



Operational Preview | 2Q26

Porto Alegre, July 14, 2026 – 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 second quarter of 2026.

HIGHLIGHTS

Launches % Melnick

R\$ 115 million (2Q26)

R\$ 328 million (6M26)

Ex. Melnick Partners

Sales % Melnick

R\$ 108 million (2Q26)

R\$ 408 million (6M26)

Ex. Melnick Partners

Deliveries % Melnick

R\$ 530 million (2Q26)

R\$ 553 million (6M26)

Ex. Melnick Partners

LEANDRO MELNICK

Chief Executive Officer

JULIANO MELNICK

CFO and IR Officer

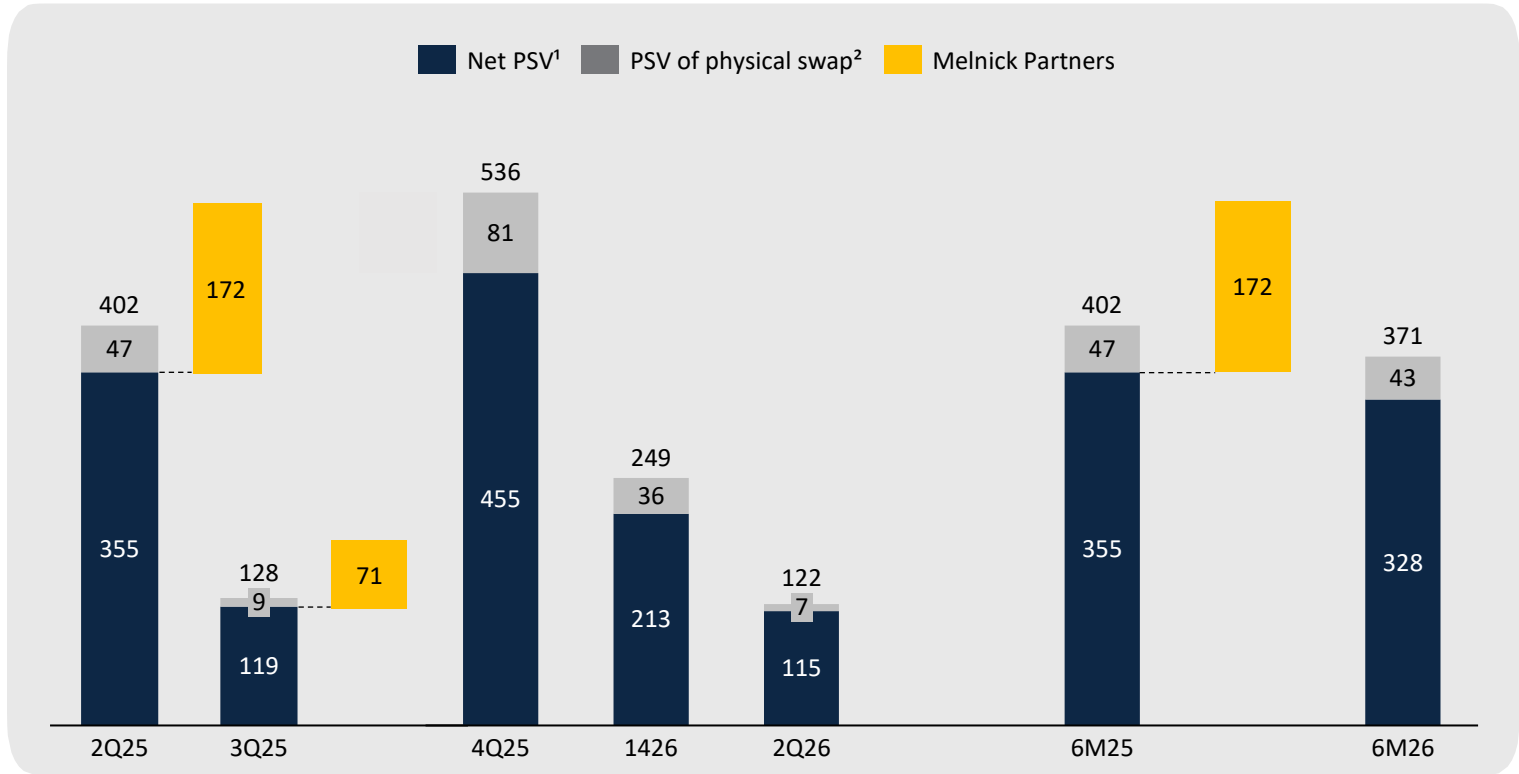
JOELSON BOEIRA

CAO and IR Officer

melnick

LAUNCHES (% Melnick, Ex. Melnick Partners)

Launch of a development in 2Q26, totaling a gross PSV of R\$ 122 million (R\$ 115 million % Melnick). In 6M26, new launches totaled R\$ 371 million in gross PSV (R\$ 328 million % Melnick).



In 2Q25, the Casa Madalena development was launched in SP, with a PSV of R\$ 687 million (R\$ 172 million % **Melnick Partners**). Additionally, in 3Q25, the Quaddra Lorena development was launched in SP, with a PSV of R\$ 674 million (R\$ 71 million % **Melnick Partners**).

The results of these ventures are recognized in the Company’s financial statements using the equity method and through financial income, in accordance with the corporate structure and applicable accounting principles.

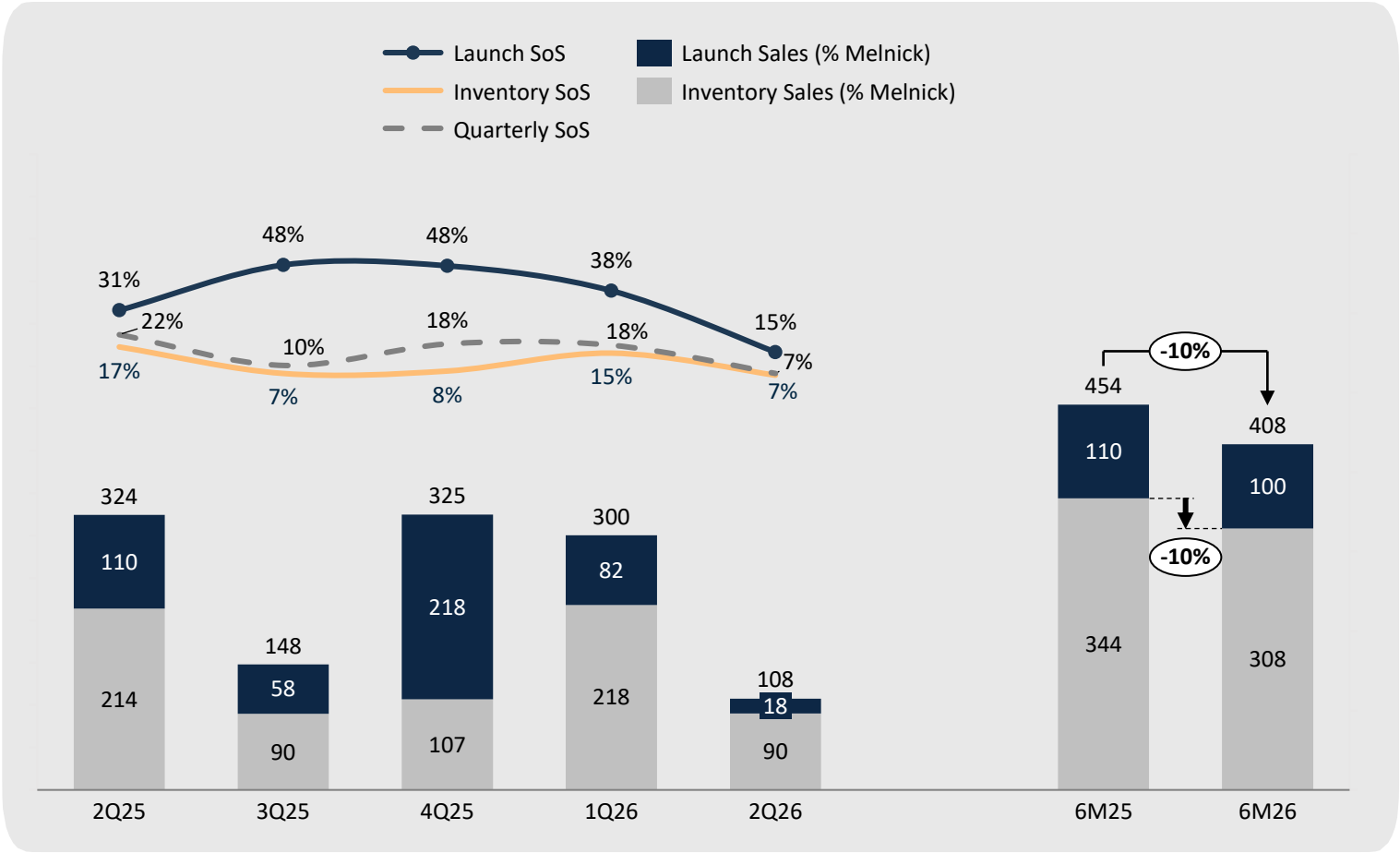
Project	Business Unit ³	PSV 100% ⁴ (R\$ '000)	PSV % Melnick ¹ (R\$ '000)	Usable Area ⁵ (m²)	Units ⁵	Average Value/ Unit (R\$ '000)	Segment
1Q26		248,554	213,482	18,185	249		
Seen Três Figueiras	ME INC	190,194	157,456	9,897	57	2,762	Residential
Open Bosque - F2	Open	58,360	56,026	8,288	192	292	Residential
2T26		121,908	114,594	8,718	74		
Square Garden - F2	ME INC	121,908	114,594	8,718	74	1,549	Residential
Total		370,462	328,076	26,903	323		

¹ PSV of physical swap, sales commissions and minority interests, net. ² PSV of physical swap and minority interests.
³ ME INC – Melnick Incorporações | Open – MCMV. ⁴ Gross PSV. ⁵ Physical swap, net.

GROSS AND NET SALES (% Melnick, Ex. Melnick Partners)

In 2Q26, gross and net sales totaled R\$ 131 million and R\$ 108 million, respectively. In 6M26, gross and net sales totaled R\$ 473 million and R\$ 408 million, respectively. It is also worth noting that, during this period, inventory sales fell 10% compared to 6M25.

Sales breakdown (R\$ million)	2Q25	3Q25	4Q25	1Q26	2Q26	6M25	6M26
Gross sales	350,444	171,427	339,461	342,270	131,058	501,553	473,328
Inventory	240,053	113,925	121,633	260,156	113,542	391,162	373,698
Launches	110,391	57,502	217,828	82,114	17,516	110,391	99,630
Cancellations	(25,898)	(23,997)	(14,701)	(41,971)	(23,373)	(46,663)	(65,344)
Net Sales	324,546	147,430	324,760	300,298	107,685	454,890	407,984

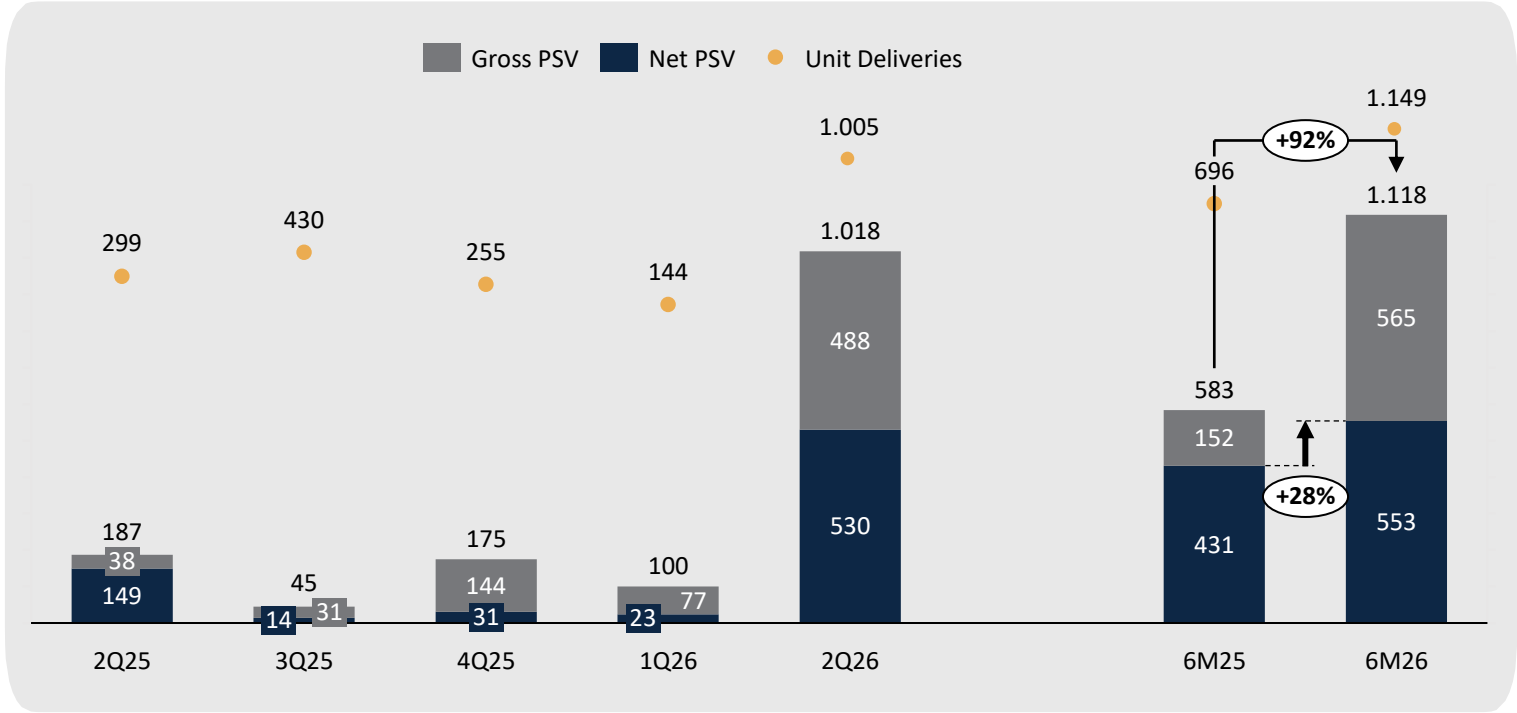


DELIVERIES (% Melnick, Ex. Melnick Partners)

In 2Q26, six developments were delivered, totaling R\$ 1.018 billion in gross PSV (R\$ 530 million % Melnick) and 1,005 units. In 6M26, deliveries totaled R\$ 1.118 billion in gross PSV (R\$ 553 million % Melnick) and 1,149 units.

Project	Business Unit ¹	PSV 100% ² (R\$ '000)	PSV % Melnick ³ (R\$ '000)	Usable area ⁴ (m²)	Units ⁴	Average Value/Unit (R\$ '000)	Segment
1Q26		100,340	23,329	55,663	144		
The Garden - F3	URB	100,340	23,329	55,663	144	697	Lot Development
2Q26		1,017,638	529,909	107,863	1,005		
Seen Menino Deus	ME INC	196,464	136,703	11,200	73	1,873	Residential
Nilo Square - Residencial	ME INC	426,266	201,411	23,864	120	3,357	Residential
Nilo Square - Mix	ME INC	185,144	85,786	9,139	275	641	Mixed
Nilo Square - Hotel	ME INC	68,746	32,483	7,555	282	230	Hotel
Grand Park Moinhos - Fase 1	ME INC	62,258	50,087	7,450	112	447	Residential
Las Piedras	URB	78,760	23,439	48,655	143	328	Lot Development
Total		1,117,978	553,238	163,526	1,149		

¹ URB – Urban Developer | ME INC – Melnick Incorporações.
² Gross PSV. ³ PSV of physical swap, sales commissions and minority interests, net. ⁴ Physical swap, net.





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Disclaimer

The statements within this preview, 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.