

MELNICK DISCLOSES PRELIMINARY 1Q21 OPERATING RESULT

Porto Alegre, April 8, 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 sales and cancellations in the first quarter of 2021.

Launches¹

In the first quarter of 2021, there were four projects launched amounting to R\$470.4 million gross PSV (R\$334.9 million net Melnick's PSV).

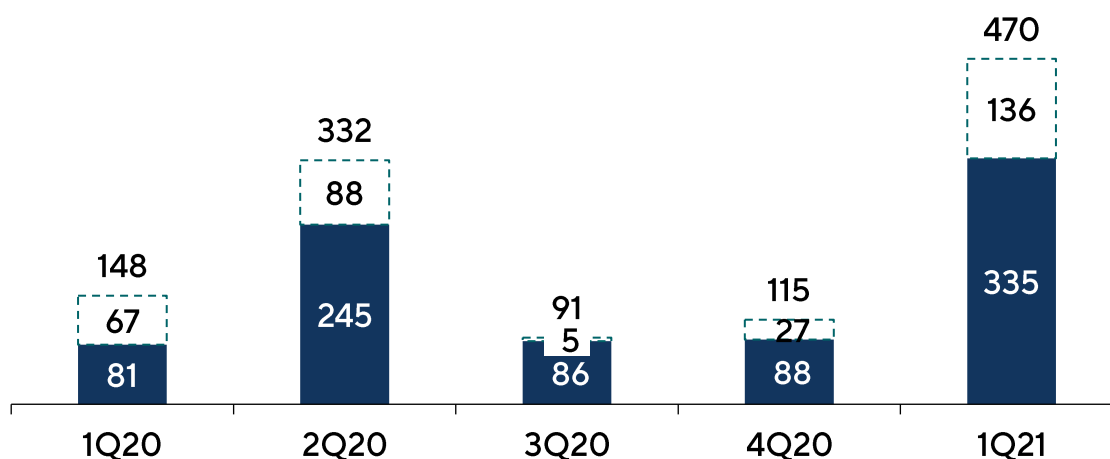
Projects 1Q21	Business	Gross PSV ² (R\$ '000)	Net PSV ³ (R\$ '000)	Melnick's PSV (R\$ '000)	Usable Area (sq.m.) ⁴	Unit ⁴	Average Unit Value (R\$ '000)	Segment
Go Rio Branco	R.E.	93,933	71,394	71,394	6,634	183	390	Residencial
Grand Park Lindóia – F3	R.E.	117,158	89,599	89,599	12,628	190	472	Residencial
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
Total		470,487	383,627	334,921	136,211	808	451	

² PSV gross of swaps and commission.

³ PSV net of swaps and commission.

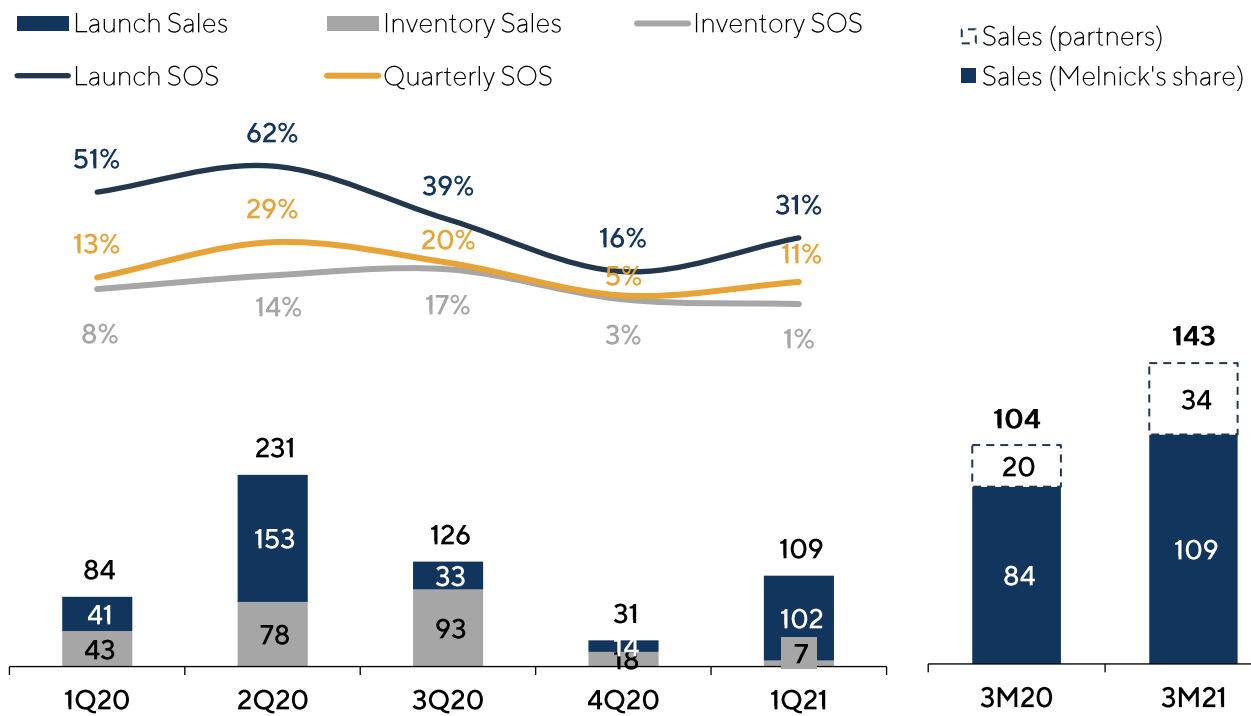
⁴ Net of swaps.

■ Net Melnick's PSV □ Partners + swaps + commission



Net Sales¹

In the first quarter of 2021, net sales came to R\$109 million (Melnick's share), of which R\$ 102 million refer to sales of launches with a SOS of 31%.



Cancellations¹

In the first quarter of 2021, there were R\$26 million (Melnick's share) of cancellations, which represented 19% of gross sales:

Cancellation	1Q20	2Q20	3Q20	4Q20	1Q21
Net Sales	72	231	127	31	109
Cancellation	31	26	28	52	26
Gross Sales	103	257	154	83	135
Inventory	74	104	121	69	33
Launches	41	153	33	14	102
Cancellation / Gross Sales	27%	10%	18%	62%	19%

