

\* Unaudited management data may be subject to change

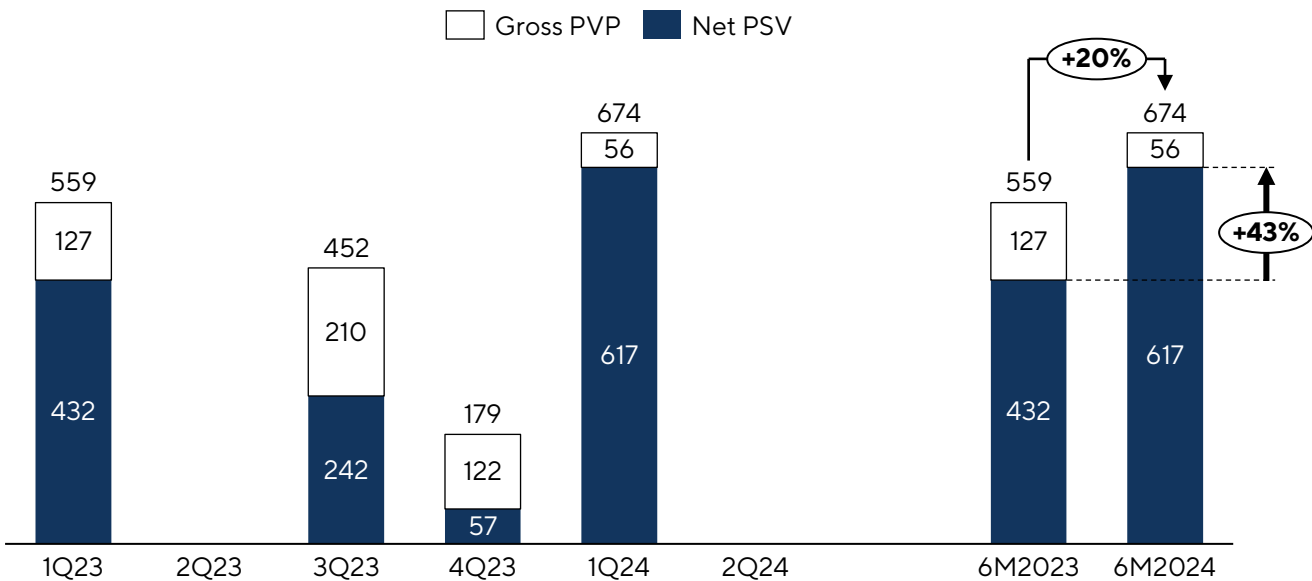
Porto Alegre, July 12, 2024 – Melnick Desenvolvimento Imobiliário S.A. (B3: **MELK3**), a homebuilder and developer with strategic focus in the South Region of Brazil and conducting operations in real estate and urban development projects, discloses its preliminary non-audited data concerning launches, gross and net sales, and deliveries of the second quarter of 2024.

The Rio Grande do Sul state was severely affected by the flood in May, making the second quarter of 2024 atypical. Given this situation, we opted to not launch any development and focus on community efforts.

Because of the floods, our sales stands and job sites were temporarily closed. Our sales stands are currently open. For July, we expect a significant recovery in our sales volume, while job sites are returning to their normal pace of operations.

## Launches

In the second quarter of 2024, we did not launch any development because of the state of calamity from which Rio Grande do Sul has recovered. In this quarter, launches totaled R\$ 674 million in gross PSV (R\$ 617 million % Melnick). That translates into a growth rate of 20% in Gross PSV and 43% (% Melnick) in relation to the same period of the previous year. Launches in the semester (%Melnick) account for 84% of the volume launched in 2023.



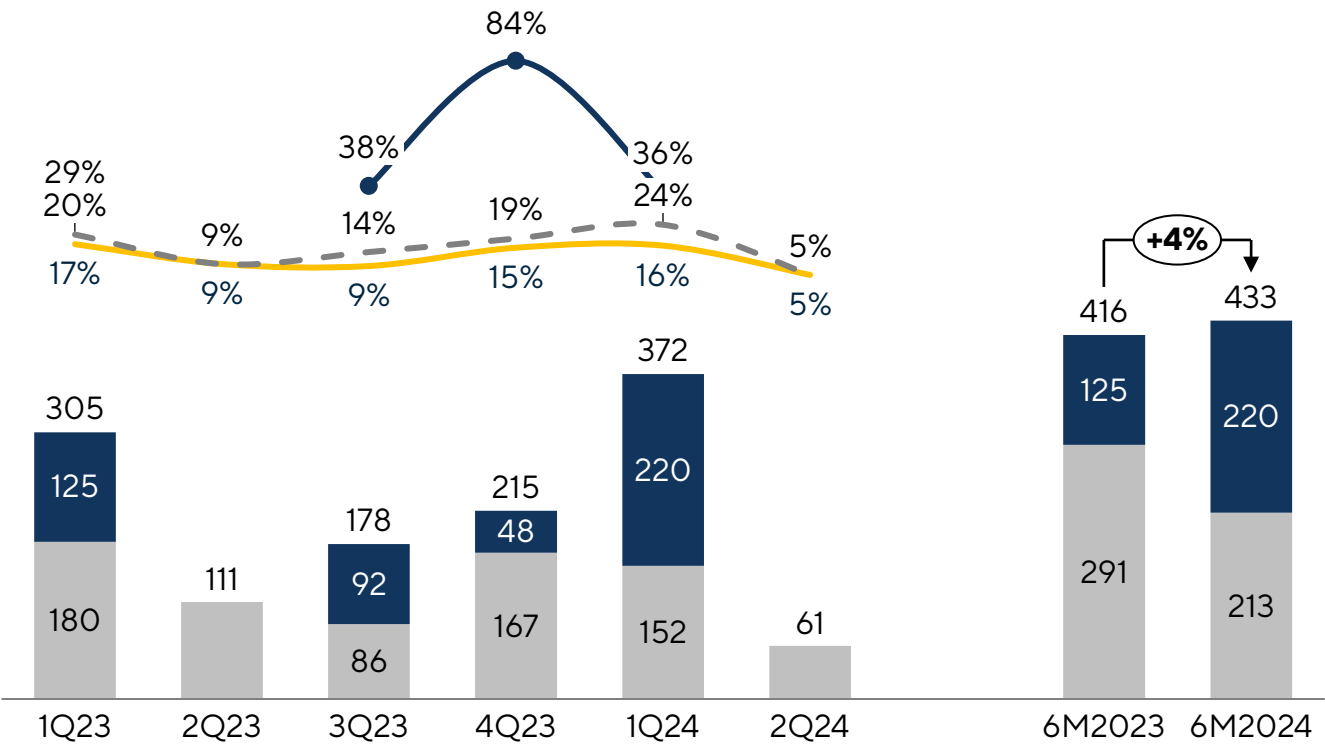
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Sales

In the second quarter of 2024, gross and net sales totaled R\$ 92 million (% Melnick) and R\$ 61 million (% Melnick), respectively. In this quarter, gross and net sales totaled, respectively, R\$ 521 million and R\$ 433 million (% Melnick), a 4% growth in net sales when compared to the same period of the previous year. This quarter, because of the impacts of the floods that hit the entire State, sales offices were temporarily closed and served as a logistical point for receiving and distributing donations, as well as a hosting center.

| Sales breakdown<br>(BRL million, % Melnick) | 1Q23 | 2Q23 | 3Q23 | 4Q23 | 1Q24 | 2Q24 |
|---------------------------------------------|------|------|------|------|------|------|
| Gross Sales                                 | 341  | 129  | 211  | 242  | 429  | 92   |
| Inventory                                   | 216  | 129  | 119  | 193  | 209  | 92   |
| Launches                                    | 125  | 0    | 92   | 48   | 220  | 0    |
| Current cancellations                       | -36  | -18  | -33  | -26  | -57  | -31  |
| Net Sales                                   | 305  | 111  | 178  | 215  | 372  | 61   |

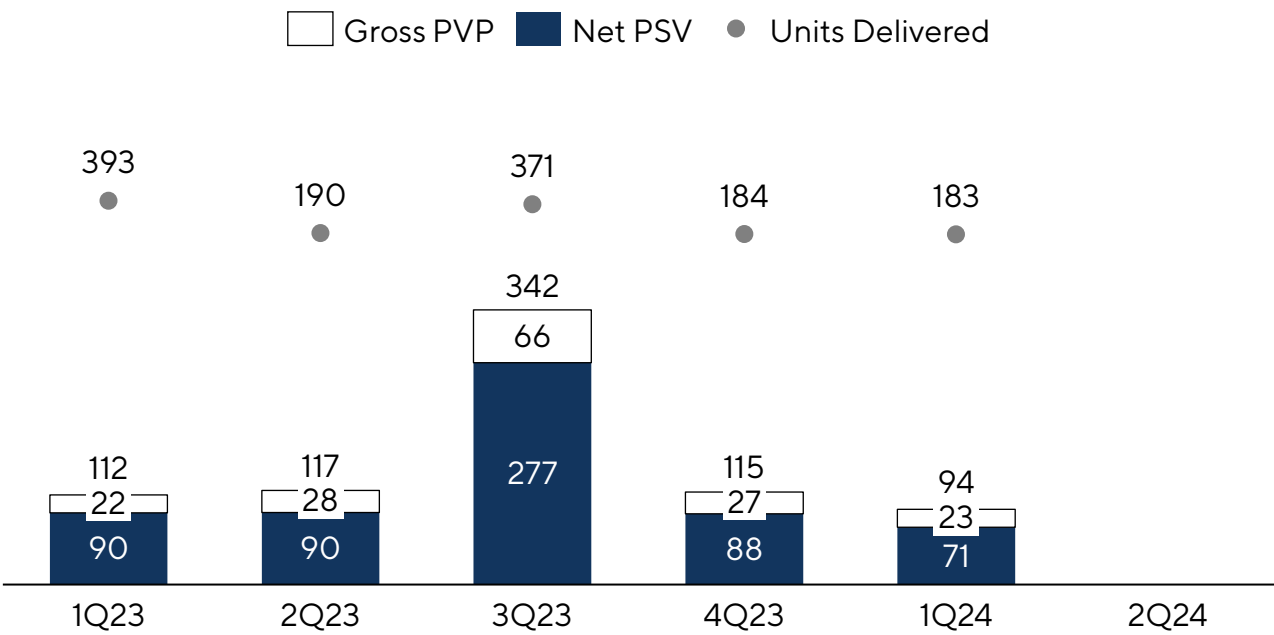
Launch SOS      Quarterly SOS      Inventory Sales  
Inventory SOS      Launch Sales



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## Deliveries

We did not deliver any development in the second quarter of 2024. In the semester, we delivered Go Rio Branco, totaling R\$ 93.9 million in gross PSV (R\$ 71.4 million % Melnick) and 183 units:



## 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.