

## MELNICK DISCLOSES PRELIMINARY 1Q22 OPERATING RESULTS

Porto Alegre, April 12<sup>th</sup>, 2022 – Melnick Desenvolvimento Imobiliário S.A. (B3: MELK3), a construction and real estate development company strategically focused in the south region with operations in real estate projects and lot development, announces its preliminary and unaudited data for launches, net sales and deliveries in the first quarter of 2022.

**LAUNCHES IN 1Q22 TOTALED R\$ 578 MILLION (R\$ 267 MILLION % MELNICK), WITH SoS OF 27%.**

### Launches

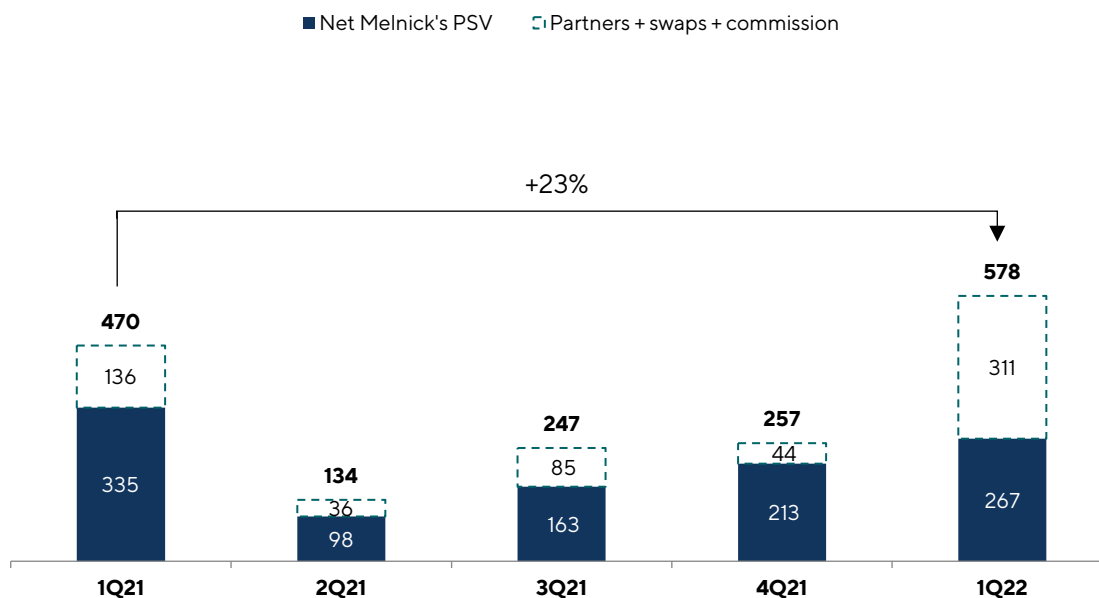
In the first quarter of 2022, three projects were launched with PSV of R\$ 578,5 million (R\$ 267,3 million % Melnick).

Projects	Business	Gross PSV <sup>1</sup> (R\$ '000)	Net PSV <sup>2</sup> (R\$ '000)	Melnick's PSV (R\$ '000)	Usable Area (sq.m.) <sup>3</sup>	Unit <sup>3</sup>	Average Unit Value (R\$ '000)	Segment
Nilo Square - Residencial	R.E.	426,266	402,822	201,411	16,435	120	3,357	Residencial
Zen Concept Resort	LOT	109,783	51,289	25,644	196,297	299	172	Lot development
Open Protásio	R. E.	42,400	40,280	40,280	2,821	160	252	Residencial
<b>Total</b>		<b>578,450</b>	<b>494,390</b>	<b>267,335</b>	<b>215,553</b>	<b>579</b>	<b>854</b>	

<sup>1</sup> PSV gross of swaps and commission.

<sup>2</sup> PSV net of swaps and commission.

<sup>3</sup> Net of swaps.



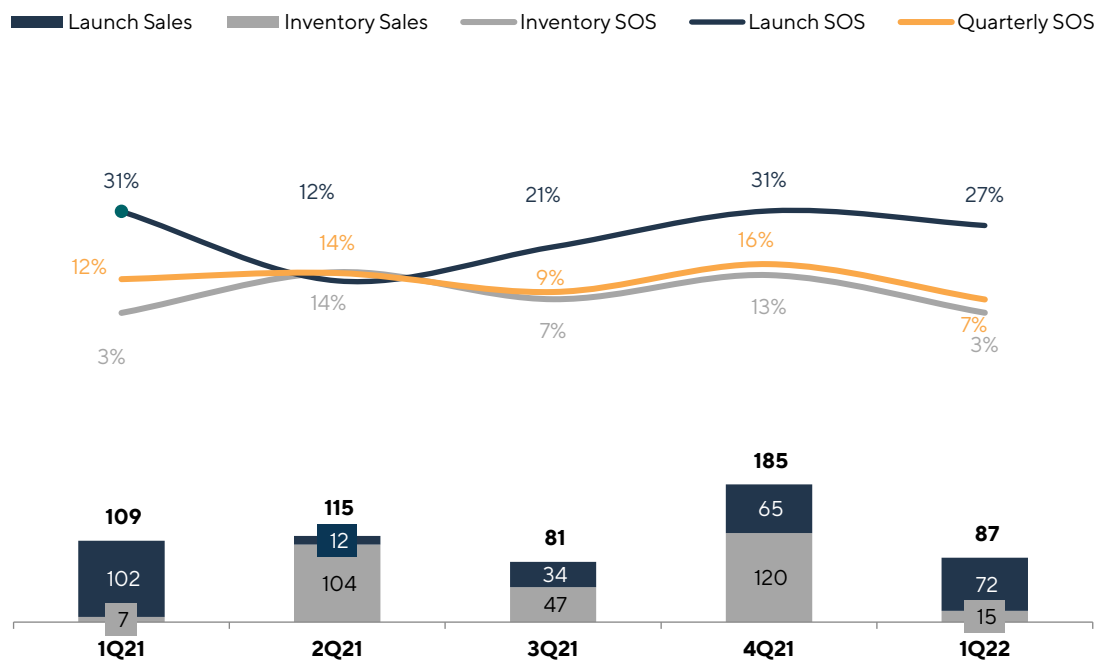
## Gross and Net Sales

In the first quarter of 2022, gross and net current sales totaled respectively R\$ 120 million (% Melnick) and R\$ 87 million (% Melnick), as shown below:

(R\$ million, % Melnick)	1Q21	2Q21	3Q21	4Q21	1Q22
Gross Sales	135	156	108	217	120
Inventory	33	144	74	152	48
Launches	102	12	34	65	72
<b>Current cancellations</b>	<b>-26</b>	<b>-41</b>	<b>-27</b>	<b>-32</b>	<b>-34</b>
<b>Current net sales</b>	<b>109</b>	<b>115</b>	<b>81</b>	<b>185</b>	<b>87</b>

Below we show the sales speeds track record in the last five quarters.

The launches SoS was 27% in 1Q22.



## Deliveries<sup>4</sup>

In the first quarter of 2022, two projects were delivered with a PSV of R\$ 136,4 million (R\$ 77,1 million % Melnick).

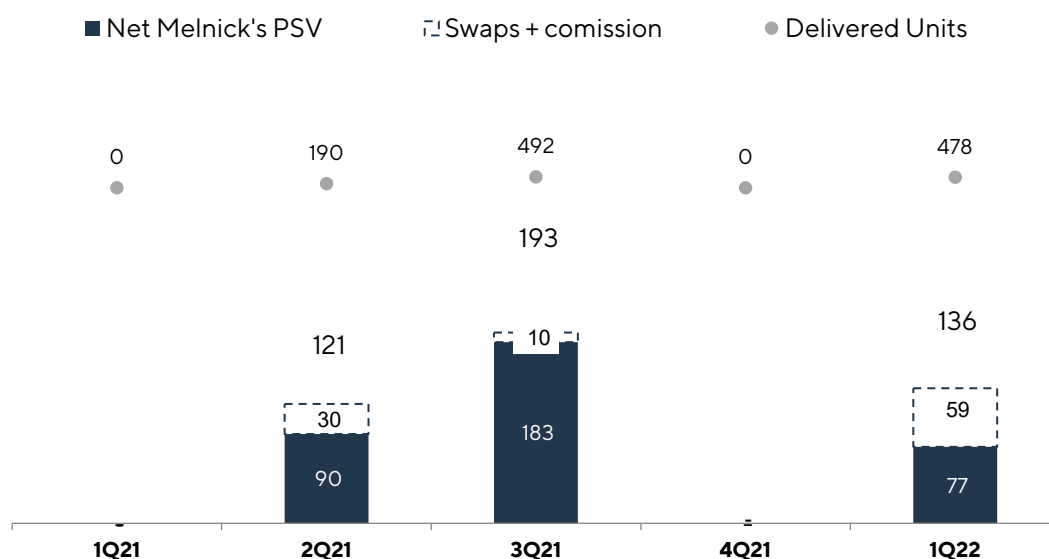
Projects	Business	Gross PSV <sup>1</sup> (R\$ '000)	Net PSV <sup>2</sup> (R\$ '000)	Melnick's PSV (R\$ '000)	Usable Area <sup>3</sup> (sq.m.)	Unit <sup>3</sup>	Average Unit Value (R\$ '000)	Segment
Vivio Lindóia	R.E.	58,32	45,541	45,541	9,257	133	342	Residencial
Sunset	LOT	78,152	52,721	31,663	98,718	345	153	Lot development
<b>Total</b>		<b>136,472</b>	<b>98,262</b>	<b>77,174</b>	<b>107,975</b>	<b>478</b>	<b>206</b>	

<sup>1</sup> PSV gross of swaps and commission.

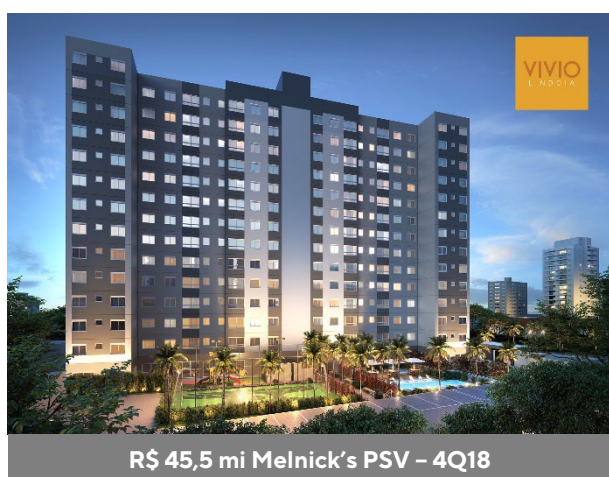
<sup>2</sup> PSV net of swap and commission.

<sup>3</sup> Net of swaps.

<sup>4</sup> Considering the sales price at time of launch.



## Projects delivered



## Subsequent events

On April 9, 2022, we held the 11<sup>th</sup> edition of Melnick Day, the biggest sales event in the South of Brazil.

## Disclaimer

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The declarations contained in this release referring to business perspectives, operating and financial result estimates, and the growth perspectives affecting Melnick activities, as well as any other declarations related to the Company business future, constitute future estimates and declarations involving risks and uncertainties and, therefore, are not guarantees of future results. Such considerations depend substantially on the changes to market conditions, governmental rules, competition pressures, sector performance and Brazilian economy, among other factors and are, therefore, subject to change without prior notice.