

ALLOS

2T25

APRESENTAÇÃO DE RESULTADOS



2T25

Vendas Totais

R\$10,2 bilhões

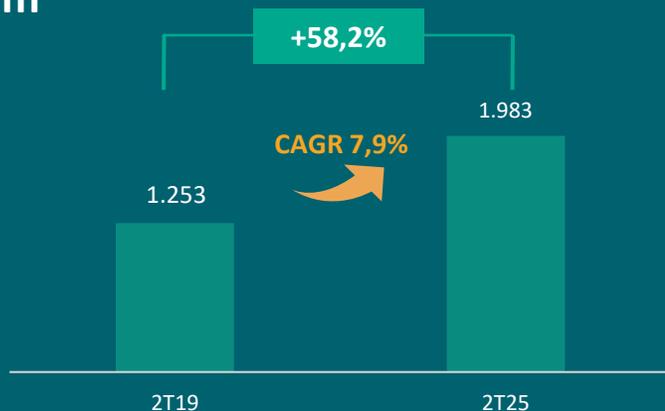
+9,5%

(YoY)



Vendas/m²

ALLOS
R\$



Crescimento de vendas
por Região

2T25 x 2T24



10,7%
SUDESTE

7,8%
SUL

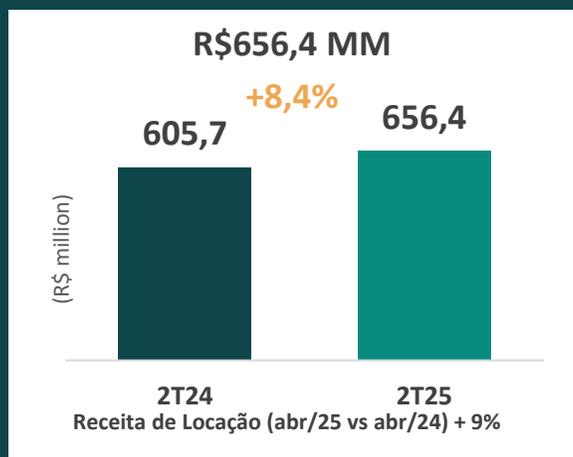
5,0%
NORDESTE

10,3%
NORTE

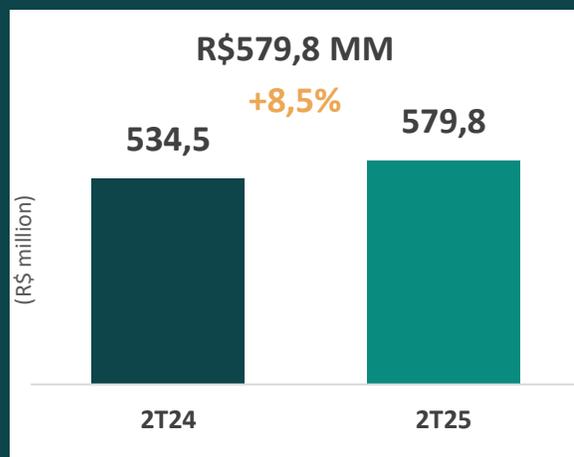
8,2%
CENTRO-OESTE



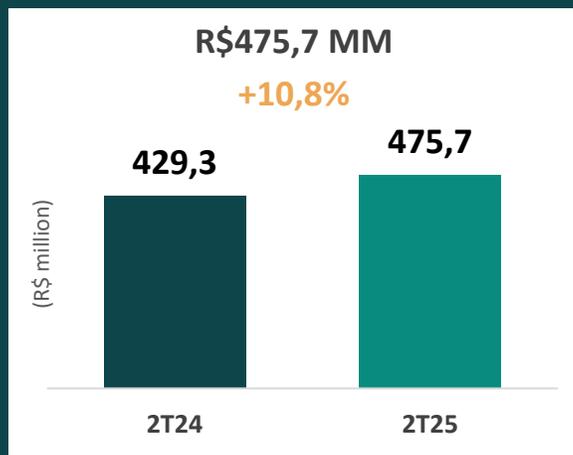
RECEITA LÍQUIDA



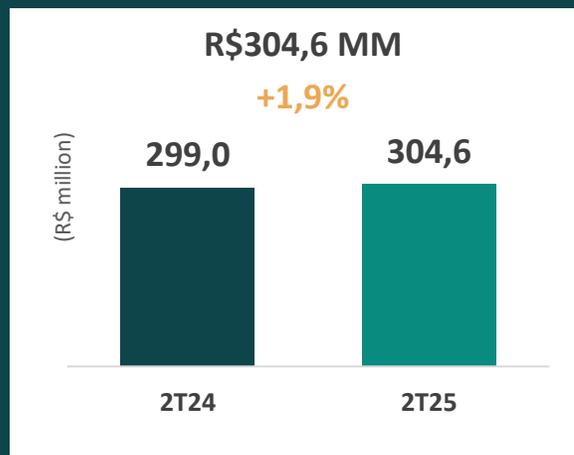
NOI



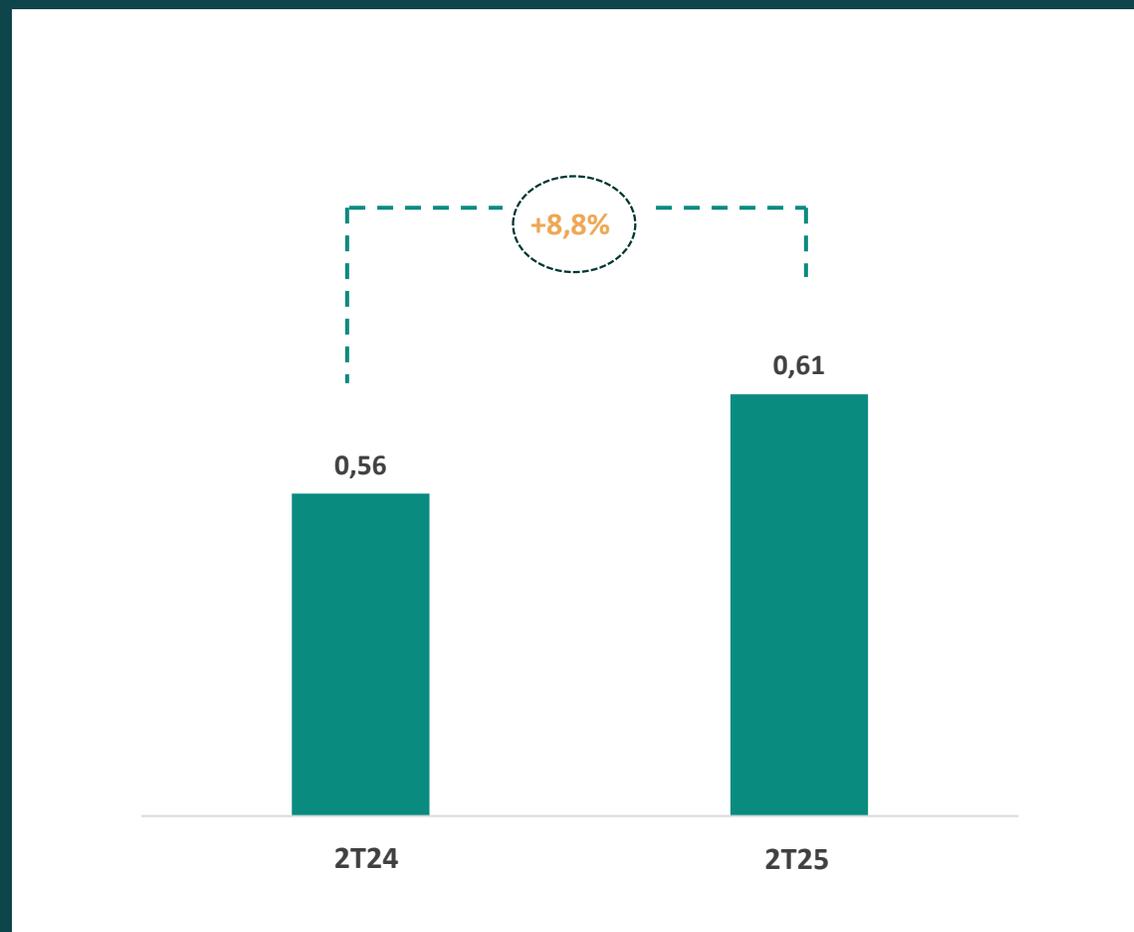
EBITDA AJ.



FFO



EVOLUÇÃO DO FFO POR AÇÃO





96,4%

Taxa de
Ocupação

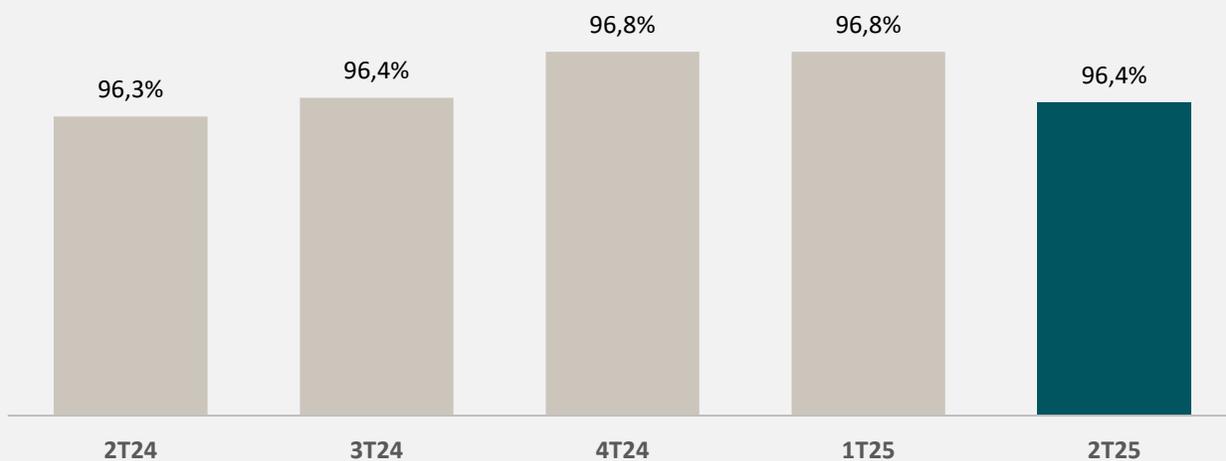
188

Contratos
Assinados

77

Contratos somente
no mês de Junho

Taxa de Ocupação



INAUGURAÇÕES RECENTES



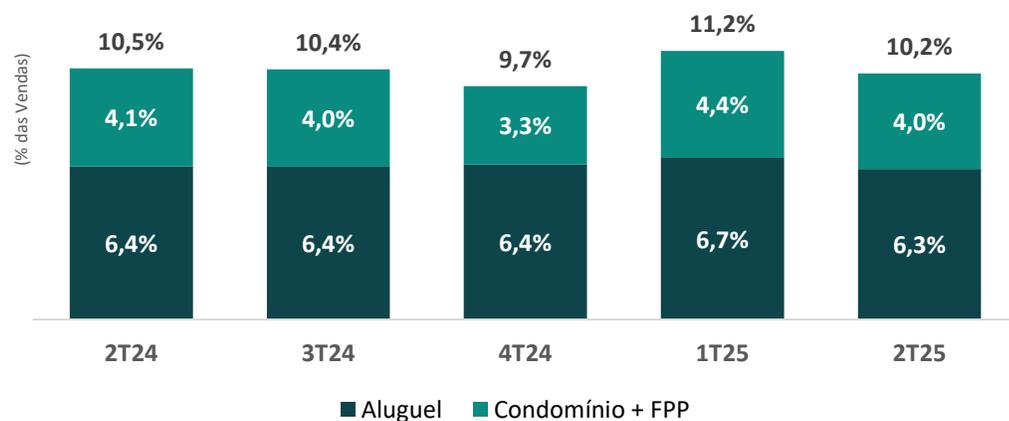
COACH
Shopping Manauara



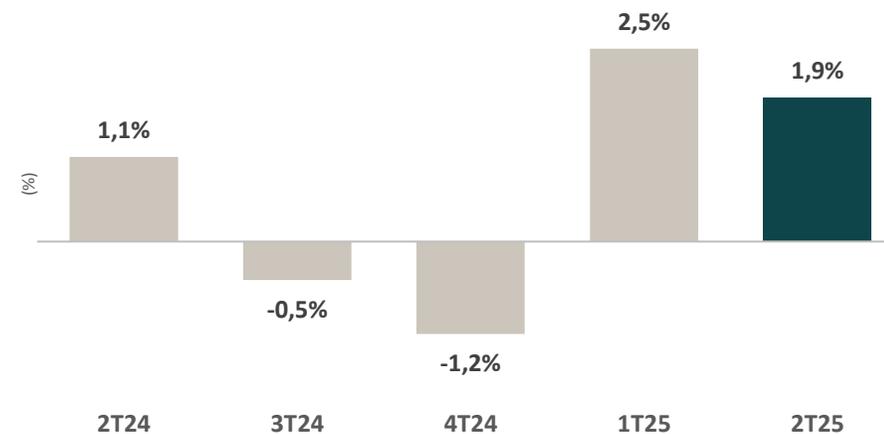
ADIDAS KIDS
Shopping Manauara



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.

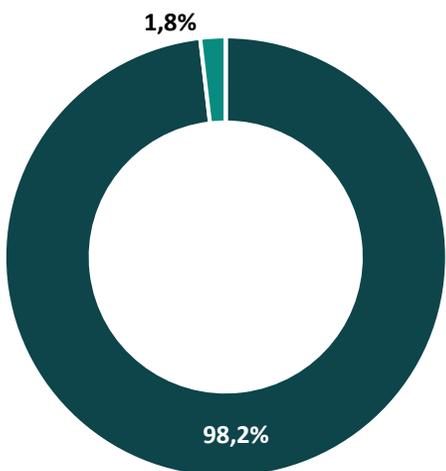


ALAVANCAGEM

1,7x

Dívida Líquida / EBITDA

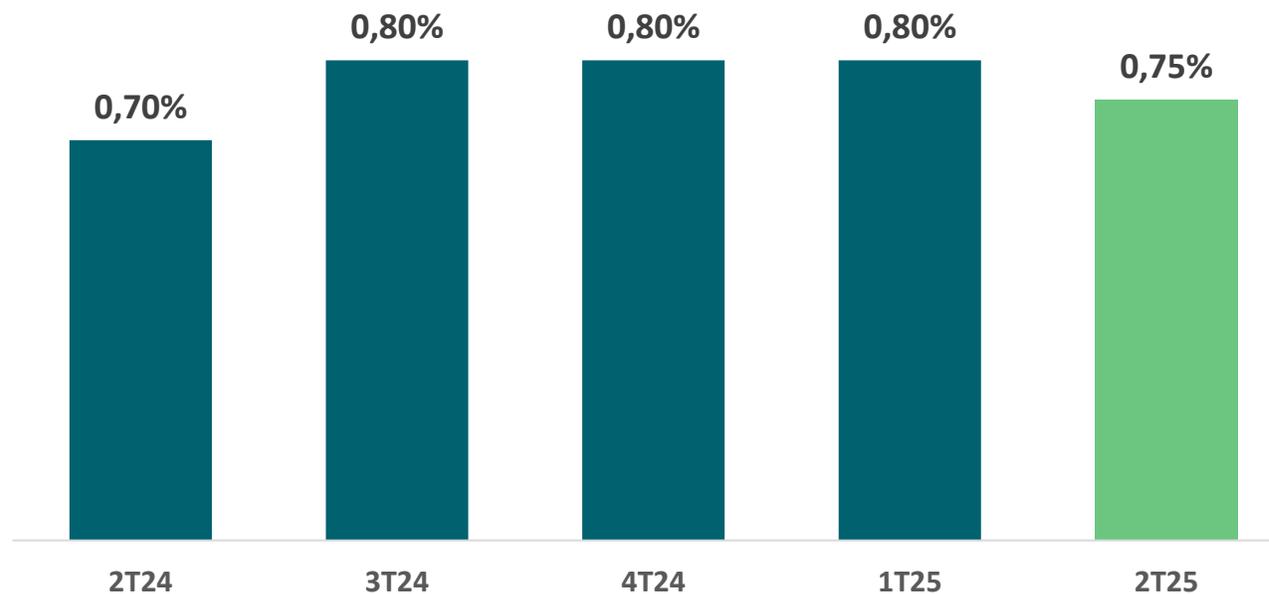
COMPOSIÇÃO DA DÍVIDA¹



■ CDI ■ Pré-fixado² ■ Inflação³

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

A FORÇA DO PORTFÓLIO: CENTRO-OESTE E SUL



- CENTRO-OESTE**
- Shopping Estação Cuiabá
 - Shopping Campo Grande
 - Goiânia Shopping
 - Passeio das Águas Shopping

- SUL**
- Catuaí Shopping Londrina
 - Catuaí Shopping Maringá
 - Shopping Curitiba
 - Shopping Villagio Caxias



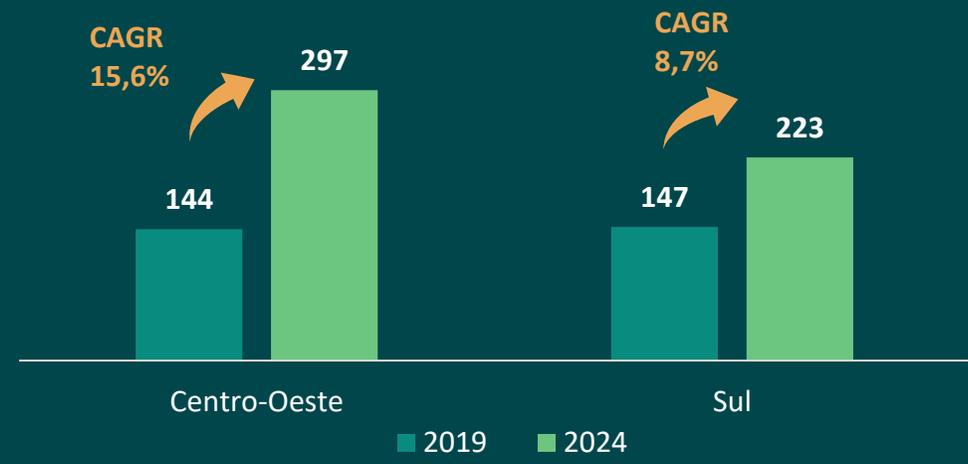
MARKET SHARE DE VENDAS¹

23%
Centro-Oeste

12,6%
Sul

¹Em relação ao portfólio da Abrasce em cada região.

NOI 2019 vs 2024



EVOLUÇÃO DAS RECEITAS DE MÍDIA

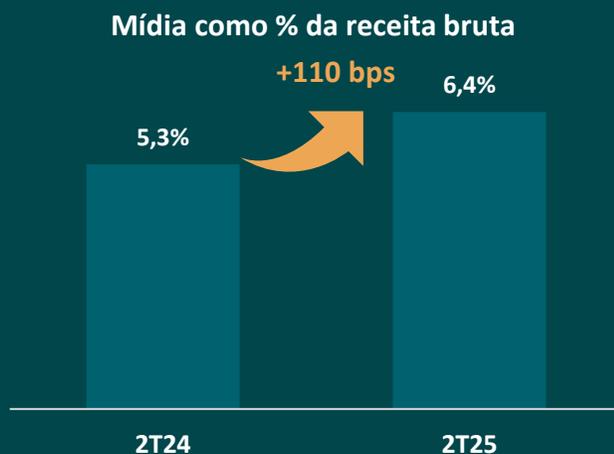


R\$46 MM

De receita no 2T25

31,3%

De crescimento 2T25 x 2T24



6,4%

Do total da receita bruta
da Companhia no 2T25

+110 bps

De avanço como percentual da
receita bruta da Companhia



helloo,

HELLOO AEROPORTOS

A HELLOO e a NEOOH formaram um consórcio que venceu a concorrência da Aena para gerir e comercializar mídia out-of-home em 17 aeroportos, incluindo Congonhas (SP). A operação começou em julho de 2025 em cinco aeroportos, com expansão gradual, e o contrato tem duração de 10 anos.



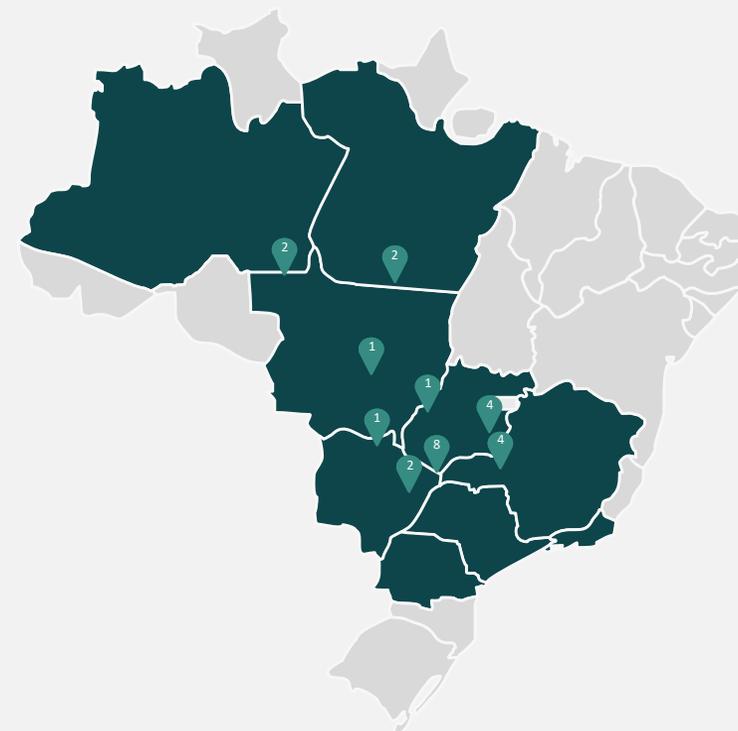
Programa de Benefícios

+25
Programas até
Abril

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

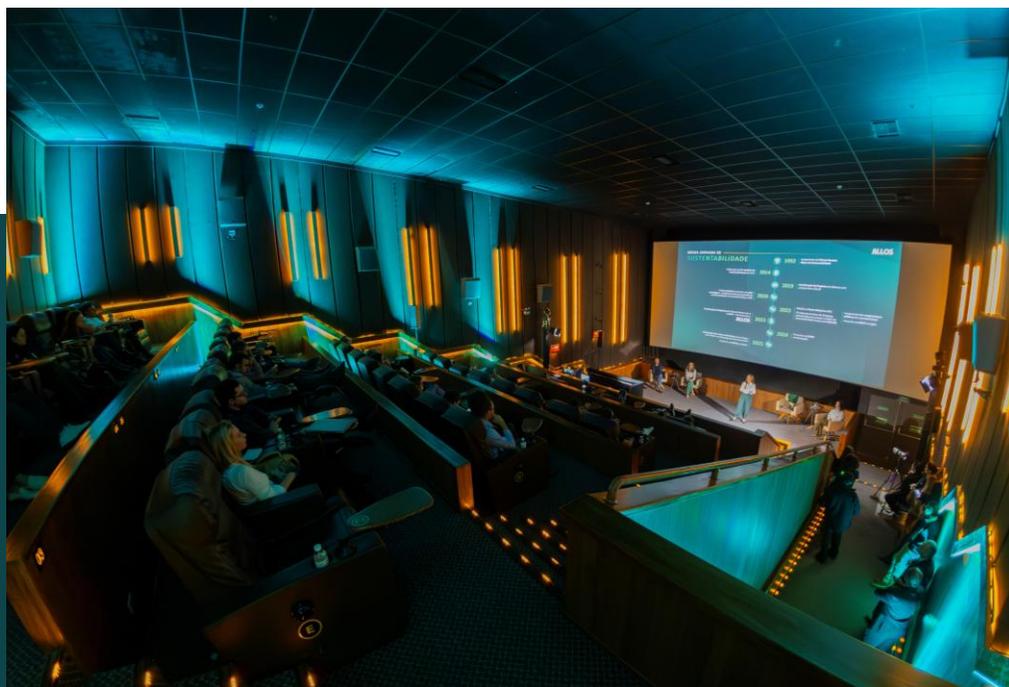


Expansão ampla oportunidades e alcance



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

ALLOS SUSTAINABLE DAY



PREMIO ABRASCE 2025

ALLOS tem **10 cases**
vencedores do Prêmio
Abrasca!



OBRIGADO

RELAÇÕES COM INVESTIDORES

ALLOS

ALLOS

2Q25

EARNINGS RELEASE



2Q25

Total Sales

R\$10.2 billion

+9.5%

(YoY)



Sales/sqm

ALLOS
R\$



Sales growth per region

2Q25 x 2Q24



10.7%
SOUTHEAST

7.8%
SOUTH

5.0%
NORTHEAST

10.3%
NORTH

8.2%
MIDWEST

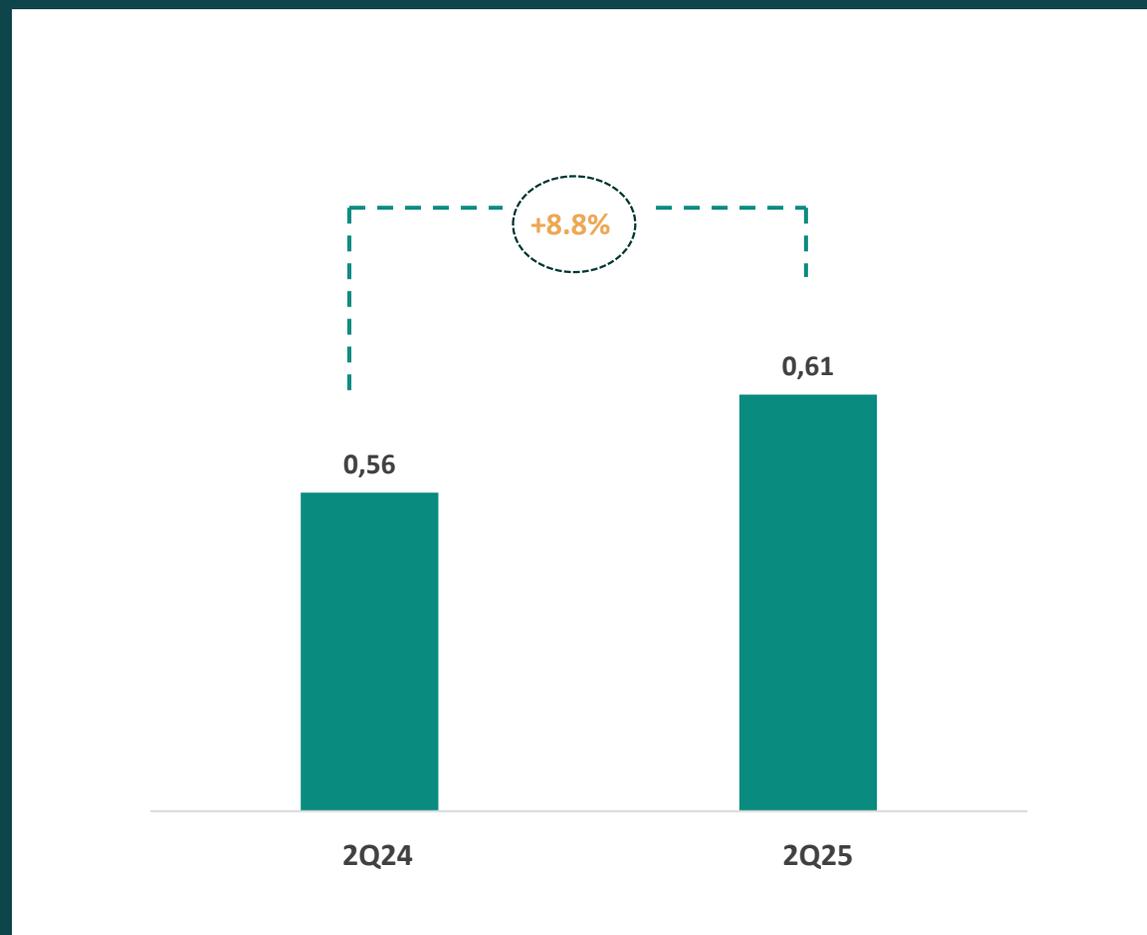
NET REVENUE



NOI



FFO PER SHARE EVOLUTION



ADJ. EBITDA



FFO



Indicators ex-straight line rent adjustment. Ref. Δ% date: 2Q25 vs. 2Q24 Proforma

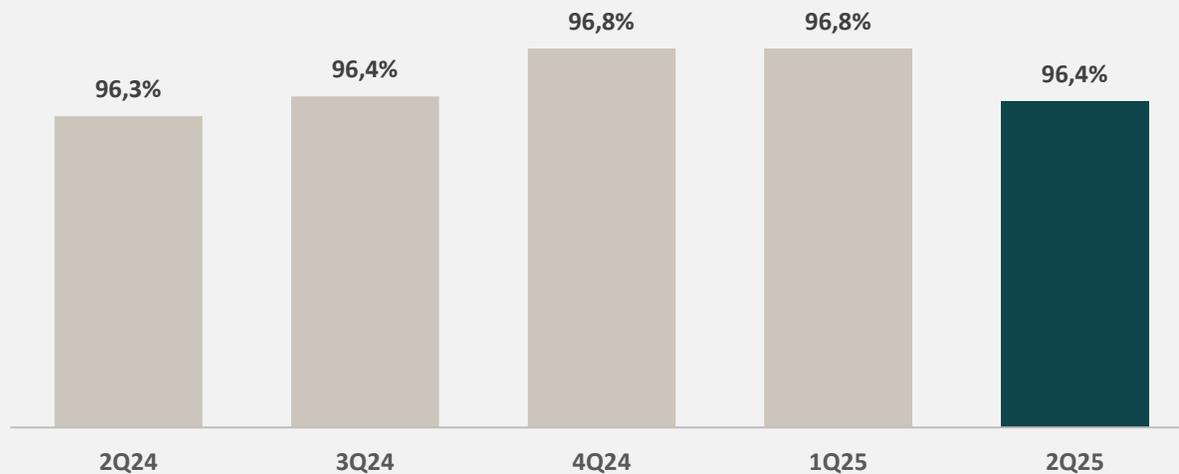


96.4%
Occupancy
rate

188
Signed
Contracts

77
Signed Contracts
in July

Occupancy Rate



RECENT OPENINGS

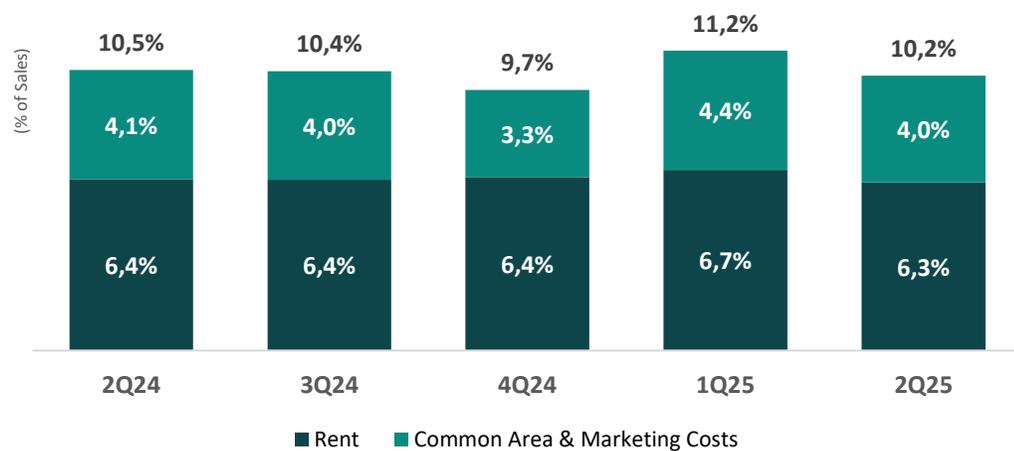


COACH
Shopping Manauara

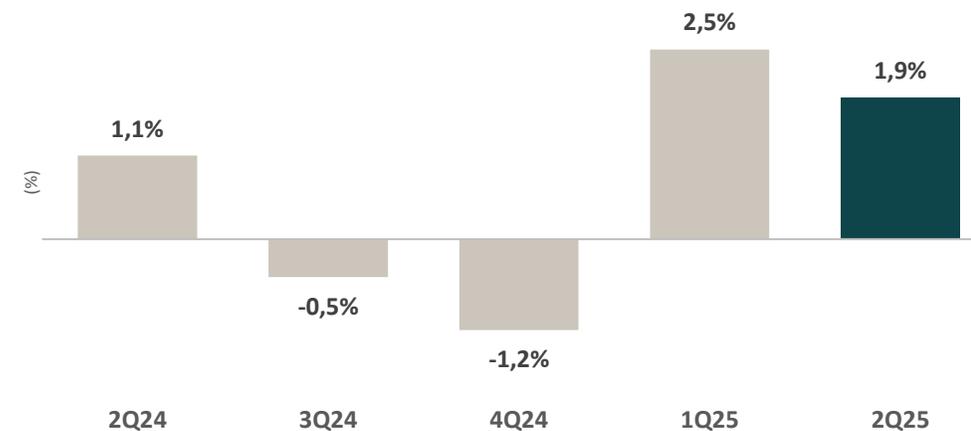


ADIDAS KIDS
Shopping Manauara

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.

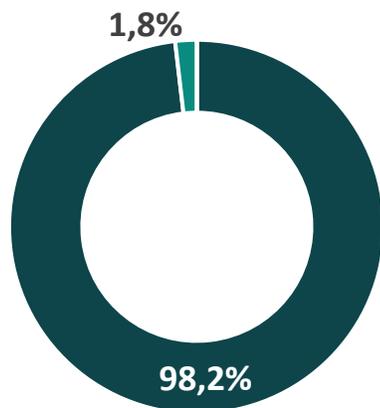


LEVERAGE

1.7x

Net Debt/ EBITDA

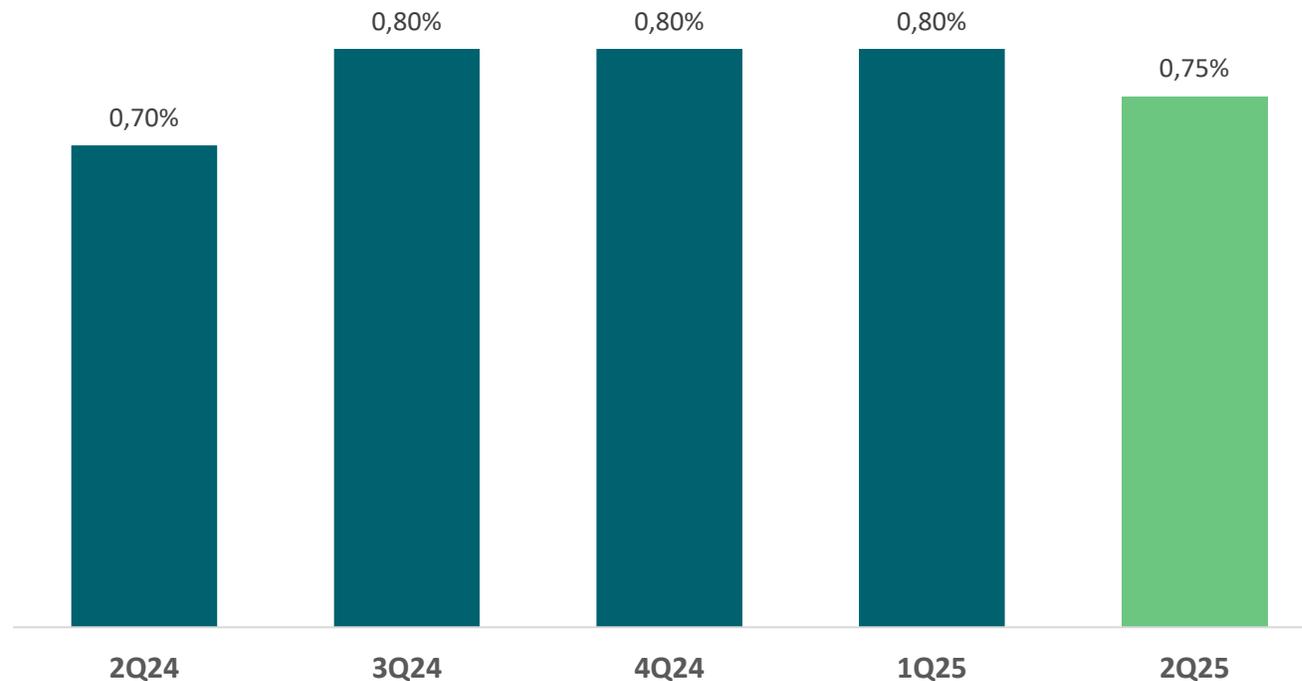
DEBT BREAKDOWN¹



■ 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

THE STRENGTH OF THE PORTFOLIO: MIDWEST AND SOUTH



- MIDWEST**
- Shopping Estação Cuiabá
 - Shopping Campo Grande
 - Goiânia Shopping
 - Passeio das Águas Shopping

- SOUTH**
- Catuaí Shopping Londrina
 - Catuaí Shopping Maringá
 - Shopping Curitiba
 - Shopping Villagio Caxias



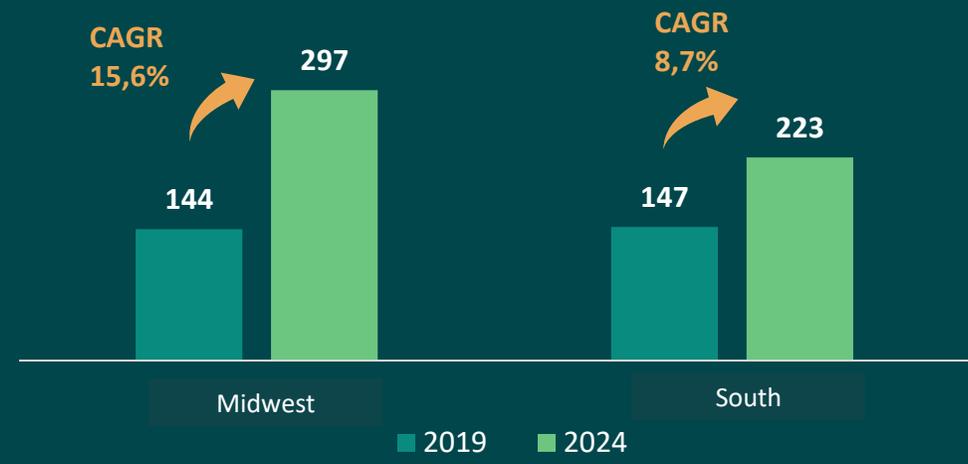
SALES¹ MARKET SHARE

23%
Midwest

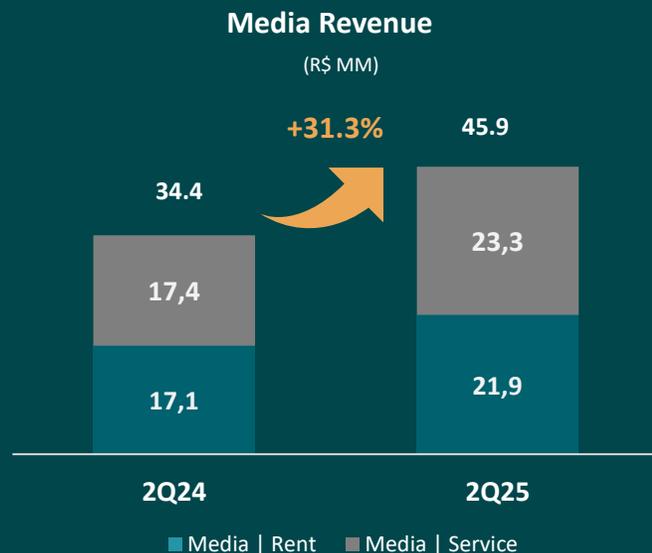
12.6%
South

¹Em relação ao portfólio da Abrasce em cada região.

NOI 2019 vs 2024



MEDIA REVENUE EVOLUTION

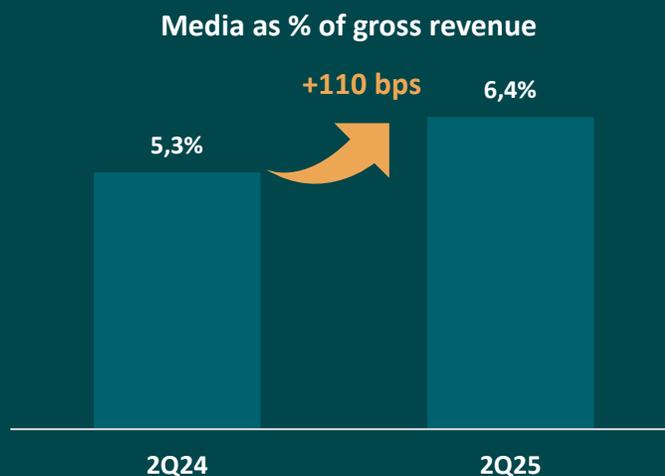


R\$46 MM

Revenues in 2Q25

31.3%

Growth 2Q25 x 2Q24



6.4%

Of the Company's gross revenue in 2Q25

+110 bps

Growth as a percentage of gross revenue



helloo,

HELLOO AIRPORTS

Helloo and NEOOH formed a consortium that won Aena's tender to manage and commercialize out-of-home media in 17 airports, including Congonhas (SP). Operations began in July 2025 in five airports, with gradual expansion, and the contract has a 10-year term.

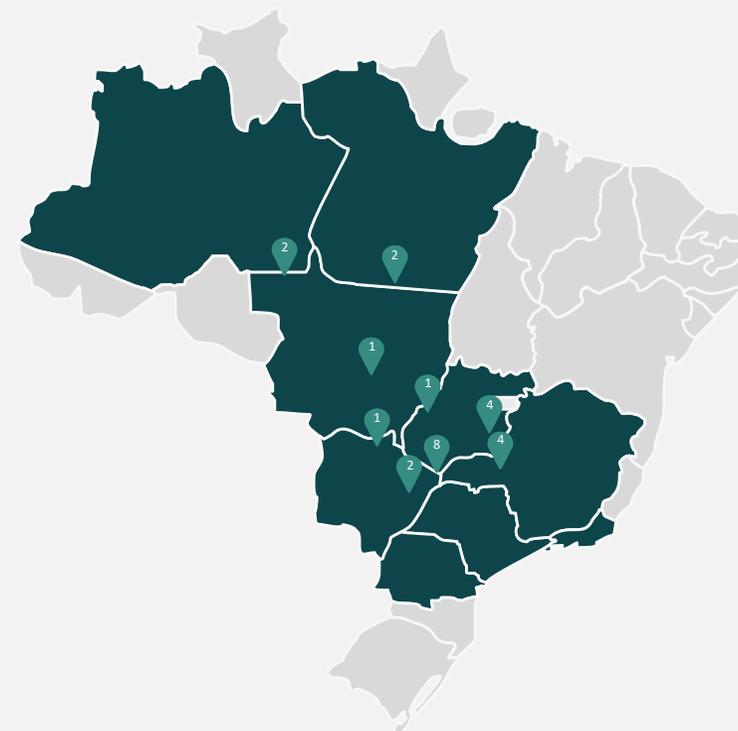
Benefits Program

+25
Programs until
April

Until July 2025,
34 malls with Benefits
Program APP

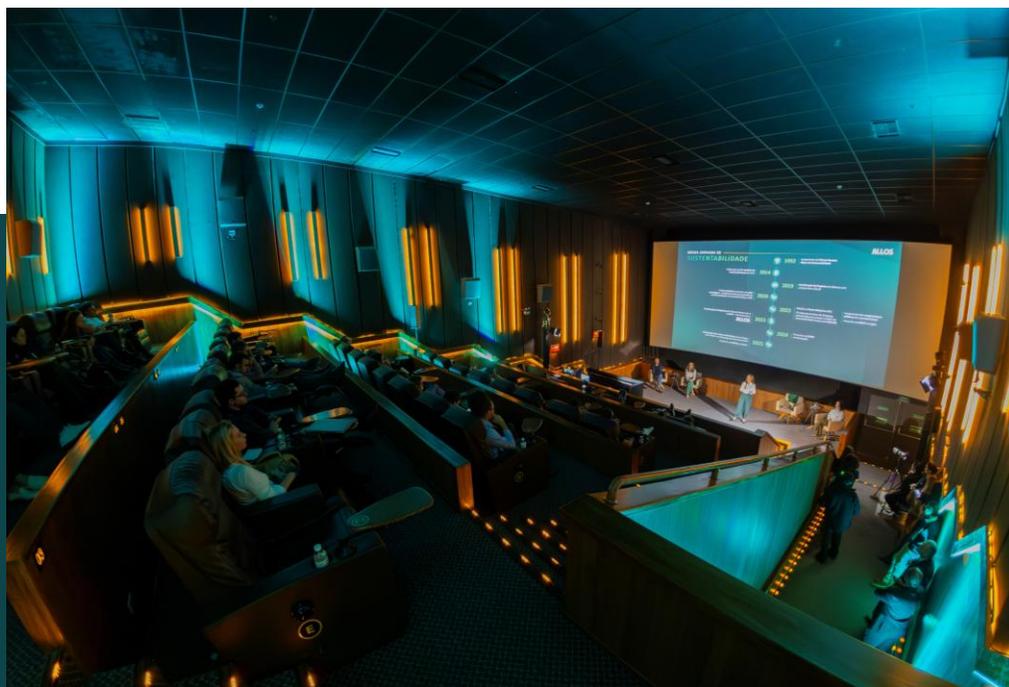


Expansion enhances opportunities and range



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

ALLOS SUSTAINABLE DAY



ABRASCE AWARD 2025

ALLOS tem **10 cases**
vencedores do Prêmio
Abrasca!



Thank You

INVESTOR RELATIONS

ALLOS