2018 increased with the approach of the scheduled completion date.

Cash Generation



Trade Accounts Receivable

The balance of Trade Accounts Receivable at March 31, 2018 amounted to R\$540 million, of which R\$441 million is recorded on the balance sheet with the associated revenue already recognized. Of this total, R\$249 million is recorded in current assets and R\$192 million in non-current assets, as shown in the following table.

Credits with clients (R\$ '000)	1Q18	%	4Q17	%	1Q18 vs 4Q17	1Q17	%	1Q18 vs 1Q17
Current Assets								
Amounts Realized	249,071	46%	277,112	50%	-10%	387,583	56%	-36%
Amounts Non Realized	29,487	5%	21,807	4%	35%	59,387	9%	-50%
Total Current Assets	278,558	52%	298,919	54%	-7%	446,970	65%	-38%
Non Current Assets								
Amounts Realized	192,054	36%	187,088	34%	3%	199,115	29%	-4%
Amounts Non Realized	69,816	13%	72,074	13%	-3%	42,125	6%	66%
Total Non Current Assets	261,870	48%	259,162	46%	1%	241,240	35%	9%
TOTAL	540,428	100%	558,082	100%	-3%	688,210	100%	-21%

Credits not yet recorded on the balance sheet and for which the associated revenue has not yet been recognized in the profit or loss using the percentage of completion (PoC) method amounted to R\$99 million on March 31, 2018. The difference between the R\$126 million recognized under Backlog and this R\$99 million refers to advances from clients, which came to R\$27 million at the end of 1Q18.

The performed receivables portfolio amounted to R\$311 million on March 31, 2018.

The following table provides a breakdown and the status of performed receivables classified by phase and order of monetization:

PERFORMED Receivables Account details (R\$ million)	1Q18	4Q17	%
Clients transferred (filed at notary) awaiting credit	16,488	22,450	5.3%
Clients in Analysis/Transfer to Banks	39,236	64,528	12.6%
Clients from recently concluded units with certificates of occupancy, pending documentation	6,094	3,878	2.0%
Clients in legal discussion with secured fiduciary sale	7,723	7,843	2.5%
Clients with potential cancellation (further conversion into inventory)	31,309	19,884	10.1%
Others	12,315	16,528	4.0%
Performed Receivables Account (Not Financed by the Company)	113,165	135,111	36.4%
Clients Financed by Company	182,104	182,909	58.6%
Clients Financed by Company (Pro-Soluto)	15,547	13,163	5.0%
Total of Performed Clients Receivables Account	310,819	331,183	100.0%

* The portfolio degree liquidity is indicated per color. The strongest color means greater liquidity, while the lighter color suggests lower liquidity

The following table shows the changes in the performed receivables portfolio:

Changes in Performed Receivables	1Q18
(beginning of period)	331,183
(+) Performed during the period	-
(-) Received in the period	19,198
(-) Transfer / Rescission of Performer clients written in the period	18,307
(+) Monetary variation - adjustment index in the period	9,434
(+) Sales of inventory in the period	19,195
(-) Cancelled sales during the period	16,352
(+) Others	4,861
Balance	310,817

Loans and Financing

An analysis follows of the Company's debt position in relation to its Cash Balance and Shareholders' Equity.

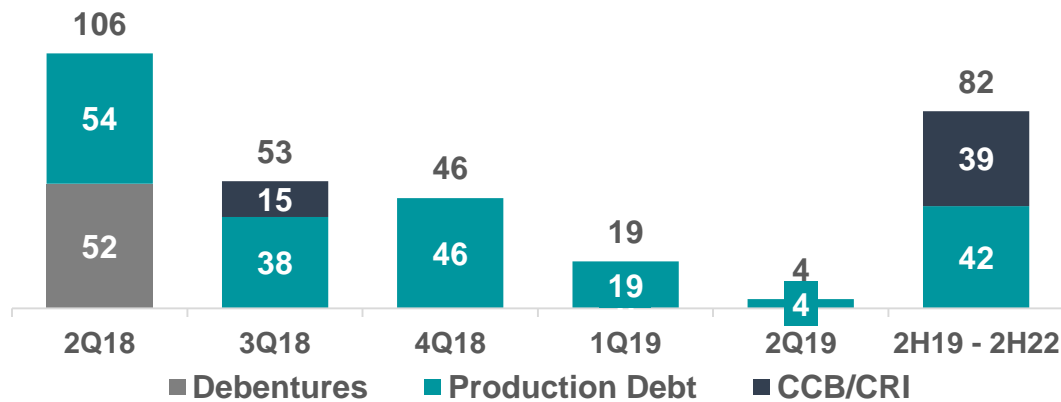
	1Q17	2Q17	3Q17	4Q17	1Q18
Net Cash (1)	199	156	112	105	101
Debts (2)	563	455	375	328	309
Construction Loans	349	306	247	207	203
Business Plan	261	221	166	129	109
CCBI	88	85	82	78	94
Bank debt	214	150	127	121	106
CCBI/CRI	108	99	75	70	54
Debentures	106	51	52	51	52
Net Debt (2-1)	364	299	262	223	208
Shareholders' Equity	725	685	670	650	639
Net Debt/Shareholders' Equity	50.3%	43.7%	39.2%	34.3%	32.5%
Net Debt (ex-SFH/SFI)/Shareholders' Equity	2.1%	-1.0%	2.3%	2.4%	0.7%

In 1Q18, the balance of gross debt decreased R\$19 million, mainly due to the payment of R\$17 million related to an installment on corporate securities (CCBI/CRI). Note that the outstanding balance of the Debentures was paid in April 2018.

On March 31, 2018, the Net Debt/Equity ratio stood at 32.5%, compared to 50.3% on March 31, 2017, a reduction of 17.8 p.p.

The cash position of R\$101 million plus the R\$212 million in performed receivables not linked to any construction financing corresponds to 2.97x the Company's total corporate debt and to 1.02x its total debt.

Our debt maturity schedule is shown below:

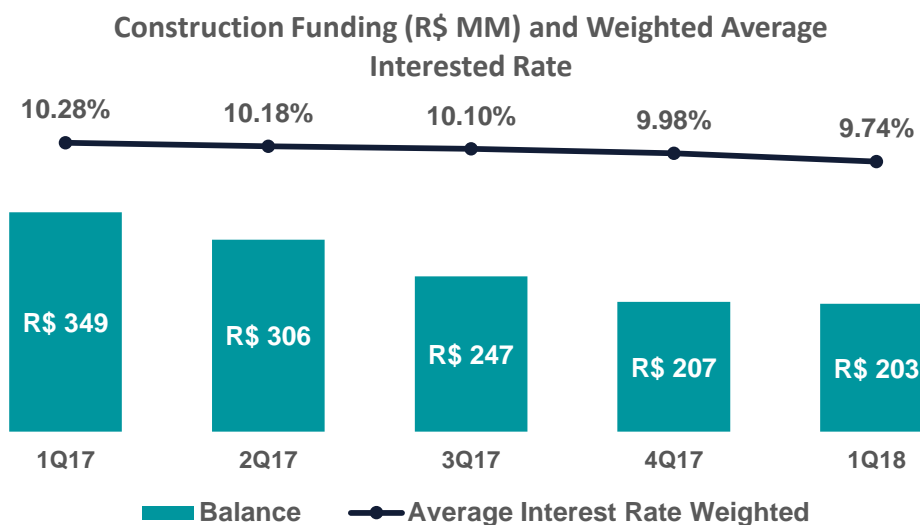


Our debt is divided into the following types of credit facilities:

Loans and Financing	Rate	1Q18
Business plans	TR + 8.0% to 10.5% p.a.	109,328
CCBI	TR + 11.5% p.a. ; TR + 14.9% p.a ; CDI + 2.0% p.a. and 115.0% of CDI	94,056
Construction Loan		203,384
CCB/CRI*	CDI + 2,3% p.a. and CDI + 2,2% p.a.	53,995
Debentures	CDI + 1,6% p.a.	51,678
Bank debt		105,673
Total		309,056

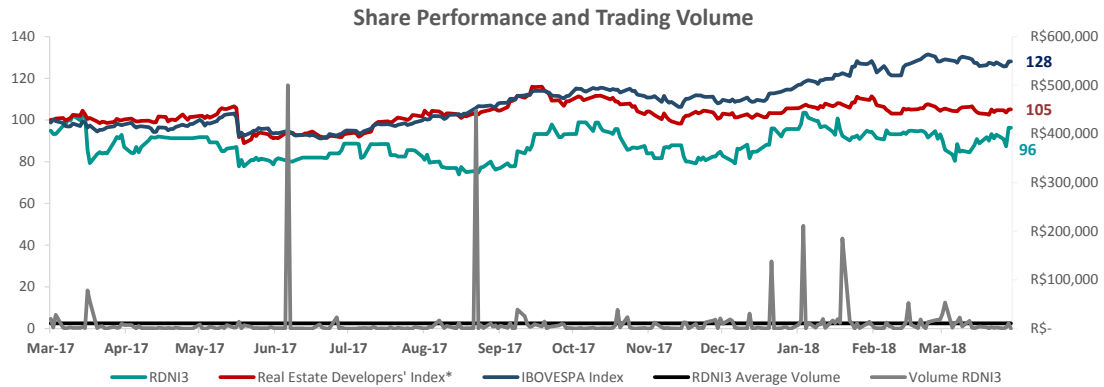
*Funds raised through CCB/CRI are used to finance real estate projects.

The following chart shows the evolution of construction debt and the average interest rate weighted by the share of the outstanding balance of each project in the total.



RDNI3 Stock Performance

The following chart shows the performance of RDNI3 stock in the last 12 months in terms of price and trading volume. The stock's closing quote on March 31, 2018 was R\$6.19.



*Index composed of the stocks CYRE3, DIRR3, EVEN3, EZTC3, GFSA3, HBOR3, JHSF3, MRVE3, PDGR3, RDNI3, RSID3, TCSA3, TRIS3 and VIVR3 weighted by market capitalization.

Base = 100 on Mar/01/2017

Source: Bloomberg

DISCLAIMER

The statements contained herein regarding the business prospects, projections of financial and operating results and growth prospects that affect the operations of RODOBENS, as well as any other forward-looking statements regarding the Company's business are merely estimates and as such are subject to risks and uncertainties and therefore are not guarantees of future results. These forward-looking statements depend substantially on market conditions, government regulations, competitive pressures, performance of the industry and the Brazilian economy and other factors, and therefore are subject to change without prior notice.

Consolidated Balance Sheet

BALANCE SHEET (R\$ '000)	1Q18	4Q17	1Q18 vs. 4Q17	1Q17	1Q18 vs. 1Q17
ASSETS					
CURRENT ASSETS	569,017	603,078	-6%	838,337	-32%
Cash and Equivalents	98,932	98,072	1%	175,409	-44%
Trade accounts receivable	249,729	277,112	-10%	387,583	-36%
Accounts Receivable from sale of lots	2,524	2,430	4%	21,194	-88%
Real estate for sale	170,971	172,380	-1%	192,031	-11%
Credits with third parties	18,428	24,325	-24%	29,299	-37%
Expenses to be transferred to SPEs ¹	2,083	2,525	-18%	1,473	41%
Sales expenses to be recognized	4,702	4,559	3%	4,459	5%
Prepaid expenses	2,366	2,294	3%	1,613	47%
Clients co-obligation	377	1,544	-76%	2,286	-84%
Dividends Receivable	142	225	-37%	-	N/A
Other receivables	18,763	17,612	7%	22,990	-18%
NON-CURRENT ASSETS	586,393	557,018	5%	638,828	-8%
Financial Investments	2,504	6,873	-64%	23,092	-89%
Trade accounts receivable	192,054	187,088	3%	199,115	-4%
Other receivables	-	-	N/A	8,819	N/A
Related parties	375	236	59%	118	218%
Deposits in court	7,163	6,777	6%	6,857	4%
Dividends Receivable	8,250	7,722	7%	-	N/A
Real estate for sale	145,756	121,615	20%	137,319	6%
Land to be received	96,750	87,827	10%	126,168	-23%
Investments in subsidiaries and joint subsidiaries	109,919	119,341	-8%	112,460	-2%
Property, plant and equipment	19,729	15,924	24%	20,044	-2%
Intangible assets	3,893	3,615	8%	4,836	-19%
Total non-current assets	586,393	557,018	5%	638,828	-8%
TOTAL ASSETS	1,155,410	1,160,096	0%	1,477,165	-22%
LIABILITIES & Shareholders' Equity					
CURRENT LIABILITIES	378,583	382,864	-1%	358,864	5%
Trade accounts payable	16,463	12,820	28%	20,195	-18%
Construction Loans	157,149	174,626	-10%	145,640	8%
Bank Credit Bill ("CCB")	14,715	29,631	-50%	29,820	-51%
Debentures	51,678	50,595	2%	55,748	-7%
Social and labor obligations	4,014	3,942	2%	7,273	-45%
Tax obligations	2,804	4,491	-38%	9,787	-71%
Current accounts with partners in projects	516	530	-3%	1,904	-73%
Accounts payable for property acquisitions	67,722	42,640	59%	14,029	383%
Deferred Taxes	7,496	8,162	-8%	17,401	-57%
Provision for customer warranty	11,516	11,794	-2%	14,000	-18%
Advances from clients	26,921	25,076	7%	18,186	48%
Related parties	982	971	1%	926	6%
Provision for losses in subsidiaries	1,578	1,233	28%	2,382	-34%
Accounts payable for acquisition of equity interest	-	-	N/A	4,261	N/A
Other accounts payable	14,652	14,809	-1%	15,026	-2%
Clients co-obligation	377	1,544	-76%	2,286	-84%
NON-CURRENT LIABILITIES	138,036	127,201	9%	393,472	-65%
Deferred Taxes	17,278	17,707	-2%	18,005	-4%
Construction Loans	46,235	32,247	43%	203,409	-77%
Bank Credit Bill ("CCB")	39,280	40,583	-3%	78,225	-50%
Debentures	-	-	N/A	49,985	N/A
Provision for contingencies	16,005	15,892	1%	19,236	-17%
Accounts payable for property acquisitions	19,238	20,772	-7%	24,612	-22%
SHAREHOLDERS' EQUITY	638,791	650,030	-2%	724,829	-12%
Share capital	512,438	512,438	0%	512,438	0%
Legal reserve	27,140	27,140	0%	27,140	0%
Retained earnings	117,831	117,816	0%	210,958	-44%
Treasury stock	(16,020)	(16,020)	0%	(16,020)	0%
Accrued income	(11,750)	-	N/A	(26,058)	-55%
Non-controlling interest	9,152	8,656	6%	16,371	-44%
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY	1,155,410	1,160,095	0%	1,477,165	-22%

Consolidated Statement of Income

INCOME STATEMENT	1Q18	4Q17	1Q18 vs. 4Q17	1Q17	1Q18 vs. 1Q17
(R\$ '000)					
NET OPERATING REVENUE	50,101	72,954	-31%	74,666	-33%
COST OF PROJECTS SOLD	(44,434)	(66,586)	-33%	(73,603)	-40%
GROSS PROFIT	5,667	6,368	-11%	1,063	433%
OPERATING INCOME (EXPENSES)	(18,908)	(23,693)	-20%	(25,026)	-24%
Selling expenses	(6,713)	(8,205)	-18%	(8,954)	-25%
General and administrative expenses	(9,499)	(16,238)	-42%	(15,450)	-39%
Other Operating Income	(2,543)	887	n.a.	(2,181)	17%
Equity Income	(153)	(137)	12%	1,559	n.a.
OPERATING INCOME (LOSS) BEFORE INTEREST INCOME (EXPENSE)	(13,241)	(17,325)	-24%	(23,963)	-45%
NET INTEREST (EXPENSES) REVENUE	3,198	903	254%	914	250%
Monetary variations, net	4,411	6,236	-29%	2,129	107%
Interest income	5,999	5,340	12%	10,545	-43%
Interest expenses	(7,212)	(10,673)	-32%	(11,760)	-39%
EARNINGS BEFORE INCOME TAX AND SOCIAL CONTRIBUTION	(10,043)	(16,422)	-39%	(23,049)	-56%
INCOME TAX AND SOCIAL CONTRIBUTION	(1,677)	(3,176)	-47%	(3,358)	-50%
Current	(2,116)	(3,778)	-44%	(5,777)	-63%
Deferred charges	439	602	-27%	2,419	-82%
NET INCOME BEFORE NON-CONTROLLING INTERESTS	(11,720)	(19,598)	-40%	(26,407)	-56%
Minority interests	(30)	568	n.a.	349	n.a.
NET INCOME	(11,750)	(19,030)	-38%	(26,058)	-55%
Earnings per share (in R\$)	(0.28)	(0.45)	-38%	(0.62)	-55%

Consolidated Cash Flow

CASH FLOW Consolidate (R\$ '000)	1Q18	1Q17
CASH FLOW PROVIDED BY OPERATIONS ACTIVITIES		
NET INCOME	(11,720)	(26,407)
Adjustments to reconcile net income (loss) in the period to net cash provided by (used in) operating activities		
Deferred Taxes	(1,095)	(5,136)
Depreciation/Amortization	1,035	2,273
Expenses with stock option plan	14	33
Equity income	(195)	(1,538)
Provision for doubtful accounts	2,195	(2,322)
Result from divestiture	151	150
Provisions for losses in subsidiaries	348	(21)
Derecognition of property, plant and equipment	82	43
Provision for contingencies	113	(841)
Interest and monetary variations on loans	7,230	18,397
Provision for warranties	768	1,053
Increase (decrease) in operating assets		
Credits with clients	20,222	56,243
Land to be received	(9,017)	3,864
Real estate for sale	(22,732)	26,057
Credit with third parties	5,371	10,571
Expenses to be transferred to SPCs	442	(173)
Selling expenses to be recognized	(143)	689
Prepaid expenses	(72)	(823)
Other credits	(1,151)	(2,211)
Related parties	(139)	(21)
Legal provisions	(386)	327
Increase (decrease) in operating liabilities		
Suppliers	3,643	(823)
Taxes and social charges payable	1,613	6,200
Income tax and social contribution	23,548	(57)
Provision for warranties	(1,046)	(1,224)
Land acquisitions payable	1,845	(3,921)
Advance from customers	(14)	720
Debt with related parties	11	17
Accounts payable for equity acquisition	-	(1,404)
Other accounts payable	(157)	(2,422)
NET CASH GENERATED BY OPERATING ACTIVITIES	20,764	77,293
Payment interest-free financing	(6,988)	(16,804)
Income Tax and Social Contribution Payment	(3,228)	(1,233)
NET CASH USED IN OPERATING ACTIVITIES	10,548	59,256
CASH FLOW PROVIDED BY INVESTING ACTIVITIES		
Acquisition of property, plant and equipment	(5,200)	(346)
Increase of investments	9,546	(17,173)
Financial investments	4,369	630
NET CASH USED IN INVESTING ACTIVITIES	8,715	(16,889)
CASH FLOW PROVIDED BY FINANCING ACTIVITIES		
Amortization of borrowings	(54,951)	(82,607)
New borrowings	36,084	18,742
NON-CONTROLLING SHAREHOLDERS		
Dividends payable - Non-controlling shareholders	-	(1,530)
Capital increase by non-controlling shareholders	903	-
Capital decrease by non-controlling shareholders	(437)	(1,377)
NET CASH PROVIDED BY (USED IN) FINANCING ACTIVITIES	(18,401)	(66,772)
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	862	(24,405)
Cash balance		
At the beginning of the period	98,072	199,814
At the end of the period	98,932	175,409
	860	(24,405)