

Release of Results

1Q2025

melnick
Muito mais que morar



Notice

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They encompass risks, uncertainties, and assumptions as they refer to upcoming events, and, therefore, depend of circumstances that may occur or not. Investors must understand that general economic conditions, market conditions, and other operational factors can affect Melnick's future performance and lead to results that differ from those stated in such future considerations.

1Q2025 Highlights

Sales % Melnick

R\$ 130 MM

55% growth when compared to 4Q2024, in a quarter without any launches.

Deliveries % Melnick

R\$ 282 MM

Delivered in the quarter.

95%

Of units sold.

Operating Cash Generation

R\$ 48 MM

Operating cash generation.

R\$ 352 MM

Solid gross cash position.

Decrease of capital

R\$ 150 MM

Decrease of capital, paid to shareholders on March 28, 2025.

22.5%

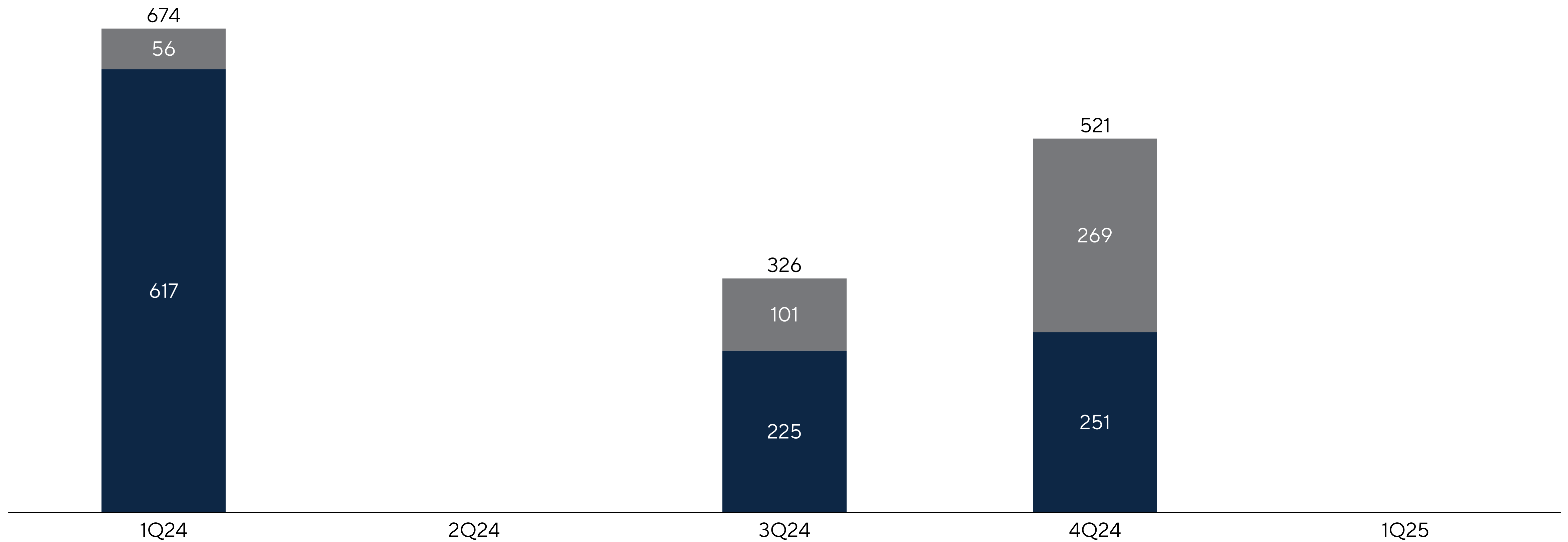
Yield

Launches



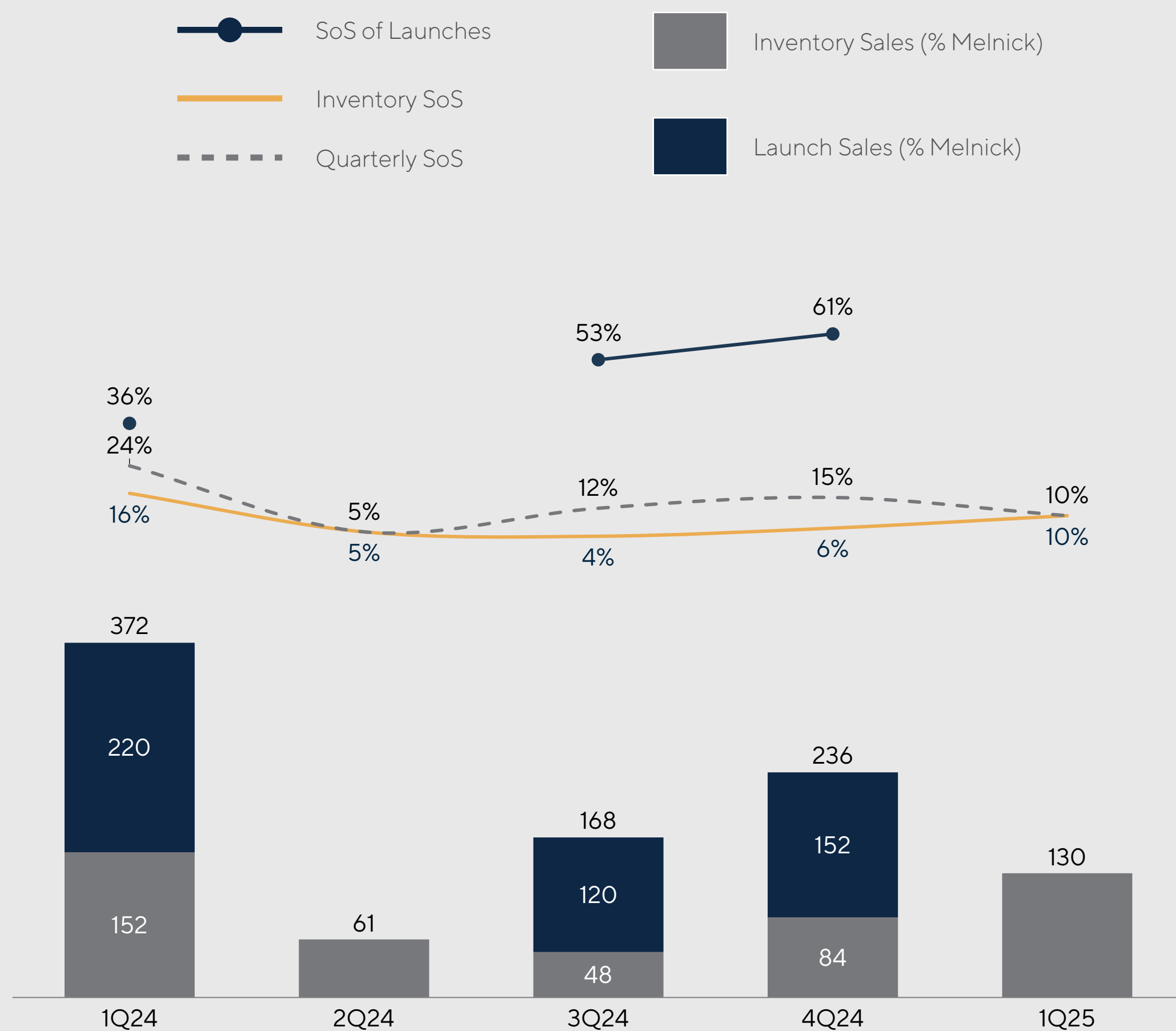
We did not launch any development in the 1st quarter of 2025.

Gross PSV¹ Net PSV²

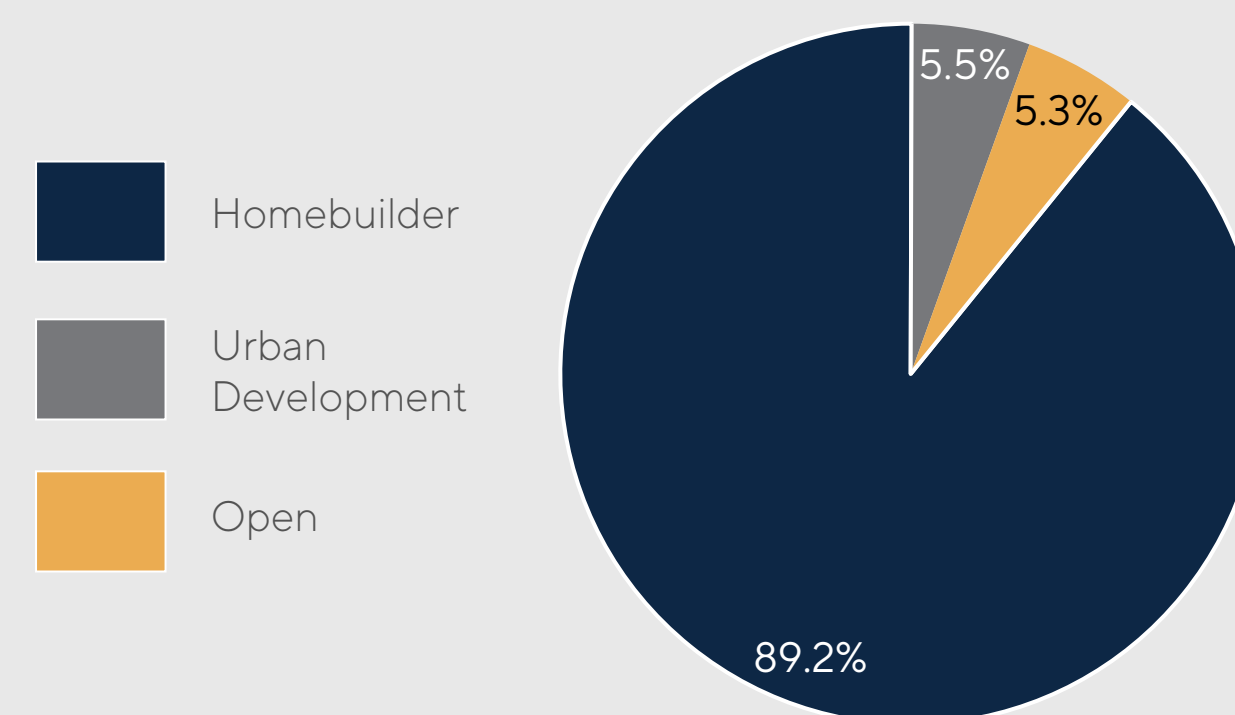


Net Sales

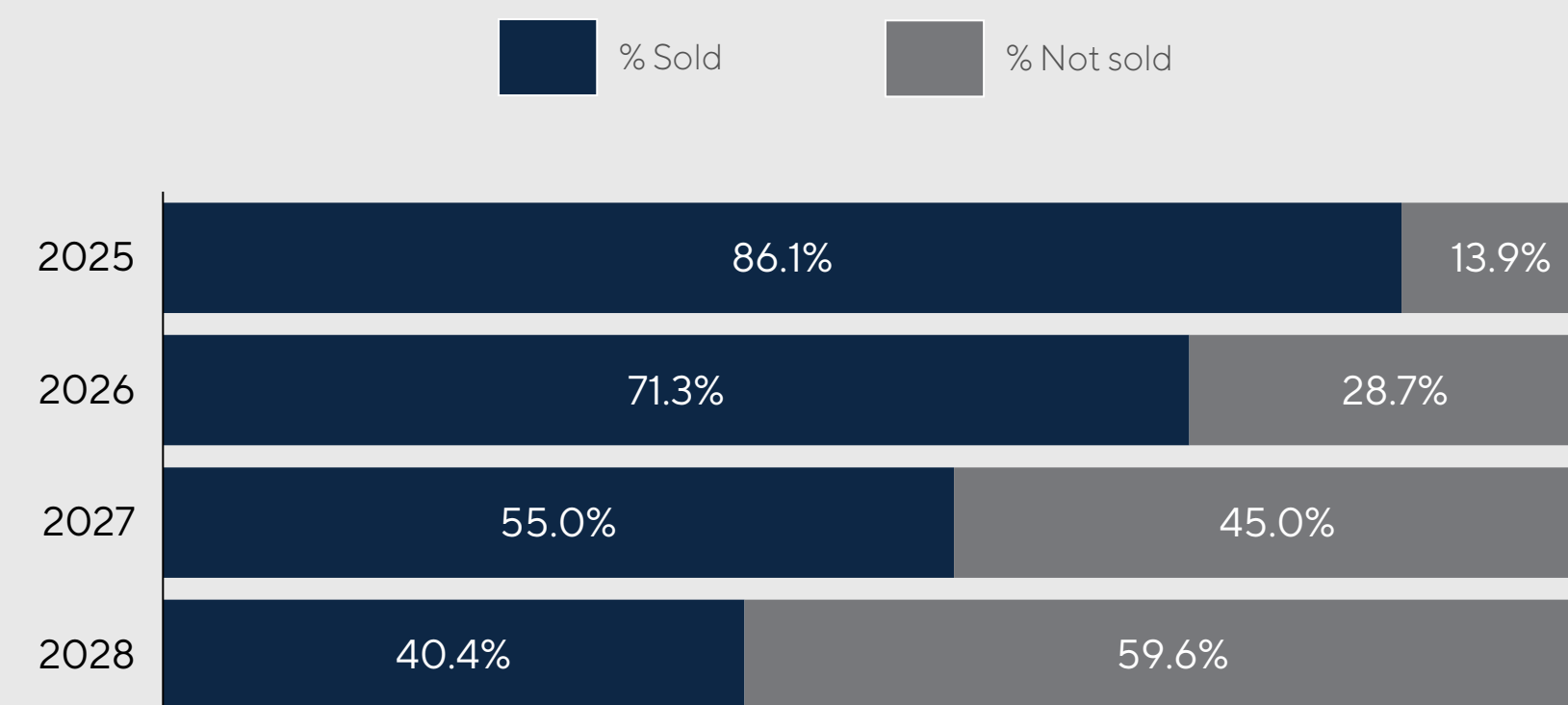
Breakdown by quarter:
(% Melnick – R\$ million):



Breakdown of business unit
of sales in 1Q2025 (% Melnick):

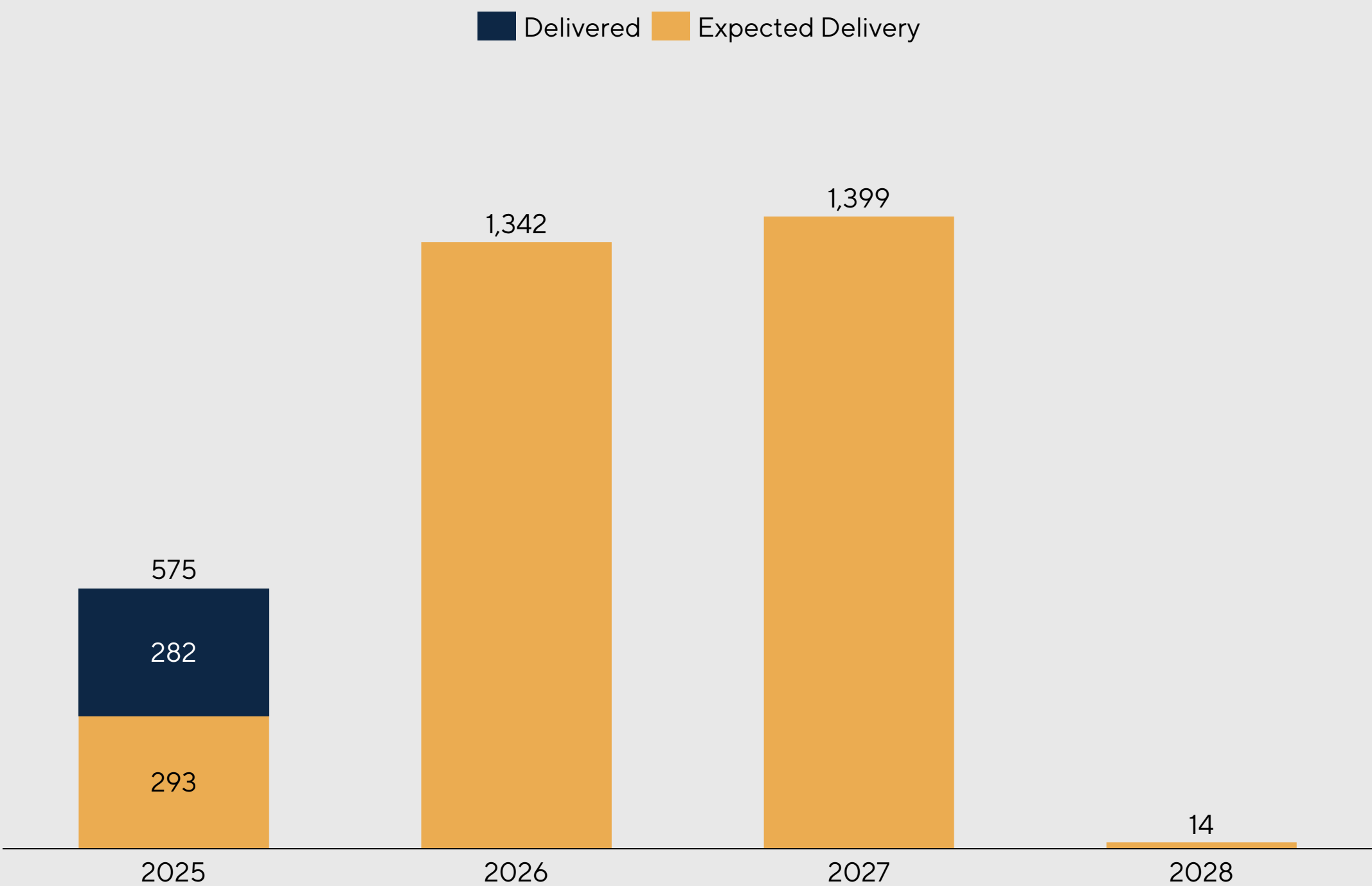


% Sold in the Year of Delivery (% Melnick):



Deliveries and Operational Capacity

Future deliveries (% Melnick – R\$ million)



Operational capacity



Active construction sites

- 12** Homebuilder
- 6** Urban Development
- 1** MCMV



Units under construction

- 2,318** Homebuilder
- 2,377** Urban Development
- 320** MCVM



M2 under Construction

- 300,711** Homebuilder
- 664,596** Urban Development
- 16,049** MCMV

Deliveries 1Q2025 | % Melnick

Average %
sold

95%

ARTE COUNTRY CLUB



PSV¹ % MELNICK – R\$ 117 MM
93% Sold

SEEN BOA VISTA



PSV¹ % MELNICK – R\$ 98 MM
97% Sold

OPEN CANOAS – F3



PSV¹ % MELNICK – R\$ 27 MM
98% Sold

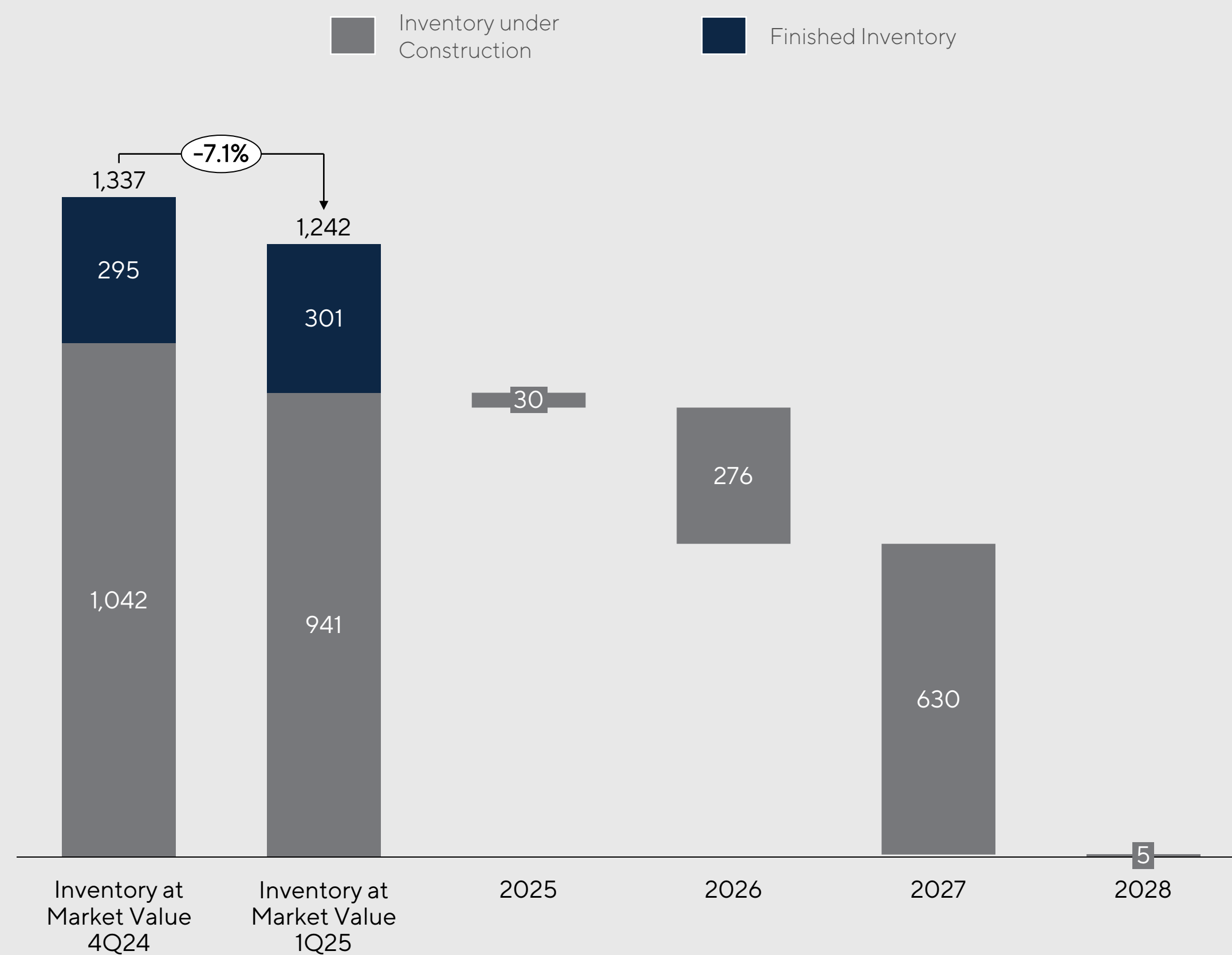
OPEN PROTÁSIO



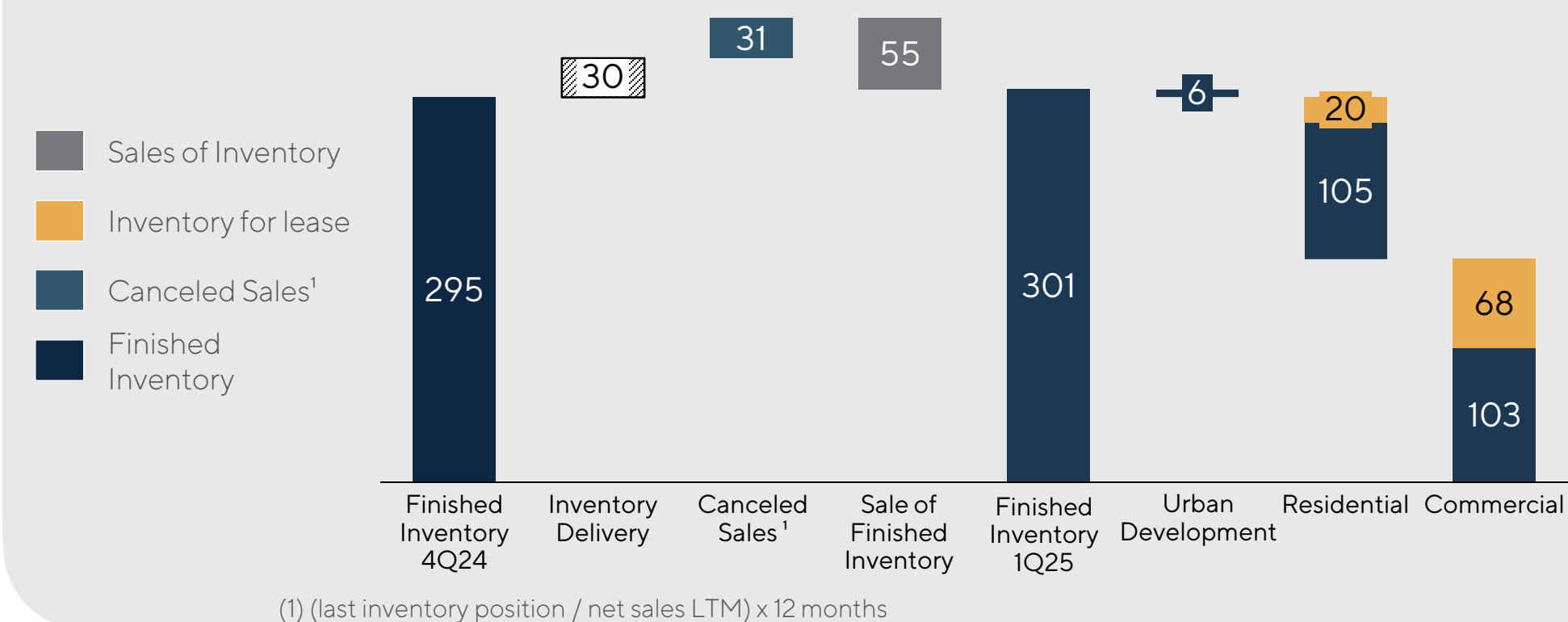
PSV¹ % MELNICK – R\$ 40 MM
92% Sold

Inventory 1Q2025

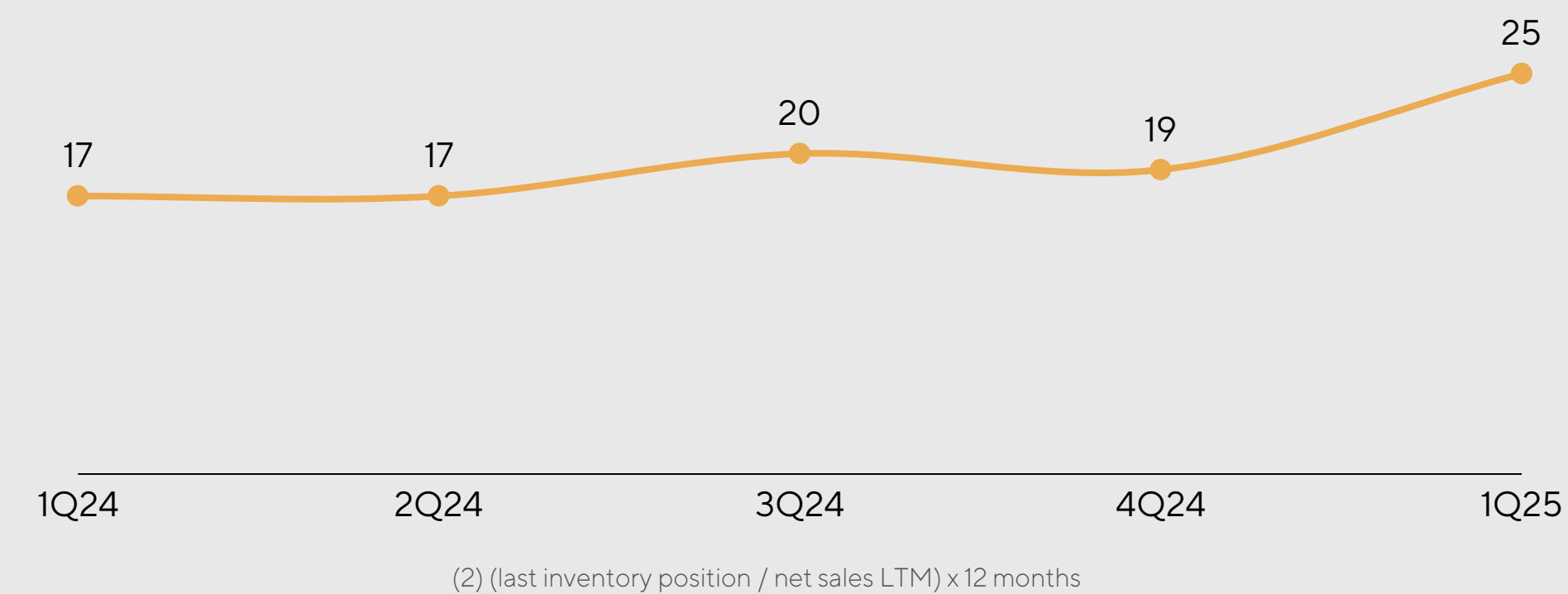
Evolution 4Q2024 to 1Q2025 and Breakdown by year of completion
(% Melnick – R\$ million):



Finished Inventory



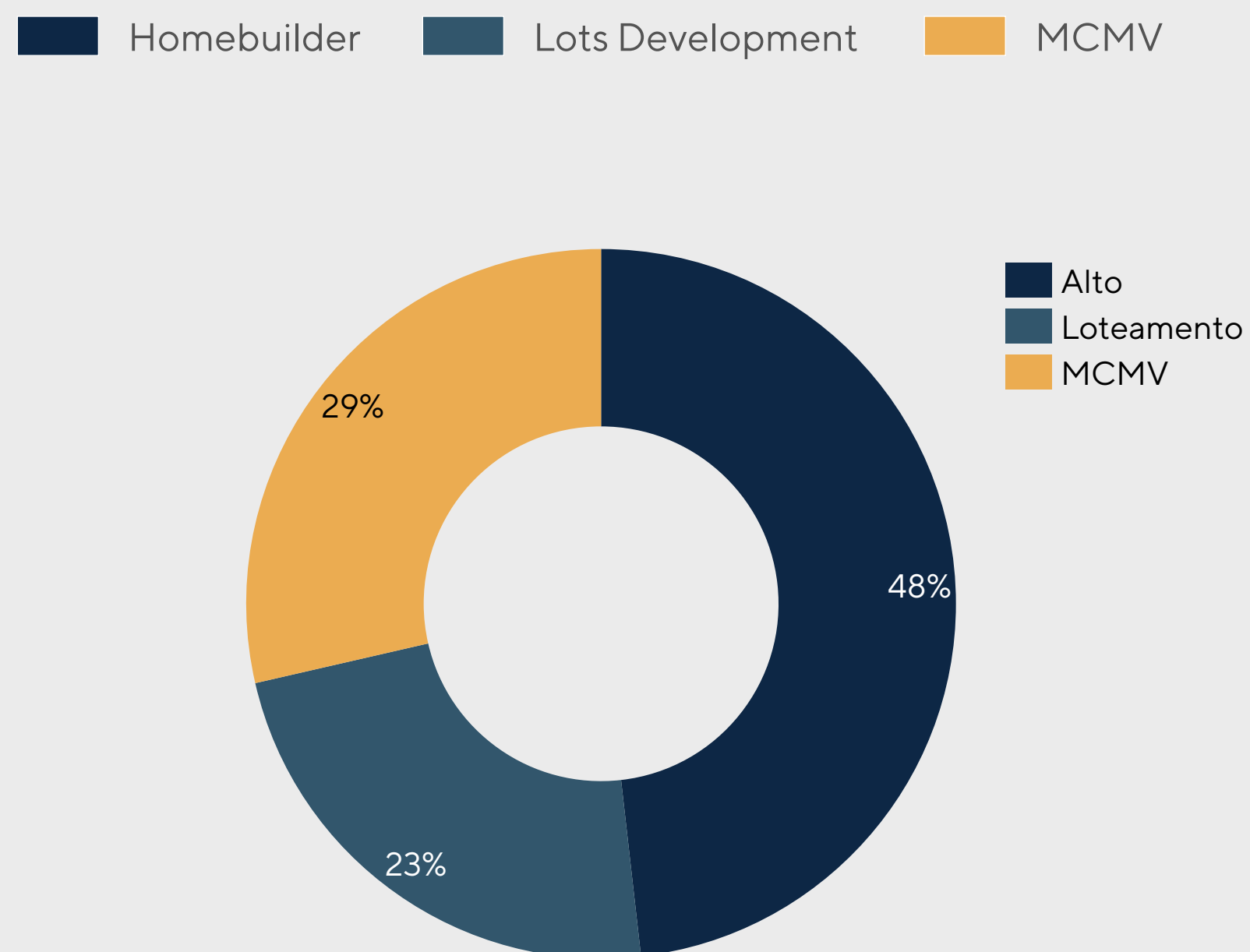
Inventory duration²



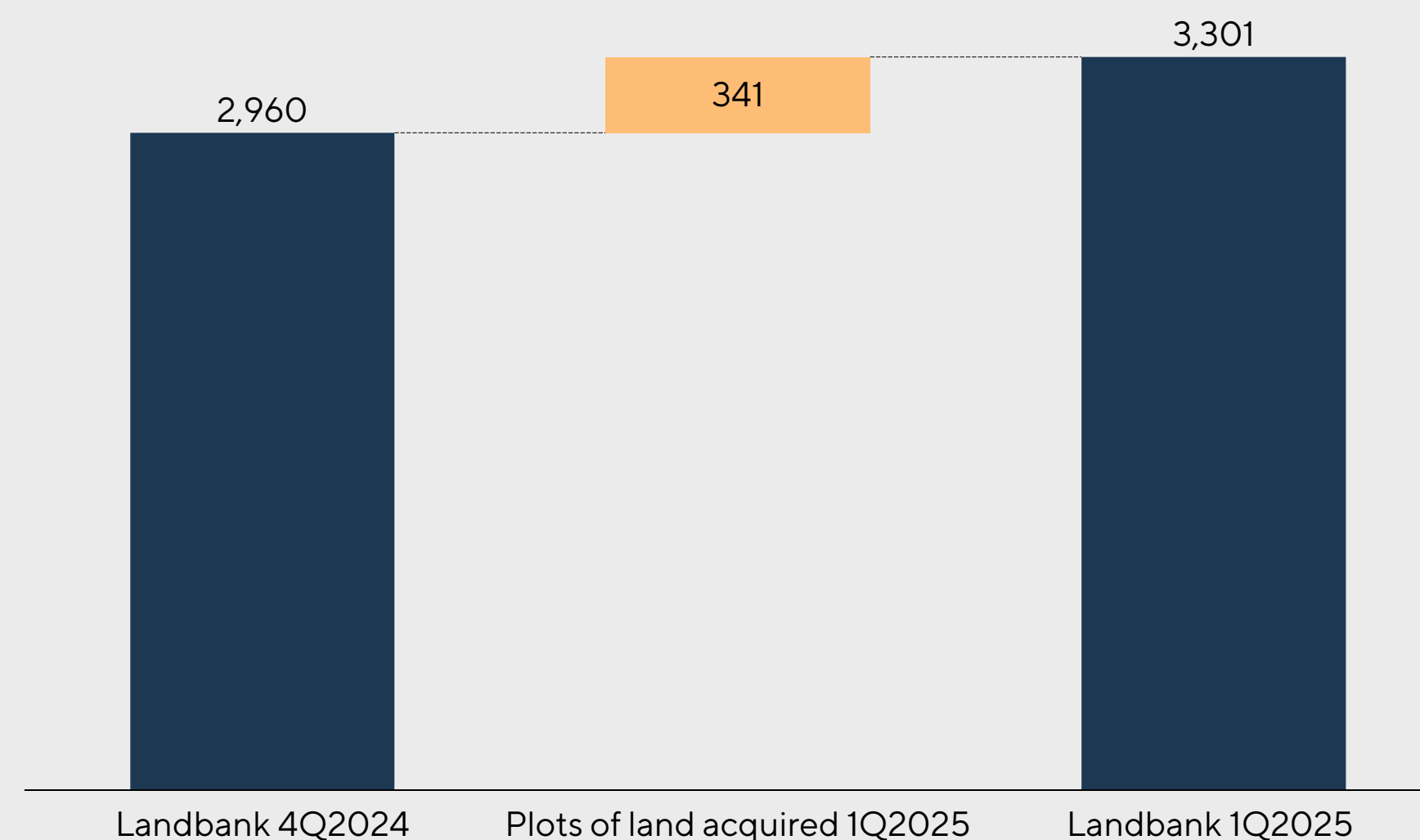
1Q2025 Landbank

Current landbank position, **R\$ 4.8 B** in PSV 100%. **R\$ 3.3 B** in potential PSV (% Melnick), **28% acquired in cash**.
 Distributed in **32** plots or phases with **23% of Projects approved** with potential PSV of **R\$ 775 MM** (% Melnick).
R\$ 341 MM in potential PSV (% Melnick) acquired in the quarter.

Landbank breakdown (%Melnick)

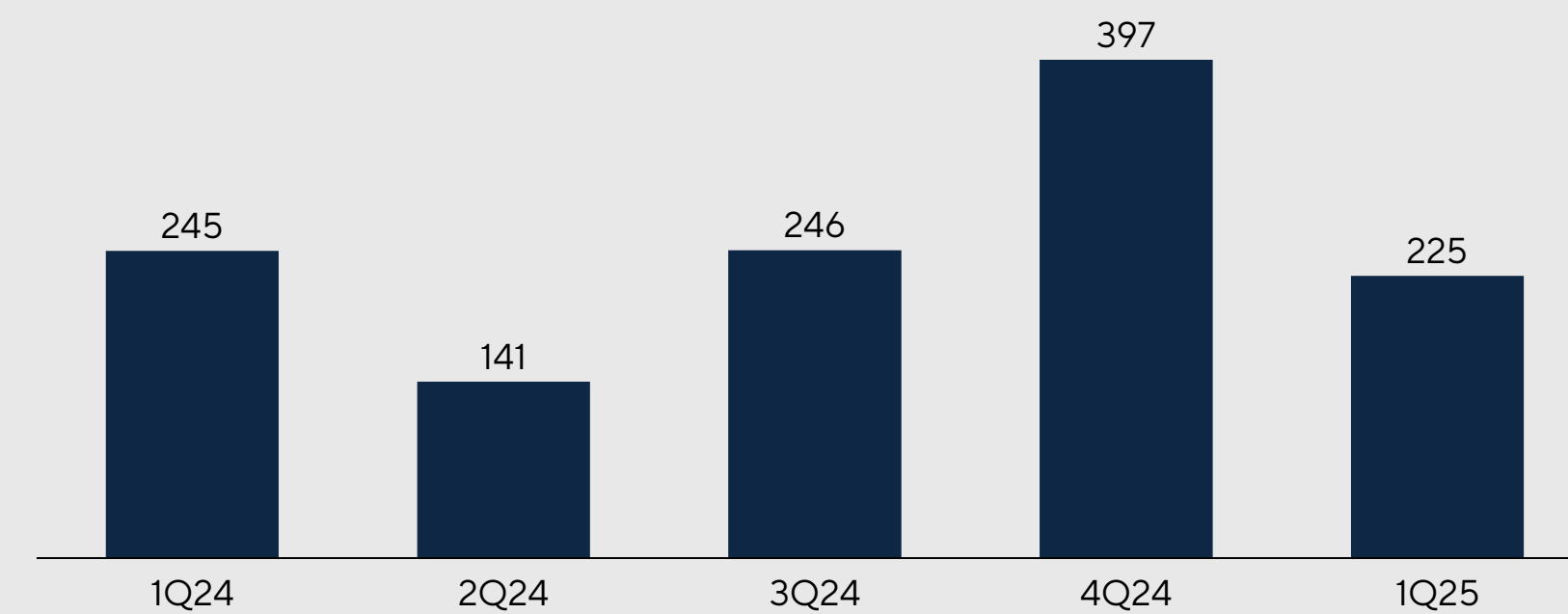


Landbank breakdown (%Melnick)

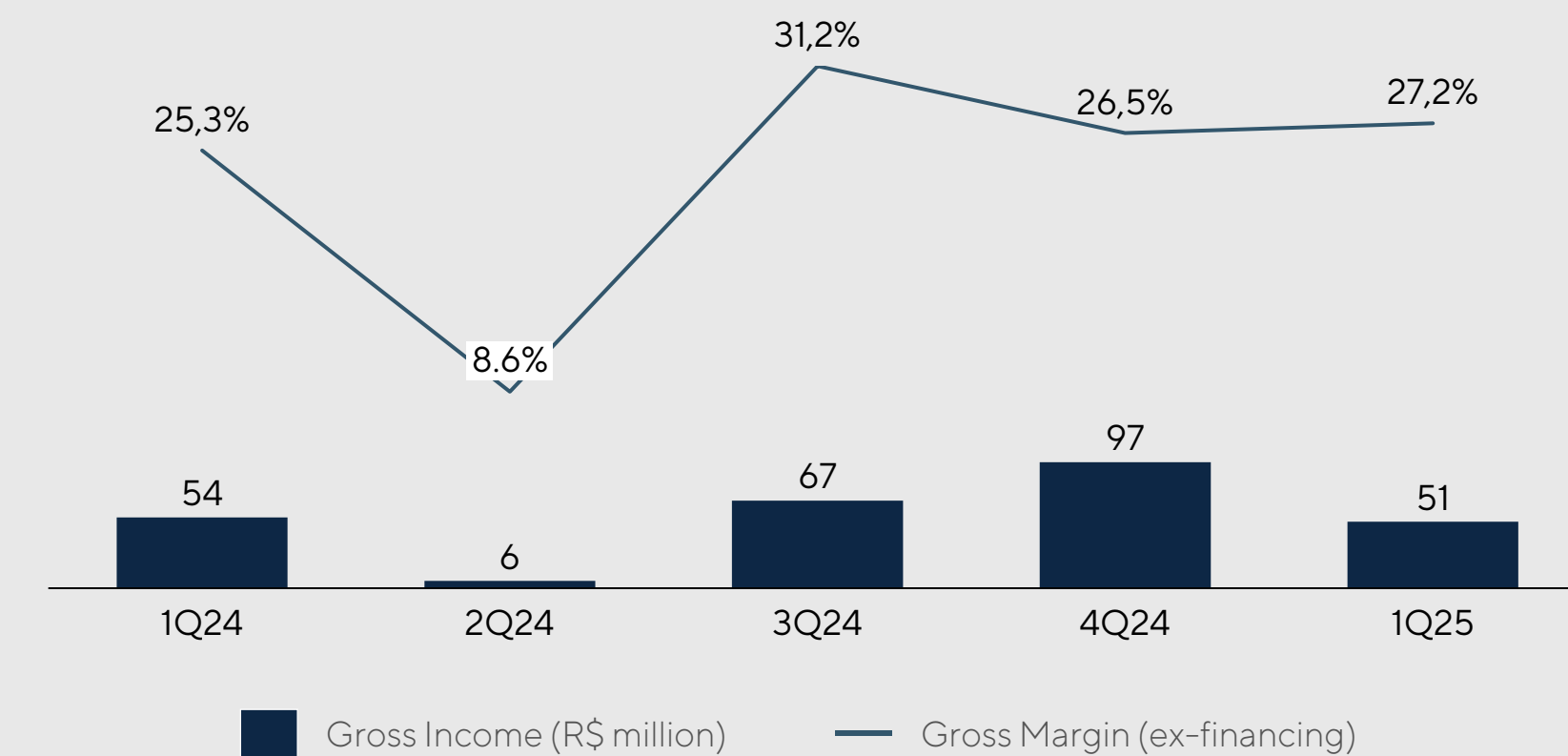


Financial Indicators

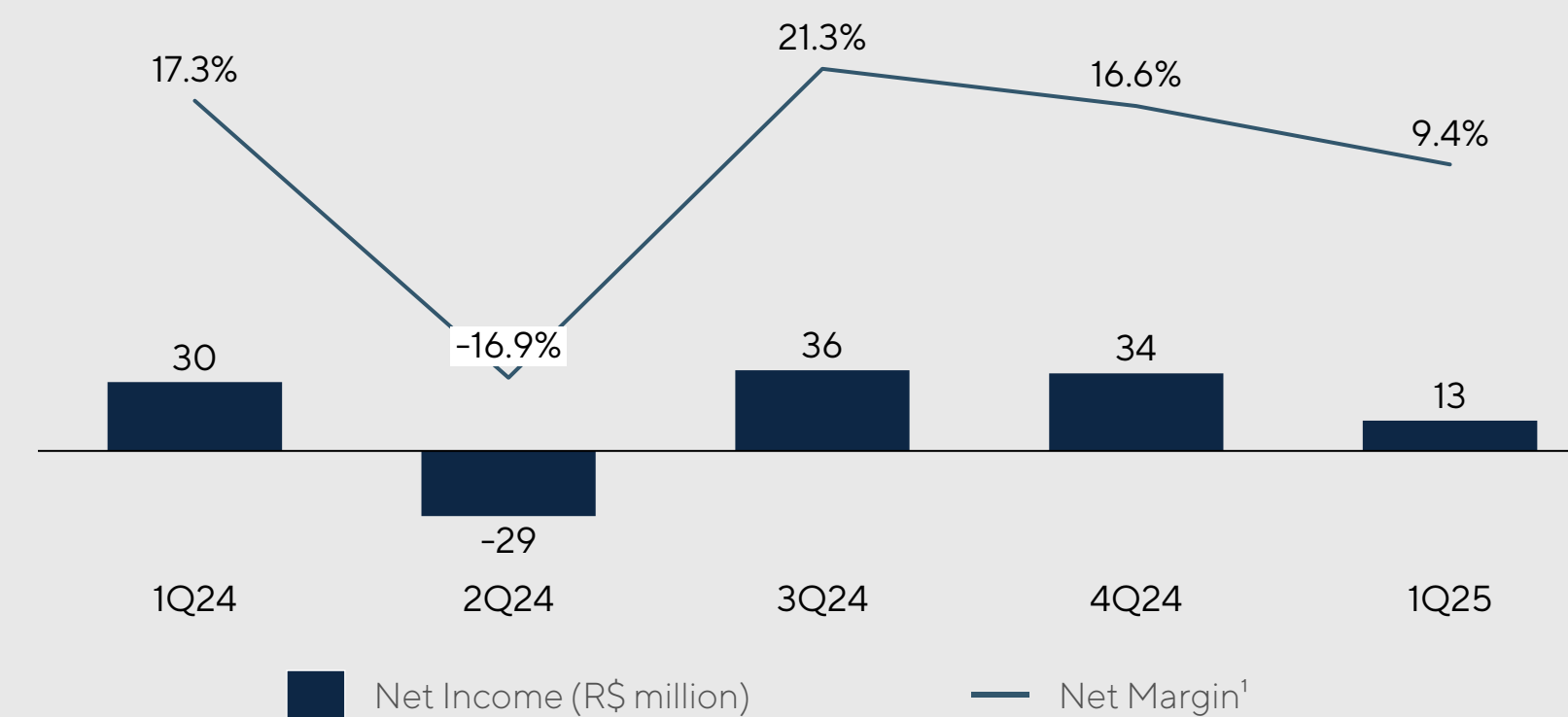
Net revenue breakdown:



Gross Income and Gross Margin Breakdown:



Net Income Breakdown:



An atypical 2Q2024 because of the floods occurred in Rio Grande do Sul.

¹ Given that net income considers minorities' interest, net margin is also related to net income before minorities' interest.

Financial Soundness

Financial Structure

	1Q24	2Q24	3Q24	4Q24	1Q25
Production SFH	-285,8	-320,6	-338,3	-354,9	-344,2
Production CRI	-2,6	-0,3	-5,5	-5,5	-5,5
Gross Debt	-288,5	-320,9	-343,8	-360,3	-349,7
Cash	454,9	506,3	519,5	464,8	352,2
Net Cash	166,4	185,4	175,7	104,5	2,5
Equity	1.236,7	1.168,9	1.206,1	1.211,6	1.083,0
Net Cash / Equity	13,5%	15,9%	14,6%	8,6%	0,2%

Cash Generation

	1Q24	2Q24	3Q24	4Q24	1Q25
Initial Net Debt	115,0	166,4	185,4	175,7	104,5
Final Net Debt	166,4	185,4	175,7	104,5	2,5
Net Debt Variation	51,5	19,0	-9,7	-71,2	-102,0
Dividends and contributions	-	41,4	-	40,0	-
Decrease Capital	-	-	-	-	150,0
Cash Generation (Cash burn)	51,5	226,8	-9,7	-31,2	48,0

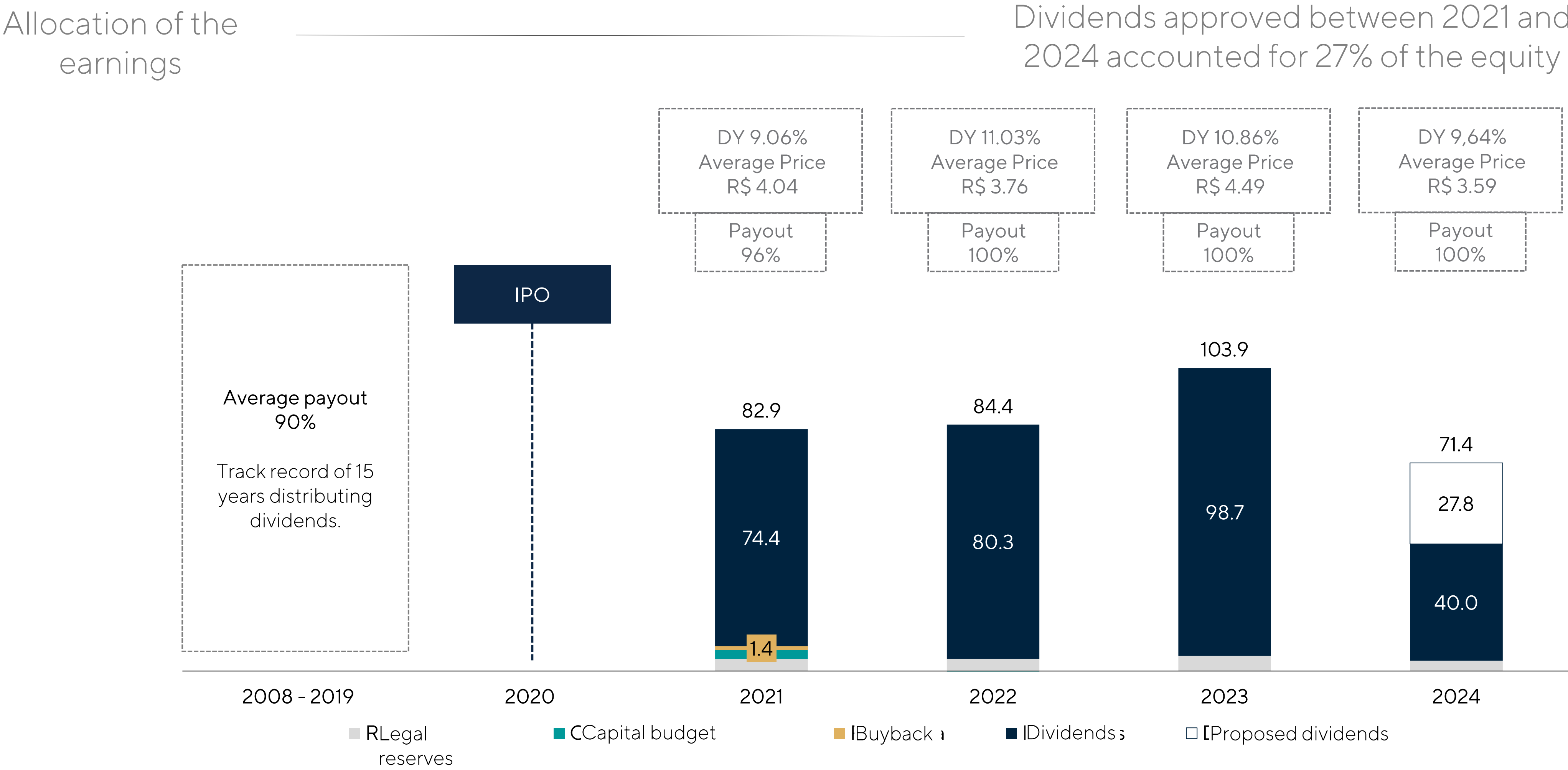
Solid cash position – **R\$ 352.2 million.**

R\$ 2.5 million in net cash.

Operating cash generation of **R\$ 48.0** million in the quarter.

Payment of decrease of capital of **R\$ 150.0** million on March 28, 2025, with a **22.5%** yield on stock.

Dividend history



Subsequent Events

Dividends:

In the General Meeting of Shareholders of April 29, 2025, the Board approved the distribution of dividend in the amount of **R\$ 27,794,406.73**, corresponding to **R\$ 0.1360655767** per share, excluding treasury shares, paid in cash until **December 31, 2025**.

Instructions For the Q&A

FAQ

To ask a question, please click the #Raise hand# icon or enter your question or send it via #Q&A# icon on the bottom of your screen.

Because of the dynamics, we will announce your names so that they can ask their question live.

At this time, a request to turn your microphone on will appear on the screen.



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