



Operational Preview | 1Q2025

Porto Alegre, April 15th, 2025 – 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 first quarter of 2025.

HIGHLIGHTS

Net Sales

R\$ 130 mi % Melnick

Growth of 55% compared to 4Q24, and a quarter without new launches.

Deliveries

R\$ 282 mi % Melnick

LEANDRO MELNICK

Chief Executive Officer

JULIANO MELNICK

CFO and IR Officer

JOELSON BOEIRA

CAO and IR Officer

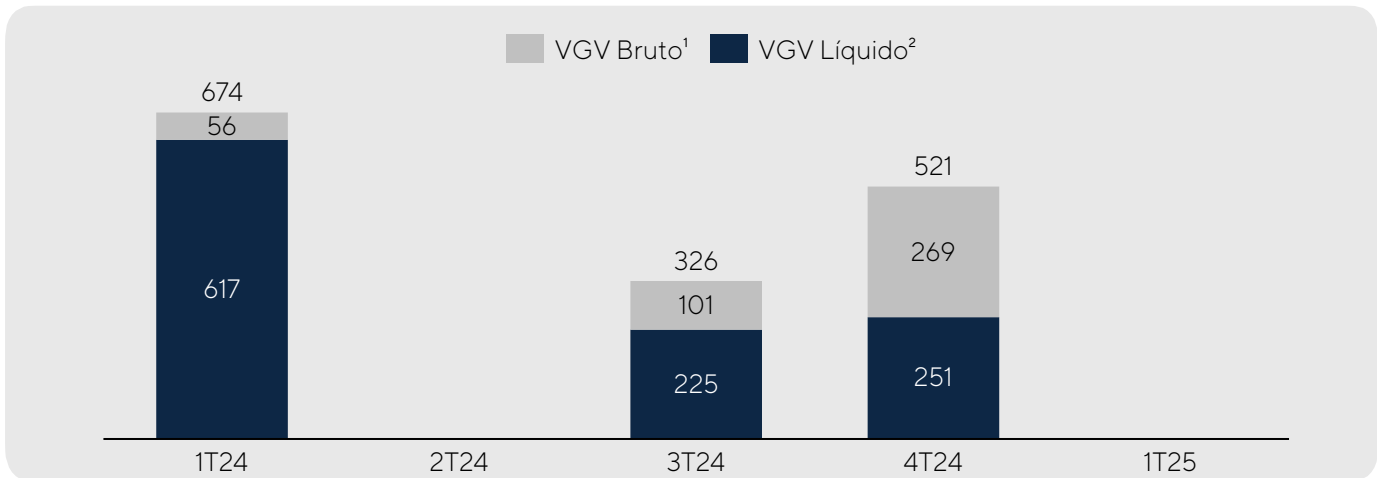
IR CONTACTS

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LAUNCHES

We did not launch any development in the first quarter of 2025

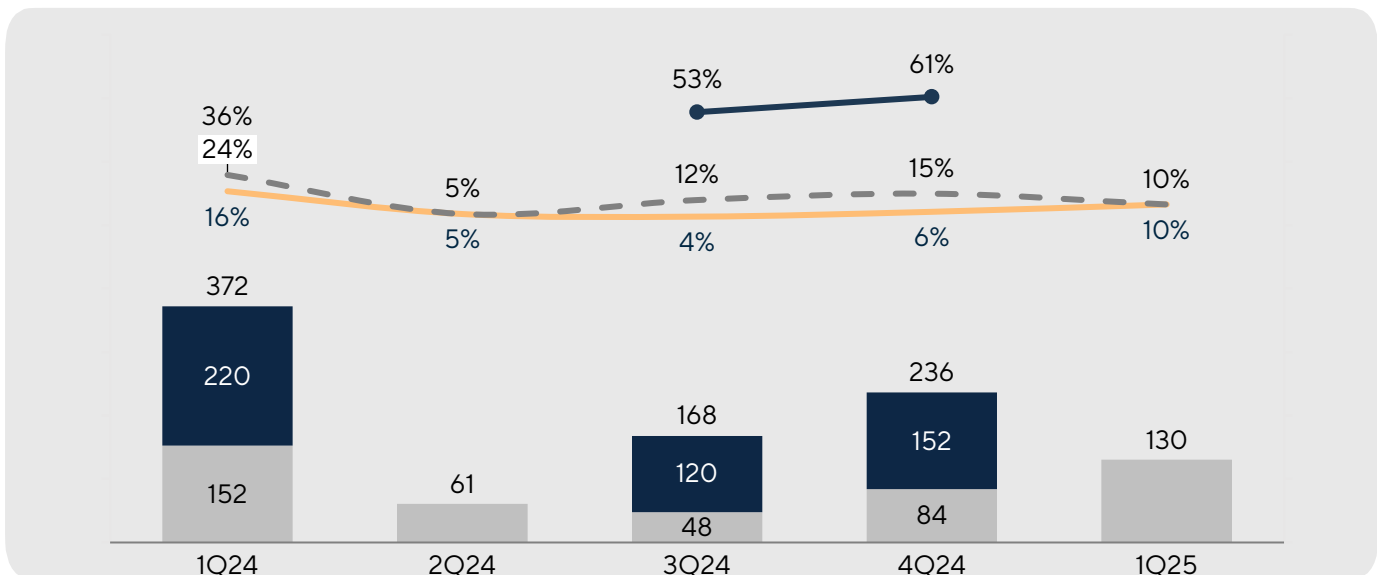


GROSS AND NET SALES

In the first quarter of 2025, gross and net sales totaled BRL 151 million and BRL 130 million (% Melnick), respectively.

Sales breakdown (BRL million, % Melnick)	1Q24	2Q24	3Q24	4Q24	1Q25
Gross sales	429	92	182	285	151
Inventory	209	92	62	133	151
Launches	220	-	120	152	-
Current cancellations	(57)	(31)	(14)	(49)	(21)
Current net sales	372	61	168	236	130

● Sos of Launches - - Quartely SoS ■ Vendas de estoque (% Melnick)
— Sos of Inventory ■ Vendas de lançamento (% Melnick)

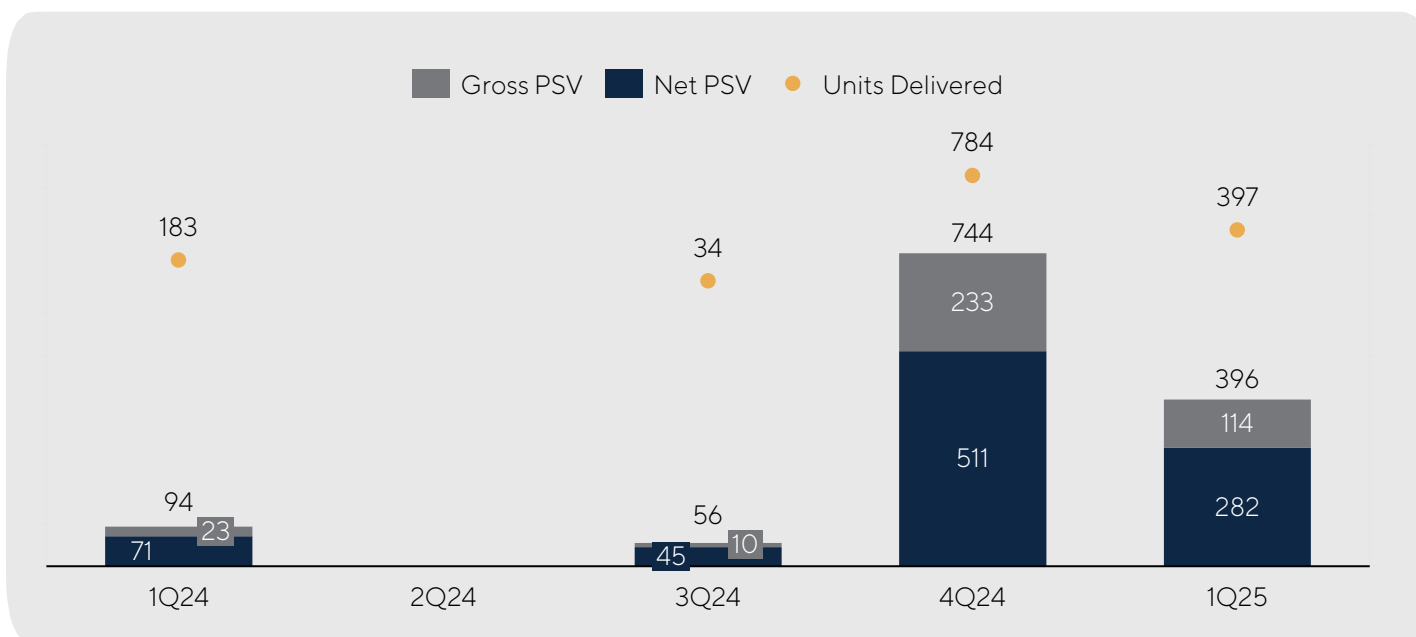


DELIVERIES

In the first quarter of 2025, we delivered four developments, totaling BRL 396.3 million in gross PSV (BRL 281.9 million % Melnick) and 397 units.

Project	Business unit	PSV Total ¹ (BRL '000)	PSV Melnick ² (BRL '000)	Usable area ³ (m ²)	Unit ³	Average Value/Unit (BRL '000)	Segment
1Q25							
Arte Country Club	INC	191,874	117,401	8,535	28	4,898	Residential
Seem Boa Vista	INC	134,105	97,764	8,460	49	1,995	Residential
Open Canoas - F3	Open	27,952	26,554	7,054	160	166	Residential
Open Protásio	Open	42,400	40,280	7,283	160	252	Residential
Total		396,331	281,999	31,332	397	7,311	

¹ PSV of physical swap and sales commissions, gross. ² Physical swap and sales commissions, net. ³ Physical swap, net. Value considering the selling prices at the time of launch.





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.