

ALLOS

1T26

APRESENTAÇÃO DE RESULTADOS



1T26

Vendas Totais¹

R\$9,3 bilhões

+6,6%

(YoY)



Shopping VillaLobos

SSS

+5,0%

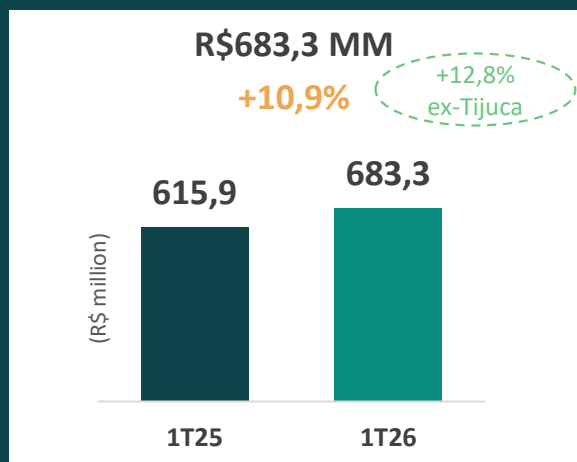
(YoY)

SSS por segmento¹

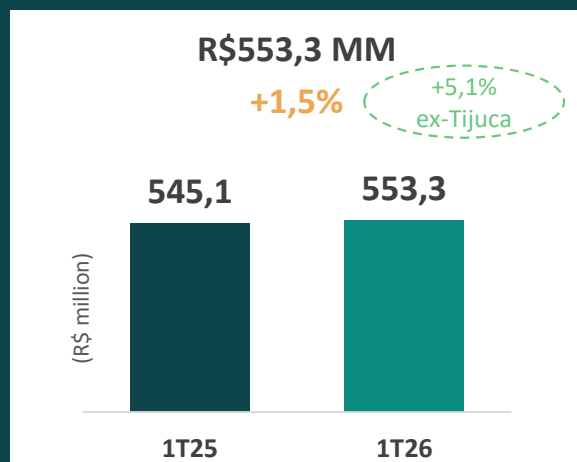
Alimentação	7,9%
Conveniência, Serviços e Lazer	6,0%
Acessórios, Itens de Beleza e Joalherias	5,4%
Itens do Lar, Papelaria, Informática e Diversos	3,8%
Roupas e Calçados	3,5%



RECEITA LÍQUIDA



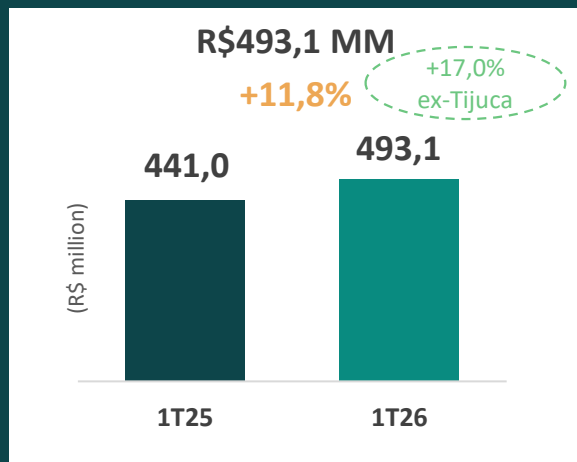
NOI



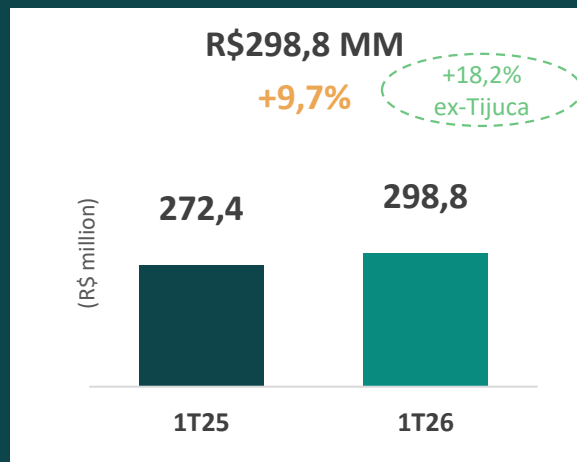
FFO POR AÇÃO



EBITDA AJ.



FFO



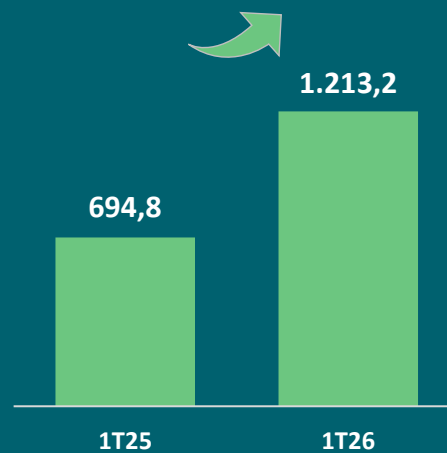
2,3 mm
MEMBROS

+16%
RECORRÊNCIA

GMV Capturado

(R\$ milhões)

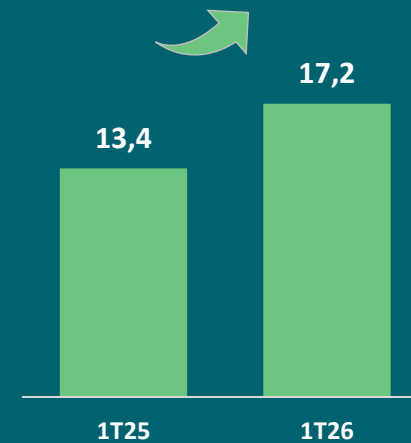
+74,6%



Sessões

(milhões)

+28,8%



96,3%

Taxa de
Ocupação¹

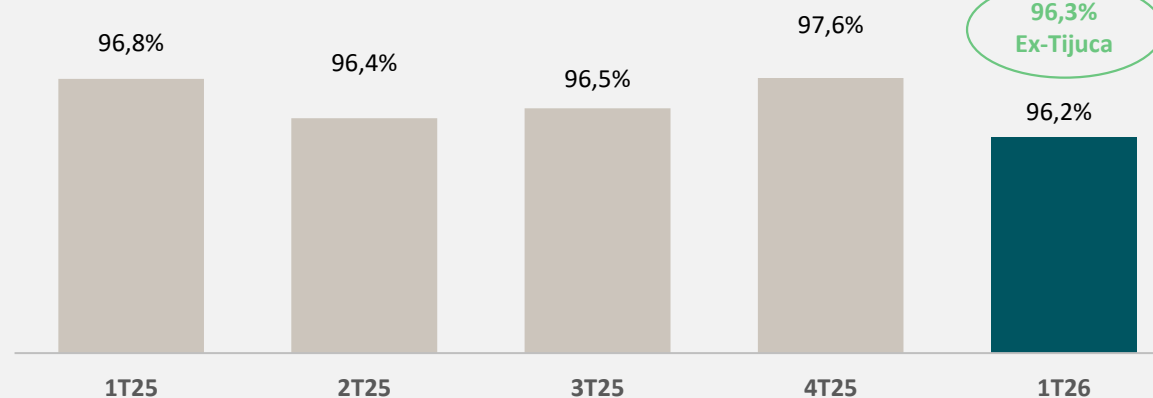
140

Contratos
Assinados

+13,4

mil m² adicionados
em ABL

Taxa de Ocupação



CONTRATOS ASSINADOS

Parque Dom Pedro



NorteShopping

DECATHLON

Tamboré Shopping



¹ex-Tijuca



Execução e Performance

Shopping Passeio das Águas

Goiânia – GO
Grupo EBM

Now Reserva das Águas

3 Torres entregues

Now Alameda das Águas

+65% das unidades vendidas



NorteShopping

Rio de Janeiro – RJ
Cyrela

Only by Living

Estágio avançado de obras
93% das unidades vendidas



Projeto Aprovado

Independência Shopping

Juiz de Fora – MG
Grupo Diamond

Projeto aprovado

345 apartamentos
+14 mil m² de área privativa



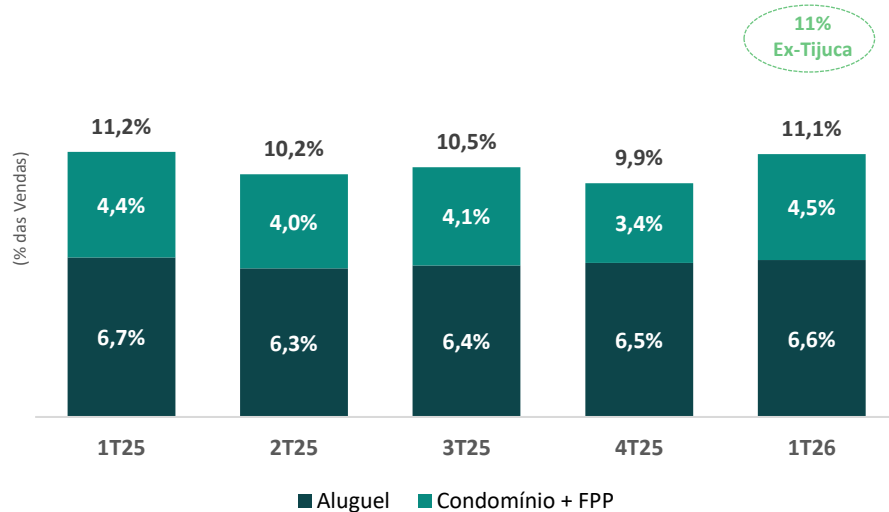
Mais fluxo



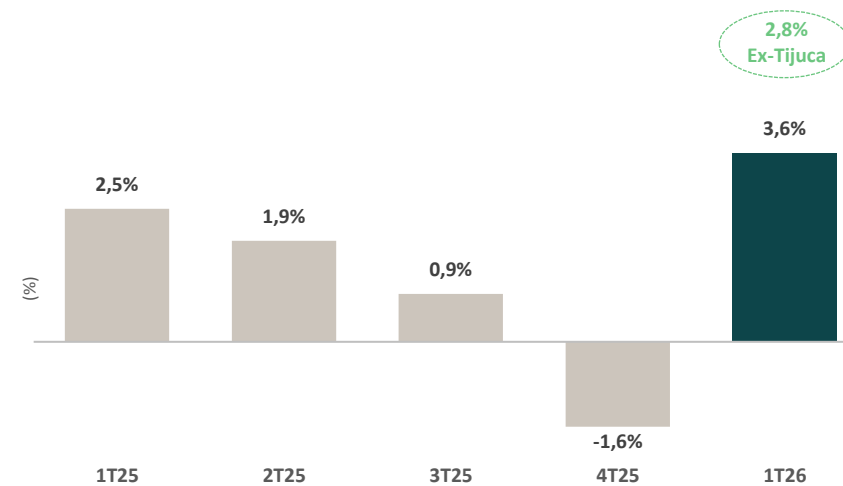
3 projetos:
+ R\$ 24M em
receita com
Incorporação
Imobiliária no
1T26



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.

HELLO CONECTA COM O QUE IMPORTA



PRESENTE EM MAIS
DE **60** CIDADES



+14 MIL
TELAS DIGITAIS



114 SHOPPINGS



17 AEROPORTOS

5 em operação **+7** em 2026 **+5** até 2029

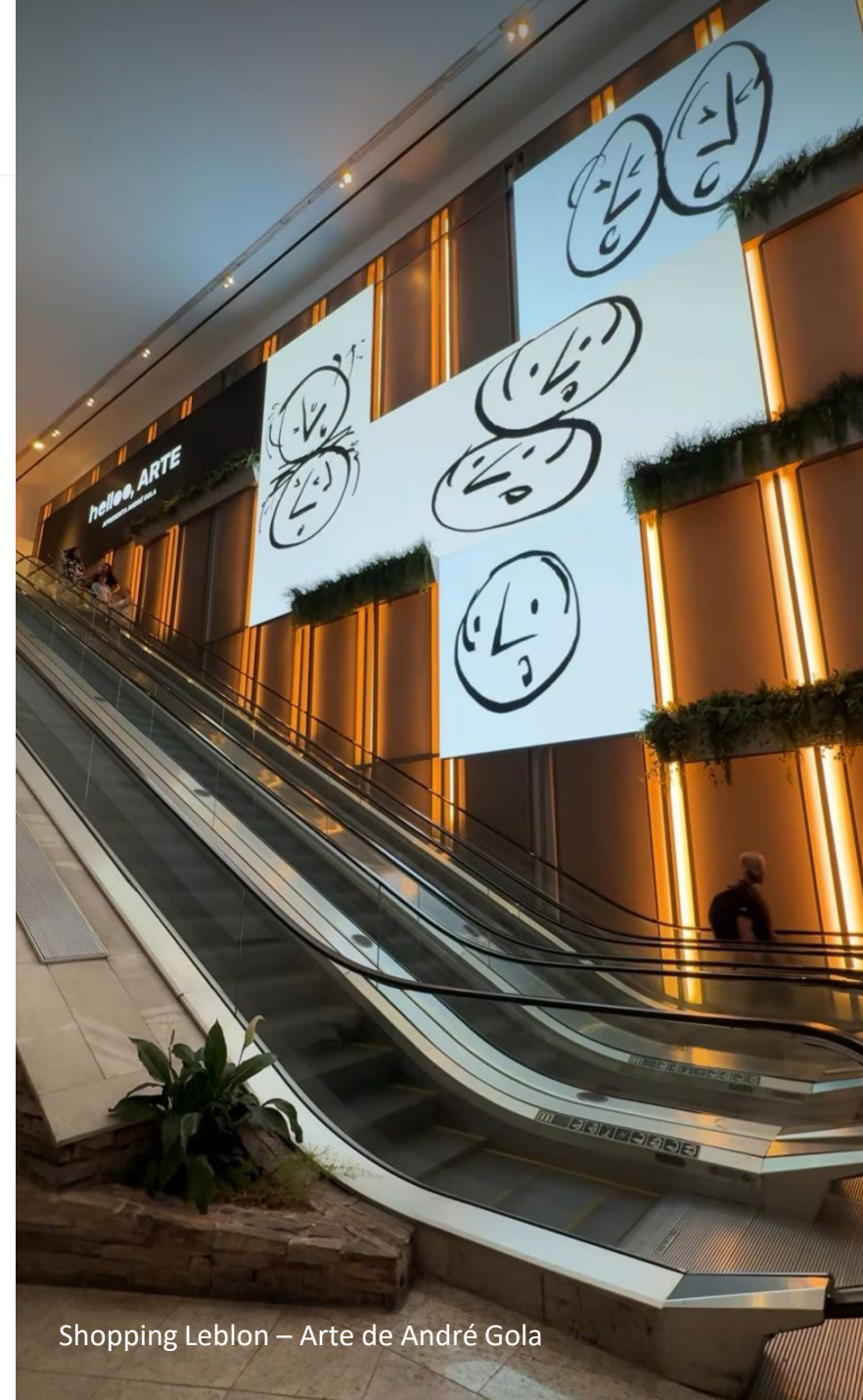


MAIS DE **6** MIL
EDIFÍCIOS
RESIDENCIAIS



NOVOS CLIENTES

vs 4T25
+16% SHOPPINGS
+14% RESIDENCIAIS

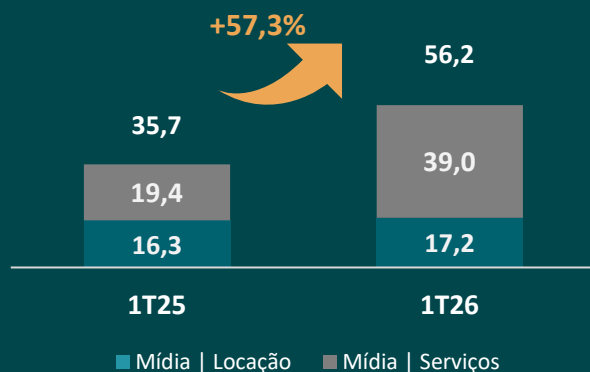


Shopping Leblon – Arte de André Gola

EVOLUÇÃO DA RECEITA DE MÍDIA

Receitas de Mídia

(R\$ Milhões)



R\$56,2 MM

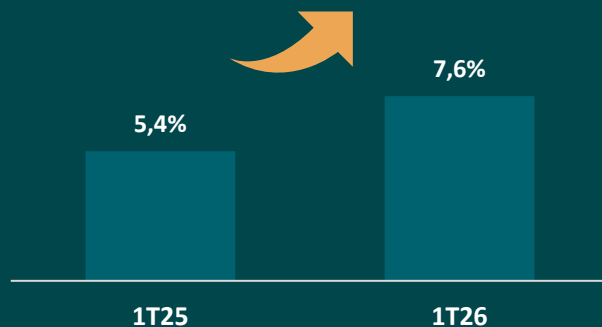
De receita no 1T26

57,3%

De crescimento 1T26 x 1T25

Mídia como % da receita bruta

+ 220 bps

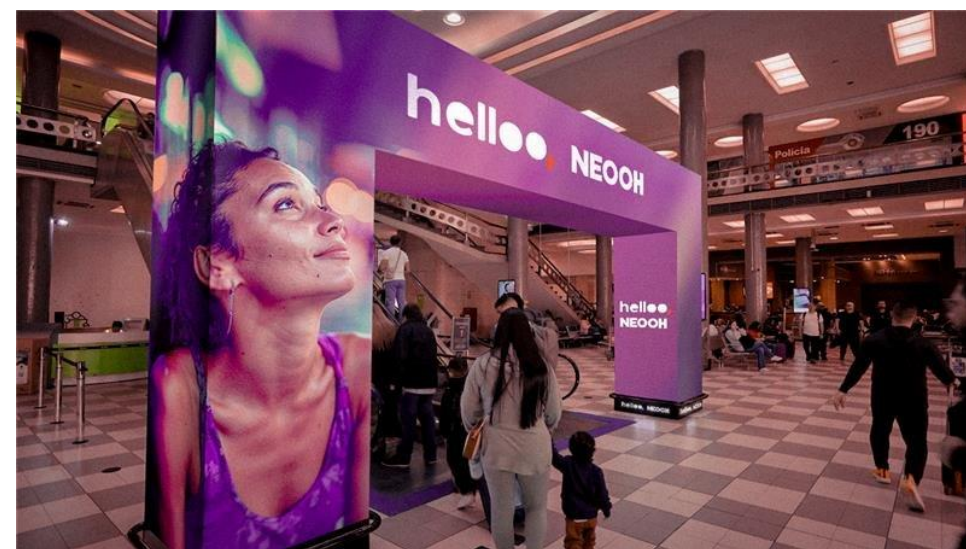


7,6%

Do total da receita bruta da Companhia no 1T26

+220 bps

De avanço como percentual da receita bruta da Companhia





GANHOS EM EFICIÊNCIA



Redução de Burocracias

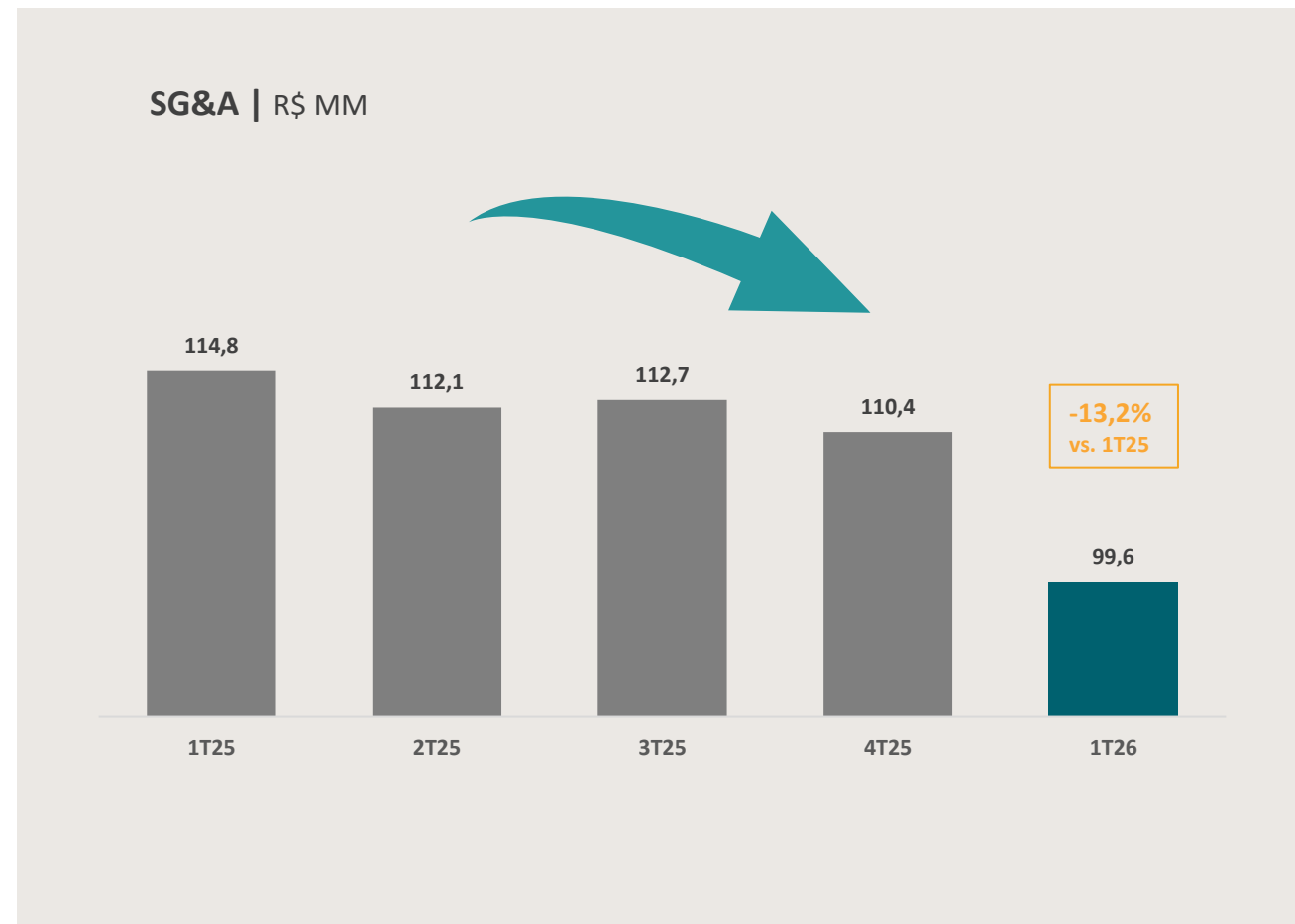


Otimização de Fluxos



Redimensionamento de estruturas

Processo contínuo e gradativo, assegurando uma execução de excelência



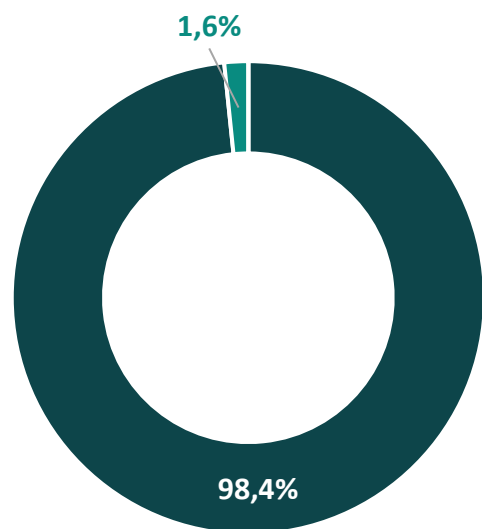


ALAVANCAGEM

1,7x

Dívida Líquida / EBITDA

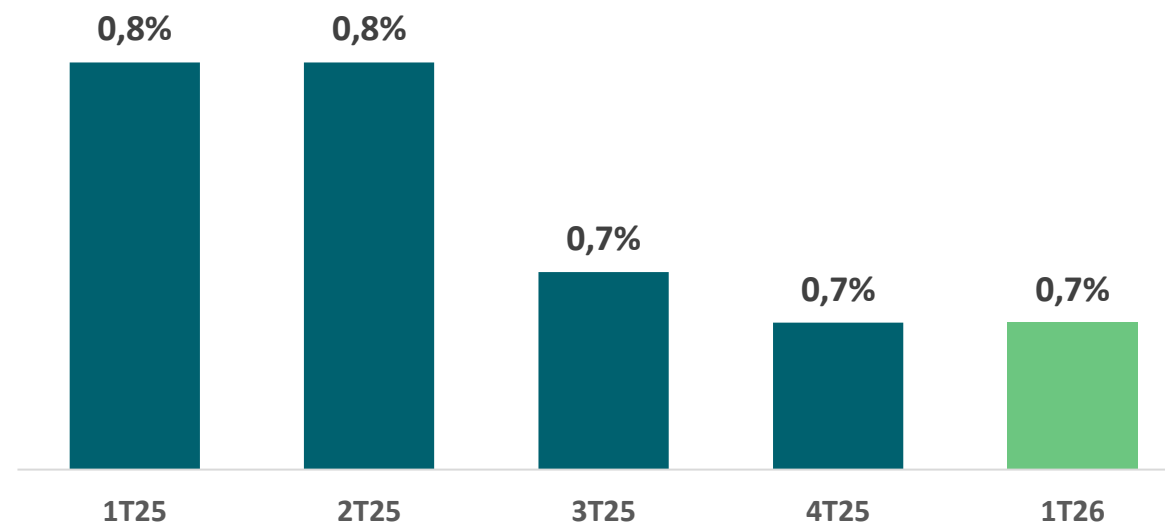
COMPOSIÇÃO DA DÍVIDA¹



■ CDI ■ Pré-fixado²

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;

~R\$ **10** bi
Market Cap
Day 1



Dividendos/JCP/Recompra
R\$ **3,9** bi retornados 2023-2026¹



~**40%**
Retorno da ALLOS
aos acionistas



68 mm
Ações
recompradas

~**70** mm
Ações
canceladas

R\$ **1,5** bi
Total
recomprado

Desde out/24,
com distribuições
mensais

¹ Valores até maio de 2026

OBRIGADO

RELAÇÕES COM INVESTIDORES

ALLOS

ALLOS

1Q26

EARNINGS RELEASE



1Q26

Total Sales¹

R\$9.3 billions

+6.6%

(YoY)



Shopping VillaLobos

SSS

+5.0%

(YoY)

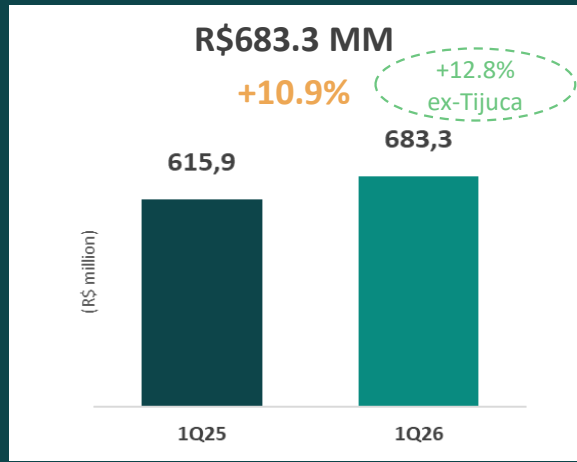
SSS by segment¹

Food	7.9%
Services, Convenience, Leisure and others	6,0%
Accessories, Beauty Items and Jewelry	5,4%
Housewares, Stationary, Tech and others	3,8%
Apparel and Shoes	3,5%

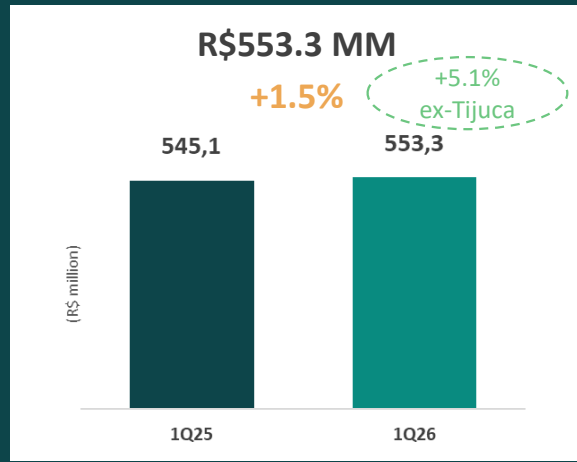
¹ex-Tijuca

1Q26 RESULTS SNAPSHOT

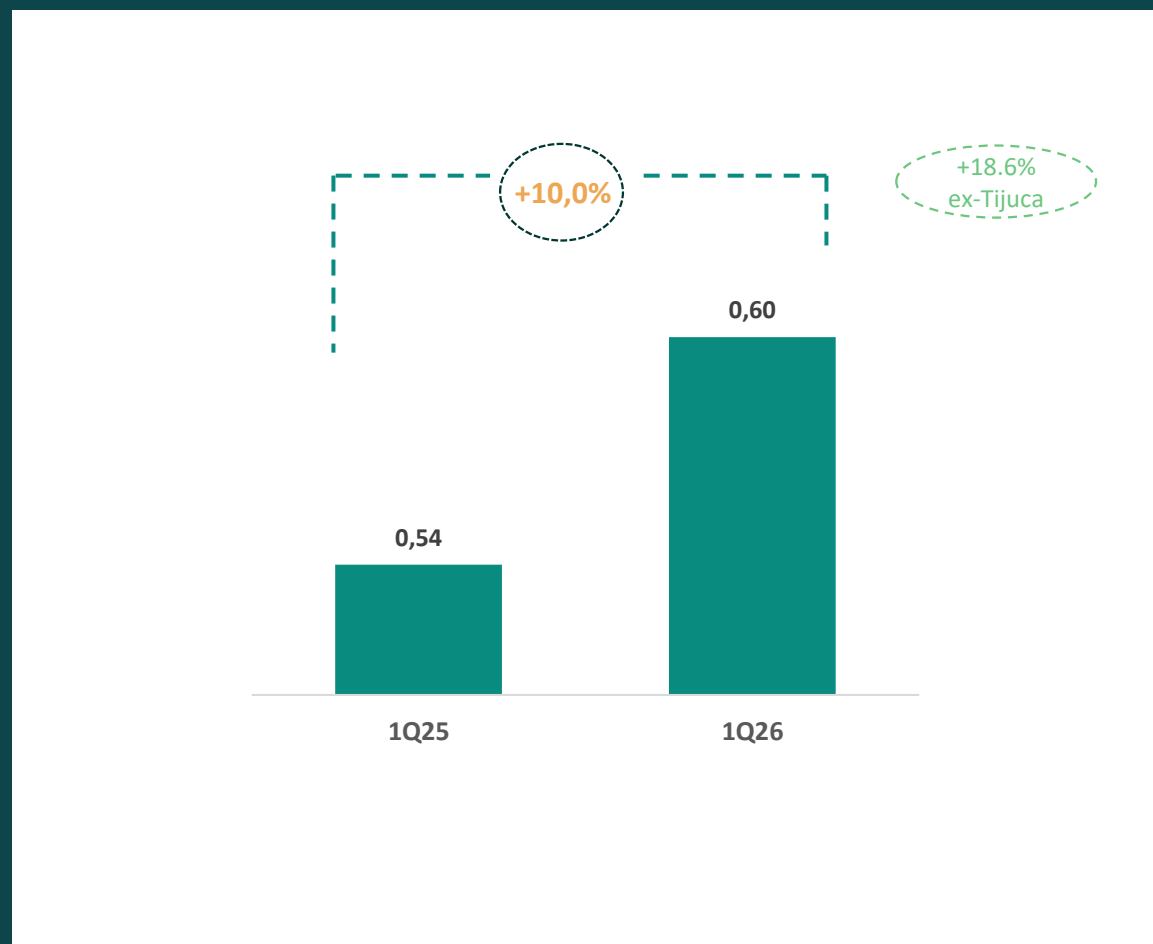
NET REVENUE



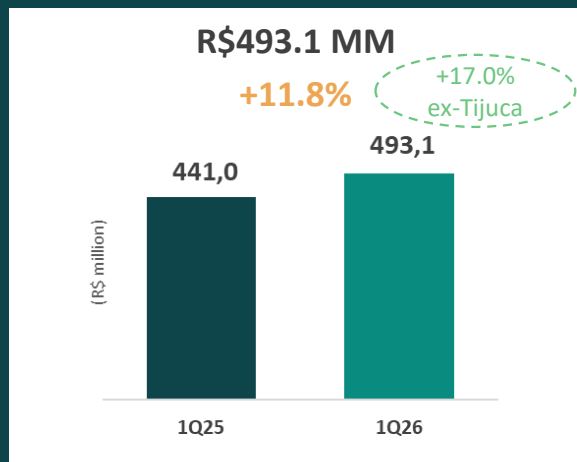
NOI



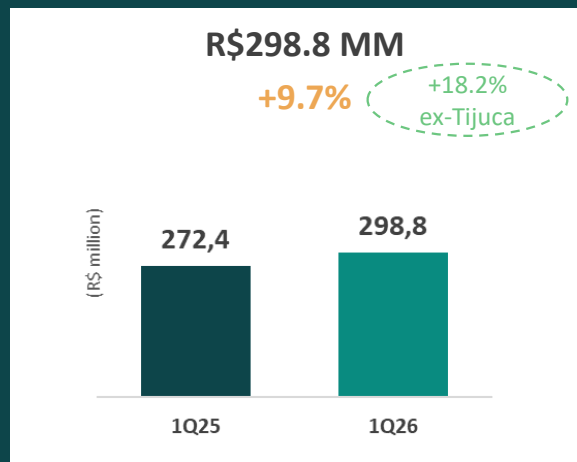
FFO/SHARE



AJ. EBITDA



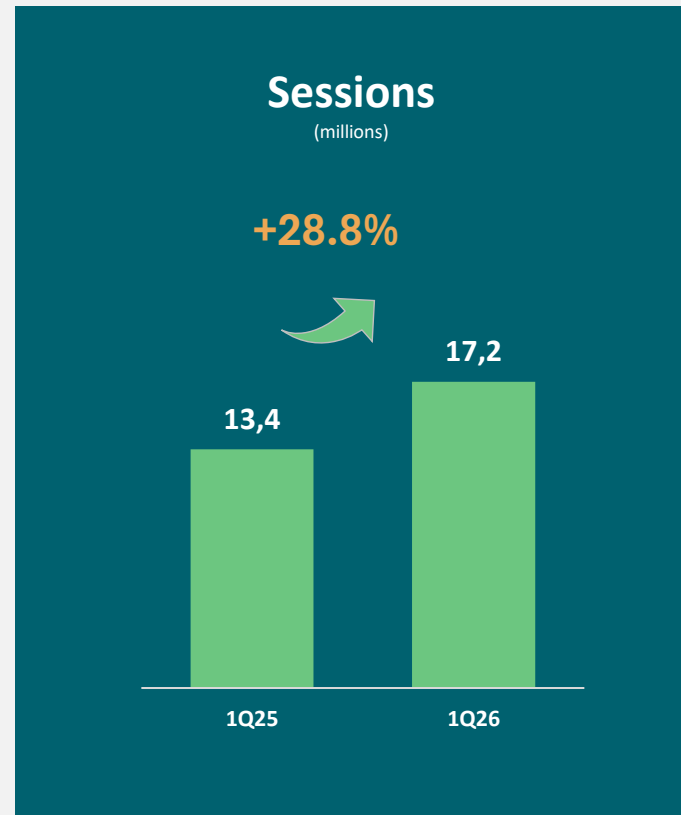
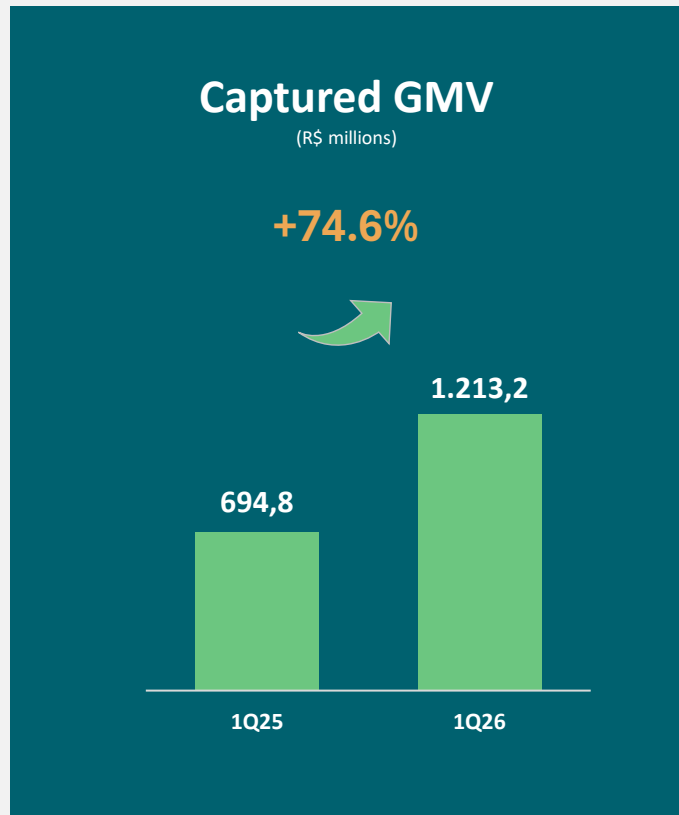
FFO



Indicators ex-Straight-line rent. Data ref. Δ%: 1Q26 vs. 1Q25 Proforma

**2.3 mm
MEMBERS**

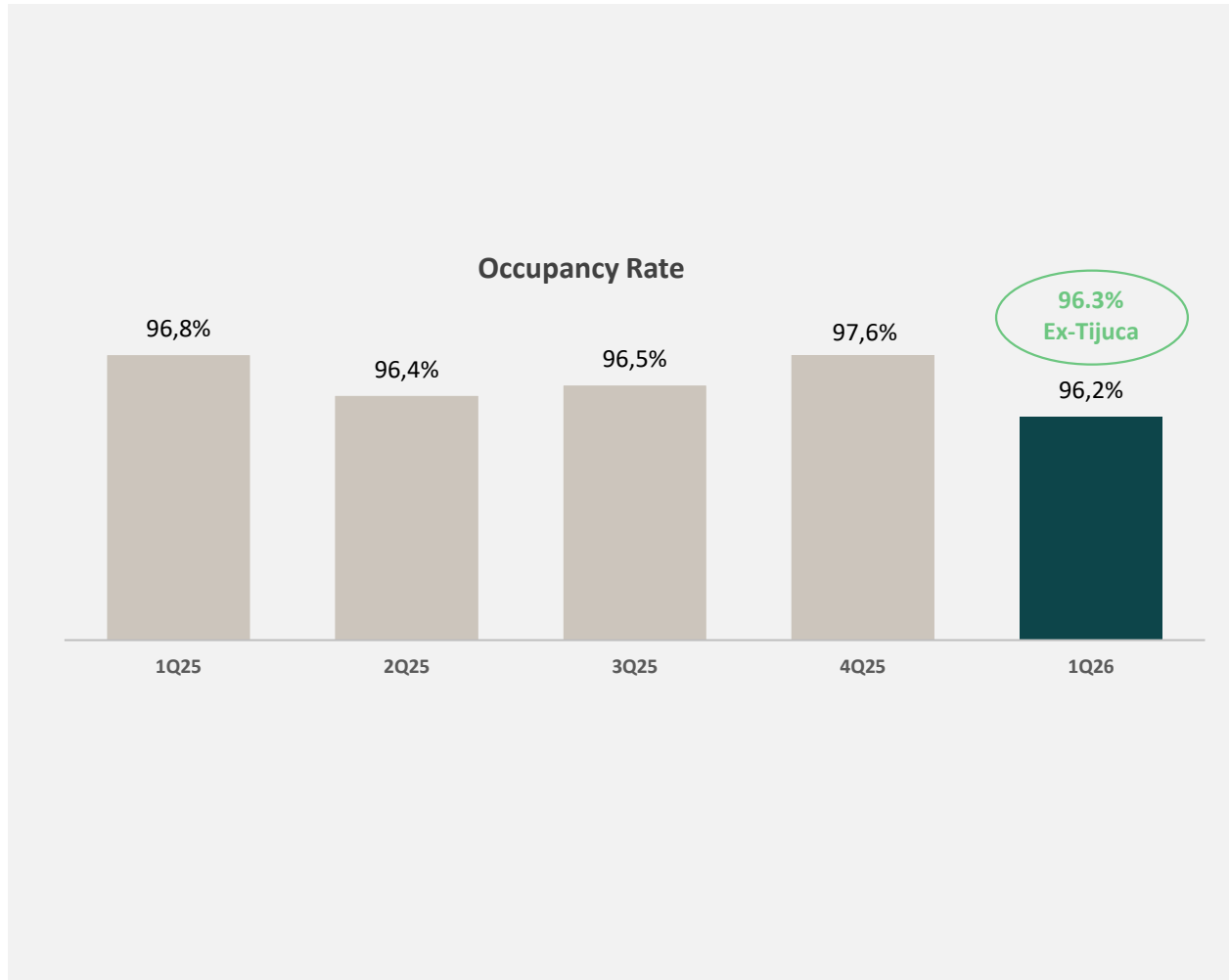
**+16%
RECURRENCE**



96.3%
Occupancy
Rate¹

140
Signed
Contracts

+13.4
thousand sqm
added GLA



SIGNED CONTRACTS

Parque Dom Pedro



NorteShopping

DECATHLON

Tamboré Shopping



¹ex-Tijuca



Execution and Performance

Shopping Passeio das Águas

Goiânia – GO
Grupo EBM

Now Reserva das Águas

3 Towers ready

Now Alameda das Águas

+65% of units sold



NorteShopping

Rio de Janeiro – RJ
Cyrela

Only by Living

Advanced stage of construction
93% of units sold



Project Approved

Independência Shopping

Juiz de Fora – MG
Grupo Diamond

Project approved

345 Apartments
+14 thousand sqm of private area



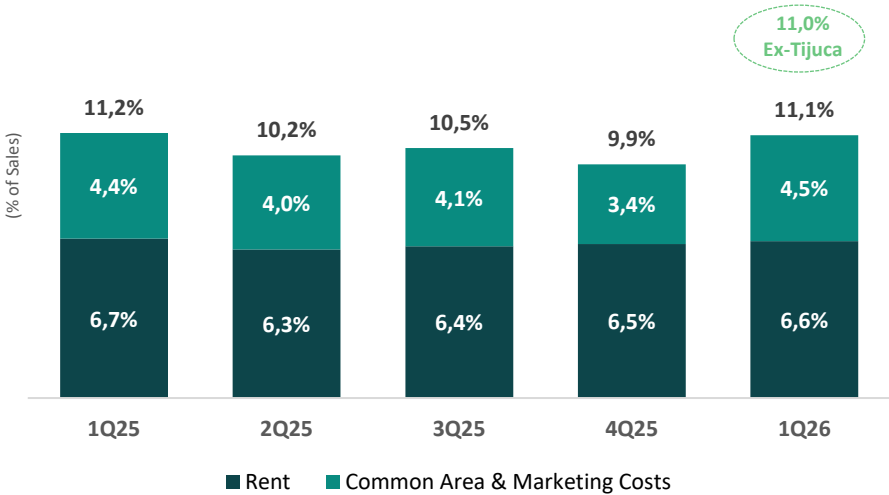
More foot
traffic



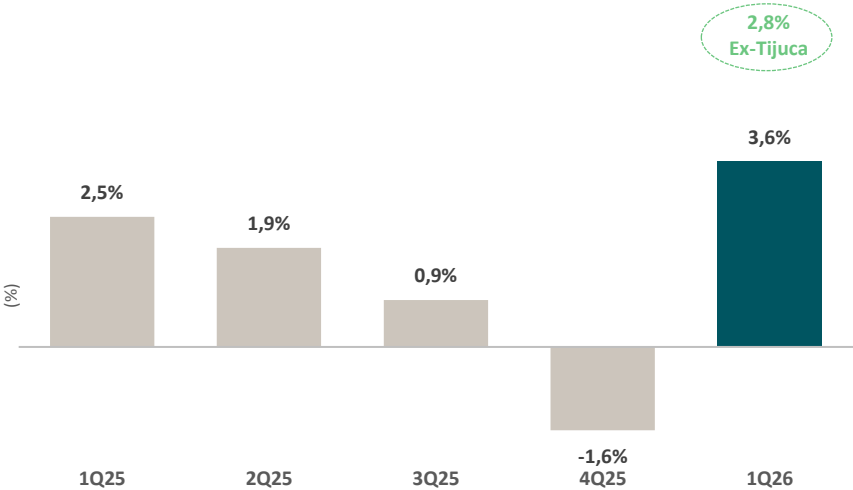
3 projects:
+ R\$ 24M in
revenue from
Real Estate
Development
in 1Q26



OCCUPANCY COST



NET DELINQUENCY¹



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.

HELLO CONNECTS WITH WHAT MATTERS



PRESENT IN MORE
THAN **60** CITIES



+14K
DIGITAL SCREENS



114 SHOPPING
MALLS



17 AIRPORTS

5 in operation **+7** in 2026 **+5** up to 2029

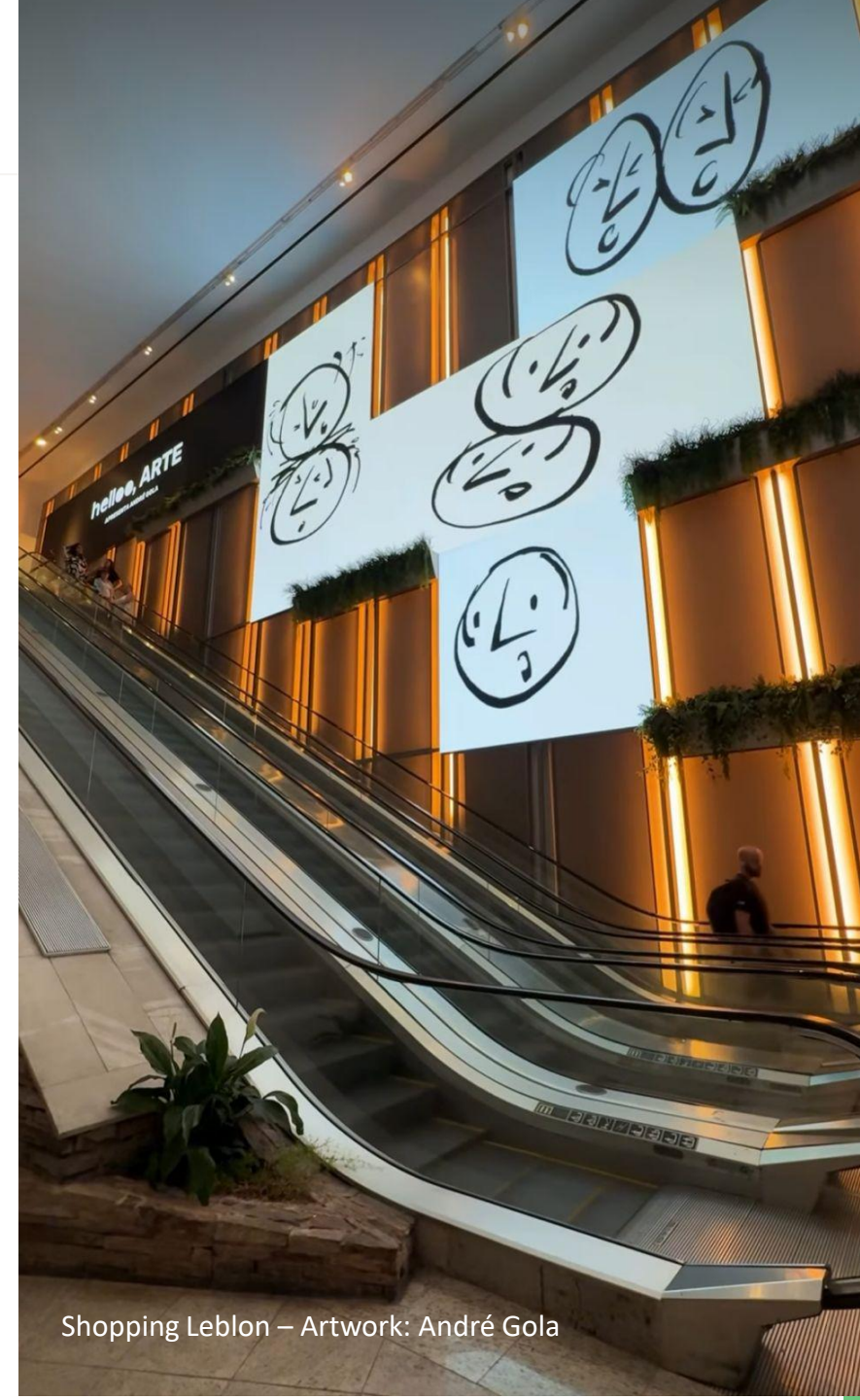


MORE THAN **6**
THOUSAND
RESIDENTIAL
BUILDINGS



NEW CLIENTS

vs 4Q25
+16% SHOPPING MALLS
+14% RESIDENTIAL

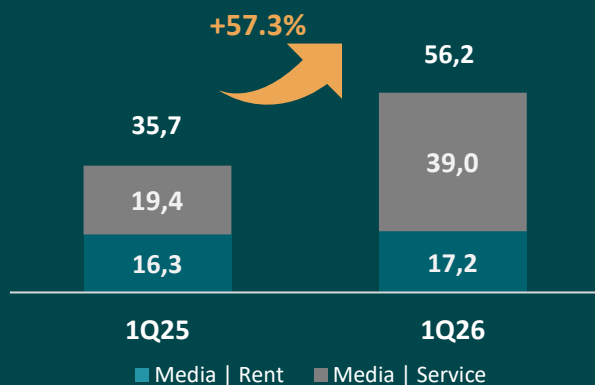


Shopping Leblon – Artwork: André Gola

MEDIA REVENUE EVOLUTION

Media Revenues

(R\$ Millions)



R\$56.2 MM

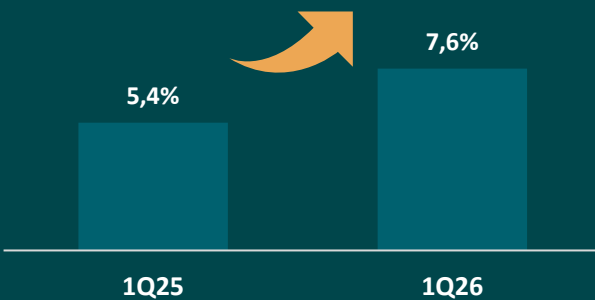
Revenue in 1Q26

57.3%

Growth 1Q26 x 1Q25

Media as % of gross revenue

+ 220 bps

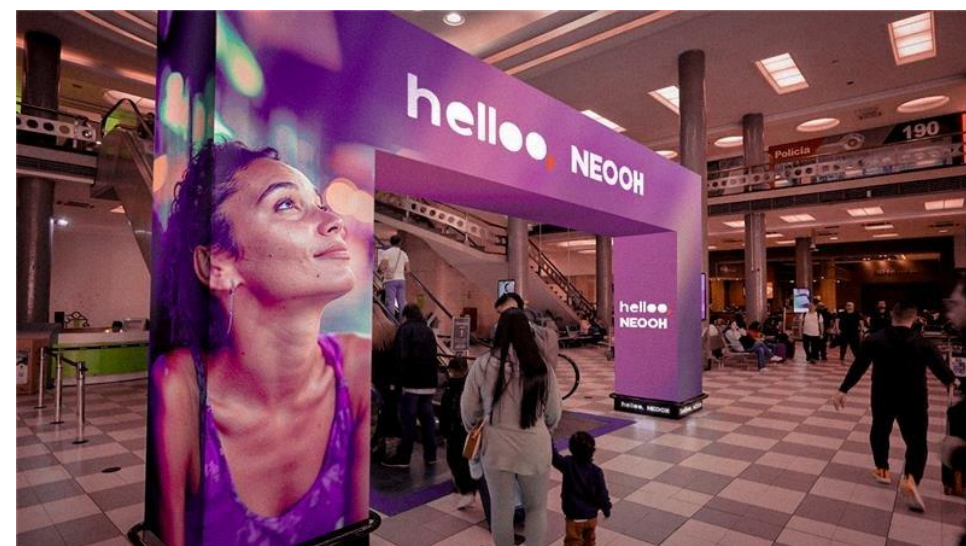
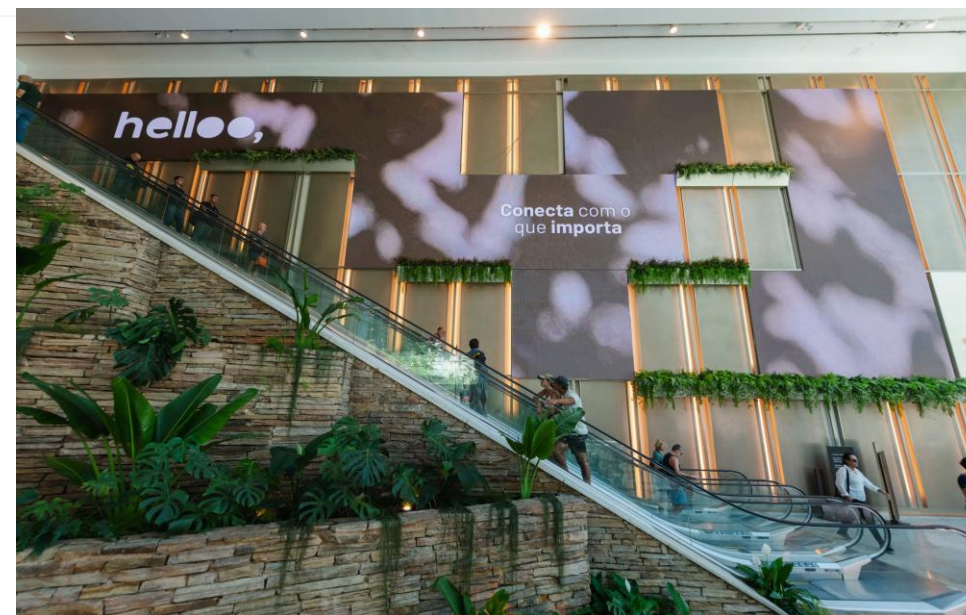


7.6%

Of total gross revenue in 1Q26

+220 bps

Of advancement as a percentage of the Company's gross revenue



EFFICIENCY GAINS



Bureaucracys Reduction

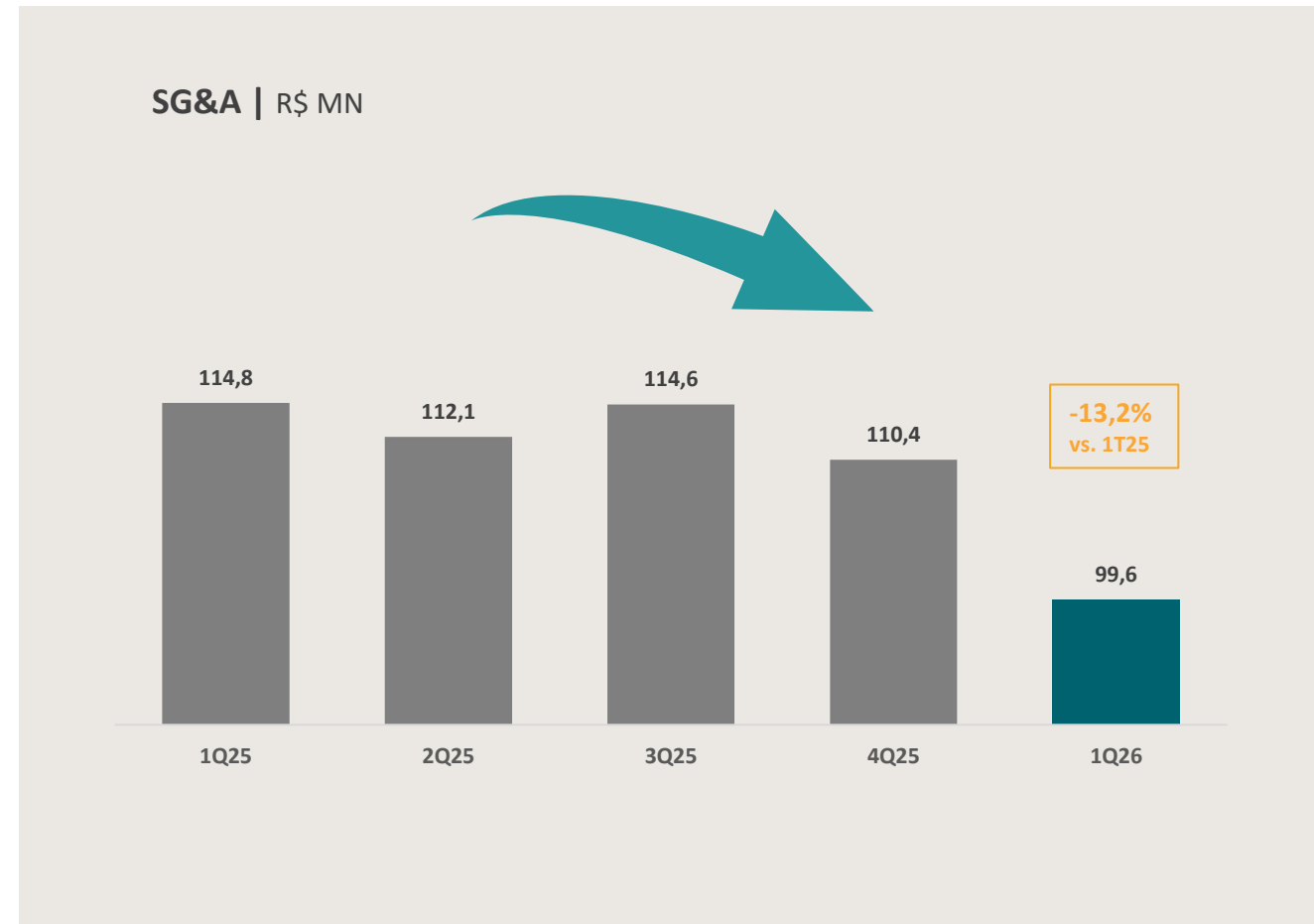


Flow Optimization



Structures Resizing

Continuous and gradual process, ensuring excellent execution



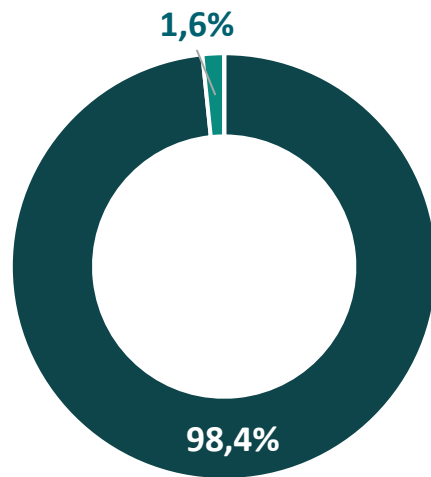


LEVERAGE

1.7x

Net Debt/ EBITDA

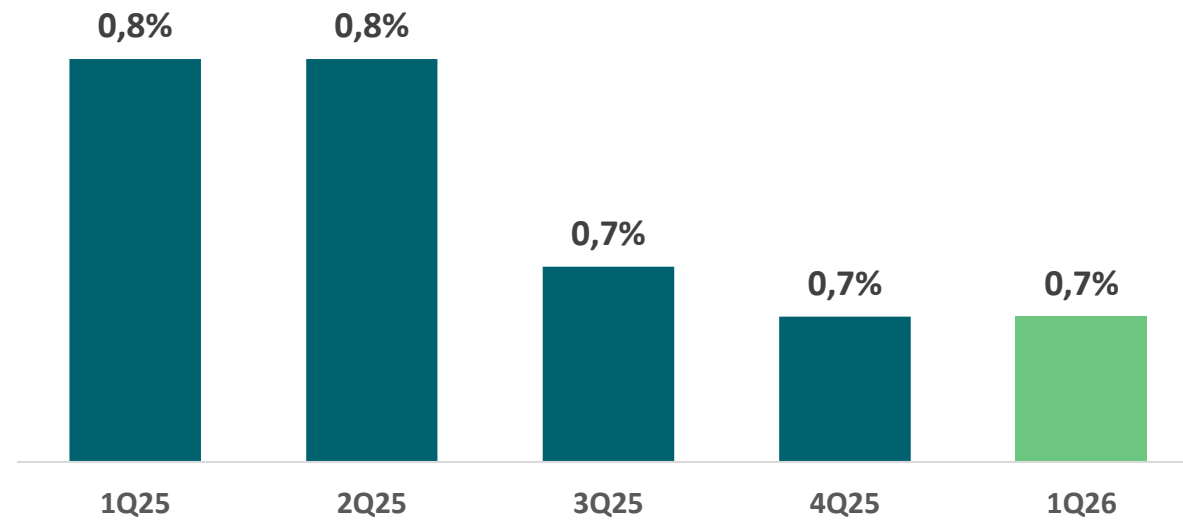
DEBT COMPOSITION¹



■ Floating rate ■ Fixed rate²

AVERAGE COST OF DEBT

(CDI + Spread)



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

²Pre-fixed indices include TR;

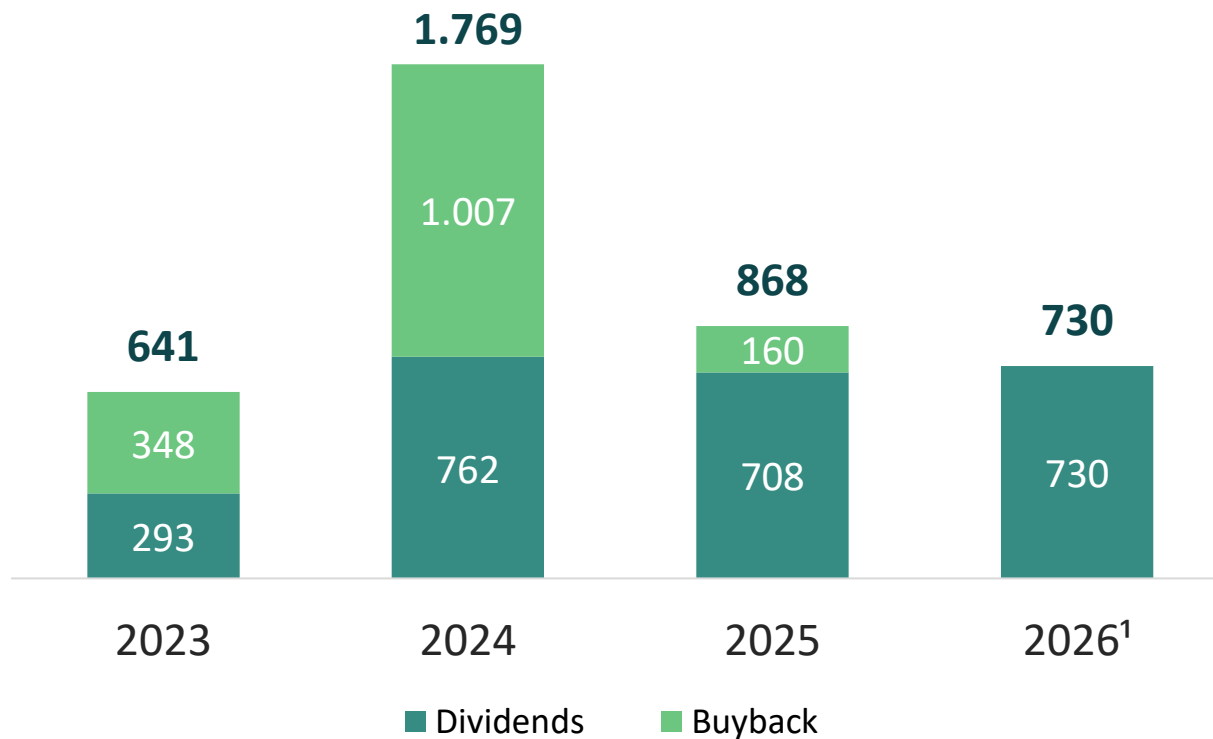
~R\$ **10** bi
Market Cap
Day 1



Dividends/loE/Buyback
R\$ **3,9** bi returned 2023-2026¹



~**40%**
ALLOS shareholder's
return



68 mn
Buyback
shares

~**70** mn
Canceled
shares

R\$ **1,5** bi
Total
repurchased

Since out/24,
with **monthly**
distributions

¹ Values until May 2026

THANK YOU

INVESTOR RELATIONS

ALLOS