

MELNICK DISCLOSES PRELIMINARY 3Q21 OPERATING RESULT

Porto Alegre, October 13, 2021 – 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 and gross sales and deliveries in the third quarter of 2021.

Launches¹

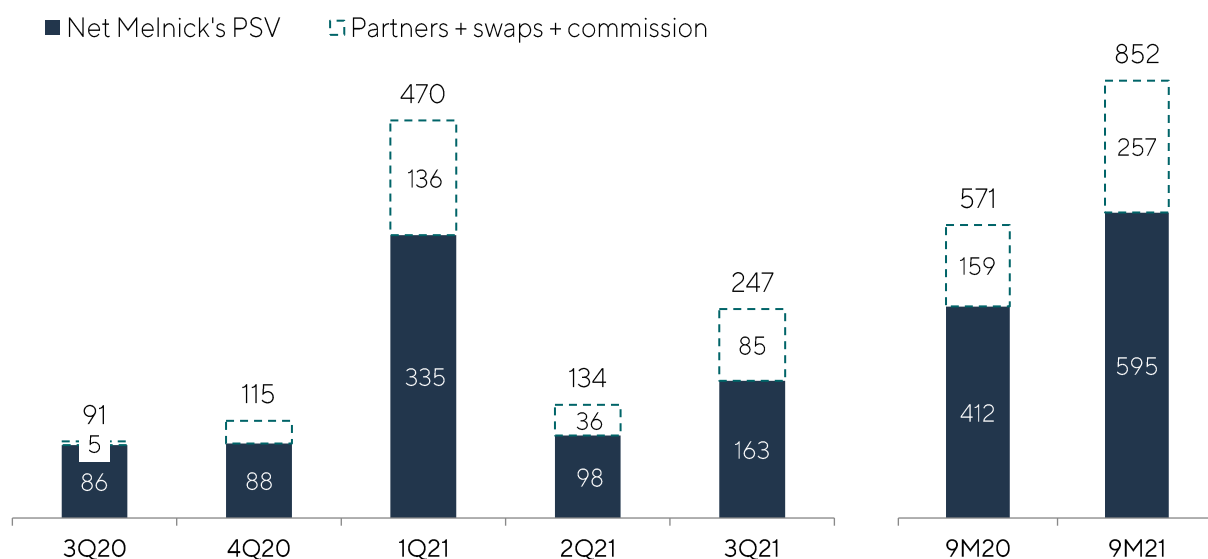
In the third quarter of 2021, there were two projects launched amounting to R\$ 247.4 million gross PSV (R\$ 162.5 million net Melnick's PSV), totaling R\$852 million gross PSV (R\$595.2 million net Melnick's PSV) during the the year.

Projects	Business	Gross PSV ² (R\$ '000)	Net PSV ³ (R\$ '000)	Melnick's PSV (R\$ '000)	Usable Area (sq.m.) ⁴	Unit ⁴	Average Unit Value (R\$ '000)	Segment
1st quarter		470,487	363,975	334,921	136,211	808	451	
Go Rio Branco	R.E.	93,933	71,394	71,394	6,634	183	390	Residencial
Grand Park Lindóia – F3	R.E.	117,158	89,599	89,599	12,628	190	472	Residencial
Casa Viva	LOT	77,721	72,637	43,582	105,957	332	219	Lot development
Botanique	R. E.	181,676	130,346	130,346	10,992	103	1.265	Residencial
2nd quarter		134,105	97,764	97,764	8,460	49	1,995	
Seen Boa Vista	R.E.	134,105	97,764	97,764	8,460	49	1,995	Residencial
3rd quarter		247.397	182.269	162.520	12.974	62	2.940	
HillSide	R.E.	55,523	45,119	45,119	4,439	34	1,327	Residencial
Arte Country Club	R.E.	191,874	137,151	117,401	8,535	28	4,898	Residencial
Total		851,990	644,008	595,205	157,644	919	701	

² PSV gross of swaps and commission.

³ PSV net of swaps and commission.

⁴ Net of swaps.

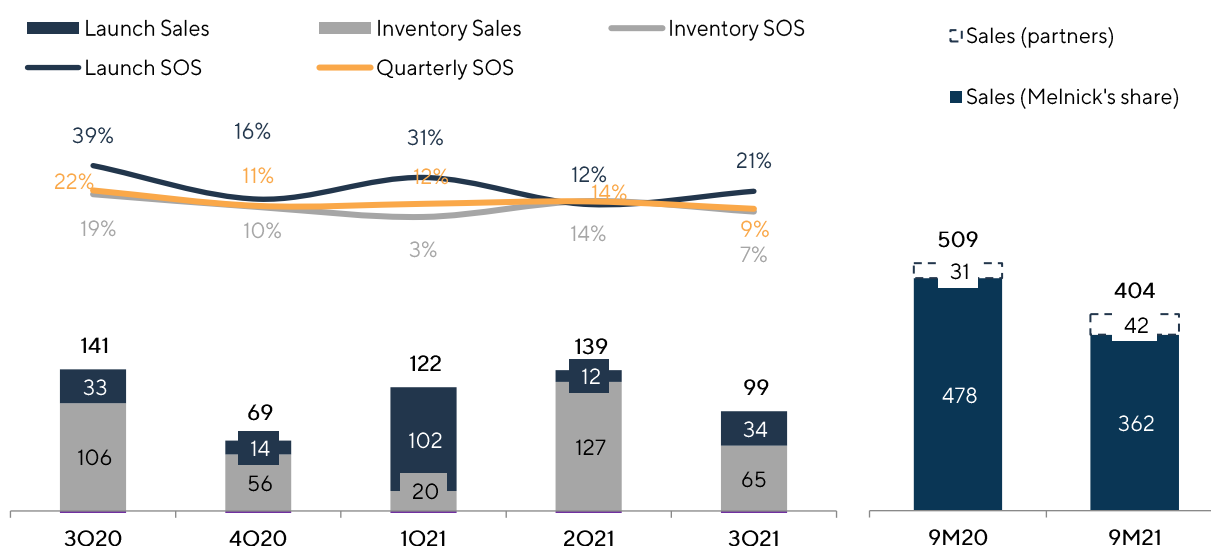


Gross and Net Sales¹

In the third quarter of 2021, gross and net current sales totaled respectively R\$ 108 million (Melnick's share) and R\$ 99 million (Melnick's share), as shown below:

Composição das vendas do período (R\$ milhões, % Melnick)	3Q20	4Q20	1Q21	2Q21	3Q21
Gross Sales	154	83	135	156	108
Inventory	121	69	33	144	74
Launches	33	14	102	12	34
Current cancellations	(15)	(14)	(13)	(16)	(9)
Current net sales	139	69	122	140	99
Resolution of the provision of cancellations	(13)	(38)	(13)	(25)	(18)
Sales net of provisioned cancellations	126	31	109	115	81

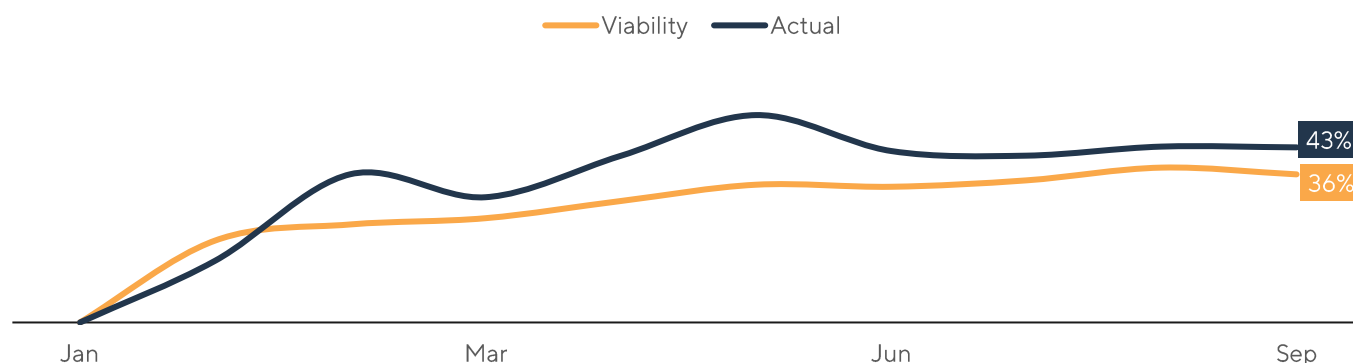
Below we show the evolution of sales speeds in the last five quarters and our total sales in the nine months of 2021 and 2020:



The Arte Country Club project had its incorporation record issued on September 21, 2021.

Tracking sales of 2021 launches:

We demonstrate below that our launches are performing above our viability, and on September 30, 2021, were sold on average 43%:



Deliveries^{1,5}

In the third quarter of 2021, we delivered two projects with gross PSV of R\$ 192.8 million (R\$ 183.2 million net Melnick's PSV):

Projects	Business	Gross PSV ² (R\$ '000)	Net PSV ³ (R\$ '000)	Melnick's PSV (R\$ '000)	Usable Area ⁴ (sq.m.)	Unit ⁴	Average Unit Value (R\$ '000)	Segment
2nd quarter		120,599	90,316	90,316	12,645	190	475	
Gran Park Lindoia – Fase 2	R.E.	120,599	90,316	90,316	12,645	190	475	Residencial
3rd quarter		192,806	183,166	183,166	23,625	492	372	
Linked Teresópolis	R.E.	113,937	108,240	108,240	12,745	314	363	Misto
Vida Viva Linked	R.E.	78,869	74,926	74,926	10,880	178	443	Residencial
Total acumulado		313,405	273,481	273,481	36,270	682	401	

² PSV gross of swaps and commission.

³ PSV net of swap and commission.

⁴ Net of swaps.

⁵ Considering the sales price at time of launch.

