

Operational Preview

3Q24



Porto Alegre, October 10, 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 third quarter of 2024

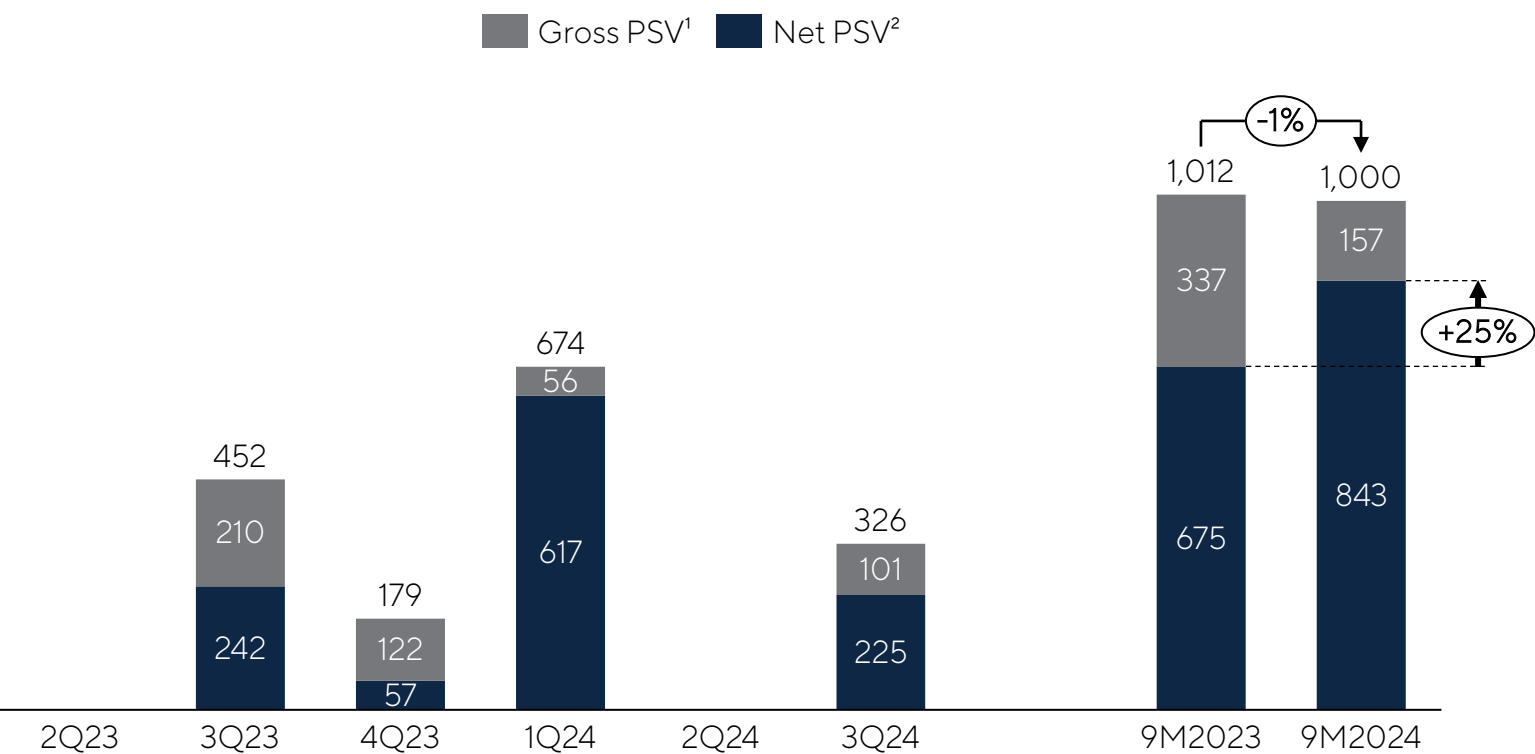
- IN 9M2024, launches totaled R\$ 843 million (%Melnick), a 15% decrease over the figures reported in 2023.
- SoS of Launches in 3Q24 reached 53%.

Launches

In the third quarter of 2024, we launched four developments in the amount of R\$ 326 million in gross PSV (R\$ 225 million % Melnick): In 9M2024, launches totaled R\$ 1 billion in gross PSV (R\$ 843 million % Melnick), a 25% growth (PSV Melnick) in relation to the same period of the previous year. Launches in the year (%Melnick) account for 115% of the volume launched in 2023 (R\$ 732 million, % Melnick).

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
1Q2024		673,605	617,161	37,828	164	3,763	
High Garden Rio Branco	INC	241,158	226,689	18,750	130	1,744	Residential
Zayt	INC	432,447	390,472	19,078	34	11,484	Residential
2Q2024		-	-	-	-	-	
3Q2024		325,975	225,366	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
Total		999,579	842,527	66,780	631	1,488	

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



Open Alto Ipiranga – Phase 1

Gross PSV R\$ 43 M - PSV Melnick R\$ 36 M - 143 Units



GO Moinhos
Gross PSV R\$ 112 M
PSV Melnick R\$ 101 M
158 Units



Yofi
Gross PSV R\$ 108 M
PSV Melnick R\$ 40 M
52 Units

Grand Park Moinhos – Phase 3

Gross PSV R\$ 63 M - PSV Melnick R\$ 48 M - 114 Units

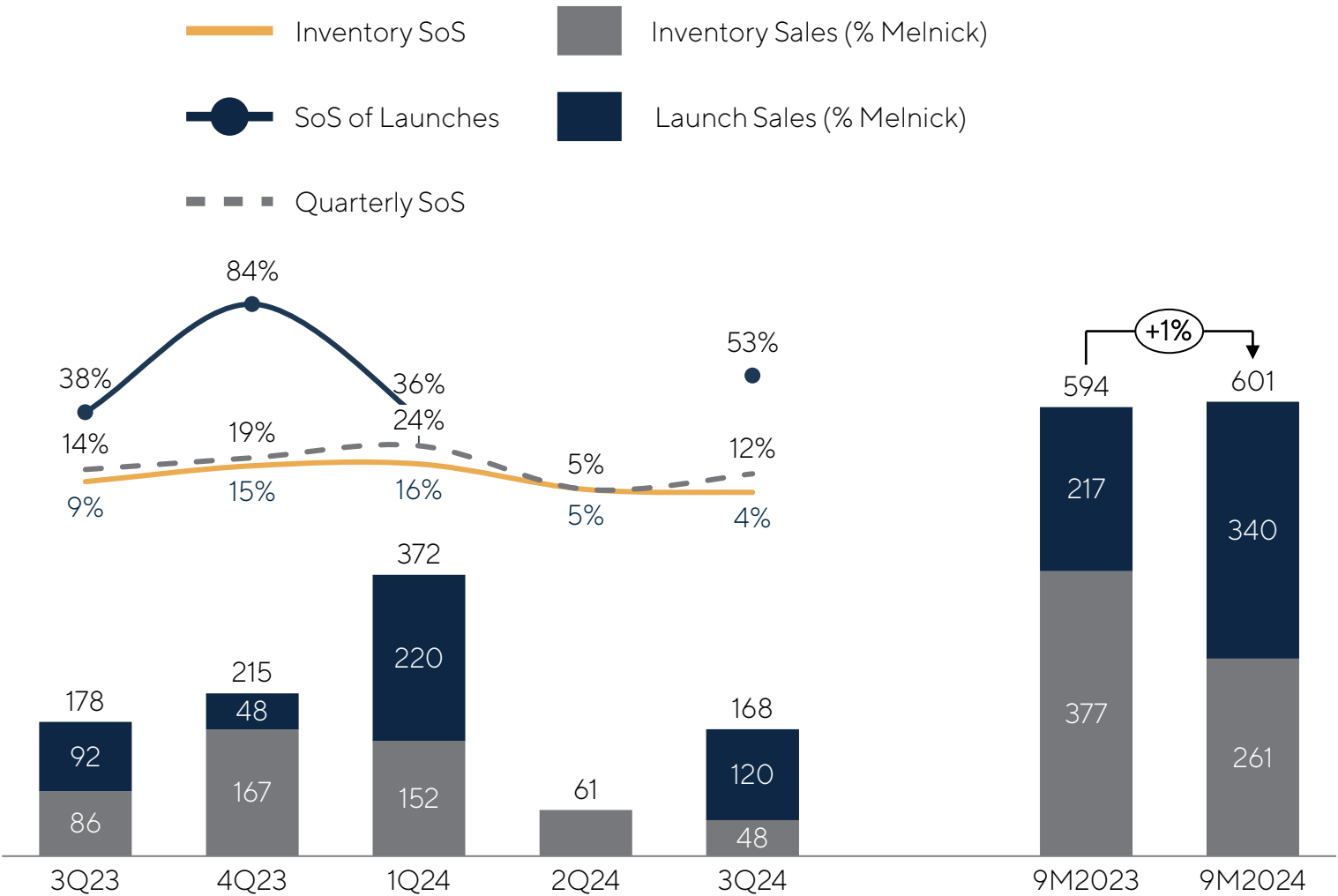


Sales

In the third quarter of 2024, gross and net sales totaled R\$ 182 million and R\$ 168 million (% Melnick), respectively. In 9M2024, gross and net sales totaled, respectively, R\$ 710 million and R\$ 601 million (% Melnick), a 1% growth in net sales when compared to the same period of the previous year.

Sales breakdown (R\$ million, % Melnick)	3Q23	4Q23	1Q24	2Q24	3Q24	9M2023	9M2024
Gross Sales	211	242	429	92	182	681	710
Inventory	119	194	209	92	62	464	370
Launches	92	48	220	0	120	217	340
Current cancellations	-33	-26	-57	-31	-14	-87	-109
Current net sales	178	215	372	61	168	594	601

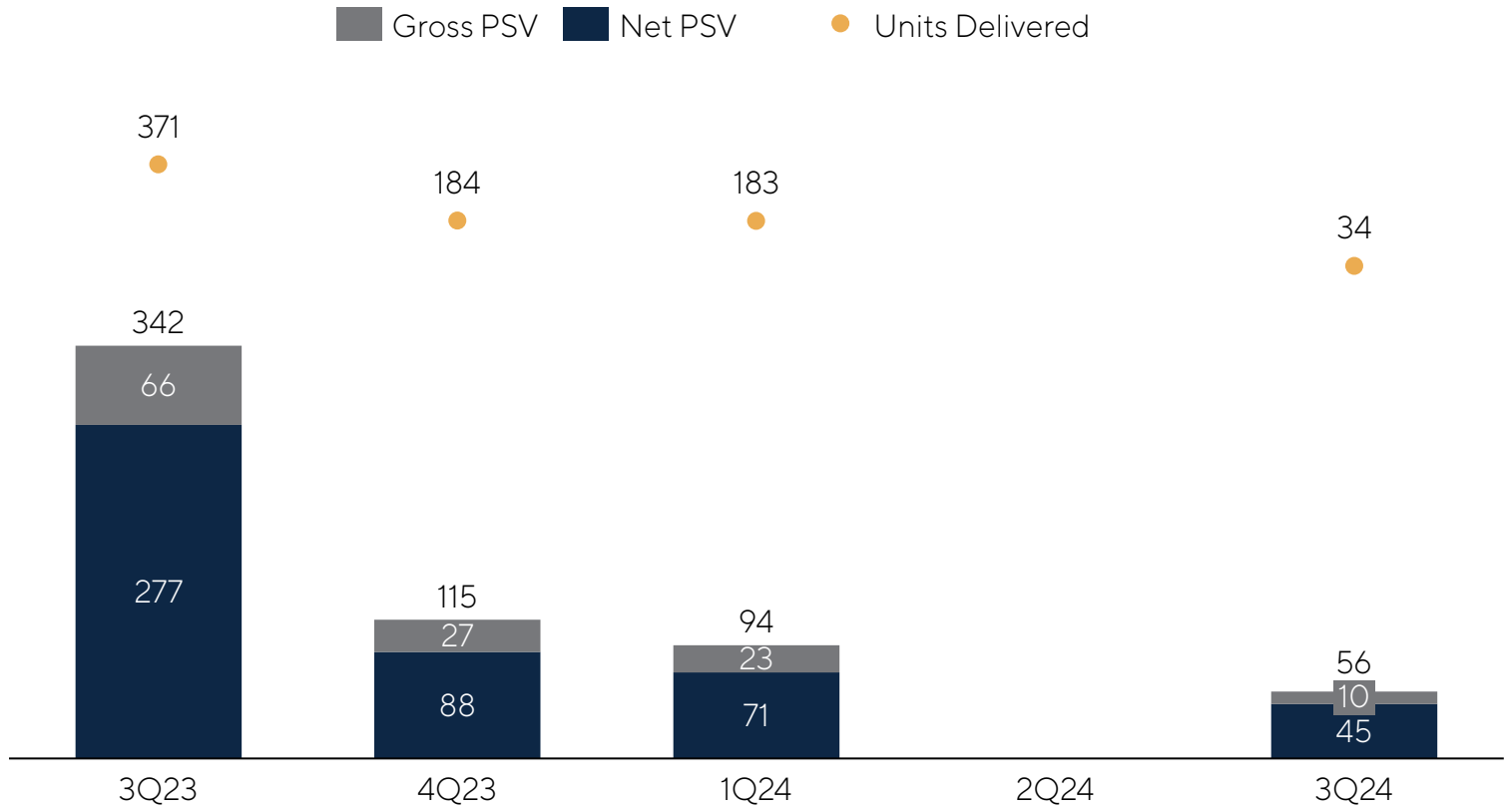
Sales over inventory (SoS) of launches was at 53%, average SoS was at 12%, and SoS of inventory was at 4%.



Deliveries

In the third quarter of 2024, we delivered Hillside, a development totaling R\$ 55.5 million in gross PSV (R\$ 45.1 million % Melnick) and 34 units. In 9M2024, deliveries totaled R\$ 126.9 million in gross PSV (R\$ 116.5 million % Melnick), as follows:

Project	Business unit	PSV 100% ¹ (R\$ '000)	PSV Melnick ² (R\$ '000)	Usable area ² (m²)	Unit ³	Average Value/Unit (R\$ '000)	Segment
1Q2024		93,933	71,394	6,634	183	390	
GO Rio Branco	INC	93,933	71,394	6,634	183	342	Residential
2Q2024		-	-	-	-	-	
3Q2024		55,523	45,119	4,439	34	1,327	
Hillside	INC	55,523	45,119	4,439	34	1,327	Residential
Total		126,917	116,513	11,073	217	585	





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.