ALLOS

3T26

APRESENTAÇÃO DE RESULTADOS



PERFORMANCE DE VENDAS

3T26

Vendas Totais

R$10,0 bilhões

+3,8%

(YoY) [1]



Sephora | Parque Dom Pedro



H&M | NorteShopping

SSS[1] **+2,7%** (YoY)

SSS por segmento[2]

Alimentação	6,7%
Conveniência, Serviços e Lazer	10,3%
Acessórios, Itens de Beleza e Joalherias	1,8%
Itens do Lar, Papelaria, Informática e Diversos	1,1%
Roupas e Calçados	-1,6%

[1]ex-Tijuca [2]Portfólio total (SSS de 2,5%)

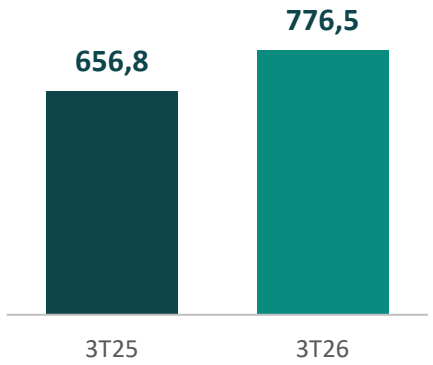
SNAPSHOT DO RESULTADO 3T26

RECEITA LÍQUIDA

R$ 776,5 MM

+18,2% vs. 3T25

+17,8% ex-Tijuca

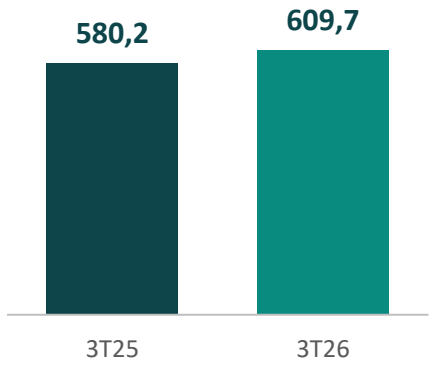


NOI

R$ 609,7 MM

+5,1% vs. 3T25

+5,1% ex-Tijuca

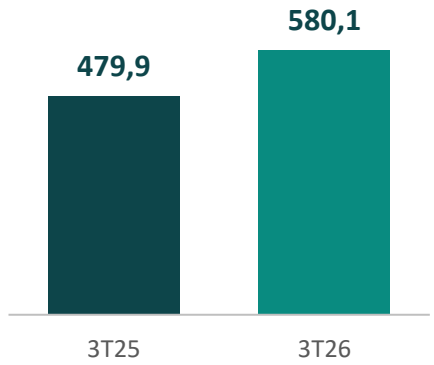


EBITDA AJUSTADO

R$ 580,1 MM

+20,9% vs. 3T25

+22,0% ex-Tijuca

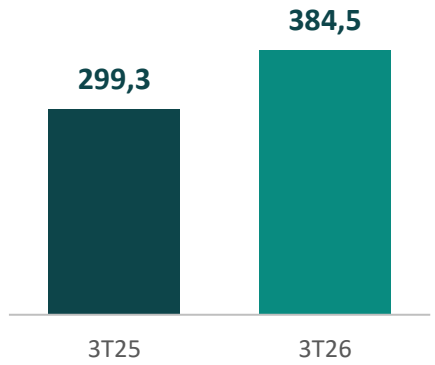


FFO

R$ 384,5 MM

+28,5% vs. 3T25

+31,2% ex-Tijuca



5,3%

SSR no 3T26
ex-Tijuca

Renovações com ganhos reais, refletindo a capacidade de negociação do portfólio

Receita líquida impulsionada pelas verticais de mídia e desenvolvimento imobiliário

Indicadores ex-ajuste aluguel linear. Data ref. Δ%: 3T26 vs. 3T25 Proforma.

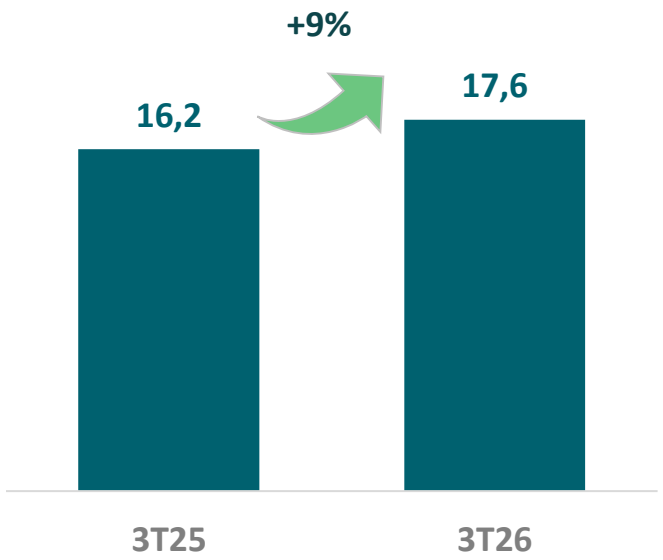
PLATAFORMA DIGITAL

17,6 mi
sessões no 3T26
+9% a/a

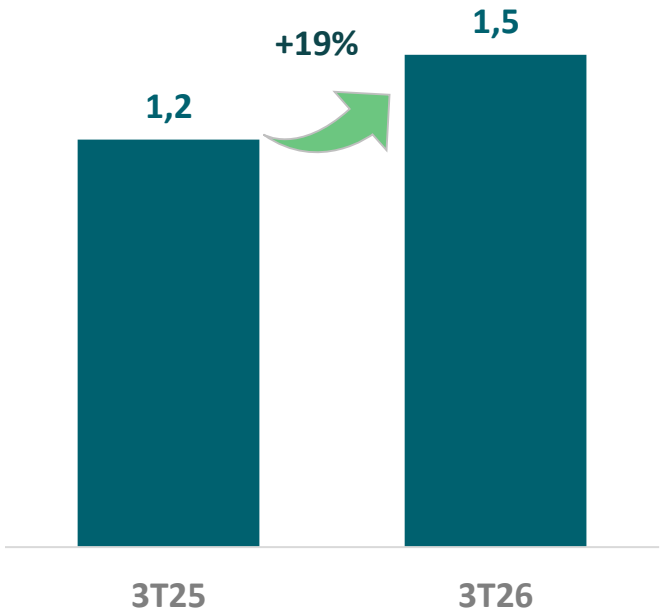
R$ 1,45 bi
GMV identificado
+19% a/a

+14%
GMV no Dia dos Pais
-39% no custo por captura

Sessões
(milhões, ex-Tijuca)



GMV
(R$ bilhões, ex-Tijuca)



Presença em **39 shoppings** e **24 cidades**, com lançamentos no Goiânia Shopping e no Shopping Vila Velha em julho/26

DESENVOLVIMENTO IMOBILIÁRIO

SHOPPING DA BAHIA
1ª fase do masterplan



R$ 350 MM de VGV estimado

Beach Class Bahia: 612 unidades e mais de 22 mil m² de área privativa, em parceria com a Moura Dubeux

PARQUE DOM PEDRO
Expansão do polo corporativo



R$ 140 MM de VGV estimado

Nova torre corporativa com a Tymber, a 3ª torre contratada no masterplan do complexo

NOVOS LANÇAMENTOS
Monetização do pipeline



Etéra UDI Complex (Uberlândia) 281 apartamentos e 127 unidades comerciais
e
Diamond Sky (Independência Shopping, Juiz de Fora) 345 unidades residenciais

PIPELINE
Posição ao final do 3T26

72	757 mil m²	9	30	33	R$ 539 MM
torres contratadas	de área privativa	torres entregues	em construção ou lançamento	em aprovação	geração até 2036

DESTAQUES COMERCIAIS

95,2%

Taxa de Ocupação

Variação reflete, principalmente, a devolução de parte das lojas de um varejista de eletroeletrônicos em recuperação judicial.

Os espaços já vêm sendo reocupados, com boa demanda comercial.

DESTAQUES DO TRIMESTRE

H&M

Shopping Tamboré

SEPHORA

Shopping Recife e ampliação no Shopping Leblon

adidas

Shopping Leblon e Shopping da Bahia

FAZENDA Churrascada

Shopping Del Rey

CONTRATOS ASSINADOS NO 3T26

253

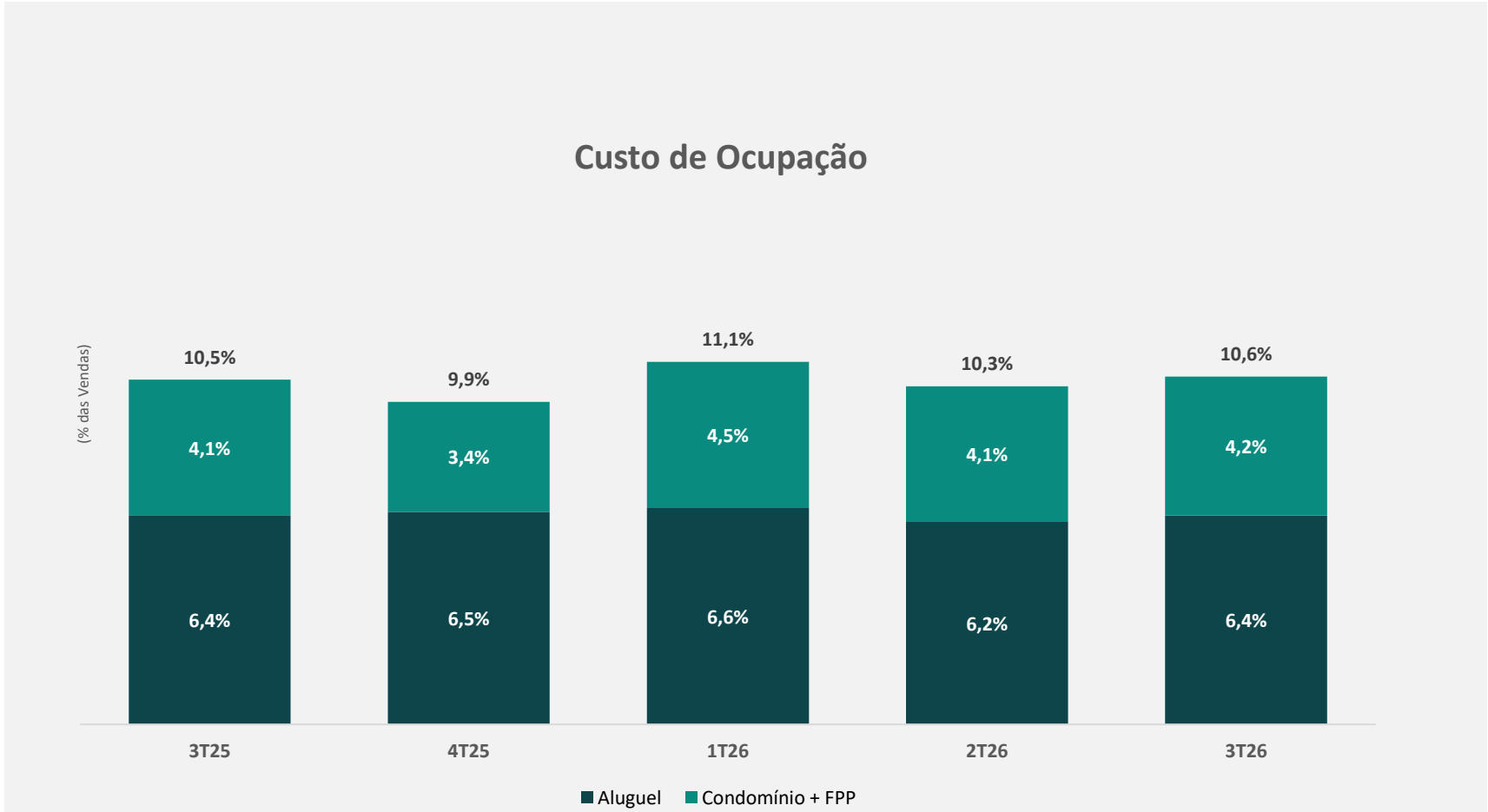
novos contratos de locação

+39,9 mil m²
de ABL adicionados

INDICADORES OPERACIONAIS

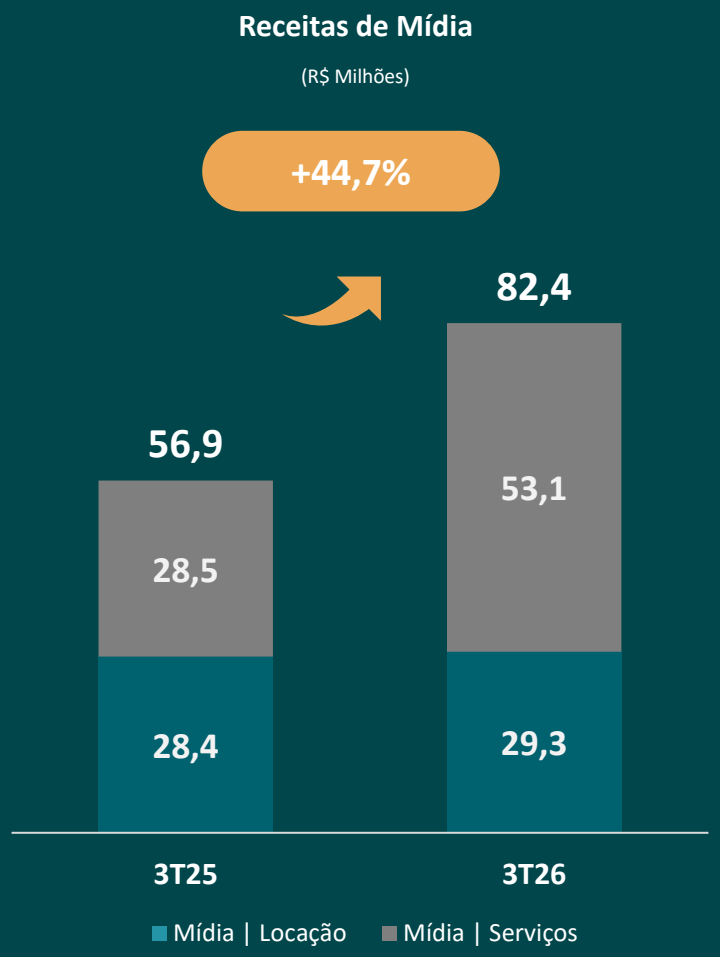
10,6%
Custo de Ocupação

0,9%[1]
Inadimplência líquida



[1]ex-Tijuca

EVOLUÇÃO DA RECEITA DE MÍDIA



R$82,4 MM

De receita no 3T26

44,7%

De crescimento 3T26 x 3T25

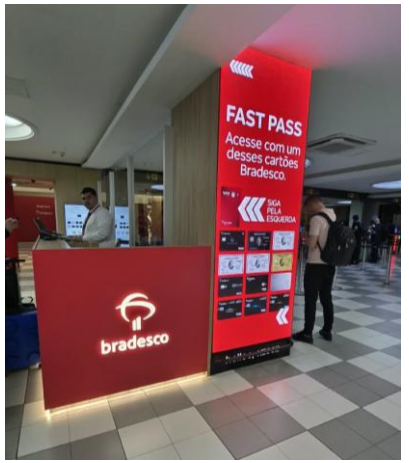
~10%

Da receita bruta da Companhia no 3T26

12 aeroportos

Com mídia operada pela helloo, ~66 mi de impactos por semana







PROGRAMA DE SIMPLIFICAÇÃO

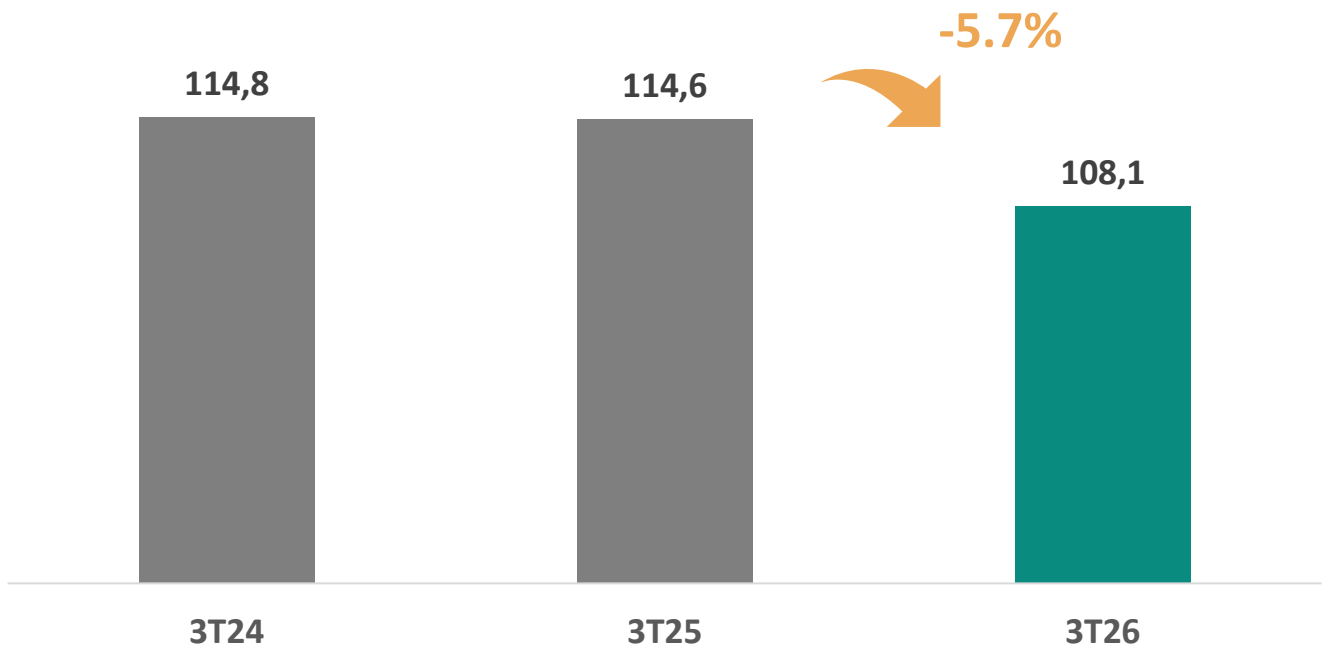
GANHOS EM EFICIÊNCIA

-5,7%
SG&A no 3T26 vs. 3T25

-8,2%
SG&A no acumulado do ano

74,7%
Margem EBITDA no 3T26 (+164 bps)

Evolução do SG&A | R$ MM



Redução de burocracias

Otimização de fluxos

Redimensionamento de estruturas

Processo contínuo e disciplinado, já incorporado à cultura da ALLOS, preservando a excelência operacional

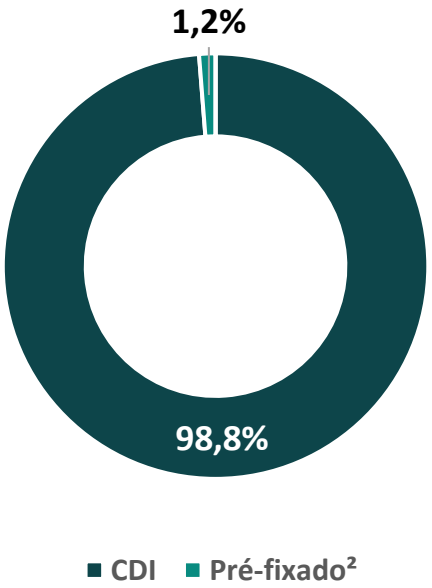
PERFIL DE DÍVIDA

1,8x
Dívida líquida / EBITDA

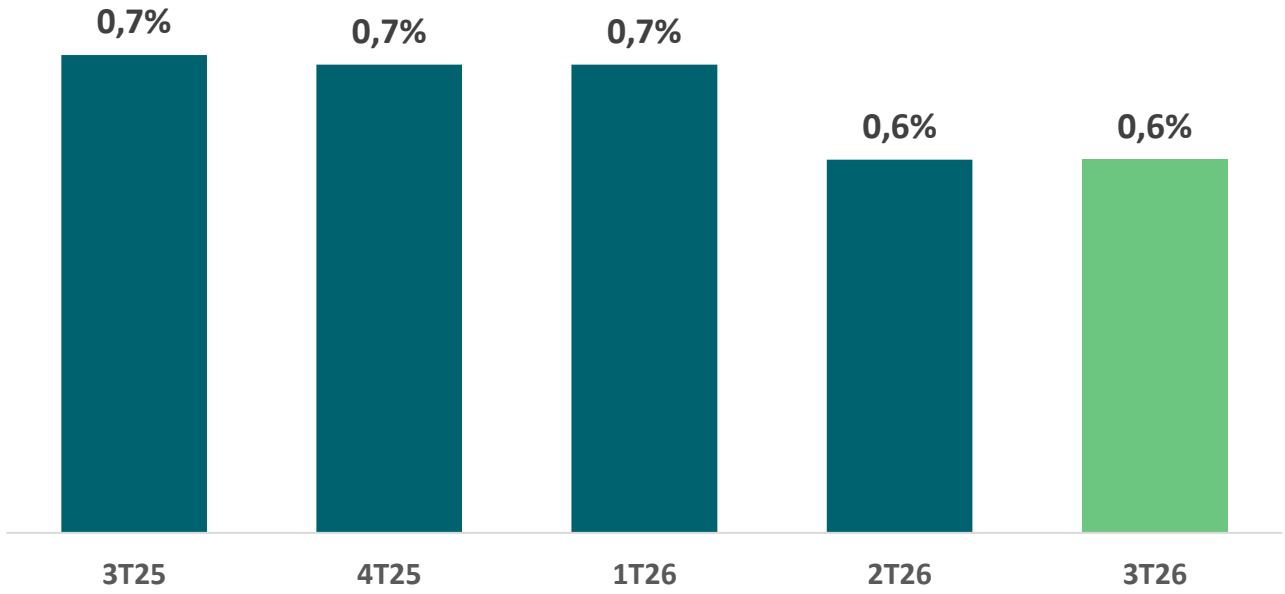
CDI + 0,6%
Custo médio da dívida no 3T26

98,8%
Dívida indexada ao CDI[1]

COMPOSIÇÃO DA DÍVIDA[1]



CUSTO MÉDIO DA DÍVIDA (CDI + Spread)



Patamar reflete as ações de gestão de passivos realizadas nos últimos trimestres

[1] Considera dívida ao final do período, excluindo obrigações por compra de ativos
[2] Índices pré-fixados incluem TR;

OBRIGADO

RELAÇÕES COM INVESTIDORES

ALLOS

ALLOS

3Q26

EARNINGS RELEASE



SALES PERFORMANCE

3Q26

Total Sales

R$10.0 billion

+3.8%

(YoY) [1]



Sephora | Parque Dom Pedro



H&M | NorteShopping

SSS[1] **+2.7%** (YoY)

SSS by segment[2]

Food	6.7%
Services, Convenience and Leisure	10.3%
Accessories, Beauty Items and Jewelry	1.8%
Housewares, Stationery, Tech and Others	1.1%
Apparel and Shoes	-1.6%

[1]ex-Tijuca [2]Total portfolio (SSS of 2.5%)

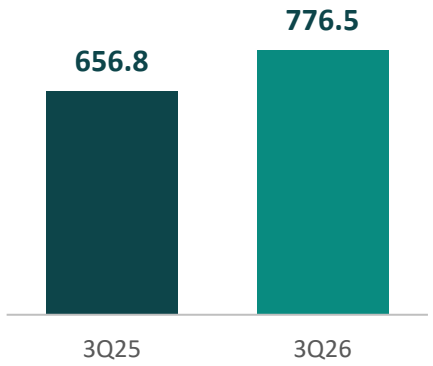
3Q26 RESULTS SNAPSHOT

NET REVENUE

R$ 776.5 MM

+18.2% vs. 3Q25

+17.8% ex-Tijuca

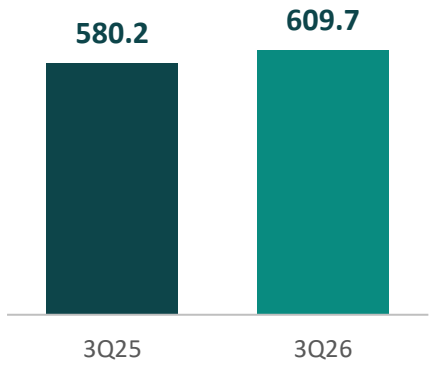


NOI

R$ 609.7 MM

+5.1% vs. 3Q25

+5.1% ex-Tijuca

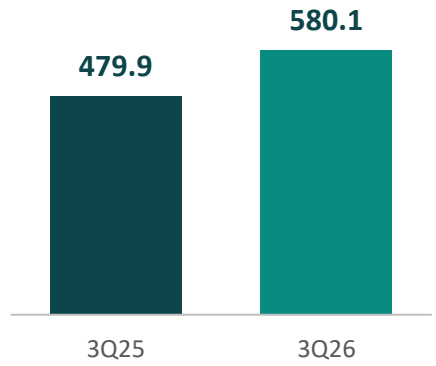


ADJUSTED EBITDA

R$ 580.1 MM

+20.9% vs. 3Q25

+22.0% ex-Tijuca

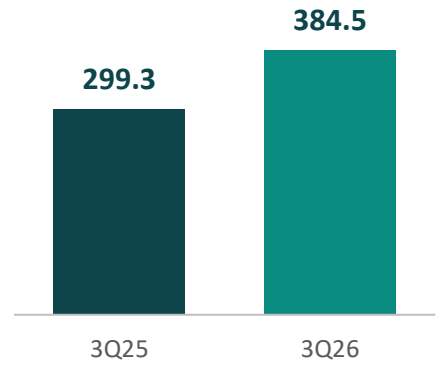


FFO

R$ 384.5 MM

+28.5% vs. 3Q25

+31.2% ex-Tijuca



5.3%

SSR in 3Q26
ex-Tijuca

Renewals with real gains, reflecting the portfolio's bargaining power

Net revenue driven by the media and real estate development verticals

Indicators excluding straight-line rent adjustment. Δ% ref.: 3Q26 vs. 3Q25 Proforma.

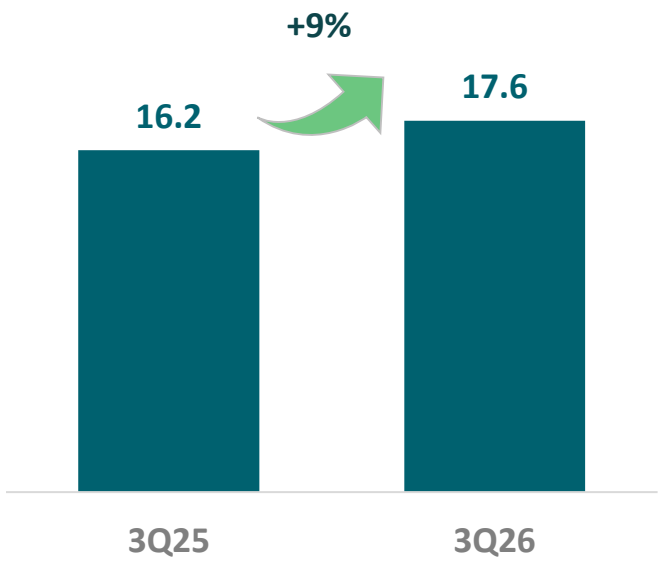
DIGITAL PLATFORM

17.6 mi
sessions in 3Q26
+9% y/y

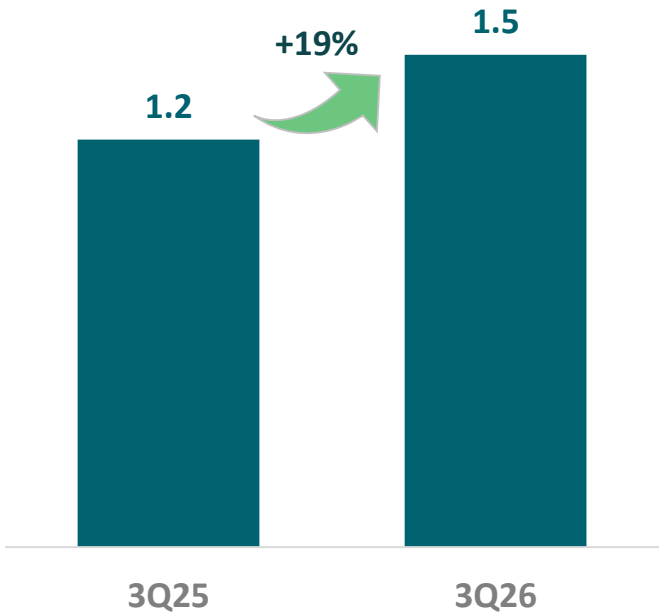
R$ 1.45 bi
Identified GMV
+19% y/y

+14%
GMV on Father's Day
-39% in cost per capture

Sessions
(million, ex-Tijuca)



GMV
(R$ billion, ex-Tijuca)



Present in **39 malls** and **24 cities**, with launches at Goiânia Shopping and Shopping Vila Velha in July/26

REAL ESTATE DEVELOPMENT

SHOPPING DA BAHIA
1st phase of the masterplan



R$ 350 MM in estimated GSV

Beach Class Bahia: 612 units and more than 22 thousand sqm of private area, in partnership with Moura Dubeux

PARQUE DOM PEDRO
Expansion of the corporate hub



R$ 140 MM in estimated GSV

New corporate tower with Tymber, the 3rd tower contracted within the complex masterplan

NEW LAUNCHES
Pipeline monetization



Etéra UDI Complex (Uberlândia) 281 apartments and 127 commercial units
and
Diamond Sky (Independência Shopping, Juiz de Fora) 345 residential units

PIPELINE
Position at the end of 3Q26

72	757 thousand sqm	9	30	33	R$ 539 MM
contracted towers	of private area	towers delivered	under construction or launch	under approval	generation by 2036

LEASING HIGHLIGHTS

95.2%
Occupancy Rate

The change mainly reflects the return of part of the stores of an electronics retailer under judicial recovery.

The spaces are already being re-leased, with solid leasing demand.

QUARTER HIGHLIGHTS

H&M
Shopping Tamboré

SEPHORA
Shopping Recife and expansion at Shopping Leblon

adidas
Shopping Leblon and Shopping da Bahia

FAZENDA Churrascada
Shopping Del Rey

SIGNED CONTRACTS IN 3Q26

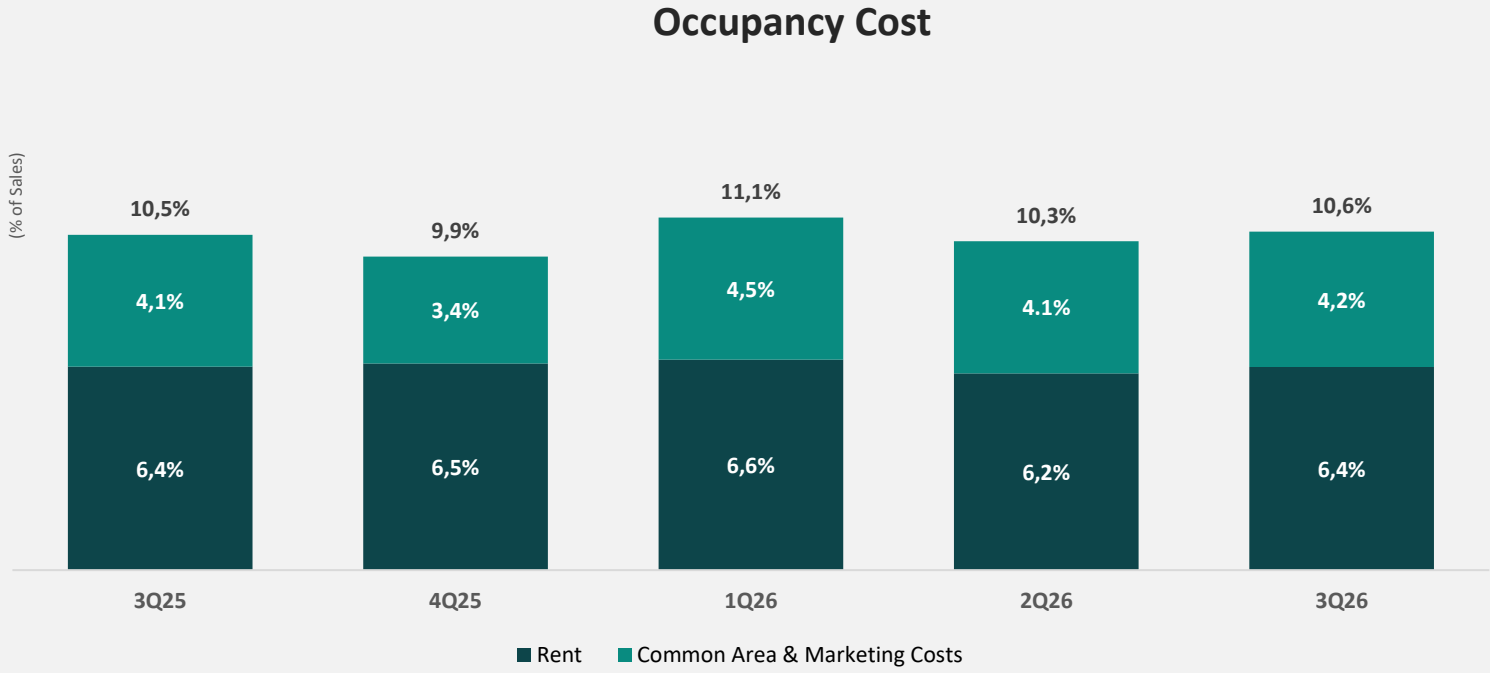
253
new lease contracts signed

+39.9 thousand sqm
of GLA added

OPERATIONAL PERFORMANCE

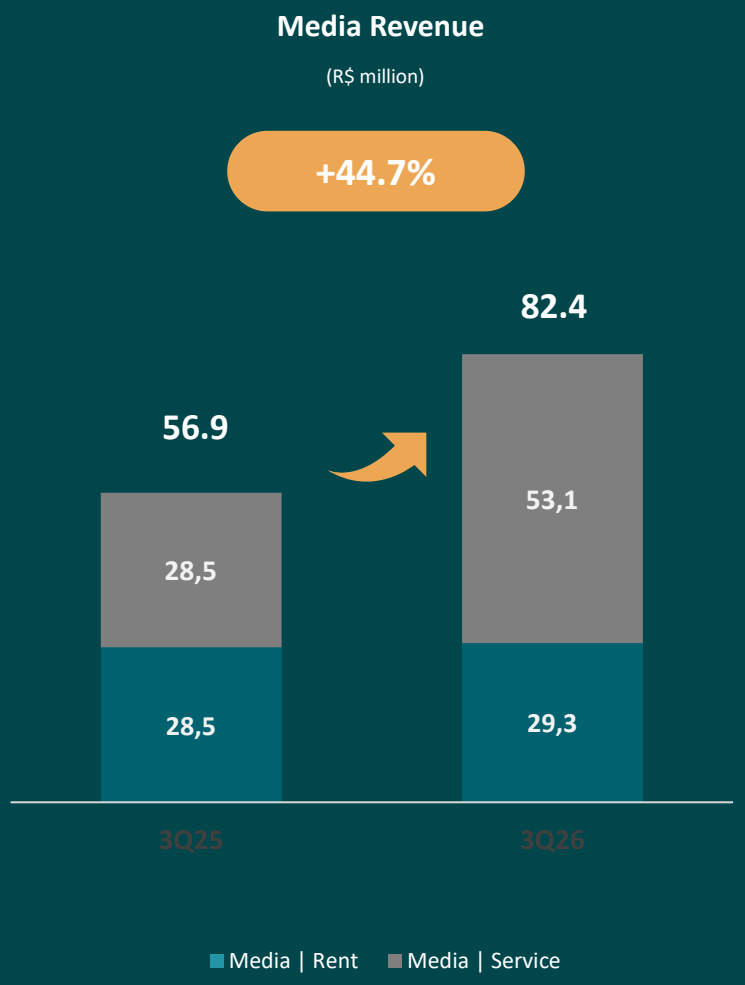
10.6%
Occupancy cost

0.9%[1]
Net delinquency



[1]ex-Tijuca

MEDIA REVENUE EVOLUTION



R$82.4 MM

In revenue in 3Q26

44.7%

Growth 3Q26 vs. 3Q25

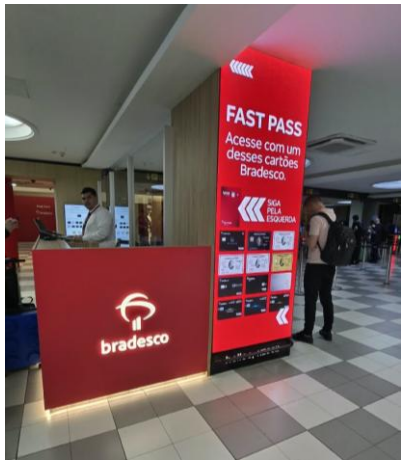
~10%

Of the Company's gross revenue in 3Q26

12 airports

With media operated by helloo, ~66 mn impressions per week







SIMPLIFICATION PROGRAM

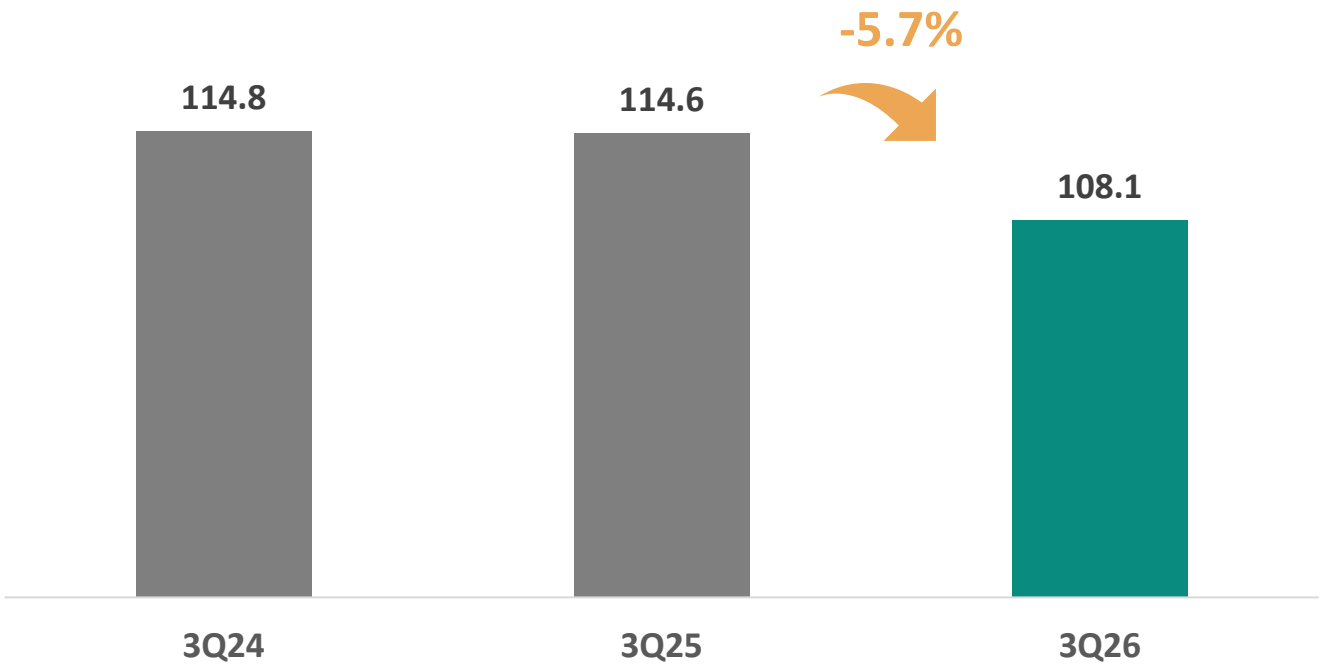
EFFICIENCY GAINS

-5.7%
SG&A in 3Q26 vs. 3Q25

-8.2%
SG&A year-to-date

74.7%
EBITDA margin in 3Q26 (+164 bps)

SG&A Evolution | R$ MM



Reduction of bureaucracy | **Process optimization** | **Resizing of structures**

A continuous and disciplined process, embedded in ALLOS' culture, preserving operational excellence

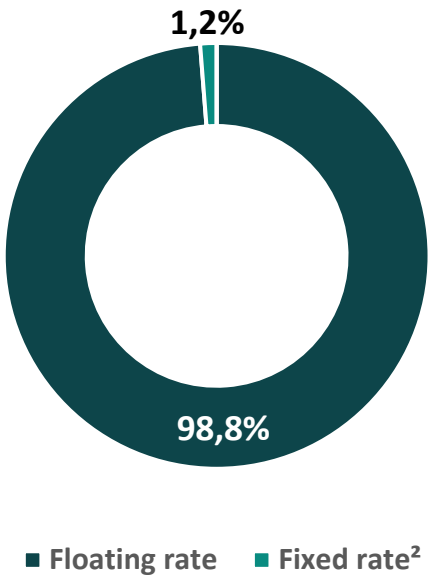
INDEBTEDNESS

1.8x
Net Debt / EBITDA

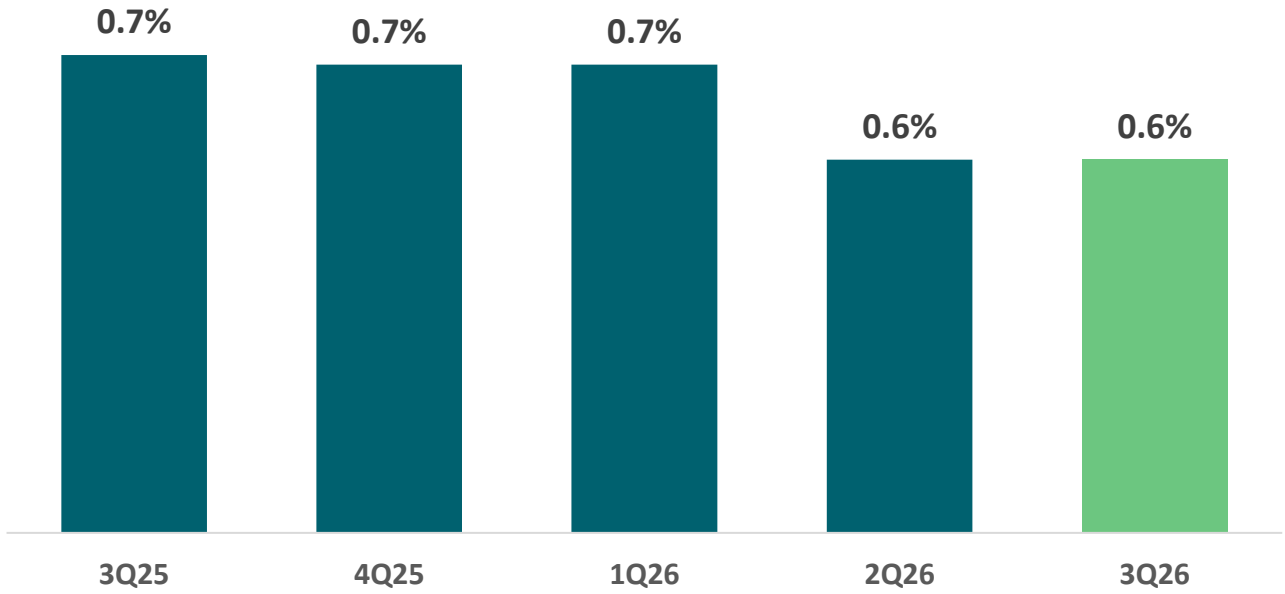
CDI + 0.6%
Average cost of debt in 3Q26

98.8%
Debt linked to CDI[1]

DEBT PROFILE[1]



AVERAGE COST OF DEBT (CDI + Spread)



Level reflects the liability management initiatives carried out over recent quarters

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

THANK YOU

INVESTOR RELATIONS

ALLOS