

ALLOS

1T25

APRESENTAÇÃO DE RESULTADOS





1T25

Vendas Totais
ALLOS

R\$9,1 bilhões

+5,0%

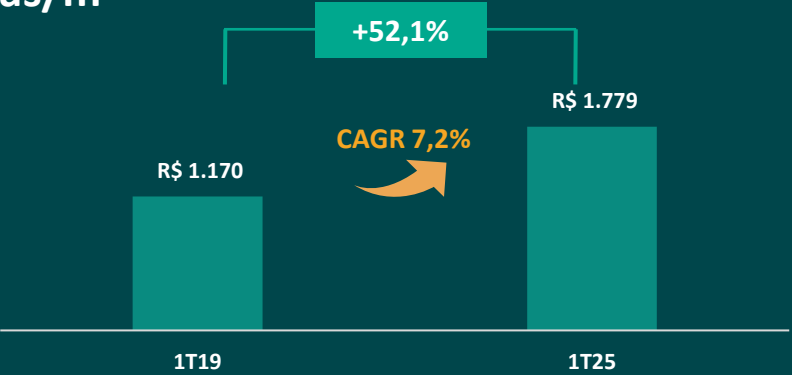
(1T25 x 1T24)



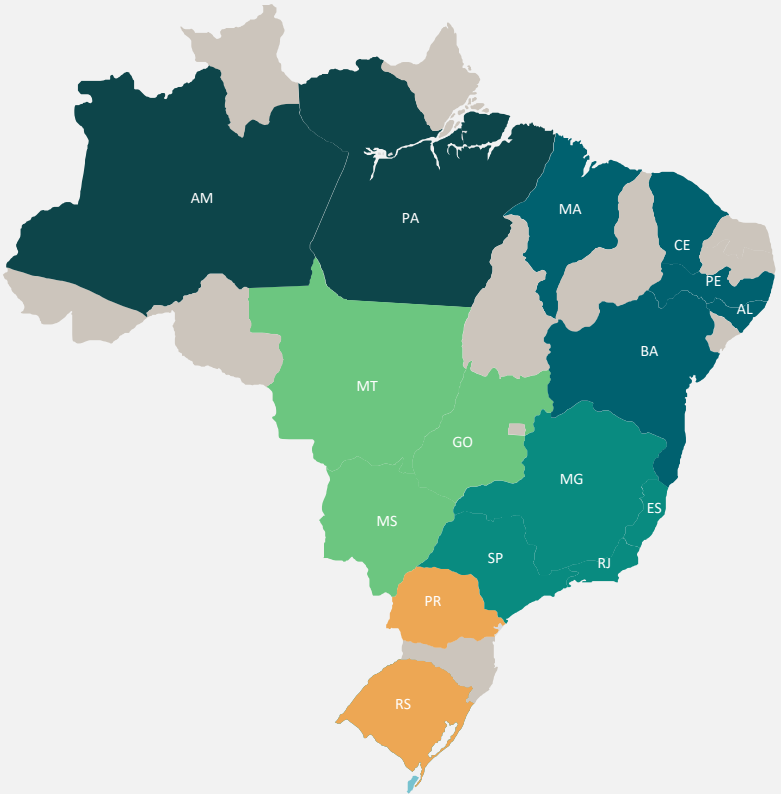
SHOPPING LEBLON
(+15,8%)

Vendas/m²

ALLOS
R\$



Crescimento de vendas
por Região
1T25 x 1T24



4,4%
SUDESTE

5,3%
SUL

4,0%
NORDESTE

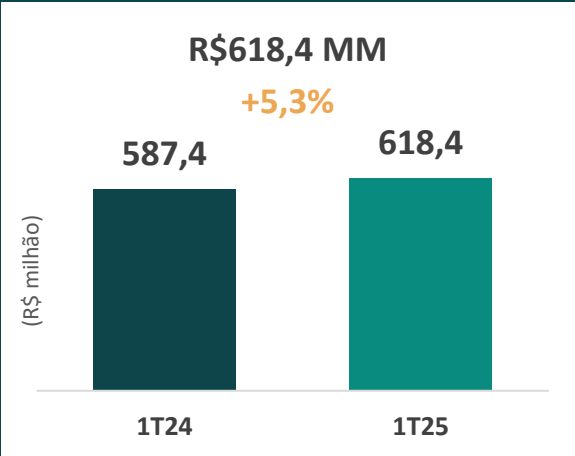
5,4%
NORTE

5,7%
CENTRO-OESTE

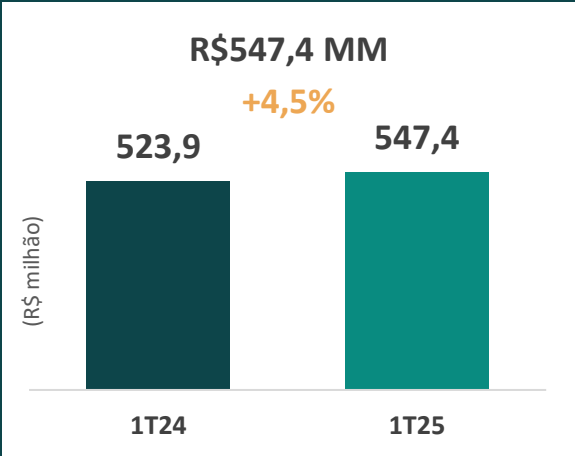
SNAPSHOT DO RESULTADO 1T25



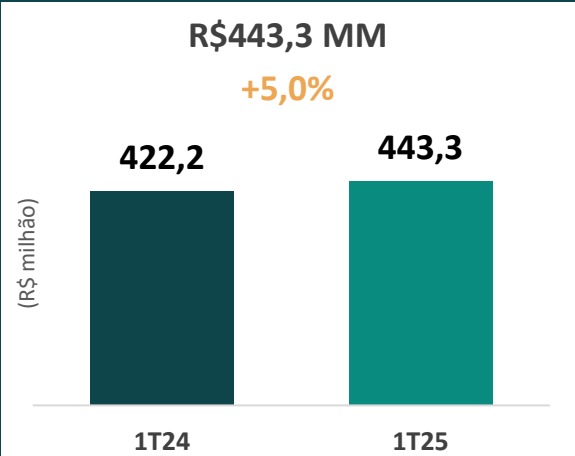
RECEITA LÍQUIDA



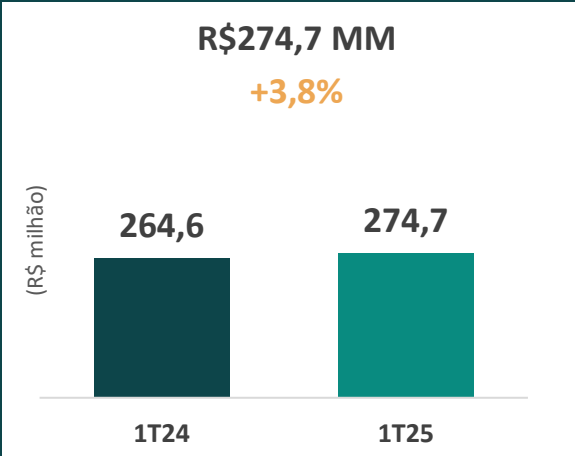
NOI



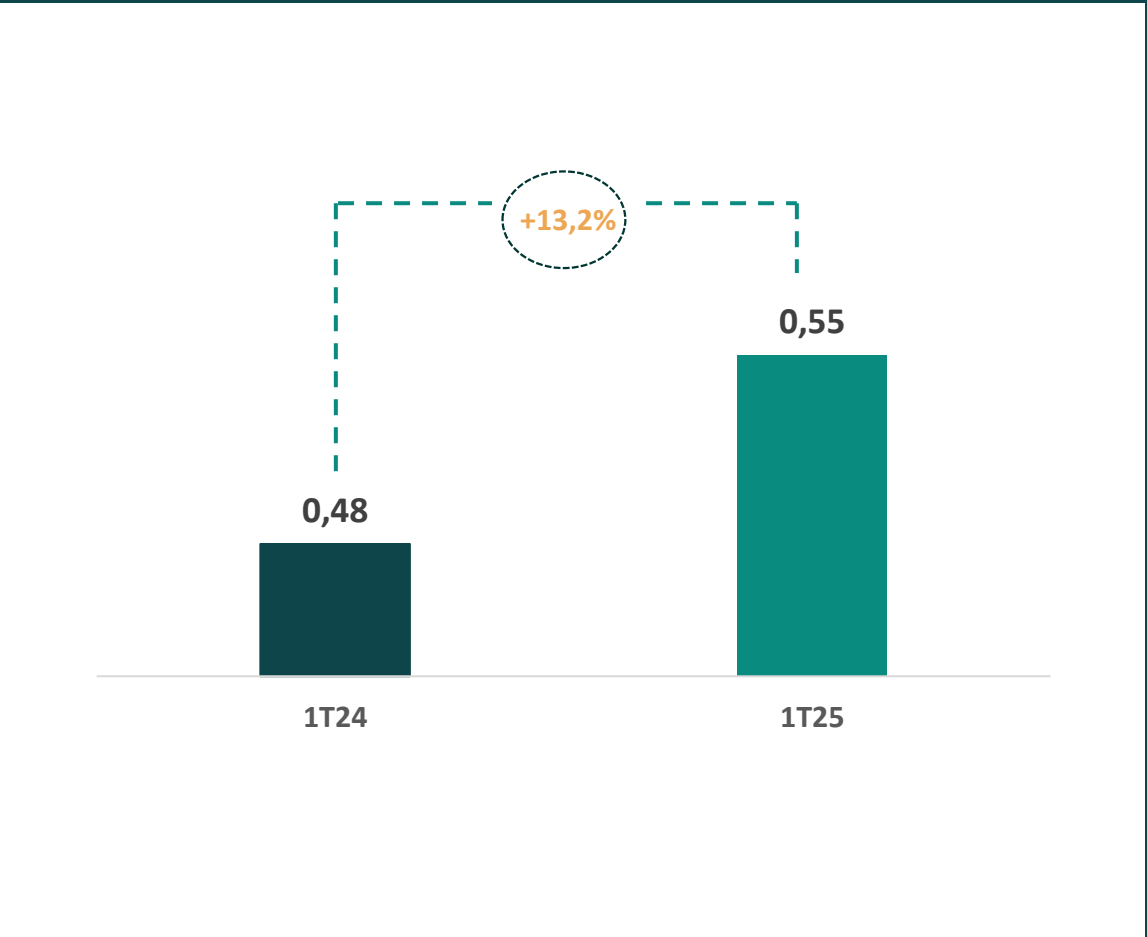
EBITDA AJ.



FFO



EVOLUÇÃO DO FFO POR AÇÃO



Indicadores ex-ajuste aluguel linear. Data ref. Δ: 4T24 vs. 4T23 Proforma

DESTAQUES COMERCIAIS

96,8%

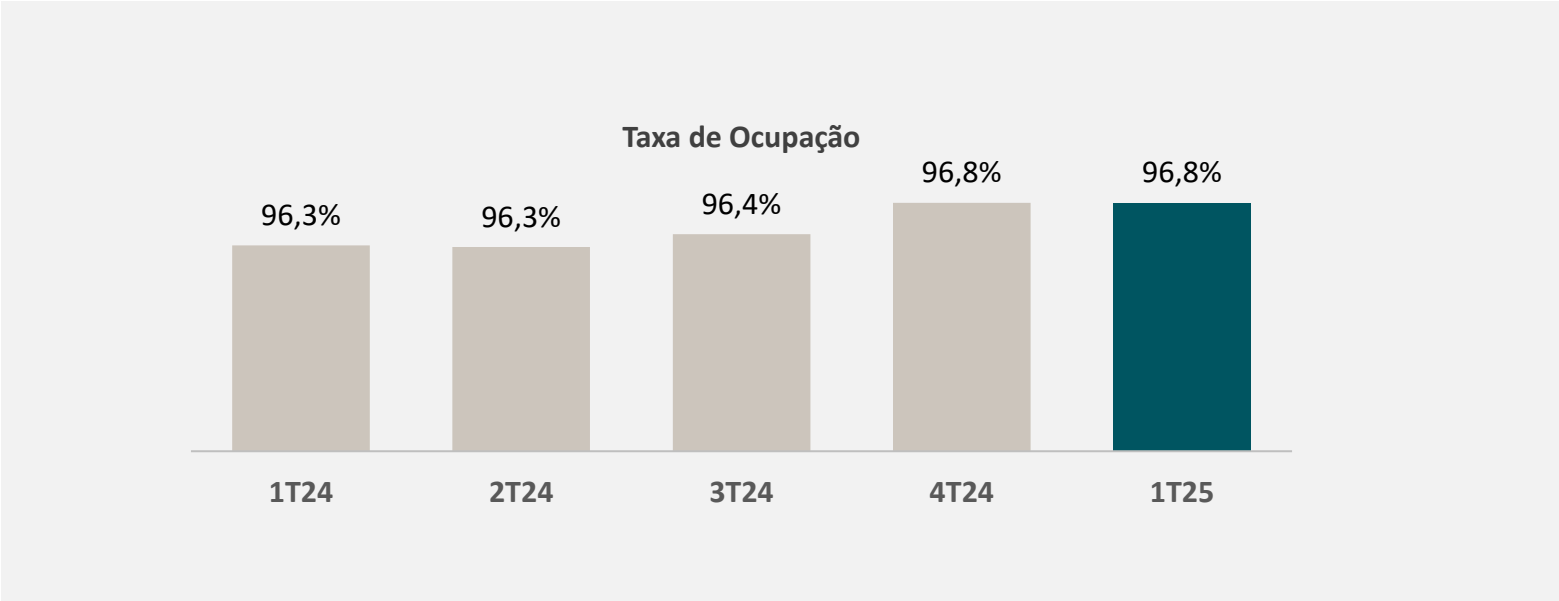
Taxa de
Ocupação

137

Contratos
Assinados

13,9 mil m²

ABL
Contratada



INAUGURAÇÕES RECENTES



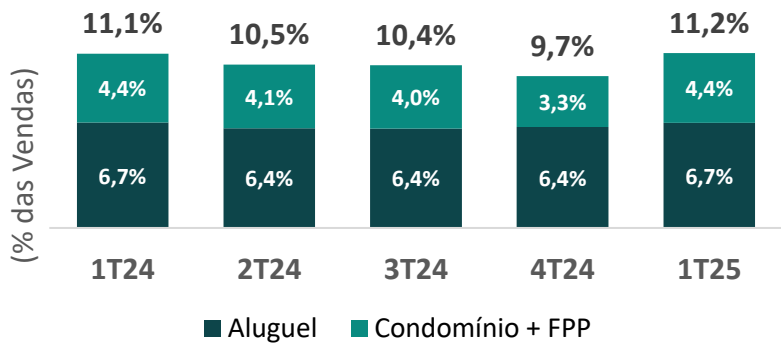
FOGO DE CHÃO
Tamboré Shopping



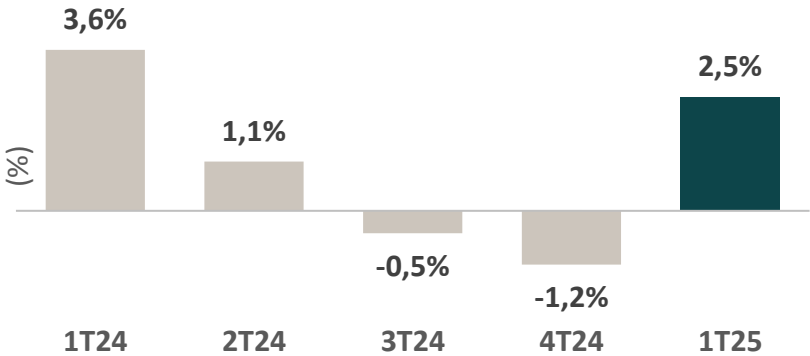
ADIDAS
Boulevard Shopping Bauru



CUSTO DE OCUPAÇÃO



INADIMPLÊNCIA LÍQUIDA¹

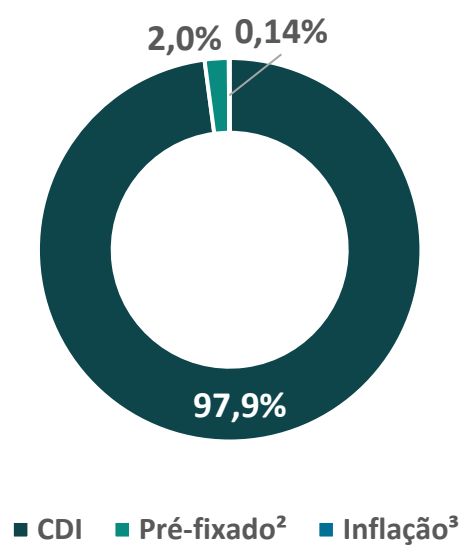


¹ Inadimplência líquida refere-se a relação entre o total faturado no período (aluguel faturado, excluindo cancelamentos) e o total recebido dentro do mesmo período.

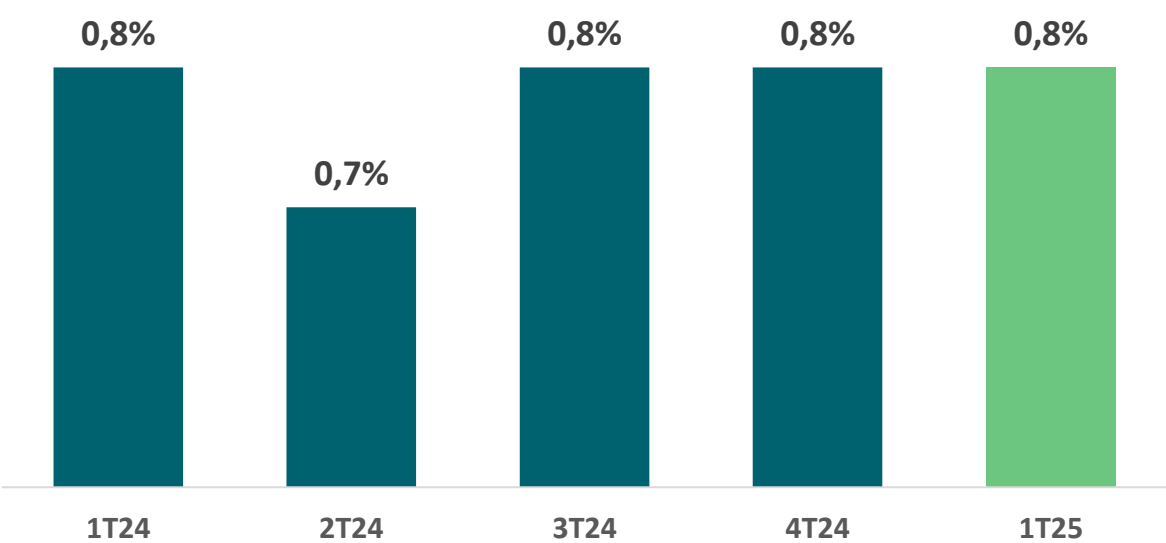


ALAVANCAGEM **1,8x**
Dívida Líquida / EBITDA

COMPOSIÇÃO DA DÍVIDA¹



CUSTO MÉDIO DA DÍVIDA
(CDI + Spread)



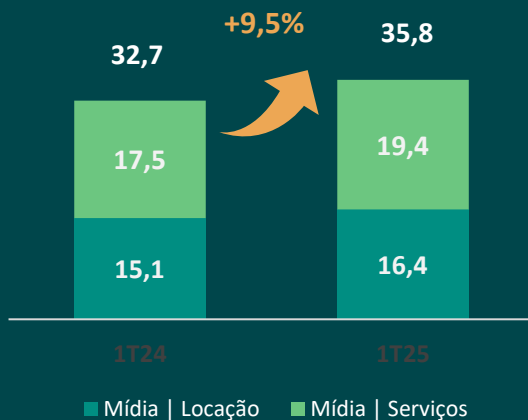
¹ Considera dívida ao final do período, excluindo obrigações por compra de ativos

² Índices pré-fixados incluem TR; ³ Índices de inflação incluem IPCA e IGP-DI

EVOLUÇÃO DAS RECEITAS DE MÍDIA



Faturamento de Mídia
(R\$ MM)



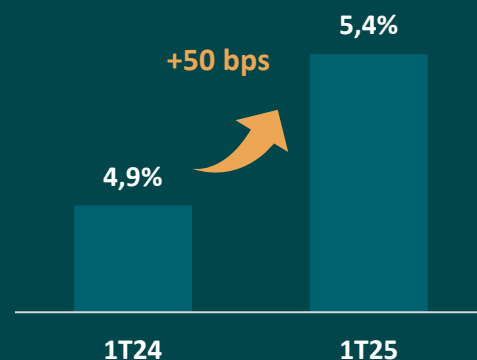
R\$36 MM

De faturamento no 1T25

9,5%

De crescimento 1T25 x 1T24

Mídia como % da receita bruta

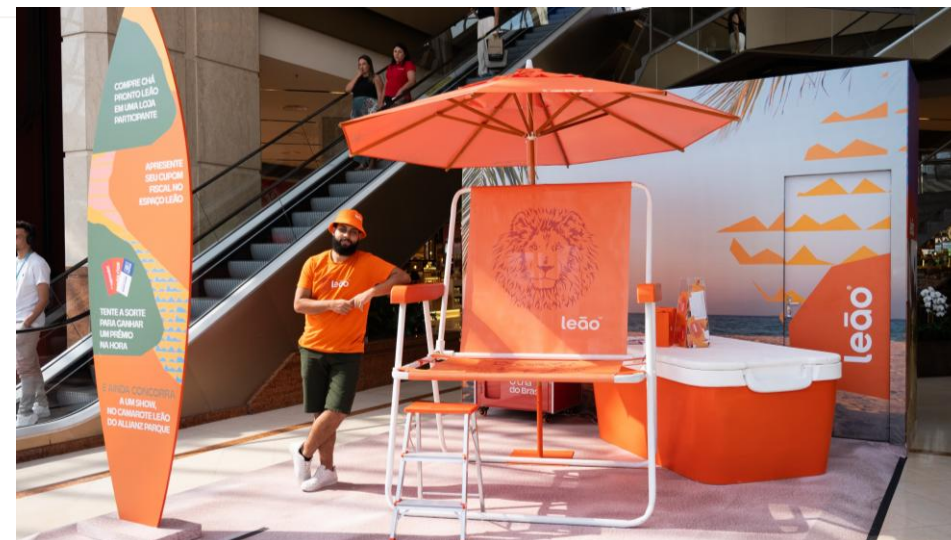


5,4%

Do total da receita bruta
da Companhia no 1T25

+50 bps

De avanço como percentual da
receita bruta da Companhia



helloo,

“Qual é a sua praia?”

Em parceria com “Chás Leão”, a Helloo criou uma ação que reinventa consumo e bem estar, transformando os shoppings em grande espaços instagramáveis, promovendo experiências únicas e interativas.



Programa de Benefícios

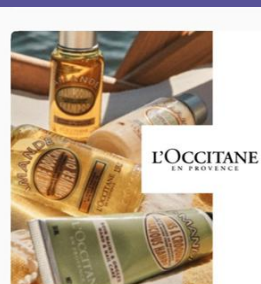
+23

Programas até abril

+500 M

Notas Fiscais
enviadas

Até abril de 2025,
34 shoppings com APP do
Programa de Benefícios



📦 Experiência

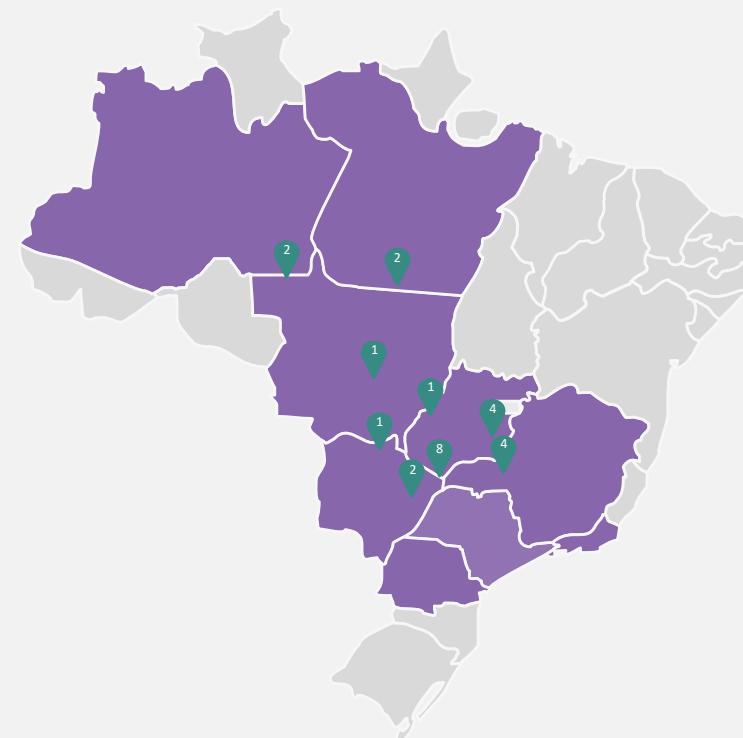
L'OCCITANE EN PROV...
VOCÊ GANHOU 1 Spa de
Mãos na L'Occitane em



📦 Serviços

SHOPPING MOOCA
GRÁTIS 1 Frete por mês
nas compras acima de

Expansão ampla oportunidades e alcance



*Com a expansão, o Programa passou a conectar milhares de
marcas a mais de 5 milhões de novos consumidores em
potencial*



RELATÓRIO DE SUSTENTABILIDADE

ICO2 B3 e ISE B3

RIO OPEN & WHEELCHAIR TENNIS ELITE



Pelo segundo ano consecutivo, a ALLOS integra o seleto grupo de empresas comprometidas com um futuro mais verde: **ICO B3**.

Além disso, a ALLOS foi eleita novamente como uma das 82 Companhias que integram a carteira do **ISE B3**.



OBRIGADO

RELAÇÕES COM INVESTIDORES

ALLOS

ALLOS

1Q25

EARNINGS RELEASE



1Q25

Total Sales
ALLOS

R\$9.1 billion

+5.0%

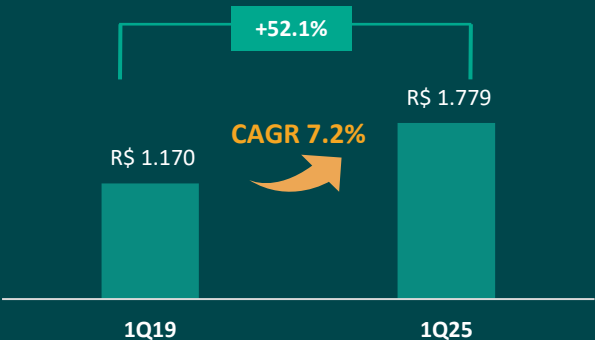
(1Q25 x 1Q24)



SHOPPING LEBLON
(+15.8%)

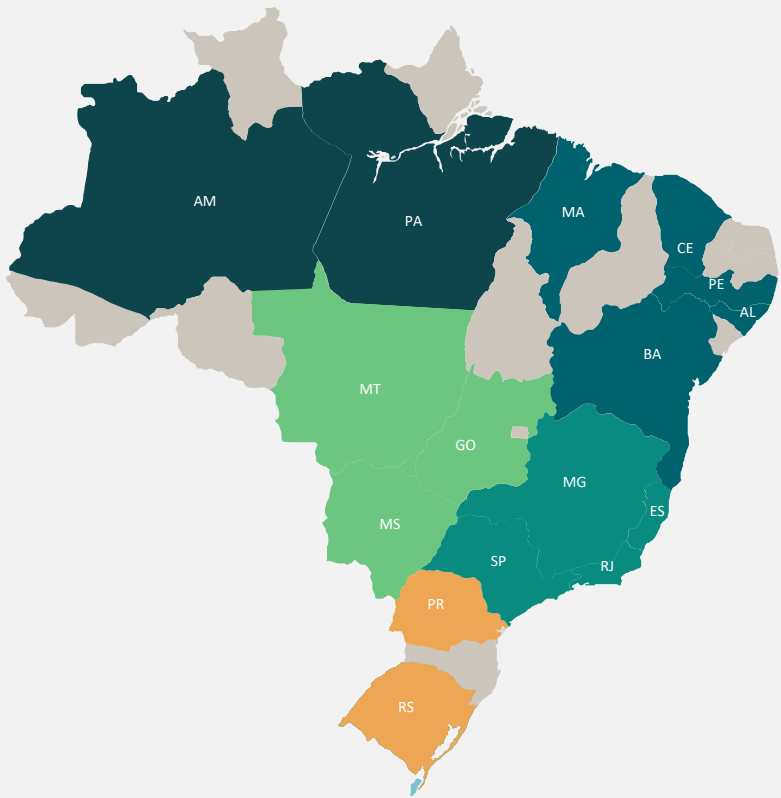
Sales/sqm

ALLOS
R\$



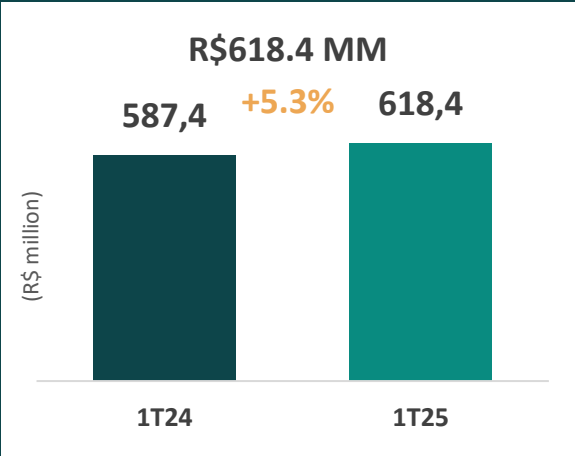
Sales growth per region

1Q25 x 1Q24

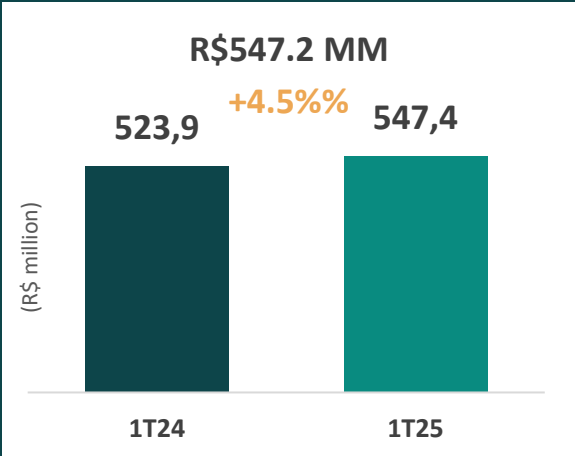




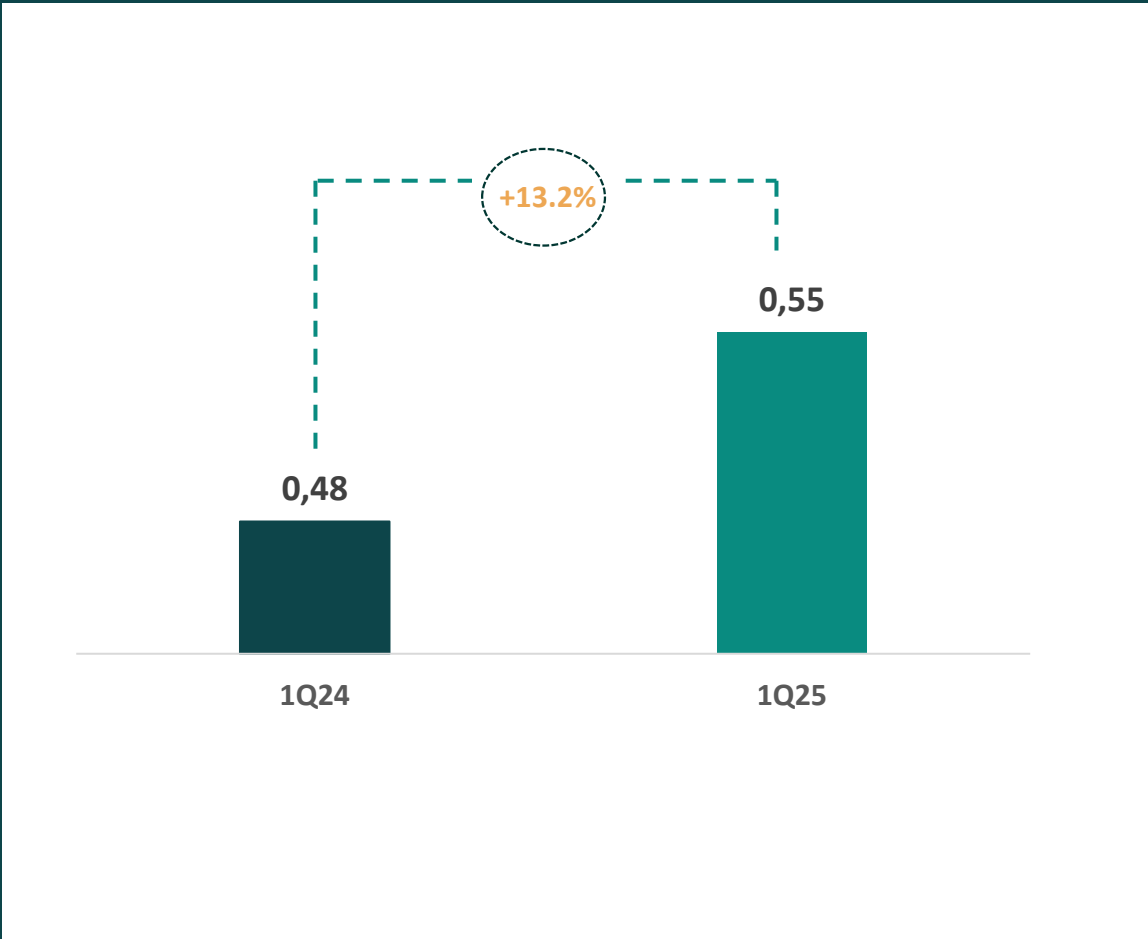
NET REVENUE



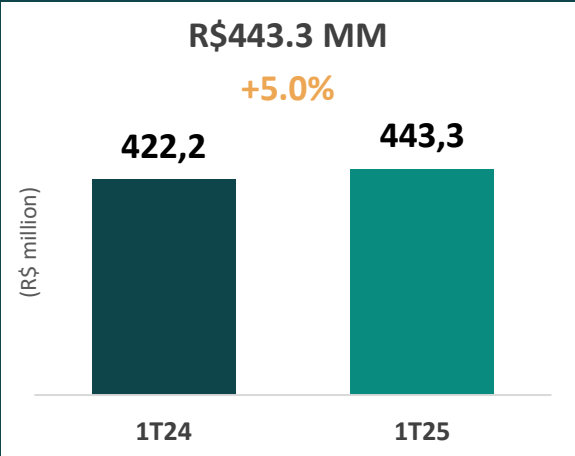
NOI



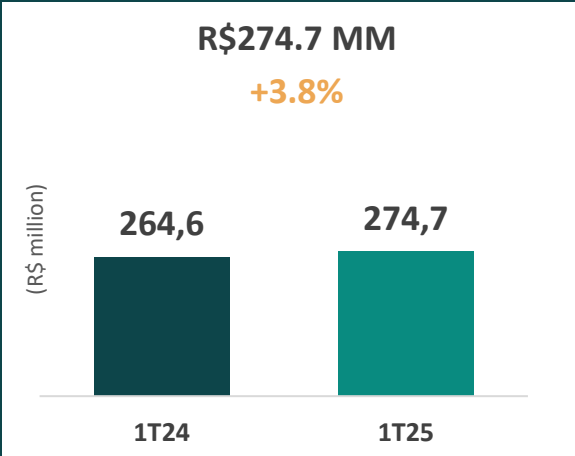
FFO PER SHARE EVOLUTION



ADJ. EBITDA



FFO



Indicators ex-straight line rent adjustment. Ref. Δ% date: 1Q25 vs. 1Q24 Proforma

96.8%

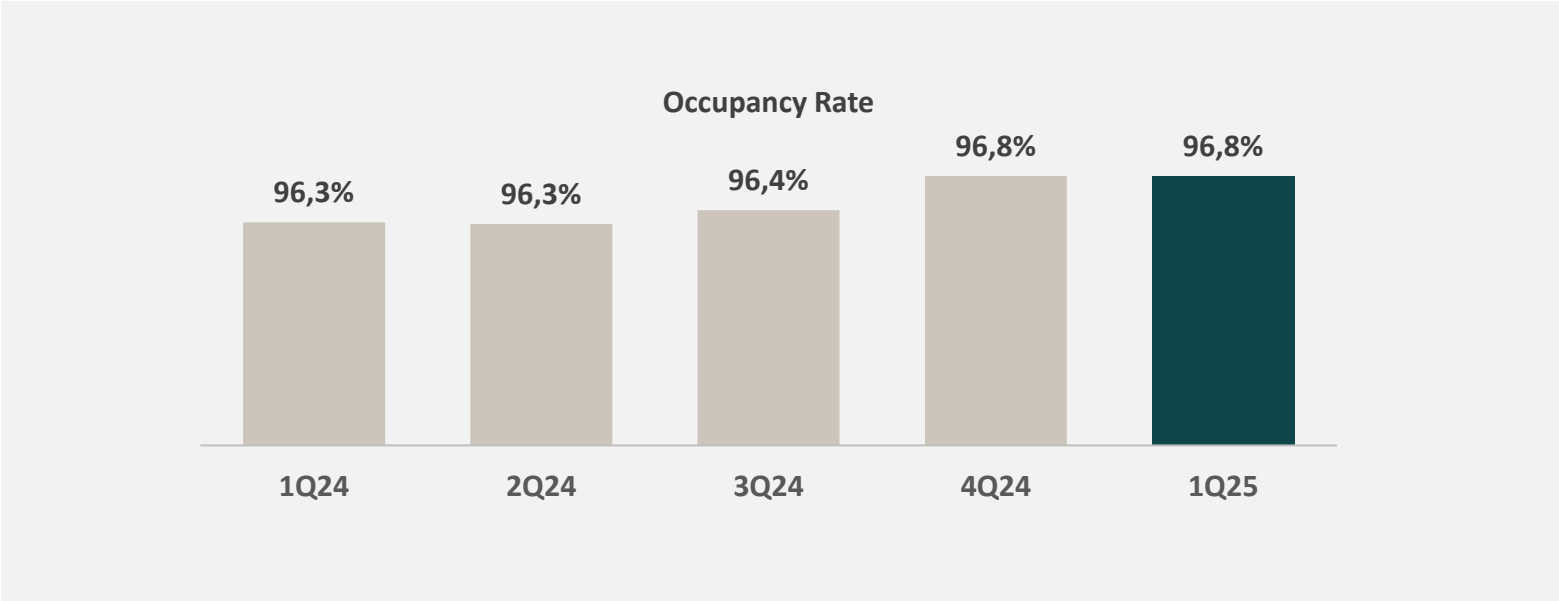
Occupancy rate

137

Signed Contracts

13.9th sqm

Leased GLA



RECENT OPENINGS



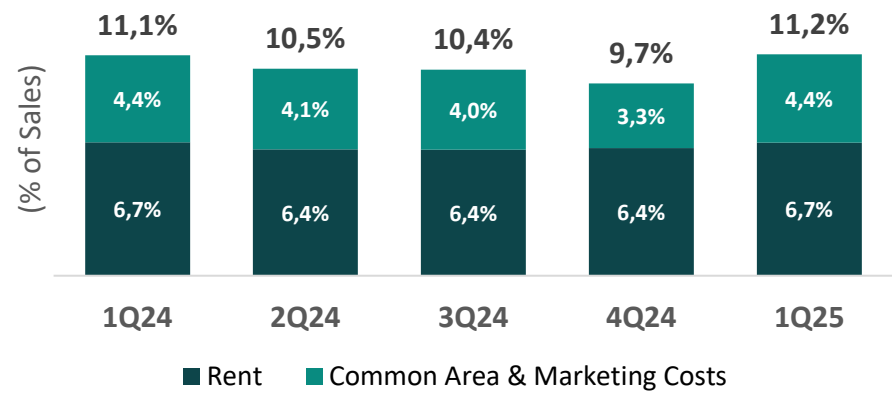
FOGO DE CHÃO
Tamboré Shopping



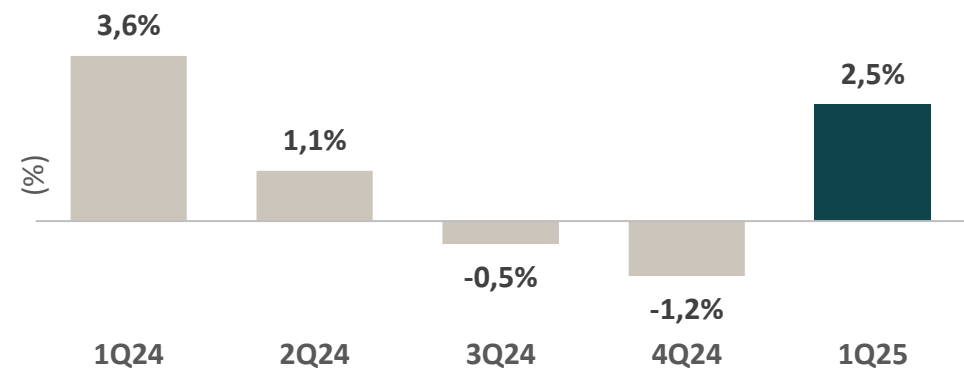
ADIDAS
Boulevard Shopping Bauru



OCCUPANCY COST



NET DELIQUENCY¹



¹Net delinquency refers to the ratio between the total billed amount in the period (rent, excluding discounts and cancellations) and the total received amount over the same period.

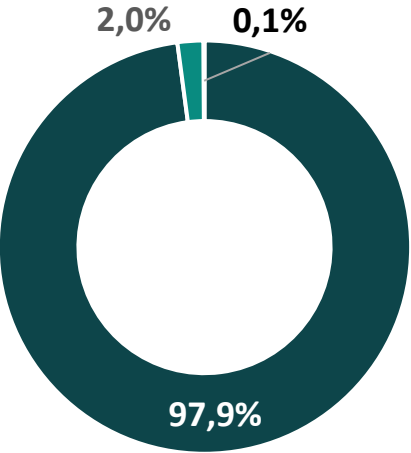


LEVERAGE

1.8x

Net Debt/ EBITDA

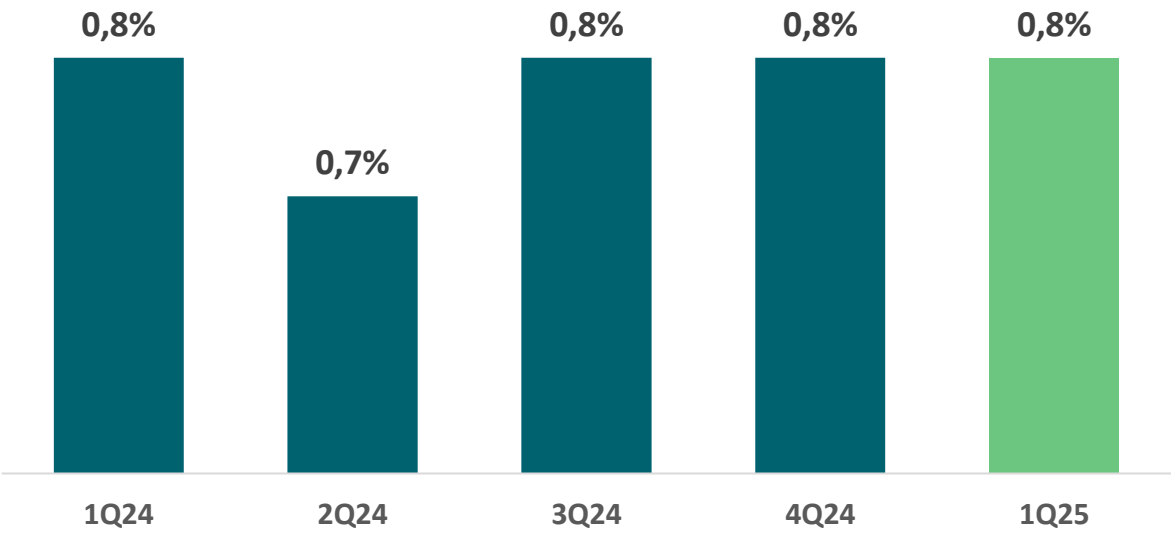
DEBT BREAKDOWN¹



■ Floating rate ■ Fixed rate² ■ Inflation³

AVERAGE COST OF DEBT

(CDI + Spread)



¹ Considers debt at the end of the period, excluding obligations for the purchase of assets

² Pre-fixed rates include TR; ³ Inflation indices include IPCA and IGP-DI

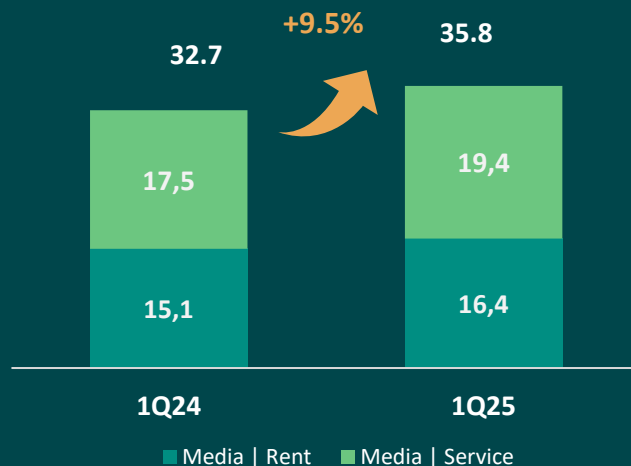
MEDIA REVENUE EVOLUTION

EARNINGS RELEASE 1Q25



Media Revenue

(R\$ MM)



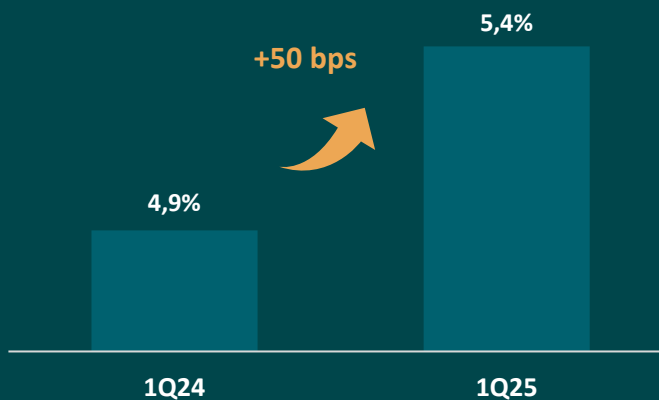
R\$36 MM

Revenues in 1T25

9.5%

growth 1Q25 x 1Q24

Media as % of gross revenue

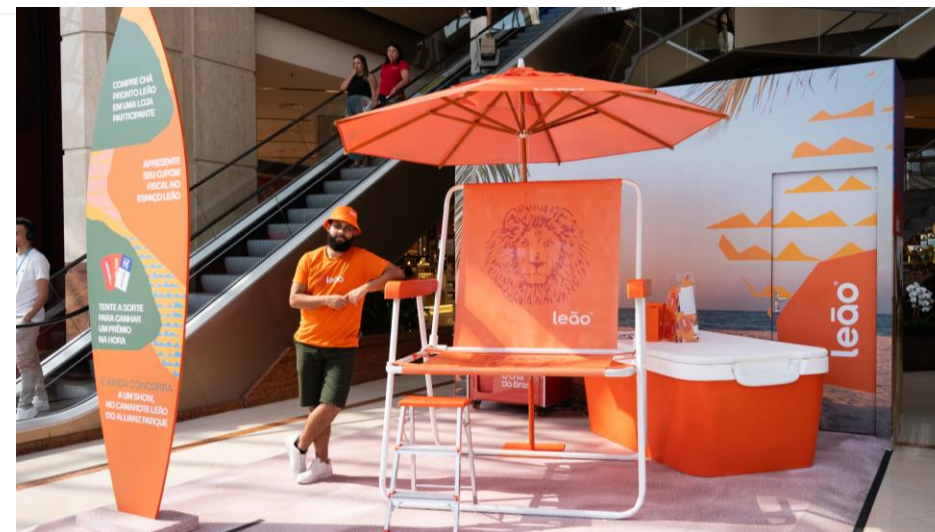


5.4%

Of the Company's gross revenue in 1Q25

+50 bps

Growth as a percentage of gross revenue



helloo,

“"What's your beach?" ?”

In partnership with "Chás Leão", Helloo created an action that reinvents consumption and well-being, transforming shopping malls into large instagrammable spaces, promoting unique and interactive experiences.



Benefits Program

+23

Programs until April

+500 M

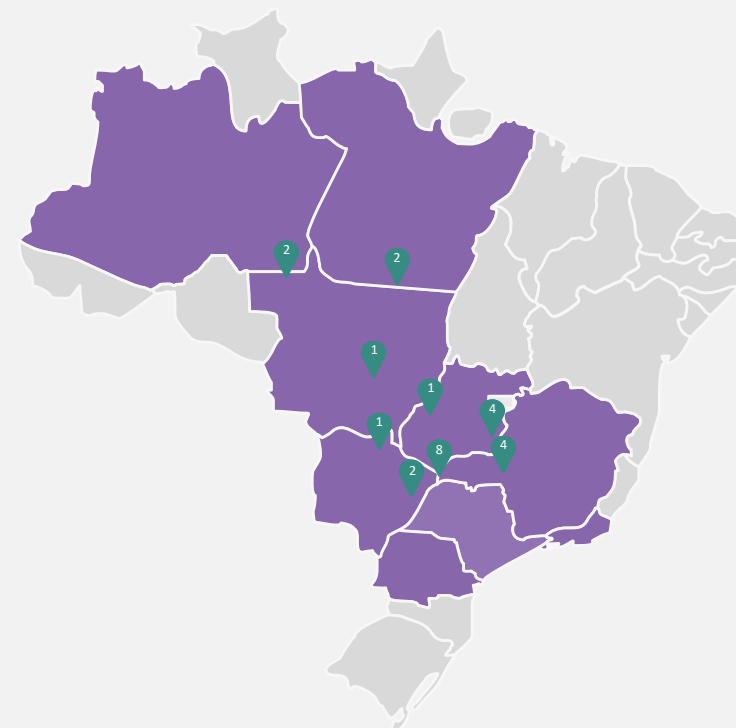
Invoices sent

Until April/25.

34 malls with Benefits Program APP



Expansion enhances opportunities and range



With the expansion, the program began connecting thousands of brands to over 5 million new potential consumers.



SUSTAINABILITY REPORT

ICO2 B3 & ISE B3

RIO OPEN & WHEELCHAIR TENNIS ELITE



For the second consecutive year, ALLOS is part of the select group of companies committed to a greener future: **ICO B3**.

Additionally, ALLOS has been chosen as one of the 82 companies included in the **ISE B3** portfolio.



THANK YOU

INVESTOR RELATIONS

ALLOS