

MELNICK DISCLOSES PRELIMINARY 2Q21 OPERATING RESULT

Porto Alegre, July 12, 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 and gross sales and deliveries in the second quarter of 2021.

Launches¹

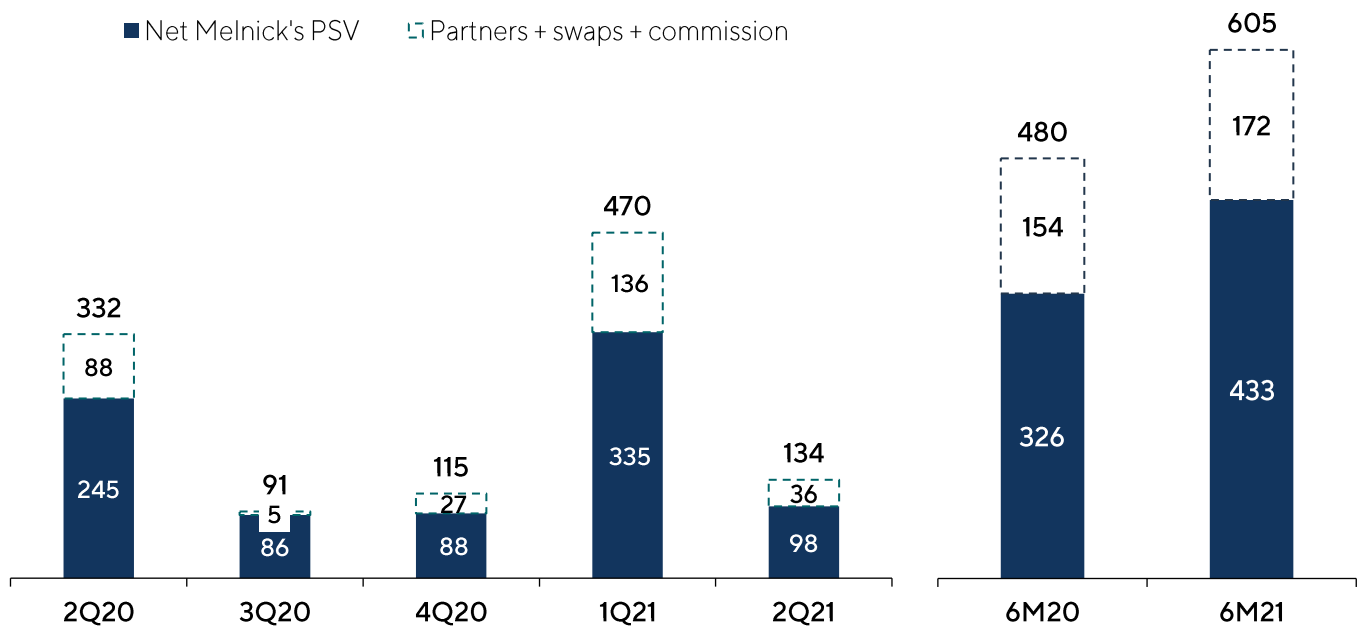
In the second quarter of 2021, there was a project launched amounting to R\$134.1 million gross PSV (R\$97.8 million net Melnick's PSV), totaling R\$604.6 million gross PSV (R\$432.7 million net Melnick's PSV) during the year.

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
1st quarter		470,487	363,975	334,921	136,211	808	451	
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
2nd quarter		134,105	97,764	97,764	8,460	49	1,995	
Seen Boa Vista	R.E.	134,105	97,764	97,764	8,460	49	1,995	Residencial
Total		604,593	461,739	432,684	144,670	857	539	

² PSV gross of swaps and commission.

³ PSV net of swaps and commission.

⁴ Net of swaps.

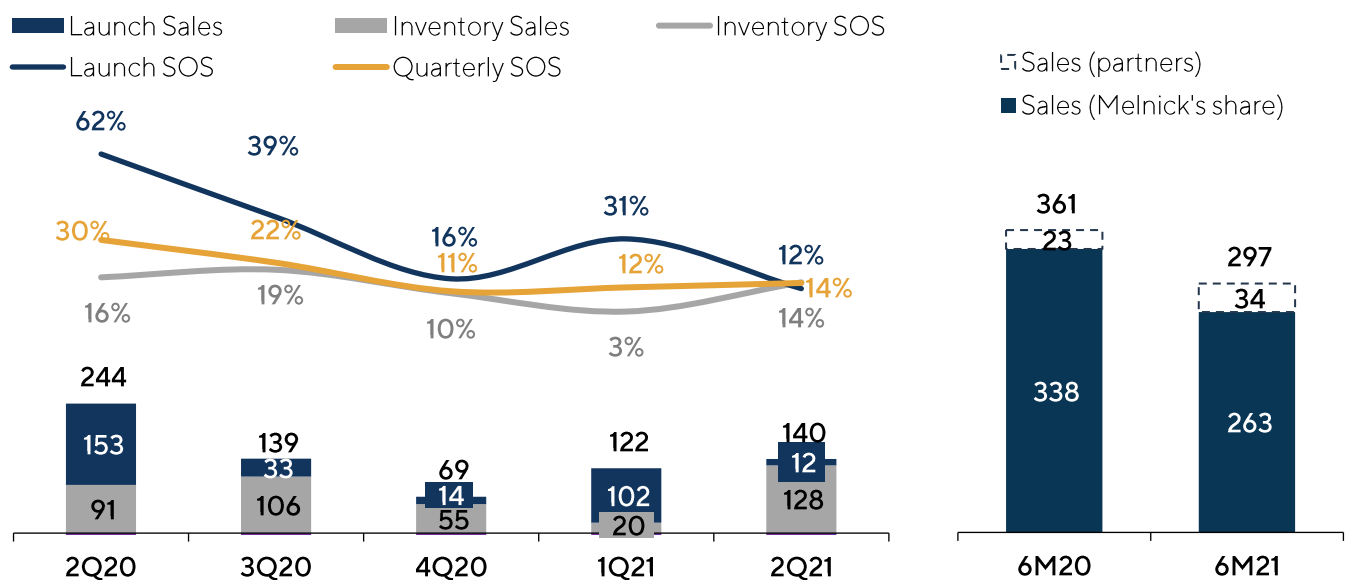


Gross and Net Sales¹

In the second quarter of 2021, gross and net current sales totaled respectively R\$156 million (Melnick's share) and R\$140 million (Melnick's share), as shown below:

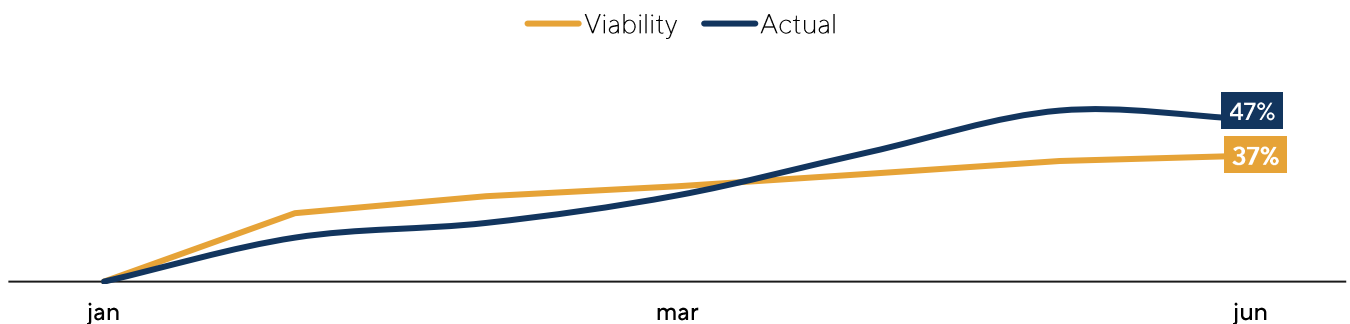
Composição das vendas do período (R\$ milhões, % Melnick)	2Q20	3Q20	4Q20	1Q21	2Q21
Gross Sales	257	154	83	135	156
Inventory	104	121	69	33	144
Launches	153	33	14	102	12
Current cancellations	(13)	(15)	(14)	(13)	(16)
Current net sales	244	139	69	122	140
Resolution of the provision of cancellations	(13)	(13)	(38)	(13)	(25)
Sales net of provisioned cancellations	231	126	31	109	115

Below we show the evolution of sales speeds in the last five quarters and our total sales in the six months of 2021 and 2020:



Tracking sales of 2021 launches:

We demonstrate below that our launches from our Real Estate business unit are performing above our viability, and on June 30, 2021, were sold on average 47%:



In the table above, we do not include our launch from our Lot development business unit, Casa Viva, as it has been 100% sold since its launch.

Deliveries^{1,5}

In the second quarter of 2021, we delivered a project with gross PSV of R\$120.6 million (R\$90.3 million net Melnick's PSV):

Projects	Business	Gross PSV ² (R\$ '000)	Net PSV ³ (R\$ '000)	Melnick's PSV (R\$ '000)	Usable Area ⁴ (sq.m.)	Unit ⁴	Average Unit Value (R\$ '000)	Segment
2nd quarter								
Gran Park Lindoia - Fase 2	R.E.	120,599	90,316	90,316	12,645	190	475	Residencial
Total acumulado		120,599	90,316	90,316	12,645	190	475	

² PSV gross of swaps and commission.

³ PSV net of swap and commission.

⁴ Net of swaps.

⁵ Considering the sales price at time of launch.

