

EARNINGS RELEASE 3Q26

ALLOS



EARNINGS CONFERENCE CALL

PORTUGUESE
With simultaneous translation into English

November 6, 2026 – Friday
11:00 AM (BRT) | 09:00 AM (US ET)

Webcast - Click Here

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

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3Q26

FFO GROWS 28.5% AND EBITDA MARGIN HITS 74.7%

Rio de Janeiro, November 5, 2026 – ALLOS S.A. (B3: ALOS3), the most innovative experience, entertainment, services, lifestyle and shopping platform in Latin America, announces its results for the third quarter of 2026 (3Q26). At the end of 3Q26, the Company held interests in 45 shopping centers, totaling 1,911 thousand sqm of Total GLA and 1,260 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 204.8 thousand sqm.

3Q26 HIGHLIGHTS

FFO GROWS 28.5% IN 3Q26

FFO totaled R$384.5 million in the quarter, up 28.5%, driven by the performance of media and real estate development, as well as by lower expenses. Excluding Shopping Tijuca, growth would have been 31.2%.

REVENUE GROWS 18.2%

Net revenue reached R$776.5 million in 3Q26 (+18.2%), accelerated by revenues from real estate development and media. SSR reached 5.1%[1], with lease renewals above inflation.

MEDIA GROWS 44.7%

Media revenue totaled R$82.4 million, representing approximately 10.0% of the Company's gross revenue. In the third quarter, we took over media operations at 6 additional airports, bringing the total to 12 airports with media operated by helloo.

REAL ESTATE DEVELOPMENT

In 3Q26, we launched another real estate project at one of our main malls, Shopping da Bahia. In partnership with Moura Dubeux, the Beach Class Bahia project will feature 612 residential units and an exclusive connection to the mall.

SALES GROW 3.8%[1]

Sales at our malls totaled R$10.0 billion in the quarter. SSS reached 2.7%[1], with highlights in the Convenience, Services and Leisure segments, with SSS of 10.3%, and Food, with 7.3%. In September, sales growth was already close to 6%.

EBITDA MARGIN OF 74.7% WITH SG&A 5.7% LOWER

EBITDA reached R$580.1 million (+20.9%), with a 74.7% margin, up 164 bps, boosted by a 5.7% reduction in SG&A. Year-to-date, SG&A expenses are down 8.2%.

2027 DIVIDEND GUIDANCE

We announced our new guidance for monthly dividends and/or interest on equity (IOE) between R$0.28 and R$0.30 per share, per month, to be paid throughout 2027, maintaining the same level as 2026 and leverage at around 2.0x (net debt/EBITDA).

APPS AND BENEFITS PROGRAM

We continued to expand our apps' coverage across our malls. With the launches at Goiânia Shopping and Shopping Vila Velha, we are now present in 39 malls, in 24 cities across all regions of Brazil. Audience reached 17.6 million sessions in 3Q26, an increase of 9%, while GMV identified through the Benefits Program reached R$1.45 billion, up 19% compared to 3Q25[1].

[1]Indicator considers the portfolio without Shopping Tijuca.

The management financial information contained in this document, as well as other non-accounting information presented in this Earnings Release, 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 graphs in the "Appendix" section. The variations presented throughout this document reflect current ownership interests applied to the historical basis.

MESSAGE FROM MANAGEMENT

The third quarter of 2026 was marked by the acceleration of our results. The combination of revenue growth, expense discipline and the increasing contribution of the media and real estate development verticals drove EBITDA and FFO growth of more than 20% compared to 3Q25.

In 3Q26, sales at our malls increased 3.8%[1] compared to 3Q25, reaching R$9.8 billion[1] in the quarter. The same-store sales (SSS) indicator reached 2.7%[1], with highlights in the convenience, services and leisure segments, with SSS of 10.3%, and Food, with 7.3%. In September, sales growth was already around 6%.

We ended the quarter with a 95.2%[1] occupancy rate, mainly reflecting the return of 16 stores by an electronics retail group undergoing judicial reorganization. All returned stores already have new lease agreements signed or under advanced negotiation. In addition, our overall pipeline of proposals under approval stood at 184 at the end of 3Q26, 52 more than at the end of 3Q25. These figures show consistent demand for our commercial spaces. During the quarter, we signed 253 new lease agreements, representing approximately 40 thousand sqm of GLA. Highlights include H&M at Shopping Tamboré, Sephora at Shopping Recife and the expansion of its store at Shopping Leblon, Adidas at Shopping Leblon and Shopping da Bahia, and the Fazenda Churrascada restaurant at Shopping Del Rey.

Net revenue reached R$776.5 million in 3Q26, an 18.2% increase compared to 3Q25, driven by the real estate development and media verticals. The same-store rent (SSR) indicator reached 5.1%[1], reflecting our ability to negotiate renewals with real gains. Parking revenues increased 12.1% to R$140.4 million, while service revenues grew 31.4% to R$113.1 million.

Media revenues continued to gain traction, totaling R$82.4 million, up 44.7% compared to 3Q25 and, for yet another quarter, representing approximately 10.0% of the Company's gross revenue. During the quarter, helloo consolidated its position as a multimodal OOH platform, reaching 12 airports in August 2026. As a result, it now offers the market approximately 66 million impacts per week and around 7 thousand advertising faces at airports, across static, digital and promotional formats.

In line with our commitment to continuous efficiency and operational simplification, SG&A expenses decreased 5.7% in nominal terms in 3Q26 compared to 3Q25. Year-to-date, SG&A is down 8.2%. This process has already been incorporated into the ALLOS culture, while always preserving excellence in the execution of our business.

The combination of revenue growth and expense discipline resulted in EBITDA of R$580.1 million, a 20.9% increase compared to 3Q25, with a 74.7% margin, up 164 bps. FFO totaled R$384.5 million in the quarter, up 28.5%. Excluding the impact of Shopping Tijuca, EBITDA and FFO growth would have been 22.0% and 31.2%, respectively.

We also advanced the execution of our real estate development business, with relevant monetization milestones. At Shopping da Bahia, we launched another project in partnership with Moura Dubeux, completing the 1st phase of the complex's master plan. This project has an estimated GSV of R$350 million. The Beach Class Bahia development will feature an exclusive connection to the mall and a residential tower with 612 units, with more than a thousand people living just steps away from the mall.

In Parque Dom Pedro, we signed an agreement with Tymber to develop a new corporate tower, with an estimated GSV of R$ 140 million. It is the third tower contracted under the complex's master plan. We also launched two commercial projects: Perplan's Etéra UDI Complex in Uberlândia, comprising 281 apartments and 127 commercial units, and Diamond Sky, developed by the Diamond Group at Independência Shopping, with 345 residential units. At the end of 3Q26, our real estate development portfolio comprised 72 contracted towers and approximately 757,000 m² of private area. Of these, 9 had been delivered, 30 were under construction or launched, and 33 were awaiting approval. Together, these projects are expected to generate R$ 539 million for the Company by 2036.

Our digital platform continued to expand its presence. With the launches at Goiânia Shopping and Shopping Vila Velha, we are now present in 39 malls, in 24 cities across all regions of Brazil. Audience reached 17.6 million sessions in 3Q26, an increase of 9%, while GMV identified through the Benefits Program reached R$1.45 billion, up 19% compared to 3Q25 (both ex-Tijuca). In the Father's Day campaign, captured GMV grew 14%, with a 39% reduction in cost per capture, demonstrating our ability to activate our consumer base increasingly efficiently.

During the quarter, we completed the asset swap through which we increased our ownership stakes in Shopping Campo Grande by 7.35% and in Shopping Villagio Caxias by 5.0%, while reducing our stake in Shopping Taboão by 8.56%. In addition, we completed the acquisition of a 12.3% stake in Amazonas Shopping. In October, we completed the sale of our entire stake in São Bernardo Shopping and announced the creation of the Kinea ALLOS Malls FII, with the offering registered with the CVM, which aims to raise between R$600 million and R$1 billion, as market conditions allow. The market will be informed in due course about the start of the sales efforts.

We announced our new shareholder remuneration guidance for 2027, at the same level as 2026. ALLOS intends to distribute monthly dividends and/or interest on equity (IOE) to shareholders throughout 2027, between R$0.28 and R$0.30 per share, per month, while seeking an efficient level of leverage of around 2.0x (net debt/EBITDA).

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

ALLOS Team

[1]Indicator considers the portfolio without Shopping Tijuca.

KEY INDICATORS



3Q26 RESULTS

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 the ALLOS portfolio, disregarding Shopping Tijuca.

Main indicators	3Q26	3Q25	3Q26 / 3Q25 Δ%	3Q25 Proforma	3Q26 / 3Q25 Δ% Proforma	9M26	9M25 Proforma	9M26 / 9M25 Δ%Proforma
Managerial information	*(Amounts in thousands of Reais, except percentages)*							
Financial Perfomance								
Net revenue	794.148	679.888	16,8%	673.489	17,9%	2.233.002	1.972.642	13,2%
NOI	627.333	602.775	4,1%	596.926	5,1%	1.805.182	1.748.677	3,2%
Margin %	92,0%	93,6%	-162 bps	93,6%	-164 bps	91,6%	93,4%	-179 bps
Adjusted EBITDA	597.763	502.438	19,0%	496.589	20,4%	1.639.477	1.440.121	13,8%
Margin %	75,3%	73,9%	137 bps	73,7%	154 bps	73,4%	73,0%	42 bps
Net Income	291.260	125.865	131,4%	120.016	142,7%	847.706	573.491	47,8%
Margin %	36,7%	18,5%	1816 bps	17,8%	1886 bps	38,0%	29,1%	889 bps
FFO	384.500	304.927	26,1%	299.263	28,5%	1.024.115	876.058	16,9%
Margin %	49,5%	46,0%	353 bps	45,6%	395 bps	46,7%	45,4%	130 bps
FFO per share	0,77	0,61	25,9%	0,60	28,2%	2,05	1,75	16,7%
Financial Performance Ex-Straight-line rent adj.								
Net revenue	776.505	663.010	17,1%	656.795	18,2%	2.192.117	1.928.861	13,6%
NOI	609.690	585.897	4,1%	580.232	5,1%	1.764.296	1.704.896	3,5%
Margin %	91,7%	93,4%	-166 bps	93,4%	-168 bps	91,5%	93,3%	-181 bps
Adjusted EBITDA	580.120	485.560	19,5%	479.895	20,9%	1.598.591	1.396.339	14,5%
Margin %	74,7%	73,2%	147 bps	73,1%	164 bps	72,9%	72,4%	53 bps
Net Income	273.617	108.987	151,1%	103.322	164,8%	806.820	529.710	52,3%
Margin %	35,2%	16,4%	1880 bps	15,7%	1951 bps	36,8%	27,5%	934 bps
FFO	384.500	304.927	26,1%	299.263	28,5%	1.024.115	876.058	16,9%
Margin %	49,5%	46,0%	353 bps	45,6%	395 bps	46,7%	45,4%	130 bps
FFO per share	0,77	0,61	25,9%	0,60	28,2%	2,05	1,75	16,7%
Total shares ex- treasury shares	**500.139.358**	**499.190.947**	0,2%					
Total shares	504.190.947	504.190.947	0,0%					
(-) Total tereasury shares	(4.051.589)	(5.000.000)	-19,0%					

Main indicators	3Q26	3Q25	3Q26 / 3Q25 Δ%	9M26	9M25	9M26 / 9M25 Δ%
Managerial information	*(Amounts in thousands of Reais, except percentages)*					
Operating Performance						
Total Sales @100% ('000 R$)[1]	10.042.160	9.860.879	1,8%	29.973.984	29.021.169	3,3%
Total Sales @100% Proforma ('000 R$)[1]	10.042.160	9.749.107	3,0%	29.745.238	28.694.654	3,7%
Total Sales @Proforma ('000 R$)[1]	6.556.615	6.374.240	2,9%	19.457.154	18.814.516	3,4%
Sales/sqm (R$)	2.017	1.935	4,3%	1.980	1.902	4,1%
Sales/sqm @Proforma (R$)	2.011	1.925	4,5%	1.972	1.894	4,2%
SSS (% same store sales)	2,5%	2,9%	-36 bps	2,9%	4,2%	-133 bps
SSR (% same store rent)	4,1%	6,5%	-243 bps	3,5%	6,3%	-283 bps
Occupancy Cost (% of sales)	10,6%	10,5%	9 bps	10,7%	10,6%	4 bps
Net Delinquency (% of revenues)	1,5%	0,9%	60 bps	2,2%	1,8%	35 bps
Occupancy Rate (%)	95,2%	96,5%	-132 bps	95,2%	96,5%	-132 bps
Total GLA (sqm)	1.911.441	1.907.960	0,2%	1.911.441	1.907.960	0,2%
Owned GLA (sqm)	1.260.262	1.242.246	1,5%	1.260.262	1.242.246	1,5%

[1] Araguaia Shopping, Rio Design Leblon and Boulevard Shopping Brasília are not considered.

Main indicators ex-tijuca	3Q26	3Q25	3Q26 / 3Q25 Δ%
Managerial information	*(Amounts in thousands of Reais, except percentages)*		
Operating Performance			
Total Sales @100% ('000 R$)[1]	9.788.157	9.546.051	2,5%
Total Sales @100% Proforma ('000 R$)[1]	9.788.157	9.434.278	3,8%
Total Sales @Proforma ('000 R$)[1]	6.328.012	6.090.894	3,9%
Sales/sqm (R$)	2.000	1.911	4,6%
Sales/sqm @Proforma (R$)	1.987	1.892	5,0%
SSS (% same store sales)	2,7%	2,8%	-10 bps
SSR (% same store rent)	5,1%	6,5%	-144 bps
Occupancy Cost (% of sales)	10,6%	10,5%	9 bps
Net Delinquency (% of revenues)	0,9%	0,8%	10 bps
Occupancy Rate (%)	95,2%	96,4%	-118 bps
Total GLA (sqm)	1.873.661	1.907.960	-1,8%
Owned GLA (sqm)	1.226.260	1.242.246	-1,3%

[1] Araguaia Shopping, Rio Design Leblon and Boulevard Shopping Brasília are not considered.

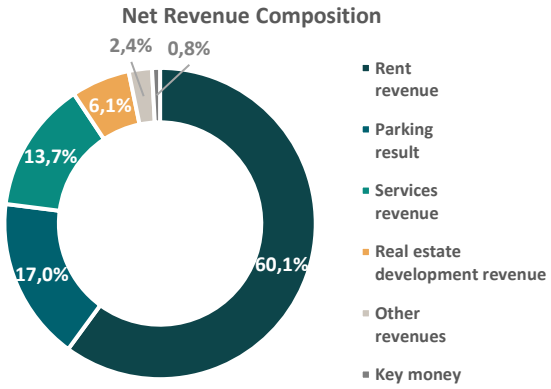
FINANCIAL PERFORMANCE



REVENUES

In the third quarter of 2026, ALLOS reported net revenue of R$776.5 million, an 18.2% increase compared to the same quarter of the previous year.

Rental revenue totaled R$497.3 million in the period, representing a 2.7% increase (+4.0% ex-Tijuca). Parking results reached R$140.4 million in 3Q26, up 12.1% (+12.9% ex-Tijuca) year-over-year, driven by increases in both average ticket and traffic.



Service revenues totaled R$113.1 million in the quarter, a 31.4% increase compared to the same period of the previous year, primarily reflecting the strong performance of media operations. This expansion was driven by several helloo initiatives, especially in airports. During the quarter, helloo took over media operations at 6 additional airports, bringing the total to 12. By 2029, helloo will operate media at 5 additional airports.

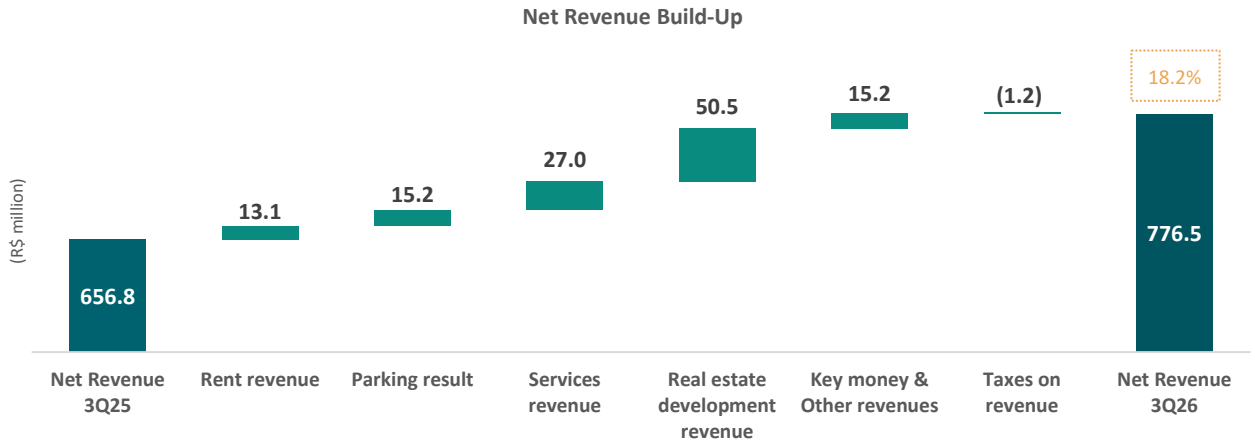
In the real estate development revenue, there was an important result from the project at Shopping da Bahia in partnership with Moura Dubeux. Other revenues were affected by the receipt of R$13.5 million in insurance proceeds for business interruption at Shopping Tijuca. Through September, the total received was R$27.0 million.

Revenues per Type	3Q26	3Q25	3Q26 / 3Q25 Δ%	3Q25 Proforma	3Q26 / 3Q25 Δ% Proforma
Managerial Financial Information	*(Amounts in thousands of Reais, except percentages)*				
Rent revenue	497.305	489.068	1,7%	484.193	2,7%
Key money	6.881	5.348	28,7%	5.291	30,1%
Parking result	140.402	126.398	11,1%	125.194	12,1%
Real Estate Development	50.461	-	n/a	-	n/a
Other revenues	19.986	6.503	n/a	6.424	n/a
Services revenue	113.073	86.067	31,4%	86.067	31,4%
Straight-line rent adjustment	17.643	16.878	4,5%	16.694	5,7%
Taxes on revenue	(51.602)	(50.373)	2,4%	(50.373)	2,4%
Net Revenue	**794.148**	**679.888**	**16,8%**	**673.489**	**17,9%**
Net Revenue (ex-Straight-line rent adj.)	**776.505**	**663.010**	**17,1%**	**656.795**	**18,2%**

Revenues per Type	9M26	9M25	9M26 / 9M25 Δ%	9M25 Proforma	9M26 / 9M25 Δ%Proforma
Managerial Financial Information	*(Amounts in thousands of Reais, except percentages)*				
Rent revenue	1.464.505	1.437.766	1,9%	1.430.667	2,4%
Key money	19.584	15.558	25,9%	15.483	26,5%
Parking result	393.740	368.007	7,0%	366.376	7,5%
Real Estate Development	89.940	-	n/a	-	n/a
Other revenues	51.384	15.584	n/a	15.486	n/a
Services revenue	329.398	248.252	32,7%	248.252	32,7%
Straight-line rent adjustment	40.886	44.036	-7,2%	43.781	-6,6%
Taxes on revenue	(156.433)	(147.404)	6,1%	(147.404)	6,1%
Net Revenue	**2.233.002**	**1.981.799**	**12,7%**	**1.972.642**	**13,2%**
Net Revenue (ex-Straight-line rent adj.)	**2.192.117**	**1.937.763**	**13,1%**	**1.928.861**	**13,6%**

FINANCIAL PERFORMANCE

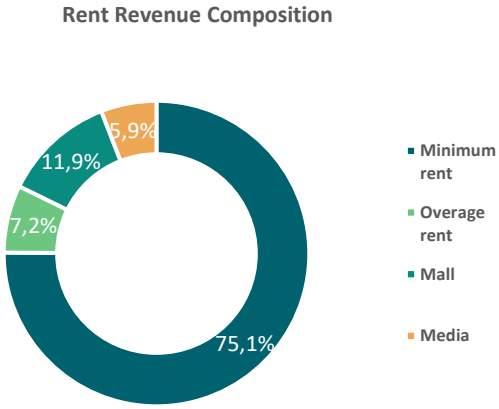


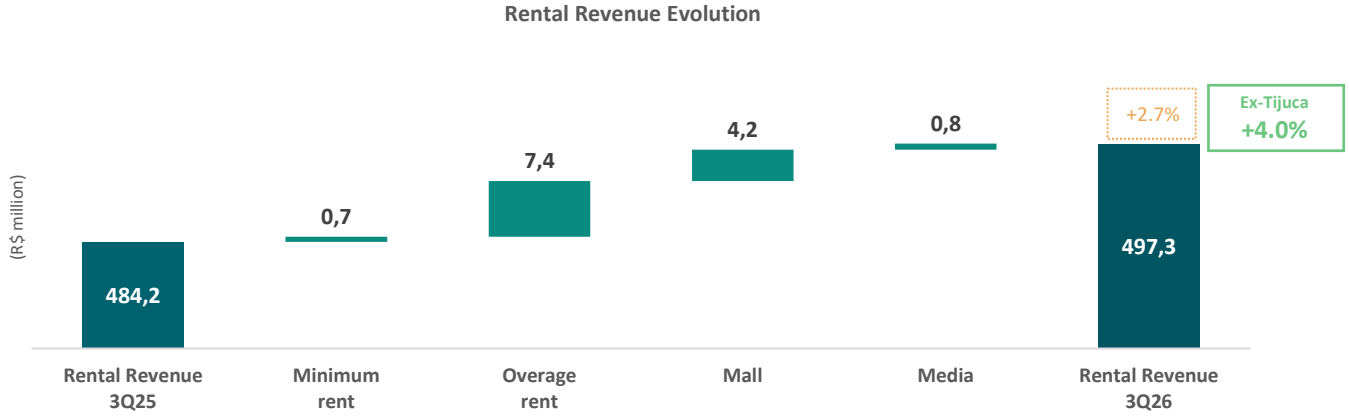


RENTAL REVENUE

Rental revenue for the quarter reached R$497.3 million, a 2.7% increase compared to 3Q25. Excluding the impact of Shopping Tijuca, rental revenue would have grown 4.0% in 3Q26.

In 3Q26, minimum rent revenue totaled R$373.5 million, in line with 3Q25. Overage rent stood out in 3Q26, reaching R$35.6 million, up 26.4%, reflecting strong performance across movie theaters. The SSR (same-store rent) indicator reached 4.1% in the quarter (5.1% ex-Tijuca), growth above inflation for the period.





NOI

In 3Q26, ALLOS' NOI reached R$627.3 million, an increase of 5.1% from the same period of the previous year. This performance reflects the portfolio's operational progress. Excluding the effect of Shopping Tijuca, NOI growth would have been 5.4%. The change in costs is mainly due to common charges for stores undergoing renovation at Shopping Tijuca, largely offset by the mall's insurance reimbursement.

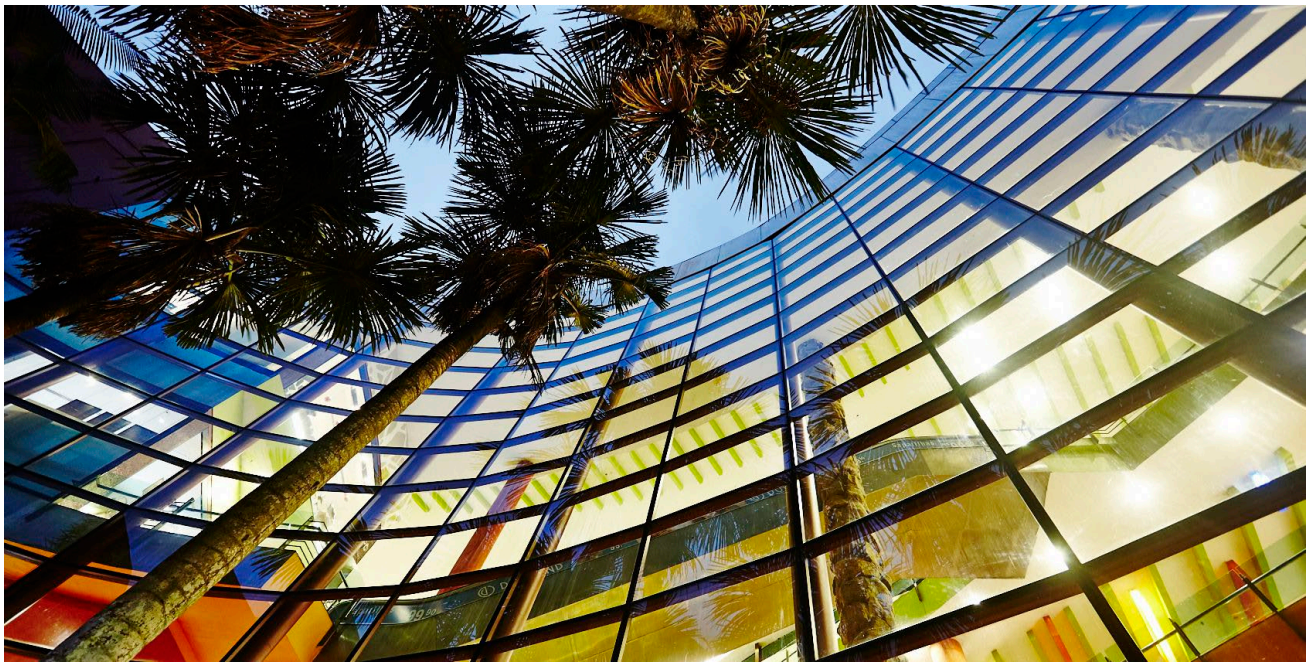
NOI	3Q26	3Q25	3Q26 / 3Q25 Δ%	3Q25 Proforma	3Q26 / 3Q25 Δ% Proforma
Managerial Financial Information	*(Amounts in thousands of Reais, except percentages)*				
Rent revenue	497.305	489.068	1,7%	484.193	2,7%
Straight-line rent adjustment	17.643	16.878	4,5%	16.694	5,7%
Key money	6.881	5.348	28,7%	5.291	30,1%
Other revenues	19.986	6.503	n/a	6.424	n/a
Parking Result	140.402	126.398	11,1%	125.194	12,1%
Operational Income	**682.216**	**644.195**	**5,9%**	**637.796**	**7,0%**
(-) Mall operating costs	(36.734)	(28.564)	28,6%	(28.258)	30,0%
(-) Provision for doubtful accounts	(18.149)	(12.856)	41,2%	(12.611)	43,9%
(=) NOI	**627.333**	**602.775**	**4,1%**	**596.926**	**5,1%**
NOI Margin	92,0%	93,6%	-162 bps	93,6%	-164 bps
(=) NOI (ex-Straight-line rent adj.)	**609.690**	**585.897**	**4,1%**	**580.232**	**5,1%**
NOI Margin (ex-Straight-line rent adj.)	**91,7%**	**93,4%**	**-166 bps**	**93,4%**	**-168 bps**

Ex-Tijuca

Δ% NOI 5.4%

Margin 93.1%

NOI	9M26	9M25	9M26 / 9M25 Δ%	9M25 Proforma	9M26 / 9M25 Δ%Proforma
Managerial Financial Information					
Rent revenue	1.464.505	1.437.766	1,9%	1.430.667	2,4%
Straight-line rent adjustment	40.886	44.036	-7,2%	43.781	-6,6%
Key money	19.584	15.558	25,9%	15.483	26,5%
Other revenues	51.384	15.584	n/a	15.486	n/a
Parking Result	393.740	368.007	7,0%	366.376	7,5%
Operational Income	**1.970.098**	**1.880.950**	**4,7%**	**1.871.794**	**5,3%**
(-) Mall operating costs	(113.119)	(84.687)	33,6%	(84.262)	34,2%
(-) Provision for doubtful accounts	(51.797)	(39.140)	32,3%	(38.854)	33,3%
(=) NOI	**1.805.182**	**1.757.123**	**2,7%**	**1.748.677**	**3,2%**
NOI Margin	91,6%	93,4%	-179 bps	93,4%	-179 bps
(=) NOI (ex-Straight-line rent adj.)	**1.764.296**	**1.713.087**	**3,0%**	**1.704.896**	**3,5%**
NOI Margin (ex-Straight-line rent adj.)	**91,5%**	**93,3%**	**-181 bps**	**93,3%**	**-181 bps**

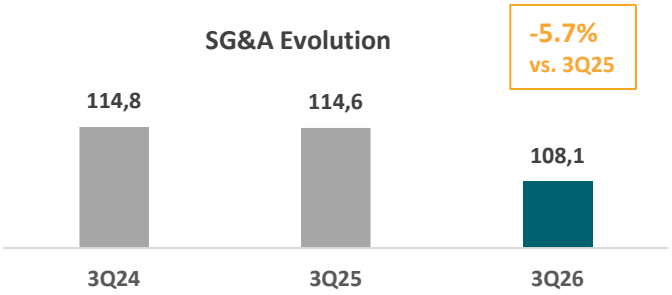


Manaura Shopping| Manaus- AM

ADJUSTED EBITDA

In the third quarter of 2026, EBITDA reached R$580.1 million, an increase of 20.9% compared to 3Q25. EBITDA margin was 74.7%, driven by net revenue growth and a 5.7% reduction in SG&A. Excluding the effect of Shopping Tijuca, EBITDA grew 22.0% compared to the same period of the previous year.

Selling, General and Administrative (SG&A) expenses totaled R$108.1 million in 3Q26, a 5.7% reduction from 3Q25, resulting from the organizational efficiency program implemented since 3Q25. The financial impacts over the quarters can be seen in the chart alongside.



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, already incorporated into the company's culture and focused on maintaining operational excellence.

EBITDA	3Q26	3Q25	3Q26 / 3Q25 Δ%	3Q25 Proforma	3Q26 / 3Q25 Δ% Proforma
Managerial Financial Information	*(Amounts in thousands of Reais, except percentages)*				
NOI (ex-Straight-line rent adjustment)	**609.690**	**585.897**	**4,1%**	**580.232**	**5,1%**
(-) Taxes on revenue	(51.602)	(50.373)	2,4%	(50.373)	2,4%
(+) Net service revenue	79.491	67.800	17,2%	67.801	17,2%
(+) Real estate developments	50.461	-	n/a	-	n/a
(+) Other recurring operational revenues/(expenses)	187	(3.140)	n/a	(3.140)	n/a
(-) SG&A	(108.107)	(114.624)	-5,7%	(114.624)	-5,7%
(=) Adjusted EBITDA (ex-Straight-line rent adj.)	**580.120**	**485.560**	**19,5%**	**479.895**	**20,9%**
Adjusted EBITDA Margin (ex-Straight-line rent adj.)	**74,7%**	**73,2%**	**147 bps**	**73,1%**	**164 bps**

EBITDA	9M26	9M25	9M26 / 9M25 Δ%	9M25 Proforma	9M26 / 9M25 Δ%Proforma
Managerial Financial Information					
NOI (ex-Straight-line rent adjustment)	**1.764.296**	**1.713.087**	**3,0%**	**1.704.896**	**3,5%**
(-) Taxes on revenue	(156.433)	(147.404)	6,1%	(147.404)	6,1%
(+) Net service revenue	220.292	192.197	14,6%	192.197	14,6%
(+) Real estate developments	89.940	-	n/a	-	n/a
(+) Other recurring operational revenues/(expenses)	(5.909)	(11.832)	-50,1%	(11.832)	-50,1%
(-) SG&A	(313.595)	(341.518)	-8,2%	(341.518)	-8,2%
(=) Adjusted EBITDA (ex-Straight-line rent adj.)	**1.598.591**	**1.404.530**	**13,8%**	**1.396.339**	**14,5%**
Adjusted EBITDA Margin (ex-Straight-line rent adj.)	**72,9%**	**72,5%**	**44 bps**	**72,4%**	**53 bps**

Ex-Tijuca

Δ% EBITDA 22.0%

Other non-recurring income/(expenses) for the period totaled R$39.5 million and are composed of: (i) gains from sales and exchanges of interests in malls of R$47.9 million; (ii) provision for contingencies of R$4.4 million; and (iii) the one-off ILP program with the shares delivered in 2023 (7-year vesting) of R$3.9 million.

FINANCIAL RESULTS

In 3Q26, financial income was affected by by the decline in the CDI rate. Financial expenses increased 1.1% year-over-year, mainly due to the higher average debt balance in the period following the funding raised in April, partially offset by the decline in the CDI rate.

Financial Result	3Q26	3Q25	3Q26 / 3Q25 Δ%	3Q25 Proforma	3Q26 / 3Q25 Δ% Proforma
Managerial Financial Information	*(Amounts in thousands of Reais, except percentages)*				
Financial Revenues	**112.222**	**118.392**	**-5,2%**	**118.392**	**-5,2%**
Financial revenue	118.994	126.008	-5,6%	126.008	-5,6%
Taxes on financial revenue	(6.772)	(7.616)	-11,1%	(7.616)	-11,1%
Financial Expenses	**(256.916)**	**(254.015)**	**1,1%**	**(254.015)**	**1,1%**
Interest expenses	(230.010)	(220.476)	4,3%	(220.476)	4,3%
Structuring cost	(5.190)	(3.348)	55,0%	(3.348)	55,0%
Other financial expenses	(21.716)	(30.190)	-28,1%	(30.190)	-28,1%
SWAP (Fair Value)	**1.963**	**(13.303)**	**n/a**	**(13.303)**	**n/a**
Recurring Financial Result	**(142.731)**	**(148.925)**	**-4,2%**	**(148.925)**	**-4,2%**
Non-recurring financial revenues and expenses	(1.642)	4.728	n/a	4.728	n/a
Financial Result	**(144.373)**	**(144.197)**	**0,1%**	**(144.197)**	**0,1%**

Financial Result	9M26	9M25	9M26 / 9M25 Δ%	9M25 Proforma	9M26 / 9M25 Δ%Proforma
Managerial Financial Information					
Financial Revenues	**325.110**	**334.714**	**-2,9%**	**334.714**	**-2,9%**
Financial revenue	343.754	358.219	-4,0%	358.219	-4,0%
Taxes on financial revenue	(18.644)	(23.505)	-20,7%	(23.505)	-20,7%
Financial Expenses	**(740.497)**	**(733.175)**	**1,0%**	**(733.175)**	**1,0%**
Interest expenses	(671.458)	(639.473)	5,0%	(639.473)	5,0%
Structuring cost	(14.616)	(15.870)	-7,9%	(15.870)	-7,9%
Other financial expenses	(54.422)	(77.833)	-30,1%	(77.833)	-30,1%
SWAP (Fair Value)	**(45.958)**	**27.634**	**n/a**	**27.634**	**n/a**
Recurring Financial Result	**(461.345)**	**(370.827)**	**24,4%**	**(370.827)**	**24,4%**
Non-recurring financial revenues and expenses	25.734	8.990	n/a	8.990	n/a
Financial Result	**(435.611)**	**(361.837)**	**20,4%**	**(361.837)**	**20,4%**

FFO

In 3Q26, FFO reached R$384.5 million, an increase of 28.5% compared to 3Q25. This performance was driven by the media and real estate development verticals, as well as by efficiency gains captured across expenses. Excluding the effect of Shopping Tijuca, FFO grew 31.2% compared to 3Q25.

Funds from Operations - FFO	3Q26	3Q25	3Q26 / 3Q25 Δ%	3Q25 Proforma	3Q26 / 3Q25 Δ% Proforma
Managerial Financial Information	*(Amounts in thousands of Reais, except percentages)*				
Adjusted EBITDA	**597.763**	**502.438**	**19,0%**	**496.589**	**20,4%**
(+) Financial revenue	112.222	118.392	-5,2%	118.392	-5,2%
(-) Financial expenses	(256.916)	(254.015)	1,1%	(254.015)	1,1%
(-) Current income and social contribution taxes	(50.926)	(45.011)	13,1%	(45.011)	13,1%
(-) Straight-line rent adjustment	(17.643)	(16.878)	4,5%	(16.694)	5,7%
(=) FFO	**384.500**	**304.927**	**26,1%**	**299.263**	**28,5%**
FFO Margin %	**49,5%**	**46,0%**	**353 bps**	**45,6%**	**395 bps**

Ex-Tijuca

Δ% FFO 31.2%

Funds from Operations - FFO	9M26	9M25	9M26 / 9M25 Δ%	9M25 Proforma	9M26 / 9M25 Δ%Proforma
Managerial Financial Information					
Adjusted EBITDA	**1.639.477**	**1.448.566**	**13,2%**	**1.440.121**	**13,8%**
(+) Financial revenue	325.110	334.714	-2,9%	334.714	-2,9%
(-) Financial expenses	(740.497)	(733.175)	1,0%	(733.175)	1,0%
(-) Current income and social contribution taxes	(159.089)	(121.820)	30,6%	(121.820)	30,6%
(-) Straight-line rent adjustment	(40.886)	(44.036)	-7,2%	(43.781)	-6,6%
(=) FFO	**1.024.115**	**884.249**	**15,8%**	**876.058**	**16,9%**
FFO Margin %	**46,7%**	**45,6%**	**109 bps**	**45,4%**	**130 bps**

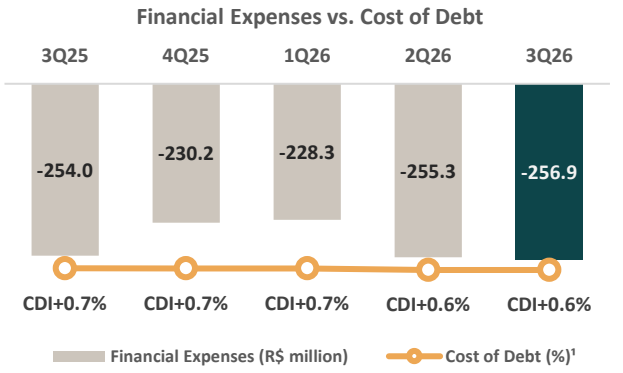
INDEBTEDNESS AND CAPITAL STRATEGY

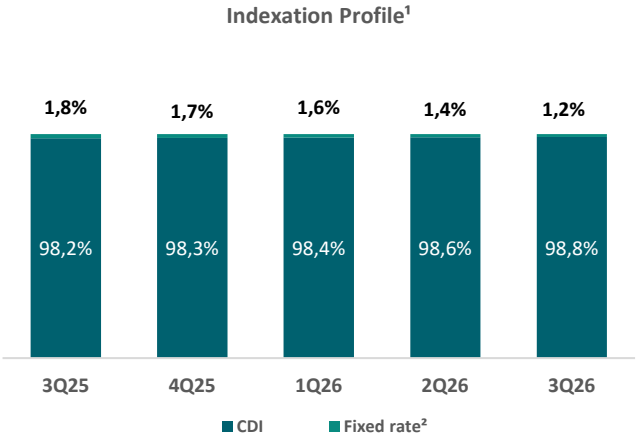
ALLOS' average cost of debt was CDI + 0.6% (versus CDI + 0.7% in 3Q25). This level reflects the liability management initiatives implemented over the past several quarters. In 3Q26, the Company's Net Debt-to-EBITDA ratio stood at 1.8x.

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]	257.919	6.548.531	6.806.450
Obligations for the purchase of assets	24.366	25.762	50.127
Financial securities	-	181.480	181.480
Gross Debt	**282.285**	**6.755.772**	**7.038.057**
Cash and Cash Equivalents	**(2.804.551)**	**(193.479)**	**(2.998.030)**
Net debt	**(2.522.266)**	**6.562.293**	**4.040.027**

At the end of September 2026, ALLOS' debt exposure linked to the CDI rate was 98.8%.

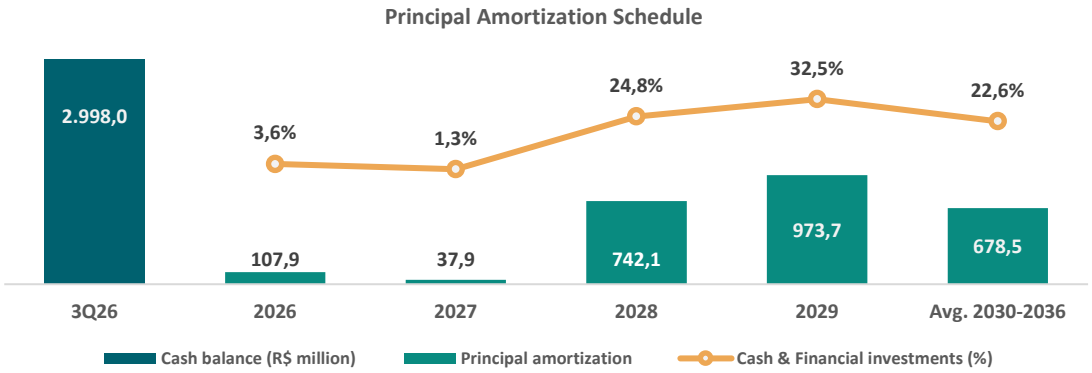
More information on the costs and maturities of each debt, as well as the reconciliation between the consolidated net debt and the managerial net debt, is available in the Appendix to this Release.





[1] Considers debt at the end of the period, excluding obligations for the acquisition of assets.
[2]Fixed-rate indexes include TR.

The chart below summarizes the Company's debt amortization schedule and demonstrates that its cash position is sufficiently robust to properly manage the maturities of the coming years.



CAPEX

In the third quarter of 2026, ALLOS' Capex totaled R$97.8 million, distributed as follows:

(i) R$42.1 million invested in revitalizations, corresponding to 6.9% of 3Q26 NOI.

(ii) R$29.6 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 Parque Dom Pedro, with the modernization and redevelopment of the Águas Sector, among other smaller projects at other malls such as Shopping Recife, Center Uberlândia and Goiânia Shopping. (See project details in the appendix to this release.)

(iii) R$26.1 million in property, plant and equipment and intangible assets.

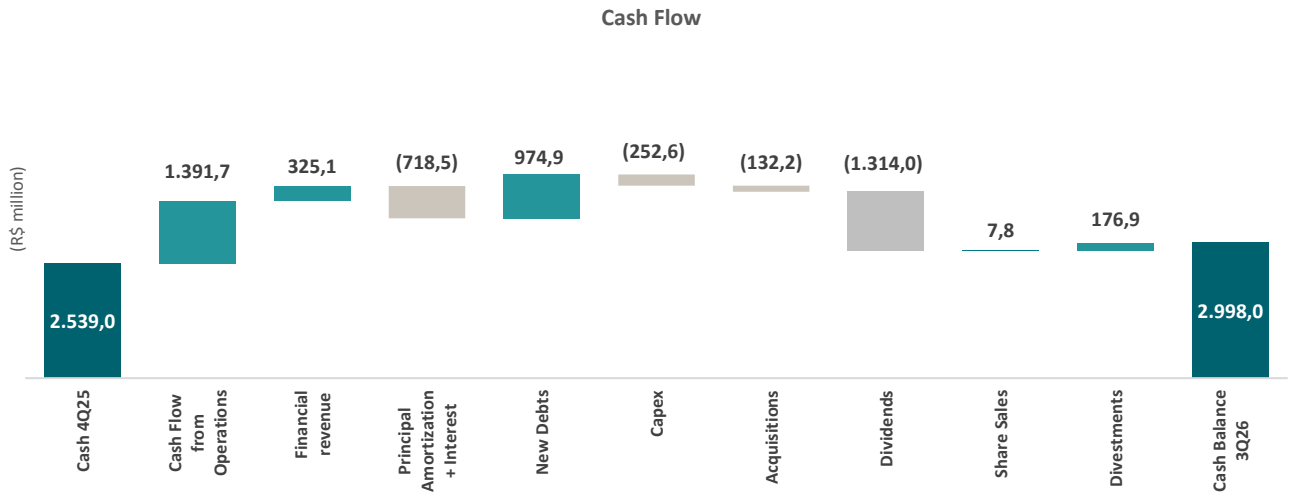
(iv) R$132.2 million, primarily related to the acquisition of a stake in Amazonas Shopping and the exchange transaction through which the Company reduced its stake in Shopping Taboão and increased its stakes in Shopping Campo Grande and Shopping Villagio Caxias.

Capex	3Q26
Managerial financial information	*(Amounts in thousands of Reais)*
Maintanance and Revitalization	42.115
Expansions and Redevelopments	29.575
PP&E and Intangible	26.111
Acquisitions	132.184
Total	**229.985**
Total ex-Acquisitions[1]	**97.802**

[1] CAPEX guidance does not consider acquisitions

CASH FLOW

ALLOS generated R$1,391.7 million in operating cash in the first nine monthsof 2026. The variation in the cash balance can be largely explained by: i) payment of dividends; ii) amortization of principal and interest on financing; iii) New funding in April 2026; (iv) Capex; (v) equity acquisitions; and (vi) proceeds from divestments.



OPERATIONAL PERFORMANCE



SALES PERFORMANCE

In the third quarter of 2026, total sales continued their upward trajectory, reaching R$10 billion, up 3.0% from 3Q25. Ex-Tijuca, total sales grew 3.8% compared to the same period of the previous year. The same-store sales (SSS) indicator reached 2.5% in the quarter (2.7% ex-Tijuca), with Services, Convenience, Leisure and Others standing out (+10.3%), followed by Food (+6.7%).

SSS% by Segment	3Q26
Managerial Financial Information	
Accessories, Beauty Items and Jewelry	1,8%
Food	6,7%
Services, Convenience, Leisure and others	10,3%
Housewares, Stationary, Tech and others	1,1%
Apparel and Shoes	-1,6%
Total	**2,5%**

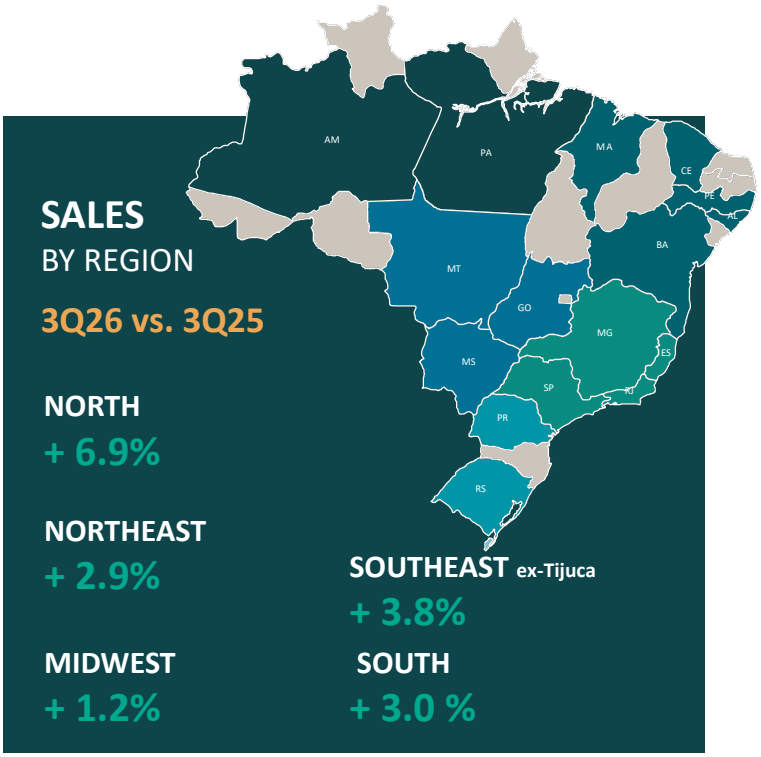
2.7% ex-Tijuca

PERFORMANCE BY REGION

ALLOS malls are present in all 5 regions of Brazil and located in major urban centers across 16 states.

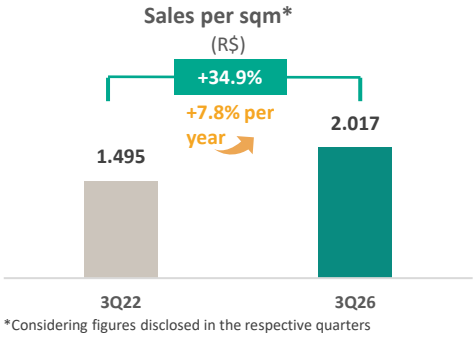
In the third quarter of 2026, the North region once again stood out, with growth of 6.9% compared to 3Q25, followed by the South region, up 3.0%, the Northeast region, up 2.9%, the Southeast, up 3.8%, and the Midwest, up 1.2%.

The highlights in sales performance during the quarter were: Shopping Grande Rio (+10%), Mooca Plaza Shopping (+9.4%) and Shopping Taboão (+9.1%).



SALES/SQM

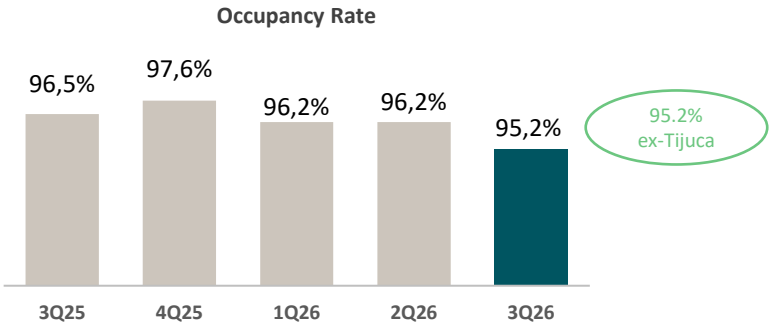
Sales/sqm reached R$2,017 in 3Q26, an increase of 4.3% compared to the same period of the previous year. This level of sales/sqm reflects, for yet another quarter, the consistent growth trajectory the Company has been showing since 2022, with a total increase of 34.9%, representing a CAGR of 7.8%.



*Considering figures disclosed in the respective quarters

OCCUPANCY RATE AND LEASING ACTIVITY

The occupancy rate at the end of 3Q26 was 95.2%, mainly reflecting the return of part of the stores of an electronics retail group undergoing judicial reorganization. All returned stores already have new lease agreements signed or under advanced negotiation.



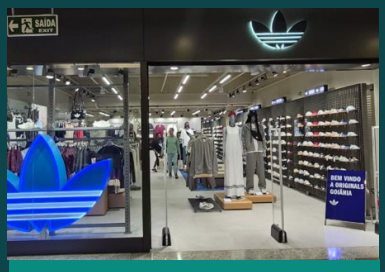
In 3Q26, 253 lease agreements were signed at the Company's owned malls, representing an addition of 39.9 thousand sqm of GLA.

Recent store opening highlights include: Adidas at Piracicaba Shopping and Goiânia Shopping; H&M at NorteShopping; and Sephora at Parque Dom Pedro.

Recently signed lease highlights include: H&M at Shopping Tamboré, Sephora at Shopping Recife and the expansion of its store at Shopping Leblon, Adidas at Shopping Leblon and Shopping da Bahia, and the Fazenda Churrascada restaurant at Shopping Del Rey.



H&M
NORTESHOPPING



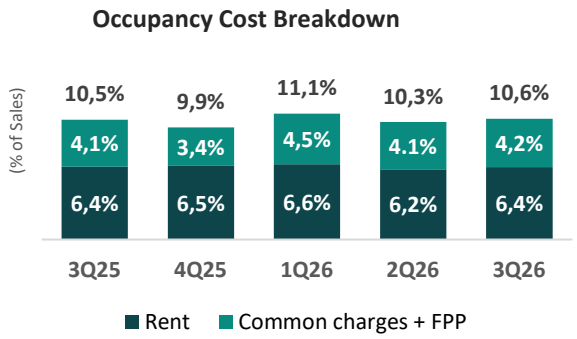
ADIDAS
GOIÂNIA SHOPPING



SEPHORA
PARQUE DOM PEDRO

OCCUPANCY COST

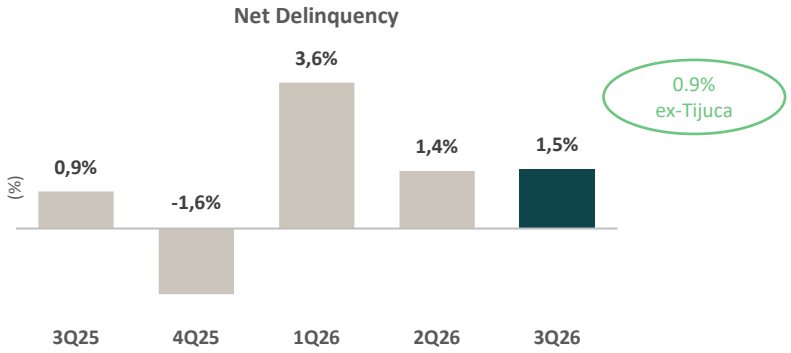
In the third quarter of 2026, occupancy cost[1] was 10.6%, in line with the same period of the previous year. Rent expenses accounted for 6.4%, while common charges and promotion fund (FPP) expenses accounted for 4.2% of the total cost.



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

NET DELINQUENCY

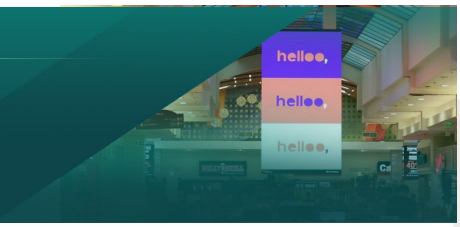
In 3Q26, net delinquency was 1.5%. Ex-Tijuca, net delinquency would have been 0.9%, in line with 3Q25.





Boulevard Shopping Belém| Belém - PA

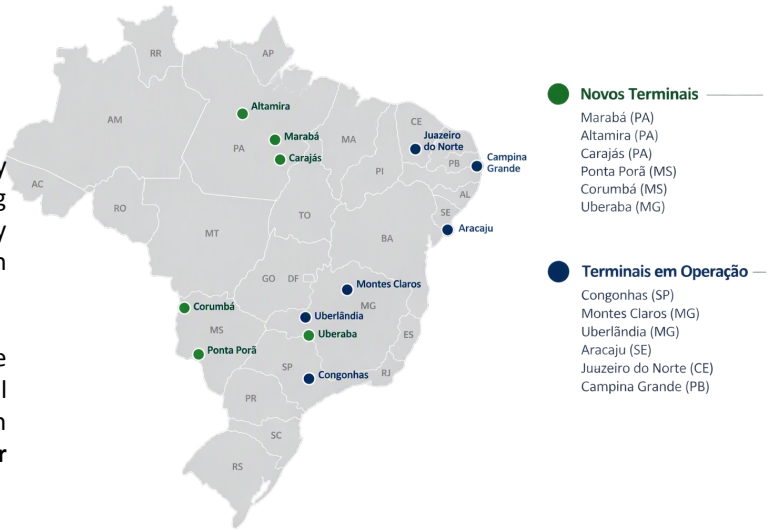
MEDIA



NATIONWIDE TAKEOFF: HELLOO AND NEOOH CONSORTIUM REACHES 12 AENA AIRPORTS

In August 2026, the consortium formed by **helloo** and **NEOOH** began managing advertising media at **12 airports** operated by **Aena Brasil**, delivering on the expansion plan presented in the previous quarter.

The expansion creates new revenue opportunities with national and regional advertisers. The consortium expects to reach **16 airports by 2028** and all **17 terminals under the concession in 2029**.





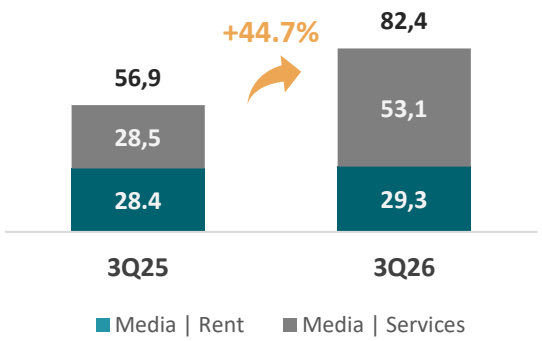
MAJOR BRANDS: HELLOO STANDS OUT IN LAUNCHES AND EXCLUSIVE CAMPAIGNS

helloo has been expanding its work with major advertisers in launches and exclusive campaigns, combining media with brand activations and differentiated experiences across its assets.

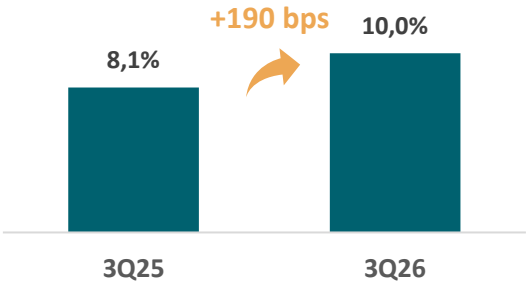
Among the highlights of the period, Versace chose Shopping Parque Dom Pedro and Shopping Eldorado to launch its Crystal Emerald fragrance, with a sensory experience that included product sampling and exclusive activations for customers. For the global launch of Huda Beauty at Sephora, helloo and Shopping Eldorado hosted a pop-up featuring the full product line and product personalization. Hyundai, in turn, presented the new i20 at Congonhas Airport, displaying the vehicle in the terminal with an activation dedicated to showcasing its features.

These initiatives reinforce helloo's ability to integrate media and experience in high-traffic, high-attention environments, expanding the opportunities for brands to connect with consumers in malls and airports.

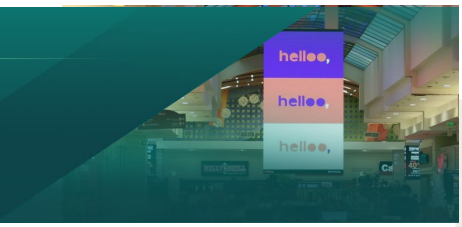
Media Revenue
(R$ Million)



Media as % of gross revenue



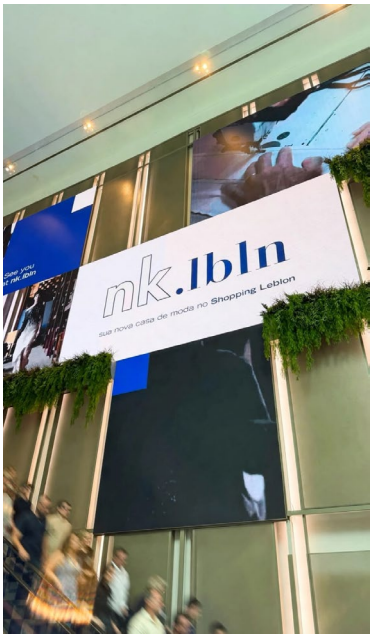
MEDIA



HELLOO CONSOLIDATES ITS POSITION AS A MULTIMODAL OOH PLATFORM

helloo is advancing its diversification strategy and consolidating its position as a multimodal OOH platform, expanding its presence beyond malls, with operations in airports and screens distributed along people's daily journeys.

This portfolio forms a complementary media and engagement ecosystem, combining screens at key moments when people leave and return home, broad mall coverage, and activations through the CRM programs.





Shopping Leblon| Rio de Janeiro - RJ

In total, helloo is present in 121 malls, the largest mall coverage in Brazil, also has 14 thousand residential screens and, in August, reached 12 airports, with 66 million impacts per week and 6,728 faces for advertising exposure, across static, digital and promotional formats.

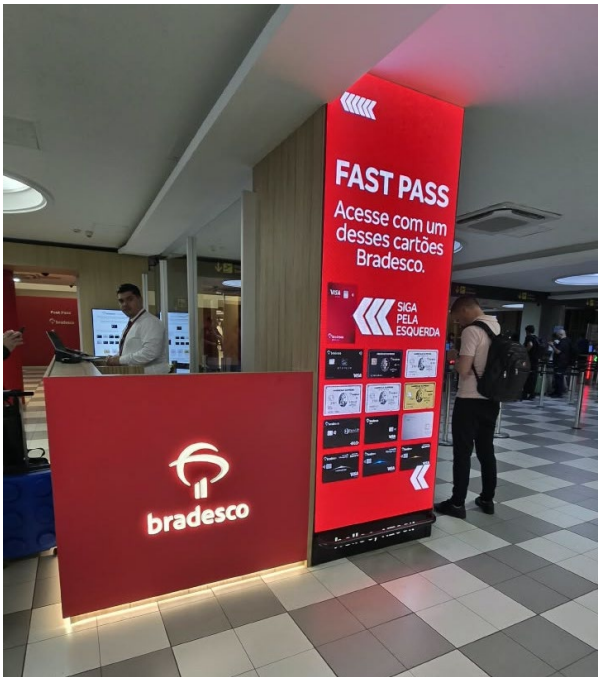
Completing this proposition, helloo Live expands the opportunities for brands to connect with consumers, through a business unit dedicated to developing and delivering brand experiences across the company's entire portfolio.

MEDIA AS A SERVICE: BRADESCO AND HELLOO REOPEN THE FAST PASS AT CONGONHAS

Bradesco and helloo reopened the exclusive fast pass for Bradesco Principal clients at Congonhas Airport, offering differentiated access to the airport's security screening.

The project includes the full branding of the space, expanding the brand's presence along the passenger journey and communicating the bank's news, while also directing clients to the Bradesco VIP lounge.

The project reinforces helloo's evolution into a platform capable of combining media, experience and services, expanding the opportunities for major advertisers to connect with consumers throughout their journey.



REAL ESTATE DEVELOPMENT



MIXED-USE PROJECT PORTFOLIO – REAL ESTATE EXECUTION AND MONETIZATION

In 3Q26, ALLOS advanced the execution of its real estate development strategy, with relevant milestones in **monetization**, **new agreements**, **commercial launches** and the **integration of developments into the mall ecosystems**. These advances demonstrate the growth of this important business vertical for the Company, which captures value at different stages of the real estate cycle through partnerships under an asset-light model, combining earnings generation, revenues from real estate monetization and the qualified densification of the areas surrounding its assets, with the potential to increase consumer traffic and strengthen mall operations.


Image for illustrative purposes only

SHOPPING DA BAHIA – 1ST PHASE OF THE MIXED-USE COMPLEX

In 3Q26, ALLOS completed another real estate launch at one of its main malls, Shopping da Bahia, in partnership with Moura Dubeux. The transaction completed the 1st phase of the master plan, with an **estimated GSV of R$350 million**.

The **Beach Class Bahia** development will feature an exclusive connection to the mall and will comprise a **49-story** residential tower with **612 units**, including studios and 1- and 2-bedroom apartments, totaling more than **22 thousand sqm** of private area, with around a thousand people living just steps away from the mall. Moura Dubeux continues to advance the development of the next projects planned under the master plan, furthering the strategy of real estate monetization and qualified densification of the surrounding area, with greater integration of uses and enhanced infrastructure across the complex.

In parallel, works began to adapt the mall's parking lot, including the relocation of gates, the adjustment of access points and the reorganization of vehicle flows. These works prepare for the **future integration of the existing parking lot with the new deck parking**, which will have 484 spaces, ensuring the operational compatibility and functionality of the complex.


Image for illustrative purposes only


Image for illustrative purposes only

PARQUE DOM PEDRO – EXPANSION OF THE MIXED-USE OFFICE HUB

At **Parque Dom Pedro Shopping**, in Campinas, ALLOS signed a commitment with developer Tymber for the development of a new office tower, with an estimated GSV of **R$140 million**. The project is the third tower contracted under the complex's master plan and the second dedicated to office use, in line with the strategy of consolidating a business hub integrated with the mall.

The development will offer office units ranging from 100 sqm to 150 sqm and includes a plaza connecting it to the first office tower, as well as shared covered parking with the mall, meeting demands identified in the asset's satisfaction surveys. The initiative expands the diversity of uses within the complex and strengthens the mall's positioning as a regional hub for retail, services and business.

REAL ESTATE DEVELOPMENT



NEW LAUNCHES – ADVANCING PIPELINE MONETIZATION

In 3Q26, two mixed-use developments moved into the commercial launch phase, marking a new stage in the execution of contracted projects.

In Uberlândia, Perplan Incorporação launched the **Etéra UDI Complex**, on a **7.7 thousand sqm** land plot sold by the Company. The project, originally designed as two residential towers, evolved into a single mixed-use tower with more than **22 thousand sqm** of private area, comprising **281 apartments** and **127 commercial units**.





At Independência Shopping, in Juiz de Fora, **Diamond Sky** was launched, the first tower developed by Grupo Diamond within the complex, with **345 apartments.** The second contracted tower remains under product development, furthering the strategy of densification and enhancement of the mall's primary area.



PASSEIO DAS ÁGUAS – MIXED-USE ECOSYSTEM

Following the delivery of the three towers of **NOW Reserva das Águas** in early 2026, ALLOS advanced the integration of new residents into the ecosystem of Shopping Passeio das Águas, in Goiânia. During the quarter, a welcome event was held for residents, presenting the mall's services, benefits and leisure options, while also increasing Benefits Program enrollments and establishing an exclusive communication channel with the condominium.

The initiative strengthens the connection with the more than one thousand new residents of the complex and illustrates a complementary dimension of the mixed-use strategy: **turning densification into opportunities for engagement, convenience and recurring consumption**, expanding the mall's value creation potential over time.

REAL ESTATE DEVELOPMENT



REAL ESTATE DEVELOPMENT PIPELINE – PORTFOLIO SCALE AND EVOLUTION

At the end of 3Q26, ALLOS' mixed-use project portfolio totaled **72 towers** under contract, corresponding to approximately **757 thousand sqm** of private area, of which **9 towers** have already been delivered, **30 towers** are under construction or in launch, and **33 towers** are under approval. The progress of projects at different stages of development reinforces the scale of the Company's real estate platform and its potential to create value through land monetization, contracted swaps and the integration of new uses into the mall ecosystems.

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	3	-	-	3	309.955
Independência Shopping	MG	1	1	-	2	-
São Bernardo Plaza Shopping	SP	3	-	-	3	43.050
Shopping Estação Cuiabá	MT	2	-	-	2	13.200
Other malls						648.725
Subtotal	-	**32**	**17**	**8**	**57**	**1.658.840**
Independent land	-	**1**	**13**	**1**	**15**	**68.000**
Portfolio Total	-	**33**	**30**	**9**	**72**	**1.726.840**

DIGITAL FEATURES



DIGITAL PLATFORM EXPANDS ITS NATIONWIDE PRESENCE

ALLOS' digital platform continued to expand its presence and strategic relevance in the quarter. With the launch of the solution at two additional Company malls, Goiânia Shopping and Shopping Vila Velha, the platform is now present in 39 shopping centers across all regions of Brazil, in 24 cities. This reach strengthens one of the Company's key assets: a nationwide consumer base that combines in-depth knowledge of consumption habits with the ability to carry out targeted activations at scale.



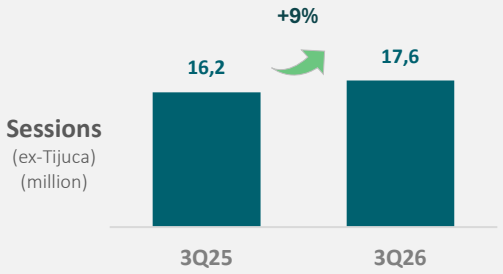
Goiânia – Jul/26



Vila Velha – Jul/26

DIGITAL AUDIENCE MAINTAINS ITS GROWTH TRAJECTORY

The digital platform's audience reached 17.6 million sessions in 3Q26, an increase of 9% compared to the same period of the previous year (ex-Tijuca). This progress reinforces ALLOS' ability to integrate the physical and digital journeys, enriching mall visits with greater convenience and benefits and expanding touchpoints beyond the physical presence in the malls.

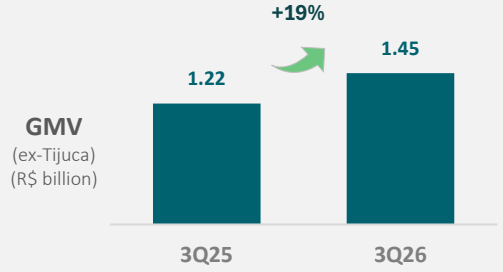


More important than the volume of visits, this is an identified and actionable base. This differential allows the Company to turn attention into value for its ecosystem, connecting consumers, tenants and advertisers through targeted activations tailored to each customer's moment and interests.

ADVANCING CONSUMER KNOWLEDGE

GMV identified through the Benefits Program reached R$1.45 billion in 3Q26, an increase of 19% compared to the same period of the previous year (ex-Tijuca).

This progress reflects both the platform's expansion to new malls and the continuous development of new engagement mechanics, which encourage increasingly greater consumer interaction with the ALLOS ecosystem.



FATHER'S DAY STRENGTHENS CONSUMER RELATIONSHIPS



In the Father's Day campaign, GMV captured through the promotion grew 14% compared to the same campaign in the previous year, while the cost per GMV capture decreased 39%, demonstrating the Company's ability to expand transaction volume at a lower activation cost.

The campaign also recorded a 19% increase in unique participants and achieved the highest gift NPS of the year. This performance reflects both the Company's ability to activate its consumer base increasingly effectively and the progress in designing promotional mechanics and benefits aligned with consumer preferences, simultaneously increasing engagement and the campaign's perceived value.

SUSTAINABILITY



ALLOS' commitment to sustainability permeates a series of ongoing initiatives and projects carried out by the Company's malls, supporting social causes and local development. Recent highlights are presented below.

ESG Culture and Engagement | Training

ALLOS continues to advance in embedding sustainability into its culture and day-to-day operations, expanding its teams' knowledge of the company's ESG strategy and long-term commitments. As part of this effort, the Company structured a training agenda for its malls, connecting global sustainability challenges to ALLOS' ESG strategy and governance structure, to the 2030 and 2040 commitments set out in the Espaços que Transformam platform and, above all, to the role of teams in implementing this agenda.

The training sessions reached 18 malls and 468 participants. In addition to deepening knowledge of the company's sustainability agenda, the sessions showcased initiatives already implemented, as well as awards and recognitions, helping bring corporate commitments closer to day-to-day operations and strengthening team engagement around ALLOS' ESG ambitions.

KEY TOPICS COVERED:

- Overview of the global sustainability landscape
- 2030/2040 commitments and the role of teams in advancing the agenda
- ALLOS' sustainability strategy and ESG governance structure
- Benchmarks and progress already achieved by ALLOS

Tree Day | Environmental Engagement and Awareness

In line with its sustainability agenda, ALLOS celebrated Tree Day with an initiative focused on environmental awareness and the engagement of customers, tenants and local communities.

The initiative mobilized 40 malls and distributed more than 18 thousand seedlings and fertilizers, in partnership with NGOs and local nurseries, leveraging the portfolio's nationwide reach to broaden the scope of the company's environmental agenda.

The initiative also reinforces ALLOS' commitments to waste management and circularity, bringing the topic closer to customers and tenants by showing how organic materials generated in the malls' daily operations can be turned into fertilizer and returned to nature. In 2025, 75% of discarded materials were recovered through recycling, composting and other forms of reuse, highlighting the company's progress toward its 90% target.



PORTFOLIO

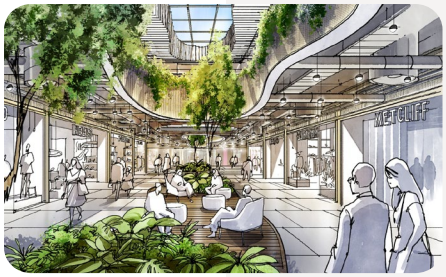


Owned Malls	State	Ownership	Total GLA (sqm)	Owned GLA (sqm)	Private area Mixed Use	Occupancy Rate (%)	Services rendered
Amazonas Shopping	AM	37,0%	37.537	13.890	48.801	96,4%	A / C / CSC
Araguaia Shopping	GO	50,0%	17.635	8.817	-	96,1%	-
Bangu Shopping	RJ	90,0%	57.945	52.151	8.838	98,7%	A / C / CSC
Boulevard Shopping Belém	PA	80,0%	39.424	31.535	30.030	98,7%	A / C / CSC
Boulevard Shopping Belo Horizonte	MG	70,0%	42.844	29.991	25.906	97,3%	A / C / CSC
Boulevard Shopping Brasília	DF	100,0%	17.990	17.990	0	84,4%	-
Carioca Shopping	RJ	65,0%	36.321	23.609	-	93,7%	A / C / CSC
Catuaí Shopping Londrina	PR	93,0%	57.141	53.141	67.419	97,5%	A / C / CSC
Catuaí Shopping Maringá	PR	100,0%	33.523	33.523	71.227	98,6%	A / C / CSC
Caxias Shopping	RJ	65,0%	27.781	18.057	47.580	94,5%	A / C / CSC
Center Shopping Uberlândia	MG	21,0%	56.906	11.950	50.925	94,6%	A / C / CSC
Shopping Estação BH	MG	60,0%	37.503	22.502	-	93,9%	A / C / CSC
Franca Shopping	SP	76,9%	18.955	14.582	56.460	91,8%	A / C / CSC
Goiânia Shopping	GO	48,8%	30.132	14.716	-	97,7%	A / C / CSC
Independência Shopping	MG	83,4%	23.633	19.719	-	98,6%	A / C / CSC
Manauara Shopping	AM	100,0%	47.301	47.301	-	96,3%	A / C / CSC
Mooca Plaza Shopping	SP	60,0%	42.067	25.240	9.069	97,7%	A / C / CSC
Norteshopping	RJ	72,5%	71.655	51.950	65.783	95,1%	A / C / CSC
Parque Dom Pedro	SP	51,6%	126.324	65.183	309.955	95,6%	A / C / CSC
Parque Shopping Belém	PA	51,0%	36.541	18.636	-	97,1%	A / C / CSC
Parque Shopping Maceió	AL	50,0%	44.287	22.144	18.416	97,1%	-
Passeio das Águas Shopping	GO	90,0%	74.432	66.989	332.120	88,7%	A / C / CSC
Plaza Niterói	RJ	100,0%	44.633	44.633	-	90,4%	A / C / CSC
Plaza Sul Shopping	SP	50,1%	24.375	12.212	-	96,4%	A / C / CSC
São Bernardo Plaza Shopping	SP	60,0%	42.954	25.773	43.050	91,9%	A / C / CSC
Shopping ABC	SP	1,3%	44.597	566	-	94,0%	-
Shopping Campo Grande	MS	79,0%	44.380	35.061	95.264	99,1%	A / C / CSC
Shopping Campo Limpo	SP	20,0%	30.232	6.046	-	97,4%	A / C / CSC
Shopping da Bahia	BA	71,5%	71.086	50.819	23.060	93,6%	A / C / CSC
Shopping Del Rey	MG	80,0%	37.951	30.361	-	89,7%	A / C / CSC
Shopping Estação Cuiabá	MT	75,0%	48.273	36.205	13.200	97,9%	A / C / CSC
Shopping Grande Rio	RJ	50,0%	44.129	22.065	54.940	91,3%	A / C / CSC
Shopping Leblon	RJ	51,0%	27.589	14.071	-	99,2%	A / C / CSC
Shopping Metrô Santa Cruz	SP	100,0%	18.757	18.757	-	94,8%	A / C / CSC
Shopping Metrópole	SP	100,0%	28.951	28.951	13.860	97,8%	A / C / CSC
Shopping Parangaba	CE	40,0%	33.523	13.409	13.546	91,2%	A / C / CSC
Shopping Piracicaba	SP	75,3%	44.983	33.886	21.352	92,0%	A / C / CSC
Shopping Recife	PE	30,8%	78.630	24.242	35.000	97,8%	C
Shopping Taboão	SP	83,4%	37.438	31.239	85.766	93,7%	A / C / CSC
Shopping Tamboré	SP	100,0%	49.926	49.926	24.300	93,7%	A / C / CSC
Shopping Tijuca	RJ	90,0%	37.781	34.003	-	92,1%	A / C / CSC
Shopping Vila Velha	ES	50,0%	71.504	35.752	48.180	97,9%	A / C / CSC
Shopping Villagio Caxias do Sul	RS	66,0%	29.677	19.587	44.794	96,9%	A / C / CSC
Shopping Villa-Lobos	SP	63,4%	28.389	17.998	-	97,1%	A / C / CSC
Rio Design Leblon	RJ	38,2%	1.996	763	-	72,5%	A / C / CSC
Lojas C&A	-	87,4%	11.809	10.322	-	100,0%	-
Total Portfólio		**65,9%**	**1.911.441**	**1.260.262**	**1.658.840**	**95,2%**	

APPENDIX



EXPANSION AND REDEVELOPMENT PROJECTS



SHOPPING RECIFE

Redevelopment:
L1 and L2 Floors

Under construction

Modernization of the corridors on the two floors near Parque Gourmet



CENTER UBERLÂNDIA

Redevelopment:
Rondon Pacheco Façade

Under construction

Modernization of the façade on Rondon Pacheco Avenue.



PARQUE D. PEDRO SHOPPING

Redevelopment:
Mall Águas

Under construction

Modernization and redevelopment of the Águas sector.

Former anchor area

Under construction

Redevelopment of 12 thousand sqm of GLA.



SHOPPING TIJUCA

Expansion/Redevelopment:
Taste Lab and new vertical circulation

Completed

The new 5 thousand sqm dining area features 22 new food operations.

EXPANSION

REDEVELOPMENT



SHOPPING VILLA LOBOS

Redevelopment:
Modernization of the *Promenade* Villa Lobos

In bidding

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



GOIÂNIA SHOPPING

Redevelopment:
3rd Floor

Under construction

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



SHOPPING CAMPO GRANDE

Expansion:
Expansion with 150 new stores

In bidding

The project includes more than 150 new stores across 24 thousand sqm, of which 12 thousand sqm is new GLA.

EXPANSION REDEVELOPMENT

CAPITAL STRUCTURE

The amounts below reflect ALLOS' share of each debt and exclude structuring costs, obligations for the acquisition of assets, *swap fair value* adjustments and the fair value adjustment of debt resulting from the business combination. For further information, please refer to the respective Explanatory Note in the Company's consolidated financial statements.

Debts	Index	Interest	Total Cost	Total Debt	(%) Total Debt	Maturity
TR			12,6%	85.525	1,2%	
Itaú (CRI - ICVM 476)	TR	11,3%	13,5%	33.878	0,5%	Jun-27
Itaú	TR	9,9%	12,1%	51.647	0,7%	May-30
CDI			15,2%	6.801.292	98,8%	
Debenture VIII (CRI - ICVM 400)	CDI	0,8%	15,4%	80.390	1,2%	Jun-29
Debenture XII (CRI - ICVM400)	CDI	1,2%	15,8%	551.996	8,0%	Jul-28
Debenture 7ª (CRI - ICVM160)	CDI	1,0%	15,6%	316.429	4,6%	Mar-28
Debenture 7ª (CRI - ICVM160).	CDI	1,2%	15,8%	298.727	4,3%	Mar-30
Debenture (8ª emissão. 1ª serie)	CDI	0,6%	15,1%	375.636	5,5%	Apr-29
Debenture (8ª emissão. 2ª serie)	105% CDI	0,0%	15,2%	402.933	5,9%	Apr-29
Debenture (8ª emissão. 3ª serie)	CDI	0,5%	15,0%	494.051	7,2%	Apr-31
Debenture (9ª emissão. 1ª serie)	97% CDI	0,0%	14,0%	650.568	9,4%	Mar-31
Debenture (9ª emissão. 2ª serie)	98% CDI	0,0%	14,2%	116.094	1,7%	Mar-33
Debenture (9ª emissão. 3ª serie)	CDI	0,0%	14,5%	239.369	3,5%	Mar-36
CCB Itaú	CDI	1,3%	16,0%	109.865	1,6%	Oct-26
Debenture (11ª emissão.1ª serie)	CDI	0,6%	15,2%	651.586	9,5%	Aug-31
Debenture (11ª emissão. 2ª serie)	CDI	1,0%	15,6%	1.887.067	27,4%	Aug-34
Debenture (12ª emissão.1ª serie)	98% CDI	0,0%	14,2%	156.923	2,3%	Jan-30
Debenture (12ª emissão. 2ª serie)	CDI	0,0%	14,5%	469.658	6,8%	Jan-32
Total			15,1%			
Total		CDI+	0,58%	6.886.817		

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

Debt Breakdown | Consolidated	Financial Statements 3Q26	Effects of CPC 18/19	Managerial 3Q26
	(amounts in thousands of reais)		
Loans and financing, CCI/CRI's and debentures	6.806.450	-	6.806.450
Obligation for purchase of assets	50.128	-	50.128
Derivative financial instruments	181.480	-	181.480
Gross Debt	**7.038.058**	**0**	**7.038.058**
Cash and Cash Equivalents	**(3.002.228)**	**4.198**	**(2.998.030)**
Net debt	**4.035.830**	**4.198**	**4.040.028**

RECONCILIATION OF CONSOLIDATED AND MANAGERIAL FINANCIAL STATEMENTS

Managerial financial information is presented on a consolidated basis in thousands of reais (R$) and reflects the Company's ownership interest in each mall.

Managerial financial information was prepared based on ALLOS' balance sheet, income statement and financial reports, includes assumptions that the Company's management considers reasonable, and should be analyzed together with the consolidated financial information and explanatory notes.

ACCOUNTING AND MANAGERIAL CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIODS ENDED SEPTEMBER 30, 2026 AND 2025

Consolidated Income Statement	3Q26	3Q25	3Q26 / 3Q25 Δ%	3Q25 Proforma	3Q26 / 3Q25 Δ% Proforma
	(Amounts in thousands of Reais, except percentages)				
Gross revenue from rent and services	**780.216**	**727.239**	**7,3%**	**n/a**	**n/a**
Taxes, contributions and other deductions	(49.102)	(48.921)	0,4%	n/a	n/a
Net revenue	**731.114**	**678.318**	**7,8%**	**n/a**	**n/a**
Cost	**(158.269)**	**(160.933)**	**-1,7%**	**n/a**	**n/a**
Gross income	**572.845**	**517.385**	**10,7%**	**n/a**	**n/a**
Operating income/(expenses)	**(25.529)**	**(171.628)**	**-85,1%**	**n/a**	**n/a**
Sales, general and administrative expenses	(172.299)	(175.513)	-1,8%	n/a	n/a
Equity income	21.142	18.896	11,9%	n/a	n/a
Other net income (expenses)	125.627	(15.011)	n/a	n/a	n/a
Financial income/(expenses)	**(140.290)**	**(138.738)**	**1,1%**	**n/a**	**n/a**
Net income before taxes and social contributions	**407.026**	**207.020**	**96,6%**	**n/a**	**n/a**
Current income and social contribution taxes	(49.360)	(43.982)	12,2%	n/a	n/a
Deferred income and social contribution taxes	(31.956)	(7.115)	n/a	n/a	n/a
Net income in the period	**325.710**	**155.922**	**108,9%**	**-**	**n/a**
Income (loss) attributable to:					
Controlling Shareholders	291.260	125.865	131,4%	n/a	n/a
Minority Shareholders	34.450	30.057	14,6%	n/a	n/a
Net income in the period	**325.710**	**155.922**	**108,9%**	**-**	**n/a**

Managerial Income Statement	3Q26	3Q25	3Q26 / 3Q25 Δ%	3Q25 Proforma	3Q26 / 3Q25 Δ% Proforma
	(Amounts in thousands of Reais, except percentages)				
Gross revenue from rent and services	**845.750**	**730.261**	**15,8%**	**723.862**	**16,8%**
Taxes, contributions and other deductions	(51.602)	(50.373)	2,4%	(50.373)	2,4%
Net revenue	**794.148**	**679.888**	**16,8%**	**673.489**	**17,9%**
Cost	**(177.767)**	**(175.139)**	**1,5%**	**(174.589)**	**1,8%**
Cost of rent and services	(88.465)	(59.686)	48,2%	(59.136)	49,6%
Depreciation and amortization	(89.302)	(115.453)	-22,7%	(115.453)	-22,7%
Gross income	**616.381**	**504.749**	**22,1%**	**498.900**	**23,5%**
Operating income/(expenses)	**(106.660)**	**(181.063)**	**-41,1%**	**(181.063)**	**-41,1%**
Sales, general and administrative expenses	(97.491)	(106.361)	-8,3%	(106.361)	-8,3%
Long-term incentive plan	(10.615)	(8.263)	28,5%	(8.263)	28,5%
Equity Income	-	-	n/a	-	n/a
Depreciation and Amortization expenses	(38.245)	(38.374)	-0,3%	(38.374)	-0,3%
Other net income (expenses)	39.692	(28.065)	n/a	(28.065)	n/a
Financial income/(expenses)	**(144.373)**	**(144.197)**	**0,1%**	**(144.197)**	**0,1%**
Net income before taxes and social contributions	**365.348**	**179.489**	**103,5%**	**173.640**	**110,4%**
Current income and social contribution taxes	(50.926)	(45.011)	13,1%	(45.011)	13,1%
Deferred income and social contribution taxes	(23.162)	(8.613)	n/a	(8.613)	n/a
Net income in the period	**291.260**	**125.865**	**131,4%**	**120.016**	**142,7%**

BALANCE SHEET

Managerial Balance Sheet	ALLOS Financial Statements		Adjustments		ALLOS Managerial Consolidated	
	30/09/2026	31/12/2025	30/09/2026	31/12/2025	30/09/2026	31/12/2025
ASSETS	*(amounts in thousands of Reais)*					
Current						
Cash and cash equivalents	32.891	60.570	1.352	9.389	34.243	69.960
Short-term investments	2.775.858	2.369.444	(5.550)	(67.573)	2.770.308	2.301.871
Accounts receivable	352.191	473.676	23.658	7.880	375.849	481.556
Dividends receivable	27	27	(27)	(27)	0	(0)
Taxes recoverable	141.022	168.688	177	5.900	141.199	174.588
Anticipated expenses	23.218	17.480	574	513	23.792	17.993
Other receivables	233.108	226.645	17.299	10.616	250.407	237.262
Total Current Assets	**3.558.316**	**3.316.531**	**37.483**	**(33.302)**	**3.595.798**	**3.283.229**
Non-Current						
Taxes recoverable	43.065	62.263	7.065	(452)	50.131	61.811
Deferred income and social contribution tax	0	(0)	(0)	(0)	(0)	(0)
Legal deposits	177.503	192.477	1.065	904	178.568	193.381
Borrowings and other accounts receivable	-	-	-	-	-	-
Values receivable	94.611	80.560	18	(1.531)	94.629	79.030
Anticipated expenses	19.487	12.782	(2)	(5)	19.484	12.777
Long-term investments	193.479	167.142	-	-	193.479	167.142
Other receivables	396.507	285.416	(30.879)	(277)	365.629	285.139
Investments	612.166	604.106	(612.166)	(604.106)	(0)	0
Properties for investment	19.579.968	20.381.666	461.442	(176.699)	20.041.411	20.204.967
Property, plant and equipment	108.510	106.620	5.051	2.655	113.562	109.275
Intangible assets	771.286	796.875	517.789	545.631	1.289.075	1.342.507
Total Non-current Assets	**21.996.584**	**22.689.908**	**349.384**	**(233.880)**	**22.345.968**	**22.456.028**
Total Assets	**25.554.899**	**26.006.439**	**386.867**	**(267.182)**	**25.941.766**	**25.739.257**
LIABILITIES	*(amounts in thousands of Reais)*					
Current						
Suppliers	68.128	85.869	15.183	3.946	83.311	89.815
Loans and financing, real estate credit notes and debentures	257.919	325.357	-	-	257.919	325.357
Taxes and contributions payable	77.851	108.639	765	4.500	78.616	113.139
Deferred income	9.354	10.160	12.592	8.383	21.946	18.543
Dividends payable	438.000	440.839	0	(2.839)	438.000	438.000
Obligations for purchase of assets	24.366	3.384	-	-	24.366	3.384
Leasing	26.716	27.042	60.307	69.628	87.023	96.669
Other liabilities	135.735	283.131	2.764	(52.646)	138.499	230.485
Total Current Liabilities and liabilities related to non-current assets held for sale	**1.038.068**	**1.284.420**	**91.612**	**30.973**	**1.129.680**	**1.315.392**
Non-Current						
Loans and financing , real estate credit notes and debentures	6.548.531	5.553.953	-	0	6.548.531	5.553.954
Taxes and contributions to collect	1.933	7.013	0	(110)	1.933	6.903
Deferred income	15.814	16.716	384	406	16.198	17.122
Financial securities	181.480	132.740	-	-	181.480	132.740
Deferred income and social contribution tax	4.451.040	4.642.094	(12.232)	(5.217)	4.438.807	4.636.877
Obligations for the purchase of assets	25.762	14.503	-	-	25.762	14.503
Leasing	178.853	193.326	426.032	460.218	604.885	653.543
Other liabilities	58.845	8.040	(7.520)	(1.002)	51.325	7.038
Provision for contingencies	225.513	254.628	1.162	111	226.675	254.740
Total Non-Current Liabilities	**11.687.771**	**10.823.013**	**407.825**	**454.407**	**12.095.596**	**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	33.433	18.590	-	-	33.433	18.590
Legal reserve	275.973	234.265	-	-	275.973	234.265
Shares held in treasury	(83.358)	(104.855)	-	-	(83.358)	(104.855)
Retained earnings (losses)	701.706	0	(0)	0	701.706	0
Income reserves	773.249	1.982.957	-	-	773.249	1.982.957
Carrying value adjustments	(4.004.316)	(4.004.316)	-	-	(4.004.316)	(4.004.316)
Minority Interest	112.570	752.561	(112.570)	(752.561)	-	-
Total Shareholders' Equity	**12.829.060**	**13.899.006**	**(112.570)**	**(752.561)**	**12.716.490**	**13.146.445**
Total liabilities and shareholders' equity	**25.554.899**	**26.006.439**	**386.867**	**(267.182)**	**25.941.766**	**25.739.257**

CASH FLOW

Cash Flow Statement	ALLOS Financial Statements	Adjustments	ALLOS Managerial Consolidated
	30/09/2026	30/09/2026	30/09/2026
	(amounts in thousands of reais)		
Operating Activities			
Net Profit for the period	**918.523**	**(70.817)**	**847.706**
Adjustments to net profit due to:	-	-	-
Straight line rent adjustment	(40.449)	(437)	(40.886)
Depreciation and Amortization	418.013	12.614	430.627
Equity Income	(57.462)	57.462	-
Provisions for doubtful accounts	51.402	395	51.797
Stock Option plan	40.430	-	40.430
Monetary variation over financial debts	684.414	10.689	695.103
Fair value of financial derivatives instruments	22.955	-	22.955
Deferred income and social contribution tax	(189.151)	(10.623)	(199.774)
(Gain) loss on sale of investment property	(52.944)	-	(52.944)
Income financial debts	(279.867)	676	(279.191)
Write-off of asset added value	-	-	-
(Gain) loss on sale of lands	(103.344)	23.390	(79.954)
Provision for loss of investments and investment properties	-	-	-
Others	(31.705)	26.965	(4.740)
	1.380.815	**50.314**	**1.431.129**
Decrease (increase) in assets	**131.015**	**(8.558)**	**122.457**
Accounts receivable	78.871	(2.318)	76.553
Legal deposits	14.977	(161)	14.816
Taxes recoverable	46.864	(1.795)	45.069
Others	(9.697)	(4.284)	(13.981)
Increase (decrease) in liabilities	**88.428**	**65.885**	**154.313**
Suppliers	(17.779)	11.237	(6.542)
Collectable taxes	220.928	(1.191)	219.737
Other obligations	(113.498)	51.652	(61.846)
Deferred income	(1.223)	4.187	2.964
Taxes paid - IRPJ e CSLL	(166.612)	(2.124)	(168.736)
Taxes paid - PIS, COFINS e ISS	(90.211)	(311)	(90.522)
Net Cash Generated from Operating Activities	**1.343.435**	**105.206**	**1.448.641**
Investment Activities			
Acquisition of fixed assets	(20.954)	709	(20.245)
Acquisition of Intangible Assets	(59.794)	(1.741)	(61.535)
Acquisition of properties for investment - Shopping malls	(306.066)	1.692	(304.374)
Capital increase/Decrease in controlled companies	(15.700)	15.700	-
Capital Increase (decrease) in subsidiaries/ associets/ amortization of cotas	-	-	-
Decrease (increase) in short-term investments	(70.143)	(62.700)	(132.843)
Dividends and interest on capital received	64.994	(64.994)	-
Receipt for the sale of equity and/or real estate interests in shopping malls	176.894	-	176.894
Net Cash Used in Investment Activities	**(230.769)**	**(111.334)**	**(342.103)**
Financing Activities			
Receipt of loans to related parties	-	-	-
Interest payment - loans, financings and real estate credit notes	(16.500)	-	(16.500)
Principal payment loans and financing and real estate credit notes	(16.935)	-	(16.935)
Issuance of debentures	1.000.000	-	1.000.000
Interest payment - debentures	(685.103)	-	(685.103)
Principal payment - debentures	-	-	-
Payment of debenture structuring costs	(25.099)	-	(25.099)
Capital increase non-controlling	6.557	(6.557)	-
Leasing - Payment of principal and interest	(30.784)	(61.622)	(92.406)
Share Buyback Program	-	-	-
Share Sales	7.788	-	7.788
Dividends paid to stockholders	(1.314.000)	-	(1.314.000)
Dividends paid to non-controlled stockholders	(66.269)	66.269	-
Payment of obligations for the purchase of companies	-	-	-
Net Cash Used in Financing Activities	**(1.140.345)**	**(1.910)**	**(1.142.255)**
Net cash and cash equivalent increase (reduction)	**(27.679)**	**(8.038)**	**(35.717)**
Cash and Cash Equivalents at the end of the period	32.891	1.352	34.243
Cash and Cash Equivalents at the beginning of the period	60.570	9.390	69.960
Net change in Cash and Cash Equivalents	**(27.679)**	**(8.038)**	**(35.717)**

RECONCILIATION BETWEEN ACCOUNTING CONSOLIDATED AND MANAGERIAL FINANCIAL STATEMENTS | 2026

Conciliation Financial statements vs. Managerial financial information Period ended September 30, 2026	ALLOS Consolidated 2026 - Financial Statements	Adjustments	ALLOS Consolidated 2026 - Managerial
	(amounts in thousands of reais)		
Gross revenue from rental and services	**2.269.254**	**120.182**	**2.389.436**
Taxes and contributions and other deductions	(153.434)	(2.999)	(156.433)
Net revenues	**2.115.820**	**117.183**	**2.233.002**
Cost of rentals and services	**(549.141)**	**(48.321)**	**(597.462)**
Gross income	**1.566.679**	**68.862**	**1.635.541**
Operating income/expenses	**(254.354)**	**(138.555)**	**(392.909)**
Sales, general and administrative expenses	(496.278)	210.184	(286.094)
Long-term incentive plan	n/a	27.500	(27.500)
Equity Income	57.462	(57.462)	-
Depreciation and Amortization	n/a	107.139	(107.139)
Other net operating income (expenses)	184.462	(156.638)	27.824
Financial income/(expenses)	**(426.616)**	**(8.994)**	**(435.611)**
Net income before taxes and social contributions	**885.708**	**(78.687)**	**807.021**
Income and social contribution taxes	**32.814**	**7.870**	**40.685**
Net income in the period	**918.523**	**(70.817)**	**847.706**
Income attributable to:	-	-	-
Controlling shareholders	847.706	(0)	847.706
Minority shareholders	70.817	(70.817)	-

Conciliation between EBITDA / Adjusted EBITDA Period ended September 30, 2026	ALLOS Consolidated 2026 - Financial Statements	Adjustments	ALLOS Consolidated 2026 - Managerial
	(amounts in thousands of reais, except percentages)		
Net income for the period	**918.523**	**(70.817)**	**847.706**
(+) Depreciation and amortization	418.012	12.567	430.578
(+)/(-) Financial expenses / (income)	426.616	8.994	435.611
(+) Income and social contribution taxes	(32.814)	(7.870)	(40.685)
EBITDA	**1.730.336**	**(57.126)**	**1.673.210**
EBITDA margin %	**81,8%**		**74,9%**
(+)/(-) Non-recurring (expenses)/income	(33.733)	-	(33.733)
Adjusted EBITDA	**1.696.603**	**(57.126)**	**1.639.477**
Adjusted EBITDA margin %	**80,2%**		**73,4%**
(-) Straight line rent adjustments - CPC 06	(38.714)	(2.172)	(40.886)
Adjusted EBITDA (Ex- Straight line rent adjustments)	**1.657.889**	**(59.298)**	**1.598.591**
Adj. EBITDA Margin (ex-straightline rent adjustments)	**79,8%**		**72,9%**

Conciliation between FFO / Adjusted FFO Period ended September 30, 2026	ALLOS Consolidated 2026 - Financial Statements	Adjustments	ALLOS Consolidated 2026 - Managerial
	(amounts in thousands of reais, except percentages)		
Net income for the period	**918.523**	**(70.817)**	**847.706**
(+) Depretiation and amortization	418.012	12.567	430.578
(=) FFO *	**1.336.534**	**(58.250)**	**1.278.284**
(+)/(-) Non-recurring expenses	(33.733)	-	(33.733)
(-) Straight line rent adjustments - CPC 06	(38.714)	(2.172)	(40.886)
(+)/(-) Non-cash taxes	(189.151)	(10.622)	(199.774)
(+)/(-) SWAP (Fair Value)	45.958	-	45.958
(+)/(-) Other non-recurring financial expenses	(25.734)	-	(25.734)
(=) Adjusted FFO *	**1.095.160**	**(71.045)**	**1.024.115**
AFFO margin %	**52,7%**		**46,7%**

* Non-accounting indicators

RECONCILIATION BETWEEN ACCOUNTING CONSOLIDATED, MANAGERIAL AND PROFORMA FINANCIAL STATEMENTS | 2025

Conciliation Financial statements vs. Managerial financial information Period ended September 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	**2.174.240**	**(45.037)**	**2.129.203**	**(9.157)**	**2.120.046**
Taxes and contributions and other deductions	(148.196)	792	(147.404)	-	(147.404)
Net revenues	**2.026.044**	**(44.245)**	**1.981.799**	**(9.157)**	**1.972.642**
Cost of rentals and services	**(515.861)**	**(5.034)**	**(520.895)**	**711**	**(520.184)**
Gross income	**1.510.183**	**(49.279)**	**1.460.904**	**(8.446)**	**1.452.458**
Operating income/expenses	**(371.143)**	**(52.844)**	**(423.987)**	**-**	**(423.987)**
Sales, general and administrative expenses	(512.868)	196.336	(316.532)	-	(316.532)
Long-term incentive plan	n/a	24.985	(24.985)	-	(24.985)
Equity Income	53.960	(53.960)	-	-	-
Depreciation and Amortization	n/a	112.151	(112.151)	-	(112.151)
Other net operating income (expenses)	87.766	(58.085)	29.681	-	29.681
Financial income/(expenses)	**(388.635)**	**26.798**	**(361.837)**	**-**	**(361.837)**
Net income before taxes and social contributions	**750.406**	**(75.326)**	**675.080**	**(8.446)**	**666.634**
Income and social contribution taxes	**(86.442)**	**(6.702)**	**(93.143)**	**-**	**(93.143)**
Net income in the period	**663.964**	**(82.027)**	**581.937**	**(8.446)**	**573.491**
Income attributable to:					
Controlling shareholders	581.937	0	581.937	(8.446)	573.491
Minority shareholders	82.027	(82.027)	-	-	-

Conciliation between EBITDA / Adjusted EBITDA Period ended September 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	**663.964**	**(82.027)**	**581.937**	**(8.446)**	**573.491**
(+) Depreciation and amortization	453.217	(54)	453.163	-	453.163
(+)/(-) Financial expenses / (income)	388.635	(26.798)	361.837	-	361.837
(+) Income and social contribution taxes	86.442	6.702	93.143	-	93.143
EBITDA	**1.592.257**	**(102.178)**	**1.490.079**	**(8.446)**	**1.481.634**
EBITDA margin %	**78,6%**		**75,2%**	**0,0%**	**75,1%**
(+)/(-) Non-recurring (expenses)/income	(41.513)	-	(41.513)	-	(41.513)
Adjusted EBITDA	**1.550.744**	**(102.178)**	**1.448.566**	**(8.446)**	**1.440.121**
Adjusted EBITDA margin %	**76,5%**		**73,1%**	**0,0%**	**73,0%**
(-) Straight line rent adjustments - CPC 06	(10.059)	(33.977)	(44.036)	254	(43.781)
Adjusted EBITDA (Ex- Straight line rent adjustments)	**1.540.685**	**(136.154)**	**1.404.530**	**(8.191)**	**1.396.339**
Adj. EBITDA Margin (ex-straightline rent adjustments) %	**76,4%**	**0,0%**	**72,5%**	**92,0%**	**72,4%**

Conciliation between FFO / Adjusted FFO Period ended September 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	**663.964**	**(82.027)**	**581.937**	**(8.446)**	**573.491**
(+) Depretiation and amortization	453.217	(54)	453.163	-	453.163
(=) FFO *	**1.117.181**	**(82.082)**	**1.035.099**	**(8.446)**	**1.026.654**
(+)/(-) Non-recurring expenses	(41.513)	-	(41.513)	-	(41.513)
(-) Straight line rent adjustments - CPC 06	(10.059)	(33.977)	(44.036)	254	(43.781)
(+)/(-) Non-cash taxes	(59.915)	31.238	(28.677)	-	(28.677)
(+)/(-) SWAP (Fair Value)	(27.634)	-	(27.634)	-	(27.634)
(+)/(-) Other non-recurring financial expenses	(8.990)	-	(8.990)	-	(8.990)
(=) Adjusted FFO *	**969.068**	**(84.820)**	**884.249**	**(8.191)**	**876.057**
AFFO margin %	**48,1%**		**45,6%**	**92,0%**	**45,4%**

* Non-accounting indicators

GLOSSARY

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

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

Abrasce: Brazilian Association of Shopping Centers.

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

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

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, among others.

CCI: Real Estate Credit Note.

Key Money (CDU): 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.

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

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

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

Adjusted FFO (Funds From Operations): Net income from controlling shareholders + depreciation and amortization +/(-) non-recurring expenses / (revenues) (-) straight-line rent adjustment +/(-) non-cash taxes +/(-) SWAP effect +/(-) one-off financial expenses.

Greenfield: Development of new shopping center projects.

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

Federal Law 11,638: On December 28, 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.

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

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.

GLOSSARY

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”.

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

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

PDA: Provision for doubtful accounts.

SAR (Same-Area Rent): Ratio between the rent billed in the same area in the current period versus the previous year. Considers the Company’s ownership in each shopping mall.

SAS (Same-Area Sales): Ratio between sales in the same area in the current period versus the previous year. Considers the Company’s ownership in each shopping mall.

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.

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

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

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

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 reports sales. Does not include kiosk area, given that these operations are not included in total mall GLA.

(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- and Nine-month Periods
Ended September 30, 2026 and
Independent Auditor's Report on the
Review of Interim Financial Information (ITR)

Deloitte Touche Tohmatsu Auditores Independentes Ltda.

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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
Rio de Janeiro - RJ

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 September 30, 2026, which comprises the individual and consolidated balance sheet as at September 30, 2026, and the related individual and consolidated statements of income and of comprehensive income for the three and nine-month periods then ended, and the related statements of changes in equity and of cash flows for the nine-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 on 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 of making inquiries, primarily of persons responsible for financial and accounting matters, and of applying analytical and other review procedures. The scope of a review is significantly smaller than that of an audit conducted in accordance with the standards on auditing and, consequently, does not allow us to obtain assurance that we would become 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 with international standard IAS 34, applicable to the preparation of Interim Financial Information (ITR), and presented in accordance with the standards issued by the CVM.

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Other matters

Statements of value added

The aforementioned individual and consolidated interim financial information includes the individual and consolidated Statements of Value Added (DVA) for the nine-month period ended September 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 the Interim Financial Information (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 out 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 out in such technical pronouncement and consistently with the individual and consolidated interim financial information taken as a whole.

Rio de Janeiro, November 5, 2026

DELOITTE TOUCHE TOHMATSU
Auditores Independentes Ltda.

Ribas Gomes Simões
Engagement Partner

68753FTA

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ALLOS S.A. AND SUBSIDIARIES

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

		Company		Consolidated	
ASSETS	Note	09/30/2026	12/31/2025	09/30/2026	12/31/2025
CURRENT ASSETS					
Cash and cash equivalents		7,080	11,045	32,891	60,570
Short-term investments	7	1,160,456	694,978	2,775,858	2,369,444
Trade receivables	8	55,122	48,039	352,191	473,676
Dividends and interest on capital receivable	10	19,732	72,603	27	27
Recoverable taxes and contributions	9	86,690	91,771	141,022	168,688
Prepaid expenses		10,028	9,451	23,218	17,480
Other receivables	8.1	171,096	167,569	233,109	226,646
		1,510,204	1,095,456	3,558,316	3,316,531
NON-CURRENT ASSETS					
Short-term investments	7	80,367	82,497	193,479	167,143
Trade receivables	8	23,734	17,225	94,611	80,560
Recoverable taxes and contributions	9	-	-	43,065	62,263
Judicial deposits	14	44,174	34,124	177,503	192,477
Prepaid expenses		16,013	10,277	19,487	12,782
Other receivables	8.1	668,277	627,865	396,507	285,416
Investments	10	13,599,994	14,766,032	612,166	604,106
Investment properties	11	2,149,282	857,695	19,579,968	20,381,666
Property and equipment		8,380	8,142	108,510	106,620
Intangible assets	12	179,319	140,134	771,286	796,875
		16,769,540	16,543,991	21,996,582	22,689,908
TOTAL ASSETS		18,279,744	17,639,447	25,554,898	26,006,439

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

ALLOS S.A. AND SUBSIDIARIES

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

		Company		Consolidated	
LIABILITIES AND EQUITY	Note	09/30/2026	12/31/2025	09/30/2026	12/31/2025
CURRENT LIABILITIES					
Trade payables		22,076	22,758	68,128	85,869
Borrowings, financings and debentures	13	78,539	68,323	257,919	325,357
Taxes and contributions payable	9	11,632	14,735	77,851	108,639
Dividends payable		438,000	438,000	438,000	440,839
Payables for purchase and sale of assets		2,477	2,477	24,366	3,384
Deferred revenues		1,539	1,180	9,354	10,160
Lease liabilities		7,657	6,195	26,716	27,042
Other payables	15	68,907	66,363	135,732	283,130
		630,827	620,031	1,038,066	1,284,420
NON-CURRENT LIABILITIES					
Borrowings, financings and debentures	13	3,442,226	2,421,341	6,548,531	5,553,953
Taxes and contributions payable	9	-	-	1,933	7,013
Deferred revenues		5,873	4,008	15,814	16,716
Deferred taxes	16.1	1,218,118	1,237,775	4,451,040	4,642,094
Payables for purchase and sale of assets		-	-	25,762	14,503
Derivative financial instruments	13	181,480	132,740	181,480	132,740
Lease liabilities		15,396	21,455	178,853	193,326
Provision for contingencies	14	42,728	32,220	225,513	254,628
Other payables	15	26,605	23,432	58,845	8,040
		4,932,426	3,872,971	11,687,771	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	(83,358)	(104,855)	(83,358)	(104,855)
Capital reserves		33,433	18,590	33,433	18,590
Earnings reserves	17.4	1,049,222	2,217,222	1,049,222	2,217,222
Retained earnings		701,706	-	701,706	-
Carrying value adjustments	17.5	(4,004,316)	(4,004,316)	(4,004,316)	(4,004,316)
Equity attributable to shareholders of the Company		12,716,491	13,146,445	12,716,491	13,146,445
Non-controlling interests	17.6	-	-	112,570	752,561
Total equity		12,716,491	13,146,445	12,829,061	13,899,006
TOTAL LIABILITIES AND EQUITY		18,279,744	17,639,447	25,554,898	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
FOR THE THREE AND NINE-MONTH PERIODS ENDED SEPTEMBER 30, 2026
(All amounts in thousands of Brazilian reais - R$, except for earnings per share)

		Company			
		Three-month period ended September 30		Nine-month period ended September 30	
	Note	2026	2025	2026	2025
Revenue from rental and services, net	18	110,132	70,162	283,611	204,182
Cost of rental and services	19	(44,807)	(25,779)	(108,594)	(74,400)
Gross operating profit		65,325	44,383	175,017	129,782
Operating income (expenses):					
Selling, general and administrative expenses	20	(77,050)	(69,236)	(215,581)	(196,300)
Share of profit of subsidiaries	10	320,895	198,081	824,575	713,185
Other operating expenses, net	22	43,496	(3,731)	41,706	(16,468)
		287,341	125,114	650,700	500,417
OPERATING INCOME BEFORE FINANCE INCOME (COSTS)		352,666	169,497	825,717	630,199
Finance costs	21	(126,159)	(90,497)	(404,920)	(284,692)
Finance income	21	86,568	56,669	259,392	257,946
Finance income (costs), net		(39,591)	(33,828)	(145,528)	(26,746)
INCOME BEFORE INCOME TAX AND SOCIAL CONTRIBUTION		313,075	135,669	680,189	603,453
Income tax and social contribution	16.2	(21,815)	(9,803)	167,517	(21,516)
NET INCOME FOR THE PERIOD		291,260	125,866	847,706	581,937
Earnings per share attributable to shareholders of the Company (in Brazilian reais - per share):					
Earnings per share - basic	17.7	0.5956	0.2488	1.7334	1.1502
Earnings per share - diluted	17.7	0.5942	0.2482	1.7293	1.1476

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
FOR THE THREE AND NINE-MONTH PERIODS ENDED SEPTEMBER 30, 2026
(All amounts in thousands of Brazilian reais - R$, except for earnings per share)

		Consolidated			
		Three-month period ended September 30		Nine-month period ended September 30	
	Note	2026	2025	2026	2025
Revenue from rental and services, net	18	731,114	678,318	2,115,820	2,026,044
Cost of rentals and services	19	(158,269)	(160,933)	(549,141)	(515,861)
Gross operating profit		572,845	517,385	1,566,679	1,510,183
Operating income (expenses):					
Selling, general and administrative expenses	20	(172,298)	(175,513)	(496,278)	(512,868)
Share of profit of subsidiaries	10	21,142	18,896	57,462	53,960
Other operating income (expenses), net	22	125,629	(15,010)	184,464	87,765
		(25,527)	(171,627)	(254,352)	(371,143)
OPERATING INCOME BEFORE FINANCE INCOME (COSTS)		547,318	345,758	1,312,327	1,139,040
Finance costs	21	(258,583)	(249,618)	(797,392)	(775,676)
Finance income	21	118,292	110,880	370,774	387,042
Finance income (costs), net		(140,291)	(138,738)	(426,618)	(388,634)
INCOME BEFORE INCOME TAX AND SOCIAL CONTRIBUTION		407,027	207,020	885,709	750,406
Income tax and social contribution	16.2	(81,317)	(51,097)	32,814	(86,442)
NET INCOME FOR THE PERIOD		325,710	155,923	918,523	663,964
Net income attributable to shareholders of the Company		291,260	125,866	847,706	581,937
Non-controlling interests		34,450	30,057	70,817	82,027
		325,710	155,923	918,523	663,964

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
OF THE THREE AND NINE-MONTH PERIODS ENDED SEPTEMBER 30, 2026
(All amounts in thousands of Brazilian reais - R$)

	Company			
	Three-month period ended September 30		Nine-month period ended September 30	
	2026	2025	2026	2025
NET INCOME FOR THE PERIOD	291,260	125,866	847,706	581,937
Other comprehensive income	-	-	-	-
TOTAL COMPREHENSIVE INCOME	291,260	125,866	847,706	581,937

	Consolidated			
	Three-month period ended September 30		Nine-month period ended September 30	
	2026	2025	2026	2025
NET INCOME FOR THE PERIOD	325,710	155,923	918,523	663,964
Other comprehensive income	-	-	-	-
TOTAL COMPREHENSIVE INCOME	325,710	155,923	918,523	663,964
Attributable to:				
Shareholders of the Company	291,260	125,866	847,706	581,937
Non-controlling interests	34,450	30,057	70,817	82,027
	325,710	155,923	918,523	663,964

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)
FOR THE NINE-MONTH PERIOD ENDED SEPTEMBER 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	Shareholders 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	-	-	-	-	-	-	-	581,937	581,937	82,027	663,964
Repurchase of shares (Note 17)	-	-	(159,799)	-	-	-	-	-	(159,799)	-	(159,799)
Share-based compensation program	-	-	21,076	9,617	-	-	-	-	30,693	-	30,693
Supplementary dividends	-	-	-	-	-	(92,480)	-	-	(92,480)	-	(92,480)
Intermediate dividends	-	-	-	-	-	(102,000)	-	-	(102,000)	-	(102,000)
Interim dividends	-	-	-	-	-			(204,000)	(204,000)	-	(204,000)
Cancellation of treasury shares	-	-	810,565	-	-	(810,565)	-	-	-	-	-
Dividends paid to non-controlling interests	-	-	-	-	-	-	-	-	-	(87,349)	(87,349)
Other corporate events involving non-controlling interests	-	-	-	-	-	-	-	-	-	(12,596)	(12,596)
AT SEPTEMBER 30, 2025	15,092,136	(72,332)	(104,855)	9,617	234,265	1,886,791	(4,004,316)	377,937	13,419,243	751,710	14,170,953
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	-	-	-	-	-	-	-	847,706	847,706	70,817	918,523
Share-based compensation program	-	-	21,497	14,843	-	-	-	-	36,340	-	36,340
Intermediate dividends approved during 2026 (Note 4)	-	-	-	-	-	(1,168,000)	-	-	(1,168,000)	-	(1,168,000)
Interest on capital approved during 2026 (Note 4)	-	-	-	-	-	-	-	(146,000)	(146,000)	-	(146,000)
Dividends paid to non-controlling interests	-	-	-	-	-	-	-	-	-	(63,429)	(63,429)
Other corporate events involving non-controlling interests (Note 4)	-	-	-	-	-	-	-	-	-	(666,142)	(666,142)
Capital increase of non-controlling interests	-	-	-	-	-	-	-	-	-	18,763	18,763
AT SEPTEMBER 30, 2026	15,092,136	(72,332)	(83,358)	33,433	275,973	773,249	(4,004,316)	701,706	12,716,491	112,570	12,829,061

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

STATEMENTS OF CASH FLOWS
FOR THE NINE-MONTH PERIOD ENDED SEPTEMBER 30, 2026
(All amounts in thousands of Brazilian reais - R$)

	Company		Consolidated	
	09/30/2026	09/30/2025	09/30/2026	09/30/2025
CASH FLOW FROM OPERATING ACTIVITIES				
Net income for the period	847,706	581,937	918,523	663,964
Adjustments to reconcile net income for the period to net income provided by (used in) operating activities:				
Straight-line rent	(821)	(2,268)	(40,449)	(42,422)
Depreciation and amortization	127,110	100,173	418,012	453,216
Share of profit of subsidiaries	(824,575)	(713,185)	(57,462)	(53,960)
Provision for expected credit losses	7,148	1,679	51,402	39,119
Share-based compensation	37,856	36,764	40,430	39,171
Interest and indexation charges on financial transactions	314,848	259,247	684,414	696,598
Income from short-term investments	(109,438)	(143,913)	(279,867)	(301,471)
Fair value of financial instruments	52,374	(29,436)	22,955	(2,432)
Deferred income tax and social contribution	(167,517)	21,611	(189,151)	(59,918)
Gain on sale of equity interests and/or real estate interests in shopping malls	(52,944)	(128,098)	(52,944)	(148,540)
Provision for losses on investments and investment properties	-	515	-	515
Gain (loss) on sale of land	1,021	-	(103,343)	-
Write-off of added value of investments	218	116,305	-	170
Other provisions (reversals)	5,969	10,531	(31,706)	16,841
	238,955	111,862	1,380,814	1,300,851
Decrease (increase) in operating activities:				
Trade receivables	3,786	7,464	78,872	97,943
Recoverable taxes and contributions	6,757	(2,602)	46,864	(311)
Judicial deposits	(4,460)	(680)	14,977	(7,976)
Other assets	(32,597)	39,588	(9,697)	(63,476)
	(26,514)	43,770	131,016	26,180
Increase (decrease) in operating liabilities:				
Trade payables	(1,926)	(10,776)	(17,779)	(8,252)
Taxes and contributions payable	50,754	14,743	220,928	215,910
Deferred revenues	(118)	949	(1,223)	(6,577)
Other liabilities	(62,482)	1,406	(113,498)	(95,920)
	(13,772)	6,322	88,428	105,161
Taxes and contributions paid				
Income tax and social contribution	(43,589)	(581)	(166,612)	(134,150)
PIS, COFINS and ISS	(11,438)	(20,051)	(90,211)	(112,460)
Net cash provided by operating activities	143,642	141,322	1,343,435	1,185,582

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

ALLOS S.A. AND SUBSIDIARIES

STATEMENT OF CASH FLOWS
FOR THE NINE-MONTH PERIOD ENDED SEPTEMBER 30, 2026
(All amounts in thousands of Brazilian reais - R$)

	Company		Consolidated	
	09/30/2026	09/30/2025	09/30/2026	09/30/2025
CASH FLOW FROM INVESTING ACTIVITIES				
Payments for acquisition of property and equipment	(1,520)	(203)	(20,954)	(6,403)
Payments for acquisition of intangible assets	(28,663)	(37,294)	(59,794)	(76,337)
Payments for acquisition of investment properties (shopping malls)	(36,938)	(7,935)	(306,066)	(254,553)
Capital increase in subsidiaries and associates	(3,917)	(44,259)	(15,700)	(2,284)
Receivables for the sale of equity and/or real estate interests in shopping malls	163,462	71,064	176,894	161,682
Capital decrease in subsidiaries/associates/amortization of quotas	-	180,689	-	1,494
Short-term investments	(288,566)	533,577	(70,143)	1,046,890
Dividends and interest on capital received	643,091	360,247	64,994	64,191
Net cash provided by (used in) investing activities	446,949	1,055,886	(230,769)	934,680
CASH FLOW FROM FINANCING ACTIVITIES				
Proceeds from loans to related parties	-	-	-	3,164
Payment for acquisition of companies	-	-	-	(34,255)
Payment of interest on borrowings and financings and real estate credit notes	(4,649)	(4,862)	(16,500)	(54,105)
Payment of principal on borrowings and financings and real estate credit notes	(6,044)	(4,881)	(16,935)	(752,552)
Payment of interest on debentures	(246,588)	(199,866)	(685,103)	(584,009)
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	(25,099)	(23)	(25,099)	(16,542)
Payment of principal and interest of lease liabilities	(5,964)	(2,341)	(30,784)	(24,259)
Repurchase of shares	-	-	-	(159,799)
Disposal of shares	7,788	6,919	7,788	6,919
Dividends and interest on capital paid to shareholders	(1,314,000)	(459,000)	(1,314,000)	(459,000)
Dividends paid to non-controlling interests	-	-	(66,269)	(87,349)
Capital increase - non-controlling interests	-	-	6,557	-
Net cash used in financing activities	(594,556)	(1,184,054)	(1,140,345)	(2,119,039)
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(3,965)	13,154	(27,679)	1,223
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	7,080	16,327	32,891	48,994
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(3,965)	13,154	(27,679)	1,223

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
FOR THE NINE-MONTH PERIOD ENDED SEPTEMBER 30, 2026
(All amounts in thousands of Brazilian reais - R$)

	Company		Consolidated	
	09/30/2026	09/30/2025	09/30/2026	09/30/2025
Revenues				
Gross revenue from rental and services	307,241	221,443	2,269,254	2,174,245
Provision for expected credit losses	(7,148)	(1,679)	(51,402)	(39,119)
Other revenue	109,241	128,098	240,605	148,540
	409,334	347,862	2,458,457	2,283,666
Inputs acquired from third parties:				
Cost of rentals and services	(18,801)	(8,820)	(238,539)	(173,355)
Materials, electrical energy, outsourced services and other operating expenses	(123,027)	(184,064)	(135,578)	(139,826)
GROSS VALUE ADDED PROVIDED BY THE COMPANY	267,506	154,978	2,084,340	1,970,485
Retentions				
Depreciation and amortization	(127,110)	(100,173)	(418,012)	(453,216)
NET VALUE ADDED PROVIDED BY THE COMPANY	140,396	54,805	1,666,328	1,517,269
Value added received in transfer:				
Share of profit of subsidiaries	824,575	713,185	57,462	53,960
Finance income	259,392	257,946	370,774	387,042
	1,083,967	971,131	428,236	441,002
Total value added distributed	1,224,363	1,025,936	2,094,564	1,958,271
Distribution of value added				
Employees	99,527	102,193	220,429	243,358
Direct compensation	91,966	93,326	192,660	212,203
Benefits	5,783	6,438	22,551	22,976
Severance Payment (FGTS)	1,778	2,429	5,218	8,179
Taxes	(127,790)	57,114	154,945	273,527
Federal	(130,122)	54,981	120,957	241,912
Municipal	2,332	2,133	33,988	31,615
Remuneration of third-party capital	404,920	284,692	800,667	777,422
Interest and other finance costs	404,920	284,692	797,392	775,676
Rentals	-	-	3,275	1,746
Remuneration of own capital	847,706	581,937	918,523	663,964
Retained earnings	701,706	377,937	701,706	377,937
Dividends	146,000	204,000	146,000	204,000
Non-controlling interest in retained earnings	-	-	70,817	82,027
	1,224,363	1,025,936	2,094,564	1,958,271

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 "Shareholders 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 September 30, 2026, 19.4% (23.0% at December 31, 2025) of the total and voting capital bound to a Shareholders' 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 floor, 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 shareholder, 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 nine-month period ended September 30, 2026 was approved and authorized by the Company's Executive Board on November 5, 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 NINE-MONTH PERIOD ENDED SEPTEMBER 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 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.

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, recorded under "Other operating income (expenses)". The other transactions 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 July 29, 2026, the Company completed the exchange transaction involving the transfer of an 8.56% interest in Shopping Taboão in exchange for the acquisition of additional interests of 5.00% in Shopping Villagio Caxias and 7.35% in Shopping Campo Grande, and a cash payment of R$20,000. The transaction was recorded based on the fair value of the real estate interests object of the transaction, resulting in the recognition of a gain of R$49,332 under "Other operating income (expenses), net" in the Statement of Income.

On September 30, 2026, through its investees, the Company completed the exchange involving the plots of land located in the surroundings of Shopping da Bahia, in Salvador (BA), in exchange for 60 residential units, corresponding to 2,269 m^2 of private area, and one real estate unit corresponding to the parking garage of the residential project to be developed at the location. The transaction was recorded based on the fair value of the assets object of the exchange, resulting in the recognition of a gain of R$73,160 recorded under "Other operating income (expenses), net" in the Statement of Income, of which R$52,302 corresponding to the interest held by the entities controlled by the Company.

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 September 30, 2026, a net negative impact on results amounting to R$4,774, 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 shareholders 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
September 15, 2026	October, November and December 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.

Acquisition of interests

On August 21, 2026, through its subsidiary BrMalls Participações S.A., the Company acquired 90% of Store No. 2,071 of Shopping Tijuca, for R$4,950, paid in cash.

On August 2026, through its subsidiary BrMalls Participações S.A., the Company acquired additional interests corresponding to 12.3147% of Amazonas Shopping, for R$127.684, increasing its interest in the development to 37.0025%. The transaction was completed on August 31, 2026, part of the price was paid in cash and R$20,698 in installments, through two promissory notes with maturities of up to 12 and 24 months from the closing date, which are monetarily adjusted based on IPCA + 6% p.a. up to the maturity date.

Review of useful life of assets

During the third quarter of 2026, based on a technical study, the Company reviewed the estimated useful lives of the depreciable components of its investment property portfolio. The remaining useful lives changed from a range of 21 to 64 years to a range of 30 to 72 years. As this represents a change in accounting estimate, the effects of the review were recognized prospectively as of July 1, 2026, and will result in a reduction in depreciation expense in subsequent periods.

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 September 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
September 30, 2026							
Non-derivative financial liabilities:							
Borrowings and financings	48,309	62,667	7,778	7,536	16,689	30,664	-
Trade payables	22,076	22,076	22,076	-	-	-	-
Payables for purchase and sale of assets	2,477	2,477	2,477	-	-	-	-
Debentures	3,472,456	4,894,232	199,610	199,598	1,255,036	2,775,822	464,166
Lease liabilities	23,053	40,501	4,906	5,043	11,367	9,125	10,060
Derivative financial instruments:							
Swap (debentures)	181,480	239,893	7,622	8,553	196,571	27,147	-
Total	3,749,851	5,261,846	244,469	220,730	1,479,663	2,842,758	474,226
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	262,284

	Consolidated						
	Carrying amount	Contractual cash flow	Up to 6 months	6-12 months	1 to 2 years	2 to 5 years	Over 5 years
September 30, 2026							
Non-derivative financial liabilities:							
Borrowings and financings	157,987	172,593	117,704	7,536	16,689	30,664	-
Trade payables	68,128	68,128	68,128	-	-	-	-
Payables for purchase and sale of assets	50,128	50,128	24,366	-	25,762	-	-
Debentures	6,614,964	10,316,263	413,498	411,039	1,632,304	4,601,463	3,257,959
Real estate credit note (CCIs)	33,499	34,785	9,481	25,304	-	-	-
Lease liabilities	205,569	419,011	22,223	20,997	46,869	84,849	244,073
Derivative financial instruments:							
Swap (debentures)	181,480	239,893	7,622	8,553	196,571	27,147	-
Total	7,311,755	11,300,801	663,022	473,429	1,918,195	4,744,123	3,502,032
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 September 30, 2026 and December 31, 2025 is as follows:

	Carrying amount			
	Company		Consolidated	
	09/30/2026	12/31/2025	09/30/2026	12/31/2025
Interest rate financial instruments:				
Financial assets (i)	1,247,903	788,520	3,002,228	2,597,157
Financial liabilities (ii)	(3,568,371)	(2,542,549)	(7,130,275)	(6,203,434)
	(2,320,468)	(1,754,029)	(4,128,047)	(3,606,277)
Derivative financial instruments:				
Financial liabilities	(181,480)	(132,740)	(181,480)	(132,740)
	(181,480)	(132,740)	(181,480)	(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 September 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	1,154,932	1,236,134	1,256,448	1,276,766
Borrowings and financings	Increase of CDI	(2,480,146)	(2,808,571)	(2,890,677)	(2,972,783)
Borrowings and financings	Increase of IPCA	(551,996)	(576,697)	(582,872)	(589,047)
Swap (debentures)	Increase of CDI	(181,480)	(181,480)	(187,653)	(193,798)
		(2,058,690)	(2,330,614)	(2,404,754)	(2,478,862)

		Consolidated			
Operation	Risk factor	Carrying amount	Scenario I (probable)	Scenario II (+25%)	Scenario III (+50%)
Short-term investments (i)	Increase of CDI	2,639,916	2,795,222	2,834,074	2,872,937
Borrowings and financings	Increase of CDI	(5,755,245)	(6,517,362)	(6,707,891)	(6,898,421)
Borrowings and financings	Increase of IPCA	(551,996)	(576,697)	(582,872)	(589,047)
Swap (debentures)	Increase of CDI	(181,480)	(181,480)	(187,653)	(193,798)
		(3,848,805)	(4,480,317)	(4,644,342)	(4,808,329)

(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	4.47%	5.59%	6.71%
CDI	13.24%	16.55%	19.86%

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			
	09/30/2026		12/31/2025	
Instruments	Carrying amount	Fair value	Carrying amount	Fair value
Borrowings and financings	51,647	48,372	57,398	52,730
Debentures	3,526,193	3,342,832	2,474,010	2,318,682
Total borrowings	3,577,840	3,391,204	2,531,408	2,371,412
Total borrowing cost	(55,613)		(40,843)	
Total fair value on debt renegotiation	(1,462)		(901)	
Total net borrowings	3,520,765		2,489,664	

	Consolidated			
	09/30/2026		12/31/2025	
Instruments	Carrying amount	Fair value	Carrying amount	Fair value
Borrowings and financings	161,512	158,292	163,557	157,764
Real Estate Receivables Certificates - CRIs	33,878	32,028	44,998	42,016
Debentures	6,691,427	6,456,380	5,740,279	5,524,142
Total borrowings	6,886,817	6,646,700	5,948,834	5,723,922
Total borrowing cost	(78,820)		(67,861)	
Total fair value on debt renegotiation	(1,547)		(1,663)	
Total net borrowings	6,806,450		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 September 30, 2026 and December 31, 2025 are as follows:

	Consolidated	
	09/30/2026	12/31/2025
Borrowings, financings and debentures	6,806,450	5,879,310
Payables for purchase and sale of assets	50,128	17,887
Total	6,856,578	5,897,197

	Consolidated	
	09/30/2026	12/31/2025
(-) Cash and cash equivalents	(32,891)	(60,570)
(-) Short-term investments	(2,969,337)	(2,536,587)
(-) Derivative financial instruments, net	181,480	132,740
Net debt (A)	4,035,830	3,432,780
Total equity (B)	12,829,061	13,899,006
Net debt /equity ratio (A/B)	31.46%	24.70%

6. SEGMENT 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 September 30							
	2026				2025			
Item	Rent	Parking lot	Other	Total	Rent	Parking lot	Other	Total
Net revenue	483,609	161,208	86,297	731,114	479,284	141,069	57,965	678,318
Cost	(115,476)	(20,333)	(22,460)	(158,269)	(143,546)	(16,208)	(1,179)	(160,933)
Operating expenses	(18,047)	-	(154,251)	(172,298)	(13,297)	-	(162,216)	(175,513)
Other operating income (expenses)	125,629	-	-	125,629	(15,010)	-	-	(15,010)
Share of profit of subsidiaries	21,142	-	-	21,142	18,896	-	-	18,896
Finance income (costs), net	-	-	(140,291)	(140,291)	-	-	(138,738)	(138,738)
Income before income tax and social contribution	496,857	140,875	(230,705)	407,027	326,327	124,861	(244,168)	207,020

	Consolidated							
	Nine-month period ended September 30							
	2026				2025			
Item	Rent	Parking lot	Other	Total	Rent	Parking lot	Other	Total
Net revenue	1,410,985	449,827	255,008	2,115,820	1,391,834	419,683	214,527	2,026,044
Cost	(410,537)	(57,876)	(80,728)	(549,141)	(417,770)	(50,189)	(47,902)	(515,861)
Operating expenses	(51,402)	-	(444,876)	(496,278)	(39,119)	(5)	(473,744)	(512,868)
Other operating income (expenses)	184,464	-	-	184,464	88,136	(365)	(6)	87,765
Share of profit of subsidiaries	57,462	-	-	57,462	53,960	-	-	53,960
Finance income (costs), net	-	-	(426,618)	(426,618)	-	25	(388,659)	(388,634)
Income before income tax and social contribution	1,190,972	391,951	(697,214)	885,709	1,077,041	369,149	(695,784)	750,406

7. SHORT-TERM INVESTMENTS

	Company		Consolidated	
	09/30/2026	12/31/2025	09/30/2026	12/31/2025
Bank Deposit Certificates (CDB)	501,625	163,692	1,025,505	645,264
Fixed-income fund	107,159	94,331	137,199	193,512
Exclusive fixed-income investment funds (i)	465,781	267,609	1,387,781	1,143,351
Financial bills and repurchase agreements	-	156,408	9,064	179,436
Government bonds	80,367	82,497	80,367	82,497
Real estate investment funds	70,103	4,660	70,103	98,399
Debentures	-	-	113,113	84,646
Other short-term investments	15,788	8,278	146,205	109,482
	1,240,823	777,475	2,969,337	2,536,587
Current	1,160,456	694,978	2,775,858	2,369,444
Non-current	80,367	82,497	193,479	167,143

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

	Company		Consolidated	
	09/30/2026	12/31/2025	09/30/2026	12/31/2025
Financial bills	197,888	101,275	469,258	237,528
Floating rate government securities	146,663	84,527	693,363	744,239
CDBs	40,486	25,611	91,885	105,182
Real estate funds	75,286	56,196	127,842	56,402
Other	5,458	-	5,433	-
	465,781	267,609	1,387,781	1,143,351

As at September 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 Getulio Vargas (FGV) plus 3.30% p.a. at September 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	
	09/30/2026	12/31/2025	09/30/2026	12/31/2025
Rentals	104,485	73,282	565,339	653,045
Parking lot	2,906	2,505	50,830	71,353
Services provision	12,484	12,257	57,980	73,905
Fee for assignment of right of use	3,464	1,658	25,604	25,644
Condominium fees	47,279	24,507	172,693	159,683
Other	8,057	1,388	26,844	22,999
	178,675	115,597	899,290	1,006,629
Straight-line rent	31,117	21,213	131,778	94,037
Provision for expected credit loss ("ECL")	(130,936)	(71,546)	(584,266)	(546,430)
	78,856	65,264	446,802	554,236
Current	55,122	48,039	352,191	473,676
Non-current	23,734	17,225	94,611	80,560

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

		09/30/2026				
		Overdue balance				
Company	Balance falling due	< 90 days	91-180 days	181-360 days	>360 days	Total
Rentals	35,685	4,085	2,419	4,639	57,657	104,485
Parking lot	2,906	-	-	-	-	2,906
Services provision	1,285	59	-	135	11,005	12,484
Fee for assignment of right of use	1,311	167	76	106	1,804	3,464
Condominium fees	2,125	427	1,597	2,928	40,202	47,279
Other	1,093	498	775	1,049	4,642	8,057
Subtotal at September 30, 2026	44,405	5,236	4,867	8,857	115,310	178,675
Straight-line rent						31,117
Provision for expected credit loss ("ECL")						(130,936)
Net balance at September 30, 2026						78,856
Current						55,122
Non-current						23,734

		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

		09/30/2026				
		Overdue balance				
Consolidated	Balance falling due	< 90 days	91-180 days	181-360 days	>360 days	Total
Rentals	201,842	29,234	16,686	32,810	284,767	565,339
Parking lot	50,830	-	-	-	-	50,830
Services provision	25,228	1,204	1,151	3,309	27,088	57,980
Fee for assignment of right of use	2,894	612	462	782	20,854	25,604
Condominium fees	12,270	3,447	8,994	13,683	134,299	172,693
Other	5,006	996	2,411	1,731	16,700	26,844
Subtotal at September 30, 2026	298,070	35,493	29,704	52,315	483,708	899,290
Straight-line rent						131,778
Provision for expected credit loss ("ECL")						(584,266)
Net balance at September 30, 2026						446,802
Current						352,191
Non-current						94,611

		12/31/2025				
		Overdue balance				
Consolidated	Balance falling due	< 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		Consolidated	
	09/30/2026	12/31/2025	09/30/2026	12/31/2025
Opening balance	(71,546)	(67,627)	(546,430)	(519,209)
Effect of corporate restructuring events and other changes	(58,049)	(6,189)	(1,768)	(19,134)
Effect on sales of equity and/or real estate interests in shopping malls	3,233	-	4,716	15,396
Permanent write-off of receivables	2,574	3,153	10,618	23,975
Constitution of ECL (note 20)	(7,148)	(883)	(51,402)	(47,458)
Closing balance	(130,936)	(71,546)	(584,266)	(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	09/30/2026	12/31/2025
Falling due	4.18%	3.78%
Overdue up to 90 days	39.24%	39.52%
Overdue between 91 and 180 days	67.15%	65.79%
Overdue between 181 and 360 days	89.05%	91.01%
Overdue for more than 360 days	100.00%	100.00%

8.1. Other receivables

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

	Monetary adjustment	Company		Consolidated	
		09/30/2026	12/31/2025	09/30/2026	12/31/2025
Amount receivable from the sale of real estate interest and/or equity interest in shopping malls	CDI variation	185,691	168,377	230,911	223,281
Receivables from sale of land (i)	CDI and IPCA variation	33,361	13,025	181,497	36,364
Amount receivable for the sale of other equity interests	IPCA variation + 3% p.a.	10,931	11,224	10,931	11,224
Advance for purchase of assets and project expenses	-	97,089	93,754	97,089	93,754
Construction work expenses to be reimbursed by shareholders	-	-	18,638	-	18,638
Loans to subsidiary EDRJ (Note 23)	-	469,507	421,898	-	-
Other		42,794	68,518	109,188	128,801
Total		839,373	795,434	629,616	512,062
Current		171,096	167,569	233,109	226,646
Non-current		668,277	627,865	396,507	285,416

(i) The balance includes amounts receivable from the sale and exchange of land, as described in Note 4.

9. RECOVERABLE TAXES AND CONTRIBUTIONS AND TAXES AND CONTRIBUTIONS PAYABLE

	Company		Consolidated	
	09/30/2026	12/31/2025	09/30/2026	12/31/2025
Recoverable taxes and contributions				
IRPJ, IRRF and CS	85,578	91,533	172,014	216,913
PIS and COFINS	-	-	2,812	2,317
Other	1,112	238	9,261	11,721
Total	86,690	91,771	184,087	230,951
Current	86,690	91,771	141,022	168,688
Non-current	-	-	43,065	62,263
Taxes and contributions payable				
IRPJ and CSLL	-	-	37,244	45,631
PIS and COFINS	2,554	8,033	13,145	29,185
ITBI	8,051	5,800	18,848	17,100
ISS	193	205	5,323	6,449
IRRF on dividends and interest on capital	-	-	1,735	-
Other	834	697	3,489	17,287
Total	11,632	14,735	79,784	115,652
Current	11,632	14,735	77,851	108,639
Non-current	-	-	1,933	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 September 30, 2026 when compared to December 31, 2025.

b) Breakdown of investment balance

	Company		Consolidated	
	09/30/2026	12/31/2025	09/30/2026	12/31/2025
Investments - book value	6,033,213	6,718,144	285,060	275,158
Assets' added value	7,525,211	8,006,318	218,275	220,118
Goodwill	41,570	41,570	108,831	108,830
	13,599,994	14,766,032	612,166	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	
	09/30/2026	12/31/2025	09/30/2026	12/31/2025
Opening balance	14,766,032	14,811,464	604,106	624,928
Capital movements				
Capital increase	3,917	64,867	15,700	2,284
Capital reduction	-	(209,195)	-	-
Share of profit of subsidiaries	824,575	1,024,534	57,462	79,220
Dividends and interest on capital	(590,220)	(438,489)	(64,994)	(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	(71,988)	(96,464)	(505)	(10,811)
Effect of the restructurings of the equity interests of subsidiaries merged into ALLOS S.A. (note 4)	(1,379,495)	(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	47,391	5,494	397	3,212
Closing balance	13,599,994	14,766,032	612,166	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	257	9,650	11,514	6,141	43,964
Non-current	-	96,569	137,858	55,545	257,085
	257	106,219	149,372	61,686	301,049
Liabilities and equity					
Current	115	2,918	3,835	1,364	27,211
Non-current	-	1,070	2,217	181	170,827
Equity	142	102,231	143,320	60,141	103,011
	257	106,219	149,372	61,686	301,049
Profit or loss					
Net operating revenue	1,260	41,476	39,619	13,194	52,060
Services costs	(40)	(5,054)	(6,773)	(3,227)	(25,994)
Operating expenses	133	(387)	7,503	1,064	9,938
Finance income (costs), net	(26)	282	480	231	(14,963)
Income tax and social contribution	(185)	(5,144)	(5,394)	(1,952)	(3,986)
Net income for the period	1,142	31,173	35,435	9,310	17,055

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	
	09/30/2026	12/31/2025
Tarsila Empreendimentos e Participações Ltda.	-	10,777
Fundo de Investimento Imobiliário ALLOS	14,507	15,444
Fundo de Investimento Imobiliário Shopping Parque Dom Pedro	5,167	5,264
Sierra Investimentos Brasil Ltda.	-	13,041
Colina Shopping Center Ltda.	27	27
Br Malls Participações S.A.	-	28,050
SCP Villagio Caxias - Dividends	31	-
Total	19,732	72,603

11. INVESTMENT PROPERTIES

	Company		Consolidated	
	09/30/2026	12/31/2025	09/30/2026	12/31/2025
Land (i)	6,591	6,591	31,796	70,566
Shopping malls (ii)	2,142,691	851,104	19,548,172	20,311,100
Total investment properties	2,149,282	857,695	19,579,968	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

	Company			
	Cost	Accumulated depreciation	Assets' added value (and amortization of added value)	Total
Additions				
Facilities and buildings	16,519	(10,903)	(4,256)	1,360
Right-of-use assets	-	(813)	-	(813)
Purchase of interest in Shopping Campo Grande (ii)	100,861	-	-	100,861
Purchase of interest in Shopping Villagio Caxias (ii)	27,183	-	-	27,183
Other	419	(1,833)	-	(1,414)
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)
Sale of interest in Shopping Taboão	(62,968)	4,330	(580)	(59,218)
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)	61,373	105,050
14% interest in Shopping Taboão (i)	102,714	(6,501)	948	97,161
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 September 30, 2026	1,960,824	(524,460)	712,918	2,149,282

	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

	Consolidated			
	Cost	Accumulated depreciation	Assets' added value (and amortization of added value)	Total
Additions				
Facilities and buildings	170,488	(145,229)	(146,316)	(121,057)
Right-of-use assets	1,163	(8,717)	-	(7,554)
Purchase of interest in Shopping Campo Grande	100,861	-	-	100,861
Purchase of interest in Shopping Villagio Caxias	27,183	-	-	27,183
Purchase of interest in Shopping Amazonas	137,610	-	-	137,610
Acquisition of Tijuca Store	5,138	-	-	5,138
Other	13,920	(7,345)	-	6,575
Write-offs				
Sale of land (adjacent to Via Parque, Shopping Independência, Uberlândia and Bahia) - (i)	(48,234)	-	(396)	(48,630)
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)
Sale of interest in Shopping Taboão (i)	(62,968)	4,330	(580)	(59,218)
At September 30, 2026	10,942,129	(2,815,180)	11,453,019	19,579,968

(i) The transactions related to sales of assets and restructuring occurred during the nine-month period ended September 30, 2026 are described in note 4.

(ii) The transactions related to acquisition occurred during the nine-month period ended September 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 September 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 September 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$31,357,193 as at September 30, 2026 and R$32,208,683 as at December 31, 2025.

12. INTANGIBLE ASSETS

		Company				
		09/30/2026				
	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	(31,563)	8,386
Computer software	5 years	293,464	28,663	322,127	(205,844)	116,283
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	75,001	416,726	(237,407)	179,319

		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			
			09/30/2026			
	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	(78,595)	20,132
Right to explore the parking lot	25 years	40,828	-	40,828	(16,320)	24,508
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	58,284	1,112,407	(719,686)	392,721
		1,526,093	59,794	1,585,887	(814,601)	771,286

			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 nine-month period ended September 30, 2026, the Company did not identify indications that would justify the need for a provision for impairment of its intangible assets.

13. BORROWINGS, FINANCINGS AND DEBENTURES

			Company				
Initial date	Entity	Instrument	Funding	Interest rate (p.a.)	Maturity	09/30/2026	12/31/2025
May/2015	ALLOS S.A.	Financing - Banco Itaú	74,400	TR+5.60% to 9.88%	May/2030	51,647	57,398
Jun/2017	ALLOS S.A.	Debentures VIII (a)	100,000	CDI + 0.8%	Jun/2029	80,390	80,426
Aug/2021	ALLOS S.A.	Debentures XII	415,000	IPCA + 4.62%	Jul/2028	551,996	532,338
Mar/2023	ALLOS S.A.	Debentures 2023 - 1st series	314,869	CDI + 1.00%	Mar/2028	316,429	328,742
Mar/2023	ALLOS S.A.	Debentures 2023 - 2nd series	297,233	CDI + 1.20%	Mar/2030	298,727	298,838
Apr/2024	ALLOS S.A.	Debentures 2024 - 1st series	352,502	CDI + 0.55%	Apr/2029	375,636	363,370
Apr/2024	ALLOS S.A.	Debentures 2024 - 2nd series	377,919	105% of CDI	Apr/2029	402,933	389,690
Apr/2024	ALLOS S.A.	Debentures 2024 - 3rd series	469,579	11.67%	Apr/2031	494,051	480,606
Apr/2026	ALLOS S.A.	Debentures 2026 - 1st series (b)	646,700	97% of CDI	Mar/2031	650,568	-
Apr/2026	ALLOS S.A.	Debentures 2026 - 2nd series (b)	115,397	98% of CDI	Mar/2033	116,094	-
Apr/2026	ALLOS S.A.	Debentures 2026 - 3rd series (b)	237,903	100% of CDI	Mar/2036	239,369	-
(=) Subtotal						3,577,840	2,531,408
(-) Structuring cost						(55,613)	(40,843)
(-) Effect of fair value on debt renegotiation						(1,462)	(901)
Total Company						3,520,765	2,489,664
Current						78,539	68,323
Non-current						3,442,226	2,421,341

			Consolidated				
Initial date	Company	Instrument	Funding	Interest rate (p.a.)	Maturity	09/30/2026	12/31/2025
May/2015	ALLOS S.A.	Financing - Banco Itaú	74,400	TR+5.60% to 9.88%	May/2030	51,647	57,398
Oct/2016	Altar	CCI RB Capital	130,131	TR + 5.60% to 11.25%	Jun/2027	33,878	44,998
Jun/2017	ALLOS S.A.	Debentures VIII (a)	100,000	CDI + 0.8%	Jun/2029	80,390	80,426
Jun/2020	Br Malls S.A.	CCB Itaú	306,617	CDI + 1.30%	Oct/2026	109,865	106,159
Aug/2021	ALLOS S.A.	Debentures XII	415,000	IPCA + 4.62%	Jul/2028	551,996	532,338
Mar/2023	ALLOS S.A.	Debentures 2023 - 1st series	314,869	CDI + 1.00%	Mar/2028	316,429	328,742
Mar/2023	ALLOS S.A.	Debentures 2023 - 2nd series	297,233	CDI + 1.20%	Mar/2030	298,727	298,838
Apr/2024	ALLOS S.A.	Debentures 2024 - 1st series	352,502	CDI + 0.55%	Apr/2029	375,636	363,370
Apr/2024	ALLOS S.A.	Debentures 2024 - 2nd series	377,919	105% of CDI	Apr/2029	402,933	389,690
Apr/2024	ALLOS S.A.	Debentures 2024 - 3rd series	469,579	11.67%	Apr/2031	494,051	480,606
Aug/2024	Br Malls S.A.	Debentures XI - 1st Issuance	641,834	CDI + 0.63%	Aug/2031	651,586	677,158
Aug/2024	Br Malls S.A.	Debentures XI - 2nd Issuance	1,858,166	CDI + 0.95%	Aug/2034	1,887,067	1,962,738
Jan/2025	Br Malls S.A.	Debentures XII - 1st series	156,533	98% of CDI	Jan/2030	156,923	156,872
Jan/2025	Br Malls S.A.	Debenture XII - 2nd series	468,467	100% of CDI	Jan/2032	469,658	469,501
Apr/2026	ALLOS S.A.	Debentures 2026 - 1st series (b)	646,700	97% of CDI	Mar/2031	650,568	-
Apr/2026	ALLOS S.A.	Debentures 2026 - 2nd series (b)	115,397	98% of CDI	Mar/2033	116,094	-
Apr/2026	ALLOS S.A.	Debentures 2026 - 3rd series (b)	237,903	100% of CDI	Mar/2036	239,369	-
(=) Subtotal						6,886,817	5,948,834
(-) Structuring cost						(78,820)	(67,861)
(-) Effect of fair value on debt renegotiation						(1,547)	(1,663)
Total consolidated						6,806,450	5,879,310
Current						257,919	325,357
Non-current						6,548,531	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 September 30, 2026, the Company has a net balance payable of R$138,756 (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 September 30, 2026, the Company has a net balance payable of R$42,724 (R$40,852 as at December 31, 2025), which corresponds to the estimated fair values of its settlement.

During the nine-month period ended September 30, 2026, these transactions with derivative financial instruments resulted in a net loss of R$59,674 (net gain of R$17,150 in the period ended September 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 September 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	
	09/30/2026	12/31/2025	09/30/2026	12/31/2025
2026	90,306	81,053	244,219	343,835
2027	11,406	31,105	41,469	60,742
2028	874,501	878,647	874,501	878,647
2029	975,997	915,169	975,997	915,169
From 2030 to 2036	1,625,630	625,434	4,750,631	3,750,441
	3,577,840	2,531,408	6,886,817	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	-	19405
(+) Appropriation of interest and structuring cost of debentures	331772	792422
(-) 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	-	625000
(-) Structuring cost	(23)	(16,515)
(-) Effect of fair value adjustment of borrowings and financings	-	(6,059)
(+) Effective interest resulting from debt renegotiation	568	2924
Balance of the debts at December 31, 2025	2489664	5879310
(+) Appropriation of interest and structuring cost of borrowings and financings	4,943	16,639
(+) Appropriation of interest and structuring cost of CCI/CRIs	-	3,725
(+) Appropriation of interest and structuring cost of debentures	308,561	651,025
(-) Payment of principal of borrowings and financings	(6,044)	(6,044)
(-) Payment of principal of CCI/CRIs	-	(10,891)
(-) Payment of interest on borrowings and financings	(4,649)	(12,532)
(-) Payment of interest on CCI/CRIs	-	(3,968)
(-) Payment of interest on debentures	(246,588)	(685,103)
(+) Issuance of debentures	1,000,000	1,000,000
(-) Structuring cost	(25,099)	(25,099)
(-) Effect of fair value adjustment of borrowings and financings	(559)	(559)
(+) Effective interest resulting from debt renegotiation	(367)	(956)
(+) Effect of fair value adjustment of debentures	903	903
At September 30, 2026	3,520,765	6,806,450

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 September 30, 2026 and December 31, 2025 is as follows:

	Consolidated			
	Judicial deposits		Provision for contingencies	
Nature	09/30/2026	12/31/2025	09/30/2026	12/31/2025
Tax	138,098	156,696	138,308	163,618
Civil	36,436	33,449	78,584	83,691
Labor	1,083	820	8,621	7,319
Judicial assets freezing	1,886	1,512	-	-
Total	177,503	192,477	225,513	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	09/30/2026
PIS/COFINS tax lawsuits on lease income (i)	92,596	5,627	(28,447)	69,776
Other tax lawsuits	71,022	3,103	(5,593)	68,532
Civil (i)	83,691	20,345	(25,452)	78,584
Labor	7,319	1,386	(84)	8,621
	254,628	30,461	(59,576)	225,513

	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 September 30, 2026, a provision for loss on civil lawsuits of R$20,345 was recorded, of which R$10,017 relates to lawsuits that are discussing the renewal of rent contracts and indemnity claims. In addition, provisions of R$5,013 for monetary adjustments and R$5,315 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$5,976, in addition to other write-offs due to closed lawsuits totaling R$19,476.

	Consolidated			
Changes in judicial deposits	12/31/2025	Additions	Write-offs	09/30/2026
Judicial assets freezing	1,512	386	(12)	1,886
PIS/COFINS tax lawsuits on lease income	56,161	1,991	(28,334)	29,818
Other tax lawsuits	100,535	10,843	(3,098)	108,280
Civil	33,449	9,232	(6,245)	36,436
Labor	820	302	(39)	1,083
	192,477	22,754	(37,728)	177,503

	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 September 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	
	09/30/2026	12/31/2025
Tax	365,071	996,290
Civil	73,640	65,565
Labor	16,418	14,554
Total	455,129	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	
	09/30/2026	12/31/2025	09/30/2026	12/31/2025
Labor obligations	47,175	44,769	118,123	145,464
Obligation for the power cogeneration equipment	8,843	9,329	8,843	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 shareholders	745	852	6,487	7,159
Advance for the sale of assets from non-controlling shareholder	-	-	-	56,715
Other	30,858	30,084	51,997	63,376
	95,512	89,795	194,577	291,170
Current	68,907	66,363	135,732	283,130
Non-current	26,605	23,432	58,845	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 nine-month period ended September 30, 2026, the Company did not identify any indications of loss due to the realization of tax credits.

Deferred income tax and social contribution breakdown is as follows:

	Company		Consolidated	
	09/30/2026	12/31/2025	09/30/2026	12/31/2025
Assets				
Swap carried at fair value	59,902	44,277	59,902	44,277
Provision for expected credit loss ("ECL")	34,435	13,064	111,057	97,185
Tax losses	193,492	169,968	306,544	286,395
Long-Term Incentive Program	27,523	27,523	27,523	27,523
Other	52,360	43,570	70,676	64,579
	367,712	298,402	575,702	519,959
Liabilities				
Difference of depreciation for the useful life of assets	(49,958)	(36,345)	(60,170)	(83,115)
Added value of investment properties	-	-	(3,134,138)	(3,294,925)
Receivables - adjustment to straight-line rent	(10,513)	(7,212)	(31,100)	(20,904)
Capitalization of interest	(5,873)	(2,772)	(13,034)	(13,644)
Amortization of the goodwill based on future profitability	(27,479)	(11,725)	(259,700)	(260,912)
Gain on bargain purchase	(1,432,098)	(1,444,044)	(1,432,098)	(1,444,044)
Other	(59,909)	(34,079)	(96,502)	(44,509)
	(1,585,830)	(1,536,177)	(5,026,742)	(5,162,053)
Total net	(1,218,118)	(1,237,775)	(4,451,040)	(4,642,094)
Liability position, net	(1,218,118)	(1,237,775)	(4,451,040)	(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	
	09/30/2026	12/31/2025	09/30/2026	12/31/2025
Opening balance	(1,237,775)	(1,223,269)	(4,642,094)	(4,747,894)
Other corporate events	(147,860)	(700)	1,903	(17,318)
Realization (constitution) of deferred income tax and social contribution	167,517	(13,806)	189,151	123,118
Closing balance	(1,218,118)	(1,237,775)	(4,451,040)	(4,642,094)

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

	Company		Consolidated	
Year	09/30/2026	12/31/2025	09/30/2026	12/31/2025
2026	1,565	6,260	1,626	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	308,772	234,767	469,045	408,424
	367,712	298,402	575,702	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 nine-month periods ended September 30, 2026 and 2025 is shown below:

	Nine-month period ended September 30			
	Company		Consolidated	
Calculation of the effective income tax and social contribution rate	2026	2025	2026	2025
Profit before income tax and social contribution	680,189	603,453	885,709	750,406
Combined nominal tax rate - companies under the taxable income method	34%	34%	34%	34%
Income tax and social contribution at the combined nominal rate	(231,264)	(205,174)	(301,141)	(255,138)
Effect of taxes on (additions) exclusions:				
Share of profit of subsidiaries	280,356	242,483	19,537	18,346
Interest on capital received from subsidiary	49,640	21,800	49,640	34,679
Amortization and write-off of added value from the sale of shopping malls	(20,335)	(57,192)	-	-
Deferred taxes on tax losses not recorded in the period	(21,392)	-	(23,870)	(10,585)
Tax effect of the companies opting for presumed profit system	-	-	155,092	122,566
Non-deductible expenses	(1,494)	(2,290)	(6,854)	(24,377)
Net effect of deferred taxes on the merger of subsidiaries	132,067	-	132,067	-
Other (additions) exclusions	(20,061)	(21,143)	8,343	28,067
Income tax and social contribution in the statement of income for the period	167,517	(21,516)	32,814	(86,442)
Income tax and social contribution				
Current	-	95	(156,337)	(146,360)
Deferred	167,517	(21,611)	189,151	59,918
Income tax and social contribution expense in the statement of income	167,517	(21,516)	32,814	(86,442)
Total effective tax rate	24.63%	(3.57%)	3.70%	(11.52%)

	Three-month period ended September 30			
	Company		Consolidated	
Calculation of the effective income tax and social contribution rate	2026	2025	2026	2025
Profit before income tax and social contribution	313,075	135,669	407,027	207,020
Combined nominal tax rate - companies under the taxable income method	34%	34%	34%	34%
Income tax and social contribution at the combined nominal rate	(106,446)	(46,127)	(138,389)	(70,387)
Effect of taxes on (additions) exclusions:				
Share of profit of subsidiaries	109,104	67,348	7,188	6,425
Interest on capital received from subsidiary	-	(5,331)	-	-
Amortization and write-off of added value from the sale of shopping malls	(8,697)	(8,615)	-	-
Deferred taxes on tax losses not recorded in the period	(252)	-	(414)	2,878
Tax effect of the companies opting for presumed profit system	-	-	53,947	24,095
Non-deductible expenses	4,899	(1,274)	4,604	(8,823)
Net effect of deferred taxes on the merger of subsidiaries	(10,777)	-	(10,777)	-
Other (additions) exclusions	(9,646)	(15,804)	2,524	(5,285)
Income tax and social contribution in the statement of income for the period	(21,815)	(9,803)	(81,317)	(51,097)
Income tax and social contribution				
Current	-	103	(49,360)	(43,982)
Deferred	(21,815)	(9,906)	(31,957)	(7,115)
Income tax and social contribution expense in the statement of income	(21,815)	(9,803)	(81,317)	(51,097)
Total effective tax rate	(6.97%)	(7.23%)	(19.98%)	(24.68%)

17. EQUITY

17.1. Share capital

As at September 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 September 30, 2026 and December 31, 2025, the number of treasury shares is 4,051,589 shares and 5,010,167 shares, respectively.

Treasury shares were acquired at a weighted average cost of R$20.55 (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$29.49 (R$28.37 as at December 31, 2025).

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 September 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

	09/30/2026	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	112,570	83,218
	112,570	752,561
Net income for the period		
Fundo de Investimento Imobiliário Shopping Parque D. Pedro	-	41,160
Other	70,817	69,967
	70,817	111,127

17.7. Result per share

a) Basic earnings per share

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

	Common shares			
	Three-month period ended September 30		Nine-month period ended September 30	
Basic result per share	2026	2025	2026	2025
Net income attributable to shareholders of the Company	291,260	125,866	847,706	581,937
Weighted average number of common shares (thousands)	512,577	541,557	512,577	541,557
Weighted average number of treasury shares (thousands)	(23,548)	(35,629)	(23,548)	(35,629)
Weighted average number of outstanding common shares (thousands)	489,029	505,928	489,029	505,928
Basic earnings per share	0.5956	0.2488	1.7334	1.1502

b) Diluted earnings per share

	Common shares			
	Three-month period ended September 30		Nine-month period ended September 30	
Diluted result per share	2026	2025	2026	2025
Net income attributable to shareholders of the Company	291,260	125,866	847,706	581,937
Weighted average number of common shares (thousands)	513,740	542,720	513,740	542,720
Weighted average number of treasury shares (thousands)	(23,548)	(35,629)	(23,548)	(35,629)
Weighted average number of outstanding common shares (thousands)	490,192	507,091	490,192	507,091
Diluted earnings per share	0.5942	0.2482	1.7293	1.1476

18. NET REVENUE FROM RENTAL AND SERVICES

	Company			
	Three-month period ended September 30		Nine-month period ended September 30	
Revenue by nature	2026	2025	2026	2025
Revenue from rentals	88,584	52,095	223,133	148,319
Revenue from services	17,103	17,725	54,018	55,640
Assignment of right of use	1,430	294	2,507	1,130
Parking lot	11,748	5,898	27,583	16,354
Other	-	(1)	-	-
Taxes and contributions and other deductions	(8,733)	(5,849)	(23,630)	(17,261)
Total	110,132	70,162	283,611	204,182

	Consolidated			
	Three-month period ended September 30		Nine-month period ended September 30	
Revenue by nature	2026	2025	2026	2025
Revenue from rentals	509,856	496,488	1,494,022	1,463,306
Revenue from services	92,090	62,721	273,500	231,459
Assignment of right of use	6,165	6,095	19,284	16,197
Parking lot	172,105	152,679	482,448	451,751
Other	-	9,261	-	11,532
Taxes and contributions and other deductions	(49,102)	(48,926)	(153,434)	(148,201)
Total	731,114	678,318	2,115,820	2,026,044

19. COST OF RENTALS AND SERVICES

	Company			
	Three-month period ended September 30		Nine-month period ended September 30	
Cost by nature	2026	2025	2026	2025
Depreciation and amortization of properties	(4,169)	(3,796)	(16,992)	(10,646)
Amortization of right of use leased assets	(237)	(271)	(813)	(813)
Amortization of added value of assets	(32,460)	(18,623)	(71,988)	(54,121)
Cost of services rendered	(2,433)	(1,085)	(5,838)	(3,235)
Expenditures on rented properties	(2,128)	(834)	(4,849)	(2,272)
Costs of parking lot	(500)	(453)	(1,649)	(1,164)
Operating costs of shopping malls	(2,880)	(717)	(6,465)	(2,149)
Total	(44,807)	(25,779)	(108,594)	(74,400)

	Consolidated			
	Three-month period ended September 30		Nine-month period ended September 30	
Cost by nature	2026	2025	2026	2025
Depreciation and amortization of properties	(81,423)	(110,448)	(298,890)	(330,863)
Amortization of right of use leased assets	(2,541)	(2,492)	(8,717)	(7,457)
Amortization of added value of assets	1471	(877)	(505)	(2,685)
Cost of services rendered	(22,460)	(6,311)	(80,728)	(47,906)
Expenditures on rented properties	(20,739)	(14,914)	(66,177)	(44,501)
Costs of parking lot	(20,333)	(16,208)	(57,876)	(50,189)
Operating costs of shopping malls	(12,244)	(9,683)	(36,248)	(32,260)
Total	(158,269)	(160,933)	(549,141)	(515,861)

20. SELLING, GENERAL AND ADMINISTRATIVE EXPENSES

	Company			
	Three-month period ended September 30		Nine-month period ended September 30	
	2026	2025	2026	2025
Personnel expenses	(41,622)	(41,581)	(115,624)	(120,532)
Professional services	(15,502)	(11,421)	(46,616)	(30,405)
Occupancy expenses	(193)	(123)	(508)	(270)
Depreciation and amortization	(12,243)	(11,103)	(33,888)	(28,858)
Amortization of right of use leased assets	(1,143)	(1,266)	(3,429)	(5,735)
Utility and service expenses	(114)	(105)	(274)	(337)
Legal and tax expenses	(350)	(349)	(1,172)	(763)
Provision for expected credit loss (note 8)	(3,222)	(374)	(7,148)	(1,679)
Other administrative expenses	(2,661)	(2,914)	(6,922)	(7,721)
Total	(77,050)	(69,236)	(215,581)	(196,300)

	Consolidated			
	Three-month period ended September 30		Nine-month period ended September 30	
	2026	2025	2026	2025
Personnel expenses	(86,564)	(96,127)	(254,755)	(282,098)
Professional services	(19,743)	(19,170)	(61,764)	(53,764)
Occupancy expenses	(807)	(364)	(2,127)	(1,596)
Depreciation and amortization	(35,786)	(32,263)	(97,530)	(98,571)
Amortization of right of use leased assets	(3,637)	(6,128)	(12,370)	(13,640)
Utility and service expenses	(436)	(402)	(1,115)	(1,215)
Legal and tax expenses	(648)	(1,313)	(2,012)	(3,601)
Provision for expected credit loss (note 8)	(18,047)	(13,297)	(51,402)	(39,119)
Other administrative expenses	(6,630)	(6,449)	(13,203)	(19,264)
Total	(172,298)	(175,513)	(496,278)	(512,868)

21. FINANCE INCOME (COSTS)

	Company			
	Three-month period ended September 30		Nine-month period ended September 30	
	2026	2025	2026	2025
Finance costs				
Interest and liability monetary variations on borrowings, CCI and debentures	(110,320)	(81,441)	(303,175)	(245,358)
Result from derivative financial instruments (i)	(2,314)	-	(59,674)	-
Structuring cost of debt	(3,891)	(2,916)	(10,329)	(11,327)
Fair value adjustment of financial instruments (ii)	(780)	-	(3,634)	-
Other finance costs	(8,854)	(6,140)	(28,108)	(28,007)
	(126,159)	(90,497)	(404,920)	(284,692)
Finance income				
Income from financial investments	41,013	50,905	109,438	143,913
Result from derivative financial instruments (i)	-	(18,211)	-	17,150
Fair value adjustment of financial instruments (ii)	-	29	-	1,801
Asset monetary variations	2,612	183	11,193	2,495
Update, fine and interest on trade receivables	1,317	273	2,883	864
Other finance income	41,626	23,490	135,878	91,723
	86,568	56,669	259,392	257,946
Finance income (costs), net	(39,591)	(33,828)	(145,528)	(26,746)

	Consolidated			
	Three-month period ended September 30		Nine-month period ended September 30	
	2026	2025	2026	2025
Finance costs				
Interest and liability monetary variations on borrowings, CCI and debentures	(230,010)	(214,661)	(657,164)	(623,332)
Result from derivative financial instruments (i)	(2,314)	-	(59,674)	-
Structuring cost of debt	(5,190)	(4,251)	(14,225)	(21,213)
Fair value adjustment of financial instruments (ii)	-	4,751	-	(25,203)
Other finance costs	(21,069)	(35,457)	(66,329)	(105,928)
	(258,583)	(249,618)	(797,392)	(775,676)
Finance income				
Income from financial investments	99,055	105,288	279,867	301,471
Result from derivative financial instruments (i)	-	(18,211)	-	17,150
Fair value adjustment of financial instruments (ii)	(1,369)	-	25,785	-
Asset monetary variations	8,497	5,365	24,720	14,930
Update, fine and interest on trade receivables	5,617	5,493	15,556	12,563
Other finance income	6,492	12,945	24,846	40,928
	118,292	110,880	370,774	387,042
Finance income (costs), net	(140,291)	(138,738)	(426,618)	(388,634)

(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 September 30		Nine-month period ended September 30	
	2026	2025	2026	2025
Gain on the sale of equity and/or real estate interests in shopping malls (note 4)	49,332	-	52,944	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	(3,100)	-	(5,801)	-
Provision for losses on investments and investment properties	-	-	-	(515)
Other	(2,736)	(3,731)	(4,198)	(27,746)
Total	43,496	(3,731)	41,706	(16,468)

	Consolidated			
	Three-month period ended September 30		Nine-month period ended September 30	
	2026	2025	2026	2025
Gain on the sale of equity and/or real estate interests in shopping malls (note 4)	49,332	-	52,944	148,540
Gain on the sale of land and exchanges (note 4)	73,160	-	103,343	-
Write-off of added value from the sale of assets	-	-	-	(170)
Provision for contingencies	(606)	-	10,053	-
Provision for losses on investments and investment properties	-	-	-	(515)
Other	3,743	(15,010)	18,124	(60,090)
Total	125,629	(15,010)	184,464	87,765

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 September 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 September 30, 2026 and 2025, these revenues total R$10,101 and R$9,716, 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			
	09/30/2026		12/31/2025	
	Non-current assets	Non-current liabilities	Non-current assets	Non-current liabilities
Luciana Rique (i)	-	-	-	154
Ricardo Rique (ii)	-	-	264	-
Reinaldo Rique (iii)	12,382	-	12,990	-
FIP Bali and RLB Empreendimentos (iv)	-	5,973	-	7,207
Parque D. Pedro 1 BV (v)	44,931	-	42,611	-
	57,313	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 September 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.

(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 shareholder 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$44,931 as at September 30, 2026 (R$42,611 as at December 31, 2025). This transaction is recorded as “Judicial deposits”, in non-current assets.

Key management compensation

Key management compensation, which includes directors and officers, amounted to R$47,440 and R$46,747 in the nine-month periods ended September 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 shareholders, 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$890,936 as at September 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$126,905 (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:

Grant date	4th grant April 3, 2023		5th grant 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 4rd 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.

The 5th grant of the hybrid stock option program completed its vesting period on July 26, 2026. After the established targets were assessed, 40,784 additional shares were delivered to the program's beneficiaries, and 106,729 shares expired.

In the periods ended September 30, 2026 and 2025, R$3,934 and R$7,092, 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.

Grant date	1st grant April 4, 2024		2nd grant April 9, 2025		3rd grant 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 targets 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.

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

For the 3rd grant, the established targets will be assessed on April 10, 2029. There were no expired shares in this grant.

In the period ended September 30, 2026, R$17,846 (R$10,504 in the period ended September 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 September 30, 2026, R$1,596 (R$2,618 in the period ended September 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 trade 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 trade 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 trade 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 September 30, 2026 and 2025, R$9,352 and R$9,555, 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 any losses, taking into consideration the nature of the activities.

27. SUPPLEMENTARY INFORMATION TO THE STATEMENT OF CASH FLOWS

During the nine-month periods ended September 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:

	Nine-month period ended September 30			
	Company		Consolidated	
	2026	2025	2026	2025
Operating activities				
Dividends and interest on capital receivable	19,732	34,829	-	-
Receivables from sale of assets	29,000	165,762	150,959	165,762
Amount payable for the acquisition of assets	-	-	(32,119)	-
Effect of fair value in a real estate exchange transaction	-	-	(49,332)	-
	48,732	200,591	69,508	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	-	-	2,470	8,539
	56,955	-	59,425	294,668
	105,687	200,591	128,933	460,430

28. EVENTS AFTER THE REPORTING PERIOD

Sale of ownership interest

On October 20, 2026, the Company entered into an agreement to dispose of its entire ownership interest in São Bernardo Plaza Shopping, corresponding to 60% of this asset fraction. The closing of the transaction occurred on October 26, 2026, with the transfer of possession to the buyer. The total price of the transaction was R$352.105, of which R$252.770 were received in cash on the closing date and R$99.335, monetarily adjusted by CDI, will be received within 24 months from the closing date.

Purchase and sale of ownership interests - Kinea ALLOS Malls FII

On October 23, 2026, the Company entered into purchase and sale commitments with Kinea ALLOS Malls FII for the disposal of interests in seven shopping malls of its portfolio: Shopping Metrô Santa Cruz, Caxias Shopping, Bangu Shopping, Shopping Parangaba, Plaza Sul Shopping, Shopping Villa Lobos, and Shopping Tamboré. The percentages of ownership interest to be disposed of will be determined based on the amount raised by KAML11 in its first share issuance, which projects a minimum funding of R$600.000 and may reach R$1 billion. The purchase price for these ownership interests will be paid as follows: 80% upfront, after the closing of the Offering, and 20% on a deferred basis, in three equal installments due in 24, 36 and 48 months. The Company also intends to hold up to a 24% interest in KAML11, subject to the Offering allocation procedures. The completion of the transaction remains subject to the projected minimum funding and to the fulfillment of other conditions precedent customary for transactions of this nature.