

Earnings Release 2Q18



HISTORICAL RECORD OF SALES IN 2Q18, GROWTH OF 242.8% IN RELATION TO 2Q17.

Juiz de Fora, August 14, 2018 - Inter Construtora e Incorporadora SA (B3: BOVESPA MAIS - INNT3), which operates in the development of medium and large-sized real estate developments focused on popular housing (MCMV), today announces its results of the second quarter of 2018. The financial information is presented on a consolidated basis, prepared in accordance with the International Financial Reporting Standards (IFRS), which considers guidance OCPC 04 on the application of Technical Interpretation ICPC 02 applicable to real estate development entities in the Brazil, as approved by the Accounting Pronouncement Committee (CPC), the Brazilian Securities Commission (CVM) and the Federal Accounting Council (CFC).

HIGHLIGHTS

- ✓ **Net Sales totaled 608 units, up 208% compared to 2Q17.**
- ✓ **SoS (in units) recorded record in the second quarter of 2018, totaling 38%.**
- ✓ **Net Income in 2Q18 of R\$ 8 million, an increase of 90% in relation to 2Q17.**
- ✓ **Net Operating Revenue in 1H18 totaled R\$ 73.5 million, an increase of 32% in relation to 1H17.**
- ✓ **1st Debenture Issue, in the amount of R\$ 45 million. The funding of funds is exclusively directed to the acquisition of land, strengthening our landbank.**

MESSAGE FROM MANAGEMENT

The second quarter of 2018 marked a milestone in the Company's history, in April the Company issued the 1st debenture, in the amount of R\$ 45 million. Used as ballast for the 141st and the 142nd 1st Issue of Certificates of Real Estate Receivables of the Apex Securitization, in the amount of R\$ 45 millions. We are now more prepared to meet the large growth in demand for residential properties. Funding is exclusively directed to the acquisition of land, development of the strategic planning of geographical expansion in cities strategies.

Inter stands out as a Brazilian developer and builder focused on the segment of popular residential projects, included in the Federal Government's Minha Casa Minha Vida (MCMV) program, 1.5; 2 and 3. In the second quarter of 2018 Inter was named one of the 50 largest construction companies in the country in 2017, in 49th place, according to the ITC Ranking, in the evaluation of 2016 Inter was presented in 90th place, a growth expressive reflection of the strength, commitment and work of all who are part of #Maquinadesonhos.

We have ISO 9001 and PBQP-H Level A certification (Brazilian Habitat Quality and Productivity Program). Such certifications attest to the high standard in our internal processes and controls, as well as efficiency in its implementation.

In the second quarter of 2018, INTER maintained its accelerated pace of growth, prospecting and expanding its land bank and geographic performance, net sales totaled R\$ 87.3 million, 242.8% higher than in 2Q17, we continued with the investment plan of the team, corporate governance, internal controls and infrastructure necessary to support the great operational growth.

We are attentive to the difficulties and oscillations of the market, in this period of presidential election, we are also closely following the issues of FGTS funding. But optimistic about the future of construction in Brazil, as it is an important sector for the country's growth and development.

INTER remains committed to its profitable growth strategy in the segment. We believe that this will create more value for our customers, employees and shareholders.

FINANCIAL AND OPERATIONAL INDICATORS

	2Q18	1Q18	2Q17	Var. 2Q18 x 1Q18	Var. 2Q18 x 2Q17	1H18	1H17	Var. 1H18 x 1H17
PSV Launched (R\$ thousand)	16,000	184,000	151,200	-91.3%	-89.4%	200,000	180,000	11.1%
Net Sales (R\$ thousand)	87,333	41,120	25,476	112.4%	242.8%	128,453	83,309	54.2%
Net Operating Revenue (R\$ thousand)	37,538	35,973	27,399	4.4%	37.0%	73,511	55,700	32.0%
Construction Cost (R\$ thousand)	(20,866)	(20,994)	(18,549)	-0.6%	12.5%	(41,860)	(33,091)	26.5%
Construction Cost / Net Operating Revenue (%)	55.6%	58.4%	67.7%	-2.8p.p.	-12.1p.p.	56.9%	59.4%	-2.5p.p.
Construction Cost / Net Sales (%)	23.9%	51.1%	72.8%	-27.2p.p.	-48.9p.p.	32.6%	39.7%	-7.1p.p.
Gross Profit (R\$ thousand)	16,671	14,980	8,850	11.3%	88.4%	31,651	22,609	40.0%
Gross Margin (%)	44.4%	41.6%	32.3%	2.8p.p.	12.1p.p.	43.1%	40.6%	2.5p.p.
Net Financial Result (R\$ thousand)	(2,109)	(1,144)	(812)	84.4%	159.7%	(3,253)	(1,381)	135.6%
Net Financial Result / Net Operating Revenue (%)	5.6%	3.2%	3.0%	2.4p.p.	2.7p.p.	4.4%	2.5%	1.9p.p.
Net Financial Result / Net Sales (%)	2.4%	2.8%	3.2%	-0.4p.p.	-0.8p.p.	2.5%	1.7%	0.9p.p.
Net Financial Result / PSV Launched (%)	13.2%	0.6%	0.5%	12.6p.p.	12.6p.p.	1.6%	0.8%	0.9p.p.
Selling Expenses (R\$ thousand)	(1,415)	(1,826)	(1,920)	-22.5%	-26.3%	(3,241)	(2,983)	8.6%
Selling Expenses / Net Operating Revenue (%)	3.8%	5.1%	7.0%	-1.3p.p.	-3.2p.p.	4.4%	5.4%	-0.9p.p.
Selling Expenses / Net Sales (%)	1.6%	4.4%	7.5%	-2.8p.p.	-5.9p.p.	2.5%	3.6%	-1.1p.p.
Selling Expenses / PSV Launched (%)	8.8%	1.0%	1.3%	7.9p.p.	7.6p.p.	1.6%	1.7%	0.0p.p.
General and Administrative Expenses (R\$ thousand)	(4,708)	(2,826)	(1,256)	66.6%	274.8%	(7,534)	(3,301)	128.2%
Expenses G&A / Net Operating Revenue (%)	12.5%	7.9%	4.6%	4.7p.p.	8.0p.p.	10.2%	5.9%	4.3p.p.
Expenses G&A / Net Sales (%)	5.4%	6.9%	4.9%	-1.5p.p.	0.5p.p.	5.9%	4.0%	1.9p.p.
Expenses G&A / PSV Launched (%)	29.4%	1.5%	0.8%	27.9p.p.	28.6p.p.	3.8%	1.8%	1.9p.p.
Net Income (R\$ thousand)	8,025	8,366	4,218	-4.1%	90.3%	16,391	14,085	16.4%
Net Margin (%)	21.4%	23.3%	15.4%	-1.9p.p.	6.0p.p.	22.3%	25.3%	-3.0p.p.
EBITDA (R\$ thousand)	11,005	9,946	5,362	10.6%	105.2%	20,951	15,873	32%
EBITDA Margin (%)	29.3%	27.6%	19.6%	1.7p.p.	9.7p.p.	28.5%	28.5%	0.0p.p.
Cash Generation (R\$ thousand)	36,637	(6,165)	(4,939)	694.3%	841.8%	36,637	(4,939)	841.8%
Cash and Cash Equivalents (R\$ thousand)	66,621	23,818	17,125	179.7%	289.0%	66,621	17,125	289.0%
Gross Debt (R\$ thousand)	88,544	39,761	24,374	122.7%	263.3%	88,544	24,374	263.3%
Net Debt (R\$ thousand)	21,923	15,943	7,249	37.5%	202.4%	21,923	7,249	202.4%
Shareholders' Equity Total (R\$ thousand)	26,311	22,910	15,503	14.8%	69.7%	26,311	15,503	69.7%
Net Debt / Shareholders' Equity (%)	83.3%	69.6%	46.8%	13.7p.p.	36.6p.p.	83.3%	46.8%	36.6p.p.
Net Debt / EBITDA 12 months	0.49x	0.40x	0.27x	20.3%	82.2%	0.49x	0.27x	82.16%

OPERATIONAL INDICATORS

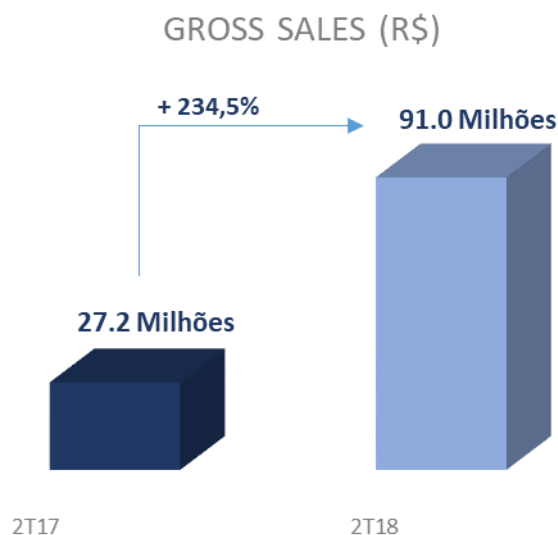
	2Q18	1Q18	2Q17	Var. 2Q18 x 1Q18	Var. 2Q18 x 2Q17	1H18	1H17	Var. 1H18 x 1H17
PSV Launched (units)	160	1,080	1,260	-85.2%	-87.3%	1,240	1500	-17.3%
Gross Sales (units)	629	355	209	77.2%	201.0%	984	482	104.1%
Cancellation (units)	21	29	12	-27.6%	75.0%	50	26	92.3%
Net Sales (units)	608	326	197	86.5%	208.6%	934	456	104.8%
Contracted Units (units)	564	900	300	-37.3%	88.0%	1,464	540	171.1%
Units Reported	521	306	213	70.3%	144.6%	827	428	93.2%
Produced (units)	665	369	379	80.2%	75.5%	1,034	598	72.9%
Completed (units)	636	60	252	960.0%	152.4%	696	576	20.8%

LAUNCHINGS

2Q18 negative highlight. the Company launched 160 units in the second quarter of 2018, 85.2% less than in 1Q18 and 87.3% lower than in 2Q17. This drop in launches is due to the delay in the incorporation of the projects, downtime in the cargo transportation sector and the championship world football have significantly impacted the progress of public agencies.

SALES

Gross sales totaled R\$ 90.9 million in 2Q18, an increase of 234.5% over 2Q17.



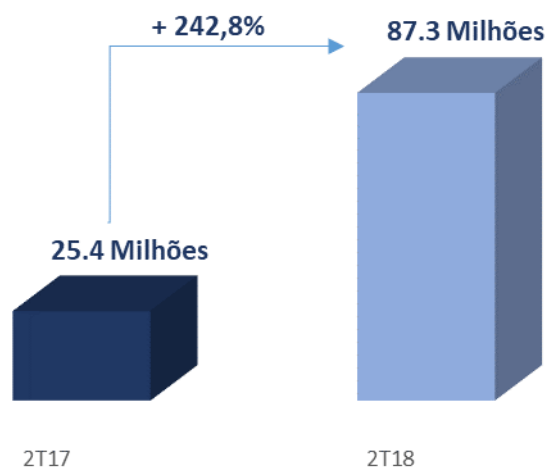
This performance reflects the good performance of the sales team, in addition to demonstrating the acceptance of the Inter apartments. Cancellations decreased significantly in 2Q18, 27.5% in relation to 1Q18, reflecting our customers' satisfaction with the product and reaping the benefits of investing in sales team training.

As a result of gross sales and cancellations performance in 2Q18, net sales increased by 86.5% and 208.6% when compared to 1Q18 and 2Q17, respectively, and totaled R\$ 87.3 million in 2Q18.

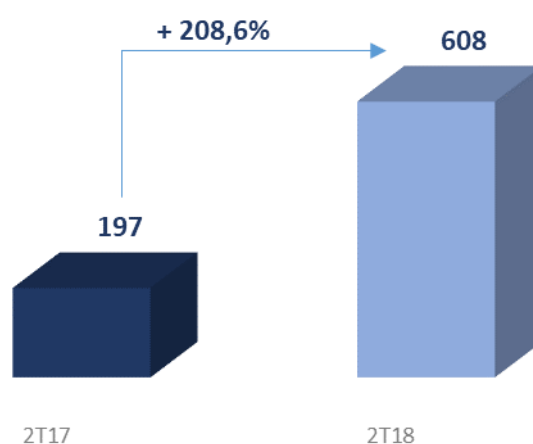
We significantly reduced the percentage of Commercial Expenses on Net Sales in 1Q18, a reduction of 5.9pp. in relation to 2Q17.

	2Q18	1Q18	2Q17	Var. 2Q18 x 1Q18	Var. 2Q18 x 2Q17	1H18	1H17	Var. 1H18 x 1H17
Net Sales (units)	608	326	197	86.5%	208.6%	934	456	104.8%
Net Sales (R\$ thousand)	87,333	41,120	25,476	112.4%	242.8%	128,453	57,833	122.1%

NET SALES (R\$)



NET SALES (UNID.)



CANCELLATIONS

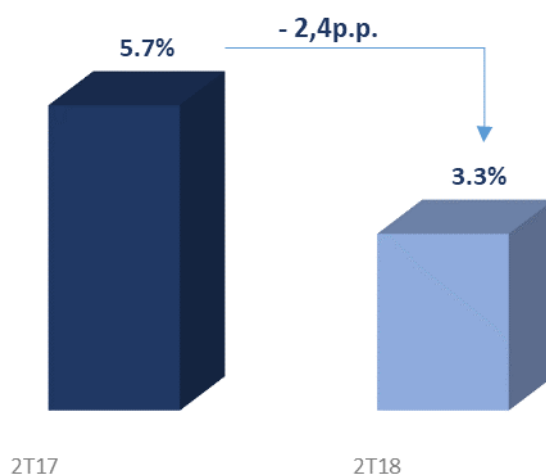
Investments in training and qualification of the sales team can be observed in the reduction of cancellations, a significant reduction in 2Q18, of 27.5% in relation to 1Q18.

	2Q18	1Q18	2Q17	Var. 2Q18 x 1Q18	Var. 2Q18 x 2Q17	1H18	1H17	Var. 1H18 x 1H17
Gross Sales (units)	629	355	209	77.2%	201.0%	984	482	104.1%
Cancellations (units)	21	29	12	-27.6%	75.0%	50	26	92.3%
Cancellations/Gross Sales (%)	3.3%	8.2%	5.7%	-4.8p.p.	-2.4p.p.	5.1%	5.4%	-0.3p.p.
Net Sales (units)	608	326	197	86.5%	208.6%	934	456	104.8%

	2Q18	1Q18	2Q17	Var. 2Q18 x 1Q18	Var. 2Q18 x 2Q17	1H18	1H17	Var. 1H18 x 1H17
Gross Sales (R\$ thousand)	90,999	44,774	27,208	103.2%	234.5%	135,773	61,629	120.3%
Cancellations (R\$ thousand)	3,666	3,654	1,732	0.3%	111.7%	7,320	3,796	92.8%
Cancellations/Gross Sales (%)	4.0%	8.2%	6.4%	-4.1p.p.	-2.3p.p.	5.4%	6.2%	-0.8p.p.
Net Sales (R\$ thousand)	87,333	41,120	25,476	112.4%	242.8%	128,453	57,833	122.1%

The metric Cancellations / Gross Sales of units. presented reduction of 2.4p.p. in relation to 2Q17 and 4.8 pp. in relation to 1Q18. Fruit of the continuous training of the sales team.

CANCELLATIONS / GROSS SALES UNITS (%)



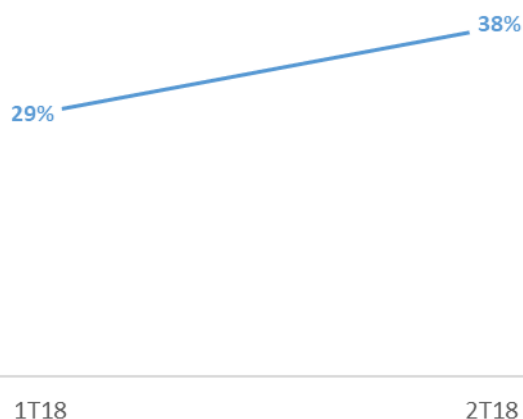
PROJECTS UNDER DEVELOPMENT

Projects under development	Number of Units
Unique Ubá	240
Unique Borboleta	156
Unique São Geraldo	240
Unique Fontesville	240
Park Marilândia	960
Park Jardim Norte	360
Unique Marilândia	24
Park Quinet	1080
Park Nova Califórnia	160
Total	3460

SALES-OVER-SUPPLY (SoS)

Good sales performance in 2Q18 is a result of continued investments in new digital channels, ongoing sales team training, location and product quality. The Company considers the Sales and Contracting Speed a fundamental pillar of the operation. We achieved the SoS of 38% in 2Q18, increase of 9p.p. in relation to 1Q18.

SALES-OVER-SUPPLY (SOS) (%)



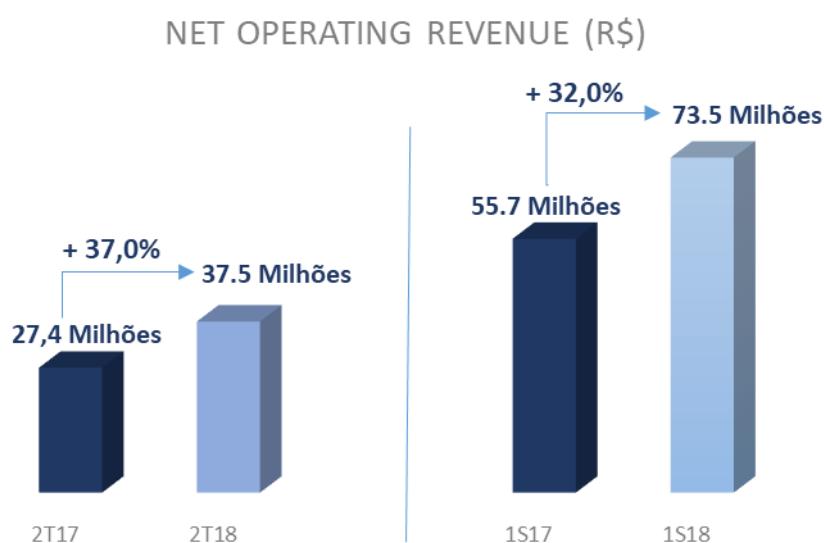
FINANCIAL INDICATORS

	2Q18	1Q18	2Q17	Var. 2Q18 x 1Q18	Var. 2Q18 x 2Q17	1H18	1H17	Var. 1H18 x 1H17
Net Operating Revenue (R\$ thousand)	37,538	35,973	27,399	4.4%	37.0%	73,511	55,700	32.0%
Construction Cost (R\$ thousand)	(20,866)	(20,994)	(18,549)	-0.6%	12.5%	(41,860)	(33,091)	26.5%
Gross Profit (R\$ thousand)	16,671	14,980	8,850	11.3%	88.4%	31,651	22,609	40.0%
General and Administrative Expenses (R\$ thousand)	(4,708)	(2,826)	(1,256)	66.6%	274.8%	(7,534)	(3,301)	128.2%
Selling expenses (R\$ thousand)	(1,415)	(1,826)	(1,920)	-22.5%	-26.3%	(3,241)	(2,983)	8.6%
Net Financial Result (R\$ thousand)	(2,109)	(1,144)	(812)	84.4%	159.7%	(3,253)	(1,381)	135.6%
Net Income (R\$ thousand)	8,025	8,366	4,218	-4.1%	90.3%	16,391	14,085	16.4%

NET OPERATING REVENUE

Net Operating Revenue totaled R\$ 73.5 million in the first half of 2018 (1H18), a 32% increase compared to 1H17, mainly reflecting the growth in contracted sales of projects launched in 2017, which evolved more in its works and therefore increased revenue share.

We are optimistic about the evolution of the projects contracted in 2018, impacting revenue significantly.



GROSS PROFIT

Gross Profit in 2Q18 was R\$ 16.6 million, a significant increase of 88.4% in relation to 2Q17, with a gross margin of 44.4% in 2Q18 increase of 12.1pp. in relation to 2Q17. The improvement in performance reflects the sales growth of more recent projects, with higher margins in the Company's results.

	2Q18	1Q18	2Q17	Var. 2Q18 x 1Q18	Var. 2Q18 x 2Q17	1H18	1H17	Var. 1H18 x 1H17
Net Operating Revenue (R\$ thousand)	37,538	35,973	27,399	4.4%	37.0%	73,511	55,700	32.0%
Construction Cost (R\$ thousand)	(20,866)	(20,994)	(18,549)	-0.6%	12.5%	(41,860)	(33,091)	26.5%
Gross Profit (R\$ thousand)	16,671	14,980	8,850	11.3%	88.4%	31,651	22,609	40.0%
Gross Margin (%)	44.4%	41.6%	32.3%	2.8p.p.	12.1p.p.	43.1%	40.6%	2.5p.p.

SELLING, GENERAL AND ADMINISTRATIVE EXPENSES (SG&A)

Sales, General and Administrative Expenses totaled R\$ 10.7 million in 1H18, an increase of 71.5% over 1H17, mainly reflecting the change in the size of the business and expenses with the issuance of the 1st debenture.

As a result of the efficiency gains of the sales team, Selling Expenses in 2Q18 recorded a drop of 22.5% in relation to 1Q18 and 26.3% in relation to 2Q17. Significant reduction of the metric Selling Expenses / Net Sales in 1Q18, reduction of 2.8pp. in relation to 1Q18 and a reduction of 5.9p.p. in relation to 2Q17.

	2Q18	1Q18	2Q17	Var. 2Q18 x 1Q18	Var. 2Q18 x 2Q17	1H18	1H17	Var. 1H18 x 1H17
Net Operating Revenue (R\$ thousand)	37,538	35,973	27,399	4.4%	37.0%	73,511	55,700	32.0%
General and Administrative Expenses (R\$ thousand)	(4,708)	(2,826)	(1,256)	66.6%	274.8%	(7,534)	(3,301)	128.2%
Selling expenses (R\$ thousand)	(1,415)	(1,826)	(1,920)	-22.5%	-26.3%	(3,241)	(2,983)	8.6%
Total (SG&A)	(6,123)	(4,652)	(3,176)	31.6%	92.8%	(10,775)	(6,284)	71.5%
SG&A / Net Operating Revenue (%)	16.3%	12.9%	11.6%	3.4p.p.	4.7p.p.	14.7%	11.3%	3.4p.p.

FINANCIAL RESULT

The Company's financial result in 2Q18 increased by 84.4% in relation to 1Q18, mainly reflecting the financial obligations of the Company's first debenture issue in the amount of R\$ 45 million.

The proceeds of the issue are available in the Company's cash and will be used exclusively in the expansion plan with acquisition of land in strategic cities.

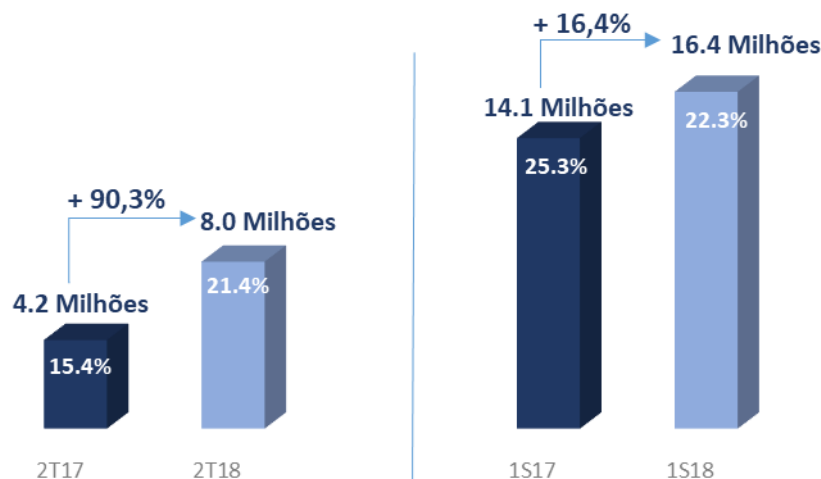
	2Q18	1Q18	2Q17	Var. 2Q18 x 1Q18	Var. 2Q18 x 2Q17	1H18	1H17	Var. 1H18 x 1H17
Net Operating Revenue (R\$ thousand)	37,538	35,973	27,399	4.4%	37.0%	73,511	55,700	32.0%
Financial income (R\$ thousand)	567	251	321	125.9%	76.6%	818	597	37.0%
Financial expenses (R\$ thousand)	(2,676)	(1,395)	(889)	91.8%	201.0%	(4,071)	(1,978)	105.8%
Net Financial Result (R\$ thousand)	(2,109)	(1,144)	(568)	84.4%	271.3%	(3,253)	(1,381)	135.6%
Net Financial Result / Net Operating Revenue (%)	5.6%	3.2%	2.1%	2.4p.p.	3.5p.p.	4.4%	2.5%	1.9p.p.

NET INCOME

Net Income totaled R \$ 8 million in 2Q18, an increase of 90.3% in relation to Net Income of R \$ 4.2 million in 2Q17. Due to the greater dilution of operating expenses and efficiency gains, net margin increased by 6.0 pp to 21.4% in 2Q18, compared to 15.4% in 2Q17. In the first six months of the year, Net Income increased by 16.3%, from R \$ 14 million in 1H17 to R \$ 16.3 million in 1H18.

	2Q18	1Q18	2Q17	Var. 2Q18 x 1Q18	Var. 2Q18 x 2Q17	1H18	1H17	Var. 1H18 x 1H17
Net Operating Revenue (R\$ thousand)	37,538	35,973	27,399	4.4%	37.0%	73,511	55,700	32.0%
Net Income (R\$ thousand)	8,025	8,366	4,218	-4.1%	90.3%	16,391	14,085	16.4%
Net Margin (%)	21.4%	23.3%	15.4%	-1.9p.p.	6.0p.p.	22.3%	25.3%	-3.0p.p.

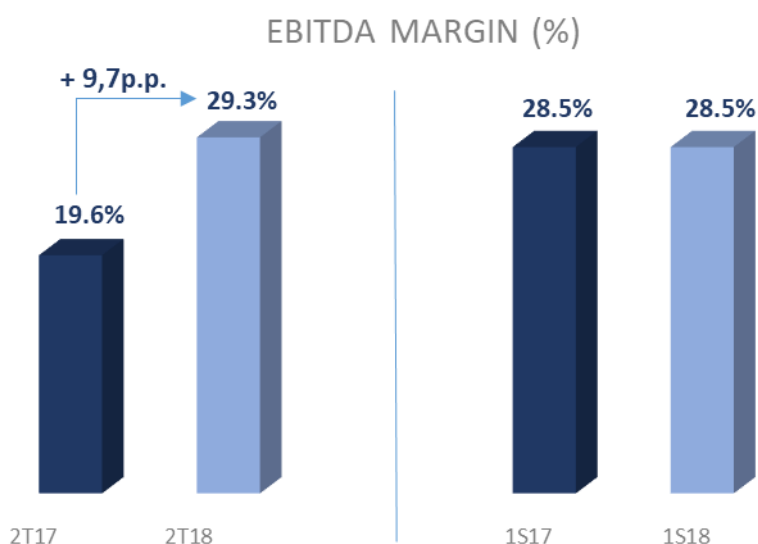
NET INCOME (R\$) AND NET MARGIN (%)



EBITDA

Due to the increase in net revenue in the first half, EBITDA totaled R \$ 20.9 million in 1H18, an increase of 32% over 1H17. The EBITDA margin in 2Q18 reached 29.3%, an increase of 9.7pp. in relation to 2Q17 margin (19.6%). Proving our efficiency in replicating our business model in other cities.

	2Q18	1Q18	2Q17	Var. 2Q18 x 1Q18	Var. 2Q18 x 2Q17	1H18	1H17	Var. 1H18 x 1H17
Net Operating Revenue (R\$ thousand)	37,538	35,973	27,399	4.4%	37.0%	73,511	55,700	32.0%
Net Income (R\$ thousand)	8,025	8,366	4,218	-4.1%	90.3%	16,391	14,085	16.4%
EBITDA	11,005	9,943	5,362	10.7%	105.2%	20,948	15,872	32.0%
EBITDA Margin (%)	29.3%	27.6%	19.6%	1.7p.p.	9.7p.p.	28.5%	28.5%	0.0p.p.



CASH AND CASH GENERATION

On June 30, 2018, the balance of cash, cash equivalents and securities reached R\$ 66.6 million, 179.7% higher than the position of March 31, 2018, mainly reflecting the issuance of the Company's 1st Debenture in the amount of R \$ 45 million, the proceeds of the issue are available in the Company's Cashier.

	2Q18	1Q18	4Q17	3Q17	2Q17
Cash and Cash Equivalents (R\$ thousand)	66,621	23,817	29,984	22,503	17,125
Cash Generation (R\$ thousand)	36,637	(6,165)	12,419	4,992	(387)

DIVIDENDS

The dividend distributed in 2Q18 in the total amount of R\$ 4,689,262.00 will be made available through December 31, 2018, with the total amount of dividends of R\$ 0.23376 per share based on the shareholding position on December 20, August 2018. In 2018, the payment of R \$ 10.8 million in dividends has already been approved.

	1Q18	2Q18
Net Income (R\$ thousand)	8,366	8,025
Dividends (R\$ thousand)	6,176	4,689
Dividends (%)	73.8%	58.4%

FINANCING OF SUPPORT FOR PRODUCTION

This type of loan is intended to finance the projects during their construction period. It is a credit line to finance the production of housing projects, using the FGTS, linked to the Associated Letter of Credit Program, with direct financing to individuals (final beneficiary), formalized through a partnership with an Organizing Entity and intervention of a company of the construction industry.

The interest rates applicable to these loans vary, depending on the operation, between 8.7% per year. These transactions are guaranteed by mortgages of the properties of the respective developments.

After contracting the project, the funds are released to the Organizing Entity on a monthly basis, according to the schedule and after proof of the execution of works by CAIXA Engineering.

In order to complete the project, the resources required for completion of the project remain under the management of CAIXA until the completion of the project and legalization of the project at the Registry of Real Estate.

Feature	Average rate per month	Average contract maturity	Debt balance 2Q18	Debt balance 4Q17	Var. 2Q18 x 4Q17
Production (R\$ thousand)	0.7%	2019-12-19	28,190	29,213	-3.5%
Total (R\$ thousand)			28,190	29,213	-3.5%

BANKING FINANCING

Feature	Average rate per month	Maturity	Debt balance 2Q18	Debt balance 4Q17	Var. 2Q18 x 4Q17
Working capital (R\$ thousand)	1.39%	2022-04-11	7,967	5,830	36.7%
Working capital (R\$ thousand)	1.30%	2019-04-16	4,167	0	-
Working capital (R\$ thousand)	1.97%	2037-10-17	721	793	-9.1%
Working capital (R\$ thousand)	1.30%	2019-01-31	2,500	3,000	-16.7%
Total (R\$ thousand)			15,355	9,623	59.6%

FINANCING SUPPORT FOR EXPANSION

In 2Q18 the Company issued the 1st Debenture in the amount of R \$ 45 million, the funds raised will be used exclusively in the acquisition of land, only after proving compliance with the eligibility criteria. The resources are available to the Company and will be used exclusively in the expansion plan with acquisition of land in strategic cities.

The Company has a conservative profile in the acquisition of new land, conducting a feasible feasibility study of possible lands, Due Diligence very comprehensive, we understand that the Criterious Acquisition of Land is the pillar that bases our operation.

Feature	Rate	Maturity	Debt balance 2T18
Debenture - 1st issue - CRI (R\$ thousand) ¹	DI + 5,5%	2019-12-19	45,000
Total (R\$ thousand)			45,000

(1) The average rate per month may change

WEIGHTED MEDIUM COST OF DEBT

The Weighted Average Cost of Debt is an average of the different sources of financing that the company uses, due to the weight of each of them in its financing structure. The cost of capital is an important factor in the decision to use the resource in any area of the Company.

Feature	Debt Balance 2Q18	Average rate per month	Annual Interest (%)
Working capital (R\$ thousand)	7,967	1.39%	18.02%
Working capital (R\$ thousand)	4,167	1.30%	16.77%
Working capital (R\$ thousand)	721	1.97%	26.38%
Working capital (R\$ thousand)	2,500	1.30%	16.77%
Production (R\$ thousand)	28,190	0.70%	8.73%
Debenture - 1st issue - CRI (R \$ thousand) ¹	45,000	0.99%	12.55%
Total (R\$ thousand)	88,545		12.26%²

(1) The average rate per month may change.

(2) Annual Weighted Interest

NET DEBT

The Company understands that its level of indebtedness is in line with strategic planning to strengthen and expand the business and within the limits of the risk management policy.

	2Q18	1Q18	2Q17	Var. 2Q18 x 1Q18	Var. 2Q18 x 2Q17	1H18	1H17	Var. 1H18 x 1H17
Gross Debt (R\$ thousand)	88,544	39,761	24,374	122.7%	263.3%	88,544	24,374	263.3%
Cash and Cash Equivalents (R\$ thousand)	66,621	23,817	17,125	179.7%	289.0%	66,621	17,125	289.0%
Net debt	21,923	15,944	7,249	37.5%	202.4%	21,923	7,249	202.4%
Shareholders' Equity Total (R\$ thousand)	26,311	22,910	15,503	14.8%	69.7%	26,311	15,503	69.7%
Net Debt / Shareholders' Equity (%)	83.3%	69.6%	46.8%	13.7p.p.	36.6p.p.	83.3%	46.8%	36.6p.p.
EBITDA 12 months	45,015	39,372	27,113	14.3%	66.0%	45,015	27,113	66.0%
Net Debt / EBITDA 12 months	0.49x	0.40x	0.27x	20.3%	51.5%	0.49x	0.27x	82.2%

RESULTS TO APPROPRIATE

At the end of 2Q18, the balance of revenues to be appropriated by the PoC method was R\$ 132.1 million, up 164.7% over 1Q18. The performance of revenues for future years reflects the good execution of the year's launches, signaling a positive outlook for the volume of revenue and results to be appropriate in the coming periods.

Revenues to be appropriated from real estate sold (R\$ thousand)		
Development	1Q18	2Q18
Unique Ubá	1,199	0
Unique Borboleta	1,088	0
Unique São Geraldo	1,396	0
Res. São Geraldo II	352	0
Unique Fontesville	4,136	2,359
Park Marilândia	21,996	12,917
Park Jardim Norte	19,737	25,990
Unique Marilândia	0	2,340
Park Quinet	0	88,305
Park Nova Califórnia	0	200
Total	49,904	132,111

	1Q18	2Q18
Revenues to be Appropriated (R\$ thousand)	49,904	132,111
Cost of Units Sold to be Owned (R\$ thousand)	29,144	73,454
Gross Income to be Own (R \$ thousand)	20,760	58,657
Gross Margin to be Owned (%)	41.6%	44.4%

STOCK UNITS TO BE SOLD

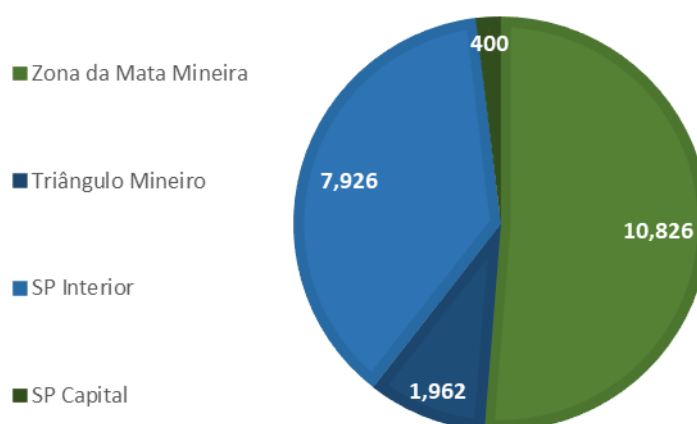
Development	Constructed Stock (units)	Construction Stock (units)	Estimate value sales (R\$ thousand)
Univercity Residence	5		900
Residencial Yuni Nova Califónia	12		1,680
Residencial Yuni Previdenciários	1		130
Unique Ubá	6		780
Res. São Geraldo II	2		260
Unique Fontesville		16	2,080
Park Marilândia		365	47,450
Park Jardim Norte		52	6,760
Unique Marilândia		6	900
Park Quinet		518	98,420
Park Nova Califónia		158	15,800
Total	26	1115	175,160

LANDBANK

In the second quarter of 2018, the Company continued to pace the land acquisition process, with the strategy of expanding the land bank in areas with high potential for demand for housing units that fit our profile.

We expanded our Landbank to a potential construction of 21 thousand units with a PSV equivalent to R \$ 3.3 billion.

LANDBANK (UNITS)



Major Builders in the Country

Contrary to the economic reality experienced in recent times, Inter Construtora has grown and strengthened in the last year. The result is that the Company has been elected as one of the **50 largest Builders** in the Country.

49° INTER CONSTRUTORA E INCORPORADORA S.A

232.577



This assessment was made by ITC magazine, which in the evaluation of 2016 presented Inter in 90th place. This growth is a reflection of the strength, commitment and hard work of all who are part of this #MaquinadeSonhos

Balance Sheet | IFRS

INTER CONSTRUTORA E INCORPORADORA S/A

Balance Sheets

On 30 June 2018 and 31 December 2017

(In reais)

Assets	Note	2018-06-30	2017-12-31	Liabilities	Note	2018-06-30	2017-12-31
Current				Current			
Cash and cash equivalents	5	66,620,634	29,983,593	Providers	10	5,476,977	5,821,076
Customers for incorporation of real estate	6	14,202,744	13,255,303	Loans and financing	11	2,108,542	2,097,666
Stocks	7	31,083,924	18,975,746	Social and labor obligations	12	1,690,676	1,139,347
Advances to third parties		1,850,791	1,474,596	Tax liabilities	13	873,635	759,505
		<u>113,758,093</u>	<u>63,689,238</u>	Other bills to pay		<u>206,636</u>	<u>240,623</u>
						<u>10,356,466</u>	<u>10,058,217</u>
Not current				Not current			
Long-term achievable:				Providers	10	10,885,398	15,226,057
Related parts	8	2,736,927	1,345,793	Loans and financing	11	86,435,875	36,738,246
Prepaid expenses		888,254	947,712	Obligations with third parties		-	18,026
Deposits for social security		-	834,086	Tax installment		26,129	117,017
		<u>3,625,181</u>	<u>3,127,591</u>	Provision for contingency	14	<u>962,784</u>	<u>2,164,830</u>
						<u>98,310,186</u>	<u>54,264,176</u>
Investment		19,200	19,200	Shareholders' Equity	15		
Immobilized	9	17,532,621	18,168,300	Share capital		20,060,181	12,371,189
Intangible		42,752	43,491	Profit reserves		6,251,014	8,354,238
		<u>17,594,573</u>	<u>18,230,991</u>			<u>26,311,195</u>	<u>20,725,427</u>
Total Assets		<u>134,977,847</u>	<u>85,047,820</u>	Total liabilities and shareholders' equity		<u>134,977,847</u>	<u>85,047,820</u>

The accompanying notes are an integral part of the quarterly financial information.

Income Statement | IFRS

INTER CONSTRUTORA E INCORPORADORA S/A

Income Statements

Three and Six Month Periods Ended June 30, 2018

(In Reais, except net income per share / quota)

	Note	01/04/2018 à 30/06/2018	01/01/2018 à 30/06/2018	01/04/2017 à 30/06/2017	01/01/2017 à 30/06/2017
Net operating revenue	15	37,537,826	73,511,234	27,399,040	55,700,061
Costs of services provided		(20,866,345)	(41,860,314)	(18,549,398)	(33,090,841)
Gross profit		16,671,481	31,650,920	8,849,642	22,609,220
Operating income (expenses):					
Selling expenses		(1,415,304)	(3,241,303)	(1,920,352)	(2,982,778)
General and Administrative Expenses		(4,708,018)	(7,534,240)	(1,255,536)	(3,301,029)
Other operating expenses, net		(413,851)	(1,231,931)	(643,590)	(859,083)
		(6,537,174)	(12,007,474)	(3,819,478)	(7,142,890)
Operating income before financial result:		10,134,307	19,643,446	5,030,164	15,466,330
Net financial result:	16	(2,109,447)	(3,252,876)	(812,296)	(1,380,898)
Financial income		566,868	760,860	175,435	596,707
Financial expenses		(2,676,315)	(4,013,736)	(987,731)	(1,977,605)
Net income for the period		8,024,860	16,390,570	4,217,868	14,085,432
Net Income per Share / Quotas- In Reais		0.40	0.82	0.34	1.14

The accompanying notes are an integral part of the quarterly financial information

Statement of Cash Flow | IFRS

INTER CONSTRUTORA E INCORPORADORA S/A

Statements of Cash Flows

Six-Month Period Ending June 30, 2018

(In reais)

	01/01/2018 à 30/06/2018	01/01/2017 à 30/06/2017
Cash flows from operating activities:		
Net income for the period	16,390,570	14,085,432
Settings for:		
Depreciation	870,559	332,198
	<u>17,261,129</u>	<u>14,417,630</u>
Changes in assets and liabilities		
Increase (decrease) in other accounts receivable	(1,323,635)	(8,762,283)
Increase (decrease) in inventories	(12,108,178)	(5,980,945)
Increase in other current assets	-	(1,634,450)
Decrease (Increase) in suppliers	(4,684,758)	8,169,630
Increase in tax liabilities	23,242	56,894
Increase in obligations with personnel	551,328	411,943
Decrease (Increase) in accounts payable for obligations with third parties	(1,236,034)	2,801,409
Increase (decrease) in other current liabilities	-	486,214
Net cash provided by operating activities	<u>(1,516,906)</u>	<u>9,966,042</u>
Cash flows from investing activities		
Increase (decrease) in long-term receivables	(497,589)	(441,013)
Decrease in fixed investments		-
Acquisition of fixed assets	(233,000)	(7,879,780)
Acquisition (disposal) of intangible assets	(1,140)	(1,704)
Distribution of profits	(10,864,983)	(10,953,615)
Payment of Social Capital	60,181	-
Net cash used in investing activities	<u>(11,536,531)</u>	<u>(19,276,112)</u>
Cash flows from financing activities		
Borrowing	49,690,478	8,923,482
Net cash provided by financing activities	<u>49,690,478</u>	<u>8,923,482</u>
Increase (decrease) in cash and cash equivalents, net	<u>36,637,041</u>	<u>(386,588)</u>
Statement of increase (decrease) in cash and cash equivalents:		
Cash and cash equivalents at the beginning of the period	29,983,592	17,511,314
Cash and cash equivalents at end of period	<u>66,620,633</u>	<u>17,124,726</u>
Increase (decrease) in cash and cash equivalents, net	<u>36,637,041</u>	<u>(386,588)</u>

The accompanying notes are an integral part of the quarterly financial information

Statement of Added Value | IFRS

INTER CONSTRUTORA E INCORPORADORA S/A

Statement of Added Value

Years Ended June 30, 2018 and 2017

	<u>2018-06-30</u>	<u>2017-06-30</u>
revenue:		
Sales of goods, products and services	73,511,234	55,700,061
Inputs acquired from third parties	(50,680,203)	(39,372,152)
Production and sales costs	(41,860,314)	(33,092,721)
Materials, energy, third party services and others	(8,819,889)	(6,279,431)
Gross added value	<u>22,831,031</u>	<u>16,327,909</u>
Depreciation, amortization and depletion	(870,559)	(332,198)
Net added value produced by the Entity	<u>21,960,472</u>	<u>15,995,711</u>
Added value received on transfer:		
Financial income	760,860	596,707
Total added value to be distributed	<u>22,721,332</u>	<u>16,592,418</u>
Distribution of added value:		
Administrative staff	(1,085,095)	(211,406)
Taxes, fees and contributions	(1,231,931)	(317,975)
Financial expenses	(4,013,736)	(1,977,605)
Dividends	(10,864,983)	(10,953,615)
Retained earnings	(5,525,587)	(3,131,817)
	<u>(22,721,332)</u>	<u>(16,592,418)</u>

The accompanying notes are an integral part of these financial statements.

INVESTOR RELATIONS

Contacts IR:

Administrative Office: Ataliba de Barros Street, 182 | 1504 | São Mateus

Juiz de Fora – MG - Brazil | Cep 36025-275

Phone: + (55 32) 3237-1540

Email: ri@interconstrutora.com.br

Website: <http://www.interconstrutora.com.br/ri>

Neylson de Oliveira Almeida

Chief Executive Officer (CEO) and Investor Relations Officer

Email: neylson@interconstrutora.com.br

Phone: +(55 32) 3237-1540

Bruno Panissoli Capute

Chief Financial Officer (CFO)

Email: bruno@interconstrutora.com.br

Phone: +(55 32) 3237-1540

Rodrigo Chaves Gherardi

Investor Relations Manager

Email: rodrigo.gherardi@interconstrutora.com.br

Phone: +(55 32) 3237-1540



RELATIONSHIP WITH INDEPENDENT AUDITORS

Pursuant to CVM Instruction 381/03 we hereby inform that our independent auditors - BKR-Lopes Machado Auditores - did not provide services during the second quarter of fiscal year 2018, other than those related to external auditing. The Company's policy of hiring independent auditors ensures that there is no conflict of interest, loss of independence or objectivity.

COMMITMENT CLAUSE

According to art. 45 of Chapter VIII - Arbitral Judgment, of the Company's Bylaws: The Company, its shareholders, directors and members of the Fiscal Council undertake to resolve, through arbitration, before the Market Arbitration Chamber, any and all dispute or controversy that may arise between them, related to or arising in particular from the application, validity, effectiveness, interpretation, violation and its effects, of the provisions contained in the Corporation Law, in the Company's bylaws, in the edited rules the National Monetary Council, the Brazilian Central Bank and the Securities and Exchange Commission, as well as other rules applicable to the operation of the capital market in general, in addition to those contained in the BOVESPA MAIS Regulation, the Arbitration Regulation, the Sanctions Regulation, and the Participation Agreement on BOVESPA MAIS.

COMMENTS

The financial information is based on the consolidated accounting information prepared in accordance with the International Financial Reporting Standards (IFRS), which considers OCPC 04 Guidance on the application of Technical Interpretation ICPC 02 applicable to real estate development entities in Brazil, as approved (CPC), the Brazilian Securities and Exchange Commission (CVM) and the Federal Accounting Council (CFC), and all pronouncements issued by the CPC.

The financial information is presented in thousand Reais (R\$ thousand), unless otherwise indicated. The statements contained in this document relating to business prospects, projections of operating and financial results, and those related to INTER's growth prospects are merely projections and as such are based exclusively on management's expectations about the future of the business. These expectations depend substantially on the approvals and licenses required for the approval of projects, market conditions, the performance of the Brazilian economy, the sector and international markets and are therefore subject to change without prior notice. This performance report includes non-accounting data such as operating, financial and projections based on the expectations of the Company's Management. Non-accounting data such as quantitative and launch PSV, contracted sales, MCMV program values, inventory at market value, land bank, result to be appropriated, cash consumption, and projections were not subject to review by the auditors independent of the Company.

STATEMENT BY THE BOARD OF DIRECTORS

In compliance with the provisions of CVM Instruction 480, the Board of Executive Officers declares that it has discussed, reviewed and agreed with the opinions expressed in the independent auditors' report and with the financial statements for the year ended June 30, 2018.

GLOSSARY

Landbank - land held in stock with the estimated future PSV of the same.

BOVESPA MAIS - Listing segment of B3, Bovespa Mais makes it possible to make smaller fundings compared to the Novo Mercado, but sufficient to finance its growth project. The companies listed on Bovespa Mais tend to attract investors who see a greater development potential in the business. Stock offers can be aimed at a few investors and they usually have prospects for medium and long term returns.

This segment allows you to list without an offer, that is, you can list your company on the Stock Exchange and have up to 7 years to complete the IPO. This possibility is ideal for companies that want to access the market gradually. You can work on the professionalization of your business only for the listing and then have more time to make the public offering of shares. By disassociating one moment from the other, market access tends to be quieter and the level of preparation of your company higher.

Exchange - Land purchase system whereby the land owner receives in payment a certain number of units of the project to be built in it.

PSV Launched - General Sales Value of units launched in a given period.

Net Sales - PSV arising from all contracts for the sale of properties entered into in a given period, including the sale of units launched in the period and the sale of units in inventory, net of cancellations and net of exchange.

Contracted Units - Units contracted with the financial institution.

SoS - Sales on offer - to minimize the volatility of this metric, we exclude units in stock and units sold from developments in the quarter.

EBITDA - is the acronym for "Earnings Before Interest, Taxes, Depreciation and Amortization".

Completed Units - Units completed by engineering. Registered after completion of the work.

Units Produced - Units produced by measuring the evolution of the work, equivalent construction.

Units Reported - Number of clients (individual) who signed their financing with a financial institution in the period.

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