

MELNICK DISCLOSES PRELIMINARY 4Q21 OPERATING RESULT

Porto Alegre, January 17, 2022 – 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 in the fourth quarter of 2021.

Launches¹

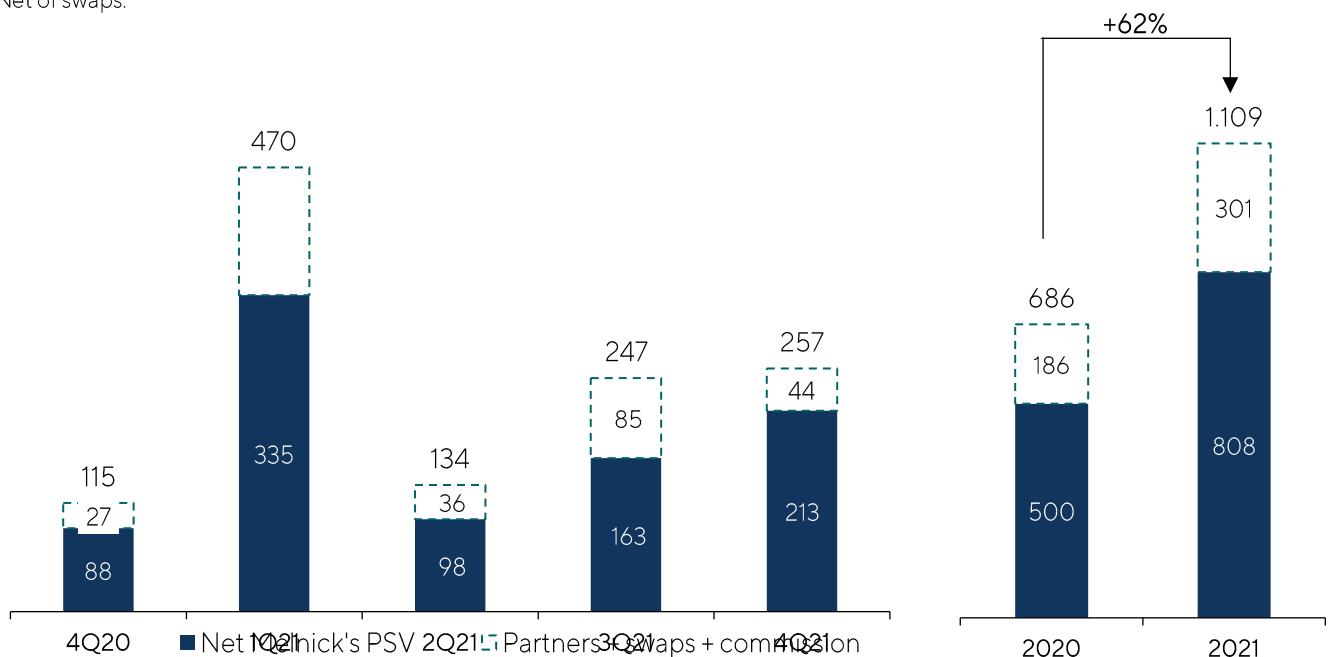
In the fourth quarter of 2021, there were two projects launched amounting to R\$ 257.3 million gross PSV (R\$ 212.8 million net Melnick's PSV), totaling R\$1.1 billion gross PSV (R\$808 million net Melnick's PSV) during 2021:

Projects	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
3rd quarter		247,397	182,269	162,520	12,974	62	2,940	
HillSide	R.E.	55,523	45,119	45,119	4,439	34	1,327	Residencial
Arte Country Club	R.E.	191,874	137,151	117,401	8,535	28	4,898	Residencial
4th quarter		257,292	212,820	212,820	17,627	420	507	
Go Carlos Gomes	R.E.	70,957	64,061	64,061	4,098	121	529	Residencial
Go Cidade Baixa	R.E.	186,335	148,758	148,758	13,529	299	498	Residencial
Total		1,109,282	856,828	808,024	175,272	1,339	640	

² PSV gross of swaps and commission.

³ PSV net of swaps and commission.

⁴ Net of swaps.

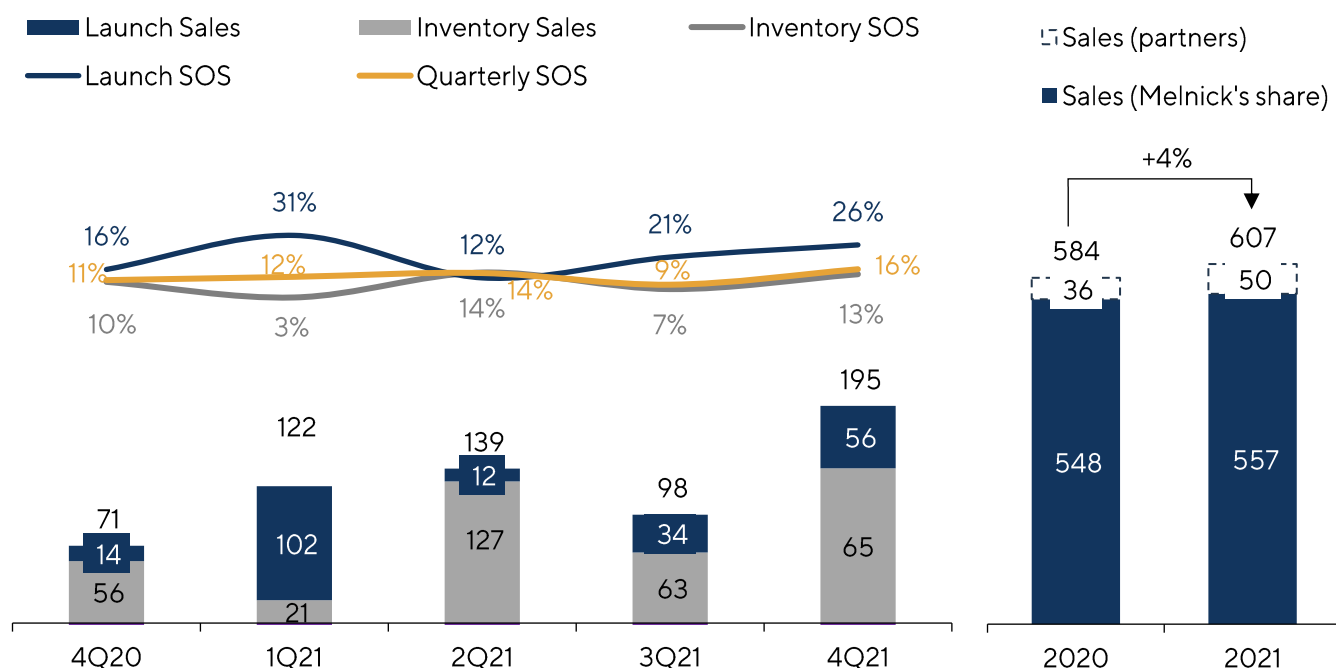


Gross and Net Sales¹

In the fourth quarter of 2021, gross and net current sales totaled respectively R\$208 million (Melnick's share) and R\$195 million (Melnick's share), as shown below:

Composição das vendas do período (R\$ milhões, % Melnick)	4Q20	1Q21	2Q21	3Q21	4Q21
Gross Sales	83	135	156	108	208
Inventory	69	33	144	74	152
Launches	14	102	12	34	56
Current cancellations	(14)	(13)	(16)	(9)	(13)
Current net sales	69	122	140	99	195
Resolution of the provision of cancellations	(38)	(13)	(25)	(18)	(19)
Sales net of provisioned cancellations	31	109	115	81	176

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



Tracking sales of 2021 launches:

We demonstrate below that our launches are performing above our viability, and on December 31, 2021, were sold on average 46%:

