

Release of Results

Melnick discloses its 1Q22 earnings

Porto Alegre, May 12, 2022. Melnick Desenvolvimento Imobiliários (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 results of the first quarter 2022 (1Q22). The following financial and operating information, except where otherwise indicated, is shown in Brazilian Real (BRL).

Highlights

- Launches totaled BRL 578 million (BRL 267 million % Melnick).
- Net Income of BRL 22MM in 1Q22, a growth rate of 47% when compared to 1Q21.
- Land bank of BRL 3.6 B, of which BRL1.1 B is from projects already approved.
- Gross margin of 29% and net margin of 19.5%.

STOCK PRICE AS OF 5/12/2022
PRICE PER SHARE: BRL 3.73
NUMBER OF SHARES: 207,969,341 (202,184,441 ex-treasury shares)
MARKET CAP: BRL 754 million (as of 5/12/2022)

IR Contacts



Carlos Wollenweber – CFO and DRI



(51) 3016-9083



ri@melnick.com.br

melnick

The information, figures, and data included in this performance report, which do not correspond to the accounting balances and information contained in the Quarterly Information Report (ITR, in Portuguese), such as Potential Sales Value (PSV), Total Sales, Even's Sales, Usable Area, Units, Inventory at Market Value, Launches, Expected Delivery Year, Backlog Gross Margin of inventory, among other items, have not been audited by independent auditors. Except when otherwise stated, the comparisons shown in this quarterly report refer to verified figures from the fourth quarter of 2021 (4Q21).

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MESSAGE FROM THE MANAGEMENT¹

It is with satisfaction that we present Melnick's operating and financial results in the first quarter 2022.

We launched three projects in 1Q22, totaling a PSV of BRL 578 million (BRL 267 million % MELK), a growth rate of 23% when compared to 1Q21. Launches SoS totaled 27% in the quarter, accounting for BRL 87 million (% MELK) in net sales.

We ended the quarter with a PSV of BRL 1.2 billion in inventory, with 74% under construction. Of the deliveries for 2022, 81% are already sold.

We delivered two developments in 1Q22, Vivio Lindoia (PSV of BRL 57 million) and Sunset (PSV of BRL 78 million).

Net Revenue totaled BRL 207 million in 1Q22, a growth rate of 25% when compared to 1Q21. Gross Income totaled BRL 60 million, representing a gross margin of 29% and a growth rate of 50% when compared to 1Q21.

Net Income totaled BRL 22 million, representing a net margin of approximately 20% and a growth rate of 47% when compared to the net income we had in 1Q21.

We kept a sound capital structure, with BRL 350 million in Net Cash, accounting for 28% of our Equity.

Moreover, we ended the quarter with BRL 5 billion in Land bank (BRL 3.6 billion % MELK), and 32% have projects already approved for launch.

Our business strategy is supported by three pillars: financial soundness, operating capacity, and differentiated products. With a long-term mindset, focus on planning and relying on strengthening those pillars, we are prepared to another year that will bring opportunities, with return over equity (ROE) as our main goal.

¹ This document contains certain statements of future expectations and information related to Even that reflect the current views and/or expectations of the Company and its management with respect to its performance, its business and future events. Any statement that has a forecast, indication or estimate of future results, performance or goals, as well as words such as "we believe", "we hope", "we estimate", among other words with similar meaning should not be interpreted as guidance. Such statements are subject to risks, uncertainties and future events.

MAIN INDICATORS (BRL thousand)

Consolidated Financial Figures	1Q21	2Q21	3Q21	4Q21	2021	1Q22
Net Revenue from Sales and Services	165,035	183,530	186,616	236,638	771,819	206,995
Gross Income	39,704	42,604	48,938	53,778	185,795	60,228
Adjusted Gross Margin	26.10%	24.50%	26.60%	23.80%	25.20%	29.41%
Net Income	14,609	12,326	19,725	36,276	82,936	22,183
Net Margin before Minority Interest	12.70%	6.70%	10.60%	13.40%	11.20%	19.54%
ROAE LTM (with minority shareholders)	7.40%	5.70%	5.20%	7.20%	7.20%	7.15%
Revenue to be Recognized (after PIS-COFINS)	808,612	828,175	809,292	819,316	819,316	837,653
Costs to be Recognized (after PIS-COFINS)	-584,728	-597,083	-584,259	-587,053	-587,053	-597,281
Income to be Recognized (after PIS-COFINS)	223,884	231,092	225,033	232,263	232,263	240,372
Income Margin to be Recognized - %	27.70%	27.90%	27.80%	28.40%	28.40%	28.70%
Net Debt	-603,407	-586,202	-510,017	-388,259	-388,259	-350,392
Cash Burn (ex-dividends, buybacks, and IPO)	3,396	22,866	53,083	65,758	65,758	37,908

Launches	1Q21	2Q21	3Q21	4Q21	2021	1Q22
Projects Launched	4	1	2	2	9	3
PSV of Launches (100%)	470,487	134,105	247,397	257,292	1,109,282	578,450
PSV of Launches (% Melnick)	334,921	97,764	162,520	212,820	808,024	267,335
Number of Units Launched	808	49	62	420	1,339	579
Usable Area of Launched Units (sq. m.)	136,211	8,460	12,974	17,627	175,272	117,517
Average Launch Price (BRL/sq.m.)	2,816	12,134	14,751	12,073	4,610	4,207
Avg. Price of Launched Units (BRL thou/unit)	451	1,995	2,940	507	640	854

Sales	1Q21	2Q21	3Q21	4Q21	2021	1Q22
Pre-sales (100%)	142,494	116,253	107,008	216,880	582,635	175,046
Pre-sales (% Melnick)	109,592	115,117	98,451	185,458	508,618	86,827
Consolidated SoS (% Melnick)	12.40%	14.00%	8.90%	16.40%	16.40%	6.88%
SoS of Launches (% Melnick)	30.60%	11.90%	21.00%	30.70%	30.70%	26.80%

Deliveries	1Q21	2Q21	3Q21	4Q21	2021	1Q22
Delivered PSV (100%)	-	120,599	192,806	-	313,405	136,472
Delivered PSV (% Melnick)	-	90,316	183,166	-	273,481	77,174
Number of Projects Delivered	-	1	2	-	3	2
Number of Units Delivered	-	190	492	-	682	478

Plots of Land	1Q21	2Q21	3Q21	4Q21	2021	1Q22
Land Bank (100%)	4,722,888	5,242,092	5,415,015	5,405,617	5,405,617	4,975,000
Land Bank (% Melnick)	3,409,763	3,628,334	3,798,523	3,781,795	3,781,795	3,562,000

OPERATIONAL PERFORMANCE

LAUNCHES

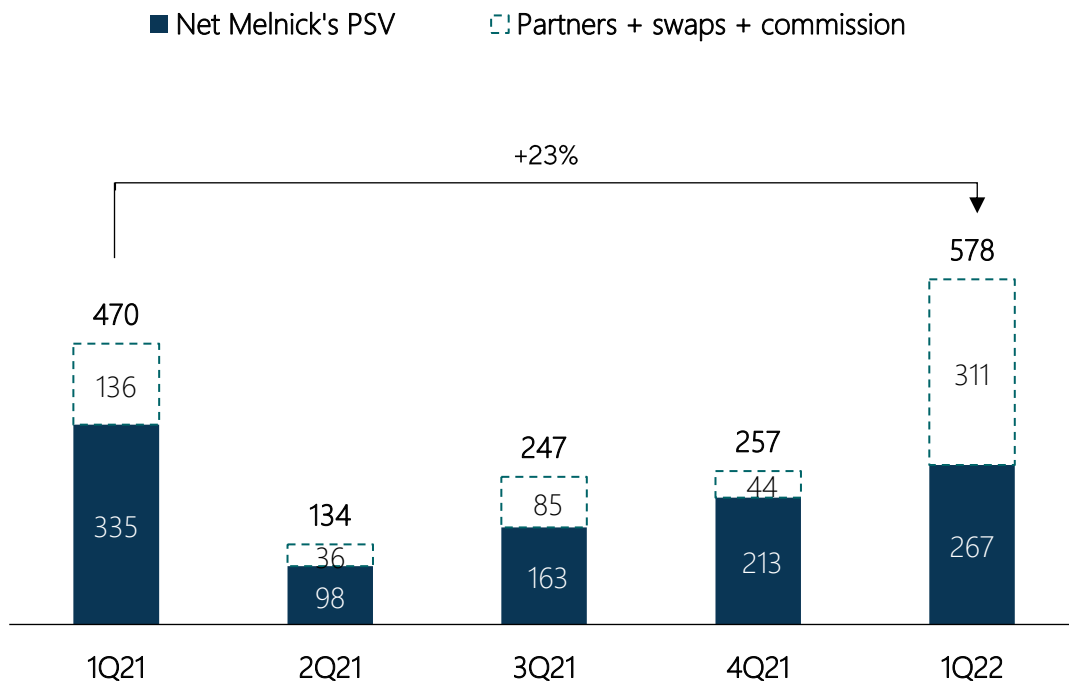
We launched three developments in 1Q22 totaling BRL 578.5 million in gross PSV (BRL 267.3 million % Melnick).

Project	Business unit	PSV Total ¹ (BRL thousand)	Net PSV ² (BRL thousand)	PSV Melnick (BRL thousand)	Usable area ³ (m2)	Unit ³	Average Price of Unit (BRL thousand)	Segment
Nilo Square – Residencial	INC	426,266	402,822	201,411	23,864	120	3,357	Residential
Zen Concept Resort	LOT	109,783	51,289	25,644	86,370	299	172	Urban Development
Open Protásio	OPEN	42,400	40,280	40,280	7,283	160	252	Residential
Total		578,450	494,390	267,335	117,517	579	854	

¹ PSV of physical swap and sales commissions, gross.

² PSV of physical swap and sales commissions, net.

³ Physical swap, net.

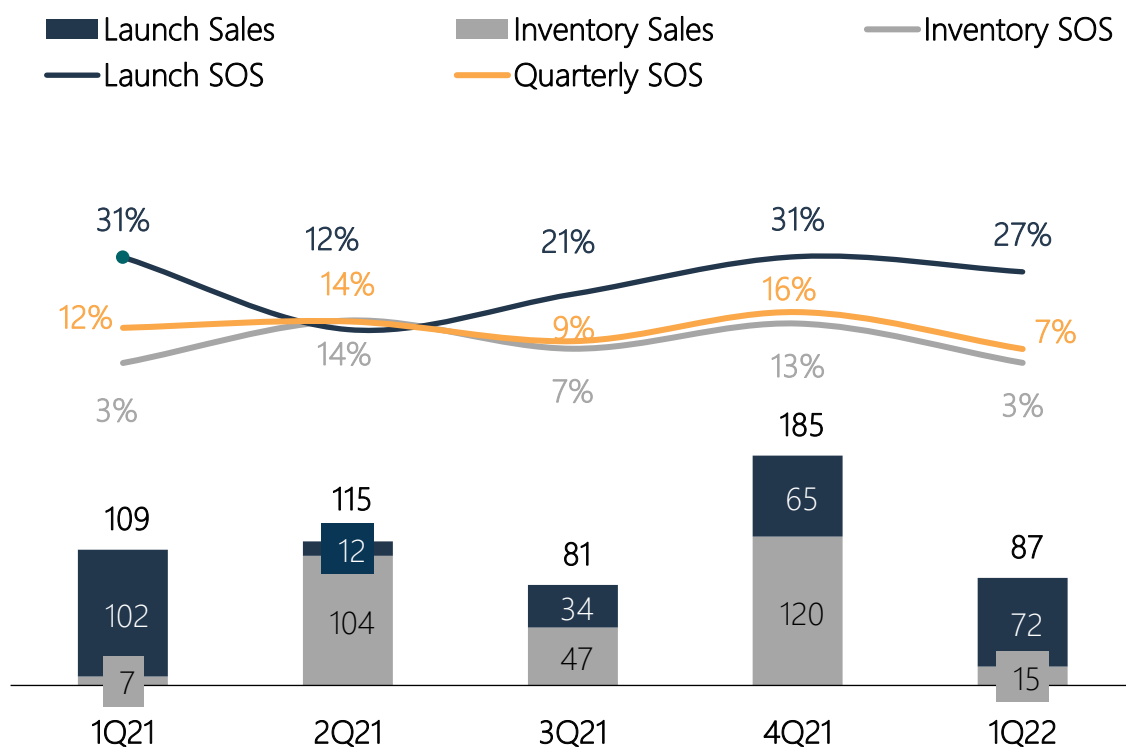


GROSS AND NET SALES

In the first quarter 2022, current gross and net sales totaled BRL120 million (% Melnick) and BRL 87 million (% Melnick), respectively, as follows:

Sales breakdown (BRL million, % Melnick)	1Q21	2Q21	3Q21	4Q21	1Q22
Gross Sales	135	156	108	217	120
Inventory	33	144	74	152	48
Launches	102	12	34	65	72
Current cancellations	-26	-41	-27	-32	-34
Current net sales	109	115	81	185	87

Below is the evolution of our speed of sales in the latest five quarters.



Net sales breakdown per business unit is shown below:

Business unit	Total Sales (BRL thousand)	Melnick Sales (BRL thousand)	Usable area (m2)	# Unit
	1Q22	1Q22	1Q22	1Q22
Homebuilder	94,356	53,036	5,846	21
Lots Development	71,315	24,416	77,904	257
Open	9,375	9,375	2,003	45
Total	175,046	86,827	85,752	323

Below is the sales breakdown by year of product launch: (The table below refers to inventory, not sales)

Year of launch	Total Sales (BRL thousand)	Melnick Sales (BRL thousand)	Usable area (m2)	# Unit
Until 2017	-11,108	-10,255	-9,111	-71
2018	-2,827	-2,827	-342	-7
2019	467	486	-215	-11
2020	3,527	3,527	998	19
2021	25,755	24,248	2,087	44
2022	159,232	71,649	92,334	349
Total	175,046	86,827	85,752	323

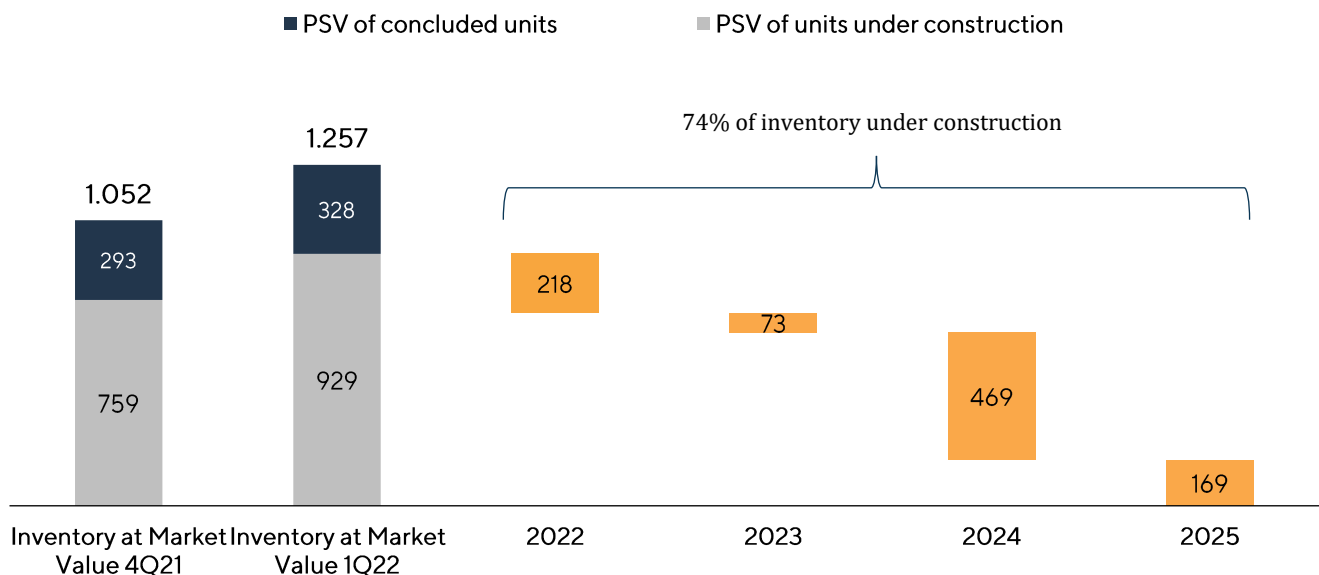
As a subsequent event to 1Q22, we highlight the 11th edition of the Melnick Day, the biggest sales event in Southern Brazil, which took place on April 9, 2022.

INVENTORY

Our inventory totaled BRL 1.257 billion in potential sales value (% Melnick) in 1Q22, which represents 1 year 6 months' worth of sales, considering the pace of gross sales of the last 12 months.

Conclusion year Foreseen	Total Inventory (BRL thousand)	Melnick Inventory (BRL thousand)	% Amount	Units	% Units
Finished Inventory	340,595	328,116	26%	1,061	44%
2022	226,710	218,105	17%	373	16%
2023	79,002	72,626	6%	342	14%
2024	475,905	468,780	37%	535	22%
2025	338,111	169,056	13%	95	4%
Total	1,460,323	1,256,683	100%	2,406	100%

Of the total inventory, 74% is under construction, of which 57% will be delivered after 2023:



Below is the percentage sold of the projects separated by year of completion forecast.

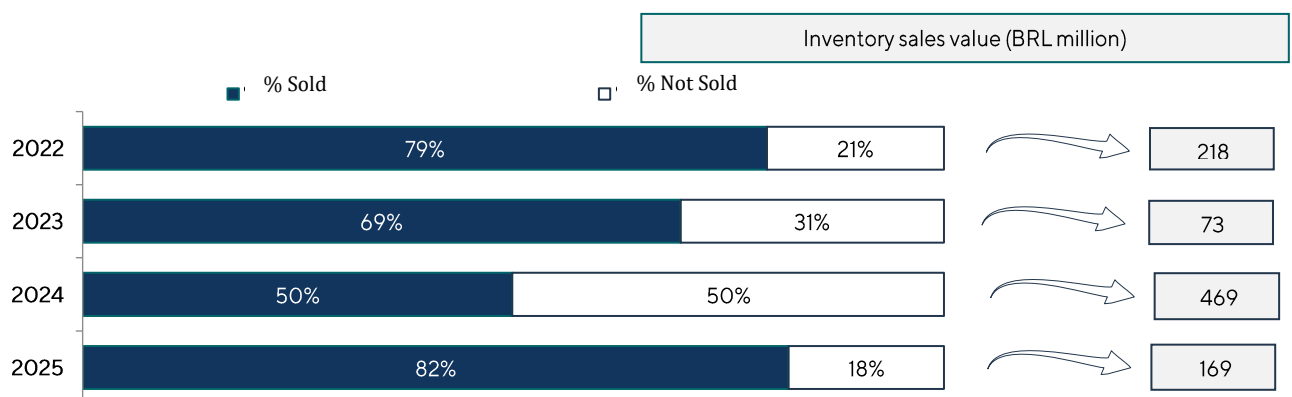


Table below shows the PSV of inventory broken down by year of launch:

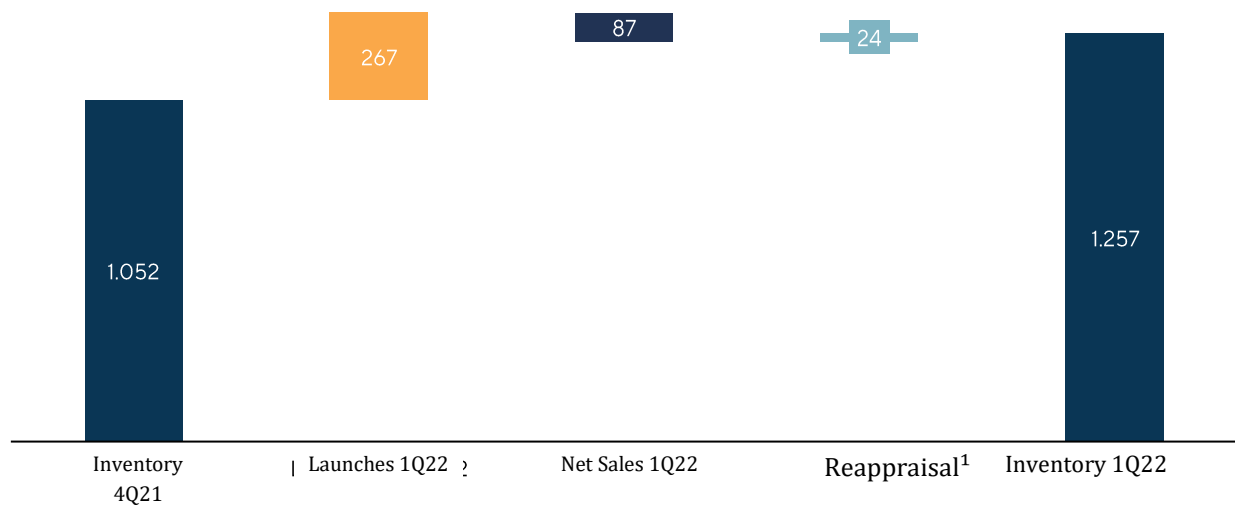
Launch	Total Inventory (BRL thousand)	Melnick Inventory (BRL thousand)	Developments ¹	Units	% Units
Until 2017	298,057	286,028	20	961	40%
2018	69,467	61,071	5	187	8%
2019	150,848	144,263	7	364	15%
2020	135,422	134,972	5	194	8%
2021	433,238	426,113	9	469	19%
2022	373,292	204,237	3	231	10%
Total	1,460,323	1,256,683	48	2,406	100%

And below, our inventory by business unit:

Business unit	Total Inventory	Inventory % Melnick	Inventory % Melnick Completed		Inventory under Construction	
	(BRL thousand)	(BRL thousand)	(BRL thousand)	Units	Projects ¹	Units
Residential	1,139,129	962,949	136,009	335	826,940	908
Lots Development	64,107	36,175	18,493	364	17,682	310
Commercial	257,087	257,087	173,615	362	83,472	127
Total	1,460,323	1,256,210	328,116	1,061	928,094	1,345

It is important to mention that the Company does quarterly reappraisals of its inventory's value in order to best reflect the sales pricing expectations in light of the current market.

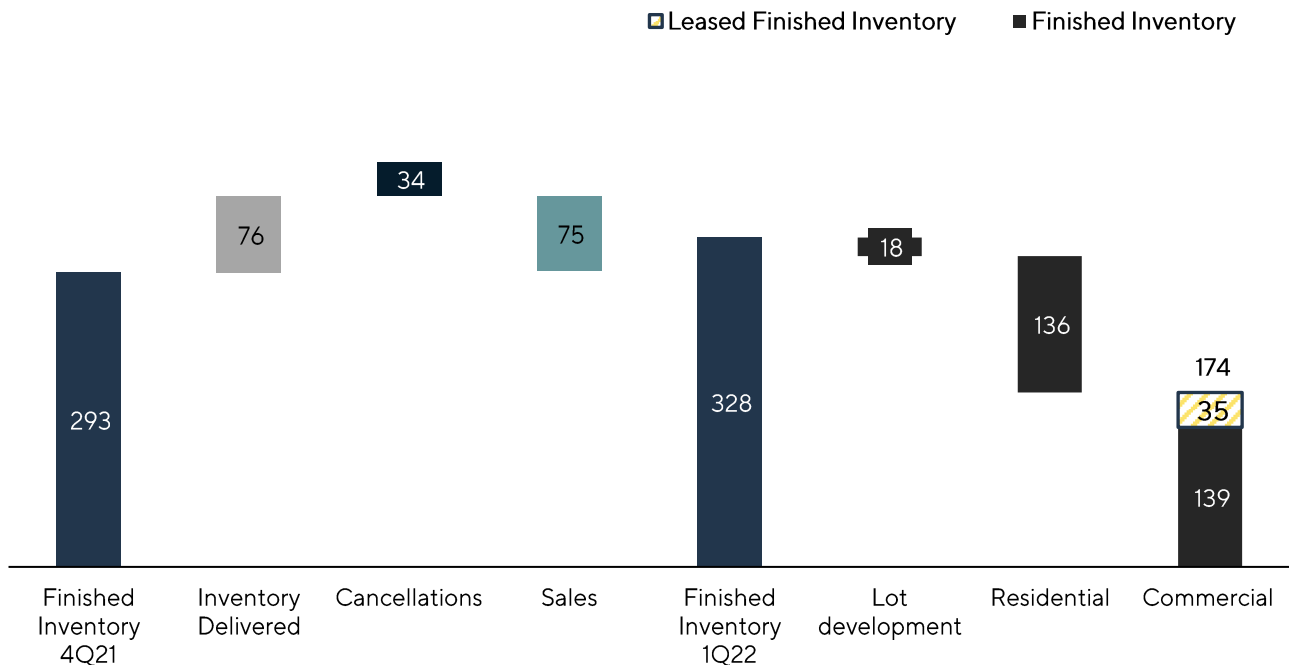
Quarterly inventory breakdown (VGV % Melnick in BRL million)



¹ Adjustment to the market price of the latest sales

FINISHED INVENTORY

As we can see in the graph below, we sold BRL 75 million (% Melnick) of finished inventory in 1Q22, and had BRL 328 million in finished inventory.



¹ Considering that 100% of the cancellations refer to finished units.

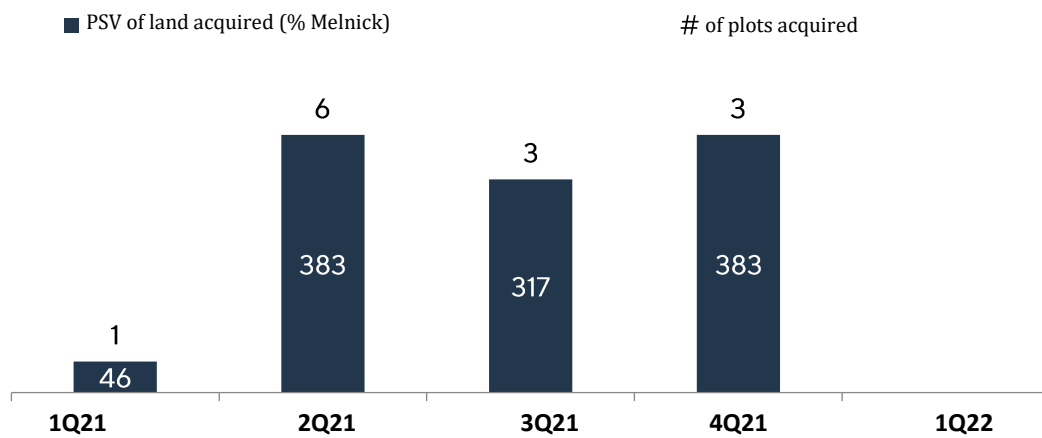
As a strategy to accelerate the sales of our business inventory, we started in 2019 a reversible lease program, consisting of leasing our finished business inventory with a purchase option by the lessee during the leasing period by using the amounts paid as lease as a down payment at the time of purchase. As of March 31, 2022, we had BRL 43 million of our inventory allocated in that strategy. (In the business inventory bar, insert a 43mm dotted line indicating the part of the PSV in inventory already leased)

LAND BANK

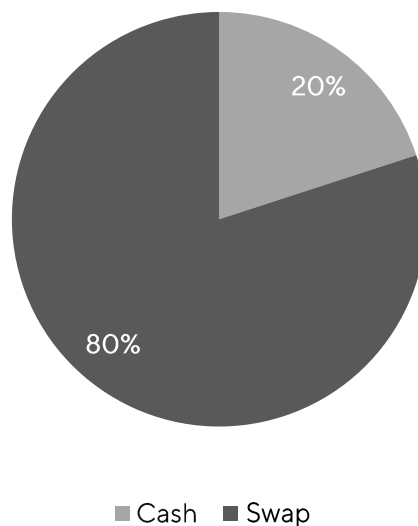
Land bank ended the first quarter 2022 with BRL 3.6 billion in potential PSV (% Melnick).

Business Unit	Projects	Units	Total PSV (BRL million)	Net PSV % Melnick (BRL million)
Homebuilder	21	4,439	3,508	3,001
Lot Development	9	5,701	1,403	516
Open	2	336	64	45
Total	32	10,476	4,975	3,562

Below is the breakdown of our land bank acquired in the latest five quarters:



Our acquisition of land bank as of March 31, 2022, consists of the following:



PROJECT DELIVERY AND EXECUTION

We delivered two projects in 1Q22 totaling BRL 136.5 million in gross PSV (BRL 77.1 million % Melnick):

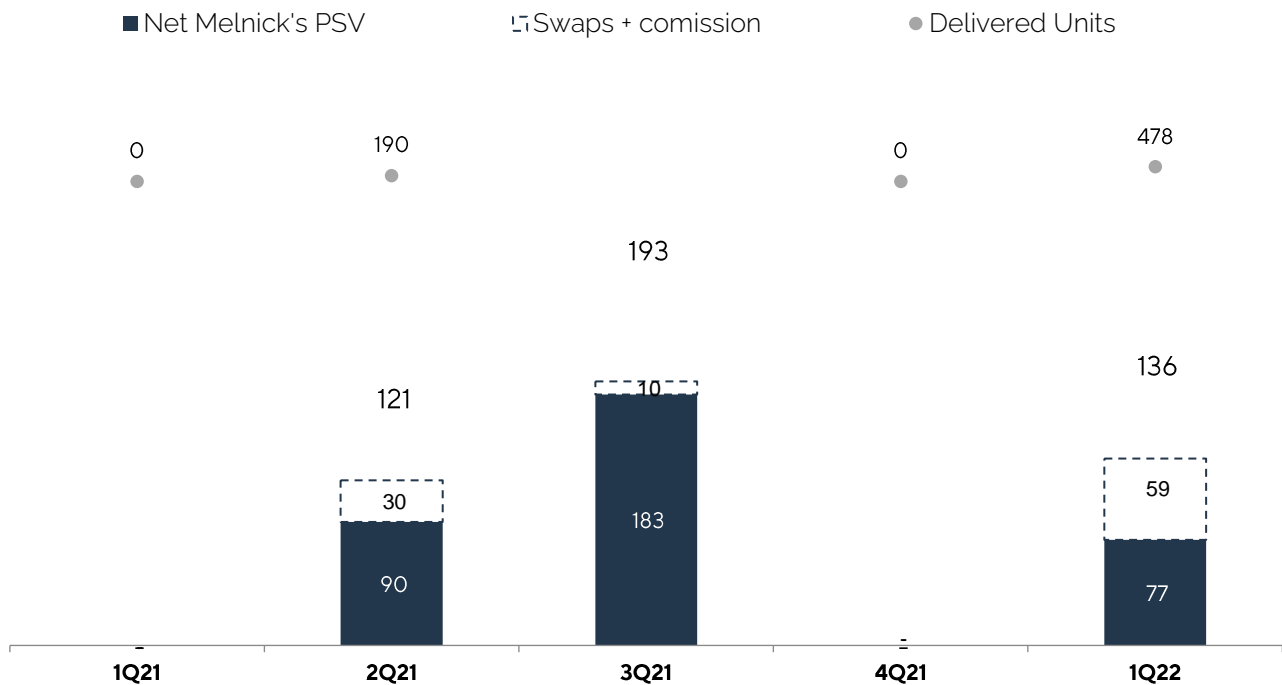
Project	Business unit	PSV Total ¹ (BRL thousand)	Net PSV ² (BRL thousand)	PSV Melnick (BRL thousand)	Usable area ³ (m ²)	Unit ³	Average Price of Unit (BRL thousand)	Segment
Vivio Lindóia	INC	58,320	45,541	45,541	9,257	133	342	Residential
Sunset	LOT	78,152	52,721	31,663	98,718	345	153	Urban Development
Total		136,472	98,262	77,174	107,975	478	206	

¹ PSV of physical swap and sales commissions, gross.

² PSV of physical swap and sales commissions, net.

³ Physical swap, net.

⁴ Value considering the selling prices at the time of launch.



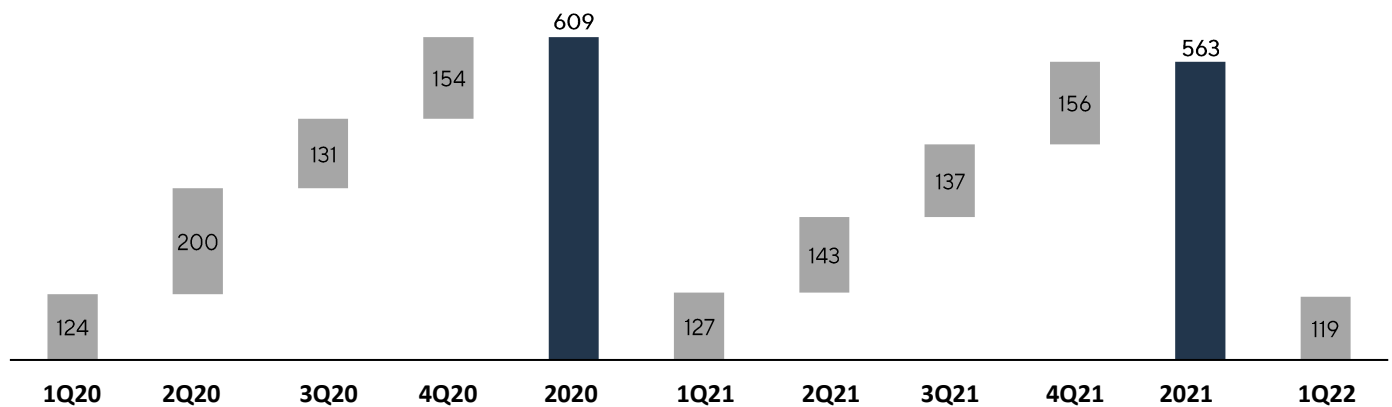
As of March 31, 2022, the Company had 25 active construction sites, of which, 18 of the homebuilder, 5 of the urban developer, and 2 open.

TRANSFERS AND RECEIPT

The process of transfers (mortgages to customers) remains the Company's focus given its importance to cash flow.

The following table shows that total receipt from customers (units under construction and finished ones) in the 1Q22 was BRL 119 million.

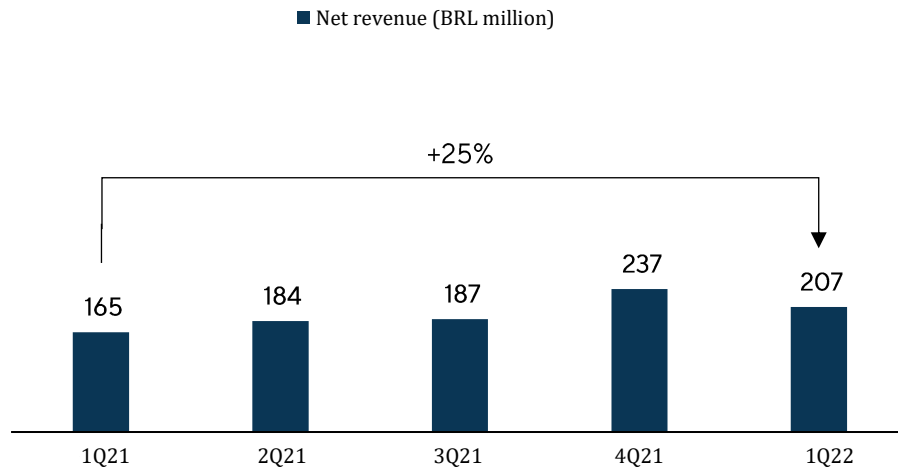
BRL thousand	1Q20	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22
Units under construction	70,878	156,981	84,227	106,101	101,303	116,313	113,896	119,006	88,128
Units completed	52,785	42,925	47,152	48,097	25,983	26,733	25,794	37,127	31,031
Total	123,663	199,906	131,379	154,198	127,286	143,046	139,690	156,133	119,159



ECONOMIC AND FINANCIAL PERFORMANCE

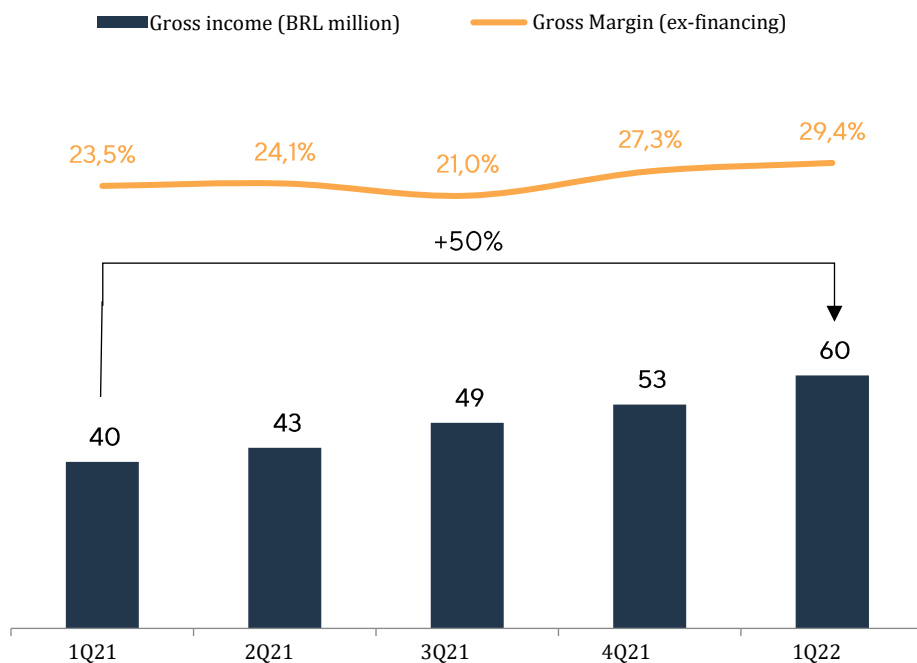
NET REVENUE

We had a net operating revenue of BRL 207 million in 1Q22, a growth rate of 25% when compared to 1Q21.



GROSS INCOME AND GROSS MARGIN

Gross income totaled BRL 60 million in 1Q22. We had 29.4% of gross margin, excluding the effects of financial charges appropriated to cost.



The next chart shows gross margins: (i) recognized, (ii) to be recognized (REF), and (iii) from inventory (with the effects of financial charges recognized as cost):

Ref. 1Q22 (BRL million)	Gross Margin	REF Margin ¹	Inventory Gross Margin ²
Net Revenue	207.0	837.7	1,429.9
COGS			
Construction and Land	-146.1	-597.3	-1,009.1
Financial charges	-0.6	0.0	-21.8
Gross Income	60.2	240.4	399.0
Gross Margin (%)	29.10%	28.70%	27.91%
Gross Margin (%) ex-financing	29.41%	28.70%	29.43%

¹ When REF Margin and Inventory margin are recognized, they will benefit from the revenues from services and the indexing of the portfolio by INCC.

² Expunging the costs from unlaunched units of phased projects BRL 17.2 million.

It is important to point out that Melnick updates the estimated costs of the projects on a monthly basis; not only considering the variation of the INCC index in the period, but also the estimated cost effectively updated by our technical department. In the table below, we can see the yearly cost to be incurred in all the projects currently under construction, including sold and unsold units (inventory).

Year	Cost to be Incurred 1Q22		
	Sold Units (BRL million)	Units in Inventory (BRL million)	Total (BRL million)
2022	540,520	271,475	811,995
2023	51,419	108,388	159,807
2024	5,344	20,520	25,864
Total	597,283	400,384	997,667

¹ Excluding the cost of phases accounted for as not launched (BRL 125.1 million).

SELLING, GENERAL & ADMINISTRATIVE, AND OTHER EXPENSES

In 1Q22, operating expenses totaled BRL 34.5 million. The breakdown is as follows:

	1Q21	2Q21	3Q21	4Q21	1Q22
Sales	10,417	11,554	16,884	19,138	16,084
General and Administrative	9,777	11,717	12,342	13,985	11,198
Other expenses, net	1,683	8,868	7,200	531	7,205
Operating Expenses	21,877	32,139	36,426	33,654	34,488
% of Net Revenue (LTM)	12.18%	15.24%	15.79%	16.08%	16.80%

Other expenses, net (Provisions):

	1Q21	2Q21	3Q21 ¹	4Q21	1Q22
Contingency fund	1,860	2,859	2,964	2,636	3,248
Provision for cancellations - IFRS 9(a)	0	5,395	1,688	-1,197	3,367
Other expenses, net	-177	614	2,548	-908	590
Other expenses, net	1,683	8,868	7,200	531	7,205

¹ In 3Q21, an investment in innovation of BRL 1,630 million is allocated as other expenses.

FINANCIAL RESULTS

We closed the first quarter with BRL 17.9 million in income. The breakdown is as follows:

	1Q21	2Q21	3Q21	4Q21	1Q22
Financial expenses	-3,470	-4,112	-1,433	-3,320	-1,385
Financial Expenses	-20	-1,688	-672	-672	-684
Cost of Real Estate Sold (a)	-3,450	-2,424	-761	-2,648	-701
Financial revenue	5,807	6,924	13,078	18,066	18,628
With financial investments (b)	2,973	4,232	7,059	8,845	9,059
With customers (c)	2,834	2,692	6,019	9,221	9,569
Total financial results	2,337	2,812	11,645	14,746	17,243

EBITDA¹

EBITDA history is as follows¹:

EBITDA Reconciliation	1Q21	2Q21	3Q21	4Q21	1Q22
Profit before IRPJ and CSLL	23,614	15,701	24,918	35,706	43,686
(+) Financial Result	-5,787	-5,236	-12,406	-15,582	-17,944
(+) Depreciation and Amortization	1,075	621	565	2,449	970
(+) Financial expenses recognized as cost	3,450	2,424	761	2,648	701
EBITDA	22,352	13,510	13,838	25,221	27,413
EBITDA Margin (%)	13.54%	7.36%	7.42%	10.66%	13.24%

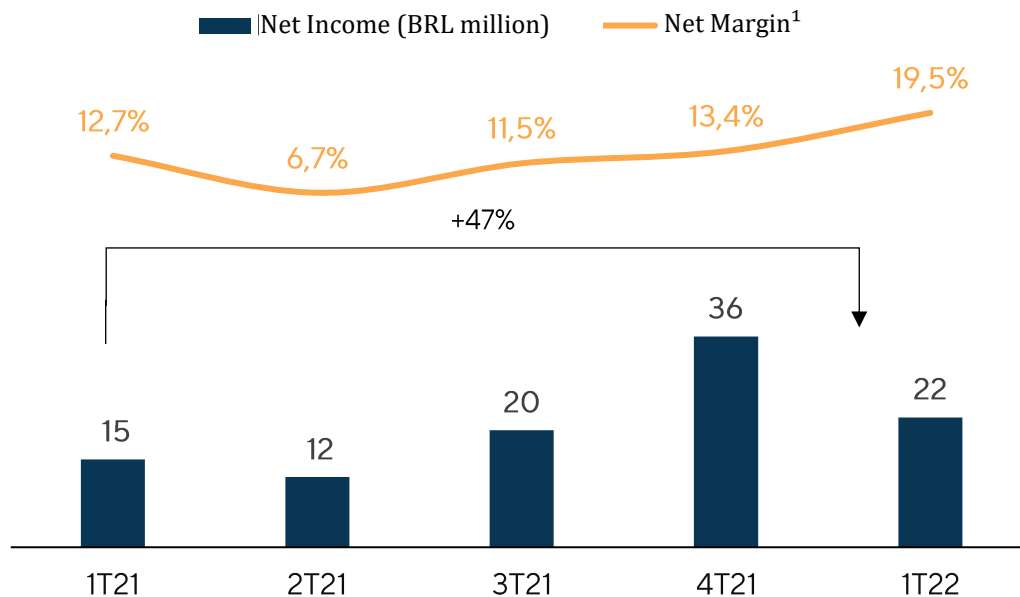
¹ EBITDA: earnings before taxes, interest, financial charges recognized as cost, depreciation, and amortization.

The Company understands that the Adjusted EBITDA offers better determination of operating results.

According to the accounting standards applicable to homebuilders, the financial costs related to construction financing are capitalized in the cost of real estate sold. Therefore, the EBITDA, which should not include interest, includes the part related to construction financing. The balance is presented in explanatory note 7 of the Company's Financial Statements.

NET INCOME AND NET MARGIN

Net Income totaled BRL 22 million, in 1Q22, with net margin of 19.5%:



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

FINANCIAL STRUCTURE

Cash, cash equivalents, bonds and securities, and restricted cash totaled BRL 379.3 million as of March 31, 2022.

Loans and borrowings totaled BRL 28.9 million, which are entirely guaranteed by receivables or inventory.

Table below shows capital structure and leverage as of March 31, 2022:

	3/31/2022 (BRL million)	
Production SFH	-26.9	93%
Production CRI	-2.0	7%
Gross Debt	-28.9	100%
Cash	379.3	
Net Cash	350.4	
Equity	1,239.9	
Net Debt / PL	28.3%	

CASH GENERATION / CASH BURN

Cash burn totaled BRL 37.9 million in 1Q22.

Cash burn breakdown of the latest five months is as follows:

	1Q21	2Q21	3Q21	4Q21	1Q22
Initial Net Debt	-622.3	-603.4	-568.2	-510.0	-388.3
Final Net Debt	-603.4	-568.2	-510	-388.3	-350.4
Net debt variation	18.9	35.2	58.2	121.8	37.9
Dividends and contributions	-	-1.3	-	-56	-
Stock buybacks	-15.5	-11.1	-5.1	-	-
Cash burn	3.4	22.9	53.1	65.8	37.9

Cash burn in the first quarter 2022 mainly resulted from the payment of plots of land in cash purchased in previous periods.

ACCOUNTS RECEIVABLE FROM CUSTOMERS

We closed 1Q22 with BRL 219.9 million of receivables from finished units. Breakdown of such amounts is as follows:

Nature	(BRL million)
Customers with fiduciary sale	88.7
Transfers of (non-delinquent and delinquent)	150.0
Provision for cancellations	-18.8
Total	219.9

Recognized accounts receivable (BRL 641.1 billion) were stable in relation to 4Q21. The balance of accounts receivable from the units sold but not yet finished is not fully expressed as an asset in the financial statements since this balance is recognized as the construction progresses.

According to the schedule below, of the total receivables worth BRL 1.2 billion (recognized accounts receivable plus accounts receivable still to be recognized in the balance), BRL 1.1 billion will become due, and have the following collection schedule:

Year	(BRL million)
2022	467.0
2023	204.9
2024	221.7
2025 onwards	167.7
Total	1,061.3

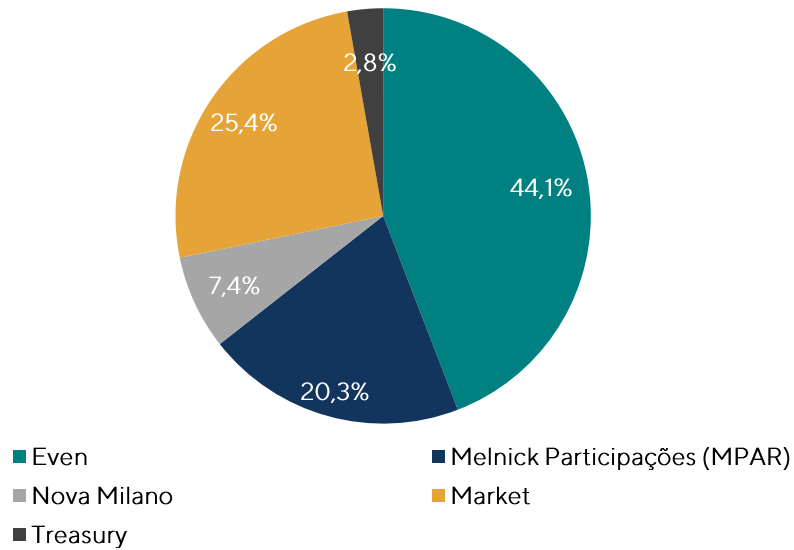
The accounts receivable balance is adjusted by the INCC index until the delivery of the keys and after that, by the variation of the pricing index (IPCA) plus interest of 12% per annum recognized pro rata temporis.

Keep in mind these amounts may be paid by the client, transferred to banks (mortgage to customers), or securitized.

SHAREHOLDING STRUCTURE

Shareholding Structure

(As of 04/30/2022 per CVM 358 + Information from shareholders with a minimum ownership of 5% – source: B3)



(Total shares: 207,969,341)

APPENDICES

APPENDIX 1 – Income Statement

(Consolidated – BRL thousand)

INCOME STATEMENT	1Q21	2Q21	3Q21	4Q21	1Q22
Net Revenue from Sales and/or Services	165,035	183,530	186,616	236,638	206,995
Cost of Goods Sold	-125,331	-140,926	-137,678	-182,860	-146,766
Gross Income	39,704	42,604	48,938	53,778	60,229
Gross Margin	24.06%	23.21%	26.22%	22.73%	29.10%
Gross Margin (ex-financing)	26.15%	24.53%	26.58%	23.84%	29.41%
Operating Expenses	-21,877	-32,139	-36,426	-33,654	-34,485
Sales	-10,417	-11,554	-16,884	-19,138	-16,084
General and Administrative	-9,777	-11,717	-12,342	-13,985	-11,198
Other operating expenses, net	-1,683	-8,868	-7,200	-531	-7,205
Operating Income Before Financial Result	17,827	10,465	12,512	20,124	25,742
Financial Results	5,787	5,236	12,406	15,582	17,944
Financial Expenses	-20	-1,688	-672	-2,483	-685
Financial Revenue	5,807	6,924	13,078	18,065	18,629
Profit before IRPJ and CSLL	23,614	15,701	24,918	35,706	43,686
IRPJ and CSLL	-2,719	-3,334	-3,543	-3,984	-3,250
Current	-2,847	-2,993	-3,595	-4,329	-2,883
Deferred	128	-341	52	345	-367
Net income before minority shareholders' interest	20,895	12,367	21,375	31,722	40,436
Minority shareholders' interest	-6,286	-41	-1,650	4,554	-18,253
Net Income for the Year	14,609	12,326	19,725	36,276	22,183
Net Margin	8.85%	6.72%	10.57%	15.33%	10.72%
Net Margin (without minorities)	12.66%	6.74%	11.45%	13.41%	19.54%

APPENDIX 2 – Balance Sheet

(Consolidated – BRL thousand)

ASSETS	3/31/2021	6/30/2021	9/30/2021	12/31/2021	3/31/2022
Cash and cash equivalents	60,618	51,516	36,139	16,140	8,916
Bonds and Securities	615,862	583,731	508,882	384,553	370,424
Restricted cash	329	42	-	-	-
Accounts receivable	298,830	293,909	367,361	451,505	461,333
Properties to be sold	624,464	679,418	790,224	806,653	846,257
Other accounts receivable	26,076	27,315	37,046	30,758	33,484
Current Assets	1,626,179	1,635,931	1,739,652	1,689,609	1,720,414
Accounts receivable	141,083	134,947	162,251	173,813	179,781
Properties to be sold	46,977	51,092	48,996	60,076	65,056
Advances for future investments	700	2,278	1,848	2,153	5,691
Related parties	4,541	4,160	217	197	212
Other accounts receivable	9,023	7,891	2,695	7,049	4,417
Investments	1,487	4,584	4,584	4,584	4,584
Right of use	263	263	3,266	3,266	4,946
Property, plant and equipment	5,002	5,141	6,273	10,505	9,070
Intangible assets	205	187	168	158	139
Non-current assets	209,281	210,543	230,298	261,801	273,896
Total assets	1,835,460	1,846,474	1,969,950	1,951,410	1,994,310
LIABILITIES	3/31/2021	6/30/2021	9/30/2021	12/31/2021	3/31/2022
Suppliers	22,804	18,746	23,481	41,916	46,807
Accounts Payable, Property Purchase	43,052	37,350	51,821	50,691	44,471
Loans and borrowing	47,647	50,456	24,785	6,824	4,114
Current taxes and contributions	7,866	8,787	10,516	10,732	5,263
Differed taxes and contributions	8,992	8,233	7,026	3,650	7,036
Advances from Customers	291,410	299,079	382,920	414,881	379,296
Proposed dividends	1,295	-	-	-	-
Provisions	57,914	64,421	67,187	65,786	86,860
Related parties	29,489	31,451	35,102	35,984	40,148
Other accounts payable	14,360	13,373	44,631	30,565	29,978
Current Liabilities	524,829	531,896	647,469	661,029	643,973
Accounts Payable, Property Purchase	40,447	42,593	41,552	41,028	39,518
Provisions	27,017	27,865	26,822	25,387	25,828
Loans and borrowing	25,755	16,631	10,219	5,610	24,834
Differed taxes and contributions	13,956	15,282	16,055	19,334	20,214
Long-Term Liabilities	107,175	102,371	94,648	91,359	110,394
Capital stock	1,154,604	1,109,029	1,109,029	1,109,029	1,109,029
Treasury Stock	-15,504	-26,548	-31,692	-31,692	-31,692
Costs for subscription of shares	-41,669	-	-	-	-
Equity valuation adjustment	-3,906	-	-	-	-
Legal reserves	-	-	-	-	-
Statutory Reserves	-	-	-	-	-
Profit Reserve	68,359	80,685	100,410	77,663	99,846
Non-controlling shareholders' interest	41,572	49,041	50,086	44,022	62,760
Equity	1,203,456	1,212,207	1,227,833	1,199,022	1,239,943
Total Liabilities and Equity	1,835,460	1,846,474	1,969,950	1,951,410	1,994,310

APPENDIX 3 – Cash Flow Statement

(Consolidated – BRL thousand)

CASH FLOW FROM OPERATING ACTIVITIES	1Q21	2Q21	3Q21	4Q21	1Q22
Profit before income and social contribution taxes	23,742	15,165	24,970	36,246	43,686
Adjustments to reconcile income before income tax and social contribution					
Depreciation and amortization	1,075	621	1,434	1,580	970
Contingency fund, net	1,209	1,481	-43	-1,167	2,248
Provision for guarantees, net	766	716	2,367	670	2,672
Provision for cancellations, net	2,901	7,192	-2,560	-3,788	130
Provision for profit sharing	1,286	-2,034	1,959	1,449	2,514
Interest and monetary variations expenses	2,279	2,556	1,158	1,262	701
Variations in current and non-current assets and liabilities:					
Accounts receivable	-568	11,057	-100,756	-95,706	-14,463
Properties to be sold	-63,697	-59,069	-108,710	-27,509	-44,584
Other accounts receivable	-4,165	107	-4,749	1,934	-96
Suppliers	7,107	-4,058	4,735	18,435	4,891
Accounts Payable, Property Purchase	10,549	-3,556	13,430	-1,654	-7,730
Advances from Customers	24,594	7,669	83,841	31,961	-26,889
Other liabilities	-2,567	501	12,732	5,874	1,588
Cash generated (applied) in operations	4,511	-21,866	-69,978	-30,413	-34,362
Interest paid	-2,277	-1,157	-758	-645	-666
Paid income tax and social security	-2,847	-2,797	-3,595	-4,525	-3,249
Net cash applied in operating activities	-613	-25,820	-74,331	-35,583	-38,277
CASH FLOW FROM INVESTMENTS					
Bonds and Securities	75,610	32,131	74,849	124,329	14,129
Related parties	-300	-1,578	430	-305	-3538
Increase of capital in holdings	-	-3,097	-	-	-
Acquisition of property, plant and equipment and intangible assets	-653	-742	-5,550	-5,802	-1,196
Net cash from investments	74,657	26,714	69,729	118,222	9,395
INVESTMENTS CASH FLOW					
Restricted cash	3,248	287	42	-	-
Related parties	-1,828	15,519	21,061	-12,428	4,634
Increase of capital	-	-	-	-	-
Costs for subscription of shares	-	-	-	-	-
Raised loans and borrowings	5,164	-878	100	1,200	21,625
Amortized loans and borrowings	-10,997	-6,836	-32,583	-24,387	-4,600
Acquisition of shares in treasury	-15,504	-11,044	-5,144	0	-
Dividend paid	-	-7,044	5,749	-67,023	-
Net cash from financing activities	-19,917	-9,996	-10,775	-102,638	21,658
NET INCREASE (DECREASE) OF CASH AND CASH EQUIVALENTS	54,127	-9,102	15,377	-50,753	-7,224

APPENDIX 4 – NAV

(Consolidated – BRL thousand)

Net Assets	3/31/2022
Cash/Cash equivalents and financial investments	379.340
Loans, Financing and Debentures to be paid	(28.948)
Net indebtedness	350.392
Accounts receivable from customers, on-balance	641.114
Accounts receivable from customers, off-balance	851.489
Advances from customers	(379.296)
Taxes on accounts receivable from customers	(44.532)
Building obligations ref, sold properties	(597.283)
Accounts receivable from customers, Net	471.492
Units in inventory at market value	1.460.323
Provision for cancellations at market value	142.525
Taxes on sale of units in inventory	(64.114)
Estimated costs to be incurred on properties in inventory	(400.259)
Adjustment of costs to be incurred from phases already accounted	125.108
Net inventory	1.263.583
Inventory of plots of land, on-balance	156.519
Debt from plots of land, on-balance	(24.393)
Debt from plots of land already launched	(59.596)
Plots of Land	72.530
Minorities' interest (on-balance)	(62.760)
Minorities' interest (off-balance)	(131.495)
Minority shareholders' interest	(194.255)
Projects consolidated by equity method (on-balance)	4.584
Projects consolidated by equity method (off-balance)	-
Projects consolidated by equity method	4.584
Other assets	57.959
Other liabilities	(234.884)
Other assets (liabilities)	(176.925)
Net Assets	1.791.401



APPENDIX 5 – Land Bank

The chart shows land purchased by the Company, per development, as of March 31, 2022:

Plot of Land	Location	Date of Purchase	Areas (sq.m.)		Units	Expected PSV	
			Plot of Land	Usable		Total	Melnick
Plot I	Real Estate	May-10	394,157	222,698	389	322,438	120,626
Plot II	Lot Development	May-10	275,664	155,750	243	225,506	72,160
Plot III	Lot Development	May-10	284,752	160,885	243	232,940	72,160
Plot IV	Open	Sep-10	3,439	7,054	160	26,554	26,554
Plot V	Real Estate	Sep-14	44,145	22,541	352	152,563	135,755
Plot VI	Real Estate	Sep-14	15,475	7,273	194	53,480	47,588
Plot VII	Real Estate	Sep-14	40,206	22,447	288	138,950	123,642
Plot VIII	Real Estate	Dec-14	5,024	10,820	54	90,371	74,865
Plot IX	Lot Development	Nov-16	375,449	137,307	393	57,184	19,071
Plot X	Lot Development	Nov-16	159,986	83,743	398	33,677	11,231
Plot XI	Real Estate	Jan-17	11,123	35,811	756	318,939	318,939
Plot XII	Lot Development	Jan-17	422,603	169,905	876	127,691	42,474
Plot XIII	Real Estate	Jun-17	11,721	33,389	518	276,404	262,904
Plot XIV	Real Estate	Oct-17	4,000	7,593	56	93,863	75,090
Plot XV	Real Estate	Feb-21	7,577	14,287	206	257,320	128,660
Plot XVI	Real Estate	Jan-18	17,168	34,498	416	260,548	260,548
Plot XVII	Real Estate	Jan-18	17,168	33,895	260	278,856	278,856
Plot XVIII	Lot Development	Feb-18	1,007,596	340,909	1,251	102,503	48,448
Plot XIX	Lot Development	Feb-18	1,166,354	289,434	1,446	253,660	115,987
Plot XX	Lot Development	Jul-18	172,661	86,729	462	47,082	14,124
Plot XXI	Real Estate	Nov-18	7,947	12,726	326	174,050	138,335
Plot XXII	Real Estate	Nov-18	4,671	6,431	109	73,012	56,220
Plot XXIII	Real Estate	Nov-20	10,555	18,976	162	265,343	209,206
Plot XXVI	Real Estate	Apr-21	4,516	11,337	80	153,830	69,951
Plot XXV	Real Estate	May-21	4,052	6,376	100	50,941	33,112
Plot XXVI	Real Estate	May-21	3,197	9,140	48	106,294	106,294
Plot XXVII	Real Estate	Jul-21	2,788	6,864	42	120,045	89,081
Plot XXVIII	Real Estate	Sep-21	3,880	10,453	20	209,056	209,056
Plot XXIX	Open	Sep-21	9,375	8,754	176	37,840	18,920
Plot XXX	Real Estate	Oct-21	25,225	22,743	339	150,909	131,291
Plot XXXI	Real Estate	nov-21	10,236	24,829	56	231,153	231,153
Plot XXXII	Real Estate	Dec-21	1,091	5,787	58	51,932	20,773

APPENDIX 6 – Sales evolution and financial evolution of cost

The following chart presents the sales position and the financial evolution of the cost for our projects as of 3/31/2022 when compared to 12/31/2021 and 9/30/2021:

Development	Launch	%Melnick	% Sold			% PoC		
			3/31/2022	12/31/2021	9/30/2021	3/31/2022	12/31/2021	9/30/2021
Ponta da Figueira	3Q10	25%	100%	100%	100%	100%	100%	100%
Hom	4Q10	100%	98%	98%	98%	100%	100%	100%
Grand Park Eucaliptos	3Q11	100%	100%	99%	99%	100%	100%	100%
Cobal - Rubi	4Q11	100%	98%	98%	98%	100%	100%	100%
Design Office Center	3Q12	100%	99%	99%	98%	100%	100%	100%
Hom Lindaia	4Q12	100%	90%	95%	94%	100%	100%	100%
Nine	4Q12	100%	99%	99%	99%	100%	100%	100%
Icon - RS	1Q13	100%	91%	90%	86%	100%	100%	100%
Icon RS - 2nd stage	2Q13	100%	98%	99%	98%	100%	100%	100%
Terrara	4Q13	100%	100%	100%	100%	100%	100%	100%
Window RS	4Q13	100%	99%	99%	99%	100%	100%	100%
Anita Garibaldi	4Q13	100%	94%	93%	93%	100%	100%	100%
Icon RS - 3rd stage	2Q14	100%	98%	97%	99%	100%	100%	100%
Viva Vida Club Canoas - 4th stage	2Q14	100%	100%	100%	100%	100%	100%	100%
Ato	4Q14	100%	100%	100%	100%	100%	100%	100%
Viva Vida Boulevard	4Q14	100%	91%	91%	92%	100%	100%	100%
Hom Nilo	3Q15	100%	85%	84%	82%	100%	100%	100%
MaxPlaza	4Q15	100%	80%	81%	79%	100%	100%	100%
Blue Xangrilá	1Q16	60%	100%	100%	100%	100%	100%	100%
Central Park-1st stage	1Q16	60%	75%	78%	77%	94%	94%	94%
Supreme Central Parque	1Q16	100%	100%	100%	100%	100%	100%	100%
Central Park-2nd stage	2Q16	60%	78%	87%	86%	94%	94%	94%
DOC Santana	2Q16	100%	64%	64%	65%	100%	100%	100%
MaxPlaza - 2nd stage	2Q16	100%	60%	61%	68%	100%	100%	100%
Supreme Higienopolis	3Q16	100%	100%	99%	99%	100%	100%	100%
Reserva Bela Vista	4Q16	60%	86%	89%	85%	100%	100%	100%
Reserva do Lago	4Q16	100%	49%	51%	57%	100%	100%	100%
Vida Viva Horizonte - 2nd stage	4Q16	100%	90%	89%	90%	100%	100%	100%
Grand Park Lindóia - stage 1	4Q16	100%	80%	81%	81%	92%	91%	88%
Linked Teresópolis	3Q17	100%	58%	62%	62%	100%	100%	100%
Domingos de Almeida	3Q17	60%	77%	76%	76%	100%	100%	100%
Grand Park Lindóia - stage 2	4Q17	100%	72%	76%	77%	92%	91%	88%
GO 1092	4Q17	100%	95%	94%	81%	100%	100%	100%
Península (Brilhante)	4Q18	100%	100%	100%	100%	100%	100%	100%
Vida Viva Linked	1Q18	100%	69%	70%	67%	100%	100%	100%
Pontal	3Q18	100%	94%	95%	95%	79%	75%	74%
Praça do Sol	4Q18	48%	68%	68%	64%	95%	86%	84%
Vivio Lindaia	4Q18	100%	74%	76%	79%	100%	93%	88%
Artur 505	4Q18	100%	100%	100%	98%	90%	90%	85%
Teena	1Q19	100%	88%	88%	88%	71%	66%	59%
Pontal - 2nd stage	1Q19	100%	89%	91%	91%	79%	75%	74%
Central Park - 3rd stage	3Q19	60%	2%	2%	2%	94%	94%	94%
High Garden	3Q19	100%	84%	84%	80%	86%	80%	73%
Central Park Passo Fundo	4Q19	35%	100%	100%	98%	93%	91%	90%
OPEN Canoas Centro - Stage 1	4Q19	100%	100%	99%	98%	74%	69%	59%
Radisson Moinhos 1903	4Q19	100%	86%	87%	88%	78%	71%	68%
CasaVista	4Q19	100%	51%	51%	51%	70%	62%	56%
Sunset	1Q20	50%	99%	99%	99%	100%	92%	84%
GO24	1Q20	100%	93%	94%	94%	81%	74%	66%
Carlos Gomes Square - Stage 1	2Q20	100%	80%	80%	77%	60%	55%	47%
OPEN Canoas Centro - Stage 2	4Q19	100%	80%	72%	61%	74%	69%	59%
Carlos Gomes Square - Stage 2	3Q20	100%	81%	83%	80%	60%	55%	47%
Supreme Altos do Central Parque	4Q20	100%	67%	64%	55%	64%	57%	47%
Gran Park Lindaia - F3	1Q21	100%	53%	53%	43%	92%	91%	88%
Go Rio Branco	1Q21	100%	82%	83%	82%	52%	43%	39%
Casaviva	1Q21	50%	100%	100%	100%	65%	58%	53%
Botanique Residence	1Q21	100%	59%	60%	58%	47%	43%	40%
Seen Boa Vista	2Q21	100%	47%	47%	42%	45%	42%	39%
Hillside	3Q21	100%	36%	36%	29%	36%	32%	31%
Arte Country Club	3Q21	82%	73%	68%	41%	41%	38%	37%
GO Cidade Baixa	4Q21	100%	47%	38%		34%	34%	
GO Carlos Gomes	4T21	100%	43%	43%		40%	38%	
Nilo Square - Residencial	1Q22	50%	13%			22%		
Zen Concept Resort	1Q22	35%	99%			52%		
Open Protásio	1Q22	100%	15%			4%		

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.

RELATIONSHIP WITH INDEPENDENT AUDITORS

In compliance with CVM Instruction 381/03, we inform that the independent auditors from PricewaterhouseCoopers Auditores Independentes, during the quarter and year ended December 31, 2021, did not provide any services other than those related to external auditing. The Company's policy regarding the hiring of independent auditing services ensures there is no conflict of interests or loss of independence or objectivity.