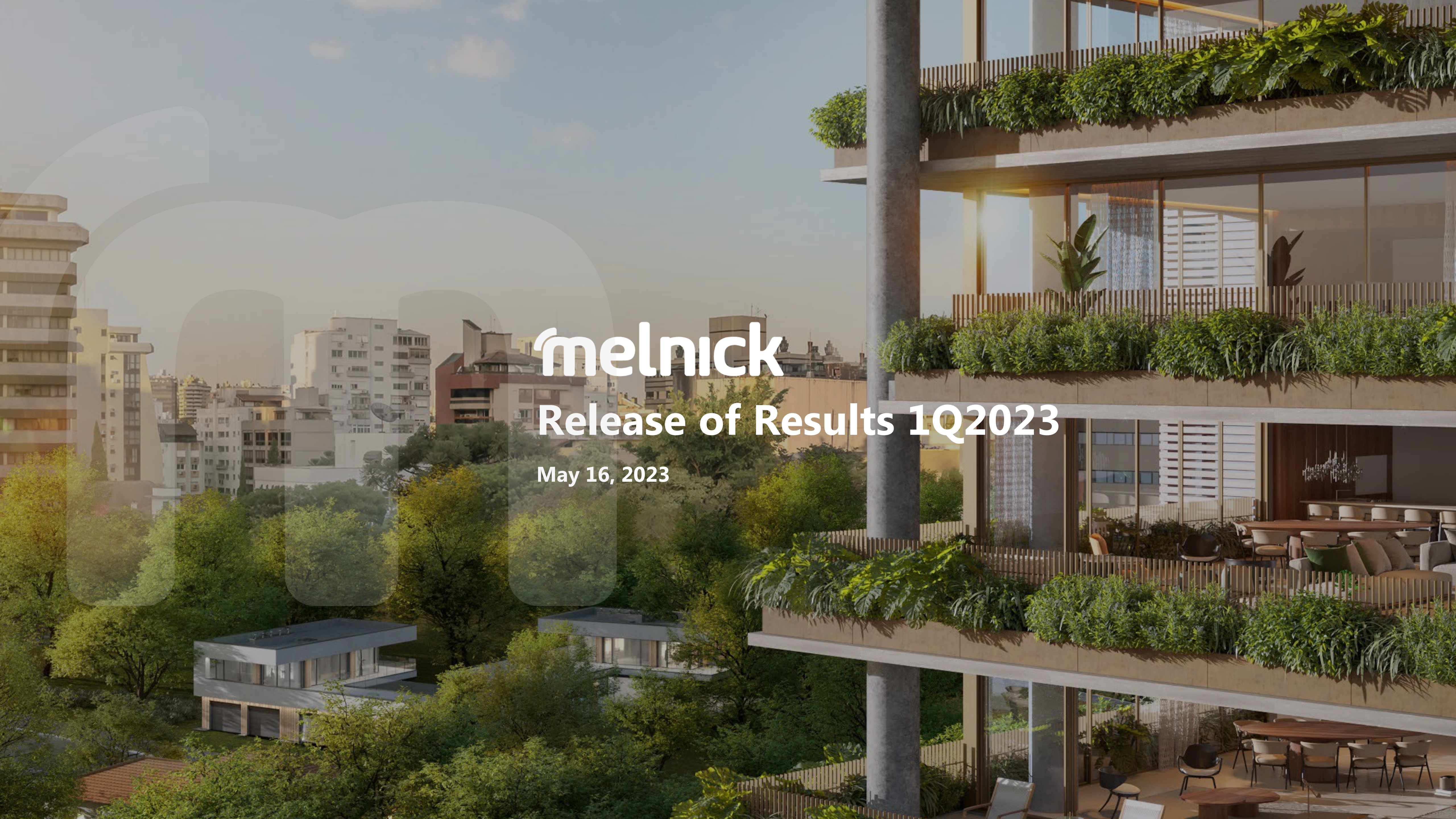

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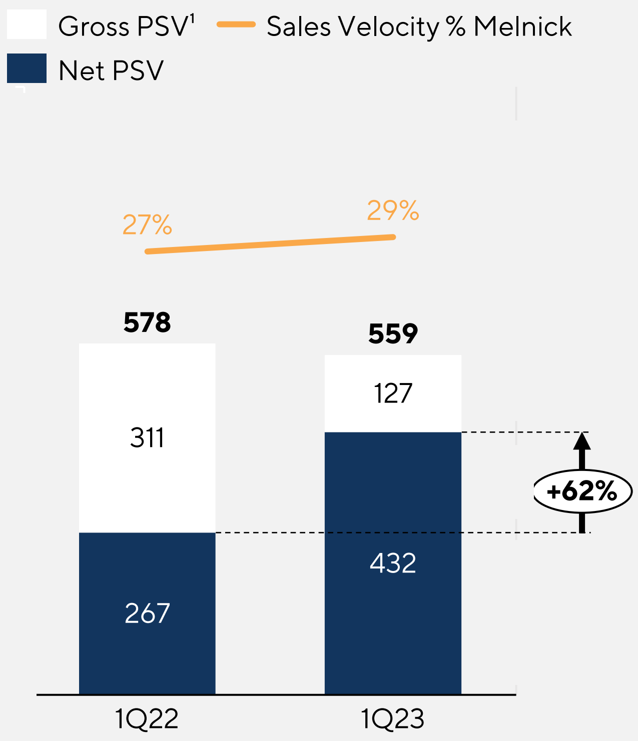
Release of Results 1Q2023

May 16, 2023

Highlights

Launches[1]

Increased launches % Melnick, with increased sales over inventory ratio for launches.

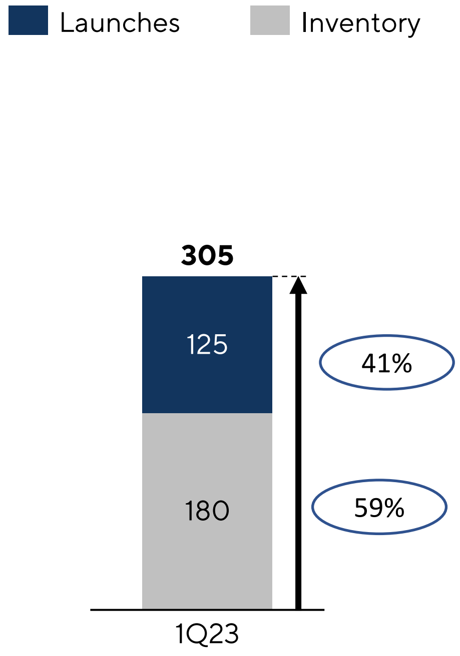


(1) PSV of physical swap and minority interest, gross.

Net Sales[2]

20% quarterly sales to inventory ratio 17% sales to inventory ratio for inventory.

59% of the sales were from remaining stock



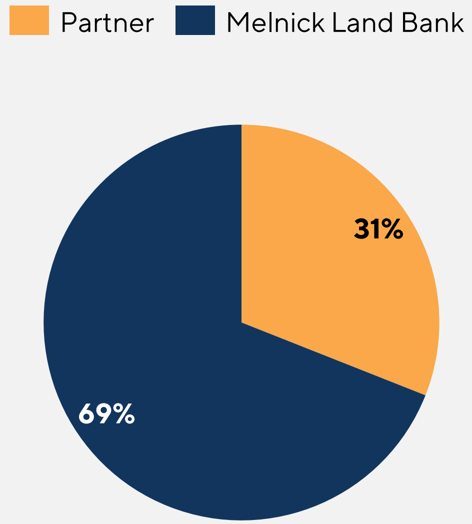
(2) PSV of physical swap and sales commissions, net.

Solid Land Bank

R$ 5.3 B Gross PSV

R$ 3.6 B PSV % Melnick

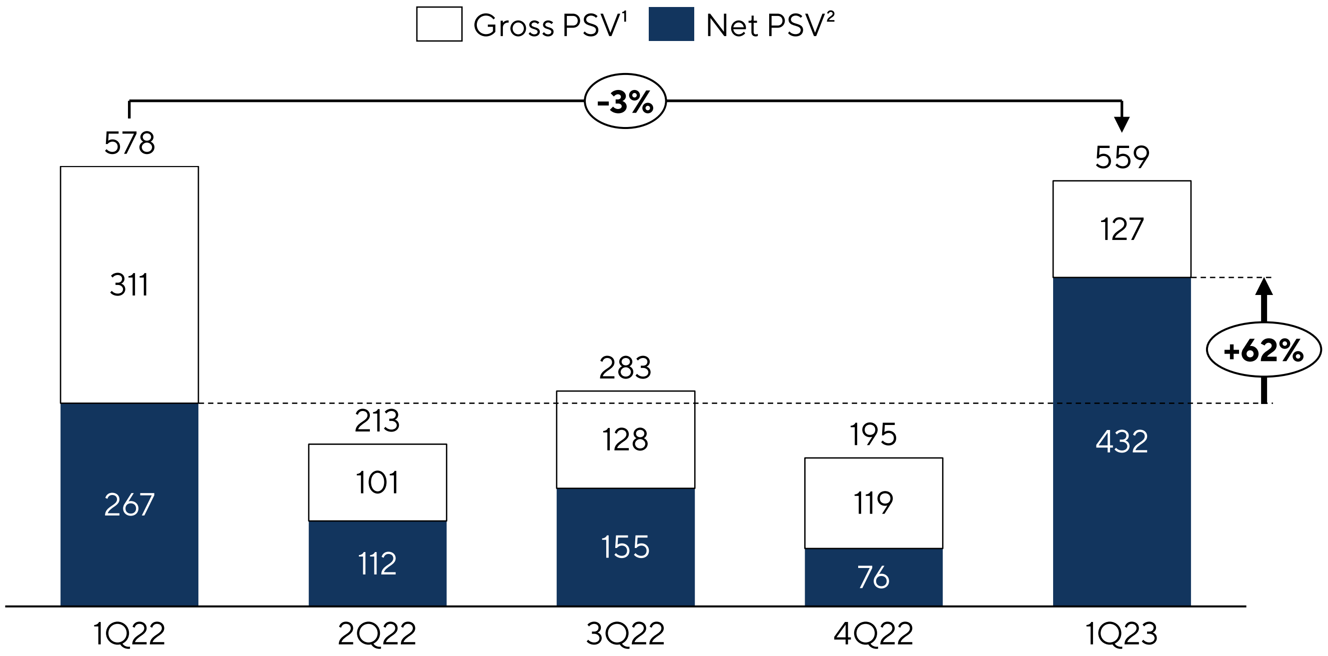
R$ 876 million in PSV approved, accounting for 24% of the land bank.



Launches

Launches 1Q2023

Projects	Business	Gross PSV[1] (R$ '000)	Melnick's PSV[2] (R$ '000)	Usable Area[3] **(m2)**	Untd.[3]	Average Unit Value (R$ '000)	Segment
Grand Park Moinhos - Fase 2	R.E.	61,289	54,361	7,467	114	0,477	Residencial
Cidade Nilo	R.E.	429,334	345,443	18,205	56	172	Residencial
Nilo Square Hotel	R.E.	68,746	32,483	7,555	282	252	Hotel
Total		**559,369**	**432,287**	**33,227**	**452**	**1,028**	



(1) PSV of physical swap and sales commissions, gross. (2) PSV of physical swap and sales commissions, net. (3) PSV of swap, net..

Launches

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Muito mais que morar

Launches 1Q2023

CIDADE NILO

R$ 429 million in PSV[1]

22% sold

v3rso

R$ 69 million in PSV[1]

98% sold

GRAND PARK MOINHOS

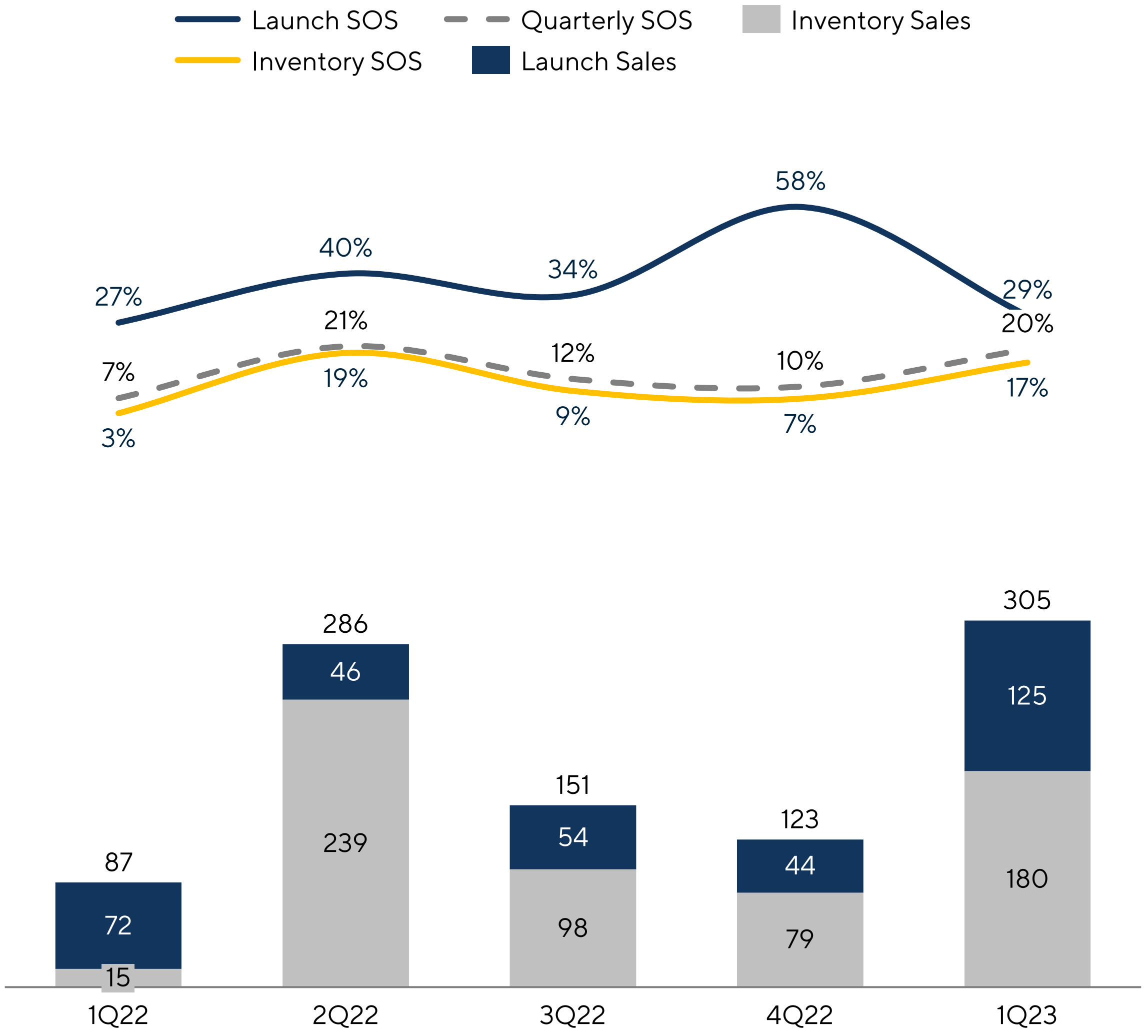
R$ 61 million in PSV[1]

22% sold

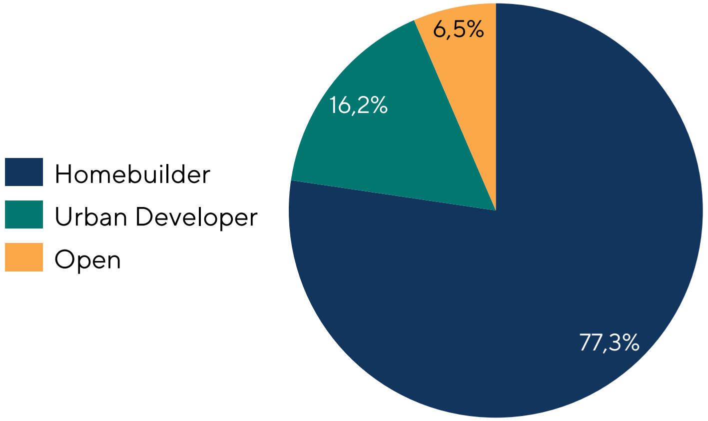
(1) PSV of physical swap and sales commissions, gross.

Net Sales

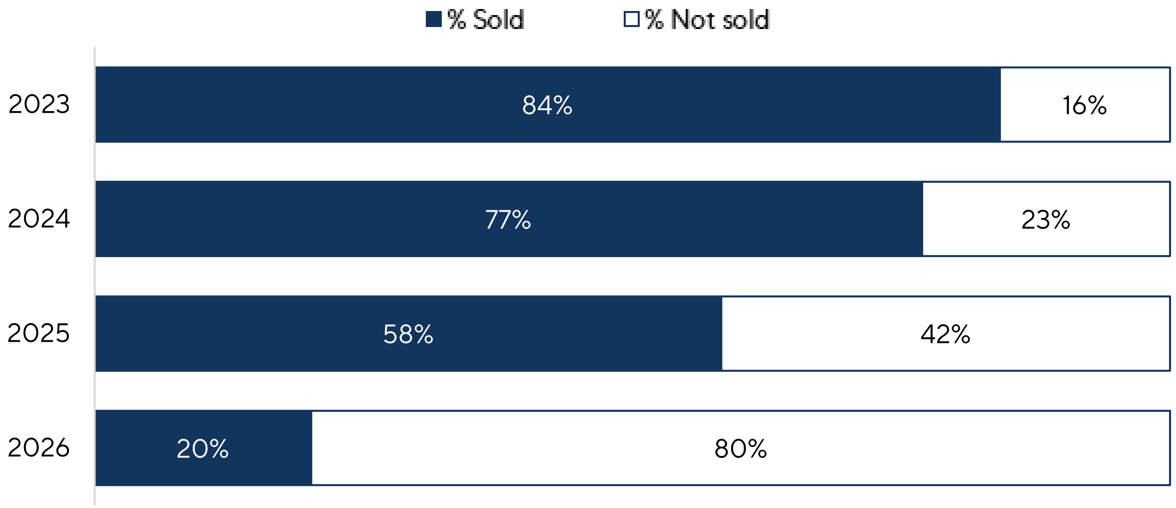
Breakdown by quarter: (% Melnick – R$ million):



Breakdown of business units sold (% Melnick – R$ million):

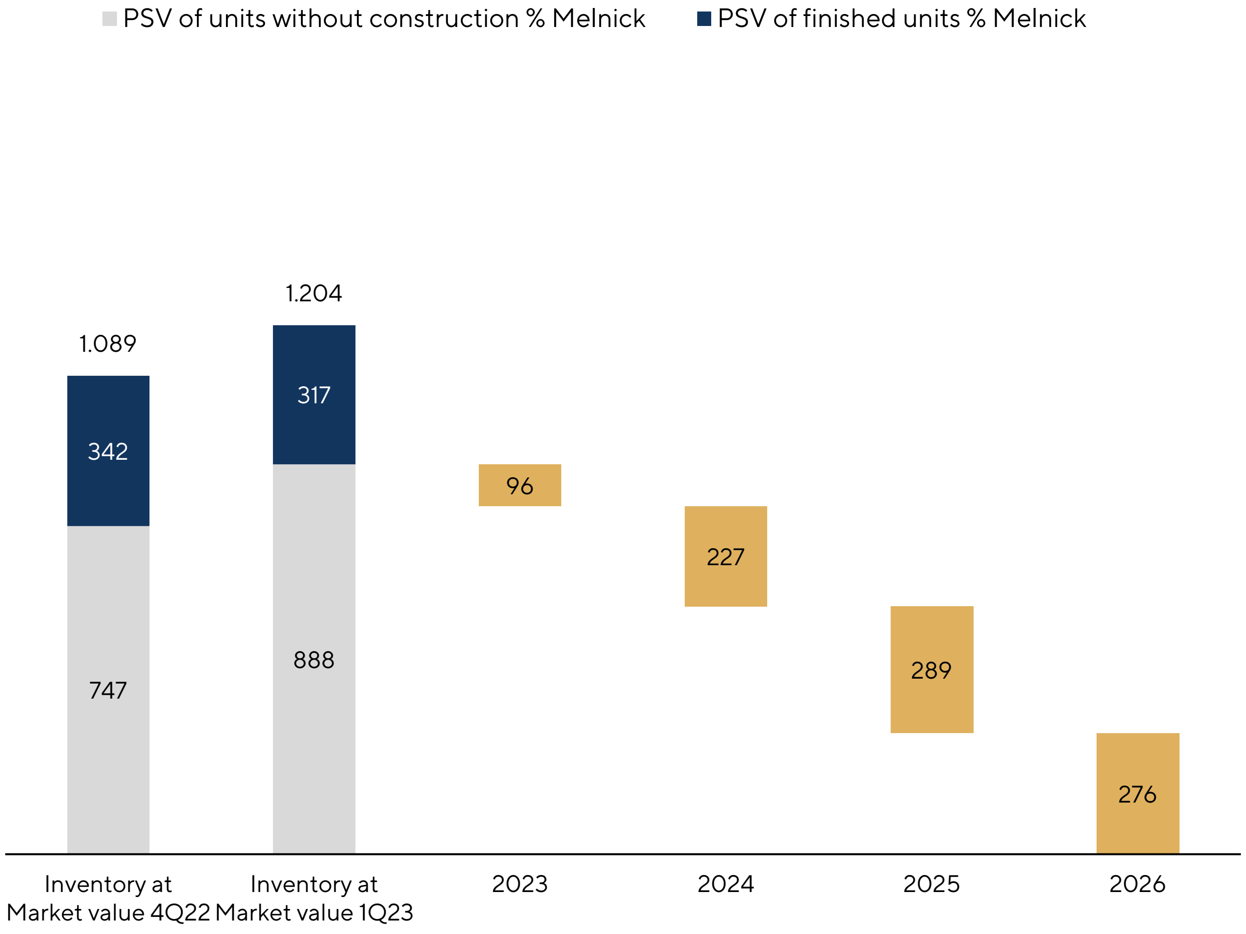


% Sold in the Year of Delivery (% Melnick):

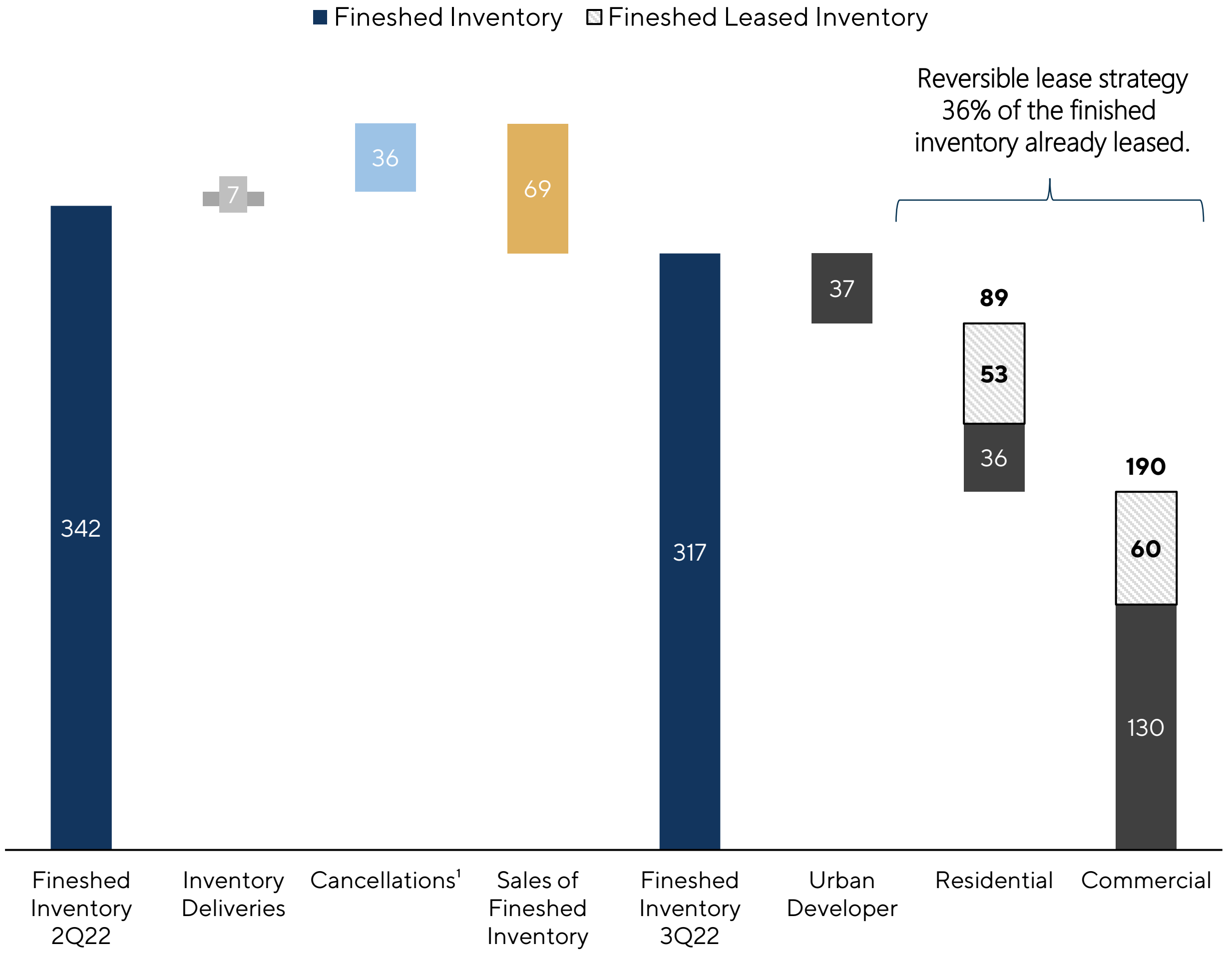


Inventory

Breakdown by year of completion (% Melnick – R$ million):



Finished Inventory (% Melnick – R$ million):



(1) Considering that 100% of the cancellations refer to finished units.

Deliveries

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Muito mais que morar

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Muito mais que morar

open

GO 24

R$ 70 million in PSV[1]

93% sold

Open Canoas Centro F2

R$ 42 million in PSV[1]

98% sold

(1) PSV of physical swap and sales commissions, gross.

Landbank

Operating in **10 cities** in Rio Grande do Sul.

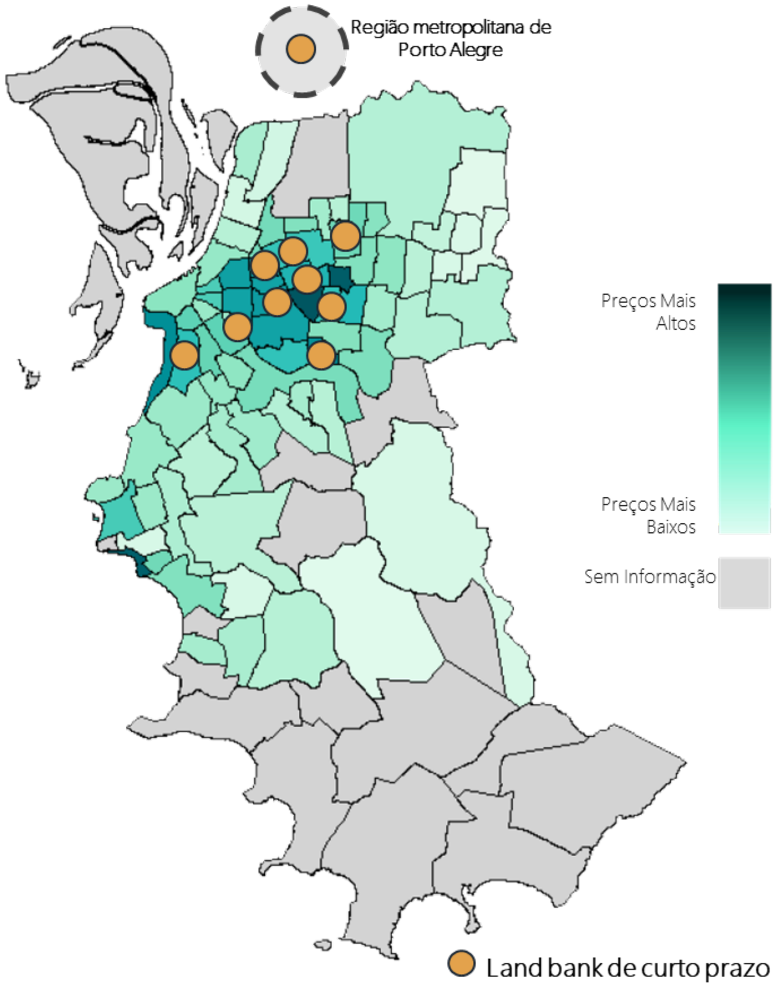
R$ 5.3 B in total PSV

R$ 3.6 B in potential PSV (% Melnick),

33 plots or phases.

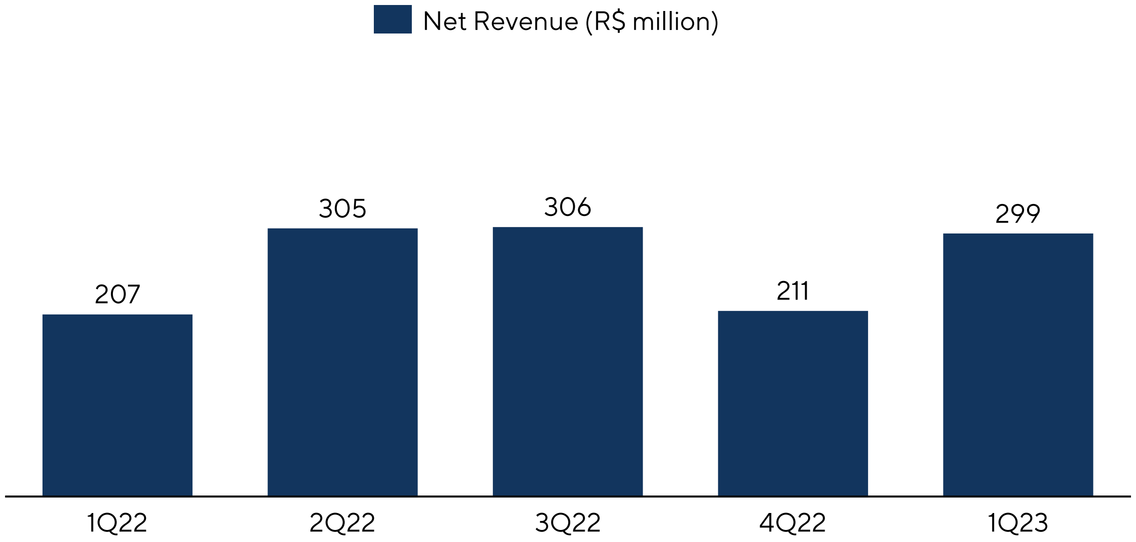
R$ 125 M in potential PSV, purchased in 1T23 (%Melnick)

Melnick Landbank in Porto Alegre

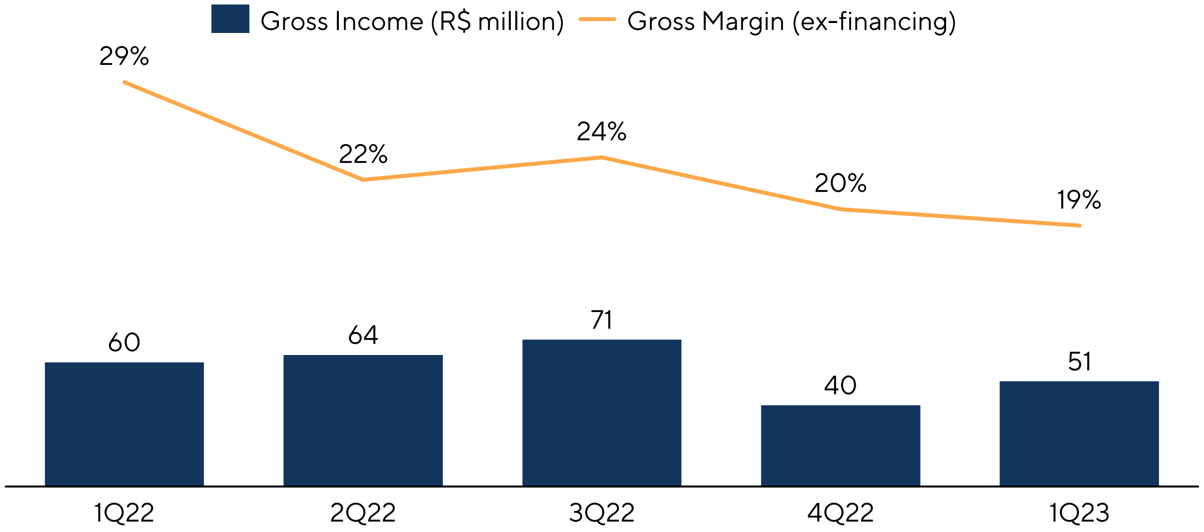


Financial Indicators

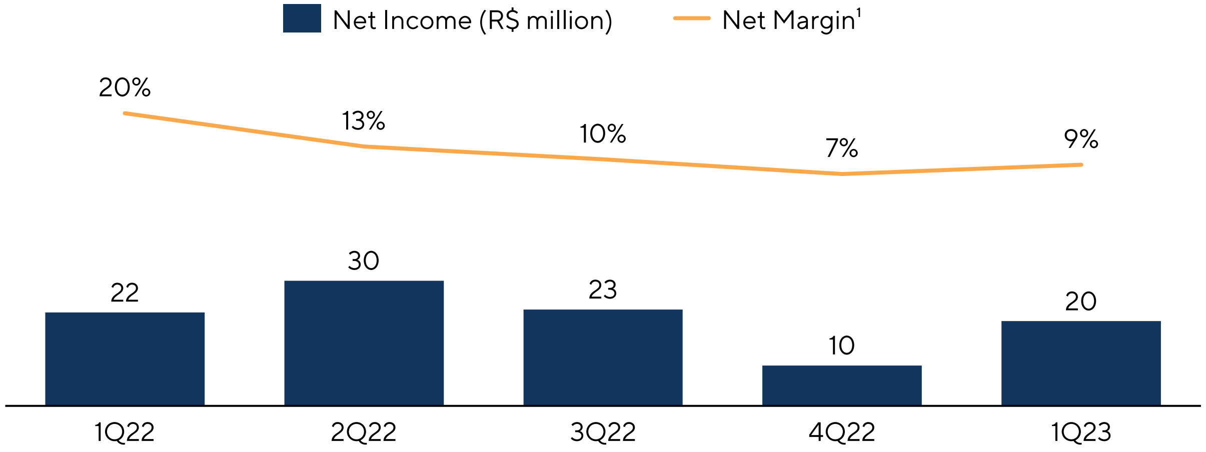
Net revenue breakdown:



Gross Income and Gross Margin Breakdown:



Net Income Breakdown:



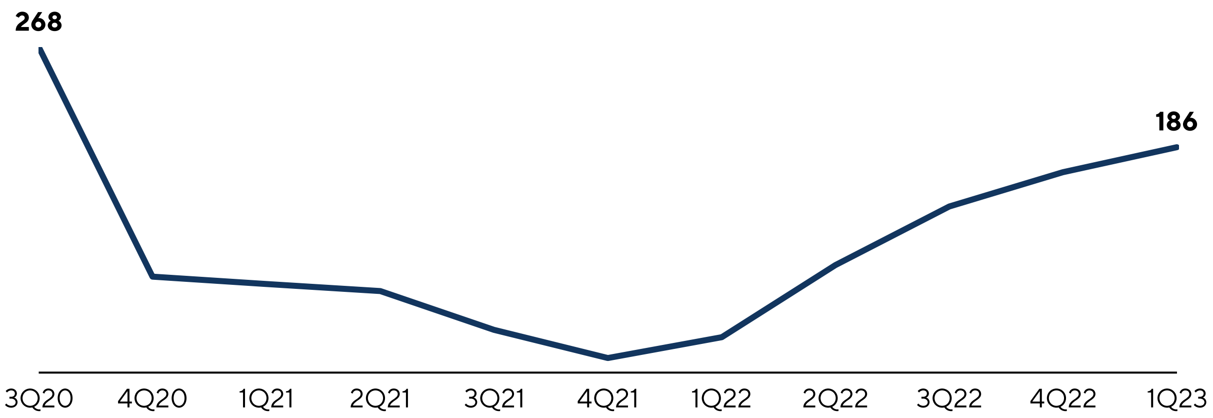
Financial Soundness

Capital Structure and Cash Generation

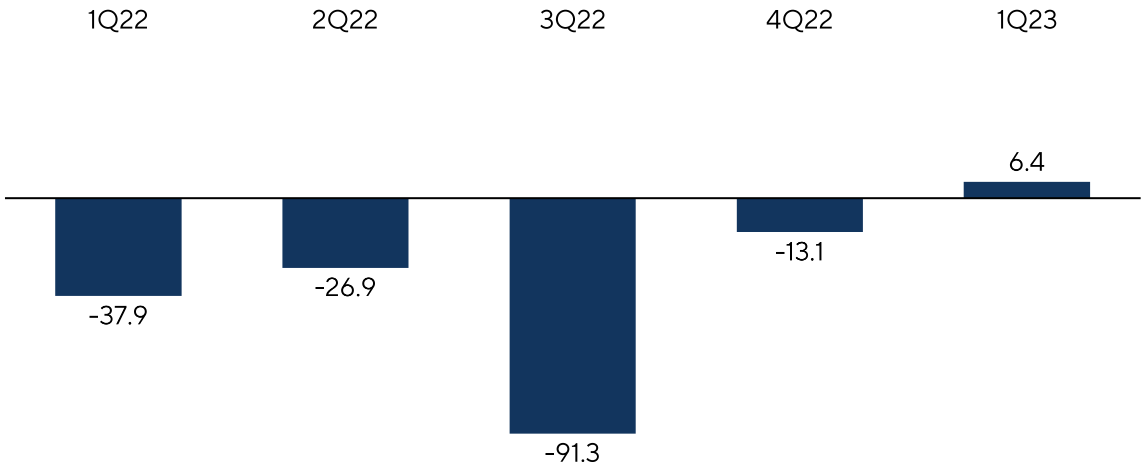
	(R$ milhões)	(R$ million)
SFH Production	-185,0	100%
CRI Production	-0,8	0%
Net Debt	**-185,8**	**100%**
Cash	368,9	
Net Cash	**183,1**	
Equity	**1.228,4**	
Net Cash/PL	**14,9%**	

	1Q22	2Q22	3Q22	4Q22	1T23
Initial Net Debt	-388,3	-350,4	-299,1	-200,8	-187,7
Final Net Debt	-350,4	-299,1	-200,8	-187,7	-183,1
Net Debt Variation	**37,9**	**51,3**	**98,3**	**13,1**	**4,6**
Dividends and contributions	-	-24,4	-7	-	-11
Stock buyback	-	-	-	-	-
Cash burn	**37,9**	**26,9**	**91,3**	**13,1**	**4,6**

Indebtedness



Cash burn



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- ❑ To ask a question, please click the **#Raise hand#** icon or enter your question and send via **#Q&A#** icon on the bottom of your screen.
- ❑ Because of the dynamics, we will announce your names and ask you to make your questions.
- ❑ At this time, a request to turn your microphone on will appear on the screen.

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