



Operational Preview | 2Q2025

Porto Alegre, July 14, 2025 – 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 second quarter of 2025.

HIGHLIGHTS

Launches

R\$ 355 million (2Q25)

% Melnick ex-Melnick Partners

R\$ 172 million (2Q25)

% Melnick Partners

Sales

R\$ 324 million (2Q25)

R\$ 454 million (6M25)

% Melnick

Deliveries

R\$ 149 million (2Q25)

R\$ 431 million (6M25)

% Melnick

LEANDRO MELNICK

Chief Executive Officer

JULIANO MELNICK

CFO and IR Officer

JOELSON BOEIRA

CAO and IR Officer

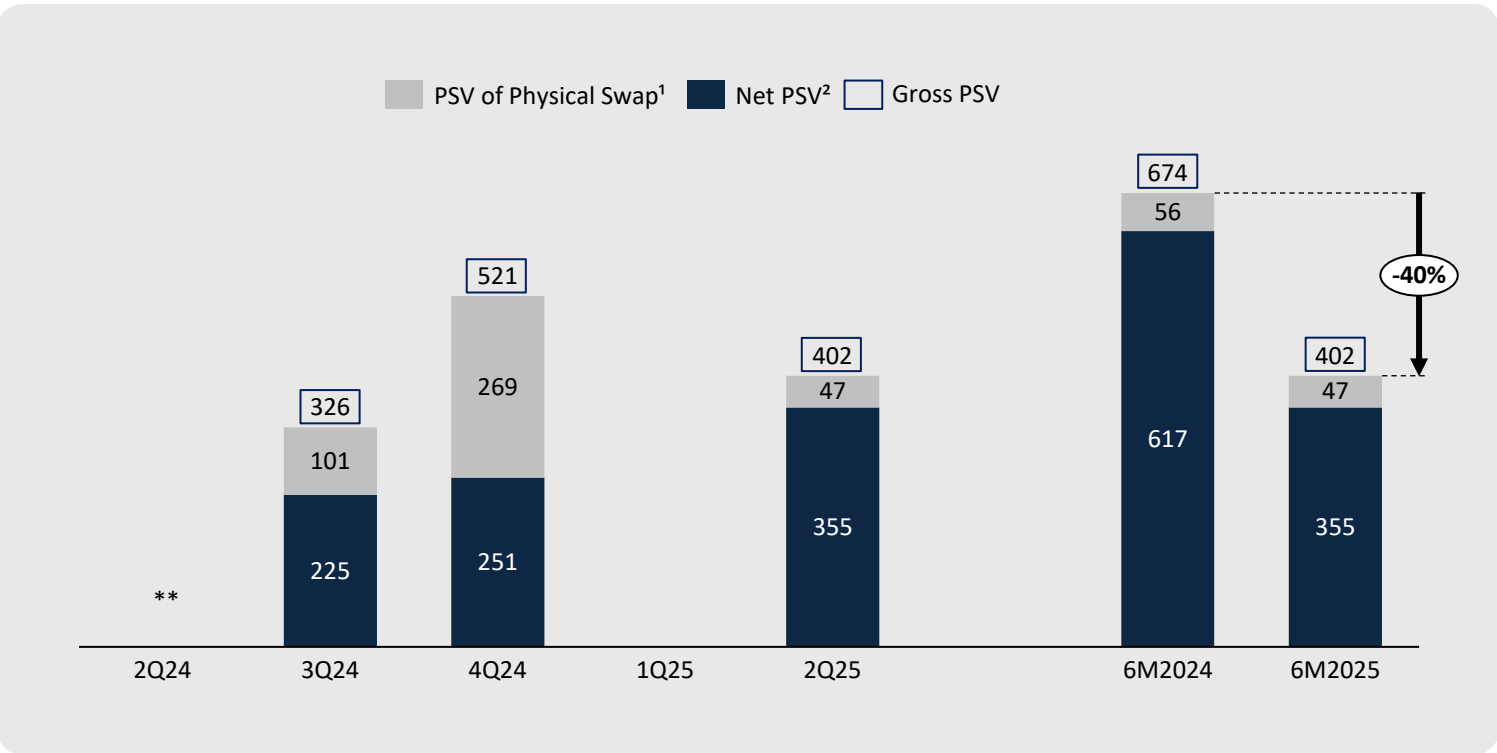
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LAUNCHES

In the second quarter of 2025, Melnick launched two developments totaling R\$ 402 million in gross PSV (R\$ 355 million % Melnick). Additionally, as of this quarter, in view of the relevance of the transactions carried out by its business unit **Melnick Partners**, the Company will report the launches of developments carried out through the partnership. We launched the development **Casa Madalena in SP, totaling R\$ 687 million in PSV (R\$ 172 million % Melnick Partners)**, recognized under the equity method in the Company’s Financial Statements.



¹ PSV of physical swap and sales commissions, net. ² PSV of physical swap.
** The Rio Grande do Sul state was severely affected by the flood in May 2024, making the second quarter of 2024 atypical. Given this situation, we opted to not launch any development in the period, and we focused on supporting the communities affected.

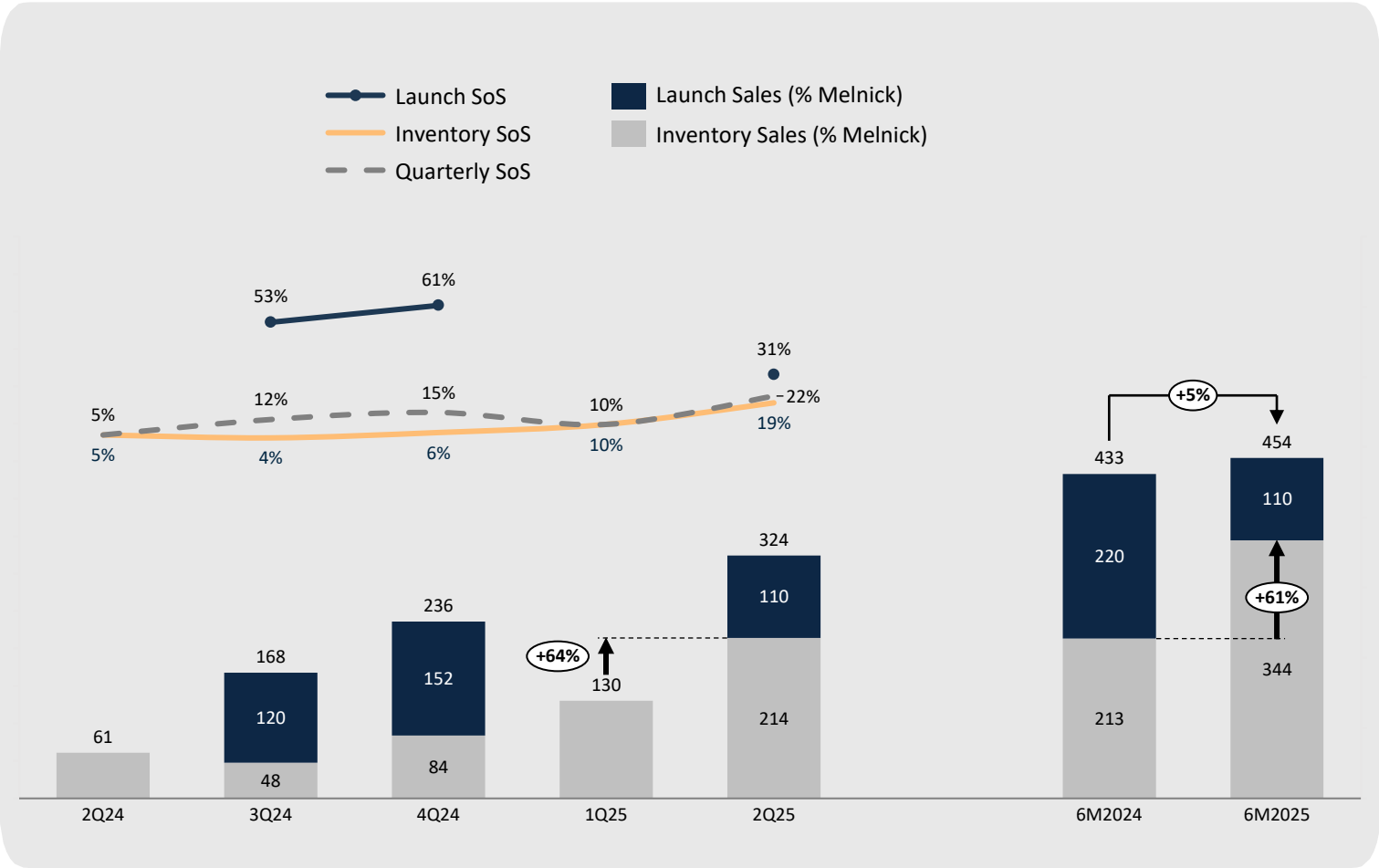
| Project | Business unit | PSV 100%¹ (R\$ '000) | PSV Melnick² (R\$ '000) | Usable Area³ (m2) | Unit³ | Average Value/ Unit (R\$ '000) | Segment |
|----------------------|---------------|----------------------|-------------------------|-------------------|-------|--------------------------------|-------------|
| 1Q25 | | - | - | - | - | - | |
| 2Q25 | | 402,422 | 355,275 | 28,077 | 209 | 3,766 | |
| Gama 1375 | INC * | 174,483 | 150,854 | 10,494 | 64 | 2,357 | Residential |
| High Garden Iguatemi | INC * | 227,939 | 204,421 | 17,583 | 145 | 1,409 | Residential |
| Total | | 402,422 | 355,275 | 28,077 | 209 | 3,766 | |

¹ PSV of physical swap and sales commissions, gross. ² PSV of physical swap and sales commissions, net. ³ Physical swap, net.
* INC – Homebuilder.

GROSS AND NET SALES

In the second quarter of 2025, gross sales totaled R\$ 350 million (R\$ 324 million % Melnick). In the 1st semester of 2025, gross sales totaled R\$ 501 million (R\$ 454 million % Melnick), which translates into a 5% growth when compared to the 1st semester of 2024. Sales of inventory went up by 64% when compared to the 1st quarter of 2025.

| Sales breakdown (R\$ million, % Melnick) | 2Q24 | 3Q24 | 4Q24 | 1Q25 | 2Q25 | 6M2024 | 6M2025 |
|---|------|------|------|------|------|--------|--------|
| Gross Sales | 92 | 182 | 285 | 151 | 350 | 521 | 501 |
| Inventory | 92 | 62 | 133 | 151 | 240 | 301 | 391 |
| Launches | 0 | 120 | 152 | 0 | 110 | 220 | 110 |
| Current Cancellations | (31) | (14) | (49) | (21) | (26) | (88) | (47) |
| Current Net Sales | 61 | 168 | 236 | 130 | 324 | 433 | 454 |



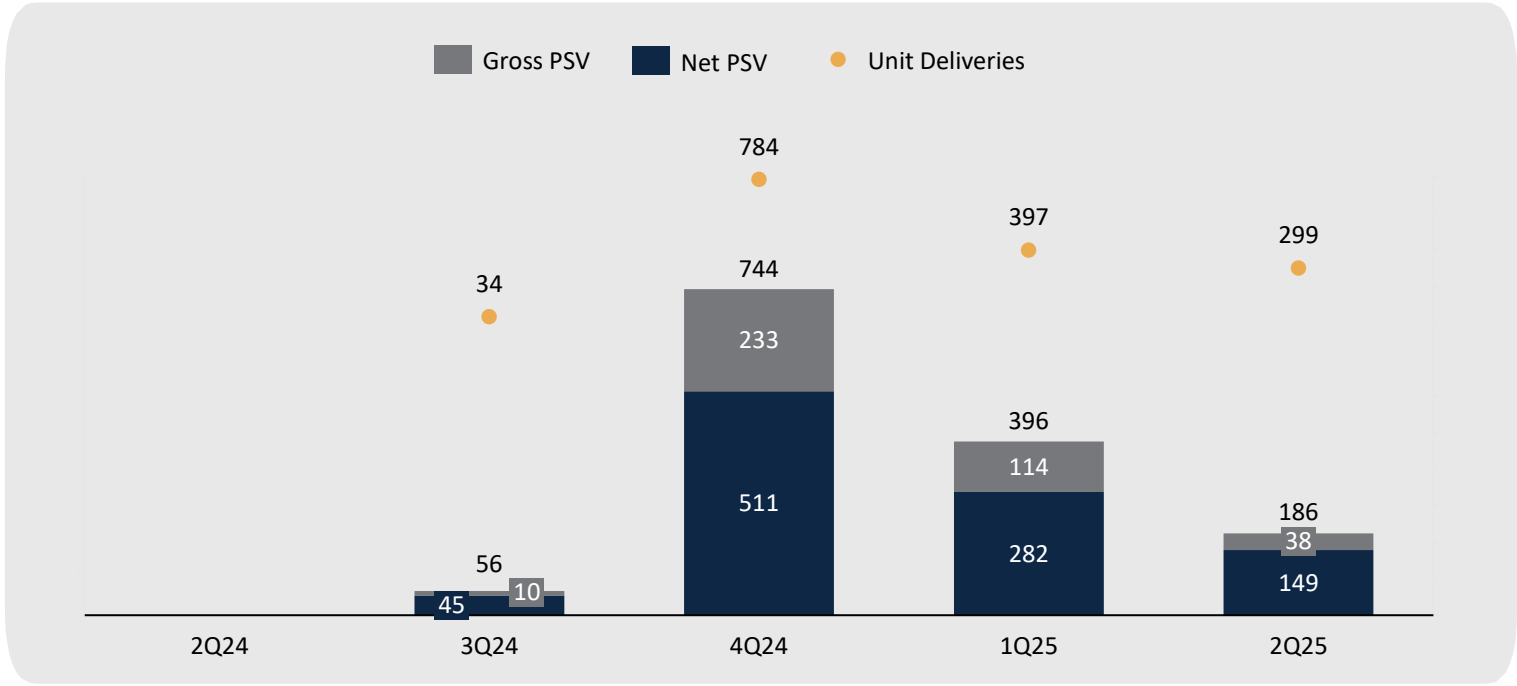
*Unaudited managerial data, may be subject to change.

DELIVERIES

In the second quarter of 2025, we delivered one project, totaling R\$ 186 million in Gross PSV (R\$ 149 million % Melnick) and 299 units.

| Project | Business unit | PSV 100% ¹ (R\$ '000) | PSV Melnick ² (R\$ '000) | Usable Area ³ (m2) | Unit ³ | Average Value/ Unit (R\$ '000) | Segment |
|------------------|---------------|-------------------------------------|--|----------------------------------|-------------------|-----------------------------------|-------------|
| 1Q25 | | 396,331 | 281,999 | 31,332 | 397 | 7,311 | |
| Arte Country | INC * | 191,874 | 117,401 | 8,535 | 28 | 4,898 | Residential |
| Seen Boa Vista | INC * | 134,105 | 97,764 | 8,460 | 49 | 1,995 | Residential |
| Open Canoas - F3 | Open * | 27,952 | 26,554 | 7,054 | 160 | 166 | Residential |
| Open Protásio | Open * | 42,400 | 40,280 | 7,283 | 160 | 252 | Residential |
| 2Q25 | | 186,335 | 148,758 | 13,529 | 299 | 498 | |
| Go Cidade Baixa | INC * | 186,335 | 148,758 | 13,529 | 299 | 498 | Residential |
| Total | | 582,666 | 430,757 | 44,861 | 696 | 648 | |

¹ PSV of physical swap and sales commissions, gross. ² PSV of physical swap and sales commissions, net. ³ Physical swap, net. Considering selling prices at the time of launch.
* INC – Homebuilder. Open – Minha Casa Minha Vida (MCMV) segment.





Disclaimer

The statements within this release, 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 that 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.