EARNINGS RELEASE

2Q26

ALLOS

EARNINGS RELEASE CONFERENCE CALL

PORTUGUESE
With simultaneous translation into English

August, 7, 2026– Friday
11:00 AM (BRT) | 10:00 AM (US ET)

Webcast - Click Here

For analysts who wish to participate in the Q&A session– Click Here

IR CONTACTS

Daniella Guanabara
CFO & IRO

André Coutinho
IR Director

Diego Canuto
IR Manager

Phone: +55 (21) 2583-9800
E-mail: ri@allos.com.br
ri.allos.com.br/en

2Q26

FFO ACCELERATES IN 2Q26 AND GROWS 12%

Rio de Janeiro, August, 6, 2026 – **ALLOS S.A. (B3: ALOS3)**, the most innovative experience, entertainment, services, lifestyle and shopping platform in Latin America, announces its results for the second quarter of 2026 (2Q26). At the end of 2Q26, the Company held interests in 46 shopping centers, totaling 1,934 thousand sqm of Total GLA and 1,262 thousand sqm of Owned GLA. The Company also provided planning, administration and leasing services to 6 third-party shopping centers with a total GLA of 207.6 thousand sqm.

2Q26 HIGHLIGHTS

FFO GROWS 12.0% IN 2Q26

In 2Q26, FFO reached R$340.8 million, an increase of 12.0% compared to 2Q25, (+15,8% Ex-Tijuca) despite the prevailing high interest rate environment. This performance was driven by the media and real estate development verticals, as well as by efficiency gains captured across the Company's cost structure.

REVENUE GROWS 11.6%

Net revenue reached R$732.3 million in 2Q26, up (+11.6%), driven by the media and real estate development verticals. SSR reached 4.6%[1], corresponding to 3.2% in real terms.

MEDIA IN STRONG EXPANSION

Helloo led multiplatform projects during the FIFA World Cup™, contributing to an 84.5% increase in media revenue, which represented 10.6% of the Company's total revenue.

SG&A -5.6% AND EBITDA +10.5%

Efficiency gains from the simplification program contributed to a 10.5% increase in EBITDA (+12,7% Ex-Tijuca), which reached R$ 525.4 million, while SG&A expenses decreased by 5.6%

SALES INCREASED 4.6%[1]

Sales at ALLOS malls increased 4.6%[1], totaling R$10.5 billion in the quarter, with highlights in the leisure and sporting goods segments. SSS reached 2.6%[1]

DIGITAL PLATFORM GMV +31%

GMV recognized through ALLOS' digital platform reached R$1.6 billion (+31%) with 17 million sessions, (+12%), across 37 malls. In addition, enrollment in the Benefits Program increased visit frequency by 15%.

RETURNING CAPITAL TO SHAREHOLDERS

ALLOS shareholders received R$1.2 billion in 2026 through dividends and interest on equity (IOE), while leverage remained stable and well controlled at 1.7x Net Debt to EBITDA

PARQUE DOM PEDRO MASTER PLAN

In June, Parque Dom Pedro unveiled its master plan, which envisions developments integrating residential, office, education, healthcare, hospitality, and service components in the immediate surroundings of the mall, spanning more than 300,000 sqm of private gross leasable area, distributed across 17 towers, with an estimated GSV of R$4.5 billion[3].

The event also marked the issuance of the construction permit for the hotel, which will be the first development within the master plan to enter the implementation phase.

[1]This indicator considers the portfolio excluding Shopping Tijuca.[2] The completion of the transaction is subject to the fulfillment of conditions precedent customary for this type of transaction.

[3] Gross Sales Value (GSV) is calculated based on market assumptions and is subject to the approval, implementation, and future commercialization of the planned developments. This amount does not represent an expectation of revenue, profit, or cash generation for ALLOS. ALLOS' participation in the potential GSV depends on future negotiations with potential developers, with no guarantee of realization.

The management financial information contained in this document, as well as other non-accounting information presented in this Earnings Report, has not been reviewed by the independent auditors. For an analysis of the reconciliation between such management financial information and the Company's consolidated financial statements, as well as other relevant information, please refer to the tables and exhibits in the "Appendices" section.
The variations presented throughout this document reflect current ownership interests applied to the historical basis

MESSAGE FROM MANAGEMENT

The quarter was marked by positive results, with revenue growth and profitability expansion, despite a scenario marked by uncertainty and elevated interest rates, which continue to impact demand and financing conditions in Brazil. The combination of revenue growth, expense discipline, and the maturation of new business verticals once again demonstrated the benefits of our scale and the strength of our operating model.

In 2Q26, sales at our malls increased 4.6%[1] compared to 2Q25, reaching R$10.5 billion in the quarter. The same-store sales (SSS) indicator reached 2.6%[1]. Sales in the quarter were impacted by the different Easter calendar between 2026 and 2025, FIFA World Cup™ matches. Despite these factors, sales performance continued to outperform Brazilian retail sales, reinforcing the leadership of our assets as the main shopping and experience destinations in their regions.

We continued to maintain high occupancy levels across our portfolio, while curating a strong tenant mix and delivering the best experiences to our customers. We ended the quarter with a 96.3%[1] occupancy rate and more than 27 thousand sqm of leased area signed during the period. Highlights include On Running at Shopping Leblon, the brand's first store in Rio de Janeiro, and the second Fazenda Churrascada location within our portfolio, now at Shopping Tamboré.

Net revenue reached R$732.3 million in 2Q26, a 11.6% increase compared to 2Q25, driven by the media and real estate development verticals. SSR reached 4.6%[1], reflecting real growth in the installed store base despite the negative impact of IGP-M during the period. Parking revenues increased 6.3% to R$132.9 million, while service revenues grew 39.6% to R$115.9 million, with media as the main highlight.

The media segment maintained its strong growth trajectory. During the quarter, helloo led a multiplatform FIFA World Cup™ coverage project through a consortium with UOL and NEOOH, attracting major advertisers such as C6 Bank, Coca-Cola, Hyundai, Diageo, Casas Bahia, and Loterias Caixa. The Company also continued to expand its airport media operations. With the new openings scheduled for 2026, including the new terminal at Uberlândia Airport, the consortium is expected to consolidate media operations across 12 airports by year-end.

The Company continued to advance its efficiency and operational simplification agenda. In 2Q26, SG&A expenses decreased 5.6% compared to 2Q25, despite the impact of salary adjustments, reflecting the benefits of the simplification program. This remains a continuous and disciplined effort, carried out with care and aligned with the ALLOS culture, while preserving excellence in execution.

The combination of revenue growth and expense discipline resulted in EBITDA of R$525.4 million, a 10.5% increase compared to 2Q25. FFO totaled R$340.8 million in the quarter, up 12.0% from 2Q25. Excluding the impact of Shopping Tijuca from the indicators, EBITDA and FFO growth compared to 2Q25 would have been 12.7% and 15.8%, respectively.

In 2Q26, we advanced our real estate development agenda. We completed the final deed for the Uberlândia project, which added more than R$15 million to earnings during the quarter. In Campinas, we presented the Parque Dom Pedro Master Plan, a development that integrates residential, office, education, healthcare, hospitality, and service uses across more than 300 thousand sqm of private area, with an estimated GSV of R$4.5 billion. The issuance of the construction permit for the hotel marked an important milestone, as it will be the first development to enter the implementation phase. Additionally, we obtained the occupancy permit for the Blend Reserva 21 residential tower at Parque Shopping Maceió, the fifth residential tower within the complex, reinforcing our strategy of developing integrated urban hubs around our malls.

Our digital platform expanded its strategic relevance in 2Q26. Audience reached 17 million sessions, an increase of 12% compared to 2Q25, with a presence in 37 malls across all regions of Brazil. GMV recognized through the platform reached R$1.6 billion, an increase of 31% compared to 2Q25, corresponding to a penetration rate of 27% of sales in mature malls and approximately 17% across the total portfolio. The Benefits Program continued to drive recurrence. Comparing customer behavior before and after enrollment, we observed an average 15% increase in visit frequency, rising to 31% in malls with the highest levels of maturity and engagement.

Through the end of July, we advanced our active portfolio management strategy. We completed the full divestment of Shopping Curitiba for R$199.6 million (9.6% cap rate) and finalized asset swaps that increased our ownership stakes in Shopping Campo Grande (+7.35%) and Shopping Villagio Caxias do Sul (+5.0%), while reducing our stake in Shopping Taboão by 8.56%. We also signed a purchase and sale agreement to acquire an additional 1.6% stake in Shopping Recife[2] for R$42 million, at a 9.2% cap rate based on estimated 2026 NOI. These transactions further strengthen our portfolio and support the reallocation of capital toward our core assets.

Committed to transparency and greater predictability of our results, we reaffirm our 2026 guidance, projecting EBITDA between R$2.17 billion and R$2.24 billion, CAPEX between R$350 million and R$450 million, and dividends and interest on equity between R$0.27 and R$0.29 per share per month. It is worth noting that R$1.2 billion has already been distributed to shareholders this year through dividends and interest on equity.

We wish everyone an enjoyable reading and look forward to meeting you during our earnings call.

Team ALLOS

[1]Indicator considers the portfolio without Shopping Tijuca. [2] The conclusion of the transaction is subject to the satisfaction of customary conditions precedent for this type of business.

KEY INDICATORS

DESTAQUES
MENSAGEM DA ADMINISTRAÇÃO
PRINCIPAIS INDICADORES
DESEMPENHO FINANCEIRO
DESEMPENHO OPERACIONAL
MÍDIA
DESENVOLVIMENTO E MULTIÚSO
PRODUTOS DIGITAIS
SUSTENTABILIDADE
PORTFÓLIO
ANEXOS

RESULTS 2Q26

The Proforma concept discussed in this report consists of applying current holdings to historical bases to make them comparable. The ex-Tijuca indicators were adjusted to reflect ALLOS portfolio, disregarding Shopping Tijuca. The reconciliation of the proforma and ex-Tijuca financial figures is shown in the annex to this report.

Main indicators	2Q26	2Q25 Proforma	2Q26 / 2Q25 Δ% Proforma	2Q26 / 2Q25 Δ% ex-Tijuca	6M26	6M25 Proforma	6M26 / 6M25 Δ%Proforma	2Q26 / 2Q25 Δ% ex-Tijuca
Managerial information	*(Amounts in thousands of Reais, except percentages)*							
Financial Perfomance								
Net revenue	746.437	670.780	11,3%	11,5%	1.438.855	1.299.153	10,8%	11,5%
NOI	615.403	594.160	3,6%	4,9%	1.177.849	1.151.751	2,3%	4,9%
Margin %	92,0%	93,4%	-140 bps	-	91,5%	93,3%	-188 bps	-
Adjusted EBITDA	539.489	490.093	10,1%	12,2%	1.041.713	943.531	10,4%	12,2%
Margin %	72,3%	73,1%	-79 bps	-	72,4%	72,6%	-23 bps	-
Net Income	308.144	201.138	53,2%	67,2%	556.446	453.475	22,7%	67,2%
Margin %	41,3%	30,0%	1130 bps	-	38,7%	34,9%	377 bps	-
FFO	340.780	304.348	12,0%	15,8%	639.615	576.795	10,9%	15,8%
Margin %	46,5%	46,4%	15 bps	-	45,2%	45,3%	-16 bps	-
FFO per share	0,68	0,61	11,9%	-	1,28	1,15	10,8%	-
Financial Performance Ex-Straight-line rent adj.								
Net revenue	732.319	656.134	11,6%	11,9%	1.415.611	1.272.066	11,3%	11,9%
NOI	601.285	579.515	3,8%	5,2%	1.154.605	1.124.664	2,7%	5,2%
Margin %	91,8%	93,3%	-142 bps	-	91,3%	93,2%	-189 bps	-
Adjusted EBITDA	525.370	475.447	10,5%	12,7%	1.018.470	916.444	11,1%	12,7%
Margin %	71,7%	72,5%	-72 bps	-	71,9%	72,0%	-10 bps	-
Net Income	294.026	186.493	57,7%	73,3%	533.203	426.387	25,1%	73,3%
Margin %	40,1%	28,4%	1173 bps	-	37,7%	33,5%	415 bps	-
FFO	340.780	304.348	12,0%	15,8%	639.615	576.795	10,9%	15,8%
Margin %	46,5%	46,4%	15 bps	-	45,2%	45,3%	-16 bps	-
FFO per share	0,68	0,61	11,9%	-	1,28	1,15	10,8%	-
Total shares ex- treasury shares	**500.106.933**	**499.612.135**	0,1%					
Total shares	504.190.947	542.936.909	-7,1%					
(-) Total tereasury shares	(4.084.014)	(43.324.774)	-90,6%					

Main indicators	2Q26	2Q25	2Q26 / 2Q25 Δ%	6M26	6M25	6M26 / 6M25 Δ%
Managerial information	*(Amounts in thousands of Reais, except percentages)*					
Operating Performance						
Total Sales @100% ('000 R$)¹	10.470	10.127	3,4%	19.932	19.160	4,0%
Total Sales @Proforma ('000 R$)¹	6.794	6.588	3,1%	12.901	12.440	3,7%
Sales/sqm (R$)	2.061	1.982	4,0%	1.953	1.878	4,0%
Sales/sqm @Proforma (R$)	2.061	1.982	4,0%	1.953	1.877	4,1%
SSS (% same store sales)	2,4%	7,1%	-476 bps	3,0%	4,8%	-176 bps
SSR (% same store rent)	3,2%	7,7%	-444 bps	3,2%	6,3%	-314 bps
Occupancy Cost (% of sales)	10,3%	10,2%	10 bps	10,7%	10,7%	1 bps
Net Delinquency (% of revenues)	1,4%	1,9%	-45 bps	2,5%	2,3%	23 bps
Occupancy Rate (%)	96,2%	96,4%	-23 bps	96,2%	96,4%	-23 bps
Total GLA (sqm)	1.933.620	1.908.864	1,3%	1.933.620	1.908.864	1,3%
Owned GLA (sqm)	1.262.287	1.242.280	1,6%	1.262.287	1.242.280	1,6%

¹Araguaia Shopping, Rio Design Leblon and Brasília Shopping are not considered

Main indicators	2Q26 ex-Tijuca	2Q25 ex-Tijuca	2Q26 ex-Tijuca/2Q25 ex-Tijuca Δ%
Managerial information	*(Amounts in thousands of Reais, except percentages)*		
Operating Performance			
Total Sales @100% ('000 R$)¹	10.237	9.804	4,4%
Total Sales @Proforma ('000 R$)¹	6.584	6.297	4,6%
Sales/sqm (R$)	2.039	1.948	4,7%
Sales/sqm @Proforma (R$)	2.039	1.948	4,7%
SSS (% same store sales)	2,6%	7,1%	-448 bps
SSR (% same store rent)	4,6%	7,7%	-318 bps
Occupancy Cost (% of sales)	10,3%	10,2%	10 bps
Net Delinquency (% of revenues)	1,2%	1,8%	-63 bps
Occupancy Rate (%)	1	1	-1 bps

¹ Araguaia Shopping, Rio Design Leblon, Brasília Shopping and Shopping Tijuca are not considered.

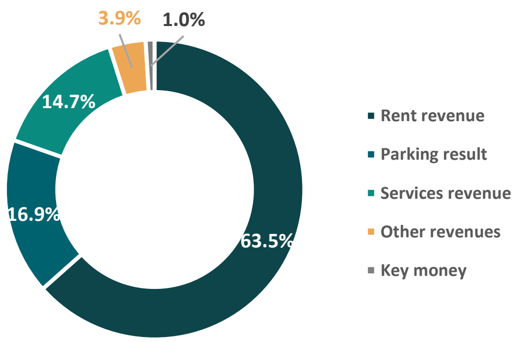
FINANCIAL PERFORMANCE

REVENUES

In the second quarter of 2026, ALLOS reported net revenue of R$732.3 million, representing an 11.6% increase compared to 2Q25, primarily driven by the real estate development and media verticals. Rental revenue totaled R$498.7 million during the quarter, reflecting a 2.6% increase year-over-year (+4.1% ex-Tijuca).

Parking revenue reached R$132.9 million in 2Q26, a 6.3% increase compared to the same period of the previous year (+7.3% ex-Tijuca), driven by higher ticket prices and stronger vehicle traffic, particularly in May.

Net Revenue Composition



Service revenues totaled R$115.9 million in the quarter, representing a 39.6% increase compared to the same period of the previous year, primarily reflecting the strong performance of the media operations. Growth was driven by several helloo initiatives associated with the FIFA World Cup, as well as the expansion of its airport operations. ALLOS also continued to expand its footprint with the inauguration of the new terminal at Uberlândia Airport.

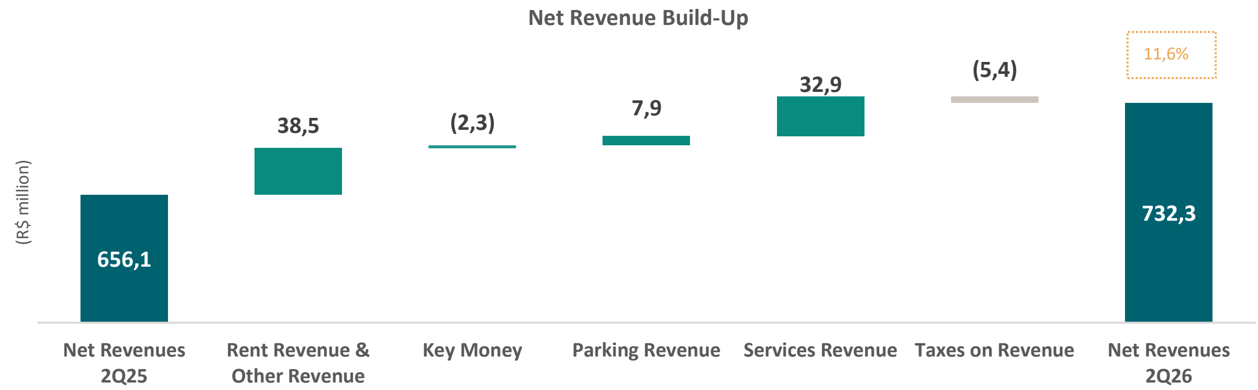
Other revenues, which include real estate development activities and are subject to non-linear accounting recognition, were driven by the execution of the definitive deeds related to the Uberlândia project, which totaled R$15.0 million in the quarter. In additional R$ 9.0 million was advanced by the insurer as compensation for NOI losses at Shopping Tijuca.

Revenues per Type	2Q26	2Q25	2Q26 / 2Q25 Δ%	2Q25 Proforma	2Q26 / 2Q25 Δ% Proforma
Managerial Financial Information	*(Amounts in thousands of Reais, except percentages)*				
Rent revenue	498.685	486.156	2,6%	485.949	2,6%
Key money	7.542	5.239	44,0%	5.238	44,0%
Parking result	132.887	125.075	6,2%	125.023	6,3%
Other revenues[1]	30.926	5.137	n/a	5.137	n/a
Services revenue	115.898	83.031	39,6%	83.031	39,6%
Straight-line rent adjustment	14.118	14.652	-3,6%	14.645	-3,6%
Taxes on revenue	(53.621)	(48.244)	11,1%	(48.244)	11,1%
Net Revenue	**746.437**	**671.046**	**11,2%**	**670.780**	**11,3%**
Net Revenue (ex-Straight-line rent adj.)	**732.319**	**656.394**	**11,6%**	**656.134**	**11,6%**

[1]Includes real estate development and new business.

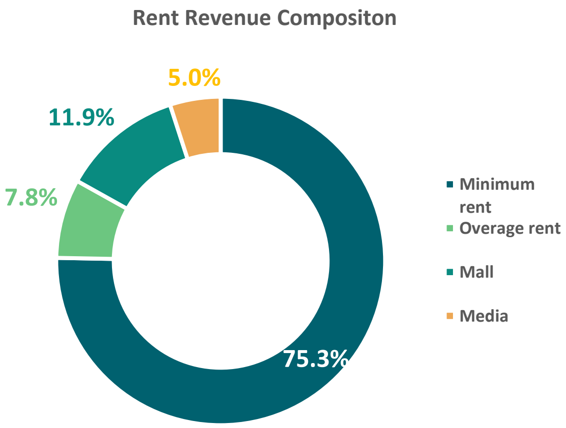
Revenues per Type	6M26	6M25	6M26 / 6M25 Δ%	6M25 Proforma	6M26 / 6M25 Δ%Proforma
Managerial Financial Information	*(Amounts in thousands of Reais, except percentages)*				
Rent revenue	967.200	948.698	2,0%	946.474	2,2%
Key money	12.702	10.210	24,4%	10.192	24,6%
Parking result	253.339	241.609	4,9%	241.183	5,0%
Other revenues[1]	70.877	9.081	n/a	9.062	n/a
Services revenue	216.325	162.186	33,4%	162.186	33,4%
Straight-line rent adjustment	23.243	27.158	-14,4%	27.087	-14,2%
Taxes on revenue	(104.831)	(97.031)	8,0%	(97.031)	8,0%
Net Revenue	**1.438.855**	**1.301.911**	**10,5%**	**1.299.153**	**10,8%**
Net Revenue (ex-Straight-line rent adj.)	**1.415.611**	**1.274.753**	**11,0%**	**1.272.066**	**11,3%**

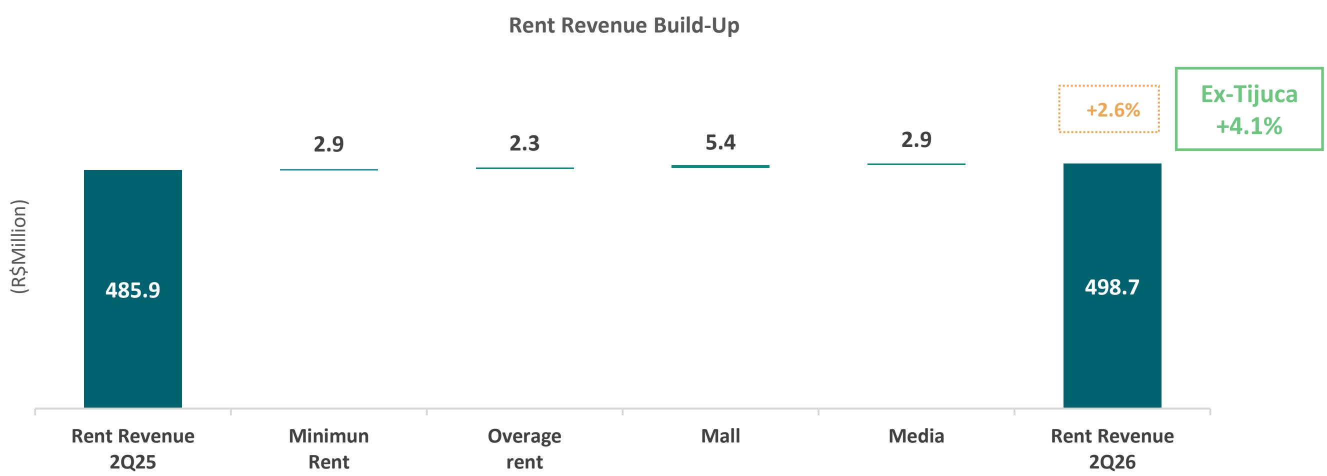
FINANCIAL PERFORMANCE



RENT REVENUE

Rental revenue for the quarter reached R$498.7 million, marking a 2.6% increase compared to the second quarter of 2025 (2Q25). If we exclude the impact of Shopping Tijuca, rental revenue would have seen a growth of 4.1% in the second quarter of 2026 (2Q26).In 2Q26, minimum rent revenue totaled R$375.5 million, which is consistent with the figures from 2Q25. Additionally, overage rent in 2Q26 amounted to R$38.9 million, reflecting a 6.2% increase due to strong sales performance for Mother's Day, as well as the positive results from theater operations. The SSR (same-store revenue) indicator reached 3.2% in the quarter (4.6% excluding Tijuca), indicating growth that exceeds inflation during the same period.





NOI

In 2Q26, ALLOS' NOI reached R$ 601.3 million, an increase of 3.8% from the same period in the previous year. Operational performance was impacted by one-off effects related to costs and bad debt provision at Shopping Tijuca. Excluding the effect of Shopping Tijuca, NOI advanced 5.2% compared to 2Q25 and PDA would be 7.5% lower than the provision recorded in 2Q25.

NOI	2Q26	2Q25	2Q26 / 2Q25 Δ%	2Q25 Proforma	2Q26 / 2Q25 Δ% Proforma
Managerial Financial Information	*(Amounts in thousands of Reais, except percentages)*				
Rent revenue	498.685	486.156	2,6%	485.949	2,6%
Straight-line rent adjustment	14.118	14.652	-3,6%	14.645	-3,6%
Key money	7.542	5.239	44,0%	5.238	44,0%
Other revenues	15.530	5.137	n/a	5.137	n/a
Parking Result	132.887	125.075	6,2%	125.023	6,3%
Operational Income	**668.763**	**636.259**	**5,1%**	**635.992**	**5,2%**
(-) Mall operating costs	(37.925)	(27.771)	36,6%	(27.761)	36,6%
(-) Provision for doubtful accounts	(15.435)	(14.064)	9,7%	(14.071)	9,7%
(=) NOI	**615.403**	**594.423**	**3,5%**	**594.160**	**3,6%**
NOI Margin	92,0%	93,4%	-140 bps	93,4%	-140 bps
(=) NOI (ex-Straight-line rent adj.)	**601.285**	**579.771**	**3,7%**	**579.515**	**3,8%**
NOI Margin (ex-Straight-line rent adj.)	**91,8%**	**93,3%**	**-142 bps**	**93,3%**	**-142 bps**

Ex-Tijuca

Δ% NOI
5.2%

Margin
93.0%

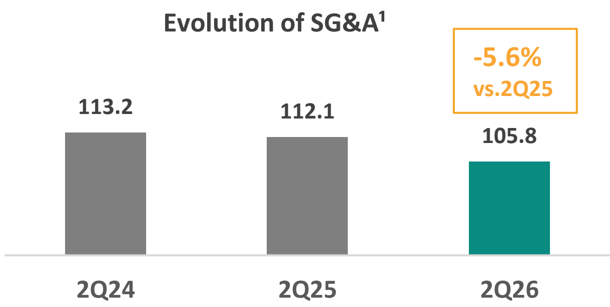
NOI	6M26	6M25	6M26 / 6M25 Δ%	6M25 Proforma	6M26 / 6M25 Δ%Proforma
Managerial Financial Information					
Rent revenue	967.200	948.698	2,0%	946.474	2,2%
Straight-line rent adjustment	23.243	27.158	-14,4%	27.087	-14,2%
Key money	12.702	10.210	24,4%	10.192	24,6%
Other revenues	31.398	9.081	n/a	9.062	n/a
Parking Result	253.339	241.609	4,9%	241.183	5,0%
Operational Income	**1.287.882**	**1.236.756**	**4,1%**	**1.233.998**	**4,4%**
(-) Mall operating costs	(76.385)	(56.124)	36,1%	(56.004)	36,4%
(-) Provision for doubtful accounts	(33.648)	(26.284)	28,0%	(26.243)	28,2%
(=) NOI	**1.177.849**	**1.154.348**	**2,0%**	**1.151.751**	**2,3%**
NOI Margin	91,5%	93,3%	-188 bps	93,3%	-188 bps
(=) NOI (ex-Straight-line rent adj.)	**1.154.605**	**1.127.190**	**2,4%**	**1.124.664**	**2,7%**
NOI Margin (ex-Straight-line rent adj.)	**91,3%**	**93,2%**	**-189 bps**	**93,2%**	**-189 bps**

Shopping Leblon| Rio de Janeiro - RJ

ADJUSTED EBITDA

In the second quarter of 2026, EBITDA reached R$ 525.4 million, an increase of 10.5% compared to 2Q25. The EBITDA margin was 71.7%, impacted by the advance of the media vertical, which has a lower margin than the rental operation, but is not capital-intensive. The growth in Net Revenue and the efficiency gains in expenses throughout the quarter contributed positively to the result. Excluding the effect of Shopping Tijuca, EBITDA grew by 12.7% compared to the same period of the previous year.

Selling, General and Administrative (SG&A) expenses amounted to R$105.8 million in the second quarter of 2026, reflecting a 5.6% decrease compared to the second quarter of 2025. This reduction is a result of the organizational efficiency program initiated in the third quarter of 2025. The financial impacts over the quarters are illustrated in the accompanying chart. Additionally, it is important to mention that the compensation for ALLOS employees was adjusted in May according to the index outlined in the collective agreement.



SIMPLIFICA ALLOS PROJECT

With the integration of systems, operations and portfolio completed by the end of 2025, ALLOS began a new stage focused on simplifying the company. The agenda includes the reduction of bureaucracy, the optimization of processes and efficiency gains, in a continuous and disciplined process, conducted in alignment with the company's culture and with a focus on maintaining operational excellence.

EBITDA	2Q26	2Q25	2Q26 / 2Q25 Δ%	2Q25 Proforma	2Q26 / 2Q25 Δ% Proforma
Managerial Financial Information	*(Amounts in thousands of Reais, except percentages)*				
NOI (ex-Straight-line rent adjustment)	**601.285**	**579.771**	**3,7%**	**579.515**	**3,8%**
(-) Taxes on revenue	(53.621)	(48.244)	11,1%	(48.244)	11,1%
(-) Net service revenue	70.513	61.718	14,3%	61.718	14,3%
(+) Real estate developments	15.396	-	n/a	-	n/a
(+) Other recurring operational revenues/(expenses)	(2.355)	(5.405)	-56,4%	(5.405)	-56,4%
(-) SG&A	(105.848)	(112.137)	-5,6%	(112.137)	-5,6%
(=) Adjusted EBITDA (ex-Straight-line rent adj.)	**525.370**	**475.703**	**10,4%**	**475.447**	**10,5%**
Adjusted EBITDA Margin (ex-Straight-line rent adj.)	**71,7%**	**72,5%**	**-73 bps**	**72,5%**	**-72 bps**

Ex-Tijuca

Δ% EBITDA 12,7%

EBITDA	6M26	6M25	6M26 / 6M25 Δ%	6M25 Proforma	6M26 / 6M25 Δ%Proforma
Managerial Financial Information					
NOI (ex-Straight-line rent adjustment)	**1.154.605**	**1.127.190**	**2,4%**	**1.124.664**	**2,7%**
(-) Taxes on revenue	(104.831)	(97.031)	8,0%	(97.031)	8,0%
(-) Net service revenue	140.801	124.396	13,2%	124.396	13,2%
(+) Real estate developments	39.479	-	n/a	-	n/a
(+) Other recurring operational revenues/(expenses)	(6.096)	(8.692)	-29,9%	(8.692)	-29,9%
(-) SG&A	(205.488)	(226.894)	-9,4%	(226.894)	-9,4%
(=) Adjusted EBITDA (ex-Straight-line rent adj.)	**1.018.470**	**918.970**	**10,8%**	**916.444**	**11,1%**
Adjusted EBITDA Margin (ex-Straight-line rent adj.)	**71,9%**	**72,1%**	**-14 bps**	**72,0%**	**-10 bps**

Non-recurring revenues/(expenses) in the period were primarily driven by the structuring of asset sales and the creation of the Kinea ALLOS Malls FII fund, with a target of R$2 billion, as well as by the one-off ILP program associated with shares granted in 2023 (7-year vesting period). In the first semester, non-recurring revenues/(expenses) totaled R$5.8 million.

FINANCIAL RESULTS

In the second quarter of 2026, both financial income and financial expenses were impacted by the R$1.0 billion funding transaction completed in April 2026. Non-recurring financial income was primarily driven by the fair value adjustment of the Araguaia Shopping debentures, whose maturity was extended to 2058.

Financial Result	2Q26	2Q25	2Q26 / 2Q25 Δ%	2Q25 Proforma	2Q26 / 2Q25 Δ% Proforma
Managerial Financial Information	*(Amounts in thousands of Reais, except percentages)*				
Financial Revenues	**122.131**	**103.461**	**18,0%**	**103.461**	**18,0%**
Financial revenue	128.987	111.946	15,2%	111.946	15,2%
Taxes on financial revenue	(6.856)	(8.485)	-19,2%	(8.485)	-19,2%
Financial Expenses	**(255.314)**	**(239.430)**	**6,6%**	**(239.430)**	**6,6%**
Interest expenses	(228.792)	(209.023)	9,5%	(209.023)	9,5%
Structuring cost	(4.450)	(3.904)	14,0%	(3.904)	14,0%
Other financial expenses	(22.071)	(26.503)	-16,7%	(26.503)	-16,7%
SWAP (Fair Value)	**(1.242)**	**34.932**	**n/a**	**34.932**	**n/a**
Recurring Financial Result	**(134.424)**	**(101.037)**	**33,0%**	**(101.037)**	**33,0%**
Non-recurring financial revenues and expenses	26.343	3.897	n/a	3.897	n/a
Financial Result	**(108.081)**	**(97.140)**	**11,3%**	**(97.140)**	**11,3%**

Financial Result	6M26	6M25	6M26 / 6M25 Δ%	6M25 Proforma	6M26 / 6M25 Δ%Proforma
Managerial Financial Information					
Financial Revenues	**212.888**	**216.321**	**-1,6%**	**216.321**	**-1,6%**
Financial revenue	224.761	232.210	-3,2%	232.210	-3,2%
Taxes on financial revenue	(11.873)	(15.889)	-25,3%	(15.889)	-25,3%
Financial Expenses	**(483.581)**	**(479.160)**	**0,9%**	**(479.160)**	**0,9%**
Interest expenses	(441.448)	(418.996)	5,4%	(418.996)	5,4%
Structuring cost	(9.426)	(12.522)	-24,7%	(12.522)	-24,7%
Other financial expenses	(32.706)	(47.642)	-31,4%	(47.642)	-31,4%
SWAP (Fair Value)	**(47.921)**	**40.937**	**n/a**	**40.937**	**n/a**
Recurring Financial Result	**(318.614)**	**(221.902)**	**43,6%**	**(221.902)**	**43,6%**
Non-recurring financial revenues and expenses	27.376	4.262	n/a	4.262	n/a
Financial Result	**(291.238)**	**(217.640)**	**33,8%**	**(217.640)**	**33,8%**

FFO

In 2Q26, FFO totaled R$340.8 million, up 12.0% compared to 2Q25, even in a high-interest-rate environment. This performance reflects strong contributions from the media and real estate development segments, as well as efficiency gains in operating expenses. Excluding the effect of Shopping Tijuca, FFO grew 15.8% compared to 2Q25.

Funds from Operations - FFO	2Q26	2Q25	2Q26 / 2Q25 Δ%	2Q25 Proforma	2Q26 / 2Q25 Δ% Proforma
Managerial Financial Information	*(Amounts in thousands of Reais, except percentages)*				
Adjusted EBITDA	**539.489**	**490.356**	**10,0%**	**490.093**	**10,1%**
(+) Financial revenue	122.131	103.461	18,0%	103.461	18,0%
(-) Financial expenses	(255.314)	(239.430)	6,6%	(239.430)	6,6%
(-) Current income and social contribution taxes	(51.408)	(35.130)	46,3%	(35.130)	46,3%
(-) Straight-line rent adjustment	(14.118)	(14.652)	-3,6%	(14.645)	-3,6%
(=) FFO	**340.780**	**304.604**	**11,9%**	**304.348**	**12,0%**
FFO Margin %	**46,5%**	**46,4%**	**13 bps**	**46,4%**	**15 bps**

Ex-Tijuca

Δ% FFO 15,8%

Funds from Operations - FFO	6M26	6M25	6M26 / 6M25 Δ%	6M25 Proforma	6M26 / 6M25 Δ%Proforma
Managerial Financial Information					
Adjusted EBITDA	**1.041.713**	**946.128**	**10,1%**	**943.531**	**10,4%**
(+) Financial revenue	212.888	216.321	-1,6%	216.321	-1,6%
(-) Financial expenses	(483.581)	(479.160)	0,9%	(479.160)	0,9%
(-) Current income and social contribution taxes	(108.163)	(76.810)	40,8%	(76.810)	40,8%
(-) Straight-line rent adjustment	(23.243)	(27.158)	-14,4%	(27.087)	-14,2%
(=) FFO	**639.615**	**579.321**	**10,4%**	**576.795**	**10,9%**
FFO Margin %	**45,2%**	**45,4%**	**-26 bps**	**45,3%**	**-16 bps**

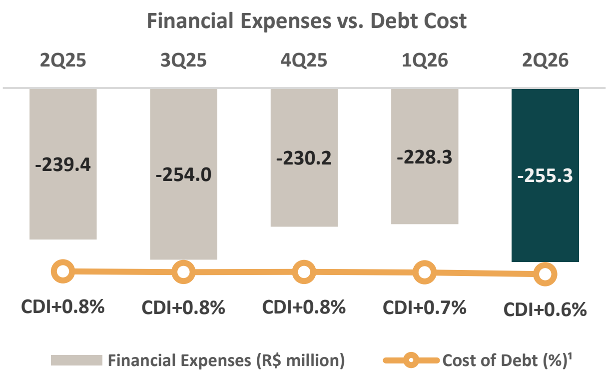
INDEBTEDNESS AND CAPITAL STRATEGY

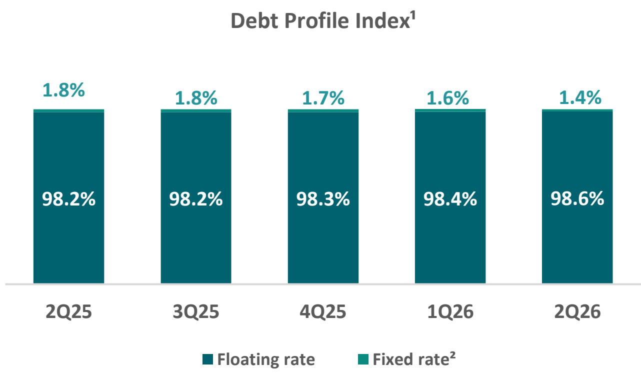
ALLOS` average cost of debt was CDI + 0,57% (versus CDI + 0,75% in 2Q25). This improvement reflects the liability management initiatives implemented over the past several quarters. In 2Q26, the Company's Net Debt-to-EBITDA ratio stood at 1.7x. We continued to advance our liability management strategy through the issuance of R$1.0 billion in CRIs, with a weighted average cost of 97.8% of CDI, structured in three tranches with maturities of 5, 7, and 10 years, and settled in April 2026.

Debt Breakdown	Short-Term	Long-Term	Total Debt
Managerial financial information	*(Amounts in thousands of Reais)*		
Loans and financing, real estate credit notes and debentures[1]	326.766	6.544.394	6.871.160
Obligations for the purchase of assets	2.477	15.096	17.573
Financial securities	-	180.241	180.241
Gross Debt	**329.244**	**6.739.731**	**7.068.974**
Cash and Cash Equivalents	**(3.195.663)**	**(196.702)**	**(3.392.365)**
Net debt	**(2.866.419)**	**6.543.029**	**3.676.610**

At the end of June 2026, the exposure of ALLOS debts linked to the CDI index was 98,3%.

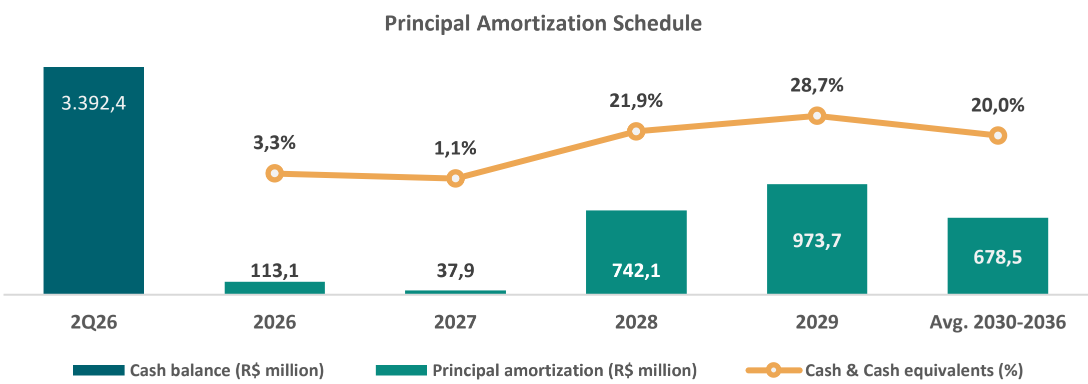
More information on the costs and maturities of each debt, as well as the reconciliation between the consolidated net debt and the managerial net debt, is available in the Annex to this Report.





[1] *Considers debt at the end of the period, excluding obligations related to asset acquisitions.*
[2] *Fixed-rate indices include TR*

The graphs below condense the Company's debt amortization schedule and demonstrate that the cash position is sufficiently robust to manage well in view of the maturities of the coming years.



CAPEX

In the second quarter of 2026, ALLOS realized Capex was ALLOS R$89.3 million distributed as follows:

(i) R$34.4 million invested in revitalizations, representing 5.7% of the NOI in 2Q26.

(ii) R$24.1 million invested in expansions and redevelopments. This category includes projects with identifiable direct returns aimed at increasing GLA, expanding market share and/or strengthening the portfolio's dominance. Investments in this category were primarily directed to Shopping Tijuca, whose expansion was inaugurated in 2Q26, and Parque Dom Pedro. (See the Appendix to this Report for details in this document.)

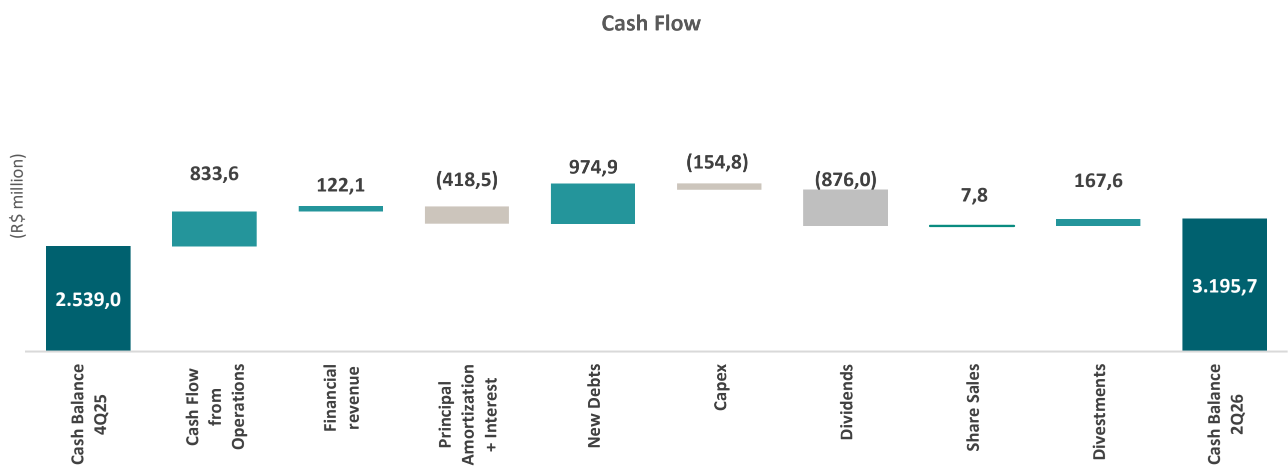
(iii) R$29.4 million invested in property, plant and equipment and intangible assets.

(iv) R$ 1.4 million in Other

Capex	2Q26
Managerial financial information	*(Amounts in thousands of Reais)*
Maintanance and Revitalization	34.473
Expansions and Redevolopments	24.059
Fixed Assets and Intangible	29.359
Other	1.392
Total	**89.283**

CASH FLOW

ALLOS reported an operating cash generation of R$833.6 million in the first semester of 2026. The change in the cash balance can primarily be attributed to the following factors: i) payment of dividends; ii) amortization of principal and interest on financing; iii) new funding raised in April 2026 iv)Capex; and v) proceeds from divestments.



OPERATIONAL PERFORMANCE

SALES PERFORMANCE

In the second quarter of 2026, Total sales continued their upward trajectory, reaching R$10.5 billion, an increase of 3.4% compared to 2Q25. Ex-Tijuca, total sales grew 4.6% year-over-year. Same-store sales (SSS) increased by 2.4% during the quarter (2.6% excluding Tijuca), with Convenience, Services, Leisure and Other standing out with growth of 6.5%.

Sales in the period were impacted by the different Easter calendar between 2026 and 2025 and FIFA World Cup™ matches. Despite these effects, sales performance at ALLOS malls continued to outperform the growth of Brazil’s retail market.

SSS% by Segment	2Q26
Managerial Financial Information	
Accessories, Beauty Items and Jewelry	2,0%
Food	2,5%
Services, Convenience, Leisure and others	6,5%
Housewares, Stationary, Tech and others	2,0%
Apparel and Shoes	1,2%
Total	**2,4%**

2.6% ex-Tijuca

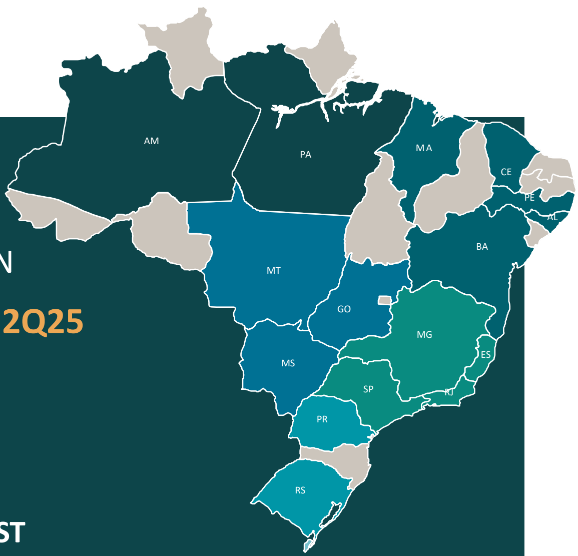
PERFORMANCE BY REGION

ALLOS malls are present across all five regions of Brazil and are located in major urban centers in 16 states.

In the second quarter of 2026, the North region once again stood out, posting growth of 8.6% compared to 2Q25, followed by the Southeast region with 4.2% growth and the Northeast and South regions, which both advanced 3.7%.

The highlights in sales performance during the quarter were: Shopping Grande Rio (+12.4%), Parque Shopping Belém (+11.8%), Franca Shopping (+10.9%), Boulevard Belém (+10.3%), and Carioca Shopping (+10.1%).

SALES
BY REGION
2Q26 vs. 2Q25



NORTH
+ 8.6%

NORTHEAST
+ 3.7%

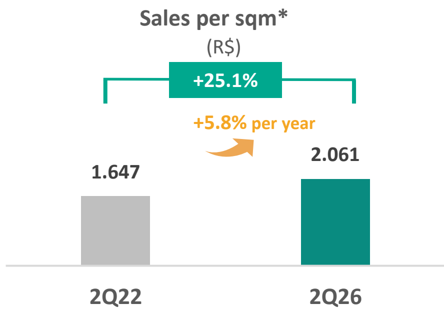
SOUTHEAST ex-Tijuca
+ 4.2%

MID- WEST
+ 1.9%

SOUTH
+ 3.7%

SALES/SQM

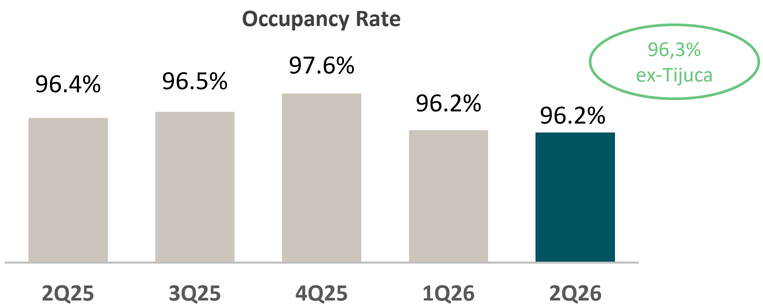
Sales/sqm reached R$2,061 in 2Q26, an increase of 4.0% compared to the same period of the previous year. This level of sales/sqm reflects, in another quarter, the consistent growth trajectory the Company has been showing since 2022, with a total increase of 25.1%, representing a CAGR of 5.8%



*Based on figures reported in the respective quarters

OCCUPANCY RATE AND LEASING ACTIVITY

ALLOS ended 2Q26 with an occupancy rate of 96.2%, in line with the first quarter of 2026.



In 2Q26, 196 contracts were signed in the Company's owned malls, representing an addition of 27.1 thousand sqm of GLA.

Highlights of recent openings include: Adidas and Zerezes at Shopping Villa Lobos; MAC at Shopping Estação Cuiabá; ASICS at Plaza Niterói; New Balance at Shopping Eldorado; and Shoulder at Shopping Catuaí Maringá.

Among the highlights of recently signed contracts are: the first On Running store in Rio de Janeiro, at Shopping Leblon; Aramis at Passeio das Águas; Track & Field at Villagio Caxias; and Fazenda Churrascada at Shopping Tamboré.

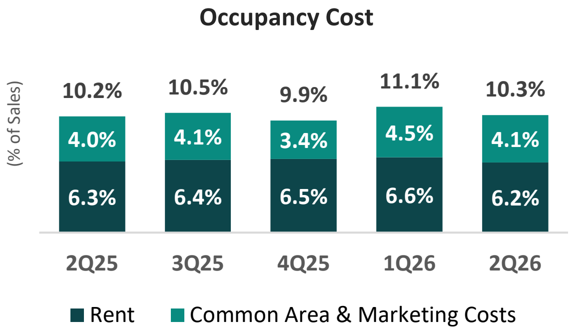
NEW BALANCE
Shopping Eldorado

ADIDAS
Shopping VillaLobos

MAC
Estação Cuiabá

OCCUPANCY COST

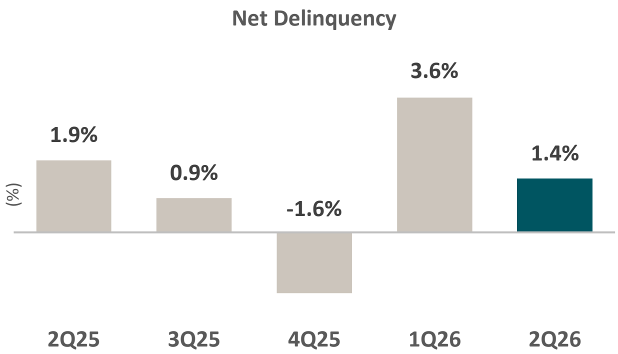
In the second quarter of 2026, occupancy cost[1] was 10.3%, in line with the same period of the previous year. Rent expenses accounted for 6.2%, while common charges and promotion fund (FPP) expenses accounted for 4.1% of the total cost.



[1]Considers only tenants who made sales during the period..

NET DELINQUENCY

In 2Q26, net delinquency was 1.4%, decreasing 45 bps year-over-year. This result highlights the portfolio's resilience and reinforces the quality of revenue and the sustainability of cash flow.



Parque Dom Pedro | Campinas - SP

MEDIA

HELLOO AT THE WORLD CUP

In 2Q26, helloo took part in a multiplatform World Cup coverage project in partnership with UOL and NEOOH. The initiative brought together leading advertisers, including C6 Bank, Coca-Cola, Hyundai, Diageo, Casas Bahia, and Loterias Caixa, and delivered real-time content through screens installed in malls and residential buildings across the country.

The project reinforced the attractiveness and effectiveness of the Company’s media solutions, expanding business opportunities with advertisers.

BRAND EXPERIENCE: COCA-COLA AND HELLOO

In partnership with Coca-Cola, helloo launched a FIFA World Cup 2026™ activation on the helloo live platform, transforming high-traffic mall areas into spaces for consumer engagement and brand experiences.

The initiative enabled consumers to create personalized Panini stickers and access exclusive digital content related to the tournament. The activation was implemented in strategic assets, including Shopping Catuaí Maringá, Mooca Plaza Shopping, Shopping Santa Cruz, Parque Dom Pedro, and Independência Shopping, expanding the campaign’s visibility and strengthening consumer engagement with the brand.

The project reinforced helloo’s ability to integrate physical and digital experiences in high-traffic environments, connecting brands and consumers through impactful and large-scale activations.

STRATEGIC ACTIVATION: VISA AND BANCO DO BRASIL

In 2Q26, helloo, in partnership with ALLOS, carried out a FIFA World Cup 2026™ activation across 45 malls nationwide, featuring dedicated spaces for official tournament sticker album trading. Integrated with the “Torcida BB Colecione Momentooos” campaign, the initiative was sponsored by Visa and Banco do Brasil, expanding the campaign’s reach among consumers.

The activation reinforced helloo’s ability to combine media and experiences in high-traffic environments, strengthening the connection between brands and consumers while expanding engagement opportunities and value creation for advertisers.

MEDIA

DATA INTELLIGENCE AND TARGETED SEGMENTATION: NINTENDO AND HELLOO

Helloo reinforced its strategic targeting capabilities by enabling Nintendo's campaign celebrating the 40th anniversary of the Mario Bros franchise.
With a family-focused approach, the campaign delivered the brand's message directly within consumers' everyday environments and social spaces. This initiative demonstrates how geographic intelligence and the flexibility of digital media transform advertising into an effective solution, allowing Nintendo to reach its target audience with precision and relevance, where leisure and purchasing decisions are made.

REGIONAL REACH: STRATEGIC ACTIVATIONS DURING SÃO JOÃO

São João represents an unique opportunity for cultural and emotional connection, going beyond the celebration itself to become a key moment for engagement and shared experiences.

By bringing immersive experiences to thousands of visitors across our malls in the Northeast region, helloo transformed this regional tradition into a high-impact activation platform. Our hyperlocal reach enabled the energy of the festivities to be translated into qualified brand presence, connecting consumers to their daily routines through authentic and engaging experiences.

The strength of our platform was evidenced by the participation of major national brands, including O Boticário, Natura, and TIM, alongside key regional players such as Mix Mateus, Ferreira Costa, and Unit. This combination of brands highlights our ability to offer a solution that combines national reach with deep regional penetration, enabling our partners to connect with consumers in an authentic and effective way at the heart of one of the country's most important cultural celebrations.

MEDIA

HELLOO-NEOOH CONSORTIUM STRENGTHENS STRATEGIC PRESENCE IN UBERLÂNDIA

The helloo | NEOOH Consortium expanded its presence in the airport segment with the launch of its media operations at the new passenger terminal of Uberlândia Airport, operated by Aena. With capacity increasing from 1.1 million to 2.15 million passengers per year, the terminal reinforces the relevance of the Triângulo Mineiro region as one of the country's leading economic and logistics hubs.

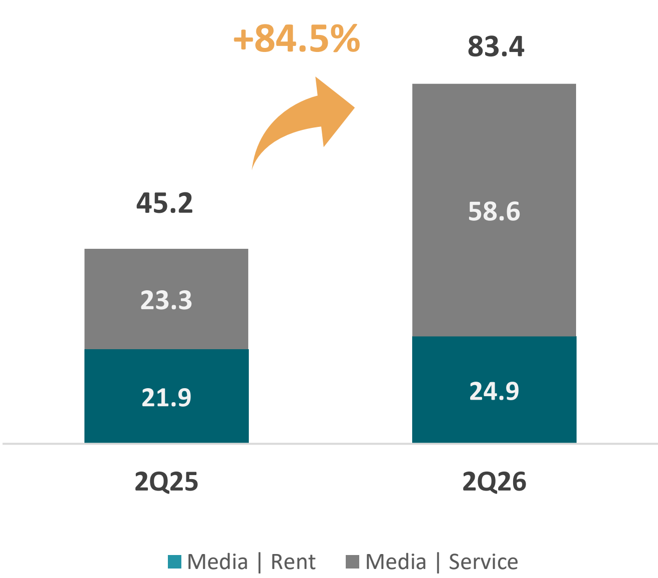
This move significantly expands revenue generation opportunities for both national brands and regional players. As an active waiting environment, with a high-income audience and longer dwell times, the airport represents a high-value asset capable of transforming visibility into direct conversion. By integrating this space into its data-driven media ecosystem, the consortium offers advertisers a powerful platform to reach the right audience, in a relevant context, during one of the highest-attention moments of the consumer journey.

The expansion to airports not only increases our presence in strategic locations, but also creates new opportunities with the advertisers who already operate with us in the malls, strengthening cross-sell and expanding the platform's revenue generation potential.

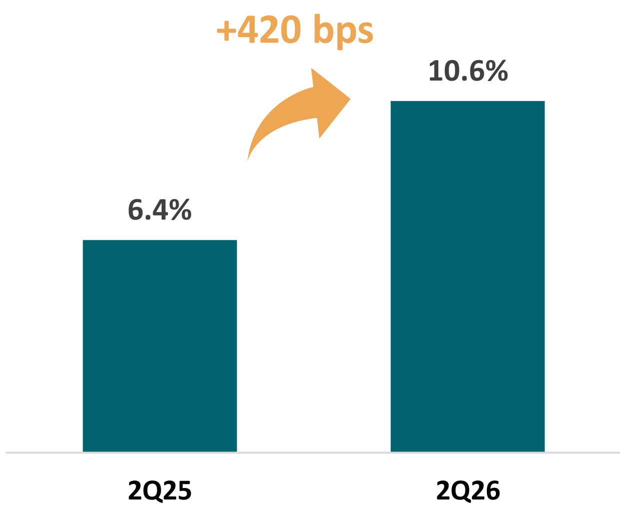
National Expansion: Advancing Towards 12 Airports in 2026

The presence of media assets at the Uberlândia terminal is part of a robust expansion plan that includes seven openings scheduled through August 2026. This initiative accelerates the consortium's growth strategy, consolidating media operations across a total of 12 airports by the end of 2026. Through this expansion, helloo reinforces its position by combining a broad presence in strategic infrastructure assets with data intelligence, enabling brands of all sizes to scale results and maximize return on investment in premium, high-traffic environments.

Media Revenue
(R$ Mllion)



Media as % of gross revenue



HIGHLIGHTS
MESSAGE FROM MANAGEMENT
KEY INDICATORS
FINANCIAL PERFORMANCE
OPERATIONAL PERFORMANCE
MEDIA
DEVELOPMENT AND MIXED USE
DIGITAL FEATURES
SUSTAINABILITY
PORTFOLIO
APPENDIX

DEVELOPMENT AND MIXED USE

PROJECT CONSOLIDATION UBERLÂNDIA – VALUE CREATION AND EARNINGS CONTRIBUTION

In 2Q26, ALLOS concluded the deed for the Uberlândia land parcel, formalizing its sale to Perplan for the development of a new mixed-use tower.

The transaction generated earnings of over R$15 million for the Company during the quarter, reinforcing ALLOS' ability to monetize owned land without significant capital allocation.

The development will comprise more than 22 thousand sqm of private area, distributed among high-end commercial and residential units.

The evolution of the project enabled the combination of mixed-use units within a single tower, enhancing product efficiency and creating a solution more closely aligned with local demand, with greater complementarity between living and working spaces.

Image for illustrative purposes only

PARQUE DOM PEDRO – FROM MASTERPLAN TO EXECUTION

In June 2026, ALLOS unveiled the Parque Dom Pedro masterplan in Campinas, a project that integrates residential, office, education, healthcare, hospitality, and service uses in the immediate surroundings of the mall, encompassing more than 300 thousand sqm of private area distributed across 17 towers.

The event marked the signing of the mobility infrastructure agreement with the municipality and the issuance of the construction permit for the hotel, which will be the first development within the masterplan to enter the implementation phase.

The project reinforces the Company's strategy of developing integrated urban hubs around its assets, enhancing the surrounding area and expanding the portfolio's value creation potential.


Image for illustrative purposes only

MACEIÓ – NEW RESIDENCIAL

At Parque Shopping Maceió, ALLOS advanced another stage of its mixed-use complex with the issuance of the occupancy permit (habite-se) for the Blend Reserva 21 residential tower.

The high-end residential development, comprising 240 units and developed by R. Pontes, is connected to the mall through the pedestrian walkway inaugurated in November 2025, alongside the asset's first expansion.

With the delivery of the fifth residential tower, the masterplan continues to advance the consolidation of an urban environment integrated with the shopping mall, strengthening the asset and expanding its potential to generate recurring traffic.

DEVELOPMENT AND MIXED USE

MIXED USE PIPELINE - PORTFOLIO OVERVIEW

As of June 2026, ALLOS had signed agreements for 72 mixed-use towers, of which 9 have already been delivered and 63 are expected to be delivered over the coming years. Additionally, the Company has 1,736,195 sqm of private area available for future developments.

Malls	State	Mixed-use Towers				Private Mixed-use area (sqm)
		In Approval	In construction/launch	Concluded	Total Signed	Total Available
Parque Shopping Maceió	AL	2	7	5	14	18.416
Shopping da Bahia	BA	5	-	-	5	23.060
Catuaí Shopping Londrina	PR	6	-	-	6	67.419
Norteshopping	RJ	-	5	-	5	65.783
Passeio das Águas Shopping	GO	-	3	3	6	332.120
Franca Shopping	SP	3	-	-	3	56.460
Shopping Tamboré	SP	2	-	-	2	24.300
Shopping Recife	PE	2	1	-	3	35.000
Shopping Piracicaba	SP	3	-	-	3	21.352
Parque Dom Pedro	SP	2	-	-	2	319.310
Independência Shopping	MG	1	1	-	2	-
São Bernardo Plaza Shopping	SP	3	-	-	3	43.050
Shopping Estação Cuiabá	MT	2	-	-	2	13.200
Outros Shoppings do Portifólio						648.725
Subtotal	**-**	**31**	**17**	**8**	**56**	**1.668.195**
Independent land	**-**	**3**	**12**	**1**	**16**	**68.000**
Portfolio Total	**-**	**34**	**29**	**9**	**72**	**1.736.195**

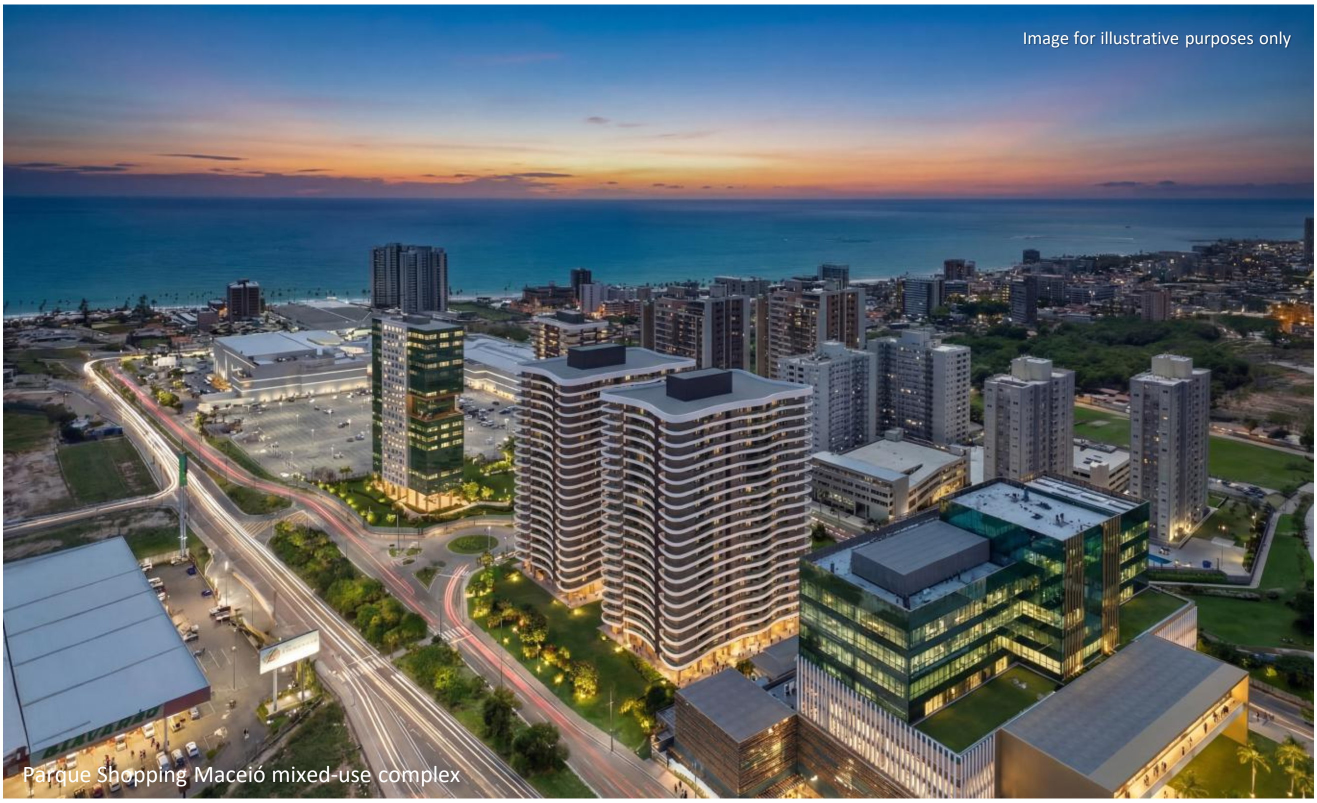


Image for illustrative purposes only

Parque Shopping Maceió mixed-use complex

DEVELOPMENT AND MIXED USE

EXPANSION AND REDEVELOPMENT

VALUE CREATION IN CONSOLIDATED ASSETS

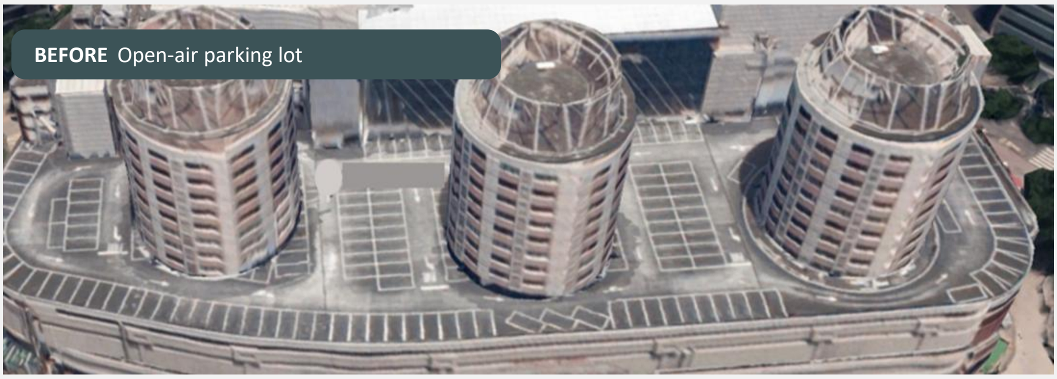
In 2Q26, ALLOS took another step forward in its strategy to maximize portfolio productivity through expansions and redevelopments that transform consolidated assets into new growth drivers.Focused on value creation and efficient execution, the Company continues to redevelop spaces, enhance its tenant mix, and increase the attractiveness of its assets, driving sales, revenues, and profitability.

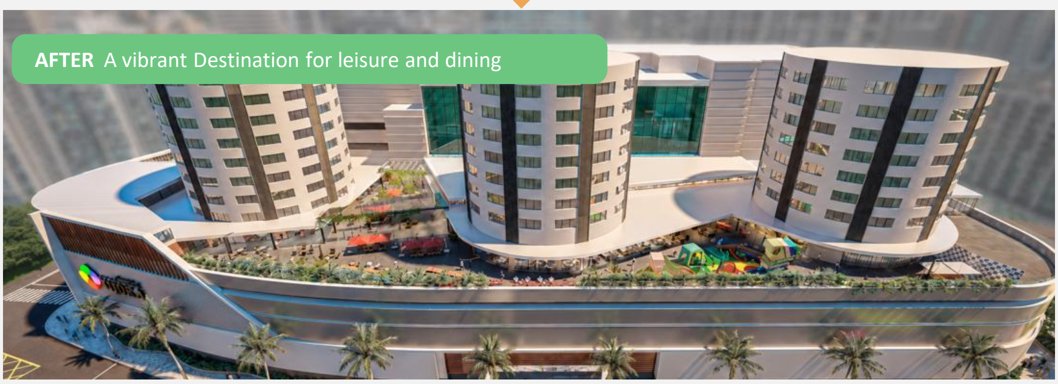
SHOPPING TIJUCA EXPANSION OPENING | TASTE

Located in Rio de Janeiro's North Zone and welcoming approximately 13 million visits per year, Shopping Tijuca has been undergoing a broad transformation process since 2019. The first phase of the project included the redevelopment of approximately 13 thousand sqm, featuring new environments, panoramic elevators, a fully renovated food court, and landscaping designed by specialists, preparing the asset for its next stage of evolution.

In June 2026, ALLOS inaugurated the fourth Taste unit, marking a new chapter in the mall's history. The project transformed a previously underutilized parking area into a high-value-added gastronomic rooftop, featuring 22 bar and restaurant operations, a children's playground, and extensive indoor and outdoor gathering spaces, adding 2,167 sqm of GLA to the asset.

More than a physical expansion, Taste reinforces the Company's placemaking strategy by creating a new destination for gastronomy, leisure, and social interaction in the region, while enhancing the asset's value creation potential.





DEVELOPMENT AND MIXED USE

FIRST RESULTS

R$ 5 mm
Sales in the first month

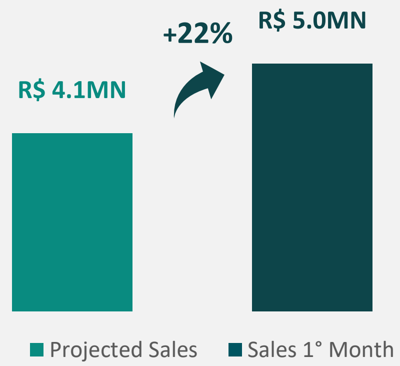
+22%
Above expectations

87%
GLA leased

+15%
of mall traffic

The success of the project is already reflected in its initial operating indicators. The opening took place with more than 87% of GLA leased, bringing together a carefully curated portfolio of brands relevant to the region and renowned chefs, including VAMO, Coco Bambu, Casa Ueda, Orzo Pasta Bar, Afagá, and Angu do Gomes.

In its first month of operation, Taste generated R$5 million in sales, outperforming original projections by 22%, and has already accounted for approximately 15% of total visitor traffic at Shopping Tijuca, demonstrating strong drawing power and reinforcing the potential of the Company's redevelopment strategy to unlock value from underutilized spaces and accelerate value creation across its assets.



HIGHLIGHTS
MESSAGE FROM MANAGEMENT
KEY INDICATORS
FINANCIAL PERFORMANCE
OPERATIONAL PERFORMANCE
MEDIA
DEVELOPMENT AND MIXED USE
DIGITAL FEATURES
SUSTAINABILITY
PORTFOLIO
APPENDIX

DIGITAL FEATURES

DIGITAL PLATAFORM

The ALLOS digital platform continues to expand its strategic relevance by growing its audience, deepening consumer behavior insights, and strengthening customer recurrence across the Company's shopping malls.With a nationwide presence and integration across shopping centers, digital channels, the Benefits Program, CRM, and media solutions, ALLOS has consolidated one of the most comprehensive proprietary consumer relationship and intelligence platforms in Brazilian retail, strengthening the connection between consumers, tenants, and brands.

17.1 mi
sessions in 2Q26
+12% Y/Y

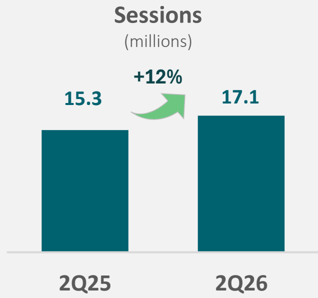
R$ 1.56 bi
Recognized GMV
+31% Y/Y

+15%
Visit frequency
+31% in mature malls

AUDIENCE AND ENGAGEMENT

The digital platform audience reached 17.1 million sessions in 2Q26, representing a 12% increase compared to the same period of the previous year. This growth reflects the maturity of the digital initiatives implemented in recent years and the expansion into new assets, reaching 37 shopping malls across all regions of the country.

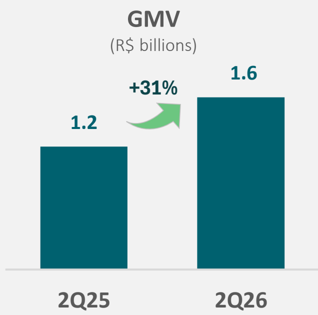
The growth in audience expands the Company's relationship reach with millions of consumers throughout their journey and strengthens the platform's ability to generate consumer and behavioral insights at scale.



CONSUMER AND DATA INSIGHTS

The continued growth in audience and engagement strengthens ALLOS' ability to understand consumption habits in physical retail. More than simply capturing individual purchases, the platform tracks consumer behavior throughout the shopping journey across different consumption categories, building an integrated and recurring view of customer habits.

In 2Q26, GMV recognized by the platform reached R$1.56 billion, representing a 31% increase compared to 2Q25, equivalent to a penetration rate of 27% of sales in mature malls and approximately 17% across the total base, which includes more recently launched assets. The increasing capture of sales enhances the depth of insights generated by the platform and enables increasingly relevant experiences, communications, and offers for consumers.



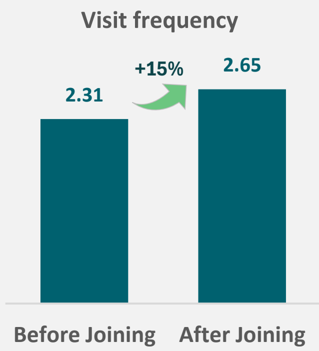
This combination of a nationwide physical presence, direct consumer relationships, digital channels, and recurring sales capture enables ALLOS to build a differentiated view of in-person consumption in Brazil and reinforces the digital platform as a proprietary asset for customer relationships and consumer insights.

RECURRENCE AND LOYALTY

The close relationship with consumers and the value proposition of the Benefits Program continue to drive visit frequency and spending concentration across the portfolio.

Comparing each customer's behavior before and after joining the program, an average 15% increase in visit frequency is observed, a metric that remains consistent over time as consumers concentrate purchases to accumulate and redeem benefits. In the most mature and engaged malls, this indicator reaches 31%.

The increase in visit frequency strengthens the relationship with consumers, expands spending across the malls, and continuously enriches the understanding of their habits and preferences.



As the platform continues to expand its audience, increase customer recurrence, and capture a growing share of sales, it further strengthens its position as a strategic asset for ALLOS, deepening relationships with consumers and enhancing the Company's ability to generate value across its entire ecosystem.

SUSTAINABILITY

ALLOS commitment to sustainability permeates a series of perennial initiatives and projects, carried out by the Company's malls, supporting social causes and local development. Below are the recent outstanding achievements.

ALLOS becomes a constituent of the FTSE4Good Index Series

FTSE Russell has confirmed that ALLOS was independently assessed according to the FTSE4Good criteria and has met the requirements for inclusion in the FTSE4Good Index Series.

FTSE4Good

Created by FTSE Russell, a global index provider, the FTSE4Good Index Series was designed to measure the performance of companies that demonstrate strong Environmental, Social and Governance (ESG) practices.

The FTSE4Good indices are used by a wide range of market participants in the creation and assessment of responsible investment funds and other sustainability-focused financial products.

ALLOS' inclusion in the FTSE4Good Index Series reinforces the recognition of the Company's sustainability and corporate governance initiatives and practices. ALLOS remains committed to generating long-term value through the continuous advancement of its ESG agenda.

ALLOS Awarded the Pro-Ethics Company Seal for Corporate Integrity

ALLOS was recognized by the 2025-2026 Pró-Ética Program, an initiative led by Brazil's Office of the Comptroller General (CGU) in partnership with the Ethos Institute, and one of the country's most relevant programs promoting corporate integrity. The Pró-Ética seal is awarded to organizations that demonstrate an effective commitment to high standards of ethics, integrity, and compliance through the implementation and maintenance of robust programs aimed at preventing, detecting, and remediating risks.

ALLOS was the only company in the shopping mall sector recognized in this edition, reinforcing its position as a benchmark for integrity, corporate ethics, and compliance.

exame. MELHORES do ESG destaque

EXAME ESG AWARD: BEST ESG COMPANIES

For the third consecutive year, ALLOS won the EXAME Best ESG Companies Award in the Construction and Real Estate category.

PORTFOLIO

Owned Malls	State	Ownership	Total GLA (sqm)	Owned GLA (sqm)	Private area Mixed Use	Occupancy Rate (%)	Services rendered
Amazonas Shopping	AM	24,7%	37.507	9.260	48.801	96,4%	A / C / CSC
Araguaia Shopping	GO	50,0%	17.668	8.834	0	98,2%	-
Bangu Shopping	RJ	90,0%	57.939	52.146	8.838	98,1%	A / C / CSC
Boulevard Shopping Belém	PA	80,0%	39.424	31.535	30.030	95,8%	A / C / CSC
Boulevard Shopping Belo Horizonte	MG	70,0%	41.683	29.178	25.906	96,7%	A / C / CSC
Boulevard Shopping Brasília	DF	100,0%	17.990	17.990	0	84,7%	-
Carioca Shopping	RJ	65,0%	36.268	23.574	0	95,4%	A / C / CSC
Catuaí Shopping Londrina	PR	93,0%	57.027	53.035	67.419	96,9%	A / C / CSC
Catuaí Shopping Maringá	PR	100,0%	33.523	33.523	71.227	97,7%	A / C / CSC
Caxias Shopping	RJ	65,0%	27.781	18.057	47.580	95,5%	A / C / CSC
Center Shopping Uberlândia	MG	21,0%	56.906	11.950	50.925	94,2%	A / C / CSC
Shopping Estação BH	MG	60,0%	37.503	22.502	0	96,3%	A / C / CSC
Franca Shopping	SP	76,9%	18.955	14.582	56.460	98,7%	A / C / CSC
Goiânia Shopping	GO	48,8%	30.132	14.716	0	97,9%	A / C / CSC
Independência Shopping	MG	83,4%	23.640	19.725	-	98,9%	A / C / CSC
Manauara Shopping	AM	100,0%	47.301	47.301	0	96,2%	A / C / CSC
Mooca Plaza Shopping	SP	60,0%	42.067	25.240	9.069	99,2%	A / C / CSC
Norteshopping	RJ	72,5%	71.655	51.950	65.783	94,9%	A / C / CSC
Parque Dom Pedro	SP	51,6%	126.323	65.183	319.310	97,4%	A / C / CSC
Parque Shopping Belém	PA	51,0%	36.544	18.638	0	97,3%	A / C / CSC
Parque Shopping Maceió	AL	50,0%	44.257	22.128	18.416	96,3%	-
Passeio das Águas Shopping	GO	90,0%	74.432	66.989	332.120	91,5%	A / C / CSC
Plaza Niterói	RJ	100,0%	44.636	44.636	0	95,4%	A / C / CSC
Plaza Sul Shopping	SP	50,1%	24.375	12.212	0	96,9%	A / C / CSC
São Bernardo Plaza Shopping	SP	60,0%	42.954	25.773	43.050	94,4%	A / C / CSC
Shopping ABC	SP	1,3%	44.597	566	0	97,5%	-
Shopping Campo Grande	MS	70,9%	44.400	31.480	95.264	99,0%	A / C / CSC
Shopping Campo Limpo	SP	20,0%	30.232	6.046	0	98,5%	A / C / CSC
Shopping Curitiba	PR	40,8%	22.379	9.138	0	98,6%	A / C / CSC
Shopping da Bahia	BA	71,5%	71.047	50.791	23.060	94,1%	A / C / CSC
Shopping Del Rey	MG	80,0%	38.069	30.455	0	94,3%	A / C / CSC
Shopping Estação Cuiabá	MT	75,0%	48.273	36.205	13.200	95,2%	A / C / CSC
Shopping Grande Rio	RJ	50,0%	44.129	22.064	54.940	96,7%	A / C / CSC
Shopping Leblon	RJ	51,0%	27.566	14.059	0	98,7%	A / C / CSC
Shopping Metrô Santa Cruz	SP	100,0%	18.774	18.774	0	95,5%	A / C / CSC
Shopping Metrópole	SP	100,0%	28.951	28.951	13.860	97,6%	A / C / CSC
Shopping Parangaba	CE	40,0%	33.523	13.409	13.546	95,7%	A / C / CSC
Shopping Piracicaba	SP	75,3%	44.995	33.895	21.352	95,5%	A / C / CSC
Shopping Recife	PE	30,8%	78.630	24.242	35.000	96,7%	C
Shopping Taboão	SP	92,0%	37.394	34.403	85.765	98,0%	A / C / CSC
Shopping Tamboré	SP	100,0%	49.926	49.926	24.300	96,9%	A / C / CSC
Shopping Tijuca	RJ	90,0%	37.533	33.780	0	90,2%	A / C / CSC
Shopping Vila Velha	ES	50,0%	71.504	35.752	48.180	98,5%	A / C / CSC
Shopping Villagio Caxias do Sul	RS	61,0%	29.677	18.103	44.794	97,1%	A / C / CSC
Shopping Villa-Lobos	SP	63,4%	28.374	17.989	0	96,6%	A / C / CSC
Rio Design Leblon	RJ	38,2%	3.348	1.280	0	63,9%	A / C / CSC
Lojas C&A	-	87,4%	11.809	10.322	0	100,0%	-
Total Portfólio		**65,3%**	**1.933.620**	**1.262.287**	**1.668.195**	**96,2%**	

EXPANSION AND REDEVELOPMENT PROJECTS

Redevelopment:
Floor L1 and L2

InBidding

Modernization of the corridors of the two floors near the Gourmet Park

SHOPPING RECIFE

Redevelopment:

Rondon Pacheco façade

Under construction:

Modernization of the façade of Rondon Pacheco Avenue.

CENTER UBERLÂNDIA

Redevelopment:
Mall Águas and old anchor area.

Under construction:

Modernization and redevelopment of the Águas Sector.

Under construction:

Redevelopment 12 thousand m² of GLA.

PARQUE D. PEDRO SHOPPING

Expansion/Redevelopment:
Taste and new vertical circulation

Concluded

The new gastronomic space with 2 thousand sqm GLA includes 22 new gastronomic operations.

SHOPPING TIJUCA

EXPANSION

REDEVELOPMENT

Redevelopment:
Modernisation of the Villa Lobos Promenade

In project development

Creation of a new Gastronomic Boulevard integrated with the Villa Lobos Building.

SHOPPING VILLA LOBOS

Redevelopment:
3rd Floor

In Project development

Modernization of the L3 floor and central atrium of the mall.

GOIÂNIA SHOPPING

Expansion:
Expansion of 150 new stores

In Bidding

The project foresees more than 150 new stores, distributed over 24 thousand sqm, of which 12 thousand sqm are new abl.

SHOPPING CAMPO GRANDE

EXPANSION

REDEVELOPMENT

CAPITAL STRUCTURE

The values below relate to ALLOS share in each debt, excluding structuring costs, asset purchase obligations, swap fair value adjustments, and the fair value of debts arising from business combinations. For further information, please refer to the corresponding Explanatory Note in the Company's consolidated financial statements

Debts	Index	Interest	Total Cost	Total Debt	(%) Total Debt	Maturity
TR			12,6%	91.028	1,3%	
Itaú (CRI - ICVM 476)	TR	11,3%	13,4%	37.357	0,5%	Jun-27
Itaú	TR	9,9%	12,0%	53.671	0,8%	May-30
CDI			15,5%	6.865.963	98,7%	
Debenture VIII (CRI - ICVM 400)	CDI	0,8%	15,7%	80.403	1,2%	Jun-29
Debenture XII (CRI - ICVM400)	CDI	1,2%	16,1%	550.061	7,9%	Jul-28
Debenture 7ª (CRI - ICVM160)	CDI	1,0%	15,9%	328.036	4,7%	Mar-28
Debenture 7ª (CRI - ICVM160).	CDI	1,2%	16,2%	298.776	5,0%	Mar-30
Debenture (8ª emissão. 1ª serie)	CDI	0,6%	15,4%	362.652	5,2%	Apr-29
Debenture (8ª emissão. 2ª serie)	105% CDI	0,0%	15,5%	388.900	5,6%	Apr-29
Debenture (8ª emissão. 3ª serie)	CDI	0,5%	15,3%	480.185	6,9%	Apr-31
CCB Itaú	CDI	1,3%	16,3%	105.868	1,5%	Oct-26
Debenture (9ª emissão. 1ª serie)	97% CDI	0,0%	14,3%	650.704	9,4%	Mar-31
Debenture (9ª emissão. 2ª serie)	98% CDI	0,0%	14,5%	119.031	1,7%	Mar-33
Debenture (9ª emissão. 3ª serie)	CDI	0,0%	14,8%	245.550	3,5%	Mar-36
Debenture (11ª emissão.1ª serie)	CDI	0,6%	15,5%	674.522	9,7%	Aug-31
Debenture (11ª emissão. 2ª serie)	CDI	1,0%	15,9%	1.954.967	28,1%	Aug-34
Debenture (12ª emissão.1ª serie)	98% CDI	0,0%	14,5%	156.856	2,3%	Jan-30
Debenture (12ª emissão. 2ª serie)	CDI	0,0%	14,8%	469.452	6,7%	Jan-32
Total			15,4%		0,0%	
Total		CDI+	0,57%	6.956.991		

The table below presents the reconciliation between consolidated net debt and managerial net debt.

Debt Breakdown | Consolidated	Financial Statements 2Q26	Effects of CPC 18/19	Managerial 2Q26
	(amounts in thousands of reais)		
Loans and financing, CCI/CRI's and debentures	6.871.160	-	6.871.160
Obligation for purchase of assets	17.573	0	17.573
Derivative financial instruments	180.241	0	180.241
Gross Debt	**7.068.974**	**0**	**7.068.974**
Cash and Cash Equivalents	**(3.399.094)**	**6.729**	**(3.392.365)**
Net debt	**3.669.880**	**6.729**	**3.676.609**

RECONCILIATION OF THE CONSOLIDATED AND MANAGERIAL FINANCIAL STATEMENTS

The managerial financial information is shown as consolidated in thousands of Reais (R$), and reflects the Company's ownership in each mall, in line with the consolidated financial statements.

The managerial financial statements were prepared based on the balance sheets, income statements, and financial reports of the Company and assumptions that the Company's Management considers to be reasonable and should be read in conjunction with the period's financial statements and explanatory notes.

CONSOLIDATED AND MANAGERIAL FINANCIAL STATEMENTS FOR JUNE 30rd, 2025, AND 2026

Consolidated Income Statement	2Q26	2Q25	2Q26 / 2Q25 Δ%	2Q25 Proforma	2Q26 / 2Q25 Δ% Proforma
(Amounts in thousands of Reais, except percentages)					
Gross revenue from rent and services	**774.246**	**747.269**	**3,6%**	**n/a**	**n/a**
Taxes, contributions and other deductions	(53.243)	(49.386)	7,8%	n/a	n/a
Net revenue	**721.004**	**697.883**	**3,3%**	**n/a**	**n/a**
Cost	**(199.885)**	**(181.025)**	**10,4%**	**n/a**	**n/a**
Gross income	**521.119**	**516.859**	**0,8%**	**n/a**	**n/a**
Operating income/(expenses)	**(172.562)**	**(171.259)**	**0,8%**	**n/a**	**n/a**
Sales, general and administrative expenses	(160.954)	(165.028)	-2,5%	n/a	n/a
Equity income	19.212	17.863	7,6%	n/a	n/a
Other net income (expenses)	(30.820)	(24.094)	27,9%	n/a	n/a
Financial income/(expenses)	**(104.904)**	**(92.246)**	**13,7%**	**n/a**	**n/a**
Net income before taxes and social contributions	**243.653**	**253.353**	**-3,8%**	**n/a**	**n/a**
Current income and social contribution taxes	(51.177)	(35.261)	45,1%	n/a	n/a
Deferred income and social contribution taxes	133.387	11.846	n/a	n/a	n/a
Net income in the period	**325.864**	**229.938**	**41,7%**	**-**	**n/a**
Income (loss) attributable to:					
Controlling Shareholders	308.144	201.401	53,0%	n/a	n/a
Minority Shareholders	17.719	28.537	-37,9%	n/a	n/a
Net income in the period	**325.864**	**229.938**	**41,7%**	**-**	**n/a**

Managerial Income Statement	2Q26	2Q25	2Q26 / 2Q25 Δ%	2Q25 Proforma	2Q26 / 2Q25 Δ% Proforma
(Amounts in thousands of Reais, except percentages)					
Gross revenue from rent and services	**800.057**	**719.290**	**11,2%**	**719.023**	**11,3%**
Taxes, contributions and other deductions	(53.621)	(48.244)	11,1%	(48.244)	11,1%
Net revenue	**746.437**	**671.046**	**11,2%**	**670.780**	**11,3%**
Cost	**(214.841)**	**(176.000)**	**22,1%**	**(175.996)**	**22,1%**
Cost of rent and services	(98.746)	(63.149)	56,4%	(63.145)	56,4%
Depreciation and amortization	(116.095)	(112.851)	2,9%	(112.851)	2,9%
Gross income	**531.596**	**495.046**	**7,4%**	**494.783**	**7,4%**
Operating income/(expenses)	**(198.261)**	**(172.754)**	**14,8%**	**(172.754)**	**14,8%**
Sales, general and administrative expenses	(96.600)	(103.141)	-6,3%	(103.141)	-6,3%
Long-term incentive plan	(9.248)	(8.996)	2,8%	(8.996)	2,8%
Equity Income	-	-	n/a	-	n/a
Depreciation and Amortization expenses	(33.799)	(36.777)	-8,1%	(36.777)	-8,1%
Other net income (expenses)	(58.614)	(23.839)	145,9%	(23.839)	145,9%
Financial income/(expenses)	**(108.081)**	**(97.140)**	**11,3%**	**(97.140)**	**11,3%**
Net income before taxes and social contributions	**225.254**	**225.153**	**0,0%**	**224.890**	**0,2%**
Current income and social contribution taxes	(51.408)	(35.130)	46,3%	(35.130)	46,3%
Deferred income and social contribution taxes	134.298	11.378	n/a	11.378	n/a
Net income in the period	**308.144**	**201.401**	**53,0%**	**201.138**	**53,2%**

BALANCE SHEET

Managerial Balance Sheet	ALLOS Financial Statements		Adjustments		ALLOS Managerial Consolidated	
	30/06/2026	30/06/2025	30/06/2026	31/12/2025	30/06/2026	31/12/2025
ASSETS	*(amounts in thousands of Reais)*					
Current						
Cash and cash equivalents	44.899	60.570	(818)	9.389	44.081	69.960
Short-term investments	3.157.493	2.369.444	(5.911)	(67.573)	3.151.582	2.301.871
Accounts receivable	349.872	473.676	16.012	7.880	365.884	481.556
Dividends receivable	27	27	(27)	(27)	0	(0)
Taxes recoverable	180.258	168.688	199	5.900	180.457	174.588
Anticipated expenses	20.914	17.480	608	513	21.521	17.993
Other receivables	210.098	226.645	11.057	10.616	221.156	237.262
Total Current Assets	**3.963.561**	**3.316.531**	**21.120**	**(33.302)**	**3.984.681**	**3.283.229**
Non-Current						
Taxes recoverable	49.779	62.263	5.182	(452)	54.962	61.811
Deferred income and social contribution tax	0	(0)	(0)	(0)	(0)	(0)
Legal deposits	173.291	192.477	1.027	904	174.319	193.381
Borrowings and other accounts receivable	-	-	-	-	-	-
Values receivable	93.387	80.560	483	(1.531)	93.869	79.030
Anticipated expenses	23.296	12.782	(3)	(5)	23.293	12.777
Long-term investments	196.702	167.142	-	-	196.702	167.142
Other receivables	315.806	285.416	(5.364)	(277)	310.442	285.139
Investments	602.767	604.106	(602.767)	(604.106)	(0)	0
Properties for investment	19.395.401	20.381.666	455.164	(176.699)	19.850.565	20.204.967
Property, plant and equipment	111.274	106.620	3.553	2.655	114.826	109.275
Intangible assets	782.825	796.875	522.178	545.631	1.305.003	1.342.507
Total Non-current Assets	**21.744.528**	**22.689.908**	**379.453**	**(233.880)**	**22.123.981**	**22.456.028**
Total Assets	**25.708.089**	**26.006.439**	**400.573**	**(267.182)**	**26.108.662**	**25.739.257**
LIABILITIES	*(amounts in thousands of Reais)*					
Current						
Suppliers	78.117	85.869	12.370	3.946	90.487	89.815
Loans and financing, real estate credit notes and debentures	326.766	325.357	-	-	326.766	325.357
Taxes and contributions payable	113.773	108.639	(1.137)	4.500	112.636	113.139
Deferred income	11.867	10.160	13.722	8.383	25.589	18.543
Dividends payable	438.000	440.839	(0)	(2.839)	437.999	438.000
Obligations for purchase of assets	2.477	3.384	-	-	2.477	3.384
Leasing	27.301	27.042	60.164	69.628	87.465	96.669
Other liabilities	115.730	283.131	1.897	(52.646)	117.627	230.485
Total Current Liabilities and liabilities related to non-current assets held for sal	**1.114.032**	**1.284.420**	**87.016**	**30.973**	**1.201.047**	**1.315.392**
Non-Current						
Loans and financing , real estate credit notes and debentures	6.544.394	5.553.953	-	0	6.544.394	5.553.954
Taxes and contributions to collect	4.783	7.013	0	(110)	4.783	6.903
Deferred income	14.349	16.716	266	406	14.615	17.122
Financial securities	180.241	132.740	-	-	180.241	132.740
Deferred income and social contribution tax	4.420.832	4.642.094	(5.128)	(5.217)	4.415.704	4.636.877
Obligations for the purchase of assets	15.096	14.503	-	-	15.096	14.503
Leasing	181.541	193.326	433.269	460.218	614.811	653.543
Other liabilities	62.611	8.040	(19.503)	(1.002)	43.109	7.038
Provision for contingencies	221.249	254.628	871	111	222.120	254.740
Total Non-Current Liabilities	**11.645.097**	**10.823.013**	**409.776**	**454.407**	**12.054.872**	**11.277.420**
Shareholders' Equity	*(amounts in thousands of Reais)*					
Share capital	15.092.136	15.092.136	-	-	15.092.136	15.092.136
Expenditure on issuance of shares	(72.332)	(72.332)	-	-	(72.332)	(72.332)
Capital reserves	23.784	18.590	-	-	23.784	18.590
Legal reserve	275.973	234.265	-	-	275.973	234.265
Shares held in treasury	(84.198)	(104.855)	-	-	(84.198)	(104.855)
Retained earnings (losses)	410.446	0	(0)	0	410.446	0
Income reserves	1.211.249	1.982.957	-	-	1.211.249	1.982.957
Carrying value adjustments	(4.004.316)	(4.004.316)	-	-	(4.004.316)	(4.004.316)
Minority Interest	96.219	752.561	(96.219)	(752.561)	-	-
Total Shareholders' Equity	**12.948.961**	**13.899.006**	**(96.219)**	**(752.561)**	**12.852.742**	**13.146.445**
Total liabilities and shareholders' equity	**25.708.089**	**26.006.439**	**400.573**	**(267.182)**	**26.108.661**	**25.739.257**

CASH FLOW

Cash Flow Statement	ALLOS Financial Statements 30/06/2026	Adjustments 30/06/2026	ALLOS Managerial Consolidated 30/06/2026
(amounts in thousands of reais)			
Operating Activities			
Net Profit for the period	**592.813**	**(36.367)**	**556.446**
Adjustments to net profit due to:	-	-	-
Straight line rent adjustment	(22.683)	(560)	(23.243)
Depreciation and Amortization	296.096	6.936	303.032
Equity Income	(36.320)	36.320	-
Provisions for doubtful accounts	33.355	293	33.648
Stock Option plan	25.786	-	25.786
Monetary variation over financial debts	444.282	6.718	451.000
Fair value of financial derivatives instruments	20.347	-	20.347
Deferred income and social contribution tax	(221.108)	(1.828)	(222.936)
(Gain) loss on sale of investment property	(3.612)	-	(3.612)
Income financial debts	(180.812)	247	(180.565)
(Gain) loss on sale of lands	(30.183)	2.532	(27.651)
Others	(33.532)	16.847	(16.685)
	884.429	**31.138**	**915.567**
Decrease (increase) in assets	**112.293**	**6.777**	**119.070**
Accounts receivable	80.051	5.088	85.139
Legal deposits	19.186	(124)	19.062
Taxes recoverable	914	66	980
Others	12.142	1.747	13.889
Increase (decrease) in liabilities	**70.579**	**50.947**	**121.526**
Suppliers	(7.752)	8.424	672
Collectable taxes	204.396	(4.138)	200.258
Other obligations	(125.405)	41.462	(83.943)
Deferred income	(660)	5.199	4.539
Taxes paid - IRPJ e CSLL	(131.444)	(1.205)	(132.649)
Taxes paid - PIS, COFINS e ISS	(70.048)	(184)	(70.232)
Net Cash Used in Operating Activities	**865.809**	**87.473**	**953.282**
Investment Activities			
Acquisition of fixed assets	(17.842)	712	(17.130)
Acquisition of Intangible Assets	(39.821)	718	(39.103)
Acquisition of properties for investment - Shopping malls	(99.962)	(61)	(100.023)
Capital increase/Decrease in controlled companies	(9.600)	9.600	-
Decrease (increase) in short-term investments	(552.687)	(61.910)	(614.597)
Dividends and interest on capital received	45.110	(45.110)	-
Receipt for the sale of equity and/or real estate interests in shopping malls	167.588	-	167.588
Net Cash Used in Investment Activities	**(507.214)**	**(96.051)**	**(603.265)**
Financing Activities			
Receipt of loans to related parties	-	-	-
Interest payment - loans, financings and real estate credit notes	(13.927)	-	(13.927)
Principal payment loans and financing and real estate credit notes	(11.536)	-	(11.536)
Issuance of debentures	1.000.000	-	1.000.000
Interest payment - debentures	(393.071)	-	(393.071)
Principal payment - debentures	-	-	-
Payment of debenture structuring costs	(25.078)	-	(25.078)
Leasing - Payment of principal and interest	(20.943)	(43.129)	(64.072)
Share Buyback Program	-	-	-
Buyback - debentures	-	-	-
Share Sales	7.788	-	7.788
Dividends paid to stockholders	(876.000)	-	(876.000)
Dividends paid to non-controlled stockholders	(41.499)	41.499	-
Payment of obligations for the purchase of companies	-	-	-
Net Cash Used in Financing Activities	**(374.266)**	**(1.630)**	**(375.896)**
Net cash and cash equivalent increase (reduction)	**(15.671)**	**(10.208)**	**(25.879)**
Cash and Cash Equivalents at the end of the period	44.899	(818)	44.081
Cash and Cash Equivalents at the beginning of the period	60.570	9.390	69.960
Net change in Cash and Cash Equivalents	**(15.671)**	**(10.208)**	**(25.879)**

RECONCILIATION BETWEEN CONSOLIDATED FINANCIAL STATEMENTS AND MANAGEMENT | 2026

Conciliation Financial statements vs. Managerial financial information Period ended June 30, 2026	ALLOS Consolidated 2026 - Financial Statements	Adjustments	ALLOS Consolidated 2026 - Managerial
	(amounts in thousands of reais)		
Gross revenue from rental and services	**1.489.038**	**54.648**	**1.543.686**
Taxes and contributions and other deductions	**(104.332)**	(499)	(104.831)
Net revenues	**1.384.706**	**54.149**	**1.438.855**
Cost of rentals and services	**(390.872)**	**(28.823)**	**(419.695)**
Gross income	**993.834**	**25.326**	**1.019.160**
Operating income/expenses	**(228.825)**	**(57.425)**	**(286.250)**
Sales, general and administrative expenses	(323.980)	135.377	(188.603)
Long-term incentive plan	n/a	16.885	(16.885)
Equity Income	36.320	(36.320)	-
Depreciation and Amortization	n/a	68.894	(68.894)
Other net operating income (expenses)	58.835	(70.703)	(11.867)
Financial income/(expenses)	**(286.327)**	**(4.911)**	**(291.238)**
Net income before taxes and social contributions	**478.682**	**(37.010)**	**441.672**
Income and social contribution taxes	**114.131**	**643**	**114.774**
Net income in the period	**592.813**	**(36.367)**	**556.446**
Income attributable to:			
Controlling shareholders	556.446	(0)	556.446
Minority shareholders	36.367	(36.367)	-

Conciliation between EBITDA / Adjusted EBITDA Period ended June 30, 2026	ALLOS Consolidated 2026 - Financial Statements	Adjustments	ALLOS Consolidated 2026 - Managerial
	(amounts in thousands of reais, except percentages)		
Net income for the period	**592.813**	**(36.367)**	**556.446**
(+) Depreciation and amortization	296.098	6.934	303.032
(+)/(-) Financial expenses / (income)	286.327	4.911	291.238
(+) Income and social contribution taxes	(114.131)	(643)	(114.774)
EBITDA	**1.061.107**	**(25.165)**	**1.035.942**
EBITDA margin %	**76,6%**		**72,0%**
(+)/(-) Non-recurring (expenses)/income	5.771	-	5.771
Adjusted EBITDA	**1.066.878**	**(25.165)**	**1.041.713**
Adjusted EBITDA margin %	**77,0%**		**72,4%**
(-) Straight line rent adjustments - CPC 06	(21.880)	(1.363)	(23.243)
Adjusted EBITDA (Ex- Straight line rent adjustments)	**1.044.998**	**(26.528)**	**1.018.470**

Conciliation between FFO / Adjusted FFO Period ended June 30, 2026	ALLOS Consolidated 2026 - Financial Statements	Adjustments	ALLOS Consolidated 2026 - Managerial
	(amounts in thousands of reais, except percentages)		
Net income for the period	**592.813**	**(36.367)**	**556.446**
(+) Depretiation and amortization	296.098	6.934	303.032
(=) FFO *	**888.911**	**(29.433)**	**859.478**
(+)/(-) Non-recurring expenses	5.771	-	5.771
(-) Straight line rent adjustments - CPC 06	(21.880)	(1.363)	(23.243)
(+)/(-) Non-cash taxes	(221.108)	(1.829)	(222.936)
(+)/(-) SWAP (Fair Value)	47.921	-	47.921
(+)/(-) Other non-recurring financial expenses	(27.376)	-	(27.376)
(=) Adjusted FFO *	**672.239**	**(32.624)**	**639.615**
AFFO margin %	**49,3%**		**45,2%**

* Non-accounting indicators

RECONCILIATION BETWEEN CONSOLIDATED AND MANAGERIAL FINANCIAL STATEMENTS AND PROFORMA | 2025

Conciliation Financial statements vs. Managerial financial information Period ended June 30, 2025	ALLOS Consolidated 2025 - Financial Statements	Adjustments	ALLOS Consolidated 2025 - Managerial	Adjustments	ALLOS Consolidated 2025 - Proforma
(amounts in thousands of reais)					
Gross revenue from rental and services	**1.447.001**	**(48.060)**	**1.398.941**	**(2.757)**	**1.396.184**
Taxes and contributions and other deductions	**(99.275)**	2.245	(97.031)	-	(97.031)
Net revenues	**1.347.726**	**(45.815)**	**1.301.911**	**(2.757)**	**1.299.153**
Cost of rentals and services	**(354.928)**	**9.172**	**(345.756)**	**161**	**(345.595)**
Gross income	**992.798**	**(36.643)**	**956.155**	**(2.596)**	**953.558**
Operating income/expenses	**(199.515)**	**(43.408)**	**(242.924)**	**-**	**(242.924)**
Sales, general and administrative expenses	(337.355)	127.184	(210.171)	-	(210.171)
Long-term incentive plan	n/a	16.723	(16.723)	-	(16.723)
Equity Income	35.064	(35.064)	-	-	-
Depreciation and Amortization	n/a	73.776	(73.776)	-	(73.776)
Other net operating income (expenses)	102.776	(45.030)	57.746	-	57.746
Financial income/(expenses)	**(249.897)**	**32.257**	**(217.640)**	**-**	**(217.640)**
Net income before taxes and social contributions	**543.386**	**(47.795)**	**495.591**	**(2.596)**	**492.995**
Income and social contribution taxes	**(35.345)**	**(4.175)**	**(39.520)**	**-**	**(39.520)**
Net income in the period	**508.041**	**(51.970)**	**456.071**	**(2.596)**	**453.475**
Income attributable to:					
Controlling shareholders	456.071	(0)	456.071	(2.596)	453.475
Minority shareholders	51.970	(51.970)	-	-	-

Conciliation between EBITDA / Adjusted EBITDA Period ended June 30, 2025	ALLOS Consolidated 2025 - Financial Statements	Adjustments	ALLOS Consolidated 2025 - Managerial	Adjustments	ALLOS Consolidated 2025 - Proforma
(amounts in thousands of reais, except percentages)					
Net income for the period	508.041	(51.970)	456.071	(2.596)	453.475
(+) Depreciation and amortization	301.006	(1.671)	299.335	-	299.335
(+)/(-) Financial expenses / (income)	249.897	(32.257)	217.640	-	217.640
(+) Income and social contribution taxes	35.345	4.175	39.520	-	39.520
EBITDA	**1.094.289**	**(81.723)**	**1.012.566**	**(2.596)**	**1.009.970**
EBITDA margin %	**81,2%**		**77,8%**	**0,0%**	**77,7%**
(+)/(-) Non-recurring (expenses)/income	(66.438)	-	(66.438)	-	(66.438)
Adjusted EBITDA	**1.027.850**	**(81.723)**	**946.128**	**(2.596)**	**943.531**
Adjusted EBITDA margin %	**76,3%**		**72,7%**	**0,0%**	**72,6%**
(-) Straight line rent adjustments - CPC 06	(25.984)	(1.173)	(27.158)	70	(27.087)
Adjusted EBITDA (Ex- Straight line rent adjustments)	**1.001.866**	**(82.896)**	**918.970**	**(2.526)**	**916.444**

Conciliation between FFO / Adjusted FFO Period ended June 30, 2025	ALLOS Consolidated 2025 - Financial Statements	Adjustments	ALLOS Consolidated 2025 - Managerial	Adjustments	ALLOS Consolidated 2025 - Proforma
(amounts in thousands of reais, except percentages)					
Net income for the period	508.041	(51.970)	456.071	(2.596)	453.475
(+) Depretiation and amortization	301.006	(1.671)	299.335	-	299.335
(=) FFO *	**809.048**	**(53.641)**	**755.406**	**(2.596)**	**752.810**
(+)/(-) Non-recurring expenses	(66.438)	-	(66.438)	-	(66.438)
(-) Straight line rent adjustments - CPC 06	(25.984)	(1.173)	(27.158)	70	(27.087)
(+)/(-) Non-cash taxes	(67.031)	29.741	(37.290)	-	(37.290)
(+)/(-) SWAP (Fair Value)	(40.937)	-	(40.937)	-	(40.937)
(+)/(-) Other non-recurring financial expenses	(4.262)	-	(4.262)	-	(4.262)
(=) Adjusted FFO *	**604.395**	**(25.074)**	**579.321**	**(2.526)**	**576.795**
AFFO margin %	**45,7%**		**45,4%**		**45,3%**

* Non-accounting indicators

GLOSSARY

Abrasce: Brazilian Association of Shopping Centers.

Adjusted EBITDA: EBITDA + pre-operational expenses +/(-) other non-recurring expenses/(revenues).

Adjusted FFO (Funds From Operations): Net income from controlling shareholders + depreciation + amortization + non-recurring expenses / (revenue) – straight-line rent +/(-) non-cash taxes – capitalized interest + SWAP effect.

Anchor Stores: Large, well-known stores (with more than 1,000 sqm of GLA) with special marketing and structural features that can attract customers, thereby ensuring permanent flows and uniform traffic in all areas of the mall.

CAGR: Compound annual growth rate.

Capex: Capital Expenditure. Estimate of the amount of funds to be spent on the development, expansion, improvement or acquisition of an asset and others.

CCI: Real Estate Credit Note.

Key Money: The amount charged to the tenant for the right to use the technical infrastructure of the real estate development.

CPC: Accounting Pronouncements Committee.

CRI: Real Estate Receivables Certificates.

EBITDA (Earnings Before Interest, Taxes, Depreciation and Amortization): Net revenue - operating costs and expenses + depreciation and amortization.

Federal Law 11.638: on December 28th, 2007, Federal Law 11,638 was enacted with the purpose of including publicly-held companies in the international accounting convergence process. Consequently, certain financial and operating results were subject to accounting effects due to the changes introduced by the new law.

GLA (Gross Leasable Area): Equivalent to the sum of all areas available for leasing in shopping malls, except for kiosks and sold areas.

Greenfield: development of new shopping center projects.

In-line Stores: Small stores (less than 250 sqm of GLA) with no special marketing and structural features located around the anchor stores and intended for general retailing.

Jr. Anchors: Medium-sized stores (between 250 and 1,000 sqm of GLA), which frequently have special marketing and structural features on a lesser scale, but which still attract and retain customers. They are also known as "megastores".

Management Fee: Fee charged to tenants and other partners of the mall to defray management costs.

Minimum Rent: The minimum monthly rent determined in a tenant's lease agreement.

Net delinquency: The ratio between total period billings (rent receivables, excluding cancelled invoices), and total revenue received over the same period.

NOI (Net Operating Income): Gross mall revenue (excluding revenue from services) + parking result – mall operating costs – provision for doubtful accounts.

Occupancy Cost: The cost of leasing a store as a percentage of sales: Rent (minimum + overage) + common charges + marketing fund (FPP).

Occupancy Rate: Leased area divided by total mall GLA at the end of the period in question.

Overage Rent: The rent whose calculation is based on the difference (when positive) between the value of a tenant's monthly sales and the breakeven point determined on the tenant's lease contract, multiplied by a percentage also determined on the lease contract.

GLOSSARY

Owned GLA: Refers to total GLA weighted by the Company's ownership in each shopping mall.**

PDA: Provision for doubtful accounts.

Total Sales: Sales of products and services in the period declared by the stores in each mall, including kiosk sales.

Sales/sqm: Sales in the period divided by the area that report sales. Does not include kiosk sales, given that these operations are not included in total mall GLA.

SSR (Same-Store Rent): Ratio between the rent earned in the same operation in the current period versus the previous year. Considers the current ownership held by the Company in each shopping mall.

SSS (Same-Store Sales): Ratio between sales in the same operation in the current period versus the previous year. Considers the current ownership held by the Company in each shopping mall.

Tenant Mix: Strategic composition of stores defined by the mall manager.

Vacancy: The mall's gross leasable area available for rent.

(Convenience Translation into English from the
Original Previously Issued in Portuguese)

ALLOS S.A. and Subsidiaries

Individual and Consolidated
Interim Financial Information
for the Three-month Period
Ended June 30, 2026 and
Independent Auditor's Report on the
Review of Interim Financial Information (ITR)

Deloitte Touche Tohmatsu Auditores Independentes Ltda.

Deloitte Touche Tohmatsu
Av. Dr. Chucri Zaidan, 1.240 -
4º ao 12º andares - Golden Tower
04711-130 - São Paulo - SP
Brazil

Tel.: + 55 (11) 5186-1000
Fax: + 55 (11) 5181-2911
www.deloitte.com.br

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INDEPENDENT AUDITOR'S REPORT ON THE REVIEW OF
INDIVIDUAL AND CONSOLIDATED INTERIM FINANCIAL INFORMATION (ITR)

To the Shareholders and Management of
ALLOS S.A. and Subsidiaries

Introduction

We have reviewed the individual and consolidated interim financial information of ALLOS S.A. and subsidiaries (the "Company", or, together with its subsidiaries, affiliates and jointly-controlled entities, the "Group"), comprised in the Interim Financial Information Form (ITR), for the quarter ended June 30, 2026, which comprises the individual and consolidated balance sheet as at June 30, 2026, and the related individual and consolidated statements of income and of comprehensive income for the three- and six-month periods then ended, and of changes in equity and of cash flows for the six-month period then ended, including the explanatory notes.

The Company's Executive Board is responsible for preparing this individual and consolidated interim financial information in accordance with technical pronouncement CPC 21 (R1) and international standard IAS 34 - Interim Financial Reporting, issued by the International Accounting Standards Board - IASB, as well as for presenting that information in accordance with the standards issued by the Brazilian Securities and Exchange Commission (CVM), applicable to the preparation of Interim Financial Information (ITR). Our responsibility is to express a conclusion on this individual and consolidated interim financial information based on our review.

Scope of review

We have conducted our review in accordance with Brazilian and international standards of review of interim financial information (NBC TR 2410 and ISRE 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity, respectively). A review of interim financial information consists on making inquiries, specially to persons responsible for financial and accounting matters, and on applying analytical and other review procedures. The scope of a review is significantly smaller than that of an audit conducted in accordance with auditing standards and, consequently, does not allow us to obtain assurance that we have been made aware of all significant matters that could be identified during an audit. Therefore, we do not express an audit opinion.

Conclusion on the individual and consolidated interim financial information

Based on our review, nothing has come to our attention that causes us to believe that the accompanying individual and consolidated interim financial information included in the Interim Financial Information (ITR) referred to above was not prepared, in all material respects, in accordance with technical pronouncement CPC 21 (R1) and international standard IAS 34, applicable to the preparation of Interim Financial Information (ITR), and presented in accordance with the standards issued by the CVM.

Other matters

Statements of value added

The aforementioned individual and consolidated interim financial information includes the statements of value added (DVA) for the six-month period ended June 30, 2026, prepared under the Executive Board's responsibility and presented as complementary information for purposes of international standard IAS 34. These statements have been subjected to review procedures performed alongside the review of ITR, with the purpose of concluding on whether they are consistent with the individual and consolidated interim financial information and accounting records, as applicable, and whether their form and content are in accordance with the criteria set forth in technical pronouncement CPC 09 - Statement of Value Added. Based on our review, we are not aware of any fact which leads us to believe that these statements of value added have not been prepared, in all material respects, in accordance with the criteria set forth in such technical pronouncement and consistently with the individual and consolidated interim financial information taken as a whole.

Rio de Janeiro, August 6, 2026

Deloitte Touche Tohmatsu

DELOITTE TOUCHE TOHMATSU
Auditores Independentes Ltda.

Ribas Gomes Simões
Engagement Partner

65323FTA

(Convenience Translation into English from the Original Previously Issued in Portuguese)

ALLOS S.A. AND SUBSIDIARIES

BALANCE SHEET AT JUNE 30, 2026
(All amounts in thousands of Brazilian reais - R$)

		Company		Consolidated	
ASSETS	Note	06/30/2026	12/31/2025	06/30/2026	12/31/2025
CURRENT ASSETS					
Cash and cash equivalents		12,268	11,045	44,899	60,570
Short-term investments	7	1,477,925	694,978	3,157,493	2,369,444
Trade receivables	8	54,225	48,039	349,872	473,676
Dividends and interest on capital receivable	10	18,799	72,603	27	27
Recoverable taxes and contributions	9	119,362	91,771	180,258	168,688
Prepaid expenses		10,449	9,451	20,914	17,480
Other receivables	8.1	145,964	167,569	210,097	226,646
		1,838,992	1,095,456	3,963,560	3,316,531
NON-CURRENT ASSETS					
Short-term investments	7	83,080	82,497	196,702	167,143
Trade receivables	8	23,951	17,225	93,387	80,560
Recoverable taxes and contributions	9	-	-	49,779	62,263
Judicial deposits	14	43,396	34,124	173,291	192,477
Prepaid expenses		19,202	10,277	23,296	12,782
Other receivables	8.1	656,579	627,865	315,806	285,416
Investments	10	13,462,114	14,766,032	602,767	604,106
Investment properties	11	2,087,060	857,695	19,395,401	20,381,666
Property and equipment		8,754	8,142	111,274	106,620
Intangible assets	12	181,867	140,134	782,825	796,875
		16,566,003	16,543,991	21,744,528	22,689,908
TOTAL ASSETS		18,404,995	17,639,447	25,708,088	26,006,439

(Convenience Translation into English from the Original Previously Issued in Portuguese)

ALLOS S.A. AND SUBSIDIARIES

BALANCE SHEET AT JUNE 30, 2026 (CONTINUED)
(All amounts in thousands of Brazilian reais - R$)

		Company		Consolidated	
LIABILITIES AND EQUITY	Note	06/30/2026	12/31/2025	06/30/2026	12/31/2025
CURRENT LIABILITIES					
Trade payables		22,650	22,758	78,117	85,869
Borrowings, financings and debentures	13	57,786	68,323	326,766	325,357
Taxes and contributions payable	9	50,136	14,735	113,773	108,639
Dividends payable		438,000	438,000	438,000	440,839
Payables for purchase and sale of assets		2,477	2,477	2,477	3,384
Deferred revenues		1,545	1,180	11,867	10,160
Lease liabilities		7,167	6,195	27,301	27,042
Other payables	15	58,065	66,363	115,730	283,130
		637,826	620,031	1,114,031	1,284,420
NON-CURRENT LIABILITIES					
Borrowings, financings and debentures	13	3,439,129	2,421,341	6,544,394	5,553,953
Taxes and contributions payable	9	-	-	4,783	7,013
Deferred revenues		5,211	4,008	14,349	16,716
Deferred taxes	16.1	1,207,326	1,237,775	4,420,832	4,642,094
Payables for purchase and sale of assets		-	-	15,096	14,503
Derivative financial instruments	13	180,241	132,740	180,241	132,740
Lease liabilities		17,395	21,455	181,541	193,326
Provision for contingencies	14	39,518	32,220	221,249	254,628
Other payables	15	25,607	23,432	62,611	8,040
		4,914,427	3,872,971	11,645,096	10,823,013
EQUITY					
Share capital	17.1	15,092,136	15,092,136	15,092,136	15,092,136
Expenditure on issuance of shares	17.2	(72,332)	(72,332)	(72,332)	(72,332)
Treasury shares	17.3	(84,198)	(104,855)	(84,198)	(104,855)
Capital reserves		23,784	18,590	23,784	18,590
Earnings reserves	17.4	1,487,222	2,217,222	1,487,222	2,217,222
Retained earnings		410,446	-	410,446	-
Carrying value adjustments	17.5	(4,004,316)	(4,004,316)	(4,004,316)	(4,004,316)
Equity attributable to shareholders of the Company		12,852,742	13,146,445	12,852,742	13,146,445
Non-controlling interests	17.6	-	-	96,219	752,561
Total equity		12,852,742	13,146,445	12,948,961	13,899,006
TOTAL LIABILITIES AND EQUITY		18,404,995	17,639,447	25.708,088	26,006,439

The accompanying notes are an integral part of the interim financial information.

(Convenience Translation into English from the Original Previously Issued in Portuguese)

ALLOS S.A. AND SUBSIDIARIES

STATEMENT OF INCOME
THREE- AND SIX-MONTH PERIODS ENDED JUNE 30, 2026
(All amounts in thousands of Brazilian reais - R$, except for earnings per share)

		Company			
		Three-month period ended June 30,		Six-month period ended June 30,	
	Note	2026	2025	2026	2025
Revenue from rental and services, net	18	100,035	67,422	173,479	134,020
Cost of rentals and services	19	(36,143)	(24,463)	(63,787)	(48,621)
Gross operating profit		63,892	42,959	109,692	85,399
Operating income (expenses):					
Selling, general and administrative expenses	20	(71,661)	(62,769)	(138,531)	(127,064)
Share of profit of investees	10	276,258	192,009	503,680	515,104
Other operating expenses, net	21	(61,784)	(2,023)	(1,790)	(12,737)
		142,813	127,217	363,359	375,303
OPERATING INCOME BEFORE FINANCE INCOME (COSTS)		206,705	170,176	473,051	460,702
Finance costs	22	(135,402)	(91,298)	(278,761)	(194,195)
Finance income	22	96,570	116,827	172,824	201,277
Finance income (costs), net		(38,832)	25,529	(105,937)	7,082
INCOME BEFORE INCOME TAX AND SOCIAL CONTRIBUTION		167,873	195,705	367,114	467,784
Income tax and social contribution	16.2	140,271	5,696	189,332	(11,713)
NET INCOME FOR THE PERIOD		308,144	201,401	556,446	456,071
Earnings per share attributable to shareholders of the Company (in Brazilian reais - per share):					
Earnings per share - basic	17.7	0.6301	0.3917	1.1379	0.8871
Earnings per share - diluted	17.7	0.6286	0.3909	1.1352	0.8851

The accompanying notes are an integral part of the interim financial information.

(Convenience Translation into English from the Original Previously Issued in Portuguese)

ALLOS S.A. AND SUBSIDIARIES

STATEMENT OF INCOME
THREE- AND SIX-MONTH PERIODS ENDED JUNE 30, 2026
(All amounts in thousands of Brazilian reais - R$, except for earnings per share)

		Consolidated			
		Three-month period ended June 30,		Six-month period ended June 30,	
	Note	2026	2025	2026	2025
Revenue from rental and services, net	18	721,004	697,884	1,384,706	1347,726
Cost of rentals and services	19,	(199,885)	(181,025)	(390,872)	(354,928)
Gross operating profit		521,119	516,859	993,834	992,798
Operating income (expenses):					
Selling, general and administrative expenses	20	(160,954)	(165,028)	(323,980)	(337,355)
Share of profit of subsidiaries	10	19,212	17,863	36,320	35,064
Other operating income (expenses), net	21	(30,820)	(24,095)	58,835	102,775
		(172,562)	(171,260)	(228,825)	(199,516)
OPERATING INCOME BEFORE FINANCE INCOME (COSTS)		348,557	345,599	765,009	793,282
Finance costs	22	(259,597)	(245,174)	(538,809)	(526,058)
Finance income	22	154,692	152,929	252,482	276.162
Finance income (costs), net		(104,905)	(92,245)	(286,327)	(249,896)
INCOME BEFORE INCOME TAX AND SOCIAL CONTRIBUTION		243,652	253,354	478,682	543,386
Income tax and social contribution	16.2	82,211	(23,416)	114,131	(35,345)
NET INCOME FOR THE PERIOD		325,863	229,938	592,813	508041
Net income attributable to stockholders of the Company		308,144	201,401	556,446	456,071
Non-controlling interests		17,719	28,537	36,367	51,970
		325,863	229,938	592813	508041

The accompanying notes are an integral part of the interim financial information.

(Convenience Translation into English from the Original Previously Issued in Portuguese)

ALLOS S.A. AND SUBSIDIARIES

STATEMENT OF COMPREHENSIVE INCOME
THREE- AND SIX-MONTH PERIODS ENDED JUNE 30, 2026
(All amounts in thousands of Brazilian reais - R$)

	Company			
	Three-month period ended June 30,		Six-month period ended June 30,	
	2026	2025	2026	2025
NET INCOME FOR THE PERIOD	308,144	201,401	556,446	456,071
Other comprehensive income	-	-	-	-
TOTAL COMPREHENSIVE INCOME	308,144	201,401	556,446	456,071

	Consolidated			
	Three-month period ended June 30,		Six-month period ended June 30,	
	2026	2025	2026	2025
NET INCOME FOR THE PERIOD	325,863	229,938	592,813	508,041
Other comprehensive income	-	-	-	-
TOTAL COMPREHENSIVE INCOME	325,863	229,938	592,813	508,041
Attributable to:				
Stockholders of the Company	308,144	201,401	556,446	456,071
Non-controlling interests	17,719	28,537	36,367	51,970
	325,863	229,938	592,813	508,041

The accompanying notes are an integral part of the interim financial information.

(Convenience Translation into English from the Original Previously Issued in Portuguese)

ALLOS S.A. AND SUBSIDIARIES

STATEMENT OF CHANGES IN EQUITY (COMPANY AND CONSOLIDATED)
SIX-MONTH PERIOD ENDED JUNE 30, 2026
(All amounts in thousands of Brazilian reais - R$)

					Earnings reserves				Equity attributable to shareholders		
	Share capital	Expenditure on issuance of shares	Treasury shares	Capital reserves	Legal reserve	Investment reserve	Carrying value adjustments	Retained earnings	Stockholders of the Company	Non-controlling interests	Total equity
AT DECEMBER 31, 2024	15,092,136	(72,332)	(776,697)	-	234,265	2,891,836	(4,004,316)	-	13,364,892	769,628	14,134,520
Net income for the period	-	-	-	-	-	-	-	456,071	456,071	51,970	508,041
Repurchase of shares	-	-	(150,412)	-	-	-	-	-	(150,412)	-	(150,412)
Share-based compensation program	-	-	21,076	643	-	-	-	-	21,719	.	21,719
Supplementary dividends	-	-	-	-	-	(92,480)	-	-	(92,480)	-	(92,480)
Intermediate dividends	-	-	-	-	-	(102,000)	-	-	(102,000)	-	(102,000)
Interim dividends	-	-	-	-	-	-	-	(51,000)	(51,000)	-	(51,000)
Dividends paid to non-controlling interests	-	-	-	-	-	-	-	-	-	(62,060)	(62,060)
Other corporate events involving non-controlling interests	-	-	-	-	-	-	-	-	-	2,949	2,949
AT JUNE 30, 2025	15,092,136	(72,332)	(906,033)	643	234,265	2,697,356	(4,004,316)	405,071	13,446,790	762,487	14,209,277
AT DECEMBER 31, 2025	15,092,136	(72,332)	(104,855)	18,590	275,973	1,941,249	(4,004,316)	-	13,146,445	752,561	13,899,006
Net income for the period	-	-	-	-	-	-	-	556,446	556,446	36,367	592,813
Share-based compensation program	-	-	20,657	5,194	-	-	-	-	25,851	-	25,851
Intermediate dividends approved during 2026 (Note 4)	-	-	-	-	-	(730,000)	-	-	(730,000)	-	(730,000)
Interest on capital approved during 2026 (Note 4)	-	-	-	-	-	-	-	(146,000)	(146,000)	-	(146,000)
Dividends paid to non-controlling interests	-	-	-	-	-	-	-	-	-	(38,660)	(38,660)
Other corporate events involving non-controlling interests (Note 4)	-	-	-	-	-	-	-	-	-	(666,142)	(666,142)
Capital increase of non-controlling interests	-	-	-	-	-	-	-	-	-	12,093	12,093
AT JUNE 30, 2026	15,092,136	(72,332)	(84,198)	23,784	275,973	1,211,249	(4,004,316)	410,446	12,852,742	96,219	12,948,961

The accompanying notes are an integral part of the interim financial information.

(Convenience Translation into English from the Original Previously Issued in Portuguese)

ALLOS S.A. AND SUBSIDIARIES

STATEMENT OF CASH FLOWS
SIX-MONTH PERIOD ENDED JUNE 30, 2026
(All amounts in thousands of Brazilian reais - R$)

	Company		Consolidated	
	06/30/2026	06/30/2025	06/30/2026	06/30/2025
CASH FLOW FROM OPERATING ACTIVITIES				
Net income for the period	556,446	456,071	592,813	508,041
Adjustments to reconcile net income for the period to net income provided by (used in) operating activities:				
Straight-line rent	(333)	(1,257)	(22,683)	(25,984)
Depreciation and amortization	76,858	65,114	296,096	301,008
Share of profit of subsidiaries	(503,680)	(515,104)	(36,320)	(35,064)
Provision for expected credit losses	3,926	1,305	33,355	25,822
Share-based compensation	24,017	24,257	25,786	25,770
Interest and indexation charges on financial transactions	200,228	174,079	444,282	455,870
Income from short-term investments	(68,425)	(93,008)	(180,812)	(196,183)
Fair value of financial instruments	50,355	(42,710)	20,347	(10,984)
Deferred income tax and social contribution	(189,332)	11,705	(221,108)	(67,033)
Gain on sale of equity interests and/or real estate interests in shopping malls	(3,612)	(128,098)	(3,612)	(148,540)
Provision for losses on investments and investment properties	-	515	-	515
Gain (loss) on sale of land	1,021	-	(30,183)	-
Write-off of added value of investments	218	116,305	-	170
Other provisions (reversals)	2,759	9,041	(33,532)	15,280
	150,446	78,215	884,429	848,688
Decrease (increase) in operating activities:				
Trade receivables	7,069	8,000	80,051	120,425
Recoverable taxes and contributions	(25,915)	6,647	914	(7,295)
Judicial deposits	(3,580)	(883)	19186	(6,877)
Other assets	4,906	(27,390)	12,142	(34,970)
	(17,520)	(13,626)	112,293	71,283
Increase (decrease) in operating liabilities:				
Trade payables	(1,343)	(13,716)	(7,752)	(9,632)
Taxes and contributions payable	88,668	15,010	204,396	158,711
Deferred revenues	(822)	619	(660)	(5,996)
Other liabilities	(68,538)	(26,182)	(125,405)	(45,053)
	17,965	(24,269)	70,579	98,030
Taxes and contributions paid				
Income tax and social contribution	(43,589)	(580)	(131,444)	(101,304)
PIS, COFINS and ISS	(10,832)	(14,240)	(70,048)	(83,690)
Net cash provided by operating activities	96,470	25,500	865,809	833,007

(Convenience Translation into English from the Original Previously Issued in Portuguese)

ALLOS S.A. AND SUBSIDIARIES

STATEMENT OF CASH FLOWS
SIX-MONTH PERIOD ENDED JUNE 30, 2026
(All amounts in thousands of Brazilian reais - R$)

	Company		Consolidated	
	06/30/2026	06/30/2025	06/30/2026	06/30/2025
CASH FLOW FROM INVESTING ACTIVITIES				
Payments for acquisition of property and equipment	(1,388)	(79)	(17,842)	(4,404)
Payments for acquisition of intangible assets	(18,860)	(25,906)	(39,821)	(51,233)
Payments for acquisition of investment properties (shopping malls)	(7,574)	(4,394)	(99,962)	(159,572)
Capital increase in subsidiaries and associates	(10,417)	(29,655)	(9,600)	(515)
Receivables for the sale of equity and/or real estate interests in shopping malls	158,331	70,128	167,588	155129
Capital decrease in subsidiaries/associates/amortization of quotas	-	173,494	-	1,494
Short-term investments	(648,981)	532,966	(552,687)	917,689
Dividends and interest on capital received	497,919	244,137	45,110	28,346
Net cash provided by (used in) investing activities	(30,970)	960,691	(507,214)	886,934
CASH FLOW FROM FINANCING ACTIVITIES				
Proceeds from loans to related parties	-	-	-	3,164
Payment for acquisition of companies	-	-	-	(30,953)
Payment of interest on borrowings and financings and real estate credit notes	(3,097)	(3,256)	(13,927)	(51,008)
Payment of principal on borrowings and financings and real estate credit notes	(4,041)	(3,249)	(11,536)	(747,817)
Payment of interest on debentures	(159,803)	(154,889)	(393,071)	(335,475)
Payment of principal of debentures	-	(520,000)	-	(582,252)
Issuance of debentures	1,000,000	-	1,000,000	625,000
Payment of debenture issuance costs	(25,078)	-	(25,078)	(16,245)
Payment of principal and interest of lease liabilities	(4,046)	(437)	(20,943)	(15,012)
Repurchase of shares	-	-	-	(150,412)
Disposal of shares	7,788	6,919	7,788	6,919
Dividends and interest on capital paid to stockholders	(876,000)	(306,000)	(876,000)	(306,000)
Dividends paid to non-controlling interests	-	-	(41,499)	(62,060)
Net cash used in financing activities	(64,277)	(980,912)	(374,266)	(1,662,151)
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	1,223	5,279	(15,671)	57,790
Cash and cash equivalents at the beginning of the period	11,045	3,173	60,570	47,771
Cash and cash equivalents at the end of the period	12,268	8,452	44,899	105,561
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	1,223	5,279	(15,671)	57,790

The accompanying notes are an integral part of the interim financial information.

(Convenience Translation into English from the Original Previously Issued in Portuguese)

ALLOS S.A. AND SUBSIDIARIES

STATEMENT OF VALUE ADDED
SIX-MONTH PERIOD ENDED JUNE 30, 2026
(All amounts in thousands of Brazilian reais - R$)

	Company		Consolidated	
	06/30/2026	06/30/2025	06/30/2026	06/30/2025
Revenues				
Gross revenue from rental and services	188,376	145,432	1,489,038	1,447,001
Provision for expected credit losses	(3,926)	(1,305)	(33,355)	(25,822)
Other revenue	59,908	128,098	91,114	148,540
	244,358	272,225	1,546,797	1,569,719
Inputs acquired from third parties:				
Cost of rentals and services	(10,860)	(5,731)	(163,472)	(124,791)
Materials, electrical energy, outsourced services and other operating expenses	(98,370)	(165,418)	(83,712)	(97,506)
GROSS VALUE ADDED PROVIDED BY THE COMPANY	135,128	101,076	1,299,613	1,347,422
Retentions				
Depreciation and amortization	(76,858)	(65,114)	(296,096)	(301,008)
NET VALUE ADDED PROVIDED BY THE COMPANY	58,270	35,962	1,003,517	1,046,414
Value added received in transfer:				
Share of profit of subsidiaries	503,680	515,104	36,320	35,064
Finance income	172,824	201,277	252,482	276,162
	676,504	716,381	288,802	311,226
Total value added distributed	734,774	752,343	1,292,319	1,357,640
Distribution of value added				
Employees	64,134	66,540	146,103	161,064
Direct compensation	59,606	60,876	128,557	140,172
Benefits	3,374	4,295	14,261	15,626
Severance Payment (FGTS)	1,154	1,369	3,285	5,266
Taxes	(164,567)	35,537	12,289	159,528
Federal	(166,170)	34,105	(10,257)	137,059
Municipal	1,603	1,432	22,546	22,469
Remuneration of third-party capital	278,761	194,195	541,114	529,007
Interest and other finance costs	278,761	194,195	538,809	526,058
Rentals	-	-	2,305	2,949
Remuneration of own capital	556,446	456,071	592,813	508,041
Retained earnings	410,446	405,071	410,446	405,071
Dividends	146,000	51,000	146,000	51,000
Non-controlling interest in retained earnings	-	-	36,367	51,970
	734,774	752,343	1,292,319	1,357,640

The accompanying notes are an integral part of this quarterly information.

1. GENERAL INFORMATION

ALLOS S.A. (“Company”, or jointly with its subsidiaries, associates and joint ventures, “Group”) has a group of “Stockholders of Reference”, formed by the Canada Pension Plan Investment Board (“Canada Pension Plan Investment Board”), CPPIB Flamengo US LLC (“CPPIB Flamengo” and, jointly with the Canada Pension Plan Investment Board, “CPPIB”), Renato Feitosa Rique (“Renato”), Rique Empreendimentos e Participações Ltda. (“Rique Empreendimentos”), Bali Fundo de Investimentos em Ações (“FIA Bali”), RLB Empreendimentos e Participações Ltda. (“RLB” and, jointly with Renato, Rique Empreendimentos and FIA Bali, “Rique”), Sierra Brazil 1 S.À. R.L. (“SB 1”) and Sonae Sierra Brazil Holdings S.À.R.L. (“SSBH” and, jointly with SB 1, “Sierra Entities”) and Cura Brazil S.À. R.L. (“Cura”), which together hold shares representing, at June 30, 2026, 19.4% (23.0% at December 31, 2025) of the total and voting capital bound to a Stockholders’ Agreement signed on June 6, 2019 and subsequently amended on July 25, 2022, March 5, 2023, January 8, 2024, and April 9, 2026. The Company is headquartered at Avenida Afrânio de Melo Franco, nº 290 - 1º andar, Leblon, Rio de Janeiro - RJ, Brazil.

The Company's principal activity is investing, directly or indirectly, in commercial centers, shopping malls and similar ventures, and in other companies as a partner or stockholder, as well as rendering commercial advisory services, management of shopping malls and condominiums in general. The Company and its subsidiaries, joint ventures and associates are hereinafter collectively referred to as "Group".

The Group has seasonality in its operations. Historically, festive dates and holidays, such as Christmas and Mother's Day, among others, have a positive impact on shopping mall sales.

The Company is a corporation registered with the Brazilian Securities Commission (“CVM”) and its shares are listed and traded on B3 S.A. - Brasil, Bolsa, Balcão (“B3”) under ticker ALOS3. Additionally, the Company adheres to the B3 New Market corporate governance level. The Company is part of the Bovespa Index (“IBOVESPA”) portfolio.

The issuance of the individual and consolidated quarterly information for the six-month period ended June 30, 2026 was approved and authorized by the Company’s Executive Board on August 6, 2026.

2. SIGNIFICANT ACCOUNTING POLICIES

2.1. Compliance statement

The individual and consolidated quarterly information has been prepared in accordance with accounting practices adopted in Brazil, which comprise the rules of the Brazilian Securities Commission (CVM) and the technical pronouncements, guidelines and interpretations issued by the Accounting Pronouncements Committee - CPC, the Technical Pronouncement CPC 21 (R1) - Interim Financial Reporting, and with the international standard IAS 34 - Interim Financial Reporting, which are in conformity with the IFRS Accounting Standards, issued by the International Accounting Standards Board (IASB), and contain all material information specific to the quarterly information, which is consistent with that used by Management.

The quarterly information is being presented in accordance with the Technical Guidance OCPC 07 - Presentation and Disclosures in General Purpose Financial Statements, which deals with the basic preparation and disclosure requirements to be observed when disclosing accounting and financial reports, especially the information contained in the notes to the financial statements. The Executive Board confirms that all relevant information specific to the quarterly information is being disclosed and corresponds to that used by Management.

This individual and consolidated quarterly information should be read together with the Company's annual individual and consolidated financial statements for the year ended December 31, 2025 since its objective is to provide an update of the significant activities, events and circumstances in relation to those financial statements.

The presentation of the individual and consolidated Statements of Value Added is required by the Brazilian corporate legislation and the accounting practices adopted in Brazil for listed companies. The IFRS Accounting Standards do not require the presentation of this statement. Therefore, under the IFRS, the presentation of such statements is considered supplementary information, and not part of the set of quarterly information.

2.2. Basis of preparation and measurement

The quarterly information has been prepared on the historical cost convention, except for certain financial instruments measured at fair value, when applicable. The historical cost is generally based on the fair value of the consideration paid in exchange for assets.

The relevant accounting policies adopted by the Group in this quarterly information are consistent with those presented in note 2 to the individual and consolidated financial statements for the year ended December 31, 2025, disclosed on March 10, 2026.

3. SIGNIFICANT ACCOUNTING JUDGMENTS, ESTIMATES AND ASSUMPTIONS

The significant accounting judgments, estimates and assumptions adopted by the Group in this quarterly information are consistent with those presented in note 3 to the annual individual and consolidated financial statements for the year ended December 31, 2025, disclosed on March 10, 2026.

4. SIGNIFICANT EVENTS IN THE SIX-MONTH PERIOD ENDED JUNE 30, 2026

Purchase and sale of real estate interest in investment properties

On January 2, 2026, the Company completed the sale of a plot of land in the city of Rio de Janeiro (RJ) for R$ 30,000. The transaction resulted in a net loss of R$1,021, recorded under “Other operating income (expenses), net” in the Consolidated Statement of Income.

On March 27, 2026, the subsidiary Sociedade Independência Imóveis S.A. completed the sale of land in the city of Juiz de Fora (MG) for a minimum guaranteed payment of R$16,924, which will be received in installments, as the developer receives the amounts of the real estate units that will be sold. The transaction cost was R$1,116, resulting in a gain of R$15,808, recorded under “Other operating income (expenses), net” in the Consolidated Statement of Income.

On May 5, 2026, the Company entered into Memoranda of Understanding (MOUs) for the execution of strategic portfolio transactions, involving: (i) the full divestment of its 49% interest in Shopping Curitiba; (ii) the additional acquisition of a 7.9% interest in Amazonas Shopping for a consideration of R$178,200; and (iii) an exchange of interests involving the transfer of an 8.56% interest in Shopping Taboão and a cash payment of R$20,000, in exchange for a 7.35% interest in Campo Grande Shopping and a 5% interest in Shopping Villagio Caxias do Sul. On June 26, 2026, the Company completed the sale of its 49% interest in Shopping Curitiba for R$201,543, which resulted in a gain of R$3,612, which is recorded under “Other operating income (expenses)”. The other transactions described above are subject to the fulfillment of customary conditions precedent, including due diligence procedures, the potential non-exercise of preemptive rights, and approval by the relevant regulatory authorities.

On June 8, 2026, the subsidiary Pátio Uberlândia Shopping Ltda. completed the sale of land in the city of Uberlândia (MG) for a minimum guaranteed payment of R$16,008, which will be received in installments, as the developer receives the amounts of the real estate units that will be sold. The transaction cost was R$611, resulting in a gain of R$15,396, recorded under “Other operating income (expenses), net” in the Consolidated Statement of Income.

Insurance Claim

As a result of the fire that occurred on January 2, 2026, in part of the facilities of Shopping Tijuca, which led to a complete interruption of operations for a period of 14 days, the Company recognized, in the period ended June 30, 2026, a net negative impact on results amounting to R$11,883, related to discounts granted and condominium contributions.

Sale of real estate interest by non-controlling shareholder

On February 6, 2026, the non-controlling shareholder of Fundo de Investimento Imobiliário Shopping Parque D. Pedro, in which the Company held 60.49% as of December 31, 2025, disposed of its real estate interest equivalent to 23.47% of Shopping Parque D. Pedro. Upon completion of the transaction, the Fund came to hold 35.94% of Shopping Parque D. Pedro and the Company came to hold 100% of the units of the real estate investment fund.

Accordingly, on January 1, 2026 the Company started to consolidate 51.60% of the result of this shopping mall, until December 31, 2025 the consolidation percentage was 75.07%. In addition, the Company wrote off from its consolidated financial statements the equity of non-controlling shareholders in the total amount of R$666,142, equivalent mainly to R$651,177 of Investment Properties and R$14,965 of Trade Receivables (net).

Interest on capital, intermediate dividends and interim dividends approved and paid in the period

During the period the Company made recurring payments to its stockholders relating to interest on capital, intermediate dividends and interim dividends. The table below consolidates the main information on the approved amounts, the types of proceeds and the payment periods:

Approval dates	Payment dates	Interest on capital	Dividends	Total
December 16, 2025	January, February and March 2026	-	438,000	438,000
March 24, 2026	April, May and June 2026	146,000	292,000	438,000
June 17, 2026	July, August and September 2026	-	438,000	438,000

Issuance of debentures

On April 2, 2026, the Company completed its 9th Issuance of Simple Debentures, Non-Convertible into Shares, of the Unsecured Type, in the total amount of R$1,000,000. The Issuance was carried out in 3 series, (i) the 1st series in the amount of R$646,700, with a maturity of five years and remuneration of 97% of the DI Rate; (ii) the 2nd series in the amount of R$115,397, with a maturity of seven years and remuneration of 98% of the DI Rate; and (iii) the 3rd series in the amount of R$237,903 with a maturity of ten years and remuneration of 100% of the DI rate.

Corporate restructuring:

On April 28 2026, the Extraordinary General Meeting of ALLOS S.A. approved the corporate restructuring involving the Company and certain subsidiaries, comprising: (i) the partial spin-off of Br Malls Participações S.A., with the merger of the spun-off portion into ALLOS S.A.; and (ii) the merger, into ALLOS S.A., of the subsidiaries Cezanne Empreendimentos e Participações Ltda., Pátio Londrina Empreendimentos e Participações Ltda. and Tissiano Empreendimentos e Participações S.A., with the resulting dissolution of these companies. All these restructurings were carried out at their book values and did not result in any gain or loss in the period.

5. FINANCIAL RISK MANAGEMENT

The financial risk factors presented in this quarterly information are consistent with those described in the annual individual and consolidated financial statements for the year ended December 31, 2025, disclosed on March 10, 2026.

5.1. Financial risk factors

a) Liquidity risk

The nominal cash flow of the main financial liabilities as at June 30, 2026 and December 31, 2025 is presented below.

	Company						
	Carrying amount	Contractual cash flow	Up to 6 months	6-12 months	1 to 2 years	2 to 5 years	Over 5 years
June 30, 2026							
Non-derivative financial liabilities:							
Borrowings and financings	50,096	66,213	6,975	7,823	16,389	35,026	-
Trade payables	22,650	22,650	22,650	-	-	-	-
Payables for purchase and sale of assets	2,477	2,477	2,477	-	-	-	-
Debentures	3,446,819	4,980,938	204,074	198,437	692,475	3,401,872	484,080
Lease liabilities	24,562	43,023	4,907	5,043	13,128	9,125	10,820
Derivative financial instruments:							
Swap (debentures)	180,241	243,988	8,539	8,748	19,593	207,108	-
Total	3,726,845	5,359,289	249,622	220,051	741,585	3,653,131	494,900
December 31, 2025							
Non-derivative financial liabilities:							
Borrowings and financings	54,237	73,457	7,088	7,160	15,699	43,510	-
Trade payables	22,758	22,758	22,758	-	-	-	-
Payables for purchase and sale of assets	2,477	2,477	2,477	-	-	-	-
Debentures	2,435,427	3,373,781	141,800	135,988	270,177	2,578,032	247,784
Lease liabilities	27,650	50,990	5,248	5,689	18,587	9,125	12,341
Derivative financial instruments:							
"Swap" (debentures)	132,740	236,568	9,356	7,091	12,088	205,874	2,159
Total	2,675,289	3,760,031	188,727	155,928	316,551	2,836,541	262284

	Consolidated						
	Carrying amount	Contractual cash flow	Up to 6 months	6-12 months	1 to 2 years	2 to 5 years	Over 5 years
June 30, 2026							
Non-derivative financial liabilities:							
Borrowings and financings	155,415	175,162	115,924	7,823	16,389	35,026	-
Trade payables	78,117	78,117	78,117	-	-	-	-
Payables for purchase and sale of assets	17,573	17,573	2,477	-	15,096	-	-
Debentures	6,678,893	10,061,725	428,634	412,083	1,095,335	4,901,332	3,224,341
Real estate credit note (CCIs)	36,852	38,713	8,290	30,423	-	-	-
Lease liabilities	208,842	424,166	22,089	21,953	49,448	84,856	245,820
Derivative financial instruments:							
Swap (debentures)	180,241	243,988	8,539	8,748	19,593	207,108	-
Total	7,355,933	11,039,444	664,070	481,030	1,195,861	5,228,322	3,470,161

	Consolidated						
	Carrying amount	Contractual cash flow	Up to 6 months	6-12 months	1 to 2 years	2 to 5 years	Over 5 years
December 31, 2025							
Non-derivative financial liabilities:							
Borrowings and financings	159,852	191,106	15,026	116,871	15,699	43,510	-
Trade payables	85,869	85,869	85,869	-	-	-	-
Payables for purchase and sale of assets	17,887	17,887	3,384	-	14,503	-	-
Debentures	5,675,500	10,138,037	375,026	351,830	642,058	4,045,854	4,723,269
Real estate credit note (CCIs)	43,958	48,756	9,263	8,338	31,155	-	-
Lease liabilities	220,368	386,414	22,556	17,889	37,382	65,191	243,396
Derivative financial instruments:							
Swap (debentures)	132,740	236,568	9,356	7,091	12,088	205,874	2,159
Total	6,336,174	11,104,637	520,480	502,019	752,885	4,360,429	4,968,824

b) Interest rate risk

The analysis of the Company's net exposure to the interest rate risk as at June 30, 2026 and December 31, 2025 is as follows:

	Carrying amount			
	Company		Consolidated	
	06/30/2026	12/31/2025	06/30/2026	12/31/2025
Interest rate financial instruments:				
Financial assets (i)	1,573,273	788,520	3,399,094	2,597,157
Financial liabilities (ii)	(3,546,604)	(2,542,549)	(7,175,692)	(6,203,434)
	(1,973,331)	(1,754,029)	(3,776,598)	(3,606,277)
Derivative financial instruments:				
Financial liabilities	(180,241)	(132,740)	(180,241)	(132,740)
	(180,241)	(132,740)	(180,241)	(132,740)

(i) Include cash and cash equivalents and short-term investments.

(ii) Include trade payables, borrowings, financings and debentures, payables for purchase and sale of assets and lease liabilities.

The tables below show the sensitivity analysis prepared by the Company's Management and the cash effect of transactions outstanding at June 30, 2026. Indexes used in the forecasts were obtained from the FOCUS Report issued by the Central Bank of Brazil - BACEN, as well as from the DI and IPCA future curve published by B3.

	Company				
Operation	Risk factor	Carrying amount	Scenario I (probable)	Scenario II (+25%)	Scenario III (+50%)
Short-term investments (i)	Increase of CDI	1,473,959	1,646,898	1,690,189	1,733,500
Borrowings and financings	Increase of CDI	(2,474,052)	(2,809,706)	(2,893,619)	(2,977,533)
Borrowings and financings	Increase of IPCA	(550,061)	(572,773)	(578,451)	(584,129)
Swap (debentures)	Increase of CDI	(180,241)	(180,241)	(186,459)	(192,649)
		(1,730,395)	(1,915,822)	(1,968,340)	(2,020,811)

	Consolidated				
Operation	Risk factor	Carrying amount	Scenario I (probable)	Scenario II (+25%)	Scenario III (+50%)
Short-term investments (i)	Increase of CDI	3,035,681	3,403,206	3,495,175	3,587,176
Borrowings and financings	Increase of CDI	(5,835,717)	(6,627,444)	(6,825,377)	(7,023,309)
Borrowings and financings	Increase of IPCA	(550,061)	(572,773)	(578,451)	(584,129)
Swap (debentures)	Increase of CDI	(180,241)	(180,241)	(186,459)	(192,649)
		(3,530,338)	(3,977,252)	(4,095,112)	(4,212,911)

(i) Refer exclusively to the instruments indexed to CDI, excluding Real Estate Investment Funds, Debentures, and other short-term investments.

Index	Scenario I (probable)	Scenario II (+25%)	Scenario III (+50%)
IPCA/IBGE	4.13%	5.16%	6.19%
CDI	13.57%	16.96%	20.35%

For each scenario, a gross finance cost was calculated, not taking into account the levy of taxes and the maturity flow of each agreement planned for 2026.

There are no material changes in the equity position of the financial liabilities in the different scenarios shown above, because a substantial part of the interest is provided for and paid within the same period. However, the Company understands that an increase in the interest rate, in the indexes or in both may give rise to a significant increase in the finance costs, causing a negative impact on the Company's finance result.

c) Determination of fair value

Management considers that the carrying amounts of the financial assets and liabilities not presented in this note approximate their fair values.

The fair values of the financial liabilities, together with the carrying amounts presented in the balance sheet, are as follows:

	Company			
	06/30/2026		12/31/2025	
Instruments	Carrying amount	Fair value	Carrying amount	Fair value
Borrowings and financings	53,671	50,292	57,398	52,730
Debentures	3,504,298	3,288,523	2,474,010	2,318,682
Total borrowings	3,557,969	3,338,815	2,531,408	2,371,412
Total borrowing cost	(59,483)		(40,843)	
Total fair value on debt renegotiation	(1,571)		(901)	
Total net borrowings	3,496,915		2,489,664	

	Consolidated			
	06/30/2026		12/31/2025	
Instruments	Carrying amount	Fair value	Carrying amount	Fair value
Borrowings and financings	159,539	155,122	163,557	157,764
CRIs	37,357	38,533	44,998	42,016
Debentures	6,760,095	6,533,212	5,740,279	5,524,142
Total borrowings	6,956,991	6,726,867	5,948,834	5,723,922
Total borrowing cost	(83,817)		(67,861)	
Total fair value on debt renegotiation	(2,014)		(1,663)	
Total net borrowings	6,871,160		5,879,310	

d) Operating risk

There has been no alteration in the Company's capital management policy in relation to previous periods and the Company and its subsidiaries and joint ventures are not subject to external capital requirements.

The net debt and equity ratio as at June 30, 2026 and December 31, 2025 are as follows:

	Consolidated	
	06/30/2026	12/31/2025
Borrowings, financings and debentures	6,871,160	5,879,310
Payables for purchase and sale of assets	17,573	17,887
Total	6,888,733	5,897,197
(-) Cash and cash equivalents	(44,899)	(60,570)
(-) Short-term investments	(3,354,195)	(2,536,587)
(-) Derivative financial instruments, net	180,241	132,740
Net debt (A)	3,669,880	3,432,780
Total equity (B)	12,948,961	13,899,006
Net debt /equity ratio (A/B)	28.34%	24.70%

6. SEGEMENT REPORTING

The segment reporting presented in this quarterly information is consistent with that in the individual and consolidated financial statements for the year ended December 31, 2025, disclosed on March 10, 2026.

The Company's management monitors the operating results of its business units (or Cash-Generating Units (CGUs)) in a segregated manner in order to make decisions on the allocation of resources and better use of their sources. The performance of each segment is measured based on the gross result of its consolidated financial statements.

Assets and liabilities are not subject to analysis by operating segment, since Management believes that the items not included in the analysis are indivisible, with corporate and less relevant characteristics for the decision making process, as regards the operating segments defined here. Revenues and costs among subsidiaries are eliminated upon consolidation.

	Consolidated							
	Three-month period ended June 30							
	2026				2025			
Item	Rent	Parking lot	Other	Total	Rent	Parking lot	Other	Total
Net revenue	480,257	151,840	88,907	721,004	472,618	146,646	78,620	697,884
Cost	(145,270)	(19,711)	(34,904)	(199,885)	(134,747)	(18,166)	(28,112)	(181,025)
Operating expenses	(13,993)	-	(146,961)	(160,954)	(13,190)	12	(151,850)	(165,028)
Other operating income (expenses)	(30,820)	-	-	(30,820)	(25,002)	312	595	(24,095)
Share of profit of subsidiaries	19,212	-	-	19,212	17,863	-	-	17,863
Finance income (costs), net	-	-	(104,905)	(104,905)	-	-	(92,245)	(92,245)
Income before income tax and social contribution	309,386	132,129	(197,863)	243,652	317,542	128,804	(192,992)	253,354

Item	Consolidated – Six-month period ended June 30 – 2026 – Rent	Parking lot	Other	Total	2025 – Rent	Parking lot	Other	Total
Net revenue	927,376	288,619	168,711	1,384,706	912,550	278,614	156,562	1,347,726
Cost	(295,061)	(37,543)	(58,268)	(390,872)	(274,224)	(33,981)	(46,723)	(354,928)
Operating expenses	(33,355)	-	(290,625)	(323,980)	(25,822)	(5)	(311,528)	(337,355)
Other operating income (expenses)	58,835	-	-	58,835	103,146	(365)	(6)	102,775
Share of profit of subsidiaries	36,320	-	-	36,320	35,064	-	-	35,064
Finance income (costs), net	-	-	(286,327)	(286,327)	-	25	(249,921)	(249,896)
Income before income tax and social contribution	694,115	251,076	(466,509)	478,682	750,714	244,288	(451,616)	543,386

7. SHORT-TERM INVESTMENTS

	Company 06/30/2026	Company 12/31/2025	Consolidated 06/30/2026	Consolidated 12/31/2025
Bank Certificate of Deposits (CDB)	698,836	163,692	1,263,143	645,264
Fixed-income fund	367,171	94,331	213,575	193,512
Exclusive fixed-income investment funds (i)	324,872	267,609	1,466,987	1,143,351
Financial bills and repurchase agreements	-	156,408	8,896	179,436
Government bonds	83,080	82,497	83,080	82,497
Real estate investment funds	71,445	4,660	71,445	98,399
Debentures	-	-	113,622	84,646
Other short-term investments	15,601	8,278	133,447	109,482
	1,561,005	777,475	3,354,195	2,536,587
Current	1,477,925	694,978	3,157,493	2,369,444
Non-current	83,080	82,497	196,702	167,143

(i) The Company and its subsidiaries have investments in exclusive fixed-income investment funds, which are detailed below:

	Company 06/30/2026	Company 12/31/2025	Consolidated 06/30/2026	Consolidated 12/31/2025
Financial bills	104,958	101,275	326,920	237,528
Floating rate government securities	144,086	84,527	972,627	744,239
CDBs	15,898	25,611	107,328	105,182
Real estate funds	59,930	56,196	60,112	56,402
	324,872	267,609	1,466,987	1,143,351

As at June 30, 2026, Bank Deposit Certificates (CDB), Fixed Income Investment Funds, and Repurchase Agreements have interest rates ranging from 96.5% to 102% of the Interbank Deposit Certificate (CDI) (ranging from 97% to 103% of the CDI at December 31, 2025) with daily liquidity and original maturity up to 2029. Government bonds are remunerated based on the General Price Index - Market (IGP-M), calculated monthly by Fundação Getúlio Vargas (FGV) plus 3.30% p.a. at June 30, 2026 and December 31, 2025, and have original maturity up to 2031. The debentures are remunerated at up to 50% of the base result of the Araguaia Shopping Mall.

The Real Estate Investment Funds - FIIs comprise quotas of Pátria Malls Fundo De Investimento Imobiliário, which are measured at the fair value of the quotas traded in an organized market.

8. TRADE RECEIVABLES

	Company		Consolidated	
	06/30/2026	12/31/2025	06/30/2026	12/31/2025
Rentals	100,992	73,282	556,163	653,045
Parking lot	3,218	2,505	47,966	71,353
Services provision	13,090	12,257	76,628	73,905
Fee for assignment of right of use	3,671	1,658	24,122	25,644
Condominium fees	46,598	24,507	162,244	159,683
Other	7,544	1,388	26,844	22,999
	175,113	115,597	893,967	1,006,629
Straight-line rent	30,259	21,213	115,315	94,037
Provision for expected credit loss ("ECL")	(127,196)	(71,546)	(566,023)	(546,430)
	78,176	65,264	443,259	554,236
Current	54,225	48,039	349,872	473,676
Non-current	23,951	17,225	93,387	80,560

As at June 30, 2026 and December 31, 2025, the aging of trade receivables is as follows:

		06/30/2026				
		Overdue balance				
Company	Balance falling due	< 90 days	91-180 days	181-360 days	>360 days	Total
Rentals	34,257	3,967	5,788	2,613	54,367	100,992
Parking lot	3,218	-	-	-	-	3,218
Services provision	1,719	-	154	430	10,787	13,090
Fee for assignment of right of use	891	68	(1,113)	175	3,650	3,671
Condominium fees	1,963	440	2,035	2,038	40,122	46,598
Other	1,052	668	811	530	4,483	7,544
Subtotal at June 30, 2026	43,100	5,143	7,675	5,786	113,409	175,113
Straight-line rent						30,259
Provision for expected credit loss ("ECL")						(127,196)
Net balance at June 30, 2026						78,176
Current						54,225
Non-current						23,951

		12/31/2025				
		Overdue balance				
Company	Balance falling due	< 90 days	91-180 days	181-360 days	>360 days	Total
Rentals	32,726	2,491	1,543	1,517	35,005	73,282
Parking lot	2,505	-	-	-	-	2,505
Services provision	516	109	387	815	10,430	12,257
Fee for assignment of right of use	900	44	20	-	694	1,658
Condominium fees	699	67	407	994	22,340	24,507
Other	403	39	29	74	843	1,388
Subtotal at December 31, 2025	37,749	2,750	2,386	3,400	69,312	115,597
Straight-line rent						21,213
Provision for expected credit loss ("ECL")						(71,546)
Net balance at December 31, 2025						65,264
Current						48,039
Non-current						17,225

Consolidated	Balance falling due	06/30/2026 Overdue balance < 90 days	91-180 days	181-360 days	>360 days	Total
Rentals	175,366	25,439	25,792	18,323	311,243	556,163
Parking lot	47,966	-	-	-	-	47,966
Services provision	40,044	1,842	1,963	4,243	28,536	76,628
Fee for assignment of right of use	1,203	548	411	719	21,241	24,122
Condominium fees	12,357	2,798	9,507	10,245	127,337	162,244
Other	4,680	2,393	1,196	1,627	16,948	26,844
Subtotal at June 30, 2026	281,616	33,020	38,869	35,157	505,305	893,967
Straight-line rent						115,315
Provision for expected credit loss ("ECL")						(566,023)
Net balance at June 30, 2026						443,259
Current						349,872
Non-current						93,387

Consolidated	Balance falling due	12/31/2025 Overdue balance < 90 days	91-180 days	181-360 days	>360 days	Total
Rentals	314,349	16,492	15,065	19,554	287,585	653,045
Parking lot	71,353	-	-	-	-	71,353
Services provision	37,518	3,513	4,019	4,225	24,630	73,905
Fee for assignment of right of use	3,121	813	450	987	20,273	25,644
Condominium fees	15,118	1,413	3,349	10,346	129,457	159,683
Other	3,441	1,272	900	1,230	16,156	22,999
Subtotal at December 31, 2025	444,900	23,503	23,783	36,342	478,101	1,006,629
Straight-line rent						94,037
Provision for expected credit loss (ECL)						(546,430)
Net balance at December 31, 2025						554,236
Current						473,676
Non-current						80,560

Provision for expected credit loss on rentals, fee for assignment of right of use and condominium fees receivable, parking lots, provision of services and other

The information on provision for expected credit loss presented in this quarterly information is consistent with that in the individual and consolidated financial statements for the year ended December 31, 2025, disclosed on March 10, 2026.

Changes in the balance of "Provision for expected credit loss" are as follows:

	Company 06/30/2026	Company 12/31/2025	Consolidated 06/30/2026	Consolidated 12/31/2025
Opening balance	(71,546)	(67,627)	(546,430)	(519,209)
Effect of corporate restructuring events and other changes	(56,997)	(6,189)	4,208	(19,134)
Effect on sales of equity and/or real estate interests in shopping malls	3,233	-	3,233	15,396
Permanent write-off of receivables	2,040	3,153	6,321	23,975
Constitution of ECL (note 20)	(3,926)	(883)	(33,355)	(47,458)
Closing balance	(127,196)	(71,546)	(566,023)	(546,430)

The information about exposure to credit risk in the Company's rentals, fee for assignment of right of use and condominium fees receivable, using a provision matrix by shopping mall, is presented on a weighted average basis, as follows:

	%	
Risk	06/30/2026	12/31/2025
Falling due	3.98%	3.78%
Overdue up to 90 days	38.65%	39.52%
Overdue between 91 and 180 days	67.32%	65.79%
Overdue between 181 and 360 days	91.96%	91.01%
Overdue for more than 360 days	100.00%	100.00%

8.1. Other receivables

Other receivables as at June 30, 2026 and December 31, 2025 are recorded in current and non-current assets, as shown below:

	Monetary adjustment	Company		Consolidated	
		06/30/2026	12/31/2025	06/30/2026	12/31/2025
Amount receivable from the sale of real estate interest and/or equity interest in shopping malls	CDI variation	179,541	168,377	228,075	223,281
Receivables from sale of land	CDI and IPC variation	38,144	13,025	81,059	36,364
Amount receivable for the sale of other equity interests	IPCA variation + 3% p.a.	11,058	11,224	11,058	11,224
Advance for purchase of assets and project expenses	-	95,149	93,754	100,149	93,754
Construction work expenses to be reimbursed by stockholders	-	-	18,638	-	18,638
Loans to subsidiary EDRJ (Note 23)	-	452,838	421,898	-	-
Other	-	25,813	68,518	105,562	128,801
Total		802,543	795,434	525,903	512,062
Current		145,964	167,569	210,097	226,646
Non-current		656,579	627,865	315,806	285,416

9. RECOVERABLE TAXES AND CONTRIBUTIONS AND TAXES AND CONTRIBUTIONS PAYABLE

	Company		Consolidated	
	06/30/2026	12/31/2025	06/30/2026	12/31/2025
<u>Recoverable taxes and contributions</u>				
IRPJ, IRRF and CS	118,293	91,533	216,830	216,913
PIS and COFINS	-	-	2,612	2,317
Other	1,069	238	10,595	11,721
Total	119,362	91,771	230,037	230,951
Current	119,362	91,771	180,258	168,688
Non-current	-	-	49,779	62,263
<u>Taxes and contributions payable</u>				
IRPJ and CSLL	-	-	36,825	45,631
PIS and COFINS	2,431	8,033	15,107	29,185
ITBI	40,659	5,800	51,958	17,100
ISS	194	205	4,512	6,449
IRRF on dividends and interest on capital	6,089	-	7,091	-
Other	763	697	3,063	17,287
Total	50,136	14,735	118,556	115,652
Current	50,136	14,735	113,773	108,639
Non-current	-	-	4,783	7,013

10. INVESTMENTS

a) Subsidiaries and associates

Except for the restructurings and disposals described in Note 4, there were no changes in equity interests in subsidiaries and associates as at June 30, 2026 when compared to December 31, 2025.

b) Breakdown of investment balance

	Company		Consolidated	
	06/30/2026	12/31/2025	06/30/2026	12/31/2025
Investments - book value	5,870,027	6,718,144	275,968	275,158
Assets' added value	7,550,517	8,006,318	217,969	220,118
Goodwill	41,570	41,570	108,830	108,830
	13,462,114	14,766,032	602,767	604,106

Added value shown in this note arises substantially from the added value of the investment properties acquired and is amortized over the useful lives of the real estate developments.

c) Changes in investments in the period

	Company		Consolidated	
	06/30/2026	12/31/2025	06/30/2026	12/31/2025
Opening balance	14,766,032	14,811,464	604,106	624,928
Capital movements				
Capital increase	10,417	64,867	9,600	2,284
Capital reduction	-	(209,195)	-	-
Share of profit of subsidiaries	503,680	1,024,534	36,320	79,220
Dividends and interest on capital	(444,115)	(438,489)	(45,110)	(85,134)
Acquisition of investments				
LA BSB Empreendimentos Imobiliários S.A.	-	72,656	-	-
2008 Empreendimentos S.A.	-	72,656	-	-
Sales of interests				
Quotas of Fundo de Investimento Via Parque	-	(8,908)	-	(8,908)
Cezanne Empreendimentos e Participações Ltda.	-	(70,308)	-	-
CDG Centro Comercial Ltda.	-	(24,430)	-	-
Reclassifications and other movements				
Amortization of added value	(39,528)	(96,464)	(1,976)	(10,811)
Effect of the restructurings of the equity interests of subsidiaries merged into ALLOS S.A. (note 4)	(1,380,101)	(161,226)	-	-
Write-off of added value from the sale of interest in shopping malls (note 4)	(218)	(116,305)	-	(170)
Provision for loss on investment	-	(515)	-	(515)
Repurchase of shares through subsidiary Br Malls	-	(159,799)	-	-
Other	45,947	5,494	(173)	3,212
Closing balance	13,462,114	14,766,032	602,767	604,106

d) Headquarters and balances of the main associates and joint ventures (non-consolidated entities)

	Consolidated				
Associate/joint venture:	Colina	Campo Limpo Empreendimentos	GS Shopping	Christaltur	Espírito Santo Mall
Headquarter:	São João de Meriti- RJ	São Paulo - SP	Goiânia - GO	São Paulo - SP	Espírito Santo - ES
Segment	Shopping mall management	Interest in shopping mall	Interest in shopping mall	Interest in shopping mall	Interest in shopping mall
Assets					
Current	256	9,753	8,854	8,071	40,182
Non-current	-	96,945	136,730	55,926	264,437
	256	106,698	145,584	63,997	304,619
Liabilities and equity					
Current	114	2,778	3,080	573	26,252
Non-current	-	1,310	1,734	181	174,645
Equity	142	102,610	140,770	63,243	103,722
	256	106,698	145,584	63,997	304,619
Profit or loss					
Net operating revenue	837	27,422	25,494	8,493	34,095
Services costs	(28)	(3,202)	(4,702)	(2,134)	(16,551)
Operating expenses	141	(301)	5,813	(49)	5,078
Finance income (costs), net	(26)	136	319	153	(10,000)
Income tax and social contribution	(140)	(3,359)	(3,638)	(1,355)	(2,495)
Net income for the period	784	20,696	23,286	5,108	10,127

e) Dividends and interest on capital receivable

The balances below refer to dividends and interest on capital receivable and are recorded under "Dividends and interest on capital receivable" in current assets.

	Company	
	06/30/2026	12/31/2025
Tarsila Empreendimentos e Participações Ltda.	-	10,777
Fundo de Investimento Imobiliário ALLOS	14,778	15,444
Fundo de Investimento Imobiliário Shopping Parque Dom Pedro	3,994	5,264
Sierra Investimentos Brasil Ltda.	-	13,041
Colina Shopping Center Ltda.	27	27
Br Malls Participações S.A.	-	28,050
Total	18,799	72,603

11. INVESTMENT PROPERTIES

	Company		Consolidated	
	06/30/2026	12/31/2025	06/30/2026	12/31/2025
Land (i)	6,591	6,591	31,796	70,566
Shopping malls (ii)	2,080,469	851,104	19,363,605	20,311,100
Total investment properties	2,087,060	857,695	19,395,401	20,381,666

(i) The Company has pieces of land on some shopping malls which Management intends to negotiate with potential developers of residential and/or commercial properties that bring synergy and increase the flow of visitors in these shopping malls.

(ii) Refer to commercial properties held by the Group companies under operating lease. The Company's investment properties comprise shopping malls already built and shopping malls under development.

The changes in the balances of investment properties in the reported periods are as follows:

	Company			
	Cost	Accumulated depreciation	Assets' added value (and amortization of added value)	Total
At December 31, 2024	949,213	(231,656)	34,304	751,861
Additions				
Facilities and buildings	10,642	(12,231)	(1,091)	(2,680)
Right-of-use assets	-	(1,084)	-	(1,084)
Other	872	(1,651)	-	(779)
Write-offs				
Merger of Bazille/Parangaba	137,443	(27,066)	-	110,377
At December 31, 2025	1,098,170	(273,688)	33,213	857,695
Additions				
Facilities and buildings	7,154	(10,431)	(1,410)	(4,687)
Right-of-use assets	-	(576)	-	(576)
Other	420	(982)	-	(562)
Write-offs				
Sale of land (adjacent to Via Parque)	(31,021)	-	-	(31,021)
Sale of interest in Shopping Curitiba (i)	(85,749)	41,028	(146,708)	(191,429)

	Company			
	Cost	Accumulated depreciation	Assets' added value (and amortization of added value)	Total
Incorporation of assets previously held by subsidiaries				
25% interest in Shopping Tamboré (i)	113,009	(44,390)	220,534	289,153
12% interest in Shopping Villa Lobos (i)	32,219	(10,036)	88,268	110,451
60% interest in Shopping São Bernardo (i)	232,072	(96,659)	202,747	338,160
65% interest in Shopping Caxias (i)	98,085	(23,210)	39,413	114,288
20.1% interest in Shopping Plaza Sul (i)	71,274	(27,597)	73,883	117,560
14% interest in Shopping Taboão (i)	102,714	(6,501)	-	96,213
65% interest in Shopping Carioca (i)	162,554	(33,597)	70,923	199,880
49% interest in Shopping Curitiba (i)	85,483	(40,591)	147,043	191,935
At June 30, 2026	1,886,384	(527,230)	727,906	2,087,060

	Consolidated			
	Cost	Accumulated depreciation	Assets' added value (and amortization of added value)	Total
At December 31, 2024	10,582,777	(2,504,261)	12,621,624	20,700,140
Additions				
Facilities and buildings	361,710	(239,698)	(213,316)	(91,304)
Right-of-use assets	5,124	(10,700)	-	(5,576)
Acquisition of Shopping Brasília	116,653	(48,699)	108,623	176,577
Other	10,130	(5,966)	-	4,164
Write-offs				
Sale of 9.9% of Shopping Plaza Sul	(34,308)	12,112	(31,685)	(53,881)
Sale of 45% of Shopping Rio Anil	(151,648)	61,540	(46,595)	(136,703)
Sale of 10% of Shopping Tijuca	(41,611)	15,665	(124,171)	(150,117)
Sale of 20% of Shopping Carioca	(48,070)	8,779	(22,343)	(61,634)
At December 31, 2025	10,800,757	(2,711,228)	12,292,137	20,381,666
Additions				
Facilities and buildings	99,196	(122,889)	(90,171)	(113,864)
Right-of-use assets	-	(6,176)	-	(6,176)
Addition of land in Bahia non-controlling interests	12,093	-	-	12,093
Other	766	(4,407)	-	(3,641)
Write-offs				
Sale of land (adjacent to Via Parque, Shopping Independência e Uberlândia) - (i)	(31,675)	-	(396)	(32,071)
Write-off of non-controlling interests in Shopping Parque D. Pedro (i)	(118,040)	11,981	(545,118)	(651,177)
Sale of interest in Shopping Curitiba (i)	(85,749)	41,028	(146,708)	(191,429)
At June 30, 2026	10,677,348	(2,791,691)	11,509,744	19,395,401

(i) The transactions related to purchases of assets during the six-month period ended June 30, 2026 are described in note 4.

Fair value of investment properties

Management reviews at least annually the net carrying amount of its real estate developments, with the objective of assessing whether there are events or changes in the economic, operating or technological circumstances that may indicate impairment of its investment properties. At June 30, 2026, the Company did not identify the existence of indicators of impairment of its investment properties.

Regarding the disclosure of fair values, as at June 30, 2026, investment properties presented no indications of significant change in their fair values when compared to those in the Company's annual individual and consolidated financial statements for the year ended December 31, 2025, disclosed on March 10, 2026. Therefore, the total fair value of the real estate developments (including non-controlling interests) is R$31,238,422 as at June 30, 2026 and R$32,208,683 as at December 31, 2025.

12. INTANGIBLE ASSETS

		Company				
		06/30/2026				
	Useful life	Initial cost	Additions/ (write-offs)	Cost	Accumulated amortization	Net value
Right to the Transfer Unit of the Right to Build (UTDC)	Indefinite	1,116	-	1,116	-	1,116
Right of use leased assets	5 years	39,949	-	39,949	(30,420)	9,529
Computer software	5 years	293,464	18,860	312,324	(194,636)	117,688
Customers portfolio	Indefinite	7,192	-	7,192	-	7,192
Goodwill on acquisition of merged entities (i)	Indefinite	-	46,338	46,338	-	46,338
Other	Indefinite	4	-	4	-	4
		341,725	65,198	406,923	(225,056)	181,867

		Company				
		12/31/2025				
	Useful life	Initial cost	Additions/ (write-offs)	Cost	Accumulated amortization	Net value
Right to the Transfer Unit of the Right to Build (UTDC)	Indefinite	1,116	-	1,116	-	1,116
Right of use leased assets	5 years	41,915	(1,966)	39,949	(28,135)	11,814
Computer software	5 years	246,276	47,188	293,464	(173,456)	120,008
Customers portfolio	Indefinite	7,192	-	7,192	-	7,192
Other	Indefinite	4	-	4	-	4
		296,503	45,222	341,725	(201,591)	140,134

(i) These balances were incorporated by the Company from its subsidiaries Cezanne Empreendimentos e Participações Ltda. and Tissiano Empreendimentos e Participações S.A. See note 4.

			Consolidated			
			06/30/2026			
	Useful life	Initial cost	Additions (write-offs)	Cost	Accumulated amortization	Net value
Goodwill on acquisition of non-merged entities	Indefinite	121,880	-	121,880	-	121,880
Goodwill on acquisition of merged entities	Indefinite	202,940	-	202,940	-	202,940
Customers portfolio	Indefinite	7,192	-	7,192	-	7,192
Right of use leased assets	5 and 25 years	97,217	1,510	98,727	(76,316)	22,411
Right to explore the parking lot	25 years	40,828	-	40,828	(15,942)	24,886
Right to the Transfer Unit of the Right to Build (UTDC)	Indefinite	1,913	-	1,913	-	1,913
Computer software	5 years	1,054,123	38,311	1,092,434	(690,831)	401,603
		1,526,093	39,821	1,565,914	(783,089)	782,825

			Consolidated			
			12/31/2025			
	Useful life	Initial cost	Additions (write-offs)	Cost	Accumulated amortization	Net value
Goodwill on acquisition of non-merged entities	Indefinite	133,582	(11,702)	121,880	-	121,880
Goodwill on acquisition of merged entities	Indefinite	202,940	-	202,940	-	202,940
Customers portfolio	Indefinite	7,192	-	7,192	-	7,192
Customers portfolio	3 years	447	-	447	(447)	-
Right of use leased assets	5 years	77,003	214	77,217	(57,293)	19,924
Right of use arising from investees LA BSB and 2008 Empreendimentos	25 years	-	20,000	20,000	(13,089)	6,911
Right to explore the parking lot	25 years	40,828	-	40,828	(15,199)	25,629
Right to the Transfer Unit of the Right to Build (UTDC)	Indefinite	1,913	-	1,913	-	1,913
Computer software	5 years	954,199	99,924	1,054,123	(643,637)	410,486
		1,418,104	108,436	1,526,540	(729,665)	796,875

Goodwill does not have a determinable useful life and hence is not amortized. The Company tests these assets for impairment on an annual basis or whenever there are any indications that may represent the need for adjustments in the recoverable amount of these assets. The goodwill is economically justified by the future profitability of the shopping malls and businesses listed above. The other intangible assets with finite useful life are amortized on a straight-line basis over the terms shown in the table above.

During the six-month period ended June 30, 2026, the Company did not identify indicators that would justify the need for a provision impairment of its intangible assets.

13. BORROWINGS, FINANCINGS AND DEBENTURES

Company							
Initial date	Entity	Instrument	Funding	Interest rate (p.a.)	Maturity	06/30/2026	12/31/2025
May/2015	ALLOS S.A.	Financing - Banco Itaú	74,400	TR+5.60% to 9.88%	May/2030	53,671	57,398
Jun/2017	ALLOS S.A.	Debentures VIII (a)	100,000	CDI + 0.8%	Jun/2029	80,403	80,426
Aug/2021	ALLOS S.A.	Debentures XII	415,000	IPCA + 4.62%	Jul/2028	550,061	532,338
Mar/2023	ALLOS S.A.	Debentures 2023 - 1st Series	314,869	CDI + 1.00%	Mar/2028	328,036	328,742
Mar/2023	ALLOS S.A.	Debentures 2023 - 2nd Series	297,233	CDI + 1.20%	Mar/2030	298,776	298,838
Apr/2024	ALLOS S.A.	Debentures 2024 - 1st Series	352,502	CDI + 0.55%	Apr/2029	362,652	363,370
Apr/2024	ALLOS S.A.	Debentures 2024 - 2nd Series	377,919	105% of CDI	Apr/2029	388,900	389,690
Apr/2024	ALLOS S.A.	Debentures 2024 - 3rd Series	469,579	11.67%	Apr/2031	480,185	480,606
Apr/2026	ALLOS S.A.	Debentures 2026 - 1st series (b)	646,700	97% of CDI	Mar/2031	650,704	-
Apr/2026	ALLOS S.A.	Debentures 2026 - 2nd series (b)	115,397	98% of CDI	Mar/2033	119,031	-
Apr/2026	ALLOS S.A.	Debentures 2026 - 3rd series (b)	237,903	100% of CDI	Mar/2036	245,550	-
(=) Subtotal						3,557,969	2,531,408
(-) Structuring cost						(59,483)	(40,843)
(-) Effect of fair value on debt renegotiation						(1,571)	(901)
Total Company						3,496,915	2,489,664
Current						57,786	68,323
Non-current						3,439,129	2,421,341

			Consolidated				
Initial date	Company	Instrument	Funding	Interest rate (p.a.)	Maturity	06/30/2026	12/31/2025
May/2015	ALLOS S.A.	Financing - Banco Itaú	74,400	TR+5.60% to 9.88%	May/2030	53,671	57,398
Oct/2016	Altar	CCI RB Capital	130,131	TR + 5.60% to 11.25%	Jun/2027	37,357	44,998
Jun/2017	ALLOS S.A.	Debentures VIII (a)	100,000	CDI + 0.8%	Jun/2029	80,403	80,426
Jun/2020	Br Malls S.A.	CCB Itaú	306,617	CDI + 1.30%	Oct/2026	105,868	106,159
Aug/2021	ALLOS S.A.	Debentures XII	415,000	IPCA + 4.62%	Jul/2028	550,061	532,338
Mar/2023	ALLOS S.A.	Debentures 2023 - 1st series	314,869	CDI + 1.00%	Mar/2028	328,036	328,742
Mar/2023	ALLOS S.A.	Debentures 2023 - 2nd series	297,233	CDI + 1.20%	Mar/2030	298,776	298,838
Apr/2024	ALLOS S.A.	Debentures 2024 - 1st series	352,502	CDI + 0.55%	Apr/2029	362,652	363,370
Apr/2024	ALLOS S.A.	Debentures 2024 - 2nd series	377,919	105% of CDI	Apr/2029	388,900	389,690
Apr/2024	ALLOS S.A.	Debentures 2024 - 3rd series	469,579	11.67%	Apr/2031	480,185	480,606
Aug/2024	Br Malls S.A.	Debentures XI - 1st Issuance	641,834	CDI + 0.63%	Aug/2031	674,522	677,158
Aug/2024	Br Malls S.A.	Debentures XI - 2nd Issuance	1,858,166	CDI + 0.95%	Aug/2034	1,954,967	1,962,738
Jan/2025	Br Malls S.A.	Debentures XII - 1st series	156,533	98% of CDI	Jan/2030	156,856	156,872
Jan/2025	Br Malls S.A.	Debenture XII - 2nd series	468,467	100% of CDI	Jan/2032	469,452	469,501
Apr/2026	ALLOS S.A.	Debentures 2026 - 1st series (b)	646,700	97% of CDI	Mar/2031	650,704	-
Apr/2026	ALLOS S.A.	Debentures 2026 - 2nd series (b)	115,397	98% of CDI	Mar/2033	119,031	-
Apr/2026	ALLOS S.A.	Debentures 2026 - 3rd series (b)	237,903	100% of CDI	Mar/2036	245,550	-
(=) Subtotal						6,956,991	5,948,834
(-) Structuring cost						(83,817)	(67,861)
(-) Effect of fair value on debt renegotiation						(2,014)	(1,663)
Total consolidated						6,871,160	5,879,310
Current						326,766	325,357
Non-current						6,544,394	5,553,953

(a) On June 16, 2026, the Company renegotiated the debt contract of Debentures VIII, issued by the Company, whereby interest was changed from CDI +1% to CDI + 0.8%, and the payment flow was changed to a single payment in June 2029. As a result of this renegotiation, the Company recognized a fair value gain of R$929 in the period;

(b) On April 2, 2026, the Company completed its 9th Issuance of Simple Debentures, Non-Convertible into Shares, of the Unsecured Type, in the total amount of R$1,000,000. The Issuance was carried out in 3 series, (i) the 1st series in the amount of R$646,700, with a maturity of five years and remuneration of 97% of the DI Rate; (ii) the 2nd series in the amount of R$115,397, with a maturity of seven years and remuneration of 98% of the DI Rate; and (iii) the 3rd series in the amount of R$237,903 with a maturity of ten years and remuneration of 100% of the DI rate. This debt has financial covenants associated to cash, net debt and Managerial Adjusted EBITDA ratio. These covenants are the same as the Company's other debts, which are fully described in the financial statements for the year ended December 31, 2025, disclosed on March 10, 2026.

Derivative financial instruments

The Company maintains a swap contract linked to Debentures XII in the amount of R$415,000, which has the same maturity as the July 2028 debentures. In this transaction, the Company has CDI + 1.18% p.a. as short position and IPCA + 4.62% as long position. As at June 30, 2026, the Company has a net balance payable of $135,829 (R$91,888 as at December 31, 2025), which corresponds to the estimated fair values of its settlement.

Additionally, on April 15, 2024, the Company entered into a swap contract for the 3rd series of debentures in the amount of R$469,579. This contract has the same operating term as debentures and matures in seven years. In this transaction, the Company has CDI + 0.46% p.a. as short position and fixed rate of 11.67% p.a. as long position. As at June 30, 2026, the Company has a net balance payable of R$46,507 (R$40,852 as at December 31, 2025), which corresponds to the estimated fair values of its settlement.

During the six-month period ended June 30, 2026, these transactions with derivative financial instruments resulted in a net loss of R$57,360 (net gain of R$35,691 in the period ended June 30, 2025).

The fair values of swap instruments were obtained through the difference between the future payment flows of rates in each position and then the resulting flow was discounted at the B3's DI and IPCA futures curve.

Guarantees, covenants and debt renegotiations

The information on guarantees, covenants and debt renegotiations presented in this quarterly information is consistent with that in the Company's annual individual and consolidated financial statements for the year ended December 31, 2025, disclosed on March 10, 2026.

As at June 30, 2026, the Company is in compliance with all financial and non-financial covenants.

Payment schedule

The payment schedule of borrowings, financings and debentures is as follows:

	Company		Consolidated	
	06/30/2026	12/31/2025	06/30/2026	12/31/2025
2026	68,367	81,053	312,476	343,835
2027	11,356	31,105	41,267	60,742
2028	876,712	878,647	876,712	878,647
2029	975,937	915,169	975,937	915,169
From 2030 to 2034	1,625,597	625,434	4,750,599	3,750,441
	3,557,969	2,531,408	6,956,991	5,948,834

Changes in borrowings and financings are as follows:

	Company	Consolidated
Balance of the debts at December 31, 2024	2,985,739	6,645,024
(+) Appropriation of interest and structuring cost of borrowings and financings	6,837	40,680
(+) Appropriation of interest and structuring cost of CCI/CRIs	-	19,405
(+) Appropriation of interest and structuring cost of debentures	331,772	792,422
(-) Payment of principal of borrowings and financings	(6,601)	(261,131)
(-) Payment of principal of CCI/CRIs	-	(598,687)
(-) Payment of principal of debentures	(520,000)	(582,196)
(-) Payment of interest on borrowings and financings	(6,434)	(45,913)
(-) Payment of interest on CCI/CRIs	-	(27,240)
(-) Payment of interest on debentures	(302,194)	(708,404)
(+) Issuance of debentures	-	625,000
(-) Structuring cost	(23)	(16,515)
(-) Effect of fair value adjustment of borrowings and financings	-	(6,059)
(+) Effective interest resulting from debt renegotiation	568	2,924
Balance of the debts at December 31, 2025	2,489,664	5,879,310
(+) Appropriation of interest and structuring cost of borrowings and financings	3,411	11,110
(+) Appropriation of interest and structuring cost of CCI/CRIs	-	2,581
(+) Appropriation of interest and structuring cost of debentures	195,882	422,498
(-) Payment of principal of borrowings and financings	(4,041)	(4,041)
(-) Payment of principal of CCI/CRIs	-	(7,495)
(-) Payment of interest on borrowings and financings	(3,097)	(11,195)
(-) Payment of interest on CCI/CRIs	-	(2,732)
(-) Payment of interest on debentures	(159,803)	(393,071)
(+) Issuance of debentures	1,000,000	1,000,000
(-) Structuring cost	(25,078)	(25,078)
(-) Effect of fair value adjustment of borrowings and financings	(668)	(969)
(+) Effective interest resulting from debt renegotiation	(258)	(661)
(+) Effect of fair value adjustment of debentures	903	903
At June 30, 2026	3,496,915	6,871,160

14. JUDICIAL DEPOSITS AND PROVISION FOR CONTINGENCIES (CONSOLIDATED)

The information on judicial deposits and provision for contingencies presented in this quarterly information is consistent with that in the annual individual and consolidated financial statements for the year ended December 31, 2025, disclosed on March 10, 2026.

The balance of judicial deposits and provision for contingencies as at June 30, 2026 and December 31, 2025 is as follows:

	Consolidated			
	Judicial deposits		Provision for contingencies	
Nature	06/30/2026	12/31/2025	06/30/2026	12/31/2025
Tax	135,020	156,696	137,443	163,618
Civil	35,603	33,449	75,222	83,691
Labor	1,062	820	8,584	7,319
Judicial assets freezing	1,606	1,512	-	-
Total	173,291	192,477	221,249	254,628

Changes in judicial deposits and provision for contingencies are as follows:

	Consolidated			
Changes in the provision for contingencies	12/31/2025	Additions	Write-offs	06/30/2026
PIS/COFINS tax lawsuits on lease income (i)	92.,596	3,846	(28,447)	67,995
Other tax lawsuits	71,022	3,013	(4,587)	69,448
Civil (i)	83,691	14,360	(22,829)	75,222
Labor	7,319	1,294	(29)	8,584
	254,628	22,513	(55,892)	221,249

	Consolidated			
Changes in the provision for contingencies	12/31/2024	Additions	Write-offs	12/31/2025
PIS/COFINS tax lawsuits on lease income	97,340	9,022	(13,766)	92,596
Other tax lawsuits	62,984	14,491	(6,453)	71,022
Civil	74,728	41,286	(32,323)	83,691
Labor	6,496	2,581	(1,758)	7,319
	241,548	67,380	(54,300)	254,628

(i) The variation during the period is represented by additions due to monetary adjustment and write-offs of closed lawsuits. The settlement of tax liabilities is substantially deposited in court or guaranteed by third parties.

(ii) During the period ended June 30, 2026, a provision for loss on civil lawsuits of R$14,360 was recorded, of which R$8,774 relates to lawsuits that are discussing the renewal of rent contracts and indemnity claims. In addition, provisions of R$4,345 for monetary adjustments and R$1,241 for other civil lawsuits were recorded. Regarding the write-offs for the period, the main reductions relate to the review of the provision due to the change in the likelihood of loss in the amount of R$5,447, in addition to other write-offs due to closed lawsuits totaling R$17,382.

	Consolidated			
Changes in judicial deposits	12/31/2025	Additions	Write-offs	06/30/2026
Judicial assets freezing	1,512	106	(12)	1,606
PIS/COFINS tax lawsuits on lease income	56,161	898	(27,598)	29,461
Other tax lawsuits	100,535	6,394	(1,370)	105,559
Civil	33,449	6,587	(4,433)	35,603
Labor	820	281	(39)	1,062
	192,477	14,266	(33,452)	173,291

	Consolidated			
Changes in judicial deposits	12/31/2024	Additions	Write-offs	12/31/2025
Judicial assets freezing	1,746	310	(544)	1,512
PIS/COFINS tax lawsuits on lease income	57,465	5,922	(7,226)	56,161
Other tax lawsuits	91,609	15,309	(6,383)	100,535
Civil	17,147	20,216	(3,914)	33,449
Labor	1,052	566	(798)	820
	169,019	42,323	(18,865)	192,477

Contingent liabilities with a risk of possible loss

As at June 30, 2026 and December 31, 2025, the lawsuits considered as probable loss by Management, based on the opinion of its external legal advisors, are not provisioned in the quarterly information and in the individual and consolidated financial statements and are comprised of tax, civil and labor lawsuits, as follows:

	Consolidated	
	06/30/2026	12/31/2025
Tax	390,255	996,290
Civil	67,684	65,565
Labor	16,588	14,554
Total	474,527	1,076,409

The information relating to the main lawsuits classified as possible loss presented in this quarterly information is consistent with that in the individual and consolidated financial statements for the year ended December 31, 2025, disclosed on March 10, 2026, except for the reduction in the period of the tax contingencies mainly due to the successful outcome obtained by the Company in the discussions challenging the tax exemption of the Real Estate Investment Funds of Shopping Parque D. Pedro, in the amount of R$571,192, as well as due to the successful outcome in the discussion of IRPJ, CSSL, PIS and COFINS on the result of a managed shopping mall of the subsidiary Cezanne, in the amount of R$50,449.

15. OTHER PAYABLES

	Company		Consolidated	
	06/30/2026	12/31/2025	06/30/2026	12/31/2025
Labor obligations	35,487	44,769	95,736	145,464
Obligation for the power cogeneration equipment	9,009	9,329	9,009	9,329
Obligations with the maintenance of listed assets of Shopping Bangu	4,742	4,742	4,742	4,742
Amounts to be passed on to condominiums	3,149	19	4,385	4,385
Rental of parking spaces to be passed on to stockholders	788	852	8,062	7,159
Advance for the sale of assets from non-controlling shareholder	-	-	-	56,715
Other	30,497	30,084	56,407	63,376
	83,672	89,795	178,341	291,170
Current	58,065	66,363	115,730	283,130
Non-current	25,607	23,432	62,611	8,040

16. INCOME TAX AND SOCIAL CONTRIBUTION

16.1. Deferred income tax and social contribution

The information on income tax and social contribution presented in this quarterly information is consistent with that in the individual and consolidated financial statements for the year ended December 31, 2025, disclosed on March 10, 2026.

During the six-month period ended June 30, 2026, the Company did not identify any indicators of loss due to the realization of tax credits.

Deferred income tax and social contribution breakdown is as follows:

	Company		Consolidated	
	06/30/2026	12/31/2025	06/30/2026	12/31/2025
Assets				
Swap carried at fair value	60,570	44,277	60,570	44,277
Provision for expected credit loss (ECL)	33,206	13,064	106,547	97,185
Tax losses	193,492	169,968	300,781	286,395
Long-Term Incentive Program	27,523	27,523	27,523	27,523
Other	43,154	43,570	60,702	64,579
	357,945	298,402	556,123	519,959
Liabilities				
Difference of depreciation for the useful life of assets	(45,634)	(36,345)	(45,634)	(83,115)
Added value of investment properties	-	-	(3,149,528)	(3,294,925)
Receivables - adjustment to straight-line rent	(10,206)	(7,212)	(27,911)	(20,904)
Capitalization of interest	(5,912)	(2,772)	(13,082)	(13,644)
Amortization of the goodwill based on future profitability	(27,479)	(11,725)	(252,672)	(260,912)
Gain on bargain purchase	(1,439,265)	(1,444,044)	(1,439,265)	(1,444,044)
Other	(36,775)	(34,079)	(48,863)	(44,509)
	(1,565,271)	(1,536,177)	(4,976,955)	(5,162,053)
Total net	(1,207,326)	(1,237,775)	(4,420,832)	(4,642,094)
Liability position, net	(1,207,326)	(1,237,775)	(4,420,832)	(4,642,094)

These balances are classified by nature. For disclosure purposes, the balances stated in the balance sheets were adjusted to reflect the net position between deferred tax assets and liabilities by company in the consolidated.

Deferred taxes are broken down as follows:

	Company		Consolidated	
	06/30/2026	12/31/2025	06/30/2026	12/31/2025
Opening balance	(1,237,775)	(1,223,269)	(4,642,094)	(4,747,894)
Other corporate events	(158,883)	(700)	154	(17,318)
Realization (constitution) of deferred income tax and social contribution	189,332	(13,806)	221,108	123,118
Closing balance	(1,207,326)	(1,237,775)	(4,420,832)	(4,642,094)

The schedule for expected realization of deferred tax assets is as follows:

	Company		Consolidated	
Year	06/30/2026	12/31/2025	06/30/2026	12/31/2025
2026	3,130	6,260	3,252	6,504
2027	11,143	11,143	22,495	22,495
2028	17,673	17,673	36,285	36,285
2029	28,559	28,559	46,251	46,251
2030-2035	297,440	234,767	447,840	408,424
	357,945	298,402	556,123	519,959

16.2. Reconciliation of income tax and social contribution expense in the statement of income for the period

Reconciliation of income tax and social contribution expense calculated at the rates established by tax legislation with the amounts recorded in the statement of income for the three- and six-month periods ended June 30, 2026 and 2025 is shown below:

	Six-month period ended June 30			
	Company		Consolidated	
Calculation of the effective income tax and social contribution rate	2026	2025	2026	2025
Profit before income tax and social contribution	367,114	467,784	478,682	543,386
Combined nominal tax rate - companies under the taxable income method	34%	34%	34%	34%
Income tax and social contribution at the combined nominal rate	(124,819)	(159,047)	(162,752)	(184,751)
Effect of taxes on (additions) exclusions:				
Share of profit of subsidiaries	171,251	175,135	12,349	11,922
Interest on capital received from subsidiary	49,640	27,131	49,640	34,679
Amortization and write-off of added value from the sale of shopping malls	(11,638)	(48,577)	-	-
Deferred taxes on tax losses not recorded in the period	(21,140)	-	(23,456)	(13,463)
Tax effect of the companies opting for presumed profit system	-	-	101,145	98,471
Non-deductible expenses	(6,393)	(1,016)	(11,458)	(15,554)
Net effect of deferred taxes on the merger of subsidiaries	142,844	-	142,844	-
Other (additions) exclusions	(10,413)	(5,339)	5,819	33,351
Income tax and social contribution in the statement of income for the period	189,332	(11,713)	114,131	(35,345)
Income tax and social contribution				
Current	-	(8)	(106,977)	(102,378)
Deferred	189,332	(11,705)	221,108	67033
Income tax and social contribution expense in the statement of income	189,332	(11,713)	114,131	(35,345)
Total effective tax rate	51.57%	(2.50%)	23.84%	(6.50%)

	Three-month period ended June 30			
	Company		Consolidated	
Calculation of the effective income tax and social contribution rate	2026	2025	2026	2025
Profit before income tax and social contribution	167,873	195,705	243,652	253,354
Combined nominal tax rate - companies under the taxable income method	34%	34%	34%	34%
Income tax and social contribution at the combined nominal rate	(57,077)	(66,540)	(82,842)	(86,140)
Effect of taxes on (additions) exclusions:				
Share of profit of subsidiaries	93,928	65,283	6,532	6,073
Interest on capital received from subsidiary	-	14,008	-	17,340
Amortization and write-off of added value from the sale of shopping malls	(5,636)	(3,361)	-	-
Deferred taxes on tax losses not recorded in the period	(21,140)	-	(16,587)	(12,532)
Tax effect of the companies opting for presumed profit system	-	-	49,277	59,276
Non-deductible expenses	(5,675)	(541)	(10,368)	(4,610)
Net effect of deferred taxes on the merger of subsidiaries	142,844	-	142,844	-
Other (additions) exclusions	(6,973)	(3,153)	(6,645)	(2,823)
Income tax and social contribution in the statement of income for the period	140,271	5,696	82,211	(23,416)

Calculation of the effective income tax and social contribution rate	Three-month period ended June 30 Company 2026	2025	Consolidated 2026	2025
Income tax and social contribution				
Current	-	1	(51,176)	(35,262)
Deferred	140,271	5,695	133,387	11,846
Income tax and social contribution expense in the statement of income	140,271	5,696	82,211	(23,416)
Total effective tax rate	83.56%	2.91%	33.74%	(9.24%)

17. EQUITY

17.1. Share capital

As at June 30, 2026 and December 31, 2025, the Company's subscribed and paid-up capital is R$15,092,136, represented by 504,190,947 registered common shares with no par value.

The Company is authorized to increase its share capital through the issuance of registered common shares, book-entry and with no par value, by resolution of the Board of Directors and irrespective of amendment to the bylaws, in the amount of up to R$4,000,000, in addition to the Company's capital.

17.2. Expenditure on issuance of shares

Refers to expenditure on issuance of shares, which was classified as a capital reserve reduction. The balance refers mainly to expenditures incurred in the IPO transaction on December 5, 2019, which totaled R$56,729, among others.

17.3. Treasury shares (the amounts informed in this paragraph are presented in reais - R$).

As at June 30, 2026 and December 31, 2025, the number of treasury shares is 4,088,230 shares and 5,010,167 shares, respectively.

Treasury shares were acquired at a weighted average cost of R$20.59 (R$20.92 in the year ended December 31, 2025), at a minimum cost of R$17.72 (R$17.72 in the year ended December 31, 2025), and at a maximum cost of R$29.10 (R$29.10 in the year ended December 31, 2025). The closing price of the shares calculated based on the last quote prior to the end of the period was R$28,06 (R$28.37 as at December 31, 2024).

17.4. Earnings reserves

Legal reserve

In accordance with Article 193 of the Brazilian Corporate Law, the legal reserve is constituted based on 5% of the net income for each year, before any other allocations, and must not exceed 20% of the capital or 30% of the capital plus capital reserves. The legal reserve aims to ensure the integrity of the capital and can only be used to offset losses or increase capital, and cannot be distributed as dividends. As at June 30, 2026, the balance of the legal reserve is R$275,973.

Investment reserve

This reserve aims to cover the investment budget and reinforce the Company's working capital.

17.5. Carrying value adjustments

The carrying value adjustment balance corresponds mainly to the fair value adjustment of shares issued in the business combination with Br Malls, in 2023, in the amount of R$5,448,227.

17.6. Non-controlling interests

a) Breakdown of equity and result attributable to non-controlling interests

	06/30/2026	12/31/2025
Equity		
Fundo de Investimento Imobiliário Shopping Parque D. Pedro	-	121,024
Added value attributed to non-controlling interests in the business combinations	-	548,319
Other	96,219	83,218
	96,219	752,561
Net income for the period		
Fundo de Investimento Imobiliário Shopping Parque D. Pedro	-	41,160
Other	36,367	69,967
	36,367	111,127

17.7. Result per share

a) Basic earnings per share

Basic result per share is calculated by dividing the result attributable to stockholders of the Company by the weighted average number of common shares outstanding during the period.

	Common shares			
	Three-month period ended June 30		Six-month period ended June 30	
Basic result per share	2026	2025	2026	2025
Net income attributable to stockholders of the Company	308,144	201,401	556,446	456,071
Weighted average number of common shares (thousands)	512,577	542,937	512,577	542,937
Weighted average number of treasury shares (thousands)	(23,545)	(28,817)	(23,545)	(28,817)
Weighted average number of outstanding common shares (thousands)	489,032	514,120	489,032	514,120
Basic earnings per share	0.6301	0.3917	1.1379	0.8871

b) Diluted earnings per share

	Common shares			
	Three-month period ended June 30		Six-month period ended June 30	
Diluted result per share	2026	2025	2026	2025
Net income attributable to stockholders of the Company	308,144	201,401	556,446	456,071
Weighted average number of common shares (thousands)	513,740	544,100	513,740	544,100
Weighted average number of treasury shares (thousands)	(23,545)	(28,817)	(23,545)	(28,817)
Weighted average number of outstanding common shares (thousands)	490,195	515,283	490,195	515,283
Diluted earnings per share	0.6286	0.3909	1.1352	0.8851

18. NET REVENUE FROM RENTAL AND SERVICES

	Company			
	Three-month period ended June 30		Six-month period ended June 30	
Revenue by nature	2026	2025	2026	2025
Revenue from rentals	81,245	49,838	134,549	96,224
Revenue from services	16,835	17,283	36,915	37,915
Assignment of right of use	706	404	1,077	836
Parking lot	9,571	5,551	15,835	10,456
Other	-	(18)	-	1
Taxes and contributions and other deductions	(8,322)	(5,636)	(14,897)	(11,412)
Total	100,035	67,422	173,479	134,020

	Consolidated			
	Three-month period ended June 30		Six-month period ended June 30	
Revenue by nature	2026	2025	2026	2025
Revenue from rentals	508,111	500,833	984,166	966,818
Revenue from services	95,599	85,709	181,410	168,738
Assignment of right of use	7,267	5,175	13,119	10,102
Parking lot	163,269	155,767	310,343	299,072
Other	-	(214)	-	2,271
Taxes and contributions and other deductions	(53,242)	(49,386)	(104,332)	(99,275)
Total	721,004	697,884	1,384,706	1,347,726

19. COST OF RENTALS AND SERVICES

	Company			
	Three-month period ended June 30		Six-month period ended June 30	
Cost by nature	2026	2025	2026	2025
Depreciation and amortization of properties	(9,420)	(3,459)	(12,823)	(6,850)
Amortization of right of use leased assets	(305)	(271)	(576)	(542)
Amortization of added value of assets	(19,411)	(17,962)	(39,528)	(35,498)
Cost of services rendered	(2,085)	(1,130)	(3,405)	(2,150)
Expenditures on rented properties	(1,750)	(735)	(2,721)	(1,438)
Costs of parking lot	(680)	(333)	(1,149)	(711)
Operating costs of shopping malls	(2,492)	(573)	(3,585)	(1,432)
Total	(36,143)	(24,463)	(63,787)	(48,621)

	Consolidated			
	Three-month period ended June 30		Six-month period ended June 30	
Cost by nature	2026	2025	2026	2025
Depreciation and amortization of properties	(107,720)	(110,268)	(217,467)	(220,415)
Amortization of right of use leased assets	(2,593)	(2,482)	(6,176)	(4,965)
Amortization of added value of assets	(798)	(903)	(1,976)	(1,808)
Cost of services rendered	(34,904)	(24,207)	(58,268)	(41,595)
Expenditures on rented properties	(21,427)	(14,597)	(45,438)	(29,587)
Costs of parking lot	(19,711)	(18,167)	(37,543)	(33,981)
Operating costs of shopping malls	(12,732)	(10,401)	(24,004)	(22,577)
Total	(199,885)	(181,025)	(390,872)	(354,928)

20. SELLING, GENERAL AND ADMINISTRATIVE EXPENSES

	Company			
	Three-month period ended June 30		Six-month period ended June 30	
	2026	2025	2026	2025
Personnel expenses	(41,118)	(38,894)	(74,002)	(78,951)
Professional services	(14,347)	(9,225)	(31,114)	(18,984)
Occupancy expenses	(215)	(61)	(315)	(147)
Depreciation and amortization	(11,021)	(12,857)	(21,645)	(22,224)
Amortization of right of use leased assets	(1,143)	1,266	(2,286)	-
Utility and service expenses	(66)	(134)	(160)	(232)
Legal and tax expenses	(607)	(205)	(822)	(414)
Provision for expected credit loss (note 8)	(1,689)	(670)	(3,926)	(1,305)
Other administrative expenses	(1,455)	(1,989)	(4,261)	(4,807)
Total	(71,661)	(62,769)	(138,531)	(127,064)

	Consolidated			
	Three-month period ended June 30		Six-month period ended June 30	
	2026	2025	2026	2025
Personnel expenses	(87,006)	(92,267)	(168,191)	(185,971)
Professional services	(19,462)	(15,091)	(42,021)	(34,594)
Occupancy expenses	(687)	(685)	(1,320)	(1,232)
Depreciation and amortization	(30,608)	(39,259)	(61,744)	(72,335)
Amortization of right of use leased assets	(4,518)	2,460	(8,733)	(1,485)
Utility and service expenses	(354)	(402)	(679)	(813)
Legal and tax expenses	(1,000)	(774)	(1,364)	(2,288)
Provision for expected credit loss (note 8)	(13,993)	(13,190)	(33,355)	(25,822)
Other administrative expenses	(3,326)	(5,820)	(6,573)	(12,815)
Total	(160,954)	(165,028)	(323,980)	(337,355)

21. FINANCE INCOME (COSTS)

	Company			
	Three-month period ended June 30		Six-month period ended June 30	
	2026	2025	2026	2025
Finance costs				
Interest and liability monetary variations on borrowings, CCI and debentures	(113,551)	(80,723)	(192,855)	(163,917)
Result from derivative financial instruments (i)	(5,562)	-	(57,360)	-
Structuring cost of debt	(3,152)	(2,894)	(6,438)	(8,411)
Fair value adjustment of financial instruments (ii)	(4,204)	-	(2,854)	-
Other finance costs	(8,933)	(7,681)	(19,254)	(21,867)
	(135,402)	(91,298)	(278,761)	(194,195)
Finance income				
Income from financial investments	46,379	43,905	68,425	93,008
Result from derivative financial instruments (i)	-	29,670	-	35,361
Fair value adjustment of financial instruments (ii)	-	1,226	-	1,772
Asset monetary variations	7,101	2,251	8,581	2,312
Update, fine and interest on trade receivables	849	339	1,566	591
Other finance income	42,241	39,436	94,252	68,233
	96,570	116,827	172,824	201,277
Finance income (costs), net	(38,832)	25,529	(105,937)	7,082

	Consolidated			
	Three-month period ended June 30		Six-month period ended June 30	
	2026	2025	2026	2025
Finance costs				
Interest and liability monetary variations on borrowings, CCI and debentures	(228,792)	(203,182)	(427,154)	(408,671)
Result from derivative financial instruments (i)	(5,562)	-	(57,360)	-
Structuring cost of debt	(4,450)	(7,557)	(9,035)	(16,962)
Fair value adjustment of financial instruments (ii)	-	-	-	(29,954)
Other finance costs	(20,793)	(34,435)	(45,260)	(70,471)
	(259,597)	(245,174)	(538,809)	(526,058)
Finance income				
Income from financial investments	101,489	89,944	180,812	196,183
Result from derivative financial instruments (i)	-	29,670	-	35,361
Fair value adjustment of financial instruments (ii)	25,791	4,889	27,154	-
Asset monetary variations	12,531	6,192	16,223	9,565
Update, fine and interest on trade receivables	5,249	4,152	9,939	7,070
Other finance income	9,632	18,082	18,354	27,983
	154,692	152,929	252,482	276,162
Finance income (costs), net	(104,905)	(92,245)	(286,327)	(249,896)

(i) These refer to the gains (losses) arising from swap derivative financial instruments.

(ii) Refers to market price variations in financial instruments of real estate funds, over which the Company has no significant influence.

22. OTHER OPERATING INCOME (EXPENSES), NET

	Company			
	Three-month period ended June 30		Six-month period ended June 30	
	2026	2025	2026	2025
Gain on the sale of equity and/or real estate interests in shopping malls (note 4)	3,612	-	3,612	128,098
Gain on the sale of land	-	-	(1,021)	-
Write-off of added value from the sale of assets	-	-	(218)	(116,305)
Provision for contingencies	(1,302)	1,071	(2,701)	-
Provision for losses on investments and investment properties	-	(515)	-	(515)
Other	(64,094)	(2,579)	(1,462)	(24,015)
Total	(61,784)	(2,023)	(1,790)	(12,737)

	Consolidated			
	Three-month period ended June 30		Six-month period ended June 30	
	2026	2025	2026	2025
Gain on the sale of equity and/or real estate interests in shopping malls (note 4)	3,612	-	3,612	148,540
Gain on the sale of land (note 4)	15,396	-	30,183	-
Write-off of added value from the sale of assets	-	-	-	(170)
Provision for contingencies	(3,972)	(870)	10,659	-
Provision for losses on investments and investment properties	-	(515)	-	(515)
Other	(45,856)	(22,710)	14,381	(45,080)
Total	(30,820)	(24,095)	58,835	102,775

23. RELATED-PARTY TRANSACTIONS

In the course of their business, the Group and other related parties carry out commercial and financial transactions with each other.

The balances and transactions between the Company and its subsidiaries, associates and joint ventures that are part of the Group were eliminated for consolidation purposes and refer mainly to commercial transactions relating to the shopping mall management service, in addition to loan transactions and other amounts receivable under asset purchase and sale agreements. The main balances of assets and liabilities at June 30, 2026 and December 31, 2025 are described as follows:

Company

The Company's results include revenues from shopping mall management, rental commissions and other services arising from services charged to subsidiaries and/or associates. As at June 30, 2026 and 2025, these revenues total R$6,893 and R$6,015, respectively.

On October 7, 2024, the Company signed a loan agreement through the issuance of debentures in favor of its subsidiary EDRJ113 Participações S.A., in the amount of R$400,000, with three series and remuneration of CDI + 0.95% p.a., of which R$53,390 was effectively granted on October 8, 2024, and R$346,610 on October 8, 2025. The term of this contract is up to ten years.

Consolidated:

	Consolidated			
	06/30/2026		12/31/2025	
	Non-current assets	Non-current liabilities	Non-current assets	Non-current liabilities
Luciana Rique (i)	-	-	-	154
Ricardo Rique (ii)	428	-	264	-
Reinaldo Rique (iii)	12,238	-	12,990	-
FIP Bali and RLB Empreendimentos (iv)	-	5,973	-	7,207
Parque D. Pedro 1 BV (v)	44,148	-	42,611	-
	56,814	5,973	55,865	7,361

(i) Tarsila has recorded up to December 31, 2025 the amount payable for the acquisition of a 22.36% interest in Naciguat Condominium, which is part of Shopping da Bahia, occurred in January 2013. The financial settlement depends on the settlement of tax disputes resulting from the aforementioned acquisition, which were terminated unfavorably, thus extinguishing the obligation for the payment of this consideration during the period ended June 30, 2026.

(ii) Amounts resulting from tax obligations payable in installments and currently under litigation related to the liability of the previous owner of the equity interest acquired in Shopping da Bahia. The aforementioned amounts will only be charged if the outcome of the ongoing legal discussions is confirmed to be contrary to the Company and its subsidiaries. This transaction is recorded as "Other receivables", in non-current assets.

(iii) Receivables resulting from tax obligations payable in installments and currently under litigation related to the liability of the previous owner of the equity interest acquired in Shopping da Bahia, Taboão, Grande Rio and Campos. The aforementioned amounts will only be charged if the outcome of the ongoing legal discussions is confirmed to be contrary to the Company and its subsidiaries. This transaction is recorded as "Other receivables", in non-current assets.

(iv) Altar, a subsidiary of the Company, in connection with this transaction of purchase of Shopping Leblon, maintains recorded in non-current liabilities an amount payable to FIP Bali and RLB Empreendimentos e Participações, which aims to reimburse such companies for the use of tax credits by Altar then received upon purchase of said shopping mall. This transaction is recorded under "Payables for purchase and sale of assets" in non-current liabilities.

(v) The investee Sierra Investimentos has an agreement signed with Parque D. Pedro 1 BV under which Parque D. Pedro 1 BV undertakes to compensate Sierra Investimentos for all and any risks associated with the lawsuit in progress that discusses the taxation of income of Fundo de Investimento Imobiliário Shopping Parque D. Pedro belonging to a stockholder that is not part of the Group. Under this agreement, Sierra Investimentos had part of its income retained and used for purposes of judicial deposits, totaling R$44,148 as at June 30, 2026 (R$42,611 as at December 31, 2025). This transaction is recorded as “Judicial deposits”, in non-current assets.

<u>Key management compensation</u>

Key management compensation, which includes directors and officers, amounted to R$31,188 and R$31,083 in the six-month periods ended June 30, 2026 and 2025, respectively. This amount encompasses short-term compensation, corresponding to: (i) fee paid to the directors and members of the Board of Directors and its supporting Committees; (ii) bonus paid to the members of the Executive Board; and (iii) other benefits, such as health care plan, in addition to long-term incentives such as share-based compensation (see note 25). On April 28, 2026, a meeting of the Board of Directors approved the overall compensation of directors and officers in the amount of R$75,220 for the year ended December 31, 2026.

The Company has not made payments for post-employment benefits, other long-term benefits and termination benefits.

24. COLLATERALS AND GUARANTEES

The Company and/or its stockholders, in the capacity of guarantors of borrowings, financings and debentures assumed by the Company and by some of its subsidiaries, provided sureties in amounts proportional to their interests in the subsidiaries, in the amount of R$904,111 as at June 30, 2026 (R$916,562 as at December 31, 2025). Additionally, the Company is a guarantor in energy purchase agreements of the shopping malls in which it has interests, in the total amount of R$134,621 (R$110,166 as at December 31, 2025).

25. SHARE-BASED COMPENSATION

a) Hybrid Stock Option and Share-based Incentive Program

The “Hybrid Stock Option and Share-based Incentive Program” is a share-based compensation plan, granted by the Company with the aim of compensating and retaining executives and employees of the Company and its subsidiaries. Since the approval of such compensation program by the Company's Management, then called “Partners Program”, five grants have been launched to eligible beneficiaries, following the main rules below:

- The beneficiaries received one stock option issued by the Company, with an exercise period of 15 days.
- On the days following the granting of the Options, the Company transferred to each beneficiary an amount equal to that acquired by the beneficiary through the Option, free of charge (“Matching”);
- Shares acquired or granted through the Option and Matching are subject to sales restriction (“lock-up”) for three years from the exercise of the Option. If the beneficiary sells part or all of the shares, and, in some cases, due to the beneficiary's dismissal, the Company may repurchase all of the Matching shares for a symbolic amount. The other rights of shares subject to lock-up remain, including the receipt of dividends and interest on capital.

- At the end of the lock-up period, the Company will also grant each beneficiary free of charge ("Performance Shares") two lots of shares, each lot equivalent to 25% of the shares acquired or granted through the Option and Matching. The grant is subject to continued employment with the Company and is subject to the achievement of one of the performance targets linked to the Company's EBITDA, as well as growth in market value.

As required by technical pronouncement CPC 10 (R1) - Share-based Payment, the Company began recognizing it in profit or loss as services were provided, considering for each of the programs launched, a "vesting" period of three years from the grant date.

The main information about the granted programs is summarized as follows:

	4th grant		5th grant	
Grant date	April 3, 2023		July 26, 2023	
	Number of shares	Fair value attributed to shares	Number of shares	Fair value attributed to shares
Shares delivered through the exercise of options and matching:				
Total shares granted under the program (sold to beneficiaries and granted free of charge through matching)	719,582	6,192	295,026	2,539
Average amount per share delivered - in Reais (R$)	-	R$8.61	-	R$8.60
Performance shares assigned to the plan (with delivery conditional on meeting goals at the end of the program):				
Performance based on market conditions	179,896	1,356	73,757	1,261
Performance based on non-market conditions	179,896	3,100	73,756	1,840
Total performance shares	359,792	4,456	147,513	3,101
Total fair value attributed to each program	-	10,648	-	5,640

The 4th grant of the hybrid stock option program concluded its vesting period in April 2026, and after calculating the established targets, 135,913 additional shares were delivered to the beneficiaries of the respective program, and 223,879 shares expired.

With regard to the 5th grant, the targets will be assessed on July 26, 2026, and none of these shares have expired to date.

In the periods ended June 30, 2026 and 2025, R$3,217 and R$4,090, respectively, were recognized related to the allocation of personnel expenses linked to these programs, under the line item "Selling, general and administrative expenses".

b) Hybrid Stock Option and Share-based Incentive Program Linked to Shares and Performance Shares of the Company.

Main conditions of the program:

- The beneficiaries received one stock option issued by the Company, with an exercise period of 15 days.
- In the days following the granting of the Options, the Company transfers to each beneficiary an amount equal to that acquired by the beneficiary through the Option, free of charge ("Matching");
- Shares acquired or granted through the Option and Matching are subject to sales restriction ("lock-up") for three years from the exercise of the Option. If the beneficiary sells part or all of the shares, and, in some cases, due to the beneficiary's dismissal, the Company may repurchase all of the Matching shares for a symbolic amount. The other rights of shares subject to lock-up remain, including the receipt of dividends and interest on capital.

At the end of the lock-up period, the Company will also grant each beneficiary free of charge ("Performance Shares") two lots of shares. The grant is subject to continued employment with the Company and is subject to the achievement of one of the performance targets linked to the Company's EBITDA, as well as growth in market value (Total Return to Shareholders - TSR). After a 3-year period from the date of grant, a measurement is made of whether the targets have been met, and the number of shares to be delivered to each beneficiary is determined. Any performance shares not delivered are automatically expired.

As required by technical pronouncement CPC 10 (R1) - Share-based Payment, the Company began recognizing it in profit or loss as services were provided, considering for each of the programs launched, a “vesting” period of three years from the grant date.

	1st grant		2nd grant		3rd grant	
Grant date	April 4, 2024		April 9, 2025		April 10, 2026	
	Number of shares	Fair value attributed to shares	Number of shares	Fair value attributed to shares	Number of shares	Fair value attributed to shares
Shares delivered through the exercise of options and matching:						
Total shares granted under the program (sold to beneficiaries and granted free of charge through matching)	660,700	7,684	429,998	8,816	579,893	10,189
Average amount per share delivered (in reais - R$)	-	R$11.63	-	R$10.25	-	R$17.57
Performance shares assigned to the plan (with delivery conditional on meeting goals at the end of the program):						
Performance based on market conditions	213,879	2,824	240,783	5,087	151,857	5,443
Performance based on non-market conditions	213,879	4,121	240,782	4,715	151,857	4,998
Total performance shares	427,758	6,945	481,565	9,802	303,714	10,441
Total fair value attributed to each program	-	14,629	-	18,618	-	20,630

With regard to the 1st grant, the established targets will be assessed on April 4, 2027. There were no expired shares in this grant.

With regard to the 2nd grant, the established targets will be assessed on April 9, 2028. There were no expired shares in this grant.

In the period ended June 30, 2026, R$8,362 (R$6,725 in the period ended June 30, 2025) was recognized related to the allocation of personnel expenses linked to this program, under the line item "Selling, general and administrative expenses".

c) Restricted shares of the Board of Directors

On April 1, 2025, the Company granted 110,692 shares as compensation to the members of the Company's Board of Directors. The shares granted to beneficiaries were derived from treasury shares, already net of taxes, amounting to 80,252 shares at an average cost of R$20.88, totaling R$1,676. The fair value of these shares is R$1,530, and the lock-up period is one year.

On April 1, 2026, the Company granted 67,501 shares as compensation to the members of the Company's Board of Directors. The shares granted to beneficiaries were derived from treasury shares, already net of taxes, amounting to 48,938 shares at an average cost of R$20.92, totaling R$1,024. The fair value of these shares is R$1,516, and the lock-up period is one year.

In the period ended June 30, 2026, R$1,217 (R$2,199 in the period ended June 30, 2025) was recognized related to the allocation of personnel expenses linked to these programs, under the line item "Selling, general and administrative expenses".

d) Restricted shares program of the Company's executives

On December 8, 2023, the Company granted 2,799,999 shares as compensation to the Company's executives. The total number of shares was divided into seven lots, which alternate the vesting period every two years, with a maximum period of seven years and a restriction for trading within a maximum period of nine years. During the vesting period, beneficiaries cannot negotiate such shares and, according to specific conditions, may lose the right to them. The estimated fair value of the program is R$57,632 and will be recognized according to the vesting period of each lot within a maximum period of seven years. There were no expired shares in this grant.

The shares granted to beneficiaries were derived from treasury shares at an average cost of R$21.06, totaling R$58,968.

On April 1, 2025, the Company granted 155,348 shares as compensation to the Company's executives. The total number of shares was divided into five lots, which alternate the vesting period every two years, with a maximum period of five years and a restriction for trading within a maximum period of seven years. During the vesting period, beneficiaries cannot negotiate such shares and, according to specific conditions, may lose the right to them. The estimated fair value of the program is R$2,963 and will be recognized according to the vesting period of each lot within a maximum period of five years. There were no expired shares in this grant. The shares granted to beneficiaries were derived from treasury shares at an average cost of R$20.88, totaling R$3,244.

On April 10, 2026, the Company granted 195,241 shares as compensation to the Company's executives. The total number of shares was divided into four lots, which alternate the vesting period every two years, with a maximum period of four years and a restriction for trading within a maximum period of six years. During the vesting period, beneficiaries cannot negotiate such shares and, according to specific conditions, may lose the right to them. The estimated fair value of the program is R$5,620 and will be recognized according to the vesting period of each lot within a maximum period of four years. There were no expired shares in this grant. The shares granted to beneficiaries were derived from treasury shares at an average cost of R$20.92, totaling R$4,084.

In the periods ended June 30, 2026 and 2025, R$5,937 and R$6,454, respectively, were recognized related to the allocation of personnel expenses linked to these programs, under the line item "Selling, general and administrative expenses".

26. INSURANCE

The Group adopts the policy of contracting insurance coverage for assets subject to risks. The insurance amounts are considered sufficient by Management to cover possible losses, taking into consideration the nature of the activities.

27. SUPPLEMENTARY INFORMATION TO THE STATEMENT OF CASH FLOWS

During the six-month periods ended June 30, 2026 and 2025, the Company carried out the following non-cash transactions and, therefore, these are not reflected in the statement of cash flows:

	Six-month period ended June 30			
	Company		Consolidated	
	2026	2025	2026	2025
Operating activities				
Dividends and interest on capital receivable	18,799	42,048	-	-
Receivables from sale of assets	29,000	165,762	61,239	165,762
	47,799	207,810	61,239	165,762
Investing activities				
Shares/quotas received as payment for the sale of assets, maintained in short-term investments	56,955	-	56,955	286,129
Addition of right of use leased assets	-	-	282	3,589
	56,955	-	57,237	289,718
	104,754	207,810	118,476	455,480

28. EVENTS AFTER THE REPORTING PERIOD

On July 29, 2026, the Company concluded the exchange of interests involving the transfer of an 8.56% interest in Shopping Taboão and a cash payment of R$20,000, in exchange for a 7.35% interest in Campo Grande Shopping and a 5% interest in Shopping Villagio Caxias do Sul.