

* Unaudited management data may be subject to change

Porto Alegre, April 11, 2024 – 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 2024.

Highlights

Record in quarterly net sales (% Melnick), **R\$ 372 million**, a **growth rate** of **22%** when compared to 1Q23.

Launches totaled **R\$ 617 million (%Melnick)**, this being the quarter with the highest volume launched in our history, a growth rate of **43%** when compared to 1Q23.



Zayt

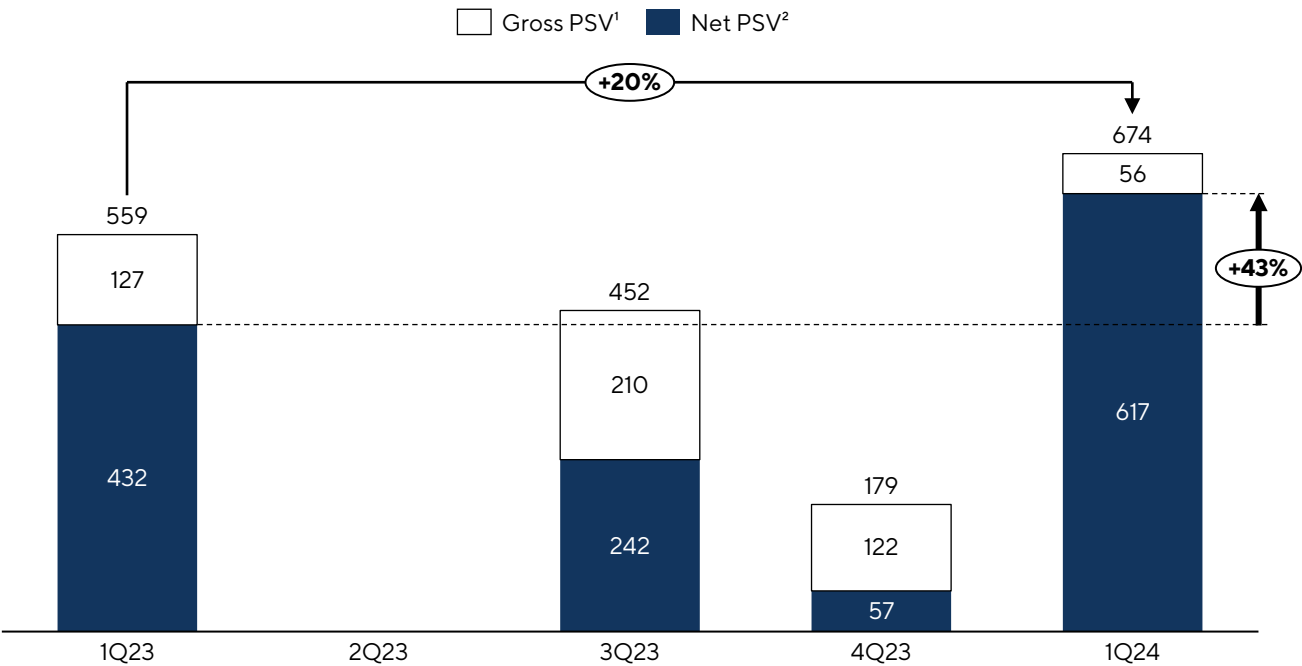
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Launches

In the first quarter of 2024, were launched two projects R\$ 674 million in gross PSV (R\$ 617 million % Melnick), a record in quarterly launches. That translates into a growth rate of 20% and 43% in relation to the same period of the previous year. Quarterly launches (%Melnick) account for 84% of the volume launched in 2023.



¹ PSV of physical swap and sales commissions, gross.
² PSV of physical swap and sales commissions, net.
³ Physical swap, net

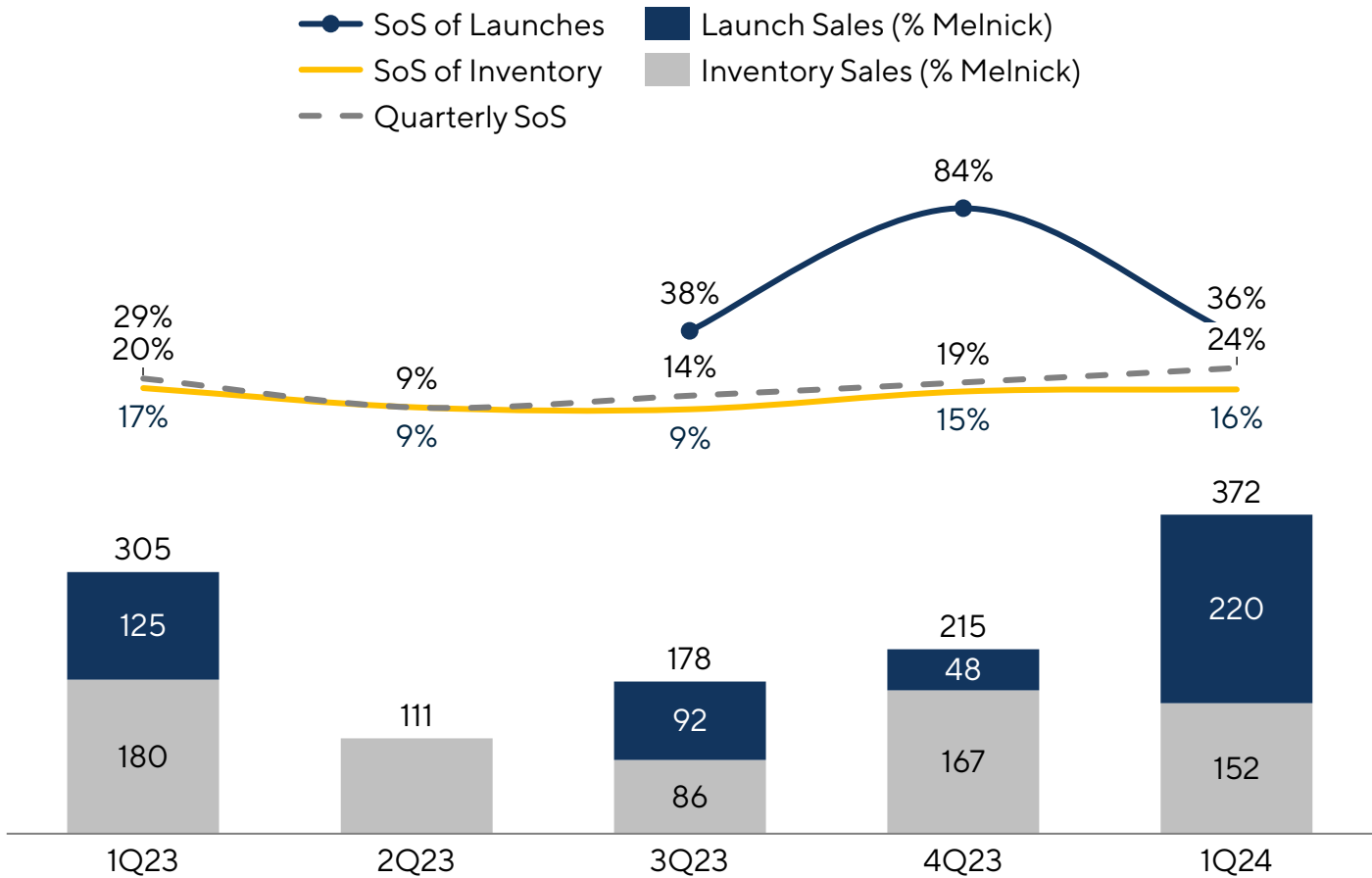


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Sales

In the first quarter of 2024, gross and net sales totaled, respectively, R\$ 429 million R\$ 372 million (% Melnick), a 22% growth in net sales when compared to the same period of the previous year, the best quarter in sales in the Company’s history. Sales over inventory (SoS) of launches was at 35%, SoS of inventory was at 16%, and average SoS was at 24%, .

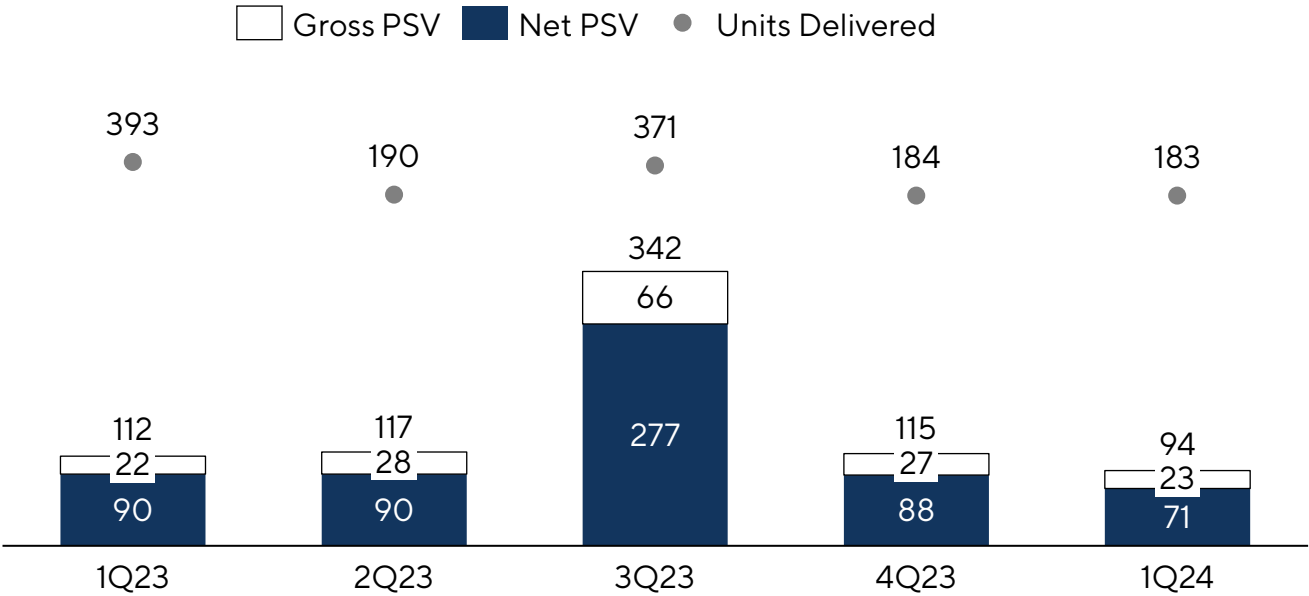
Breakdown of sales in the period (R\$ million, % Melnick)	1Q23	2Q23	3Q23	4Q23	1Q24
Vendas Brutas	341	129	211	242	429
Gross Sales	216	129	119	193	209
Launches	125	0	92	48	220
Current cancellations	-36	-18	-33	-26	-57
Current net sales	305	111	178	215	372



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Deliveries

In the first quarter of 2024, the Go Rio Branco project was delivered, a development totaling R\$ 93.9 million in gross PSV (R\$ 71.4 million % Melnick) and 183 units:



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Annexes

Table of launches

Projects	Business	Gross PSV ¹ (R\$ '000)	Melnick's PSV ² (R\$ '000)	Usable Area ³ (m2)	Untd. ³	Average Unit Value (R\$ '000)	Segment
1Q24		673,605	617,161	37,828	164	3,763	
High Garden Rio Branco	R.E.	241,158	226,689	18,750	130	1,744	Residential
Zayt	R.E.	432,447	390,472	19,078	34	172	Residential

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³ Physical swap, net

Table of deliveries

Projects	Business	Gross PSV ¹ (R\$ '000)	Melnick's PSV (R\$ '000)	Usable Area ² (sq.m.)	Unit. ²	Average Unit Value Unidade (R\$ '000)	Segment
1Q24		93,933	71,394	6,634	183	390	
GO Rio Branco	R.E.	93,933	71,394	6,634	183	342	Residential

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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 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.