



Operational Preview | 1Q26

Porto Alegre, April 15, 2026 – Melnick Desenvolvimento Imobiliário S.A. (B3: MELK3), a homebuilder and developer with strategic focus in the South Region of Brazil and conducting operations in real estate and urban development projects, discloses its preliminary non-audited data concerning launches, gross and net sales, and deliveries of the first quarter of 2026.

HIGHLIGHTS

Launches % Melnick

R\$ 213 million (1Q26)

ex-Melnick Partners

Sales % Melnick

R\$ 300 million (1Q26)

ex-Melnick Partners

LEANDRO MELNICK

Chief Executive Officer

JULIANO MELNICK

CFO and IR Officer

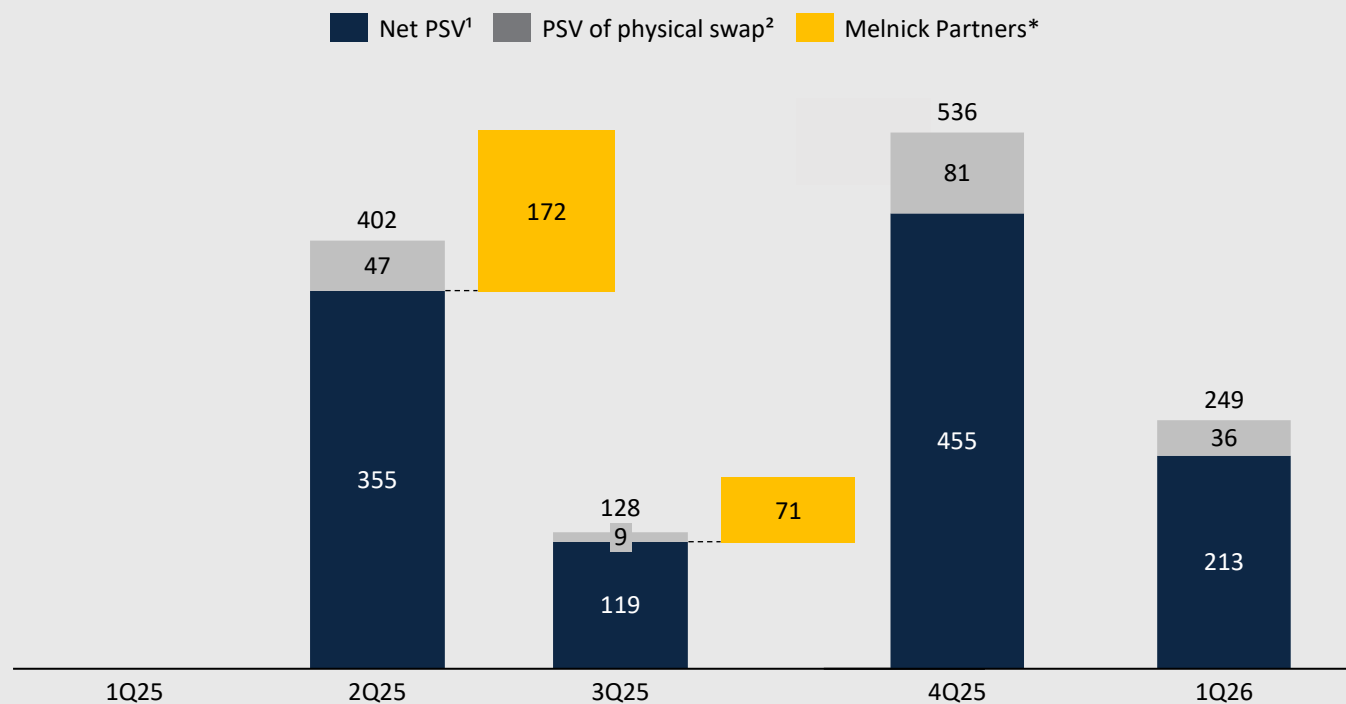
JOELSON BOEIRA

CAO and IR Officer

melnick

LAUNCHES (% Melnick, ex-Melnick Partners)

Launches of two developments in 1Q26, totaling R\$ 249 million in gross PSV (R\$ 213 million % Melnick).



* In 2025, we launched the **Casa Madalena** project in São Paulo, with an NPV of R\$ 687 million (R\$ 172 million % Melnick Partners) and **Quaddra Lorena**, with an NPV of R\$ 674 million (R\$ 71 million % Melnick Partners), totaling R\$ 243 million % Melnick Partners, to be recognized using the equity method and in the financial results, respectively.

Project	Business Unit ³	PSV 100% ⁴ (R\$ '000)	PSV % Melnick ¹ (R\$ '000)	Usable Area ⁵ (m ²)	Unit ⁵	Average Value/ Unit (R\$ '000)	Segment
1Q26		248,554	213,482	18,185	249		
Seen Três Figueiras	ME INC	190,194	157,456	9,897	57	2,762	Residential
Open Bosque - F2	Open	58,360	56,026	8,288	192	292	Residential
Total		248,554	213,482	18,185	249		

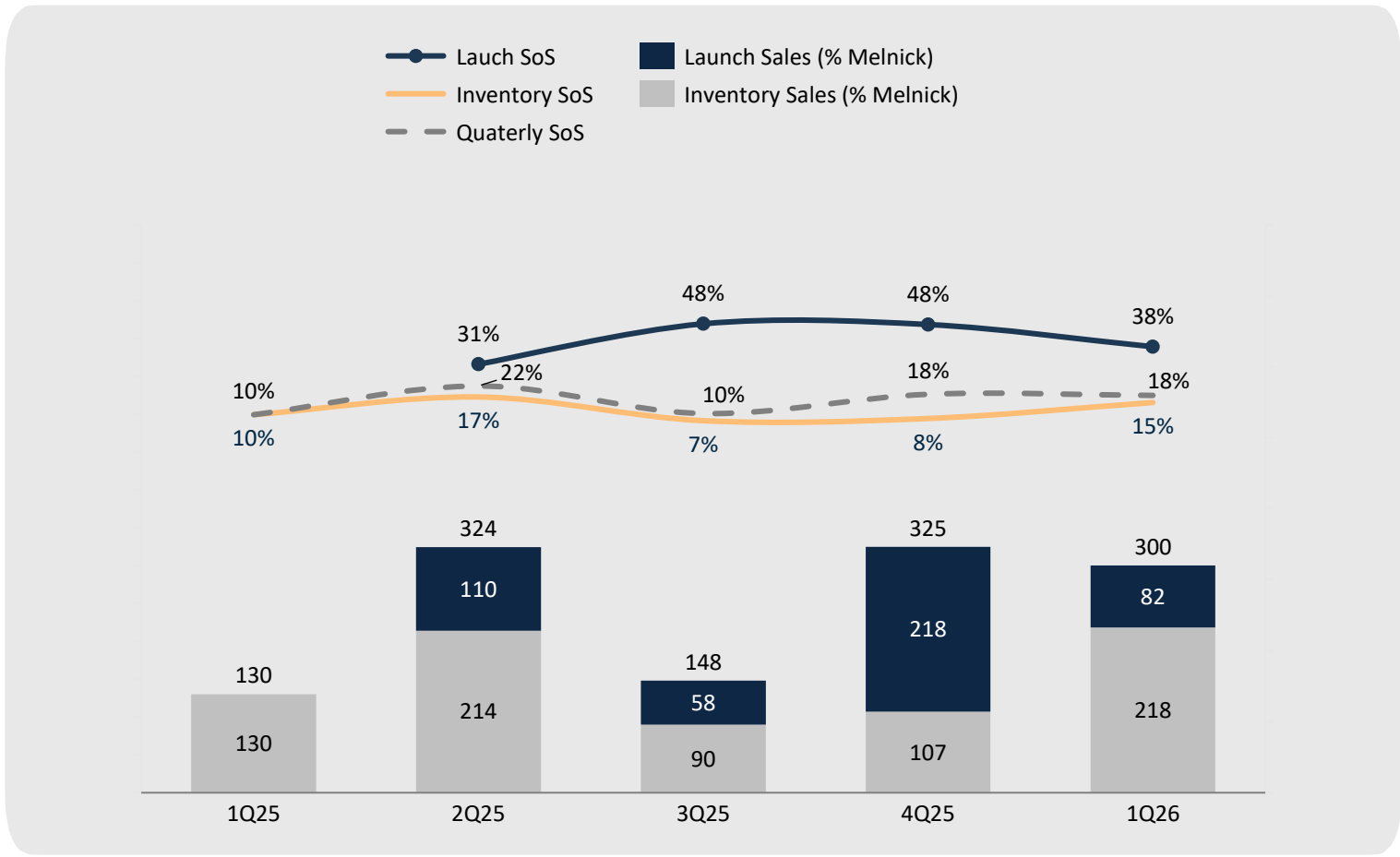
¹ PSV of physical swap, sales commissions and minority interests, net. ² PSV of physical swap and minority interests.

³ ME INC – Melnick Incorporações | Open – MCMV. ⁴ Gross PSV. ⁵ Physical swap, net.

GROSS AND NET SALES (% Melnick, ex-Melnick Partners)

In 1Q26, gross and net sales totaled R\$ 342 million and R\$ 300 million, respectively.

Sales breakdown (R\$ million)	1Q25	2Q25	3Q25	4Q25	1Q26
Gross sales	151,110	350,444	171,427	339,461	342,270
Inventory	151,110	240,053	113,925	121,633	260,156
Launches	-	110,391	57,502	217,828	82,114
Cancellations	(20,765)	(25,898)	(23,997)	(14,701)	(41,971)
Net Sales	130,345	324,546	147,430	324,760	300,298



*Unaudited managerial data, may be subject to change.

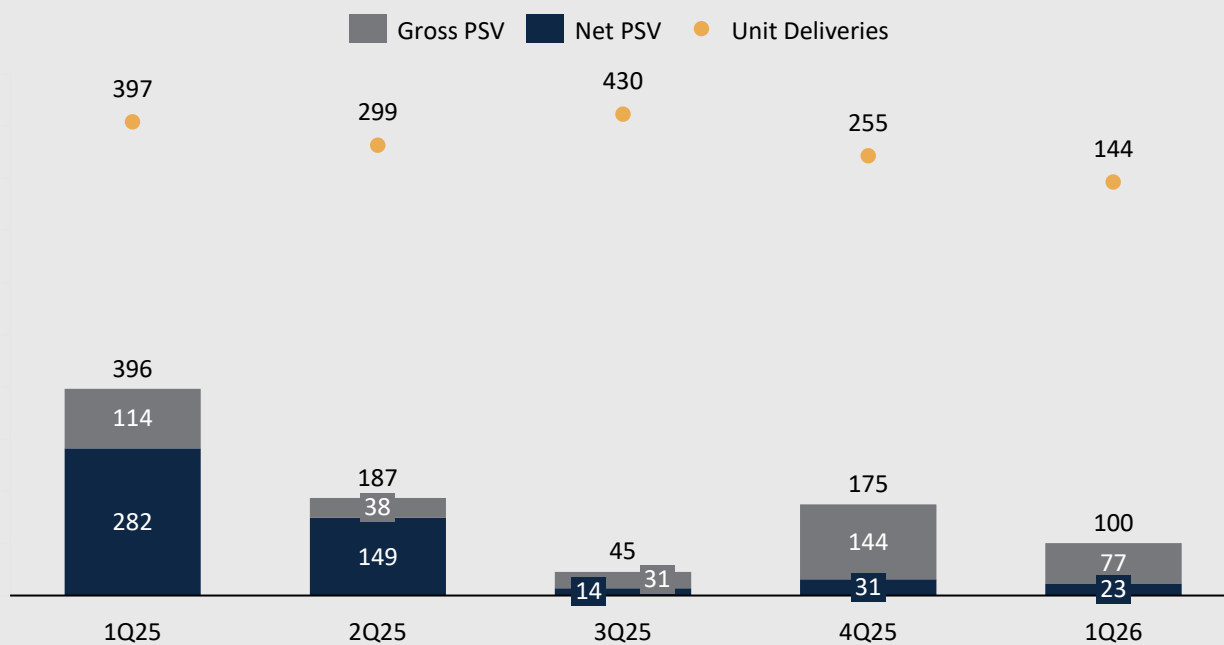
DELIVERIES (% Melnick, ex-Melnick Partners)

In 1Q26, we delivered one developments, totaling R\$ 100 million in gross PSV (R\$ 23 million % Melnick) and 144 units.

Project	Business Unit ¹	PSV 100% ² (R\$ '000)	PSV % Melnick ³ (R\$ '000)	Usable area ⁴ (m ²)	Unit ⁴	Average Value/Unit (R\$ '000)	Segment
1Q26		100,340	23,329	55,663	144		
The Garden - F3	URB	100,340	23,329	55,663	144	697	Lot Development
Total		100,340	23,329	55,663	144		

¹ URB – Urban Developer.

² Gross PSV. ³ PSV of physical swap, sales commissions and minority interests, net. ⁴ Physical swap, net.





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Disclaimer

The statements within this preview, which refer to business prospects, estimates of financial and operating results, and growth prospects that affect the Melnick's activities, as well as any other statements about the future of the Company's business, constitute estimates and statements about the future and involve risk and uncertainties; therefore, they are not assurances of future results. Such considerations depend significantly on changes in market conditions, governmental regulations, pressure from the competition, performance of the industry and of the Brazilian economy among other factors. As such, they are subject to changes without notice.