ALLOS

4T25

APRESENTAÇÃO DE RESULTADOS

PERFORMANCE DE VENDAS

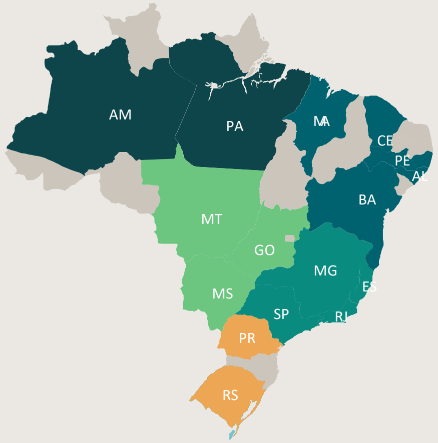
4T25

Vendas Totais

R$13,0 bilhões

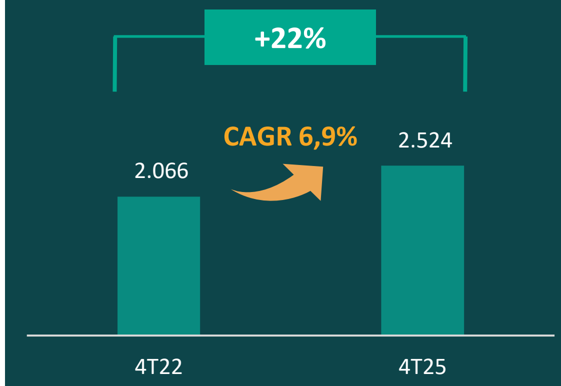
+5,1%
(YoY)

Crescimento de vendas por Região
4T25 x 4T24

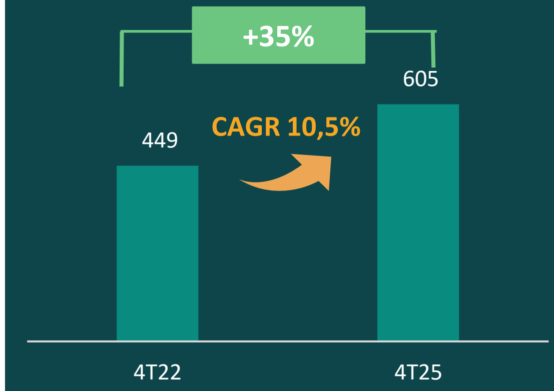


7,8%	NORTE
5,7%	NORDESTE
3,8%	CENTRO-OESTE
4,9%	SUDESTE
3,7%	SUL

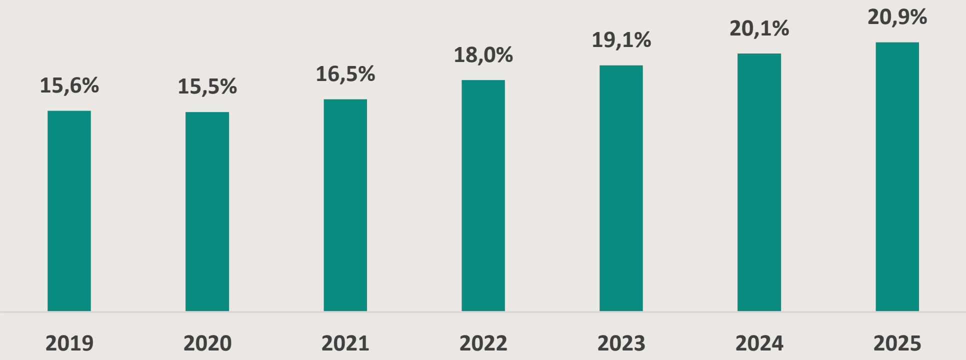
Vendas/m²



NOI/m²



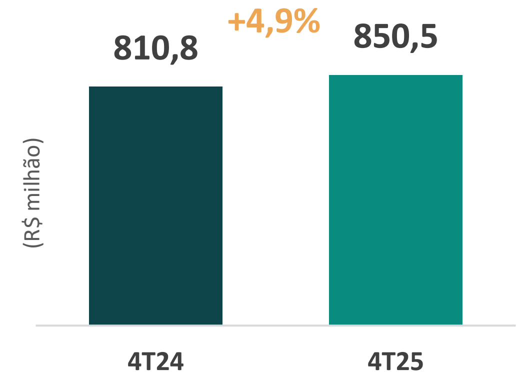
Market Share
no Brasil



SNAPSHOT DO RESULTADO 4T25

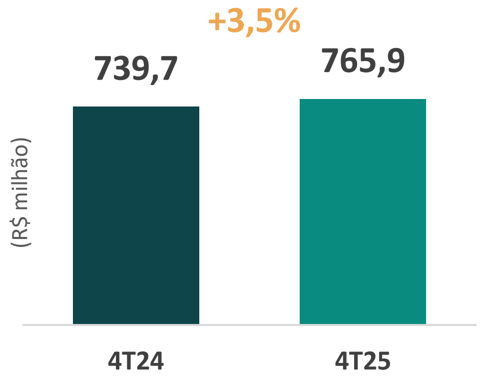
RECEITA LÍQUIDA

R$850,5 MM



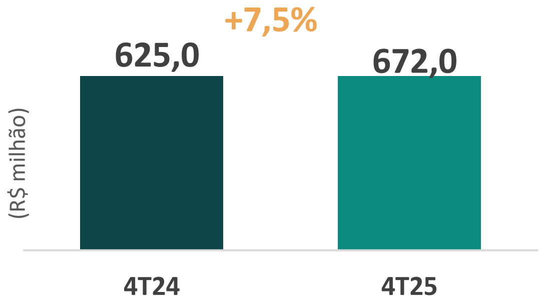
NOI

R$765,9 MM



EBITDA AJ.

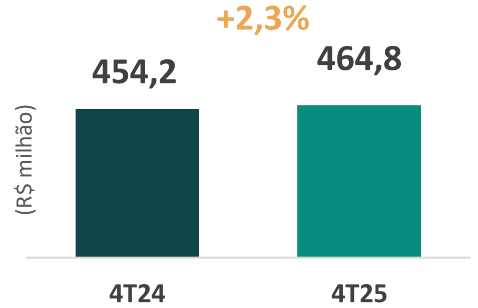
R$672,0 MM



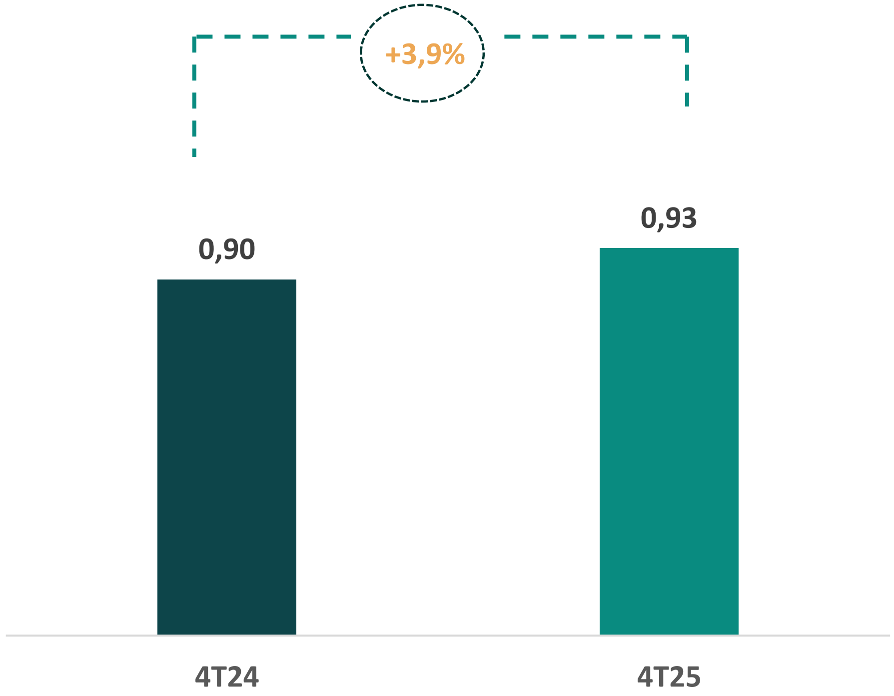
Mg 77% **+ 192 bps** Mg 79%

FFO

R$464,8 MM



FFO POR AÇÃO



Indicadores ex-ajuste aluguel linear. Data ref. Δ%: 4T25 vs. 4T24 Proforma

EXPANSÕES E REDESENVOLVIMENTOS| 2025

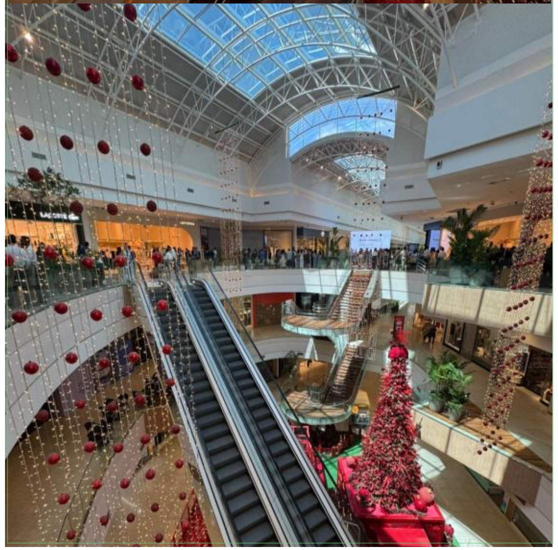
Del Rey
Expansão Boulevard

Inaugurado em Ago/25

Recife
Parque Gourmet

Inaugurado em Nov/25

Maceió
Expansão L3



Inaugurado em Nov/25

Parque Dom Pedro
Redesenvolvimento Setor Colinas

Inaugurado em dez/25

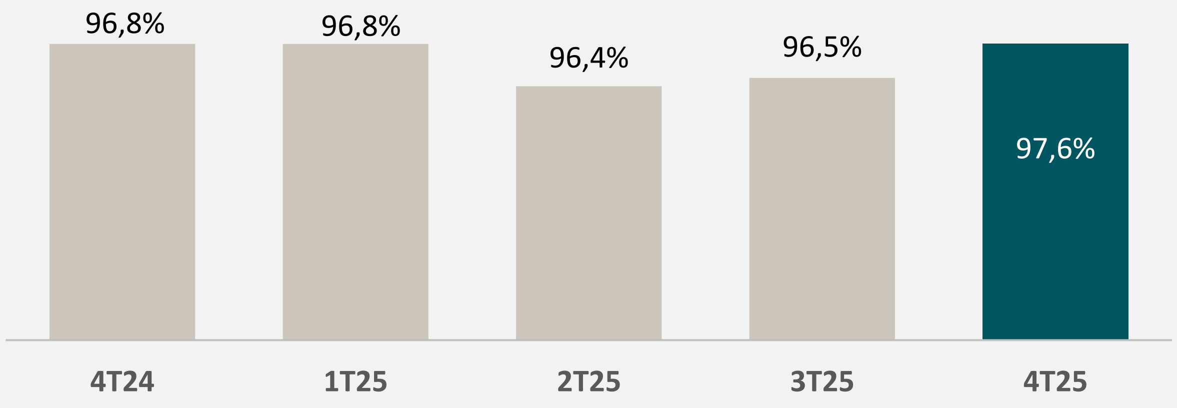
Shopping da Bahia
Requalificação do L3 e modernização da fachada

Inaugurado em jul/25

DESTAQUES COMERCIAIS

97,6%	288	+40,5
Taxa de Ocupação	Contratos Assinados	mil m² adicionados em ABL

Taxa de Ocupação



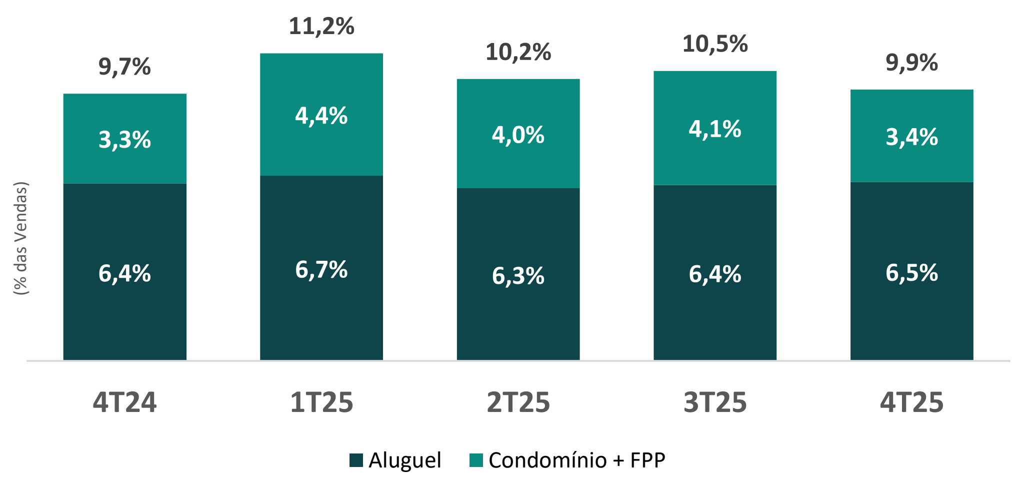
INAUGURAÇÕES RECENTES

H&M
Parque Dom Pedro

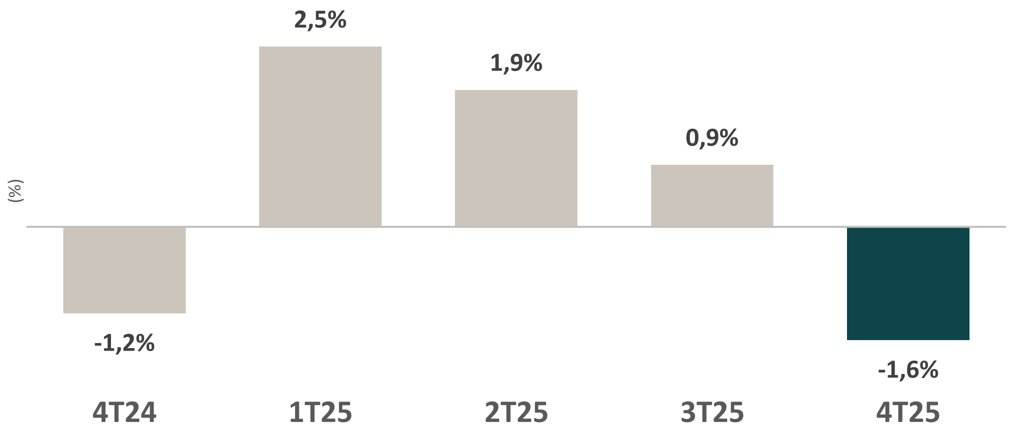
SEPHORA
Shopping Campo Grande

INDICADORES OPERACIONAIS

CUSTO DE OCUPAÇÃO



INADIMPLÊNCIA LÍQUIDA[1]

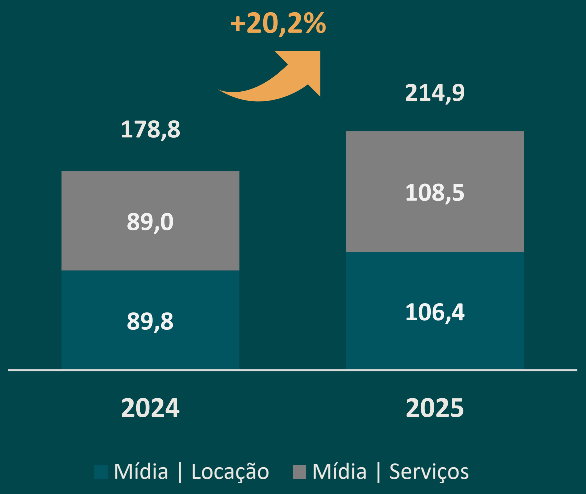


[1] Inadimplência líquida refere-se a relação entre o total faturado no período (aluguel faturado, excluindo cancelamentos) e o total recebido dentro do mesmo período.

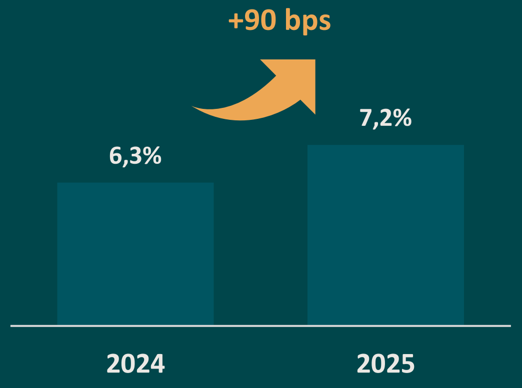
EVOLUÇÃO DAS RECEITAS DE MÍDIA

Receita de Mídia

(R$ MM)



Mídia como % da receita bruta



R$215 MM

De receita em 2025

20,2%

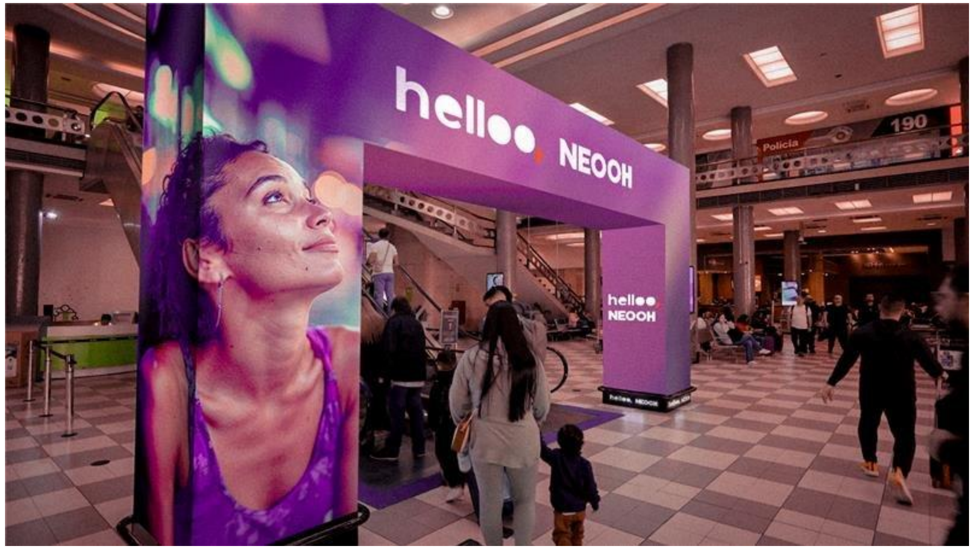
De crescimento 2025 x 2024

7,2%

Do total da receita bruta da Companhia em 2025

+90 bps

De avanço como percentual da receita bruta da Companhia

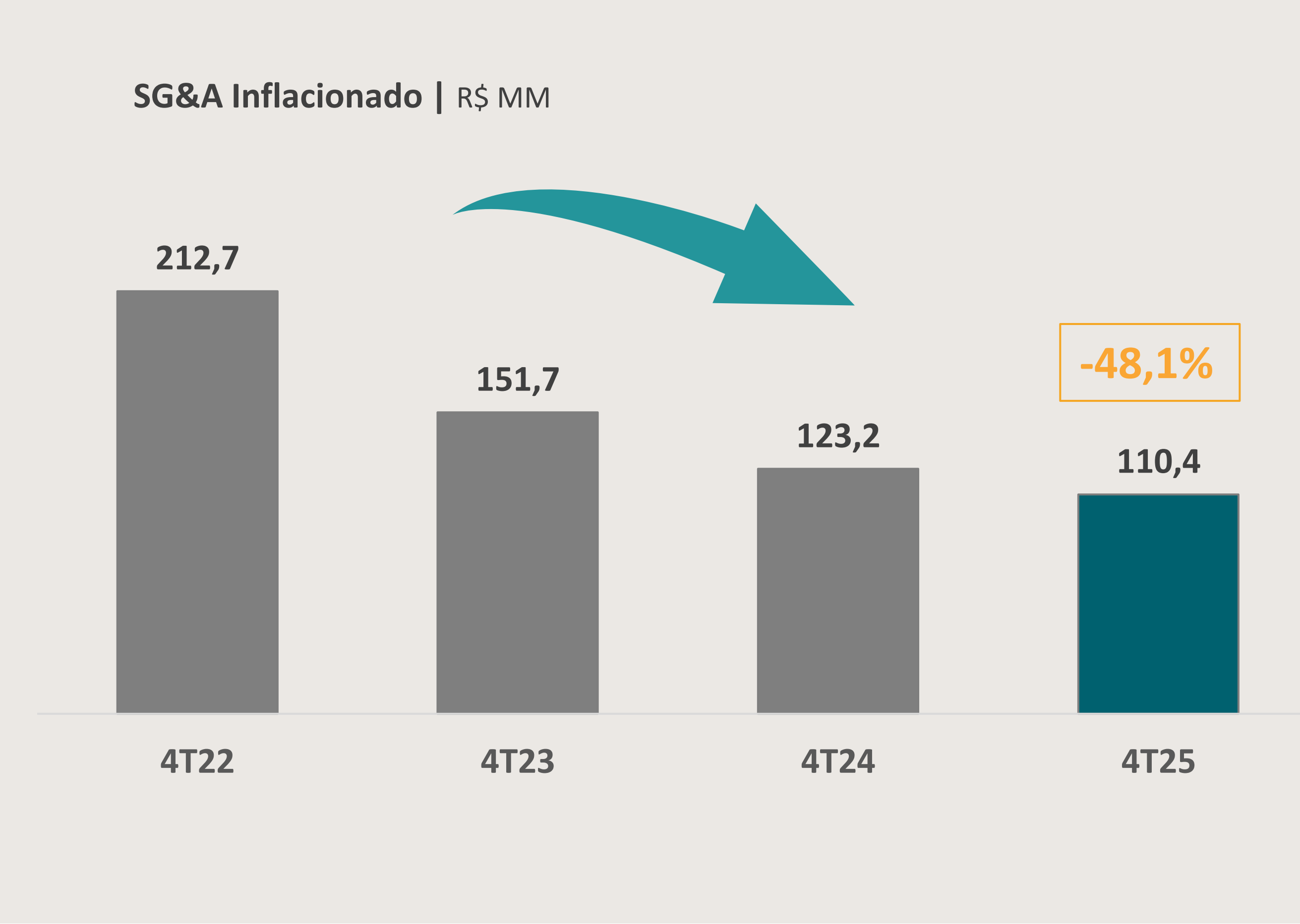


PROGRAMA DE SIMPLICAÇÃO

GANHOS EM EFICIÊNCIA

- Redução de Burocracias
- Otimização de Fluxos
- Redimensionamento de estruturas

Processo contínuo e gradativo, assegurando uma execução de excelência



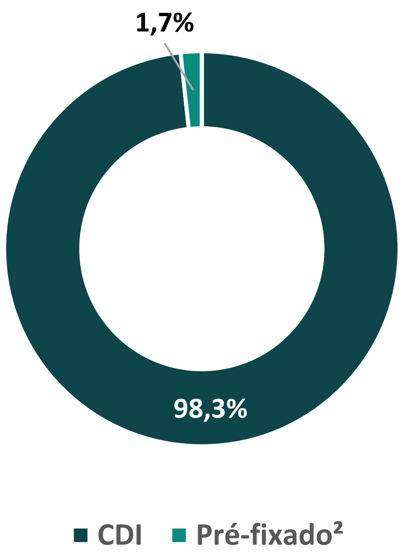
PERFIL DE DÍVIDA

ALAVANCAGEM

1,7x

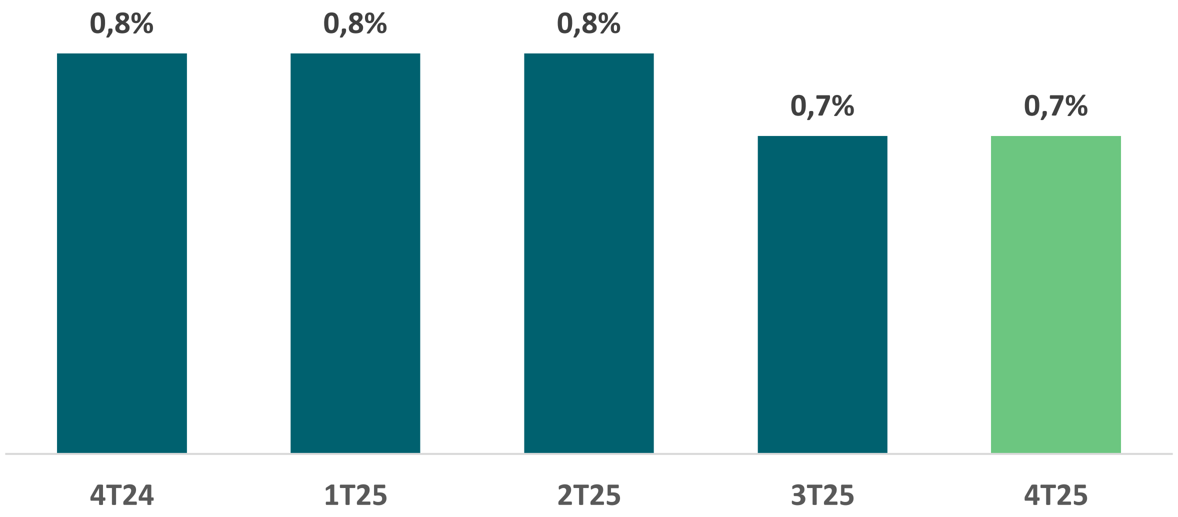
Dívida Líquida / EBITDA

COMPOSIÇÃO DA DÍVIDA[1]



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;

PROJEÇÕES GERENCIAIS EM VIGOR | 2026

GUIDANCE	2026
EBITDA (R$ milhões)	R$ 2.170 - R$ 2.240
Dividendos	Entre R$ 0,28 e 0,30 por ação ao mês
CAPEX (R$ milhões)	R$ 350 milhões e R$ 450 milhões
Recebimento de Projetos Multiúso (R$ milhões)	R$ 539 entre 2026 e 2036

OBRIGADO

RELAÇÕES COM INVESTIDORES

ALLOS

ALLOS

4Q25

EARNINGS RELEASE

SALES PERFORMANCE

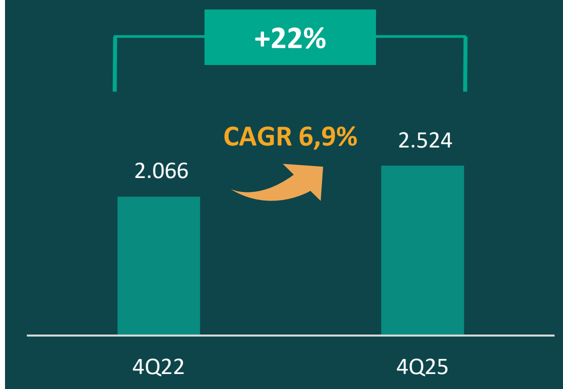
4Q25

Total Sales

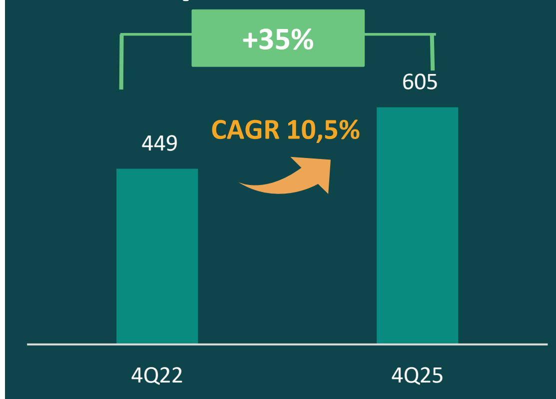
R$13.0 billion

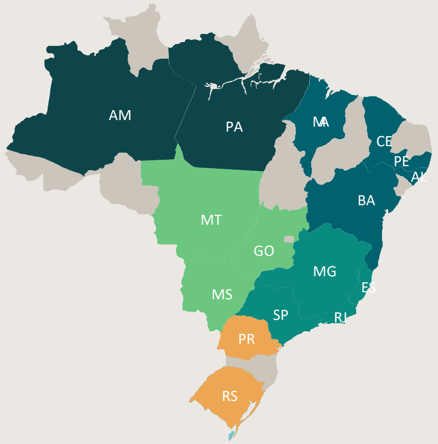
+5.1%
(YoY)

Sales/sqm



NOI/sqm

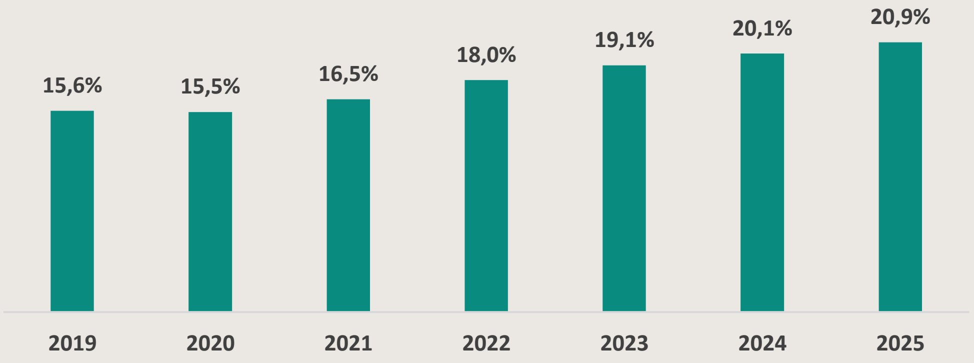




Sales growth per region
4Q25 x 4Q24

NORTH	7.8%
NORTH EAST	5.7%
MIDWEST	3.8%
SOUTHEAST	4.9%
SOUTH	3.7%

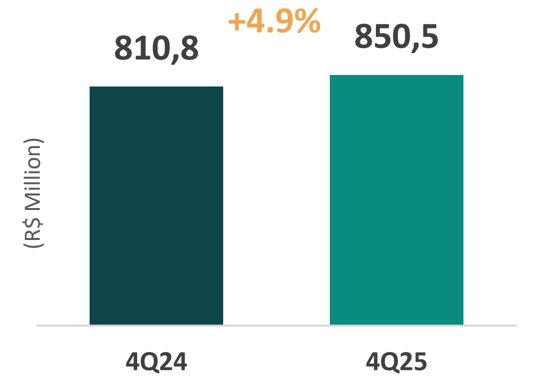
Market Share
In Brazil



SNAPSHOT 4Q25

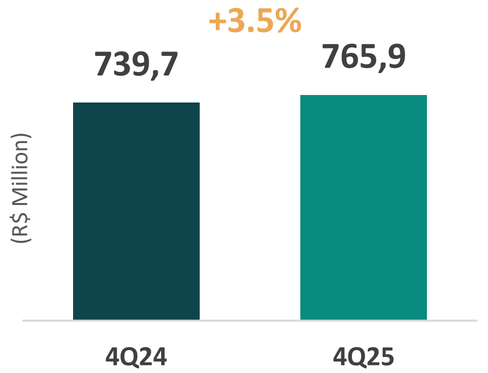
NET REVENUE

R$850.5 MM

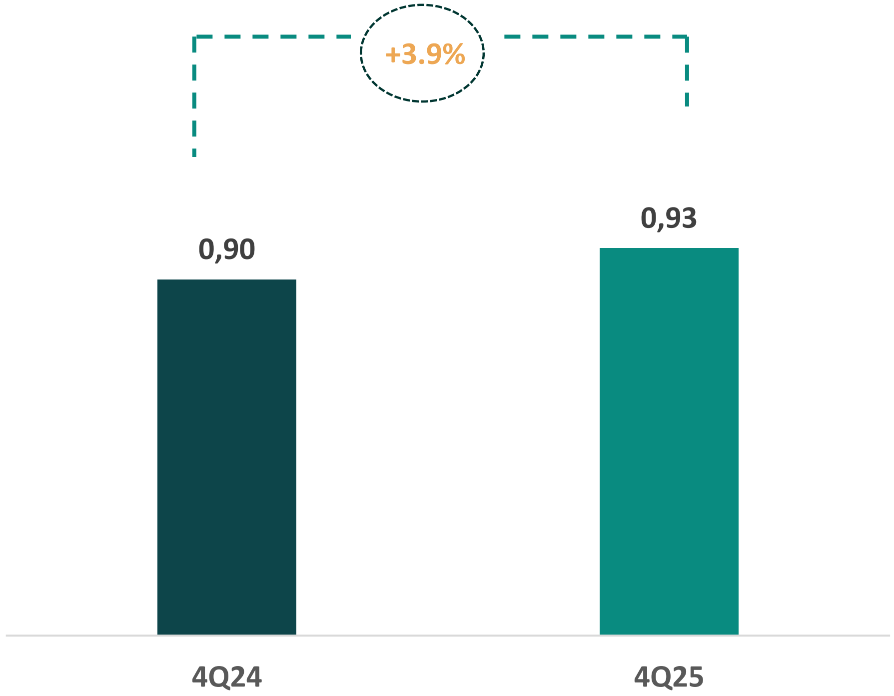


NOI

R$765.9 MM

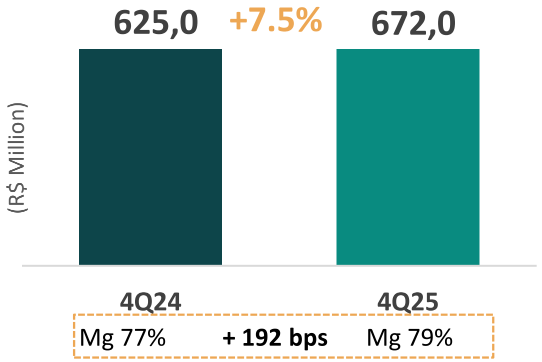


FFO PER SHARE



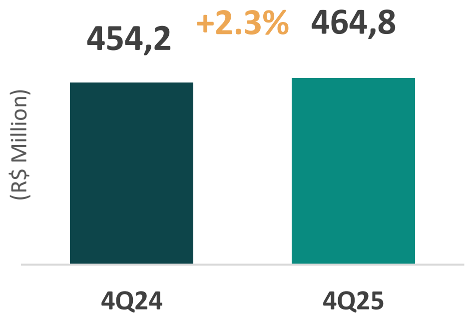
EBITDA ADJ.

R$672.0 MM



FFO

R$464.8 MM



Indicators ex-Straight-line rent Ref. Δ% date: 4Q25 vs. 4Q24 Proforma

EXPANSIONS AND REDEVELOPMENTS| 2025

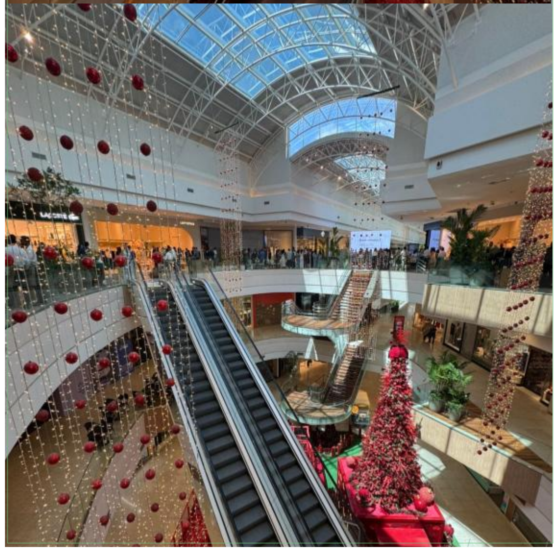
Del Rey Expansion Boulevard

Opened in Aug 25

Recife Parque Gourmet

Opened in Nov 25

Maceió Expansion L3



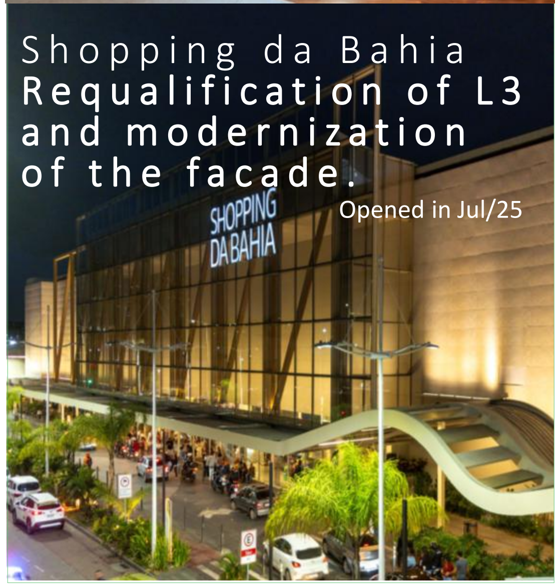
Opened in Nov25

Parque Dom Pedro Redevelopment Setor Colinas

Opened in Dec/25

Shopping da Bahia Requalification of L3 and modernization of the facade.

Opened in Jul/25

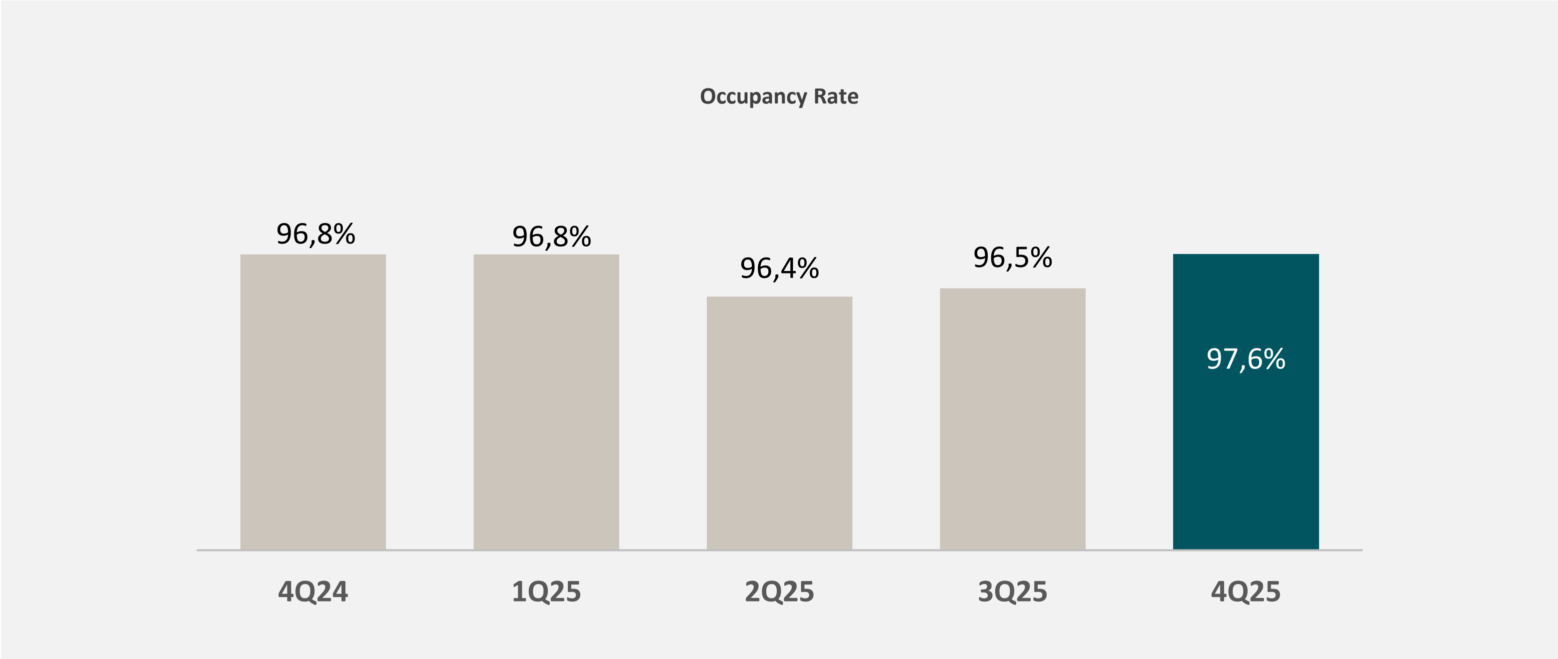


COMMERCIAL HIGHLIGHTS

97.6%
Occupation Rate

288
Signed Contracts

+40.5
Thousand sqm added to GLA



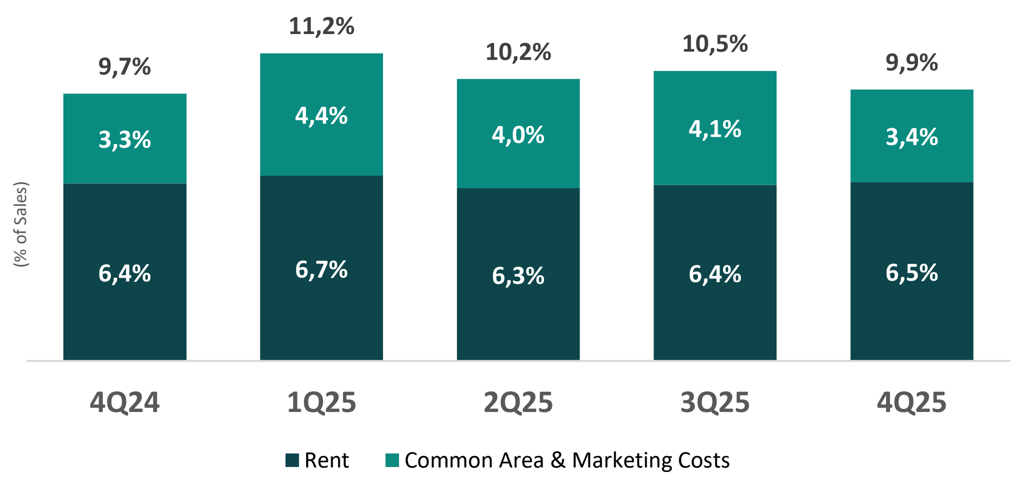
RECENT OPENINGS

H&M
Parque Dom Pedro

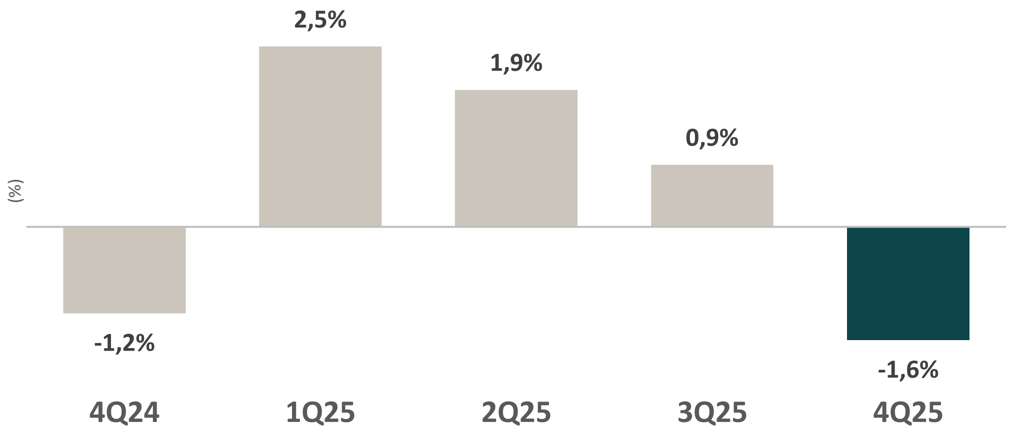
SEPHORA
Shopping Campo Grande

OPERATIONAL INDICATORS

OCCUPANCY COST



NET DELINQUENCY[1]

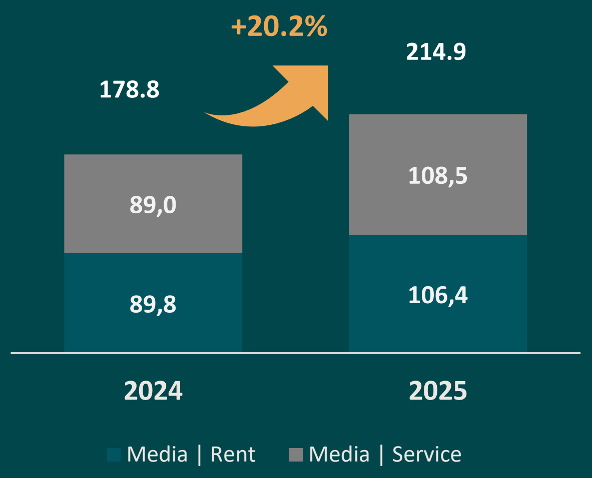


[1] Net delinquency refers to the ratio of the total billed for the period (rent billed, excluding cancellations) to the total received within the same period.

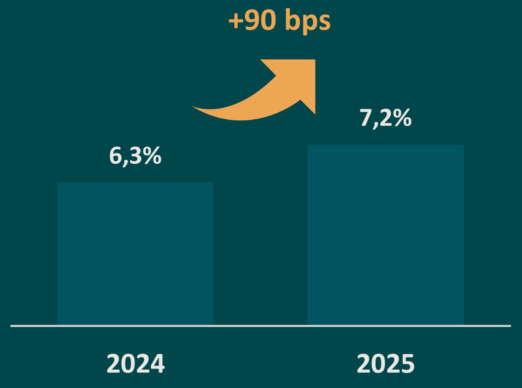
MEDIA REVENUE EVOLUTION

Media Revenue

(R$ MM)



Media as % of gross revenue



R$215 MM

Revenues in 2025

20.2%

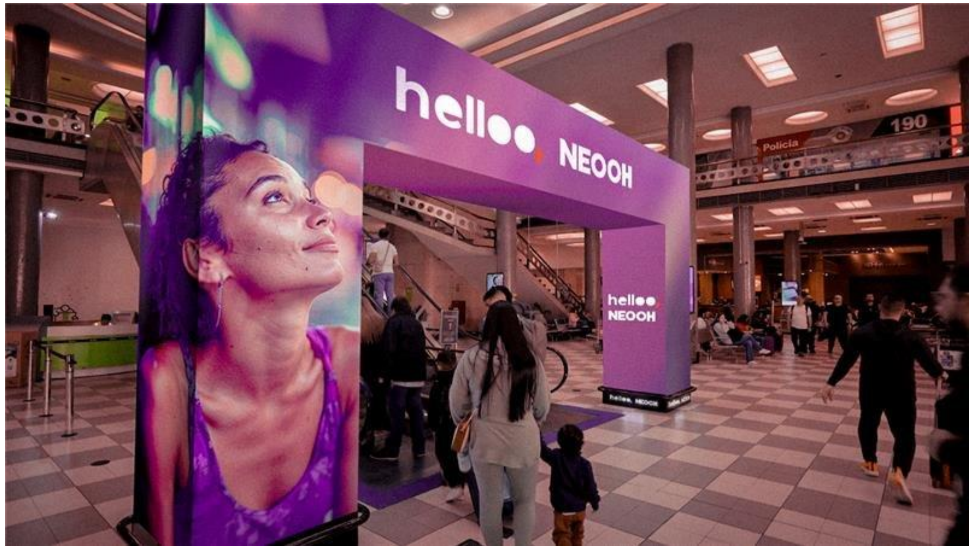
Growth 2025 x 2024

7.2%

Of the Company´s gross revenue in 2025

+90 bps

Growth as a percentage of gross revenue

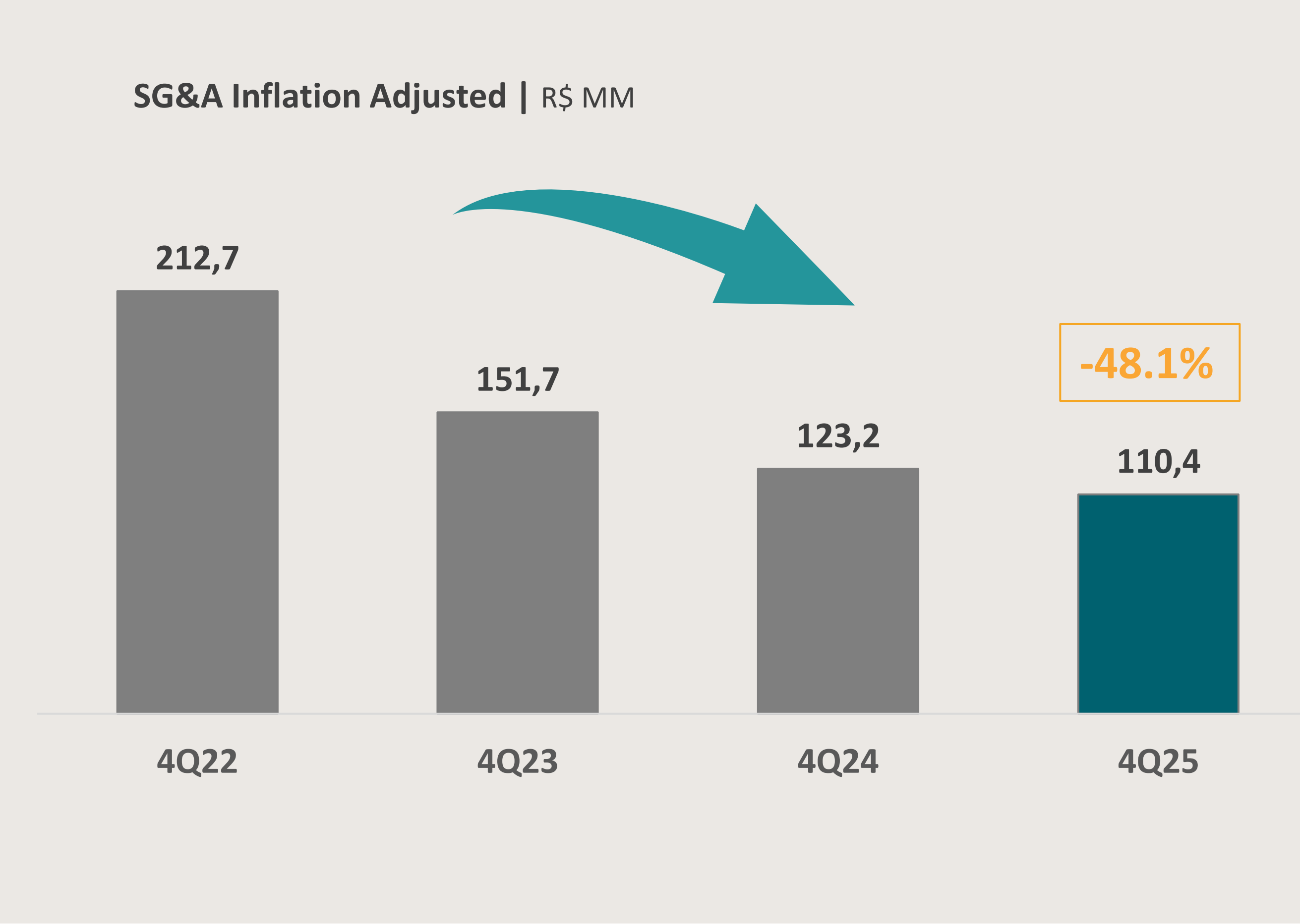


SIMPLIFICATION PROGRAM

EFFICIENCY EARNINGS

- Reduction of Bureaucracy
- Flow Optimization
- Resizing structures

Continuous and gradual process, ensuring excellent execution

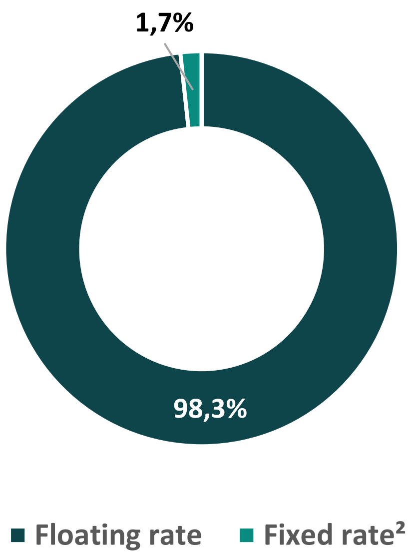


DEBT PROFILE

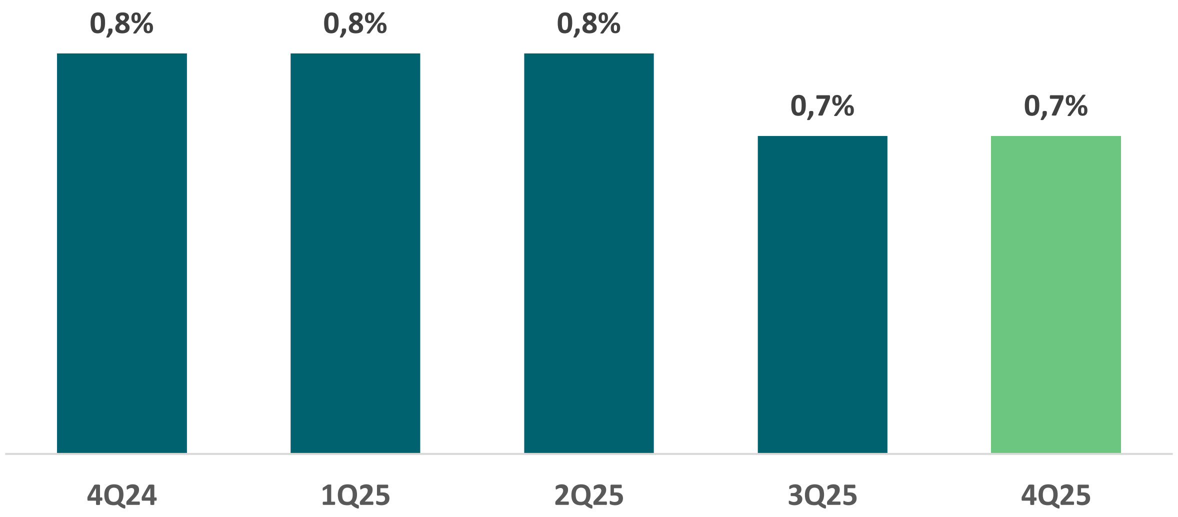
LEVERAGE

1.7x
Net Debt/ EBITDA

DEBT COMPOSITION[1]



AVERAGE COST OF DEBT
(CDI + Spread)



[1] Considers debt at the end of the period, excluding asset purchase obligations
[2]Pre-fixed indices include TR;

MANAGEMENT PROJECTIONS IN FORCE| 2026

GUIDANCE	2026
EBITDA (R$ million)	R$ 2,170 - R$ 2,240
Dividends	Between R$ 0.28 and 0.30 per share/month
CAPEX (R$ million)	R$ 350 million - R$ 450 million
Receiving of Mixed Use Projects (R$ million)	R$ 539 between 2026 and 2036

THANK YOU

INVESTOR RELATIONS

ALLOS