



Operational Preview | 4Q24

Porto Alegre, January 13, 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 fourth quarter of 2024.

HIGHLIGHTS

| Launches | Sales | Deliveries |
|---|--|--|
| <div>R\$ 216 Mi (4Q24)</div> <div>64.8% SoS Launches</div> <div>R\$ 1,05 Bi (2024)</div> <div>+44% vs 2023</div> <div>% Melnick</div> | <div>R\$ 247 Mi (4Q24)</div> <div>+2.5% vs 4Q23</div> <div>R\$ 950 Mi (2024)</div> <div>+2.9% vs 2023</div> <div>Gross PSV</div> | <div>R\$ 744 Mi (4Q24)</div> <div>R\$ 893 Mi (2024)</div> <div>+30% vs 2023</div> <div>Gross PSV</div> |

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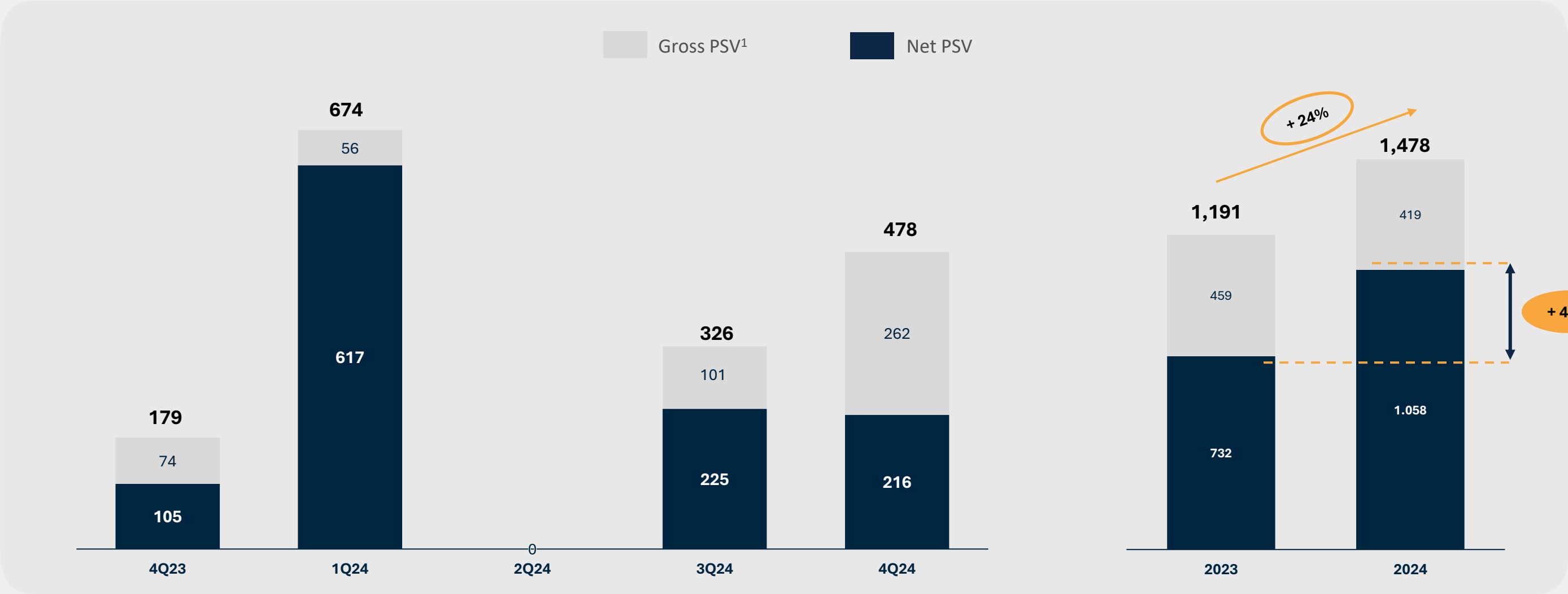
LAUNCHES

In the fourth quarter of 2024, three launches were carried out with a total of R\$ 478 million in Gross PSV, of which R\$ 216 million corresponded to (% Melnick);

Year-to-date, the launches represented a total of R\$ 1.5 billion in Gross PSV, with R\$ 1.1 billion corresponding to (% Melnick), showing a 45% growth in Melnick's GSV compared to the previous year.

| Project | Business Unit | PSV 100% (R\$ '000) | PSV Melnick ² (R\$ '000) | Usable area (m2) | Unit. ³ | Average Value Unit (R\$ '000) | Segment |
|-------------------------|---------------|------------------------|--|---------------------|--------------------|----------------------------------|-----------------|
| 1Q24 | | 673,605 | 617,161 | 37,828 | 164 | 3,763 | |
| High Garden Rio Branco | INC | 241,158 | 226,682 | 18,750 | 130 | 1,744 | Residential |
| Zayt | INC | 432,447 | 390,472 | 19,078 | 34 | 11,484 | Residential |
| 2Q24 | | - | - | - | - | - | |
| 3Q24 | | 325,975 | 225,336 | 28,952 | 467 | 568 | |
| Grand Park Moinhos F3 | INC | 63,043 | 48,131 | 7,658 | 114 | 422 | Residential |
| GO Moinhos | INC | 112,372 | 101,232 | 7,473 | 158 | 641 | Residential |
| Yofi | INC | 107,832 | 40,067 | 7,736 | 52 | 1,541 | Residential |
| Open Alto Ipiranga | INC | 42,728 | 35,936 | 6,085 | 143 | 251 | Residential |
| 4Q24 | | 477,783 | 215,810 | 245,750 | 943 | 2,033 | |
| Jazz Nova York | INC | 122,052 | 106,526 | 7,661 | 61 | 1,487 | Residential |
| Greenfield | LOT | 153,112 | 46,278 | 141,589 | 525 | 292 | Lot Development |
| Península | LOT | 202,619 | 63,006 | 96,500 | 357 | 254 | Lot Development |
| Total | | 1,477,363 | 1,058,337 | 312,530 | 1,574 | 2,219 | |

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



*Unaudited managerial data, may be subject to changes.

JAZZ NOVA YORK



Gross PSV: R\$ 122 M
PSV Melnick: R\$ 107 M

61
Units

GREENFIELD



Gross PSV: R\$ 153 M
PSV Melnick: R\$ 46 M

525
Units

PENÍNSULA



Gross PSV: R\$ 203 M
PSV Melnick: R\$ 63 M

357
Units

** Unaudited managerial data, may be subject to changes.

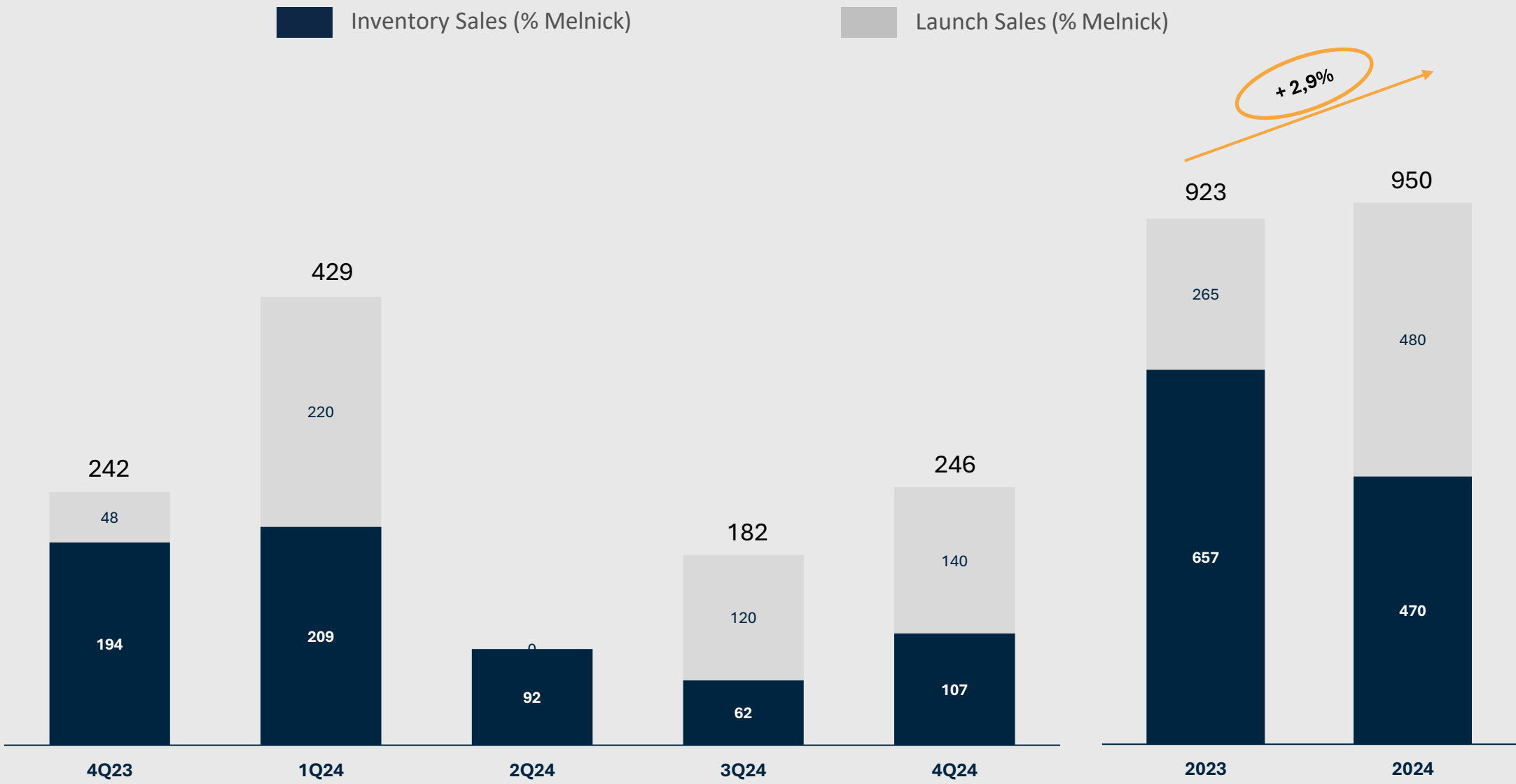
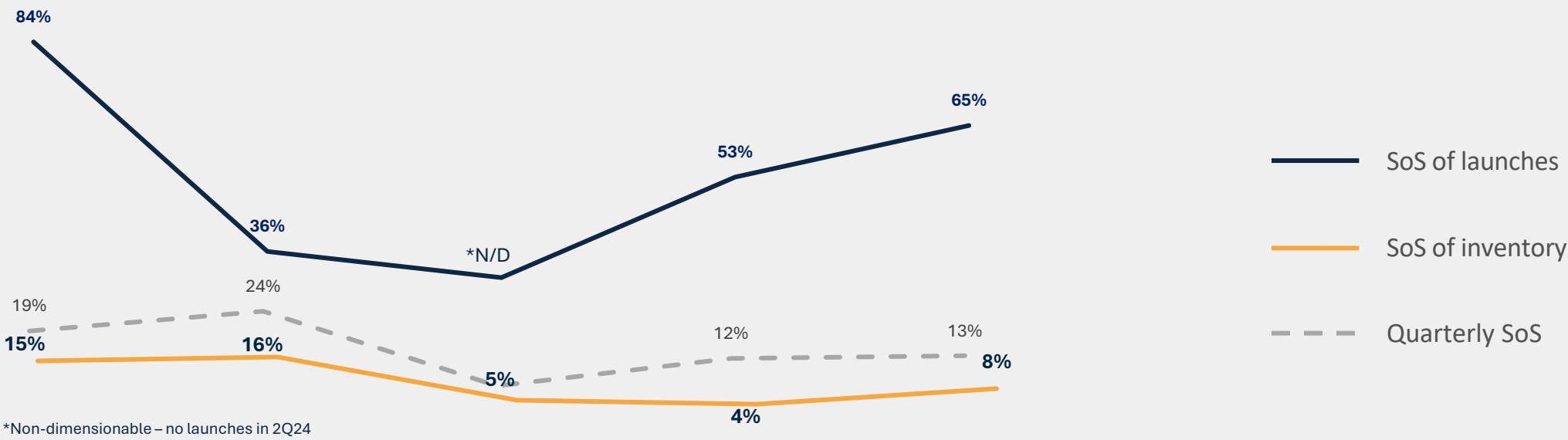
SALES

In the fourth quarter of 2024, the gross and net sales were R\$ 247 million and R\$ 197 million, respectively (% Melnick);

Year-to-date, the gross and net sales were R\$ 950 million and R\$ 798 million, respectively (% Melnick). Net sales remained at the same level as the previous year, despite an atypical second quarter due to the severe floods that occurred in the state.

| Sales breakdown (R\$ million, % Melnick) | 4Q23 | 1Q24 | 2Q24 | 3Q24 | 4Q24 | 2023 | 2024 |
|---|------|------|------|------|------|-------|-------|
| Inventory | 193 | 209 | 92 | 62 | 107 | 657 | 470 |
| Launches | 48 | 220 | - | 120 | 140 | 265 | 480 |
| Current cancellations | (26) | (57) | (31) | (14) | (50) | (113) | (152) |
| Current net sales | 215 | 372 | 61 | 168 | 197 | 809 | 798 |

SoS of launch it was 64.8%, the quarterly SoS 12.7 % and inventory SoS 8.0%.



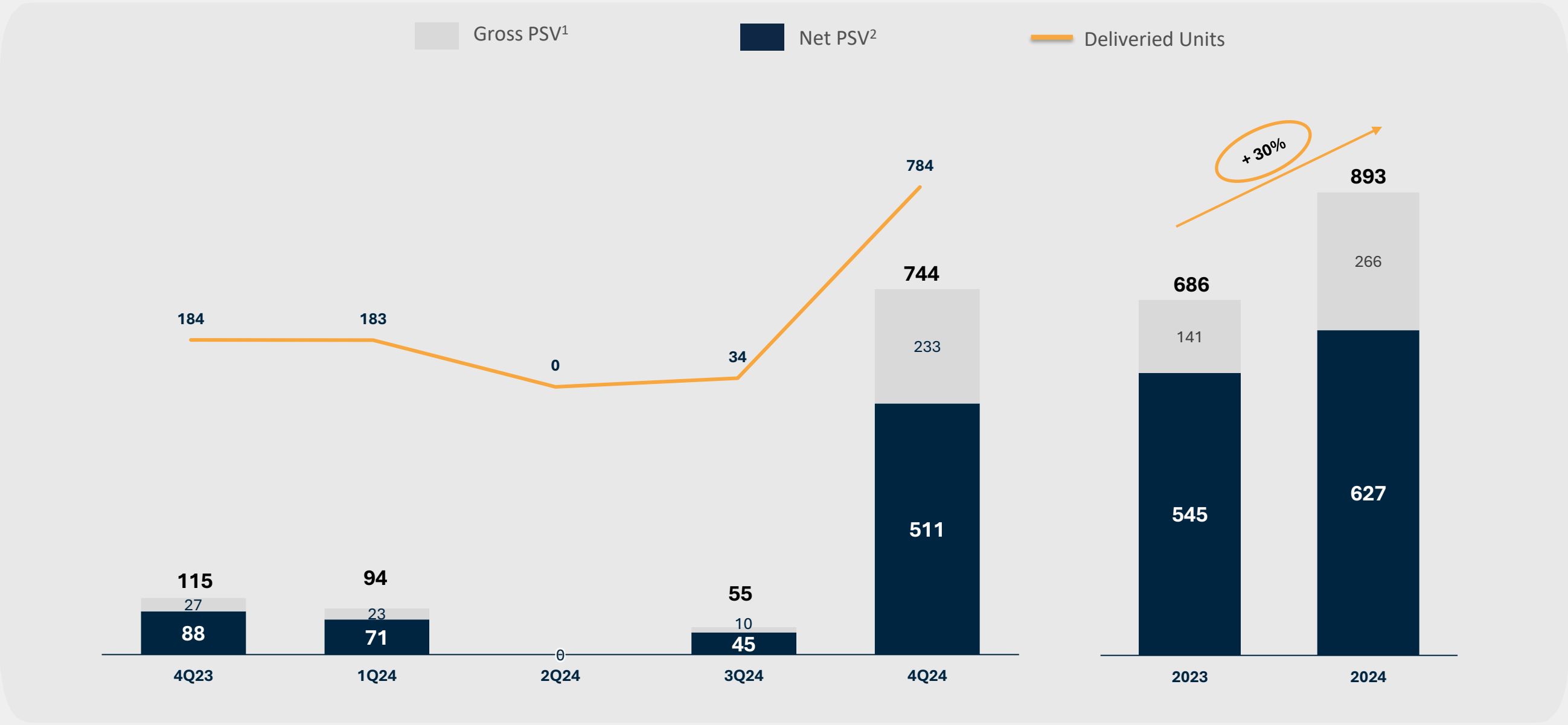
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DELIVERIES

In Q4 2024, we completed 5 deliveries, totaling R\$ 744 million in Gross PSV (R\$ 511 million in % Melnick), with 784 units;

Year-to-date, the deliveries totaled R\$ 893 million in Gross PSV (R\$ 627 million in % Melnick) and 1,001 units.

| Projects | Business Unit | PSV 100% ¹ (R\$ '000) | PSV Melnick ² (R\$ '000) | Usable area ³ (m2) | Unit. ³ | Average Value Unit (R\$ '000) | Segment |
|--------------------------|---------------|-------------------------------------|--|----------------------------------|--------------------|----------------------------------|-----------------|
| 1Q24 | | 93,933 | 71,394 | 6,634 | 183 | 390 | |
| Go Rio Branco | INC | 93,933 | 71,394 | 6,634 | 183 | 390 | Residential |
| 2Q24 | | - | - | - | - | - | |
| 3Q24 | | 55,523 | 45,119 | 4,439 | 34 | 1,327 | |
| Hillside | INC | 55,523 | 45,119 | 4,439 | 34 | 1,327 | Residential |
| 4Q24 | | 743,668 | 510,957 | 121,926 | 784 | 4,944 | |
| Botanique | INC | 181,676 | 130,346 | 10,992 | 103 | 1,265 | Residential |
| Zen | LOT | 109,783 | 25,644 | 86,370 | 299 | 172 | Lot Development |
| Go Carlos Gomes | INC | 70,957 | 64,061 | 4,098 | 121 | 529 | Residential |
| Carlos Gomes Square – F1 | INC | 290,563 | 204,751 | 13,647 | 82 | 2,497 | Comercial |
| Carlos Gomes Square – F2 | INC | 90,689 | 86,155 | 6,819 | 179 | 481 | Residential |
| Total | | 893,124 | 627,470 | 132,999 | 1,001 | 2,220 | |



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DISCLAIMER:

The statements contained in this release regarding business outlook, estimates of operational and financial results, and growth prospects affecting Melnick's activities, as well as any other statements related to the future of the Company's business, constitute forward-looking estimates and statements that involve risks and uncertainties and, therefore, are not guarantees of future results. These considerations depend substantially on changes in market conditions, government regulations, competitive pressures, industry performance, and the Brazilian economy, among other factors, and are therefore subject to change without prior notice.