3Q24 Earnings Report

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Disclaimer

Legal Notice

This document may contain prospective statements and goals, which are subject to risks and uncertainties as they are based on expectations of the Company's management and on available information. The Company is under no obligation to update these statements. The words "anticipate", "wish", "expect", "foresee", "intend", "plan", "predict", "forecast", "aim" and similar words are intended to identify these statements.

The Company clarifies that it does not disclose projections and/or estimates under the terms of article 21 of CVM Resolution 80/22 and, therefore, eventual forward-looking statements do not represent any guidance or promise of future performance.

Forward-looking statements refer to future events that may or may not occur. Our future financial situation, operating results, market share and competitive position may differ substantially from those expressed or suggested by these forward-looking statements. Many factors and values that may impact these results are beyond the Company's ability to control. The reader/investor should not make a decision to invest in Multiplan shares based exclusively on the data disclosed in this presentation.

This document also contains information on future projects that could differ materially due to market conditions, changes in laws or government policies, changes in operational conditions and costs, changes in project schedules, operating performance, demands by tenants and consumers, commercial negotiations or other technical and economic factors. These projects may be altered in part or totally by the Company with no prior warning.

External auditors have not reviewed non-accounting information. In this report, the Company has chosen to present the consolidated data from a managerial perspective, in line with the accounting practices excluding the CPC 19 (R2).

For more detailed information, please check our Financial Statements, Reference Form (Formulário de Referência) and other relevant information on our investor relations website ri.multiplan.com.br.

Unsponsored depositary receipt programs

It has come to the attention of the Company that foreign banks have launched or intend to launch unsponsored depositary receipt programs, in the USA or in other countries, based on shares of the Company (the "Unsponsored Programs"), taking advantage of the fact that the Company's reports are usually published in English.

The Company, however, (i) is not involved in the Unsponsored Programs, (ii) ignores the terms and conditions of the Unsponsored Programs, (iii) has no relationship with potential investors in connection with the Unsponsored Programs, (iv) has not consented to the Unsponsored Programs in any way and assumes no responsibility in connection therewith. Moreover, the Company alerts that its financial statements are translated and also published in English solely in order to comply with Brazilian regulations, notably the requirement contained in item 6.2 of the Level 2 Corporate Governance Listing Rules of B3 S.A. - Brasil, Bolsa, Balcão, which is the market listing segment where the shares of the Company are listed and traded.

Although published in English, the Company's financial statements are prepared in accordance with Brazilian legislation, following Brazilian Generally Accepted Accounting Principles (BR GAAP), which may differ to the generally accepted accounting principles adopted in other countries.

Finally, the Company draws the attention of potential investors to Article 51 of its bylaws, which expressly provides, in summary, that any dispute or controversy which may arise amongst the Company, its shareholders, board members, officers and members of the Fiscal Council (Conselho Fiscal) related to matters contemplated in such provision must be submitted to arbitration before the Câmara de Arbitragem do Mercado, in Brazil.

Therefore, in choosing to invest in any Unsponsored Program, the investor does so at its own risk and will also be subject to the provisions of Article 51 of the Company's bylaws.

Disclaimer

Managerial Report

During fiscal year 2012, the Accounting Standards Committee (CPC) issued pronouncements that impacted the Company's activities and those of its subsidiaries, including, among others, CPC 19 (R2) – Joint Arrangements.

This pronouncement was implemented for fiscal years starting January 1, 2013. The pronouncement determines joint ventures to be recorded on the financial statements via equity pick-up, among other issues. Until September 2023, Multiplan had a joint venture in a company that owned 100% of Parque Shopping Maceió. Therefore, the Company did not consolidate the 50% stake in Parque Shopping Maceió S.A., a company that has a 100% ownership interest in the shopping center of the same name. Since October 2023, the Company has no Joint Venture, as provided for in CPC 19 (R2)

The previous reports adopted the managerial information format and, for this reason, did not consider the requirements of CPC 19 (R2) to be applicable. Thus, the information and/or performance analysis presented herein include the proportional consolidation of Parque Shopping Maceió S.A. for the period between January 2013 and September 2023. For additional information, please refer to note 8.4 of the Financial Report dated September 30, 2024.

Multiplan is presenting its quarterly results in a managerial format to provide the reader with a more complete perspective on operational data. Please refer to the Company's financial statements on its website (ri.multiplan.com.br) to access the Financial Statements in compliance with the CPC.

ParkShoppingSãoCaetano

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Overview

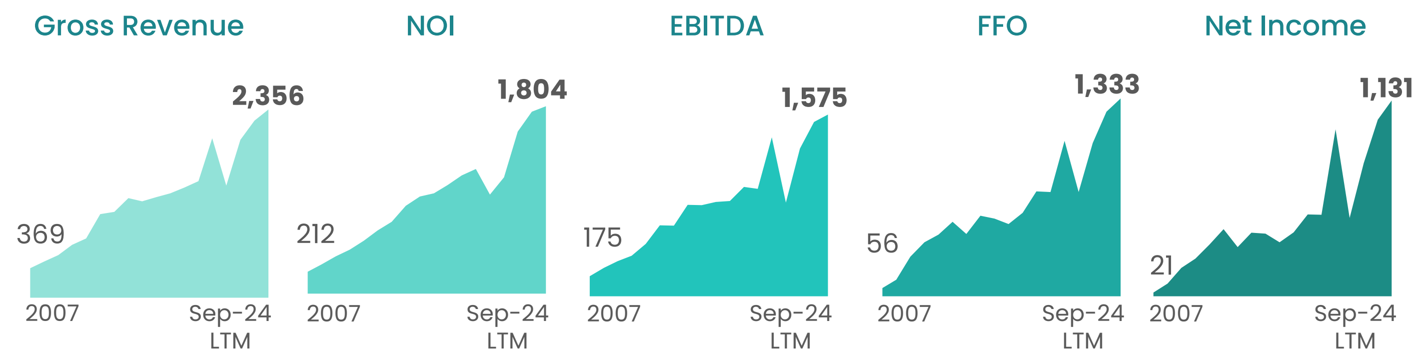
Multiplan Empreendimentos Imobiliários S.A. is one of Brazil's leading shopping center operating companies, established as a full-service company that plans, develops, owns and manages one of the largest and highest-quality mall portfolios in the country.

The Company is also strategically active in the residential and office real estate development sectors, generating synergies for its shopping centers by creating mixed-use projects in adjacent areas.

At the end of Sep-24, Multiplan owned and managed 20 shopping centers comprising a total GLA of 873,595 sq.m., with an 81.5% average ownership interest, encompassing around 6,000 stores.

Moreover, Multiplan holds – with an average stake of 92.1% – two corporate complexes with total GLA of 50,582 sq.m, for a total portfolio GLA of 924,177 sq.m.

LONG-TERM FINANCIAL EVOLUTION (R$ Million)



R$ Million	2007[1] (IPO)	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Sep-24 (LTM)	Chg. '07-'23	CAGR '07-'23
Sales[2]	4,244	5,070	6,109	7,476	8,461	9,723	11,384	12,760	13,338	13,726	14,657	15,470	16,304	10,253	14,598	20,016	21,928	23,222	**+416.7%**	**+10.8%**
Gross Revenue	368.8	452.9	534.4	662.6	742.2	1,048.0	1,074.6	1,245.0	1,205.2	1,257.5	1,306.2	1,378.9	1,460.2	1,995.1	1,404.5	1,975.1	2,217.0	2,355.8	**+501.2%**	**+11.9%**
NOI	212.1	283.1	359.4	424.8	510.8	606.9	691.3	846.1	934.8	964.6	1,045.5	1,138.1	1,201.2	953.4	1,118.9	1,561,2	1,752.2	1,804.2	**+726.2%**	**+14.1%**
EBITDA	175.1	247.2	304.0	350.2	455.3	615.8	610.7	793.7	789.2	818.3	825.5	946.9	932.1	1,377.1	810.8	1,280.1	1,510.9	1,574.6	**+762.8%**	**+14.4%**
FFO	56.1	112.5	266.6	363.0	414.6	501.0	421.0	543.7	522.8	487.7	561.3	707.4	703.4	1,047.0	702.0	1,032.5	1,243.0	1,333.1	**+2,115.7%**	**+21.4%**
Net Income	21.2	74.0	163.3	218.4	298.2	388.1	284.6	368.1	362.2	311.9	369.4	472.9	471.0	964.2	453.1	769.3	1,020.4	1,130.9	**+4,723.2%**	**+27.4%**

[1] 2007's results were calculated in accordance with current methodology. For more details, please access the Company's Fundamentals Spreadsheet.
[2] Total tenants' sales (100%).

Highlights

Rolling out a unique value creation strategy

In 3Q24, beyond delivering new operational records, Multiplan capitalized on numerous opportunities to create value for its shareholders, including the most significant one since its IPO[1].

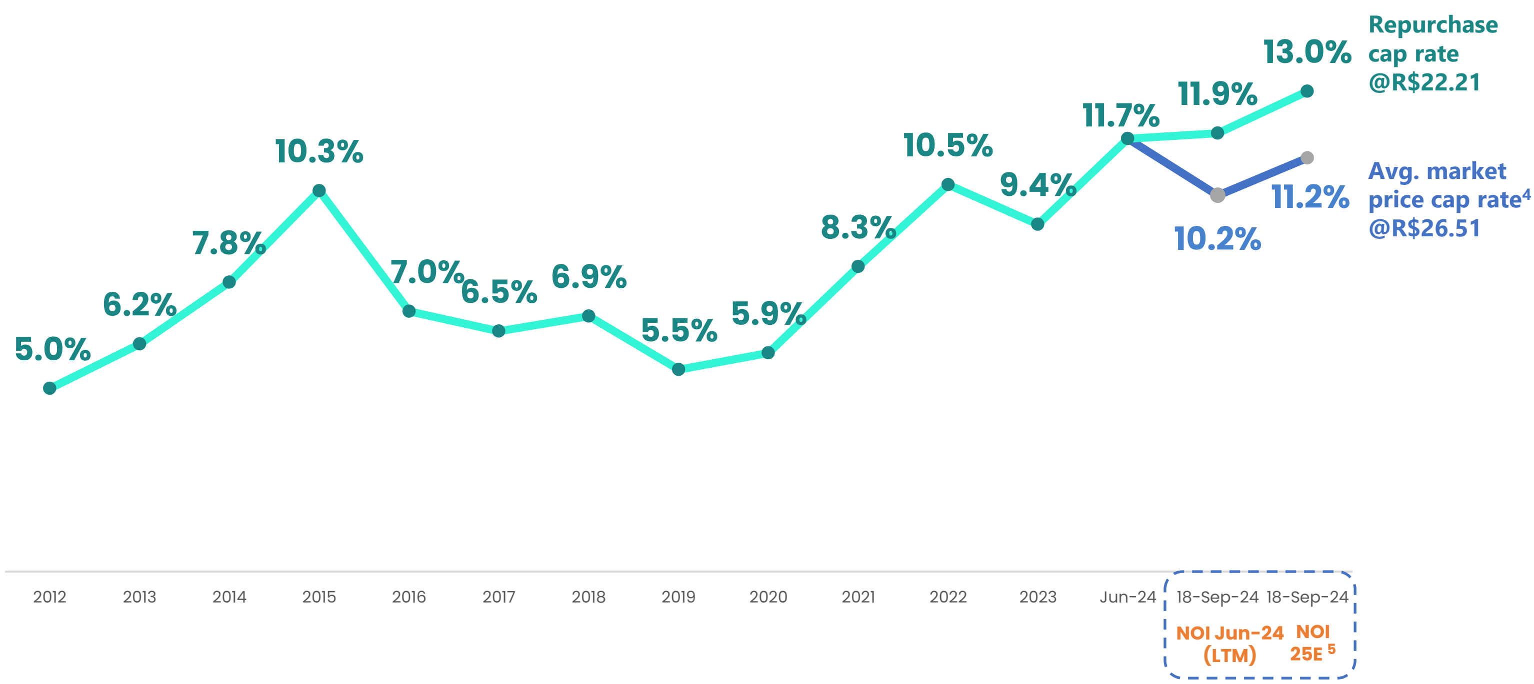
On September 19th, Multiplan announced the repurchase of R$2.0 billion of its own shares at a 16.2% discount[2] at one of its highest cap rates (for more information, see page 37).

On October 21st, the repurchase was approved at an Extraordinary Shareholder Meeting, and the Company is taking all necessary steps to finalize the transaction.

This buyback opportunity reflects Multiplan's disciplined capital allocation strategy seizing future growth and capital returns.

[1] The Company's IPO (Initial Public Offering) was held in Jul-07.
[2] Discount to the volume-weighted average share price of the last 30 trading sessions as of September 18th.

Historical Multiplan's cap rates[3] (%)



[3] Cap rate calculated based on NOI divided by Enterprise Value (excluding treasury shares). The "Jun-24" and "NOI Jun-24 (LTM)" cap rates consider the NOI for the last 12 months ending in June 2024.
[4] Based on the volume-weighted average share price of the last 30 trading sessions as of September 18, 2024.
[5] The "NOI 25E" cap rate considers the 2025 NOI estimated based on Multiplan's Research coverage universe available on September 18, 2024 (average of 8 projections dated between May 14 and September 18, 2024). NOI refers to Net Operating Income.
Note: The full presentation related to this transaction is available at this link.

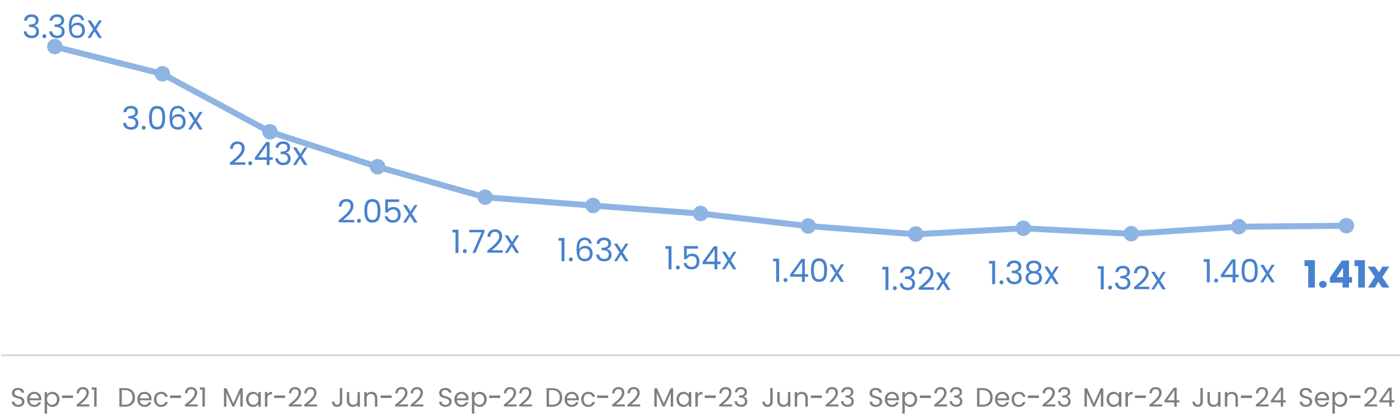
Highlights

Always ready for opportunities

In July 2024, the Company successfully issued R$500.0 million in debentures, concluding the quarter with a cash position of R$1.4 billion. The Company's Net Debt to EBITDA ratio stood at 1.41x, significantly below the 10-year average of 2.25x and far from the lowest covenant threshold of 4.00x.

On October 23rd, the Company further bolstered its financial strength by issuing a new R$1.8 billion debenture with a 7 and 10-year maturity. This strategic move not only enhanced the Company's liquidity, but also positioned it to repurchase R$2.0 billion of its shares. Moreover, it ensured the continuation of the Company's long-term growth and shareholder return strategy.

Evolution of Net Debt/EBITDA



BarraShopping

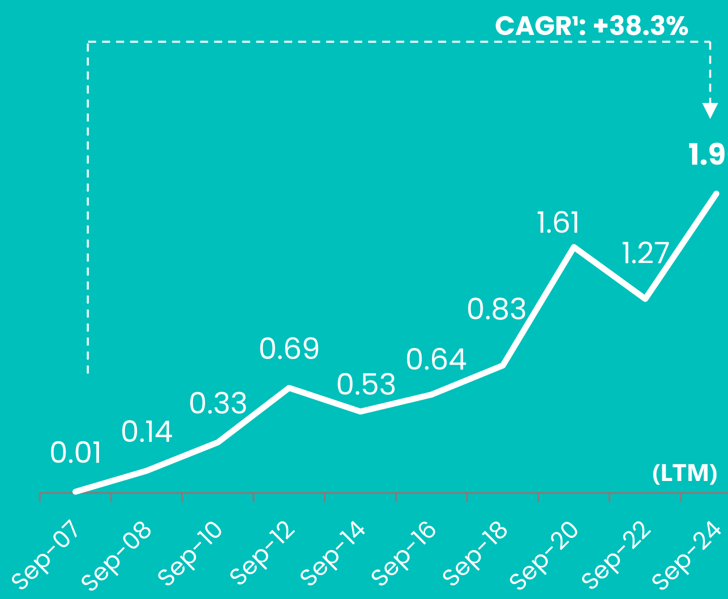
Highlights

Growth and return

Over the past 50 years, and with a vision for the next 50, Multiplan has consistently focused on growth, delivering new gross leasable area (GLA) and enhancing its properties. In the third quarter of 2024, the Company continued its expansion strategy by launching the ParkShopping expansion, initiating phase two of the Golden Lake project, and renovating several malls preparing for future growth.

This growth strategy is underpinned by strong cash generation, enabling consistent capital returns to investors. With the completion of the R$2.0 billion share buyback, Multiplan is on track to return R$2.8 billion over the past 12 months (Jun-24 LTM), representing a 21.6% yield relative to its market capitalization as of September 18th, 2024.

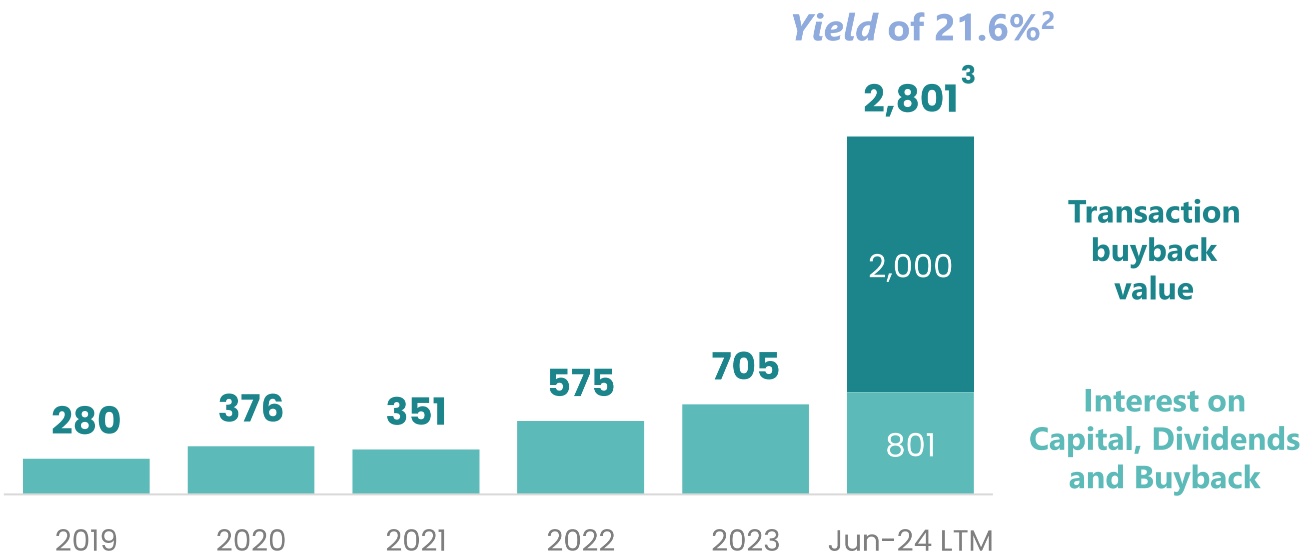
Earnings per share (R$)



[1] CAGR stands for Compound Annual Growth Rate.

Shareholders' return

Interest on Capital, Dividends and Buyback (R$ M)



[2] Yield: capital returned to shareholders (R$2,801.3 million) divided by the estimated market value after the repurchase (R$12.9 billion), composed of (i) the total number of shares (excluding treasury shares) of 488,094,982 and (ii) the average share price as of September 18, 2024.

[3] Considers a return of R$2,801.3 million, consisting of (i) R$586.0 million of interest on capital in Jun-24 (LTM), (ii) R$215.3 million in share buybacks in Jun-24 (LTM), and (iii) R$2.0 billion in share buybacks from Ontario Teachers Pension Plan.

Note: The full presentation related to this transaction is available at this link.

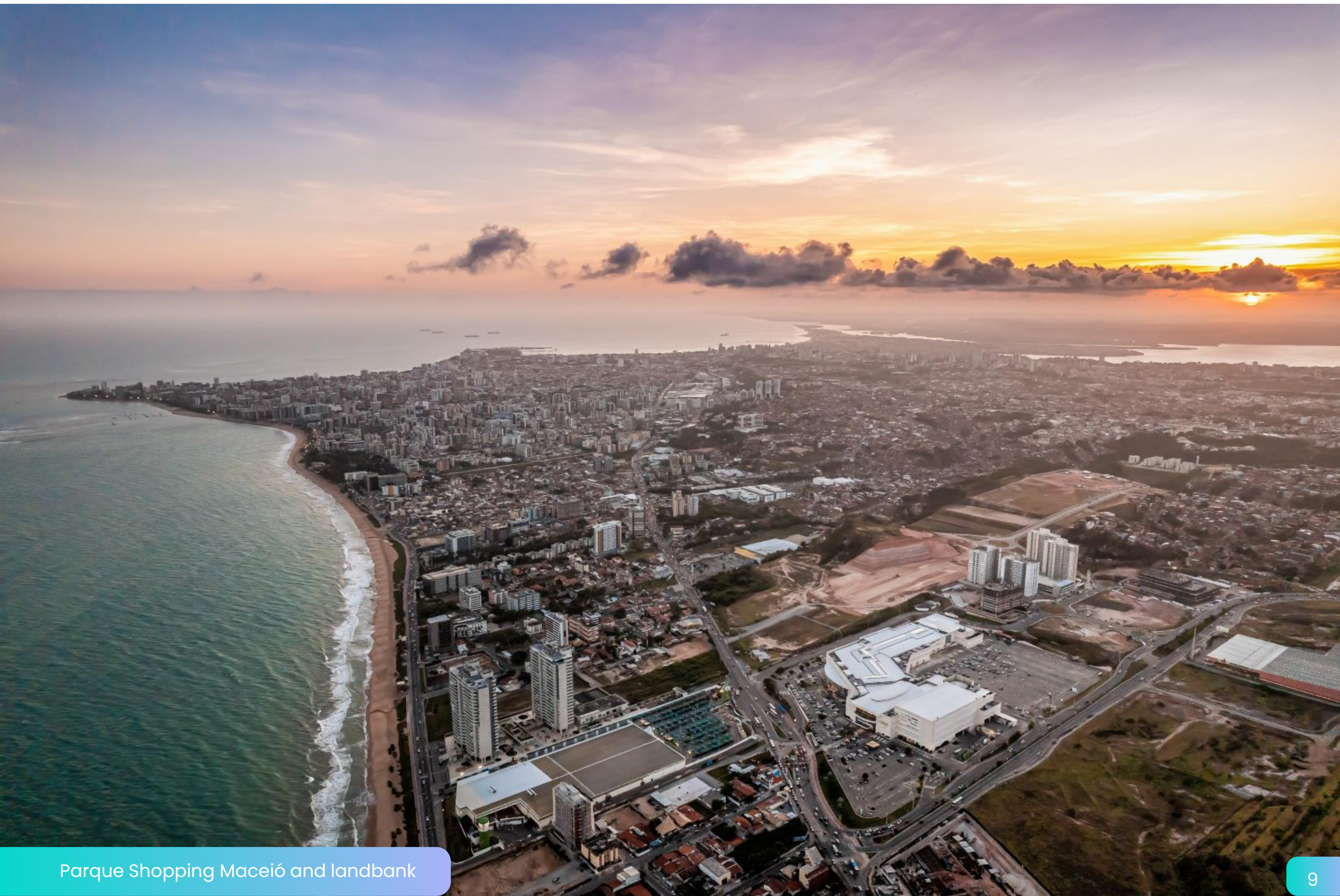
Highlights

Unlocking asset value

In addition to the landbank sales announced in 2Q24, the Company successfully closed the sale of the last land parcel adjacent to Parque Shopping Maceió for R$17.5 million in the third quarter of 2024.

Furthermore, on October 8th, Multiplan announced the signing of a Memorandum of Understanding for the sale of a 25.0% stake in JundiaíShopping for R$251.4 million. This operation is subject to the usual conditions' precedent.

These transactions underscore Multiplan's focus on unlocking the value of its assets and disciplined approach to capital allocation.



Parque Shopping Maceió and landbank

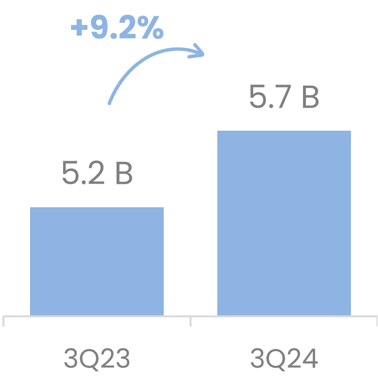
Highlights

Rising sales, rent, occupancy and more

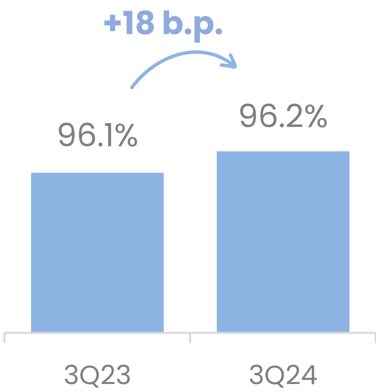
The many positive developments in the quarter were leveraged by the strong results achieved by the malls.

- Malls’ sales again outpaced inflation, growing 9.2% in 3Q24 (vs. 3Q23).
- Malls' rental revenue grew 2.4% over 3Q23, benefiting from the still slowly rising IGP-DI adjustment effect.
- Acesso Multi’s successful strategy resulted in an 8.9% rise in parking revenue for the quarter.
- Higher occupancy rate (96.2%) and negative net delinquency (-0.1%) boosted NOI growth.
- The upcoming expansions of DiamondMall and ParkShoppingBarigüi in November, along with the completion of ongoing renovation projects, are expected to further enhance performance.

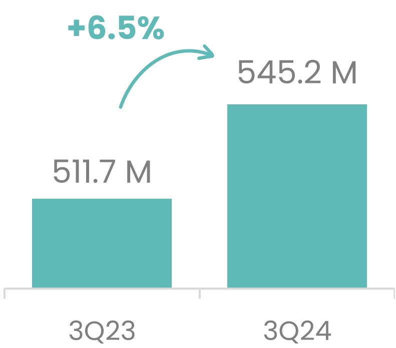
Tenants’ sales (R$)



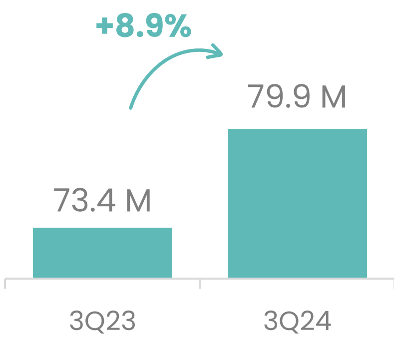
Occupancy rate



Net revenue (R$)



Parking revenue (R$)



Recent events

Following the close of the third quarter of 2024, Multiplan has announced several significant events as described below:

1. Buyback transaction

In September, the Company proposed the repurchase of 90.0 million shares. On October 21st, 2024, the transaction was approved by majority vote.

For more details, see page 37.

2. Launching more GLA

On October 2nd, the Company launched the 10th expansion of ParkShopping, which will add 8,615 sq.m of new stores and entertainment.

For more details, see page 47.

3. MoU for minority stake sale

On October 8th, the Company announced the signing of a Memorandum of Understanding (MoU) for the sale of 25.0% of JundiaíShopping.

For more details, see page 29.

4. Raising R$1.8 billion debenture

In the end of October, Multiplan announced the settlement of its 15th Debenture in the amount of R$1.8 billion.

For more details, see page 31.

Music event - ParkJacarepaguá

Consolidated Financial Statements
Managerial Report

Profit & Loss

(R$'000)	3Q24	3Q23	Chg. %	9M24	9M23	Chg.%
Rental revenue	401,546	394,024	+1.9%	1,184,406	1,177,522	+0.6%
Services revenue	35,694	48,672	-26.7%	112,152	116,793	-4.0%
Key money revenue	(1,744)	(2,422)	-28.0%	1,527	(5,044)	n.a.
Parking revenue	79,948	73,382	+8.9%	220,094	209,304	+5.2%
Real estate for sale revenue	55,497	28,608	+94.0%	150,664	64,383	+134.0%
Straight-line effect	10,366	3,885	+166.8%	22,051	5,993	+267.9%
Other revenues	6,006	7,078	-15.2%	42,970	26,122	+64.5%
Gross Revenue	**587,313**	**553,227**	**+6.2%**	**1,733,864**	**1,595,074**	**+8.7%**
Taxes on revenues	(42,157)	(41,502)	+1.6%	(125,377)	(109,492)	+14.5%
Net Revenue	**545,157**	**511,725**	**+6.5%**	**1,608,487**	**1,485,583**	**+8.3%**
Headquarters expenses	(46,299)	(45,135)	+2.6%	(138,401)	(133,154)	+3.9%
Share-based compensations	(15,751)	(15,520)	+1.5%	(49,997)	(40,804)	+22.5%
Property expenses	(33,212)	(33,344)	-0.4%	(114,114)	(132,379)	-13.8%
Projects for lease expenses	(2,717)	(1,718)	+58.2%	(5,431)	(3,738)	+45.3%
Projects for sale expenses	(7,839)	(5,025)	+56.0%	(17,201)	(16,824)	+2.2%
Cost of properties sold	(31,714)	(19,723)	+60.8%	(81,942)	(41,099)	+99.4%
Equity pickup	-	-	n.a.	(37)	(8)	+370.3%
Other operating revenues/expenses	(6,508)	(477)	+1,263.3%	(19,785)	252	n.a.
EBITDA	**401,115**	**390,782**	**+2.6%**	**1,181,579**	**1,117,830**	**+5.7%**
Financial revenues	46,552	34,209	+36.1%	129,898	108,665	+19.5%
Financial expenses	(85,067)	(86,101)	-1.2%	(247,371)	(285,463)	-13.3%
Depreciation and amortization	(34,328)	(34,517)	-0.5%	(102,897)	(115,741)	-11.1%
Earnings Before Taxes	**328,272**	**304,374**	**+7.9%**	**961,209**	**825,290**	**+16.5%**
Income tax and social contribution	(48,733)	(22,726)	+114.4%	(92,228)	(75,356)	+22.4%
Deferred income and social contribution taxes	74	(18,231)	n.a.	(40,524)	(32,005)	+26.6%
Minority interest	(44)	(42)	+3.2%	(119)	(120)	-0.5%
Net Income	**279,569**	**263,374**	**+6.1%**	**828,337**	**717,810**	**+15.4%**

(R$'000)	3Q24	3Q23	Chg. %	9M24	9M23	Chg.%
NOI	**458,648**	**437,947**	**+4.7%**	**1,312,436**	**1,260,441**	**+4.1%**
NOI margin	93.2%	92.9%	+32 b.p.	92.0%	90.5%	+151 b.p.
Property EBITDA [1]	**397,736**	**393,923**	**+1.0%**	**1,162,634**	**1,126,769**	**+3.2%**
Property EBITDA margin [1]	80.6%	81.2%	-61 b.p.	79.2%	79.0%	+12 b.p.
EBITDA	**401,115**	**390,782**	**+2.6%**	**1,181,579**	**1,117,830**	**+5.7%**
EBITDA margin	73.6%	76.4%	-279 b.p.	73.5%	75.2%	-179 b.p.
Net Income	**279,569**	**263,374**	**+6.1%**	**828,337**	**717,810**	**+15.4%**
Net Income margin	51.3%	51.5%	-19 b.p.	51.5%	48.3%	+318 b.p.
FFO	**303,457**	**312,237**	**-2.8%**	**949,707**	**859,563**	**+10.5%**
FFO margin	55.7%	61.0%	-535 b.p.	59.0%	57.9%	+118 b.p.

[1] Does not consider Real Estate for sale activities (revenues, taxes, costs and expenses) and expenses related to future development. Headquarters expenses and stock options are proportional to the shopping centers revenues as a percentage of gross revenue.

Operational Indicators

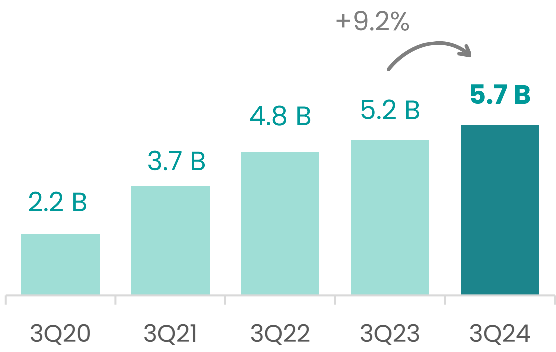
Sales

Tenants' sales

Maintaining strong sales, outpacing previous quarter's growth

In 3Q24, tenants' sales totaled R$5.7 billion, representing growth of 9.2% compared to 3Q23. Quarterly sales reached an all-time high for a third quarter. Considering 9M24, the increase in sales was 8.6% over 9M23.
In 3Q24, 287 events were held at the Company's malls, attracting flows of consumers.
All 20 malls recorded a year-over-year increase in sales in 3Q24. New York City Center, ParkShopping Canoas, BarraShoppingSul and DiamondMall led the way with growth above 15.0%.
New York City Center's sales were up 24.8% vs. 3Q23. This result is a direct consequence of the major renovation that the mall underwent in 2023 and 2024, along with a proactive mix management focused on experience and convenience. Moreover, the mall is set to enhance its offerings with new restaurants scheduled to open soon. These new additions will further enrich the customer experience and meet their demands.

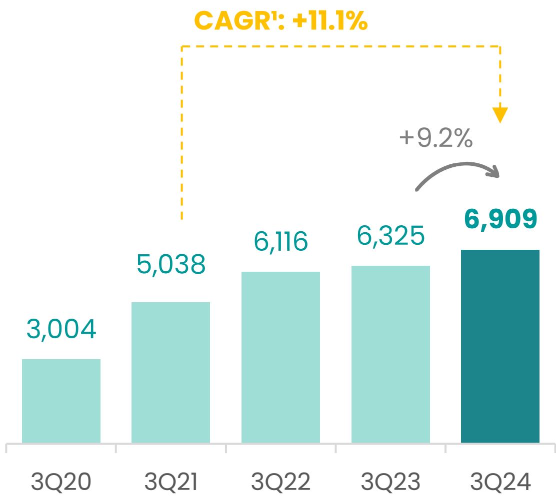
Quarterly tenants' sales (R$)



Double-digit CAGR[1] in sales per sq.m

Multiplan tenants' sales reached the mark of R$6,909/sq.m in 3Q24, representing growth of 9.2% over 3Q23.
Considering the period from 3Q21 to 3Q24, the CAGR[1] was 11.1%.

Sales/sq.m
(R$/sq.m)



[1] CAGR stands for Compound Annual Growth Rate.

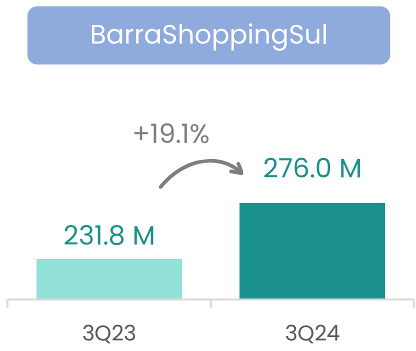
Regional cultural event – ParkShopping Canoas

Operational Indicators
Sales

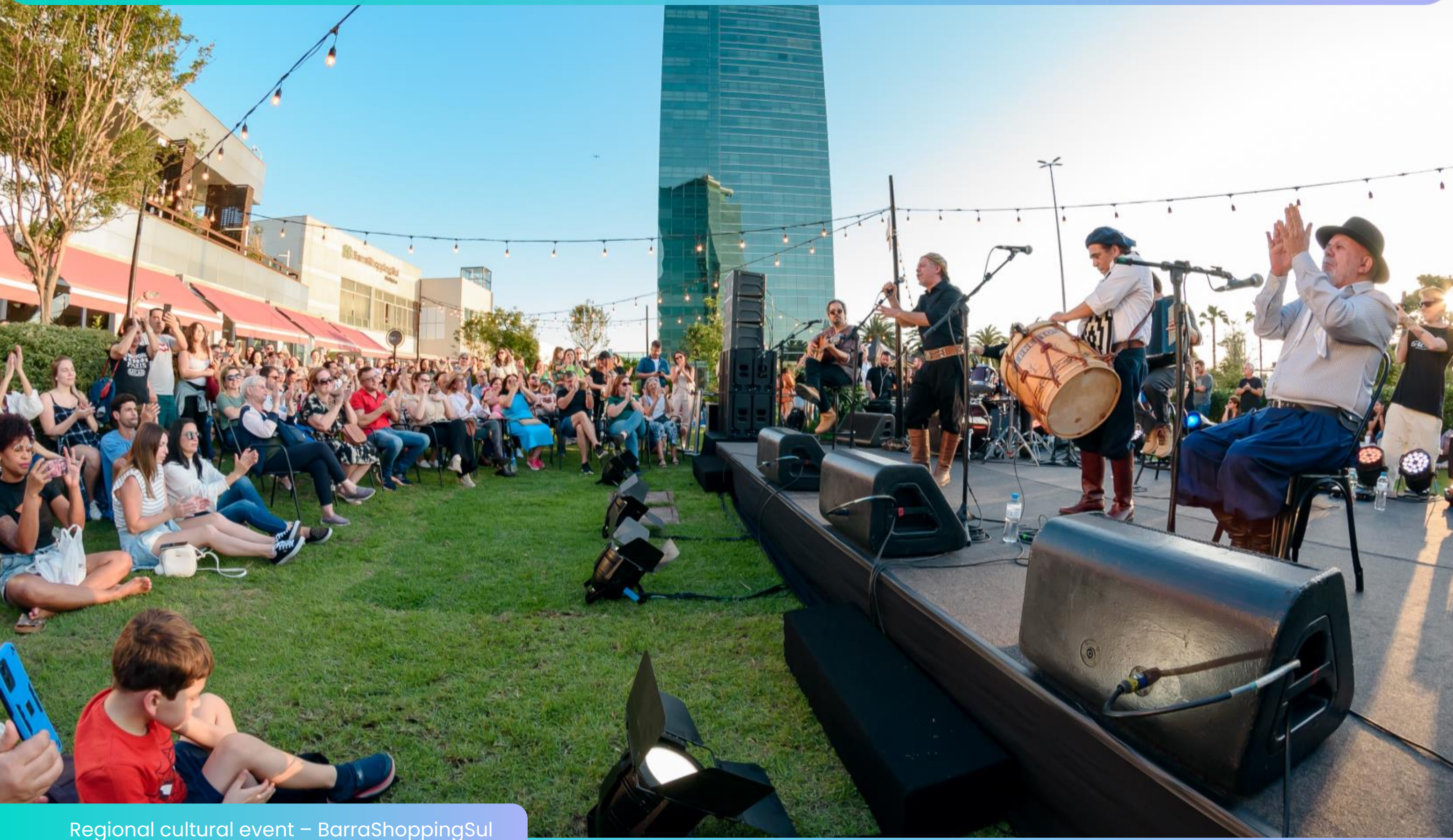
Rio Grande do Sul leading growth

Multiplan's malls located in Rio Grande do Sul presented strong sales performance throughout the quarter. In 3Q24, ParkShopping Canoas and BarraShoppingSul achieved a combined sales revenue of R$493.4 million, presenting a significant double-digit growth (+20.4%) compared to 3Q23.
This solid recovery highlights the resilience and strategic positioning of the malls in this region.

Sales growth: 3Q24 vs. 3Q23



Regional cultural event – ParkShopping Canoas

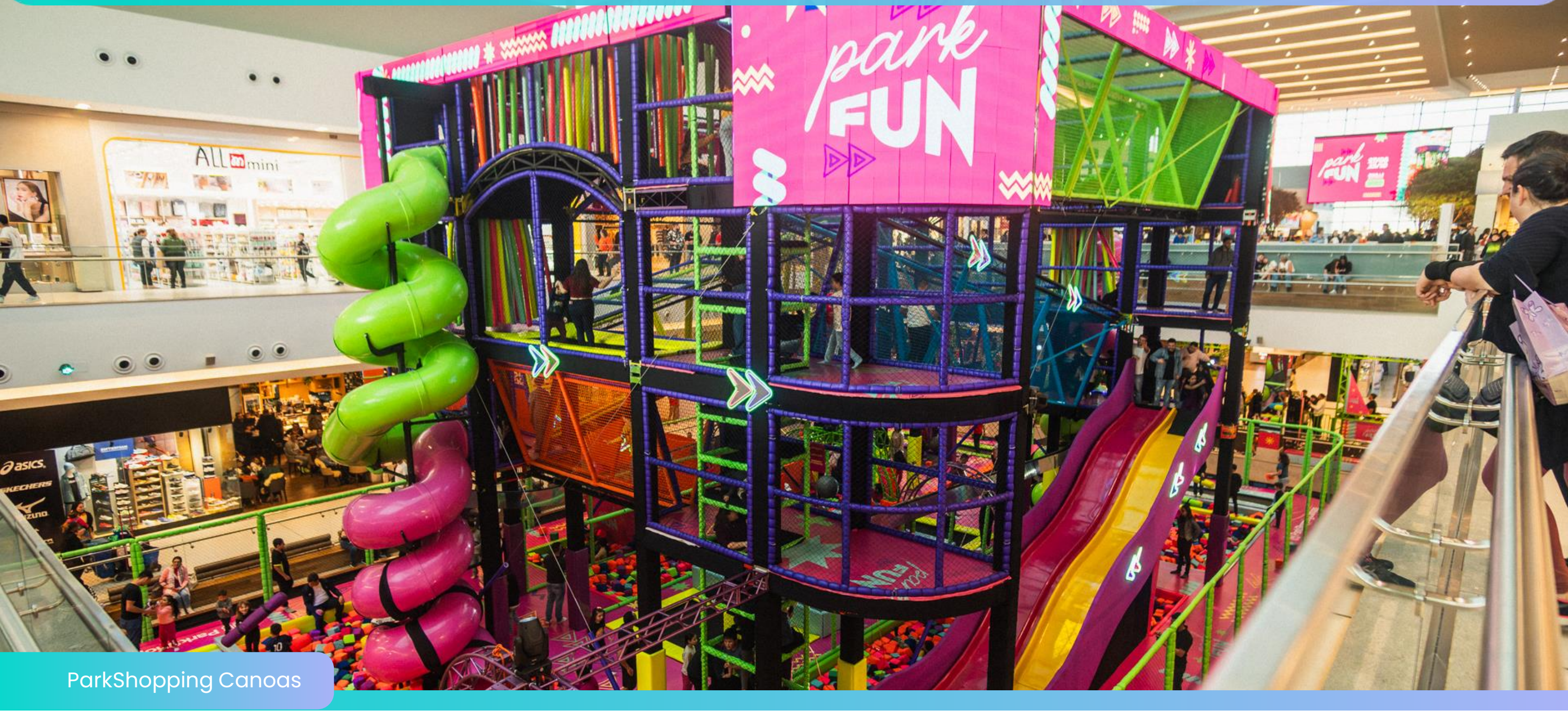


Regional cultural event – BarraShoppingSul

Operational Indicators

Sales

Tenants' sales (100%) (R$)	3Q24	3Q23	Chg. %	9M24	9M23	Chg. %
BH Shopping	441.6 M	411.8 M	+7.3%	1,259.7 M	1,182.2 M	+6.6%
RibeirãoShopping	330.7 M	303.9 M	+8.8%	952.2 M	865.3 M	+10.0%
BarraShopping	801.1 M	735.6 M	+8.9%	2,301.2 M	2,126.1 M	+8.2%
MorumbiShopping	678.6 M	642.5 M	+5.6%	1,982.7 M	1,888.6 M	+5.0%
ParkShopping	411.7 M	373.4 M	+10.3%	1,175.6 M	1,068.0 M	+10.1%
DiamondMall	198.2 M	166.4 M	+19.1%	564.9 M	480.8 M	+17.5%
New York City Center	53.6 M	42.9 M	+24.8%	154.0 M	116.3 M	+32.4%
ShoppingAnáliaFranco	396.4 M	368.5 M	+7.6%	1,160.1 M	1,088.6 M	+6.6%
ParkShoppingBarigüi	376.1 M	361.3 M	+4.1%	1,091.3 M	1,047.7 M	+4.2%
Pátio Savassi	153.8 M	148.6 M	+3.5%	440.6 M	415.9 M	+5.9%
ShoppingSantaÚrsula	42.9 M	37.4 M	+14.8%	125.5 M	105.0 M	+19.5%
BarraShoppingSul	276.0 M	231.8 M	+19.1%	746.6 M	622.7 M	+19.9%
ShoppingVilaOlímpia	104.6 M	96.3 M	+8.6%	320.8 M	292.8 M	+9.6%
ParkShoppingSãoCaetano	239.9 M	221.3 M	+8.4%	690.6 M	646.3 M	+6.9%
JundiaíShopping	179.7 M	159.9 M	+12.4%	526.7 M	478.3 M	+10.1%
ParkShoppingCampoGrande	177.4 M	166.1 M	+6.8%	530.7 M	490.8 M	+8.1%
VillageMall	257.0 M	243.6 M	+5.5%	751.8 M	721.9 M	+4.1%
Parque Shopping Maceió	188.4 M	165.9 M	+13.5%	560.0 M	483.5 M	+15.8%
ParkShopping Canoas	217.4 M	177.9 M	+22.2%	575.7 M	517.0 M	+11.3%
ParkJacarepaguá	137.5 M	129.4 M	+6.3%	408.9 M	387.3 M	+5.6%
Total	**5,662.7 M**	**5,184.5 M**	**+9.2%**	**16,319.5 M**	**15,025.3 M**	**+8.6%**



ParkShopping Canoas

Operational Indicators

Same Store Sales (SSS)

Same Store Sales (SSS)

Growth in all segments

Same Store Sales (SSS) reached +9.3% in 3Q24 compared to 3Q23, with all segments growing year-over-year.

The Miscellaneous and Services segments were on the same track as the previous quarter, presenting the highest increases in 3Q24, of 13.0% and 10.3%, respectively. The growth of the Miscellaneous segment was impacted by perfumery/cosmetic, supermarket and jewelry activities. The Services segment also achieved double-digit growth, driven by a 19.4% increase in cinema's SSS, largely due to anticipated movie premieres during the quarter, and an 11.2% rise in the pharmacy activity.

Same Store Sales	3Q24 x 3Q23		
	Anchor	Satellite	Total
Food Court & Gourmet Area	-	+6.9%	+6.9%
Apparel	+10.8%	+6.0%	+7.5%
Home & Office	+23.1%	+6.6%	+9.7%
Miscellaneous	+9.9%	+14.4%	+13.0%
Services	+11.9%	+9.9%	+10.3%
Total	**+11.2%**	**+8.6%**	**+9.3%**

Same Store Sales	9M24 x 9M23		
	Anchor	Satellite	Total
Food Court & Gourmet Area	-	+7.3%	+7.3%
Apparel	+6.0%	+4.5%	+5.0%
Home & Office	+0.2%	+3.3%	+2.7%
Miscellaneous	+13.0%	+13.0%	+13.0%
Services	+5.3%	+8.5%	+7.8%
Total	**+7.8%**	**+7.5%**	**+7.6%**

Operational Indicators
Turnover

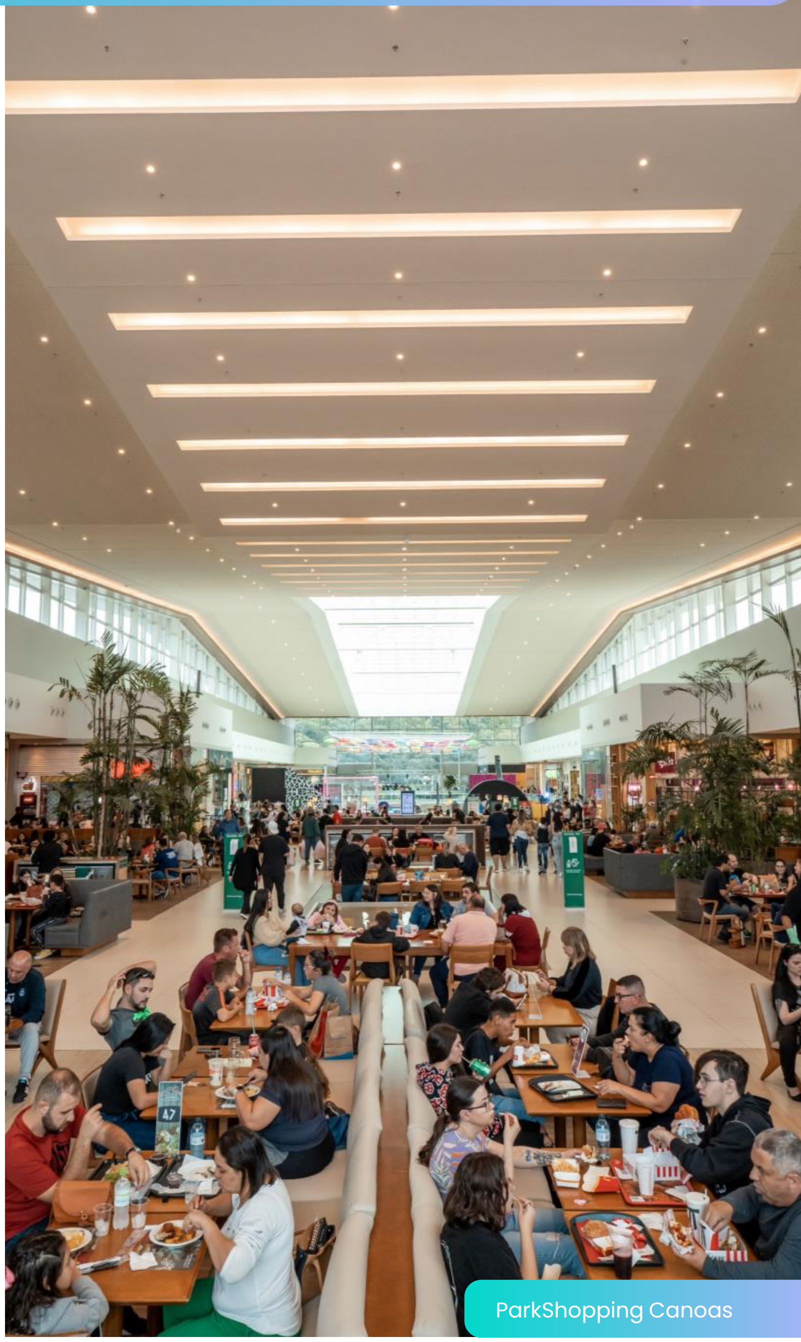
Turnover

In 3Q24, Multiplan reported a turnover of 1.6% of the total GLA, equivalent to 13,781 sq.m, with the addition of 155 new stores. Satellite stores accounted for 90.6% of the GLA turnover for the quarter, representing 154 stores added to the portfolio.

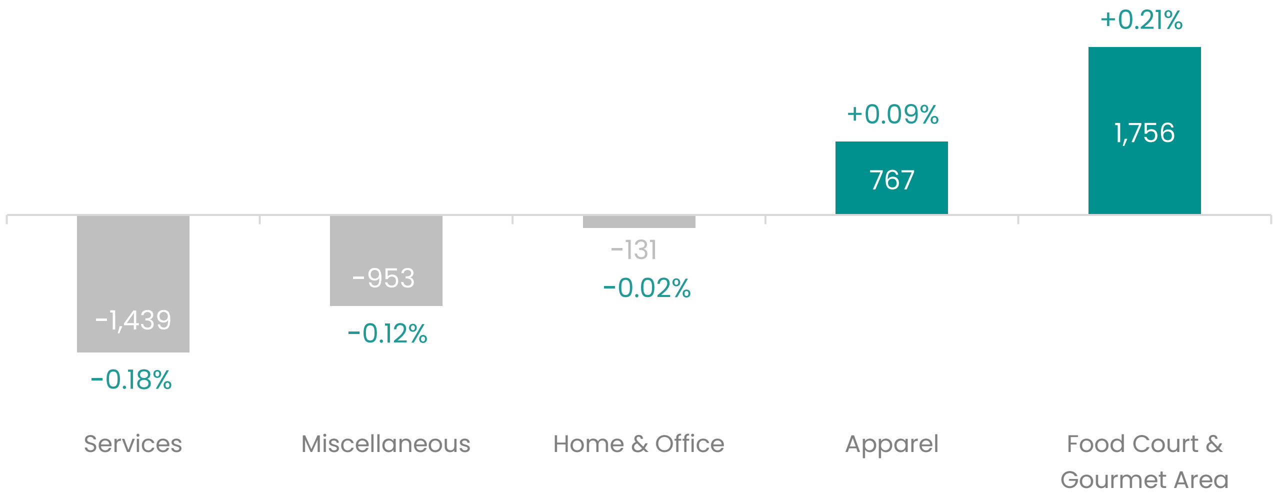
Key highlights of the quarter

- For the second quarter in a row, ParkShopping Canoas presented one of the highest turnovers in the portfolio, accounting for 14.1% of total turnover in 3Q24. Eighteen new satellite stores were added, distributed across all segments.
- New York City Center accounted for 9.4% of the total turnover, boosted by the addition of the only anchor store this quarter — a large operation in the Food Court & Gourmet Area segment that replaced part of a gym.
- BarraShopping also experienced a strong turnover during the quarter, accounting for 8.5% of the total turnover.

During the quarter, the Food Court & Gourmet Area segment reported the strongest net positive turnover (1,756 sq.m), mainly related to the aforementioned anchor store added in New York City Center, which makes up 73.8% of the segment's total switched GLA.


ParkShopping Canoas

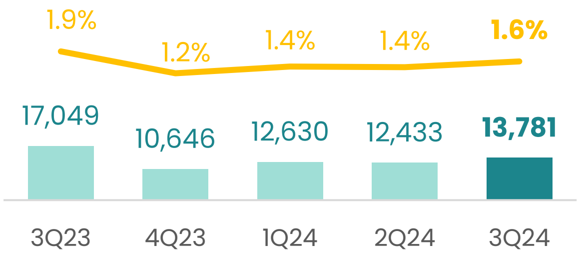
Segments' net turnover effect in sq.m and as a % of total GLA – 3Q24



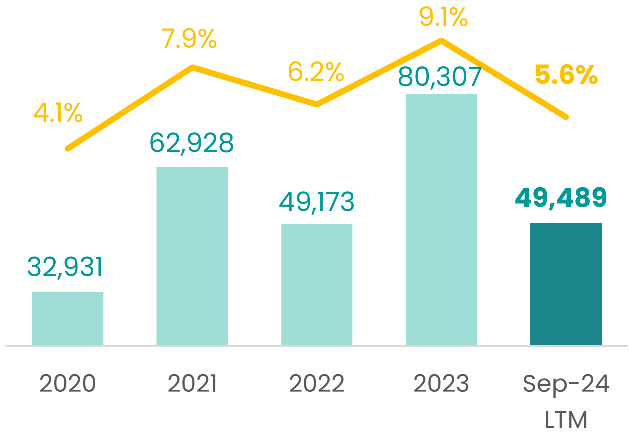
Operational Indicators

Turnover

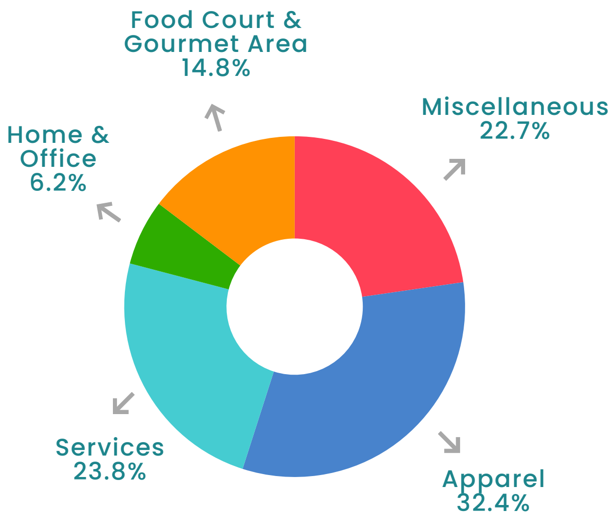
Shopping center turnover in GLA (sq.m) and as a % of total GLA (%)



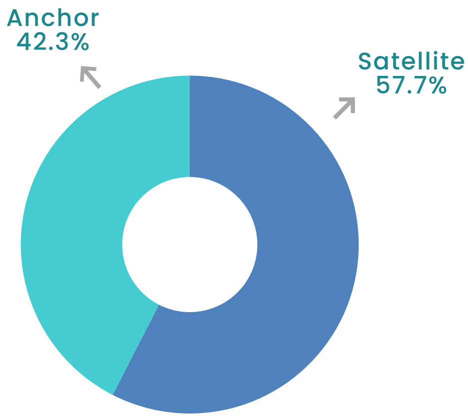
Shopping center turnover in GLA (sq.m) and as a % of total GLA (%)



GLA distribution by segment – Sep-24



GLA distribution by store size[1] – Sep-24



[1] Anchor stores occupy at least 1,000 sq.m (10,763 sq. foot). Satellite stores are stores with less than 1,000 sq.m (10,763 sq. foot).

Operational Indicators
Occupancy rate

Occupancy rate

Three consecutive annual growth

In 3Q24, Multiplan's shopping center portfolio presented an average occupancy rate of 96.2%, 18 b.p. higher than 3Q23., and an even steeper growth if considered the final occupancy rate of Sep-24 (96.4%).

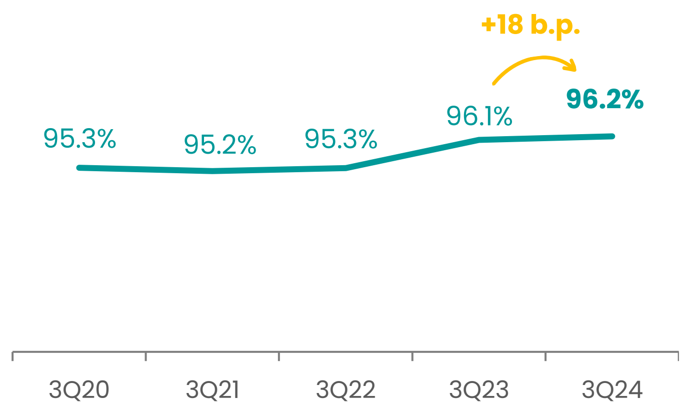
Thirteen malls presented an occupancy rate above the portfolio average, of which six reported a level greater than 98.0%.

New York City Center once again posted the highest growth, with a 747 b.p. increase compared to 3Q23, reaching 97.3% — the mall's highest third-quarter performance since 3Q19.

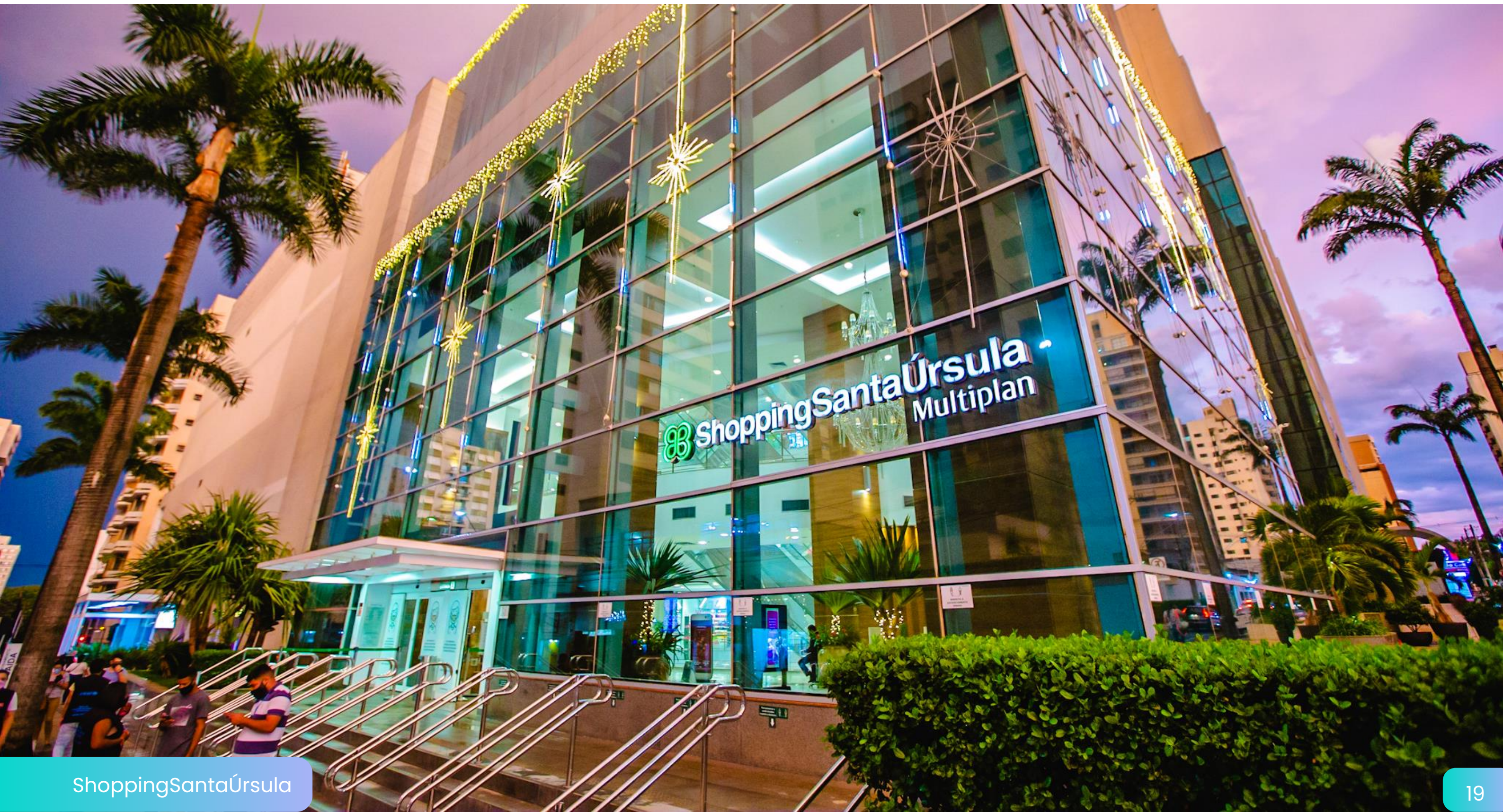
ParkShopping reported the second highest growth in occupancy rate, reaching 96.8% (+546 b.p. vs 3Q23). In response to the growing demand for space, the Company announced in October the launch of the mall's 10th expansion, which is expected to add 8,615 sq.m. of GLA (link).

ShoppingSantaÚrsula's occupancy rate is again worth noting (94.5%), presenting the third highest growth in 3Q24 when compared to the same quarter in 2023 (+454 b.p.). It is the mall's highest occupancy rate since the first quarter of 2020.

Shopping center average occupancy rate



Occupancy rate of
96.4% in Sep-24



ShoppingSantaÚrsula

Gastronomy event - VillageMall

Operational Indicators
Occupancy cost

Occupancy cost

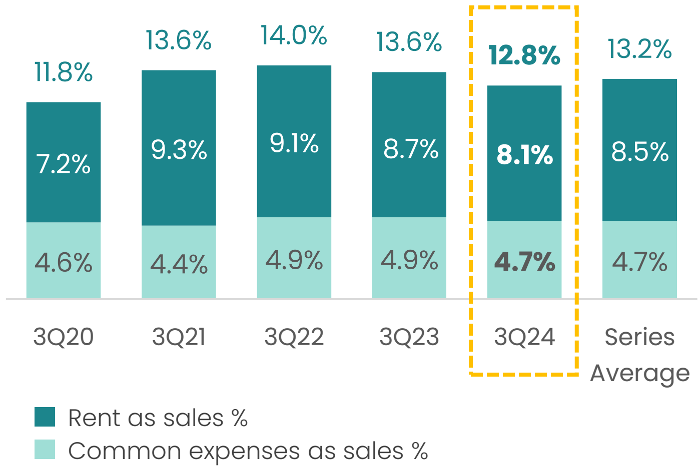
Higher sales dilute occupancy cost again

In 3Q24, tenants' occupancy cost came in at 12.8%, a decline of 83 b.p. compared to 3Q23 and the lowest value for a third quarter since 2020 (11.8%).

The 9.2% growth in sales vs. 3Q23, combined with the low inflation in the last 12 months (IGP-DI adjustment effect at +0.6%) and the decrease of common expenses as a % of sales resulted in a dilution of the occupancy cost.

Lowest occupancy cost for a 3rd quarter since 2020: **12.8%**

Quarterly occupancy cost breakdown



Gross Revenue

Real estate for sale keeps shining

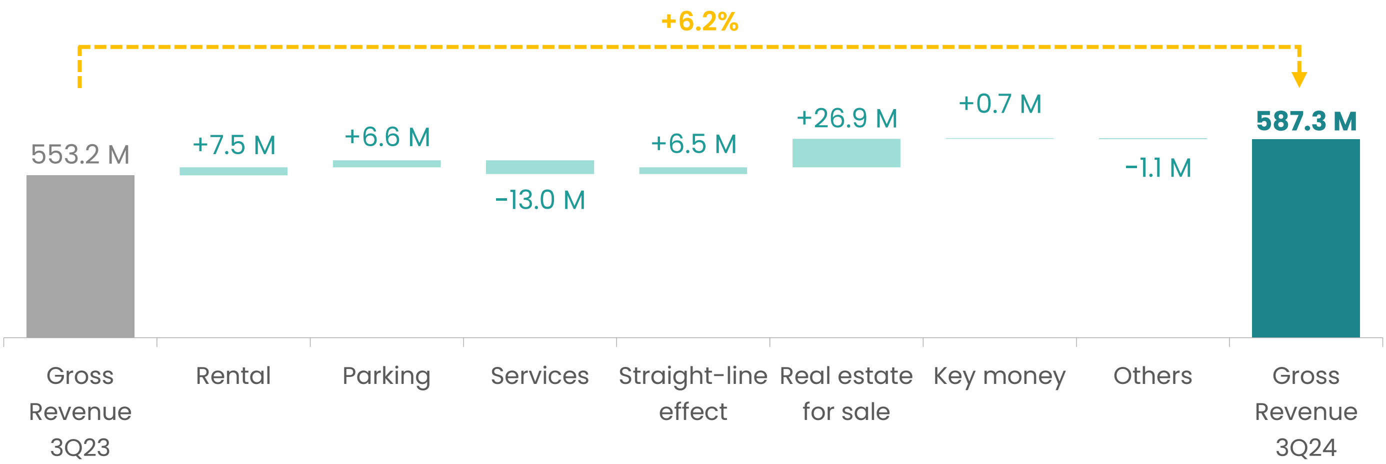
Gross revenue, in 3Q24, totaled R$587.3 million, up 6.2% vs. 3Q23, despite the low LTM IGP-DI adjustment effect (+0.6%). This demonstrated the Company's capacity to generate revenues from multiple sources.

Rental revenue grew 1.9% over 3Q23, mainly driven by (i) overage rent (+29.0%) and (ii) Mall & Media (+8.7%) revenues.

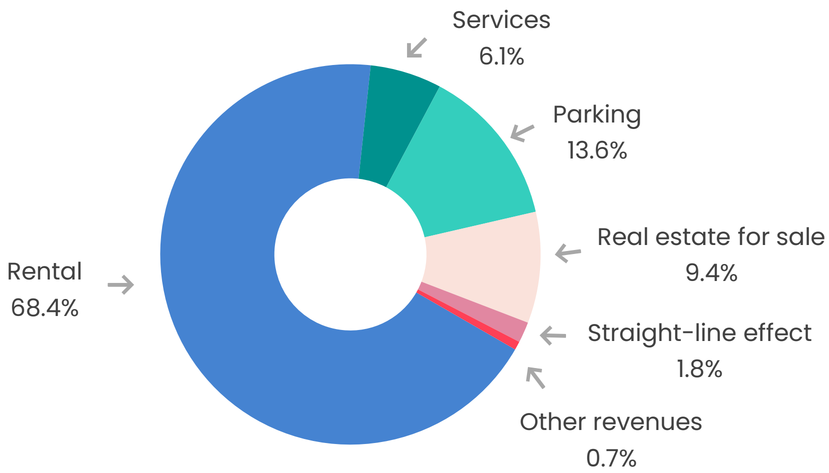
Parking revenue increased by 8.9% vs. 3Q23 mainly due to higher parking fees.

Real estate for sale revenue totaled R$55.5 million in 3Q24, nearly double that of 3Q23, driven by the Golden Lake residential project's sales accrual and the selloff of a land plot next to Parque Shopping Maceió.

Gross revenue evolution (R$) – 3Q24 vs. 3Q23



Gross revenue breakdown % – 3Q24



Rental Revenue

Rental revenue

Back on the growth path

Multiplan's total rental revenue (the sum of malls and office towers) rose 1.9% vs. 3Q23, totaling R$401.5 million in 3Q24.

Rental revenue from malls presented year-on-year growth of 2.4%, positively impacted by:

- a positive IGP-DI adjustment effect (+0.6%);
- a growth of 8.7% in Mall & Media revenue, positively impacted by MorumbiShopping (+37.4%) and BarraShopping (+8.0%); and
- the increase in overage rent of 29.0%, positively impacted by growth in sales (+9.2% vs. 3Q23).

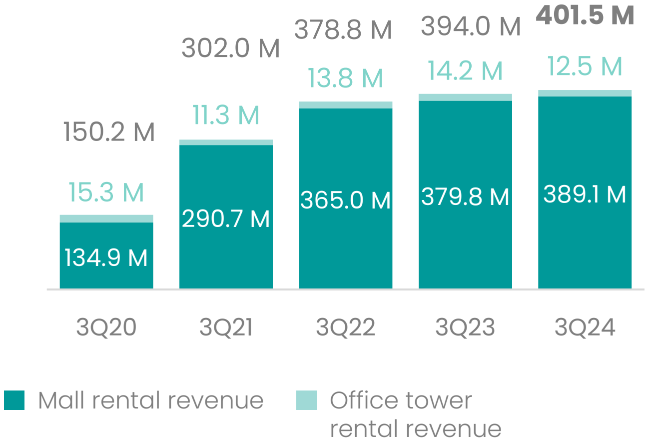
It is worth noting that despite renovation works being carried out simultaneously at 13 malls in the quarter, 17 malls presented year-over-year rental revenue growth.

As in the last two quarters, the mall that presented the highest percentage growth was New York City Center (+31.0% vs. 3Q23), reflecting the major renovation that it underwent throughout 2023 and 2024.

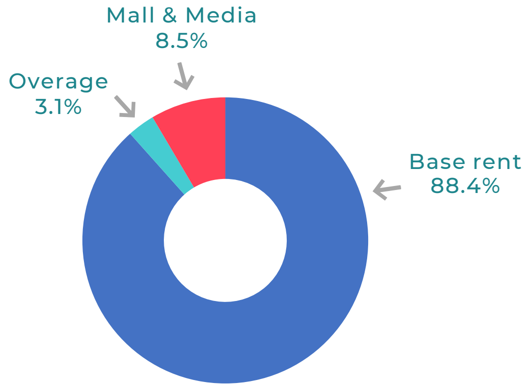
ParkJacarepaguá was also a highlight. It presented a growth of 17.4% over 3Q23, positively impacted by the minority stake acquisition in Jun-24.

Kids event - JundiaíShopping

Rental revenue evolution (R$)



Rental revenue breakdown % – 3Q24



Running event – Parque Shopping Maceió

Rental revenue

Rental revenue (R$)	3Q24	3Q23	Chg. %	9M24	9M23	Chg. %
BH Shopping	42.1 M	41.5 M	+1.4%	125.0 M	122.9 M	+1.7%
RibeirãoShopping	23.2 M	22.0 M	+5.5%	70.2 M	63.3 M	+10.8%
BarraShopping	58.6 M	58.3 M	+0.5%	175.0 M	175.7 M	-0.4%
MorumbiShopping	56.1 M	53.6 M	+4.6%	164.3 M	164.2 M	+0.0%
ParkShopping	28.3 M	27.7 M	+2.3%	81.1 M	81.0 M	+0.1%
DiamondMall	16.0 M	16.5 M	-3.1%	48.0 M	48.0 M	+0.1%
New York City Center	3.2 M	2.4 M	+31.0%	9.2 M	7.4 M	+24.4%
ShoppingAnáliaFranco	11.4 M	11.3 M	+0.7%	33.8 M	34.1 M	-0.9%
ParkShoppingBarigüi	27.2 M	26.5 M	+2.3%	78.9 M	79.1 M	-0.2%
Pátio Savassi	14.1 M	13.9 M	+0.9%	42.0 M	42.2 M	-0.4%
ShoppingSantaÚrsula	2.1 M	1.9 M	+8.5%	5.9 M	6.0 M	-0.2%
BarraShoppingSul	19.0 M	20.0 M	-4.9%	55.4 M	57.7 M	-3.8%
ShoppingVilaOlímpia	5.1 M	5.6 M	-9.6%	15.5 M	15.6 M	-1.0%
ParkShoppingSãoCaetano	17.4 M	16.9 M	+3.3%	50.3 M	51.5 M	-2.2%
JundiaíShopping	13.3 M	13.2 M	+0.6%	40.2 M	39.5 M	+1.7%
ParkShoppingCampoGrande	11.2 M	11.0 M	+1.2%	33.1 M	33.5 M	-1.4%
VillageMall	15.0 M	14.3 M	+5.2%	43.8 M	42.5 M	+3.1%
Parque Shopping Maceió	6.6 M	6.1 M	+6.8%	19.6 M	18.6 M	+5.5%
ParkShopping Canoas	8.7 M	7.9 M	+10.1%	23.9 M	23.0 M	+4.0%
ParkJacarepaguá	10.7 M	9.1 M	+17.4%	29.6 M	28.6 M	+3.5%
Subtotal Malls	**389.1 M**	**379.8 M**	**+2.4%**	**1,144.9 M**	**1,134.3 M**	**+0.9%**
Morumbi Corporate	10.5 M	12.1 M	-13.4%	33.5 M	36.8 M	-9.0%
ParkShopping Corporate	2.0 M	2.1 M	-4.1%	6.0 M	6.4 M	-5.8%
Subtotal Office Towers	**12.5 M**	**14.2 M**	**-12.0%**	**39.5 M**	**43.2 M**	**-8.5%**
Total Portfolio	**401.5 M**	**394.0 M**	**+1.9%**	**1,184.4 M**	**1,177.5 M**	**+0.6%**

Same Store Rent (SSR)

Same Store Rent (SSR)

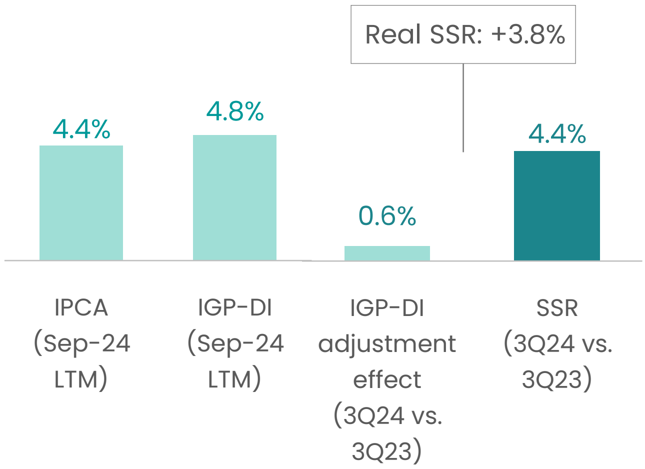
IGP-DI adjustment effect back to positive

In 3Q24, Multiplan's portfolio recorded Same Store Rent (SSR) of 4.4% when compared to 3Q23.

The IGP-DI adjustment effect increased 0.6%, as seven out of the last 12 months presented deflation and only five months had a positive inflation variation. As a result, the real SSR growth was 3.8%.

For a simplified calculation of the IGP-DI adjustment effect calculation, please see the spreadsheet available on the Company's IR website [link].

Indexes and SSR analysis – 3Q24



RibeirãoShopping

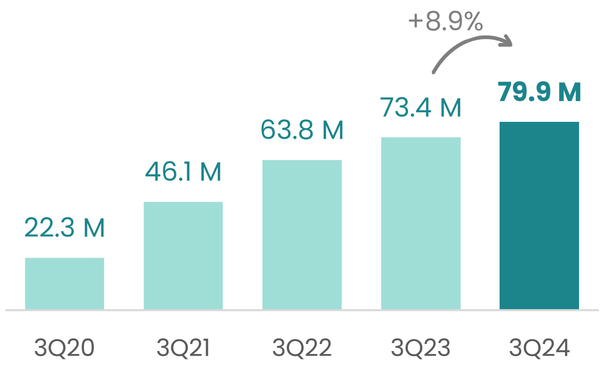
Parking revenue & Services revenue

Parking revenue

The success of "Acesso Multi"

In 3Q24, parking revenue totaled R$79.9 million, an increase of 8.9% vs. 3Q23, mainly driven by parking fee adjustments and the success of "Acesso Multi." Additionally, since the end of Jun-24, Gold members of the Multi app's loyalty program have enjoyed a 20% discount on parking fees, further enhancing customer satisfaction and loyalty.

Parking revenue evolution (R$)

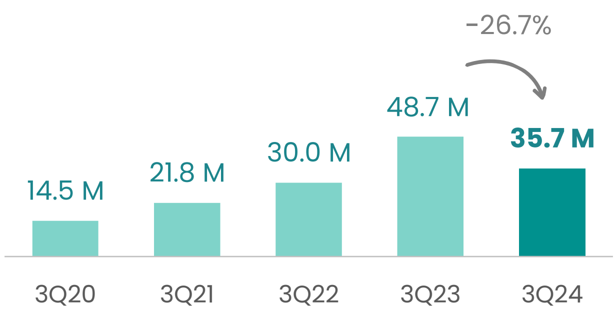


Services revenue

Impacted by one-off effects in 2023

Services revenue totaled R$35.7 million in 3Q24, a decrease of 26.7% over 3Q23, due to non-recurring revenues in 3Q23, while it grew 19.1% over 3Q22.

Services revenue (R$)



"Acesso Multi": **more than 1 million users registered** by Sep-24

BarraShopping

Property Expenses

Property Expenses

Property expenses fall again

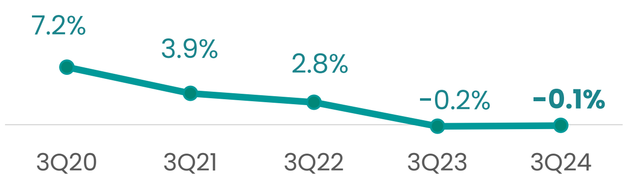
In 3Q24, property expenses (the sum of shopping center and office tower for lease expenses) totaled R$33.2 million, a reduction of 0.4% compared to 3Q23 and the lowest value since 3Q20, in spite of the minority stake acquisition of ParkJacarepaguá in Jun-24. The result was positively impacted by:

i. an increase of 18 b.p. in the occupancy rate, reducing vacancy-related expenses; and

ii. another quarter with a large recovery of past rents due, leading to a negative net delinquency rate (-0.1%), supporting a reduction in provisions.

In the first nine months of the year, the accumulated drop in property expenses was 13.8% vs. 9M23.

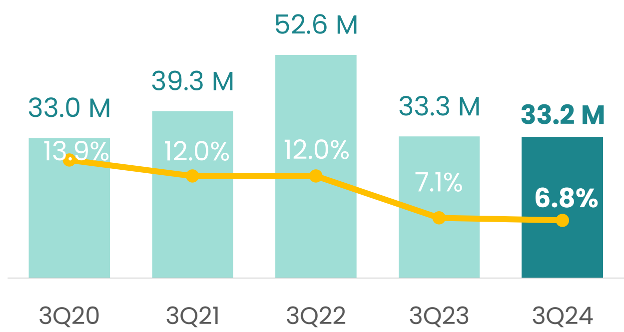
Net delinquency rate



Lowest property expenses since 3Q20

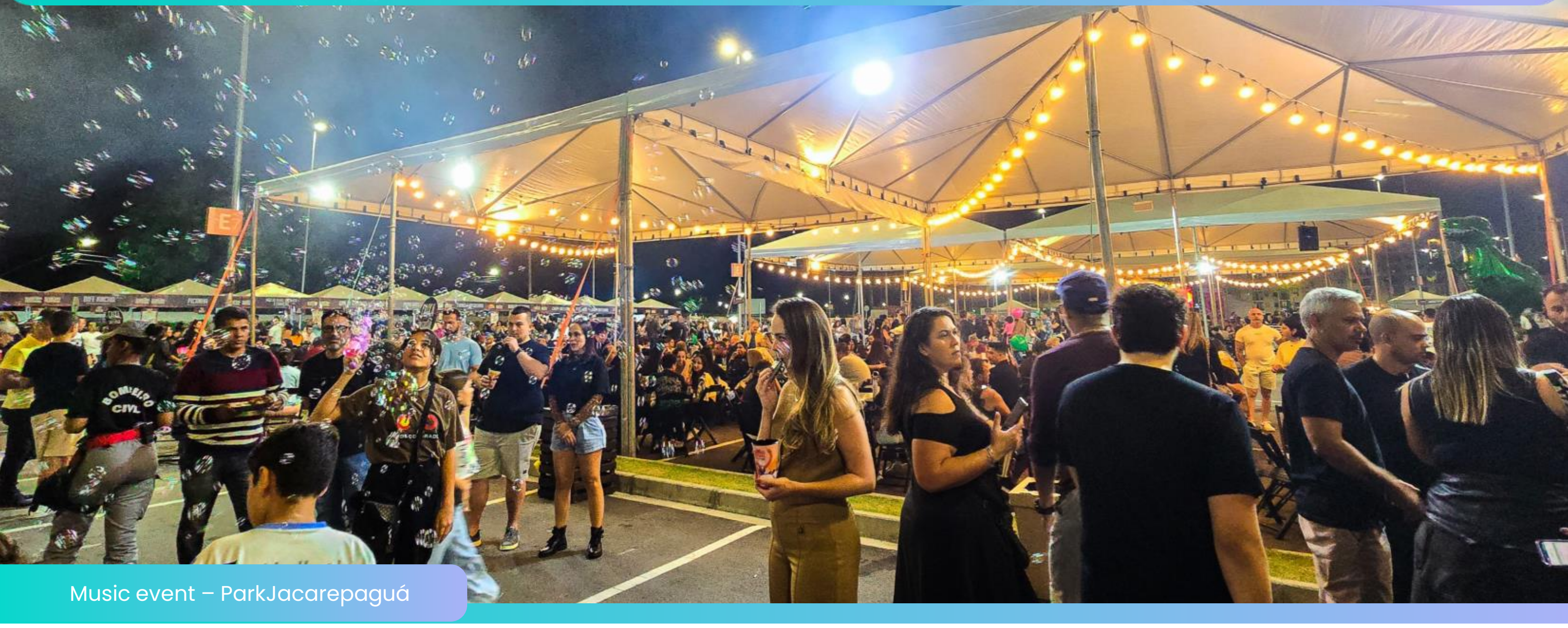
It is important to note that the proportion of property expenses as a % of property revenues[1] decreased again in the quarter, reaching 6.8%, the second lowest ratio since the IPO.

Property expenses evolution (R$) and as a % of property revenues[1]



[1]Includes rental revenue, parking revenue and the straight-line effect.

ShoppingAnáliaFranco



Music event – ParkJacarepaguá

Net Operating Income (NOI)

Net Operating Income (NOI)

Record LTM NOI margin

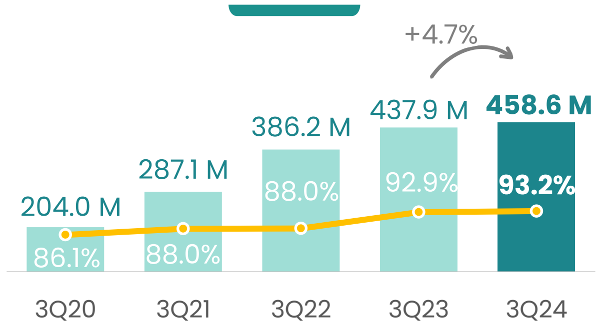
In 3Q24, Multiplan's Net Operating Income (NOI) totaled R$458.6 million, up 4.7% vs. 3Q23, while the NOI margin ended the period at 93.2%, +32 b.p. vs. 3Q23 – both figures representing the highest ever recorded for a third quarter.

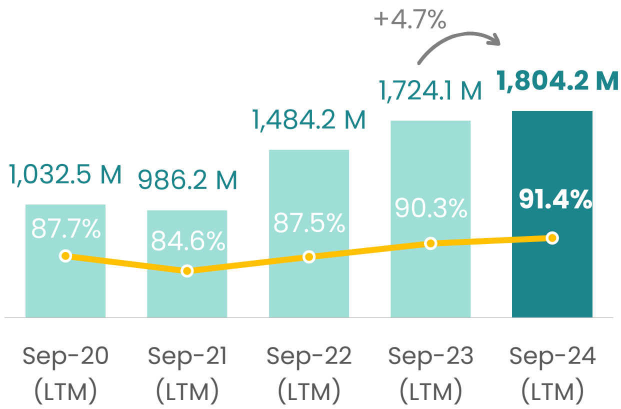
The NOI benefited from the operational improvement seen in the quarter vs. 3Q23:

- parking revenue growth of +8.9%;
- rental revenue increase of +1.9%;
- lower property expenses (-0.4%).

Furthermore, over the past 12 months, the NOI totaled R$1,804.2 million, with a 91.4% margin.

NOI (R$) and NOI margin (%)





NOI (R$)	3Q24	3Q23	Chg.%	Sep-24 (LTM)	Sep-23 (LTM)	Chg.%
Rental revenue	401.5 M	394.0 M	+1.9%	1,693.8 M	1,675.5 M	+1.1%
Straight-line effect	10.4 M	3.9 M	+166.8%	(25.0 M)	(50.0 M)	-49.9%
Parking revenue	79.9 M	73.4 M	+8.9%	304.9 M	284.7 M	+7.1%
Operating revenue	**491.9 M**	**471.3 M**	**+4.4%**	**1,973.6 M**	**1,910.3 M**	**+3.3%**
Property expenses	(33.2 M)	(33.3 M)	-0.4%	(169.4 M)	(186.2 M)	-9.0%
NOI	**458.6 M**	**437.9 M**	**+4.7%**	**1,804.2 M**	**1,724.1 M**	**+4.7%**
NOI Margin	93.2%	92.9%	+32 b.p.	91.4%	90.3%	+116 b.p.

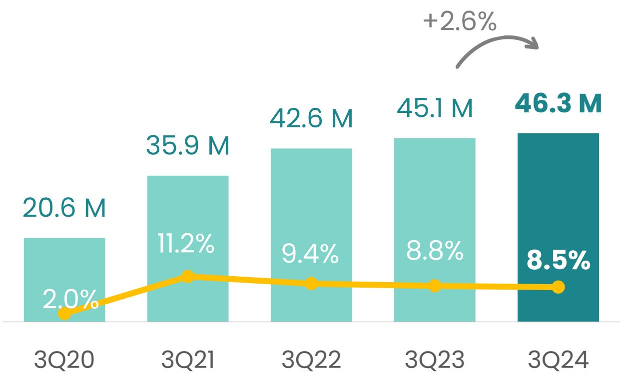
G&A & Share-based compensation expenses

G&A (headquarters) expenses

Multiplan's G&A expenses amounted to R$46.3 million in 3Q24, an increase of 2.6% vs. 3Q23, below inflation (IPCA[1]) over the last 12 months (+4.4%).

Headquarters expenses represented 8.5% of net revenue in 3Q24, a reduction of 33 b.p. compared to 3Q23.

Evolution of G&A expenses (R$) and as a % of net revenue

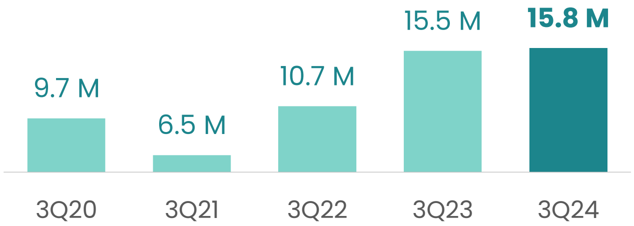


[1] IPCA is the Brazilian benchmark inflation index

Share-based compensation expenses

Share-based compensation expenses ended the quarter at R$15.8 million, representing a slight increase of 1.5% over 3Q23. This was driven by the implementation of the new plan in Feb-24, which was partially offset by the conclusion of the first tranche of the plan granted in Feb-23.

Share-based compensation expenses (R$)



Gym event – ShoppingVilaOlímpia

Real Estate for Sale Results

Real Estate for Sale

Unlocking value and bringing revenue

Real estate for sale revenue was R$55.5 million in 3Q24, an increase of 94.0% over 3Q23, leveraged by Golden Lake's first phase accrual (Lake Victoria), which by Sep-24 had sold 66.0% of its 94 units. In the quarter, the project generated R$41.6 million in revenues and R$28.4 million in costs, for a gross margin of 31.6%.

Until Sep-24, total revenue accrued of Golden Lake's first phase is R$238.2 million.

Additionally, in 3Q24 Multiplan completed the sale of the last plot of land adjacent to Parque Shopping Maceió for R$17.5 million, of which Multiplan's share was R$8.8 million.

Recent events:

Lake Eyre, pre-launch of Golden Lake's second phase

In Sep-24, Multiplan announced the pre-launch of the second phase of the Golden Lake project - Lake Eyre. It comprises 127 apartment units with an estimated potential sales value (PSV) of R$350.0 million.

Construction is expected to begin in Jun-25, at which point revenues and costs should start to accrue.

MoU for JundiaíShopping's minority stake sale

In Oct-24, Multiplan announced the signing of a Memorandum of Understanding (MoU) for the sale of a 25% stake in JundiaíShopping at a price of R$251.4 million.

This operation is subject to conditions precedent of deals of this nature.

Parque Shopping Maceió complex

Music event – ShoppingVilaOlímpia

Financial Results
EBITDA

EBITDA

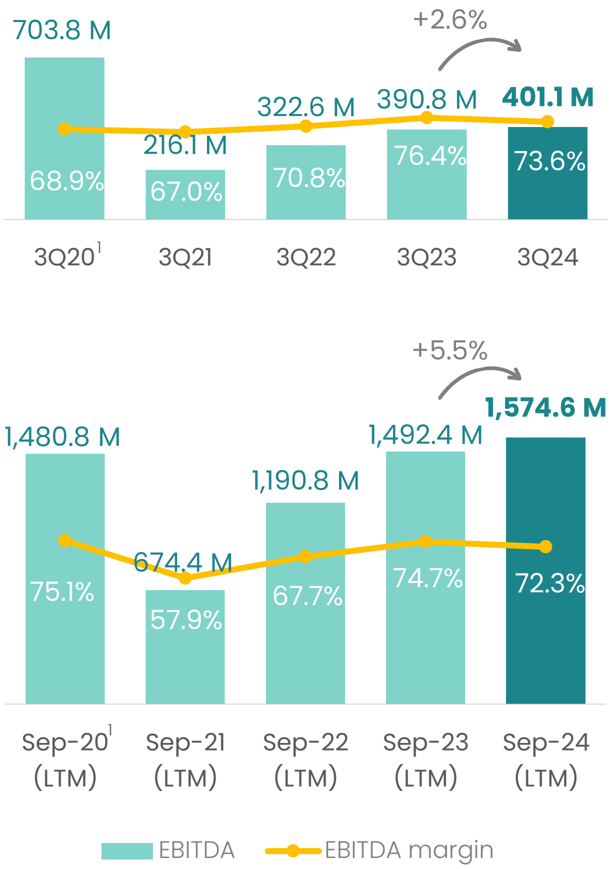
Real estate for sale and parking revenue drive EBITDA growth

In 3Q24, Multiplan's EBITDA was R$401.1 million, growing 2.6% vs. 3Q23, mainly supported by the increase in the "Real estate for sale" and "Parking revenue" lines.

The EBITDA margin came in at 73.6% in the quarter, 279 b.p. lower than 3Q23. This decline was largely attributable to the ongoing construction work at the Golden Lake project, whose margins are lower compared to malls.

In the last 12 months, EBITDA reached R$1,574.6 million, an increase of 5.5% compared to Sep-23 LTM.

EBITDA (R$) and EBITDA margin (%)



[1] Positively impacted by the sale of Diamond Tower in Jul-20.

Financial Results
Debt and Cash

Debt and Cash

Ready for opportunities

At the end of Sep-24, the Company's gross debt totaled R$3,639.3 million, higher than Jun-24 due to the R$500 million debenture issuance in Jul-24.

As of the end of the period, Multiplan's exposure to the CDI was 91.2%, while for the TR and IPCA indices, they were 7.8% and 1.0%, respectively.

The Company's average cost of debt by the end of Sep-24 came in at 11.35%, 60 b.p. above the Selic rate and 30 b.p. above the average cost presented at the end of Jun-24. The increase in the cost of debt can be mainly explained by the increase of 25 b.p. in the Selic rate (Brazil's benchmark interest rate) to 10.75%.

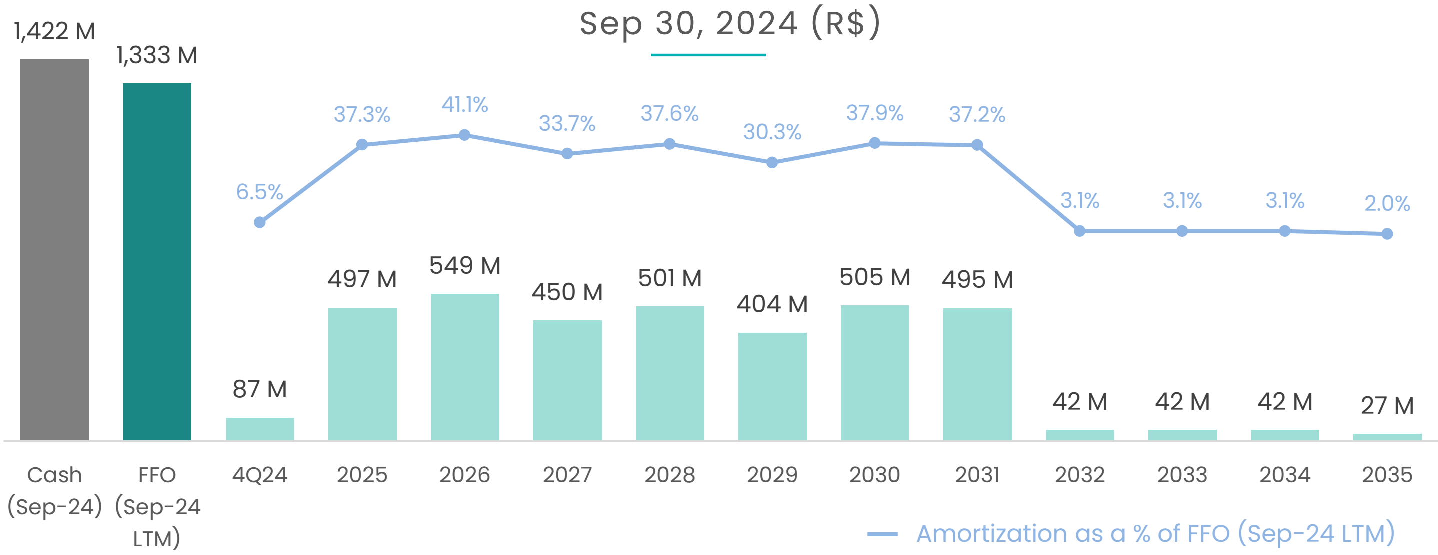
Recent event: In Oct-24, Multiplan raised R$1.8 billion through a debenture issuance in two series, with seven and ten years of maturity, at a cost of CDI+0.55% and CDI+0.80% p.a., respectively.

Debt interest indexes (p.a.) in Sep-24

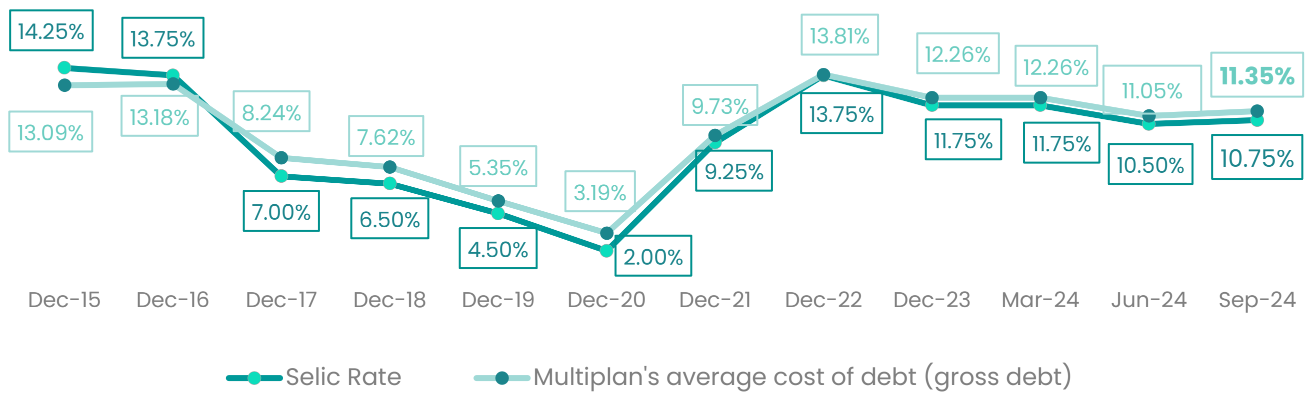
	Index Performance	Average Interest Rate[1]	Cost of Debt	Gross Debt[2] (R$)
TR	0.82%	8.26%	9.08%	285.4 M
CDI	10.75%	0.87%	11.62%	3,319.1 M
IPCA	4.42%	0.00%	4.42%	34.8 M
Total	**9.91%**	**1.44%**	**11.35%**	**3,639.3 M**

[1] Weighted average annual interest rate.
[2] The Company's debt is denominated in local currency.

Debt amortization schedule
Sep 30, 2024 (R$)



Weighted average cost of debt (% p.a.)



Financial Results
Debt and Cash

Disbursements match cash generation

Multiplan ended Sep-24 with a cash position of R$1,422.5 million and a net debt of R$2,216.8 million, up 1.1% vs. Jun-24.

The main cash outflows throughout 3Q24 were:

i. R$234.9 million as investments (CAPEX), mainly related to ParkShoppingBarigüi and DiamondMall expansions projects and renovations at MorumbiShopping, DiamondMall and PátioSavassi;

ii. scheduled debt amortizations totaling R$59.0 million and R$44.2 million as interest[1]; and

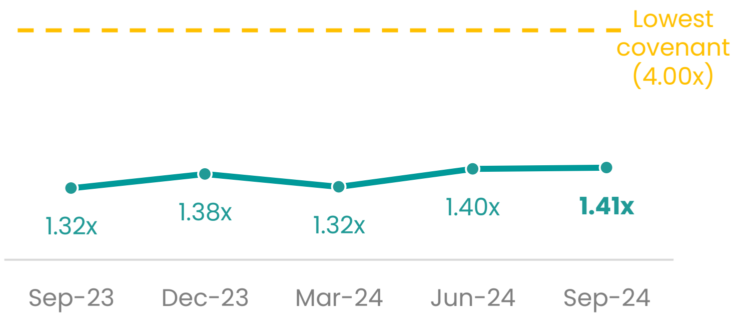
iii. disbursement of R$83.0 million as Interest on Capital[2].

These cash outflows were partially offset by the R$303.5 million FFO in 3Q24.

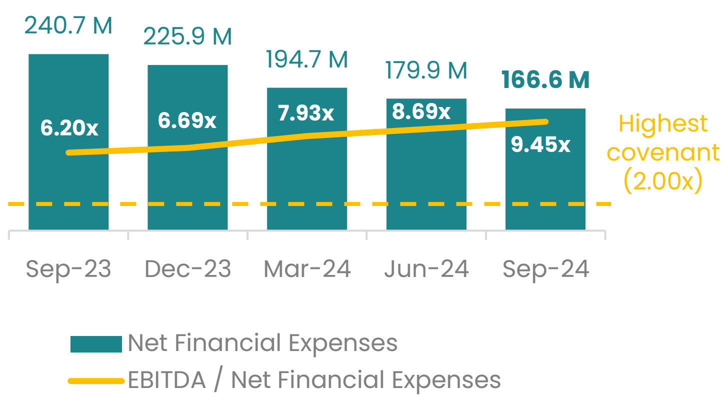
The record-setting LTM EBITDA of R$1,574.6 million enabled a stable Net Debt-to-EBITDA ratio in Sep-24, which stood at 1.41x at the end the period, only 0.01x above Jun-24.

[1] Net of financial revenues.
[2] Net of withholding taxes.

Evolution of Net Debt/EBITDA



Financial expenses (R$) and coverage ratio (LTM)



Financial Position Analysis (R$)	Sep. 30, 2024	Jun. 31, 2024	Chg. %
Gross Debt	3,639.3 M	3,189.9 M	+14.1%
Cash Position	1,422.5 M	996.7 M	+42.7%
Net Debt	2,216.8 M	2,193.2 M	+1.1%
EBITDA LTM	1,574.6 M	1,564.3 M	+0.7%
Fair Value of Investment Properties	30,834 M	30,404 M	+1.4%
Net Debt/EBITDA	1.41x	1.40x	+0.4%
Gross Debt/EBITDA	2.31x	2.04x	+13.3%
EBITDA/Net Financial Expenses	9.45x	8.69x	+8.7%
Net Debt/Fair Value	7.2%	7.2%	-2 b.p.
Total Debt/Shareholders Equity	0.50x	0.45x	+11.4%
Net Debt/Market Cap	14.9%	16.2%	-125 b.p.
Weighted Average Maturity (Months)	45	43	+6.0%

Financial Results

Net income

Net income

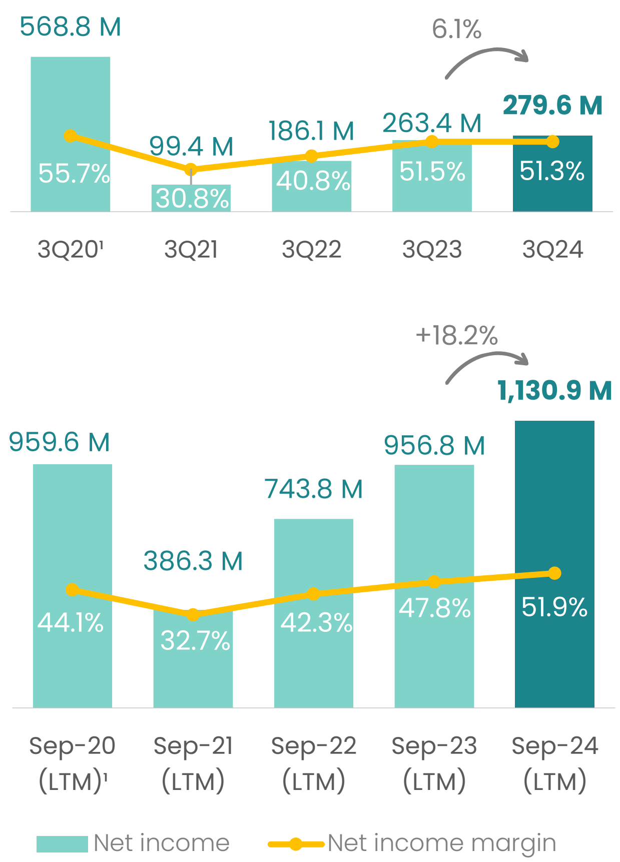
Revenue diversification boosts net income

In 3Q24, the Company's net income saw an increase of 6.1% vs. 3Q23, amounting to R$279.6 million, while the net margin stood at 51.3% - the fifth consecutive quarter above the 50.0% mark.

The Company's revenue diversification boosted net income growth. The growth was mainly driven by the "Real estate for sale" (+94.0%), "Overage Rent" (+29.0%), "Parking" (+8.9%) and "Mall & Media" (+8.7%) revenues.

Sep-24's LTM net income totaled R$1,130.9 million, up 18.2% vs. Sep-23, representing a margin of 51.9%.

Net income (R$) and margin (%)



[1] Benefited by the sale of Diamond Tower (in 3Q20).

Music event - ParkJacarepaguá

Financial Results
Capital allocation

Capital allocation

Continuously investing and distributing capital

In the last twelve months (Sep-24), Multiplan invested R$1.6 billion between Interest on Capital (IoC), share buybacks and capex.

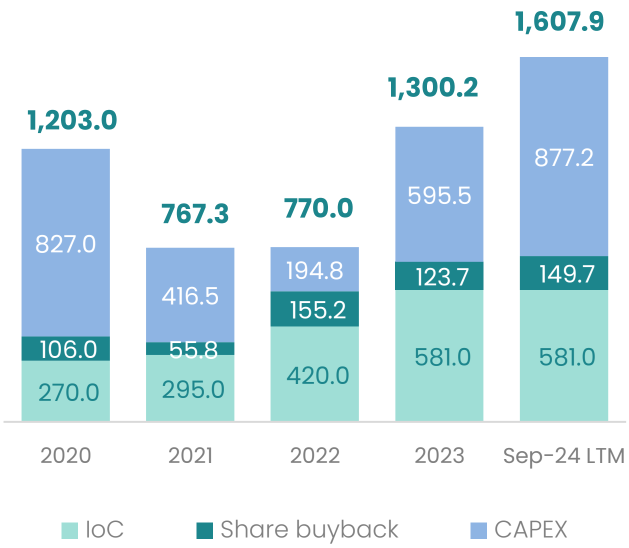
In September 2024, the Company approved R$115.0 million in IoC, which will be paid by September 2025.

In the last 12 months (Sep-24), the total amount of IoC approved by the Company was R$581.0 million, representing a payout ratio of 54.1% in the period. During the same timeframe, the Company also repurchased 6.1 million shares (R$149.7 million).

As part of its capital allocation strategy to further enhance its malls, the Company invested in the last 12 months (Sep-24) a total of R$877.2 million, the highest amount recorded since 2016. This strategy reinforces the Company's commitment to grow its own assets as a fundamental allocation to generate value for its shareholders.

Furthermore, 22.6 million shares previously held in Treasury were canceled in Sep-24, increasing the participation of all shareholders in the Company's capital by 3.9% (page 37).

Capital allocation (R$ M)



RibeirãoShopping

Financial Results

Funds from Operations (FFO)

Funds from Operations (FFO)

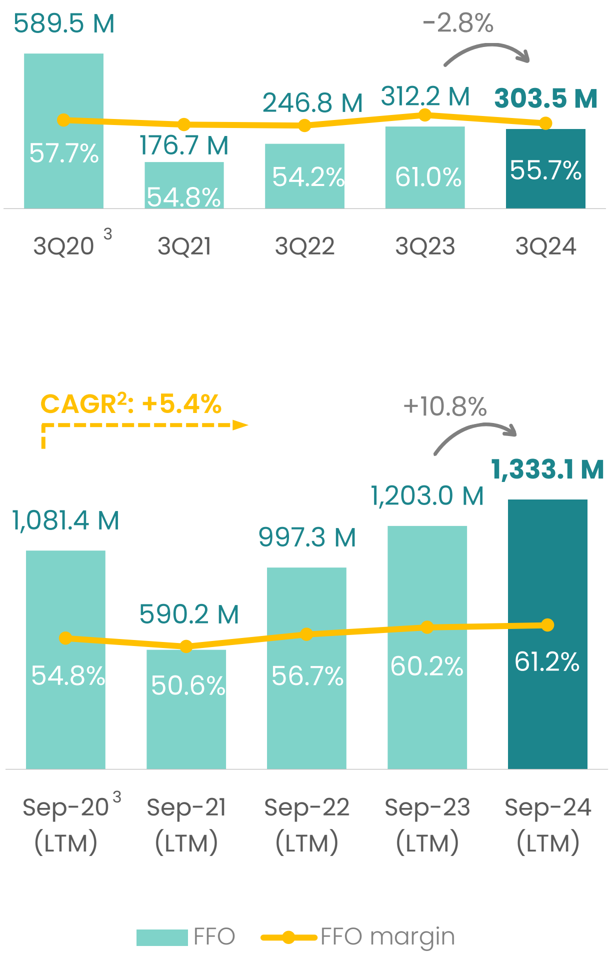
Quarter temporarily affected by postponement of IoC tax deduction

In 3Q24, Funds from Operations (FFO) reached R$303.5 million, a decrease of 2.8% vs. 3Q23, temporarily impacted by the postponement of tax deduction arising from the Interest on Capital (IoC) approved in Sep-24. Excluding this effect, the FFO would be 9.7% higher over 3Q23.

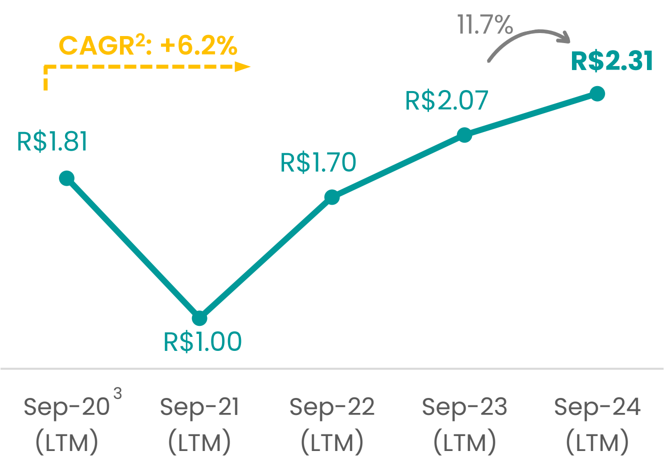
In the last 12 months, FFO totaled R$1,333.1 million, an increase of 10.8% compared to Sep-23 LTM.

FFO per share[1] went to R$2.31 in the last 12 months, increasing by 11.7% vs. Sep-23 LTM.

FFO (R$) and FFO margin (%)



FFO per share[1] (R$)



[1] Considers shares outstanding at the end of each period minus shares held in treasury.
[2] CAGR stands for Compound Annual Growth Rate.
[3] Benefited by the sale of Diamond Tower In 3Q20.

FFO (R$)	3Q24	3Q23	Chg.%	Sep-24 (LTM)	Sep-23 (LTM)	Chg.%
Net Income	**279.6 M**	**263.4 M**	**+6.1%**	**1,130.9 M**	**956.8 M**	**+18.2%**
(-) Depreciation and amortization	(34.3 M)	(34.5 M)	-0.5%	(136.8 M)	(167.5M)	-18.3%
(-) Deferred income and social contribution	0.1 M	(18.2 M)	n.a.	(40.4 M)	(28.7 M)	+40.8%
(-) Straight-line effect	10.4 M	3.9 M	+166.8%	(25.0 M)	(50.0 M)	-49.9%
FFO	**303.5 M**	**312.2 M**	**-2.8%**	**1,333.1 M**	**1,203.0 M**	**+10.8%**
FFO Margin	**55.7%**	**61.0%**	**-535 b.p.**	**61.2%**	**60.2%**	**+97 b.p.**

MULT3 in the stock market

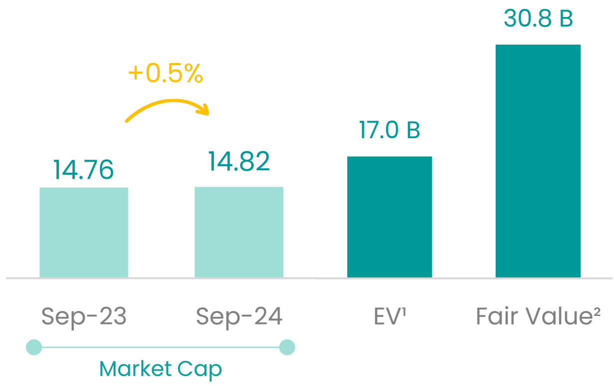
MULT3 in the stock market

22.6 M treasury shares canceled, free float share increased by 205 b.p.

At the end of September, Multiplan canceled 22,597,174 treasury shares, in preparation for the proposed share repurchase approved at the Extraordinary General Meeting (page 37). As a result, the participation of all shareholders in the Company's total capital increased by 3.9%, while the free float reached 54.4% of the total shares. Furthermore, the average price of the canceled shares was R$22.75, 11.3% below the closing price at the end of Sep-24 (R$25.65).

On September 30, 2024, after the cancellation, the Company's share capital was divided into 578.2 M shares. Of these, 26.2% were owned by Mr. and Mrs. Peres, directly or indirectly, 19.2% by Ontario Teachers' Pension Plan and 0.2% by Multiplan's Management and Treasury.

Multiplan's Value (R$)

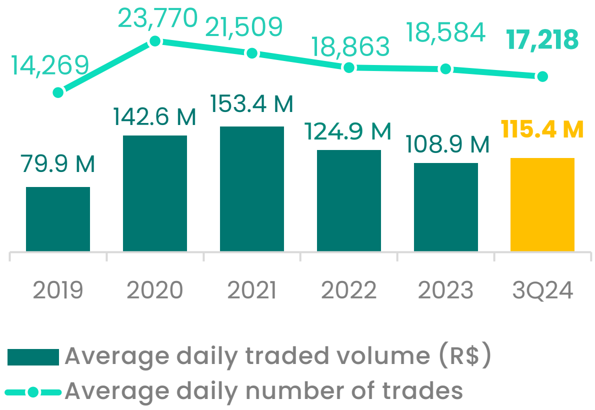


At the end of the quarter, MULT3 was listed on 106 indexes, including the Ibovespa Index (IBOV), Brazil 50 Index (IBrX50), Carbon Efficient Index (ICO2), B3 Real Estate Index (IMOB), and three MSCI indexes (Invesco EM, EM IMI and IR SD ACWI ex-US).

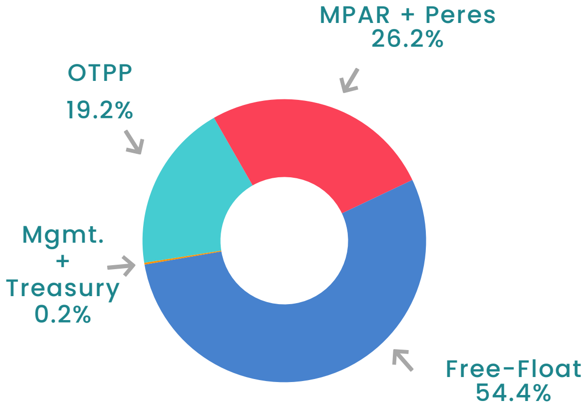
[1]Enterprise Value (EV): Market cap + Net debt on September 30, 2024. [2]Fair Value (FV) of properties calculated according to the methodology detailed in the Financial Statements of September 30, 2024.

MULT3 at B3	3Q24	3Q23	Chg.%	9M24	9M23	Chg.%
Average Closing Price (R$)	25.51	26.11	-2.3%	25.32	25.34	-0.1%
Closing Price (R$) - end of period	25.65	24.57	+4.4%	25.65	24.57	+4.4%
Average Daily Traded Volume (R$)	115.4 M	108.5M	+6.4%	115.2 M	117.7 M	-2.2%
Average Daily Traded Volume (shares)	4,515,861	4,152,358	+8.8%	4,603,310	4,642,641	-0.8%
Average Daily number of trades	17,218	18,198	-5.4%	17,323	19,732	-12.2%
Market Cap (R$) - end of period	**14,829.9 M**	**14,760.7 M**	**+0.5%**	**14,829.9 M**	**14,760.7 M**	**+0.5%**

Evolution of average volume and number of trades[3]



Shareholders' breakdown on September 30, 2024



[3]Adjusted by the split in three (1:3) shares of the same type and class held in 2018.

Recent event: Share repurchase

Multiplan approves the largest repurchase in its history to acquire 15.6% of its total shares at a discount of 16.2%[1]

About the transaction

On September 19th, the Company announced the opportunity to repurchase 90.0 million of its own shares in the amount of R$2.0 billion (link).

The repurchase proposal was approved by majority vote (99.92%) at an Extraordinary General Meeting (EGM) held on October 21st (link), considering that:

i. The repurchase price is R$22.21 per share, representing a discount of 16.2%[1] on the average share price and 57.8%[2] on the Fair Value of the Properties[2];
ii. The lot of shares is significant (15.6% of the total shares); and
iii. With the repurchase, all shareholders will have their stakes increased by 18.5%.

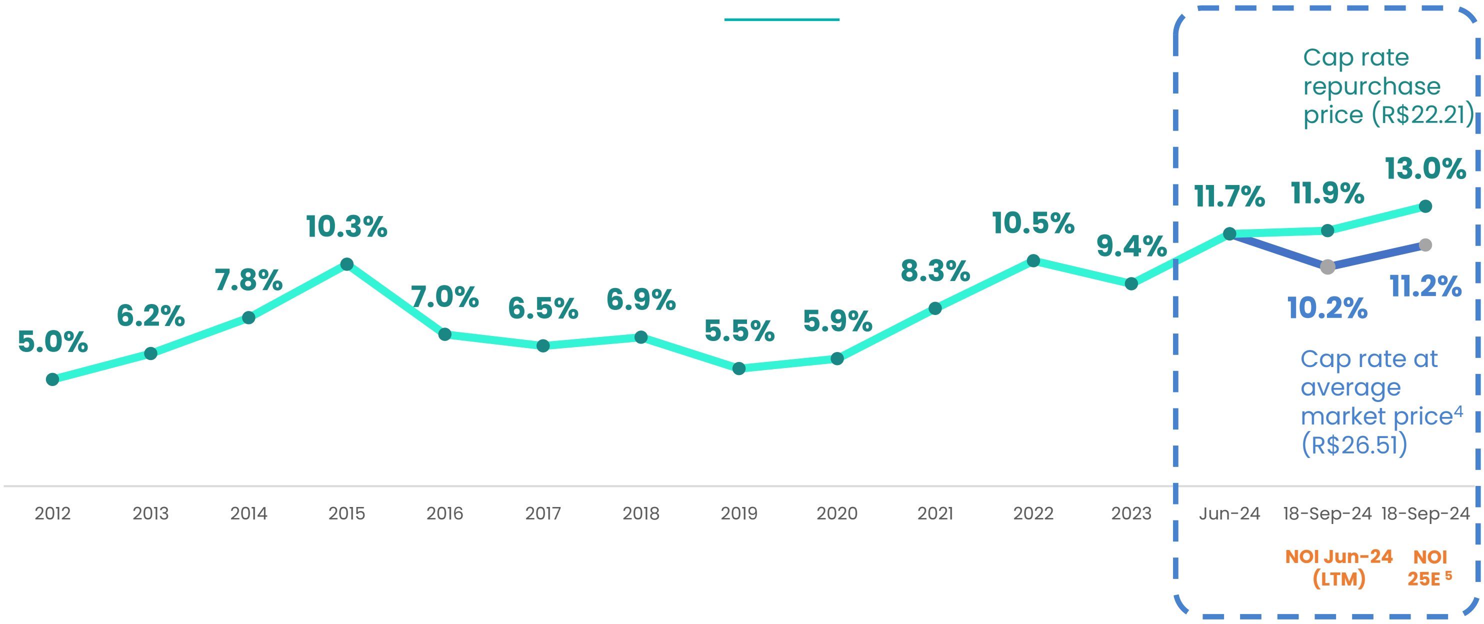
The repurchase will occur in three steps to comply with current regulations, and after completion of all stages of the transaction, the Company's share capital, net of treasury shares, will be divided into 488.1 million shares, as shown below:

Shareholding structure	09/30/24	After the repurchase
Total issued shares net of treasury shares	577,763,701	488,094,982

Repurchase: one of the highest cap rates since the IPO[3]

The repurchase price of R$22.21 represents a cap rate[4] of 11.9% based on the Company's NOI as of Jun-24 (12M), 426 b.p. above the average cap rate of the last 10 years (7.6%), and one of the highest cap rates since the IPO[3].

Historical Multiplan's cap rates [4]



[1]Discount on the average share price of R$26.51. Considers the average price, weighted by volume, in the last 30 trading sessions of the share on September 18, 2024.
[2]Fair Value of investment properties calculated according to the methodology detailed in the Company's Quarterly Report as of June 30, 2024, divided by 577,725,951 shares (excluding treasury shares as of June 30, 2024).
[3]IPO (Initial Public Offering) refers to the Company's initial public listing, which occurred in July 2007.
[4]Cap rate calculated based on NOI divided by Enterprise Value (excluding treasury shares). The "Jun-24" and "NOI Jun-24 (LTM)" cap rates consider the NOI for the last 12 months ending in June 2024. The "NOI Jun-24 LTM" and the "NOI 25E" consider the volume-weighted average share price of the last 30 trading sessions as of September 18, 2024.
[5]The "NOI 25E" cap rate considers the 2025 NOI estimated based on Multiplan's research coverage universe available on September 18, 2024 (average of 8 projections dated between May 14 and September 18, 2024). NOI refers to Net Operating Income.

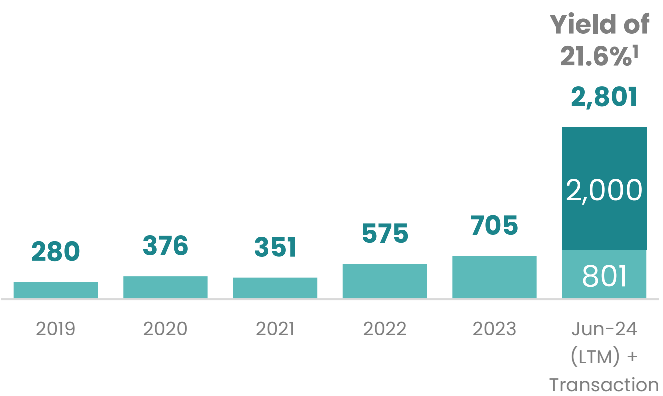
Recent event: Share repurchase

Capturing (a lot of) value for shareholders

The transaction, which increases the participation of all shareholders in the Company's capital, has the potential to generate value and boost earnings per share in the short and long term.

The implicit yield[1] of return to shareholders reaches 21.6% for the year.

IoC, Dividends and Buybacks (R$)



[1] Yield: capital returned to shareholders (R$2,801.3 million) divided by the estimated market value after the transaction (R$12.9 billion), composed of (i) the total number of shares excluding treasury shares of 488,094,982 and (ii) the average share price of the last 30 trading sessions on September 18, 2024.

The repurchase does not compromise future growth and capital returns

Multiplan ended 3Q24 with a leverage of 1.41x Net Debt/EBITDA, 0.70x below the average of the last 10 years, and with a record EBITDA of R$1,574.6 million (Sep-24 LTM). Therefore, the value of the stake acquired represents 1.27x of EBITDA Sep-24 (LTM).

Such a capital structure provides the opportunity for continued growth and the return of capital to shareholders after the repurchase.

Capital structure enables growth and capital returns

New York City Center

Capex

Capex

Invest to continue growing

In 3Q24, Multiplan invested R$234.9 million – doubling the 3Q23 figure. Over the first nine months of the year, total investments reached R$644.9 million, marking a 77.6% increase compared to the same period in 2023. This surge was primarily driven by mall expansions.

Specifically, R$119.0 million was allocated to mall expansions in 3Q24, focusing on ParkShoppingBarigüi, DiamondMall, and MorumbiShopping.

The month of Nov-24 will be marked by the opening of two expansion projects: DiamondMall, on the 6th and ParkShoppingBarigüi on the 18th.

As for "Renovation, IT, Digital Innovation & Others", the investment totaled R$115.9 million in 3Q24, primarily directed towards renovations at 13 malls, with significant interventions at MorumbiShopping, DiamondMall, PátioSavassi and BarraShopping.

In 9M24, Multiplan invested R$239.2 million in renovations across 16 malls. This amount represents 89.5% of the total investments in the "Renovation, IT, Digital Innovation & Others" line, with major contributions from MorumbiShopping, DiamondMall, PátioSavassi, and BarraShopping.

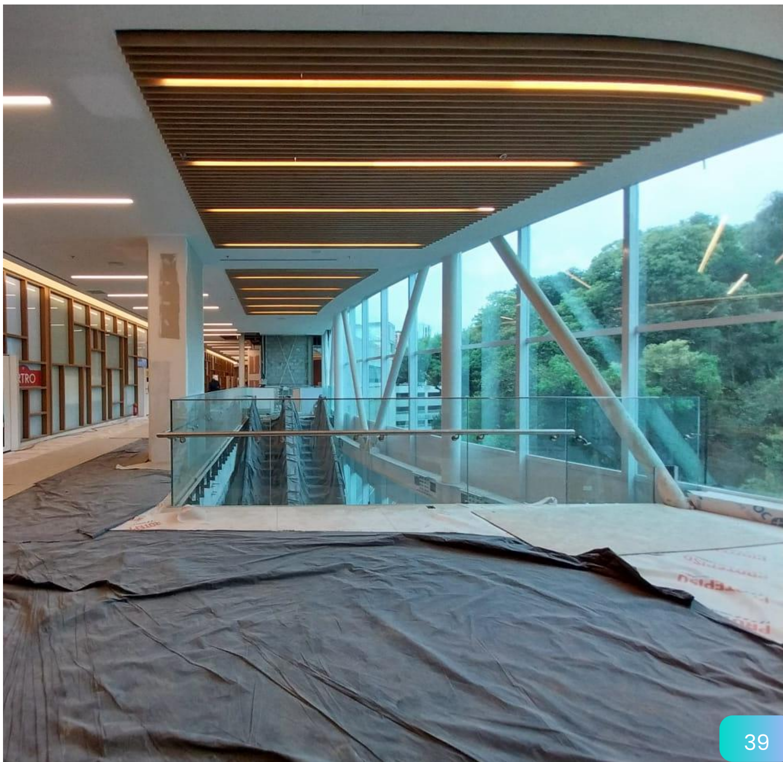
CAPEX breakdown

CAPEX (R$)	3Q24	9M24
Greenfields development	-	-
Mall expansions	119.0 M	309.7 M
Renovation, IT, Digital Innovation & Others	115.9 M	267.2 M
Minority stake acquisitions	-	68.0 M
Total	**234.9 M**	**644.9 M**

Multiplan strongly believes that modernizing its malls with contemporary architecture and adjusting its mix to align with societal changes and consumer preferences is essential for achieving strong financial performance and long-term operational success.

BarraShopping, for instance, is currently undergoing a major renovation. It involves changing the ceiling, installing new LED lighting to enhance the store windows, replacing the flooring, and upgrading the furniture to more elegant and comfortable options.

Expansion project construction, ParkShoppingBarigüi – Oct-24



Landbank

Landbank

Another quarter delivering value

In 3Q24, Multiplan booked the sale of the last land plot located adjacent to Parque Shopping Maceió, in line with the Company's strategy of generating value for the mall and its surrounding areas through synergistic partnerships.

As a result, Multiplan owned, in Sep-24, 668,998 sq.m of land for future mixed-use projects.

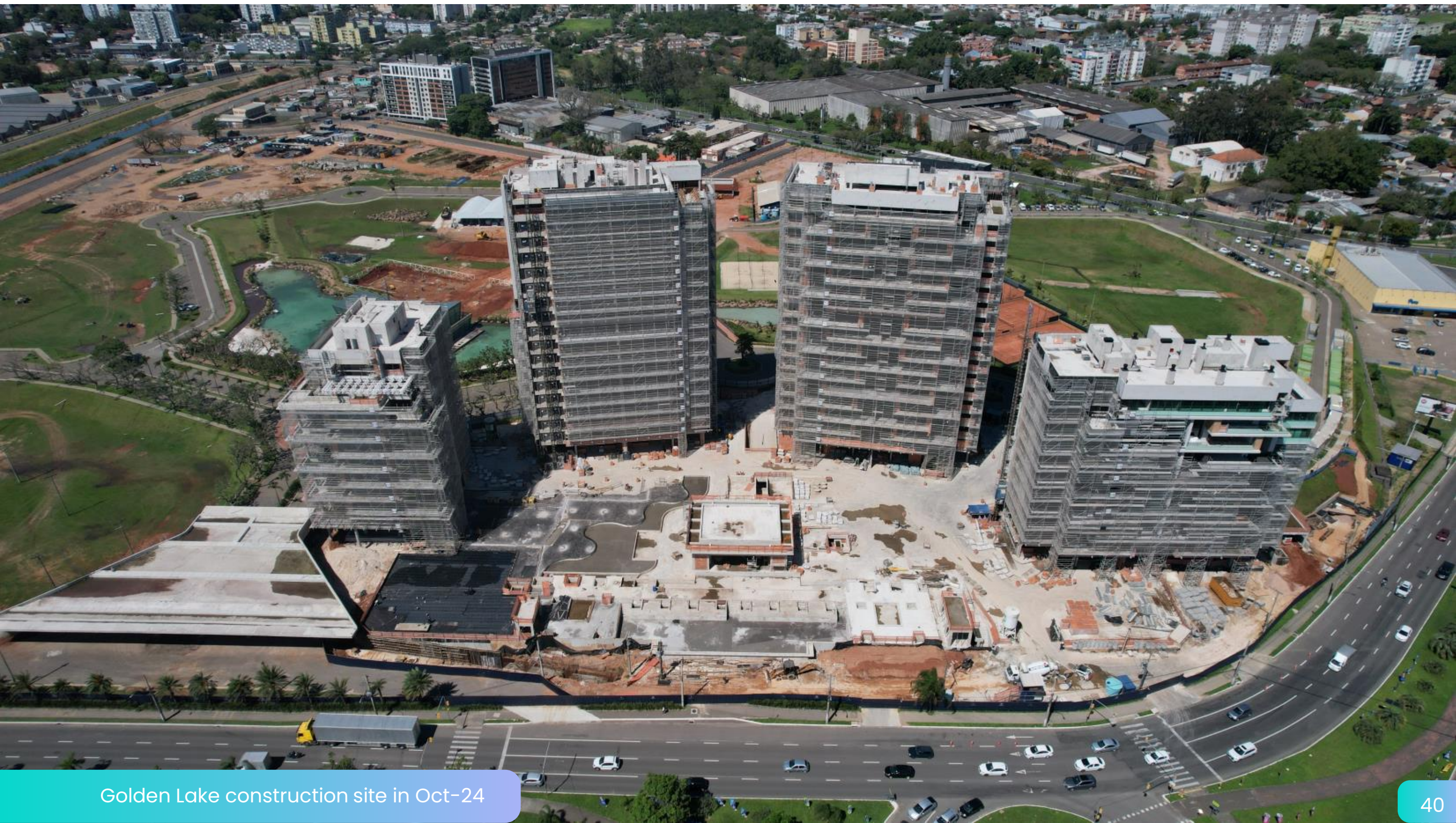
Based on Sep-24's internal project assessments, the Company estimates a total private area for sale of 768,138 sq.m to be developed.

All sites presented in the table are integrated with the Company's shopping centers and should be used in the development of mixed-use projects.

Additionally, the Company identifies potential GLA growth of almost 200,000 sq.m through future mall expansions, which are not included on the list.

Shopping center attached to land location	% Mult.[1]	Land area (sq.m)	Potential area for sale (sq.m)
BarraShoppingSul [2]	100%	155,438	259,875
JundiaíShopping	100%	4,500	8,030
ParkShoppingBarigüi	93%	28,214	26,185
ParkShoppingCampo Grande	53%	317,755	114,728
ParkShopping Canoas	82%	18,721	21,331
ParkShopping SãoCaetano	100%	35,535	81,582
RibeirãoShopping [3]	100%	43,035	132,298
ShoppingAnáliaFranco	36%	29,800	92,768
VillageMall	100%	36,000	31,340
Total	**74%**	**668,998**	**768,138**

[1] Multiplan's share calculated by the weighted average of the total land area.
[2] The first phase of the Golden Lake project (22,162 sq.m of land area and 34,000 sq.m of private area for sale) has been removed from the list since it is already under development.
[3] The table does not take into consideration the recent sale of plots of land next to RibeirãoShopping.



Golden Lake construction site in Oct-24

Investment Properties Analysis

Fair Value

Investment properties' fair value

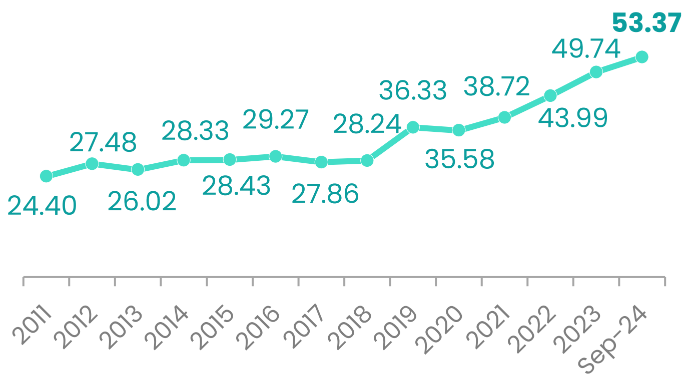
According to CPC 28

Multiplan internally evaluates its Investment Properties at Fair Value following the Discounted Cash Flow (DCF) methodology. The Company calculated the present value using a discount rate following the Capital Asset Pricing Model (CAPM). Risk and return assumptions were considered based on studies published by Aswath Damodaran (professor at New York University), the performance of the Company's shares (Beta), market prospects (Central Bank of Brazil - BACEN) and data on the country risk.

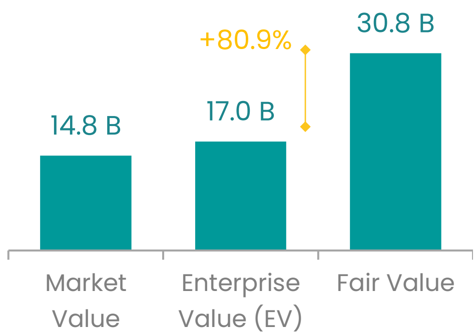
In consonance with the memorandum of understanding related to the sale of 25.0% stake in JundiaíShopping signed in September 2024, the accounting balances of the investment properties related to the referred asset were transferred to "Land and properties for sale" and therefore were not considered in the valuation of the Company's investment properties as of Sep 30, 2024.

For more details, please refer to the Company's September 30, 2024, Financial Statements, available on Multiplan's IR website.

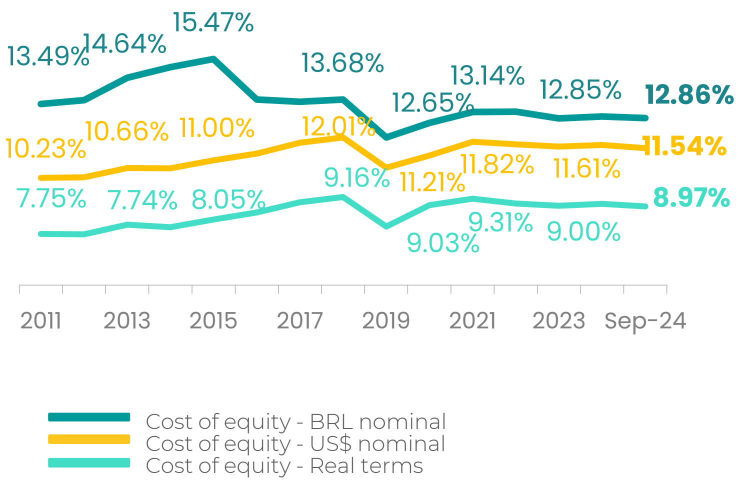
Fair Value per share (R$)



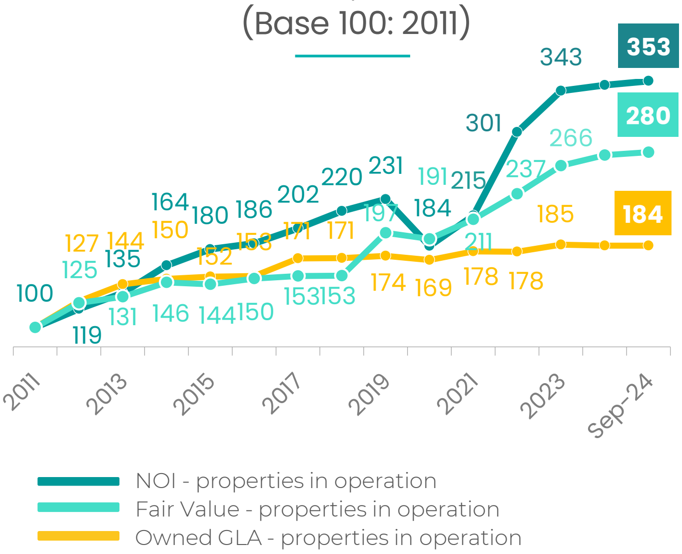
Comparison of Value Metrics (Sep-24)



Evolution of discount rates



Growth of Fair Value, NOI and owned GLA (Base 100: 2011)



New York City Center

Investment Properties Analysis

Fair Value

Shareholders' Cost of Capital	Sep-24	2023	2022	2021	2020
Risk-free rate	3.30%	3.30%	3.29%	3.28%	3.32%
Market risk premium	6.50%	6.50%	6.34%	6.69%	6.47%
Beta	0.96	0.97	0.98	0.96	0.87
Sovereign risk	198 b.p.	200 b.p.	202 b.p.	194 b.p.	224 b.p.
Spread	8 b.p.	7 b.p.	19 b.p.	27 b.p.	27 b.p.
Shareholders' cost of capital – US$ nominal	**11.54%**	**11.61%**	**11.71%**	**11.82%**	**11.21%**
Inflation assumptions					
Inflation (Brazil) [1]	3.57%	3.54%	3.72%	3.50%	3.32%
Inflation (USA)	2.35%	2.40%	2.40%	2.30%	2.00%
Shareholders' cost of capital – R$ nominal	**12.86%**	**12.85%**	**13.15%**	**13.14%**	**12.65%**

[1]Estimated inflation (BR) for 3Q24 and December 2023 considers the average for the 10-year future cash flows. The estimated inflation (BR) for 2020, 2021 and 2022 models considered the inflation forecast for the following 4 years.

Fair Value of Investment Properties (R$)	Sep-24	2023	2022	2021	2020
Malls and office towers in operation	30,061 M	28,487 M	25,455 M	22,653 M	20,459 M
Projects under development	621 M	320 M	97 M	54 M	481 M
Future projects	152 M	152 M	193 M	189 M	174 M
Total	**30,834 M**	**28,958 M**	**25,745 M**	**22,896 M**	**21,114 M**

Digital Innovation

Superapp Multi increasing its relevance and presence in the customer journey

Multi, the superapp for Multiplan's malls, ended another quarter with significant growth in users and accesses, as well as a significant milestone in its history: it surpassed 7 million accumulated downloads.

In the last 12 months, almost 3 million unique users accessed Multi and, during 3Q24 alone, there were 1.2 million unique active users. The Company saw strong growth in this metric, a 55% increase compared to the same quarter last year.

55% growth in users (3Q24 vs. 3Q23)

70% growth in app sessions (3Q24 vs. 3Q23)

The growth in app number of accesses in the quarter was also rapid, up 70% in 3Q24 vs. 3Q23, demonstrating an increase in recurrence of use.

Recurrence is a sign of relevance indicating that the app is becoming more and more part of the customer journey. Including the app in the customer journey is one of Multi's missions. To this end, the Company has been investing in features that make the app a point of contact not only during the visit but also before and after the visit to the mall.

Before going to the mall, customers can consult and register for events using Multi. During their visit to the mall, they can use the app to redeem a MultiVocê benefit, see products on sale, borrow a stroller or even register for Accesso Multi and leave the parking lot automatically. When they return home, customers can register their receipts for promotions or in the loyalty program.

With each session, the Company understands its clients better and enriches OmniMind, its set of algorithms and databases used for business insights and increased relevance in communications with each customer.

MultiVocê lounge set up during an event at BarraShopping

Digital Innovation

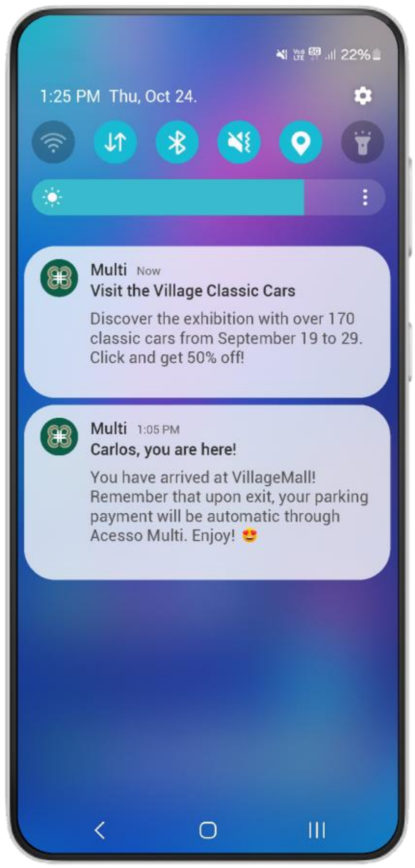
Acesso Multi

In 3Q24, Acesso Multi, Multiplan's automatic parking payment solution, exceeded the mark of 1.25 million vehicles registered by more than 1 million users of the app. In some of the Company's malls, the share of parking payments via Acesso Multi exceeds 60%.

More than 1.25 million license plates registered by more than **1 million clients**

Getting the information that a consumer has entered the parking lot of a particular mall makes the customer experience even richer. An example of this application is the use of customized push messages in each mall, sent to the customer's cell phone a few minutes after the entry of a registered vehicle.

It is possible to offer highly relevant content to the visitor, whether it's an event, promotional action, store opening or benefits. Other communications, customized to each visitor, are also triggered by their entry into the parking lot or by other activities within the mall.



Example of push messages sent to "Acesso Multi" clients

Acesso Multi – ParkJacarepaguá

Digital Innovation

MultiVocê

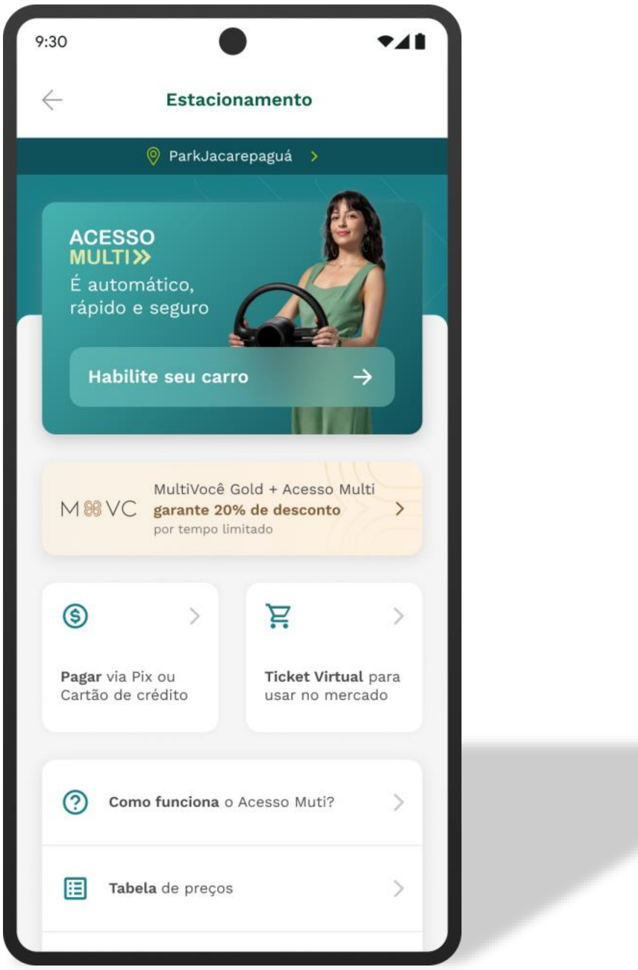
Another 3Q24 highlight is the MultiVocê relationship program, which grew 73% in sales slips registrations compared to the same quarter in 2023.

Driven by the desire to generate more sales for their tenants and get to know their customers' consumption habits better, during the quarter, Multiplan's malls used new ways to recognize their most loyal customers, including promotional actions.

In the quarter, there were 14 additional non-seasonal campaigns - besides the usual retail campaign calendar - than in the same period last year, involving all of the program's categories. In these actions, enabled by a new platform developed at Multiplan, customers were recognized with gifts or bonus point awards in the program.

If, on the one hand, the Company encourages customers to send invoices to MultiVocê, on the other it has been increasing the program's benefits and experiences. In addition to the broad base of benefits offered by tenants to generate traffic in their stores, the MultiVocê catalog has gained relevance in the entertainment segment, offering tickets to major concerts, sports matches and experiences at international events in exchange for points. Silver and Gold customers also now have access to a catalog containing partnerships with various brands in the market, offering a variety of benefits from travel insurance to discounted car rentals.

The strategy is proving positive and generating customer engagement. In 3Q24, 280,000 benefits were redeemed on MultiVocê, an average of more than 3,000 per day.



Recognizing Gold Clients

★★★★★

Recognizing the best customers is one of the Company's goals. In 3Q24, MultiVocê Gold customers were granted an exclusive advantage in this category: an exclusive 20% discount on the parking fee via payment on Acesso Multi. In addition to offering value to customers in this category, the initiative provides an opportunity for Silver clients to progress in the program and enjoy special advantages.

Digital Innovation

Artificial Intelligence: improving the experience and automation

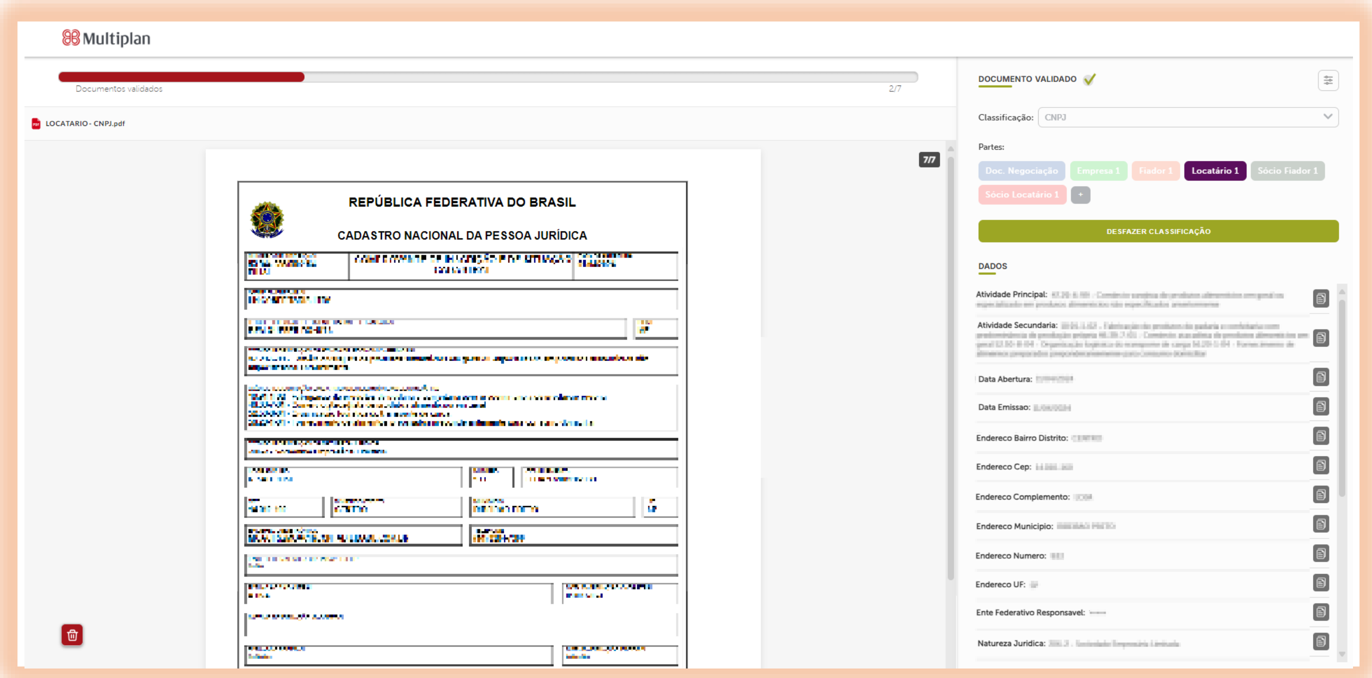
Multiplan has incorporated Artificial Intelligence (AI) into its systems to improve the user experience and the automation of internal processes. For the Company, AI should be considered as a complement, not a substitute. This approach fosters a collaborative relationship between humans and machines, where both interact to achieve superior results.

In one of its projects, Multiplan developed an innovative technology for classifying and extracting data from documents. The recently implemented system uses Generative AI techniques, resulting in benefits such as reducing errors and increasing employee productivity, allowing more time to be devoted to other activities.

The future of AI at Multiplan

Multiplan is continuing to integrate AI into its processes and plans to expand its application to other areas, exploring new possibilities, positioning the Company at the forefront of technology and operational efficiency.

This path of continuous innovation ensures that Multiplan is always prepared to face the challenges and seize the opportunities in the future.



Screenshot of the system developed in the Company to extract data from documents using artificial intelligence.

ESG: 3Q24 highlights

ESG (Environmental, Social and Governance)

"Viva Barigui": a gift from ParkShoppingBarigüi to Curitiba

In October, ParkShoppingBarigüi inaugurated "Viva Barigui", a new green corridor integrates ParkShoppingBarigüi with "Parque Barigui" (Barigui Park), in the city of Curitiba, Paraná.

The new linear park is 600 meters long, and will have social areas, a cycle park, bicycle racks, outdoor gym equipment, a playground, a pet park, a multi-sports court, as well as a walkway and a viewpoint through the treetops. It is an extension of the mall with a new public leisure area for local residents.

The opening of "Viva Barigui" marks the beginning of celebrations for the mall's largest expansion, including the construction of a third floor with 75 new stores, an unprecedented Medical Center and new entertainment areas.

At its inauguration, ParkShoppingBarigüi prepared a program open to the public at the new natural corridor with music and a character parade.

2023 Global Architecture & Design Awards WINNER awards.re-thinkingthefuture.com

DESIGN FOR A BETTER WORLD WINNER 2023

The "Viva Barigui" project, developed by the "Oficina Urbana de Curitiba" (Curitiba Urban Workshop), was recognized with three international awards in the Architecture and Design segments.

The new park won first place in the Landscape Design concept category and third place in the Urban Design category of the renowned Global Architeture & Design (GADA), promoted by the international organization Rethinking the Future, and received the Design For a Better Future Awards 2023, at Architecture and Cities category, promoted by "Centro Brasil Design" (Brazil Design Center).

Opening of the Viva Barigui project

ESG: 3Q24 highlights

ESG (Environmental, Social and Governance)

Multiplan on fighting food waste

Multiplan has joined the "Instituto Pacto Contra a Fome" (Pact Against Hunger Institute) in a national campaign of food waste reduction, in line with the International Day of Awareness of Food Loss and Waste, which is celebrated on September 29th.

The action aims to raise awareness among society about the social, economic, and environmental impacts of waste. It was publicized in the Company's malls through their Mall & Media channels, in corridors and food courts, as well as on social media.

Pact Against Hunger slogan

"Building Dreams" - ShoppingSantaÚrsula

Inclusive activity for the hearing-impaired community

On September 26th, in celebration to the World Deaf Day, ShoppingSantaÚrsula hosted the workshop "Construindo Sonhos" (Building Dreams), specially aimed at the hearing impaired community.

The objective was to offer an inclusive, practical, and interactive experience.

The workshop was held based on SMART criteria, which stimulates participants to transform dreams in concrete and achievable goals, providing a dynamic and inclusive learning space.

Multiplan welcomes its new interns

After a selection process with nearly 3,000 candidates, Multiplan is pleased to announce the arrival of its 20 new interns in the 2nd edition of the Company's Internship Program.

Multiplan's goal is to provide a practical experience, always supported by its employees. The teams have met with its interns and are helping to transform challenges in valuable learnings.

This is the beginning of a journey that promises not only acquirements, but also opportunities for personal and professional growth.

Internship program workshop

ESG: 3Q24 highlights

ESG (Environmental, Social and Governance)

Three Multiplan's malls recognized at Experience Awards Retail

Multiplan, represented by three of its malls, was certified as one of the main Brazilian brands in customer experience at the Experience Awards Retail 2024, an award organized by SoluCX in partnership with Gouvêa Experience.

The ceremony took place on September 18th, during the Latam Retail Show, and recognized 191 brands in 21 categories, all evaluated by more than 1 million Brazilian consumers.

The award methodology, based on the NPS (Net Promoter Score), appraised the brands according to the customers' own perception. Companies that scored above average in their category received the "Customer Recommends" seal, which highlights the power of consumers' brand recommendation.

Among the certified malls are BarraShopping (RJ), BarraShoppingSul (RS), and ParkShopping (DF), which stood out for their commitment to providing high-quality experiences to their customers. These malls reinforce the Company's mission to offer excellent service and exceed consumer expectations.

Experience Awards Retail

Compliance and Information Safety Week

In September, Multiplan held the fifth edition of Compliance Week. The event, which is already part of the Company's annual calendar, reaffirms its commitment to ethics, integrity, and transparency at all levels and operations.

In this year's edition, the IT team presented the topic of Information Safety at an in-person event at Teatro Multiplan, at VillageMall in Rio de Janeiro.

In addition, the employees received a lecture on the latest practices on Information Safety, focusing on data protection and in preventing incidents, both in the corporate and the personal environment.

Compliance Week

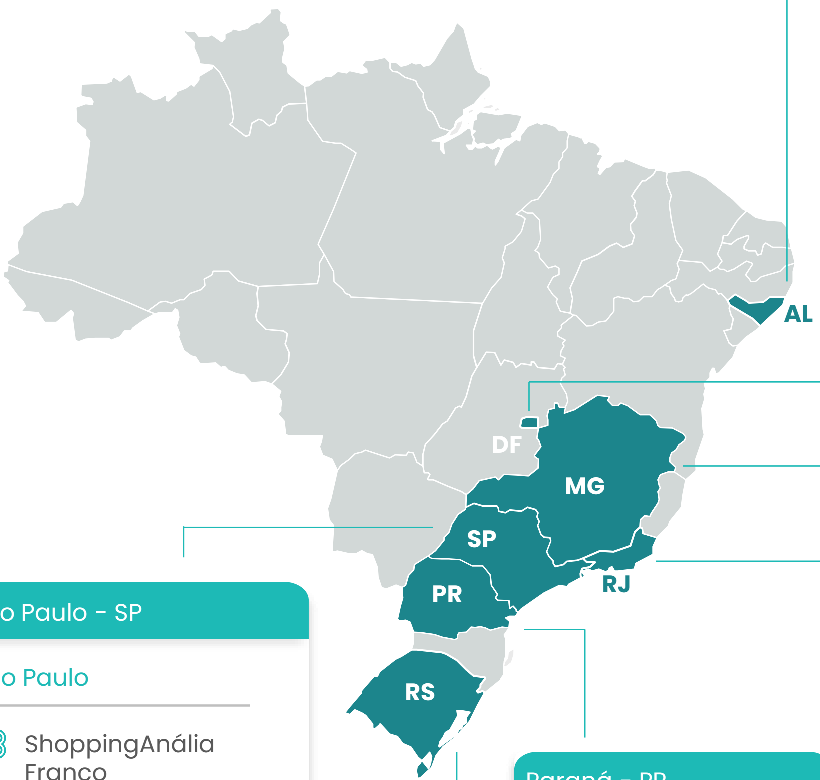
Portfolio of Assets

Portfolio (3Q24)	Opening	State	Multiplan %	Total GLA	Sales (month)[1]	Rent (month)[2]	Avg. Occupancy Rate
Malls							
BH Shopping	1979	MG	100.0%	47,325 sq.m	3,104 R$/sq.m	277 R$/sq.m	99.4%
RibeirãoShopping	1981	SP	87.3%	68,278 sq.m	1,802 R$/sq.m	141 R$/sq.m	96.0%
BarraShopping	1981	RJ	65.8%	77,697 sq.m	3,549 R$/sq.m	382 R$/sq.m	96.3%
MorumbiShopping	1982	SP	73.7%	54,769 sq.m	4,229 R$/sq.m	424 R$/sq.m	98.4%
ParkShopping	1983	DF	73.5%	53,226 sq.m	2,639 R$/sq.m	240 R$/sq.m	96.8%
DiamondMall	1996	MG	90.0%[3]	21,353 sq.m	3,148 R$/sq.m	265 R$/sq.m	97.7%
New York City Center	1999	RJ	50.0%	21,669 sq.m	895 R$/sq.m	91 R$/sq.m	97.3%
ShoppingAnáliaFranco	1999	SP	30.0%	51,590 sq.m	2,733 R$/sq.m	237 R$/sq.m	98.4%
ParkShoppingBarigüi	2003	PR	93.3%	52,307 sq.m	2,478 R$/sq.m	178 R$/sq.m	96.8%
Pátio Savassi	2004	MG	96.5%	21,075 sq.m	2,546 R$/sq.m	228 R$/sq.m	98.1%
ShoppingSantaÚrsula	1999	SP	100.0%	23,336 sq.m	648 R$/sq.m	25 R$/sq.m	94.5%
BarraShoppingSul	2008	RS	100.0%	75,581 sq.m	1,309 R$/sq.m	110 R$/sq.m	97.6%
ShoppingVilaOlímpia	2009	SP	60.0%	28,373 sq.m	1,582 R$/sq.m	118 R$/sq.m	79.1%
ParkShoppingSão Caetano	2011	SP	100.0%	39,252 sq.m	2,172 R$/sq.m	146 R$/sq.m	97.3%
JundiaíShopping	2012	SP	100.0%	36,475 sq.m	1,721 R$/sq.m	118 R$/sq.m	95.0%
ParkShoppingCampo Grande	2012	RJ	90.0%	43,769 sq.m	1,439 R$/sq.m	87 R$/sq.m	95.6%
VillageMall	2012	RJ	100.0%	28,407 sq.m	3,454 R$/sq.m	173 R$/sq.m	98.5%
Parque Shopping Maceió	2013	AL	50.0%	39,891 sq.m	1,583 R$/sq.m	101 R$/sq.m	99.2%
ParkShopping Canoas	2017	RS	82.3%	49,062 sq.m	1,660 R$/sq.m	71 R$/sq.m	94.3%
ParkJacarepaguá	2021	RJ	100.0%	40,164 sq.m	1,303 R$/sq.m	93 R$/sq.m	92.5%
Subtotal malls			**81.5%**	**873,595 sq.m**	**2,303 R$/sq.m**	**191 R$/sq.m**	**96.2%**
Office towers							
ParkShopping Corporate	2012	DF	70.0%	13,302 sq.m			86.6%
Morumbi Corporate – Golden Tower	2013	SP	100.0%	37,280 sq.m[4]			88.7%
Subtotal office towers			**92.1%**	**50,582 sq.m**			
Total portfolio			**82.1%**	**924,177 sq.m**			

[1] Sales/sq.m. calculation considers only the GLA from anchor and satellite stores that report sales, and excludes sales from kiosks, since they are not counted in the total GLA.
[2] Sum of base and overage rents charged from tenants divided by its occupied GLA. It is worth noting that this GLA includes stores that are already leased but are not yet operating.
[3] Ground Lease until 2030 and 75.05% interest afterwards.
[4] Includes 828 sq.m of the plaza gourmet located at Morumbi Corporate.

Portfolio of Assets

Operating malls
Operating office towers
Under construction (Real estate for sale)



Alagoas - AL

Maceió

- Parque Shopping Maceió

Distrito Federal - DF

Brasília

- ParkShopping
- ParkShopping Corporate

Minas Gerais - MG

Belo Horizonte

- Pátio Savassi
- DiamondMall
- BH Shopping

São Paulo - SP

São Paulo

- ShoppingAnália Franco
- MorumbiShopping
- ShoppingVilaOlímpia
- Morumbi Corporate – Golden Tower

Jundiaí

- JundiaíShopping

Ribeirão Preto

- ShoppingSantaÚrsula
- RibeirãoShopping

São Caetano

- ParkShopping SãoCaetano

Paraná - PR

Curitiba

- ParkShopping Barigüi

Rio Grande do Sul - RS

Porto Alegre

- BarraShoppingSul
- Golden Lake

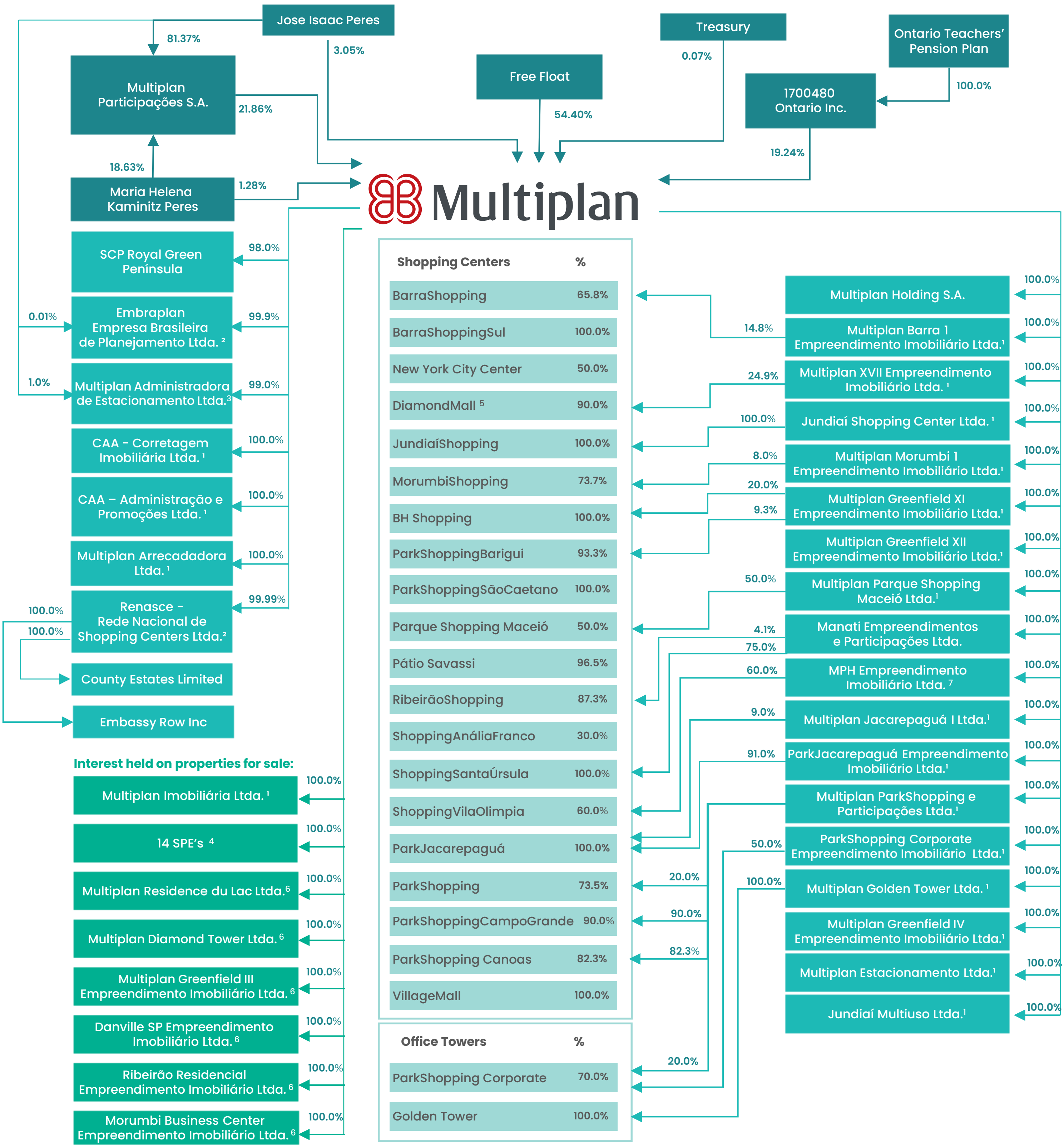
Canoas, RS

- ParkShopping Canoas

Rio de Janeiro - RJ

- BarraShopping
- New York City Center
- VillageMall
- ParkShopping CampoGrande
- ParkJacarepaguá

Ownership Structure



[1] Multiplan Holding S.A. holds an interest equal or lower than 1.00% in these entities.
[2] José Isaac Peres has a 0.01% interest in this entity.
[3] José Isaac Peres has a 1.00% interest in this entity.
[4] 14 SPEs related to ongoing real estate for sale projects.
[5] Multiplan owns 75.05% of DiamondMall. The Company has signed a ground lease which grants 90% of the mall's result until November 2026 and 100% from December 2026 to November 2030.
[6] Multiplan Imobiliária Ltda. holds interest equal or lower than 1.00% in these entities
[7] Morumbi Business Center Ltda. owns 50% of MPH Empreendimento Imobiliário Ltda.

Ownership Structure

Multiplan's ownership interests in Special Purpose Companies (SPCs). The main SPCs are as follows:

MPH Empreendimento Imobiliário Ltda.: owns 60.0% interest in ShoppingVilaOlímpia, located in the city of São Paulo, State of São Paulo. Multiplan, through direct and indirect interests, owns a 100.0% interest in MPH.

Manati Empreendimentos e Participações Ltda: owns a 75.0% interest in ShoppingSantaÚrsula, located in the city of Ribeirão Preto, state of São Paulo, which added to the 25.0% interest held directly by Multiplan in the venture totals 100.0%. It also has a 4.1% interest in Ribeirão Shopping, which combined with the 82.5% interest held directly by Multiplan in the project totals approximately 86.5%. Multiplan holds a 100.0% stake in Manati Empreendimentos e Participações S.A.

Danville SP Empreendimento Imobiliário Ltda.: SPC established to develop a building in the city of Ribeirão Preto, state of São Paulo.

Multiplan Holding S.A.: Multiplan's wholly-owned subsidiary; holds interest in other companies of Multiplan's group.

Ribeirão Residencial Empreendimento Imobiliário Ltda.: SPC established to develop a building in the city of Ribeirão Preto, state of São Paulo.

Multiplan Residence du Lac Ltda.: SPC established to develop a building in the city of Porto Alegre, state of Rio Grande do Sul.

Morumbi Business Center Empreendimento Imobiliário Ltda.: owns a 30.0% indirect stake in ShoppingVilaOlímpia via 50.0% holdings in MPH, which in turn holds 60.0% of ShoppingVilaOlímpia. Multiplan owns a 100.0% interest in Morumbi Business Center Empreendimento Imobiliário Ltda.

Multiplan Diamond Tower Ltda.: SPC established to develop a building in the city of Porto Alegre, state of Rio Grande do Sul.

Multiplan Golden Tower Ltda.: owns a 100.0% interest in Golden Tower, which is part of Morumbi Corporate, a commercial real estate building in the city of São Paulo, SP.

Multiplan Greenfield III Empreendimento Imobiliário Ltda.: SPC established to develop building in the city of Rio de Janeiro, state of Rio de Janeiro.

Multiplan Greenfield IV Empreendimento Imobiliário Ltda.: owns a 100.0% interest in the Gourmet Plaza of the Diamond Tower and performs administrative, financial, operational and commercial management of certain shopping centers of Multiplan's portfolio.

Multiplan Administradora de Estacionamento Ltda.: operates in the management of the Multiplan Group's shopping center parking lots, as well as in the operation of services and entertainment businesses aimed at children, through leisure spaces in its malls, providing related services.

Multiplan Arrecadadora Ltda.: operates collection of rents, common and specific expenses, revenues derived from marketing fund, and other revenues derived from commercial spaces, especially shopping centers, as well as in the collection, renegotiation and recovery of credits from the Multiplan group.

Jundiaí Shopping Center Ltda.: owns a 100.0% interest in JundiaíShopping, located in the city of Jundiaí, state of São Paulo. Multiplan holds a 100.0% interest in Jundiaí Shopping Center Ltda.

ParkShopping Corporate Empreendimento Imobiliário Ltda.: owns a 50.0% interest in ParkShopping Corporate, a building located in the city of Brasília, Federal District.

Multiplan ParkShopping e Participações Ltda.: owns an 82.25% interest at ParkShopping Canoas, located in the city of Canoas, RS, 90.00% interest in ParkShoppingCampoGrande, located in the city of Rio de Janeiro, state of Rio de Janeiro, a 20.00% interest in ParkShopping Corporate and in ParkShopping, both located in Brasilia, Distrito Federal. Multiplan owns a 100.0% interest in Multiplan ParkShopping e Participações Ltda.

Multiplan Imobiliária Ltda.: owns interests in other companies of the Multiplan group.

ParkJacarepaguá Empreendimento Imobiliário Ltda.: operates in the commercial exploitation of ParkJacarepaguá, located in Rio de Janeiro, state of Rio de Janeiro, in which it has a 91.0% interest.

Multiplan Barra 1 Empreendimento Imobiliário Ltda.: owns a 14.8% interest in BarraShopping, located in the city of Rio de Janeiro, RJ, which added to the other interests held by Multiplan in the project totals 65.8%. Multiplan holds a 100.0% stake in Multiplan Barra 1 Empreendimento Imobiliário Ltda.

Multiplan Morumbi 1 Empreendimento Imobiliário Ltda.: owns an 8.0% interest in MorumbiShopping, located in the city of São Paulo, SP, which added to the other interests held by Multiplan in the project totals 73.7%. Multiplan holds a 100.0% stake in Multiplan Morumbi 1 Empreendimento Imobiliário Ltda.

Multiplan Greenfield XI Empreendimento Imobiliário Ltda.: owns a 9.33% interest in ParkShoppingBarigüi, located in the city of Curitiba, PR, which added to the other interests held by Multiplan in the project totals 93.33%, and a 20.0% interest in BH Shopping, located in the City of Belo Horizonte, MG. Multiplan holds a 100.0% stake in Multiplan Greenfield XI Empreendimento Imobiliário Ltda.

Renasce – Rede Nacional de Shopping Centers Ltda.: performs administrative, financial, operational and commercial management of certain shopping centers of Multiplan's portfolio.

CAA – Administração e Promoções Ltda.: provides specialized administrative services to the tenants' associations in Multiplan's mall portfolio, including the management of contribution fees for the marketing fund.

Multiplan XVII Empreendimento Imobiliário Ltda.: has a 24.95% stake in DiamondMall, located in the city of Belo Horizonte, MG, which together with the other stakes held by Multiplan in the project total 75.05%. Multiplan has a 100.0% stake in Multiplan XVII Empreendimento Imobiliário Ltda.

Ownership Structure

Jundiaí Multiuso Ltda.: manages its own shopping center parking lots.
Multiplan Estacionamento Ltda.: operates in the management of parking lots in the Multiplan Group's malls.
Multiplan Jacarepaguá I Ltda.: owns a 9% stake in ParkJacarepaguá, located in the city of Rio de Janeiro, RJ, which together with the other stakes held by Multiplan in the project, total 100%.
Multiplan Parque Shopping Maceió Ltda.: owns a 50% stake in Parque Shopping Maceió, located in the city of Maceió, AL.

Operational and Financial Data

Operational and financial highlights

Financial Statements (% Multiplan)	3Q24	3Q23	Chg.%	9M24	9M23	Chg.%
Gross revenue R$'000	587,313	553,227	+6.2%	1,733,864	1,595,074	+8.7%
Net revenue R$'000	545,157	511,725	+6.5%	1,608,487	1,485,583	+8.3%
Net revenue R$/sq.m	739.5	695.2	+6.4%	2,176.2	2,021.9	+7.6%
Net revenue US$/sq.ft	12.6	12.9	-2.2%	37.1	37.5	-1.1%
Rental revenue R$'000	401,546	394,024	+1.9%	1,184,406	1,177,522	+0.6%
Rental revenue R$/sq.m	544.7	535.3	+1.7%	1,602.5	1,602.7	-0.0%
Rental revenue US$/sq.ft	9.3	9.9	-6.5%	27.3	29.7	-8.1%
Monthly rental revenue R$/sq.m	190.9	189.0	+1.0%	189.1	190.1	-0.5%
Monthly rental revenue US$/sq.ft	3.3	3.5	-7.2%	3.2	3.5	-8.6%
Net Operating Income (NOI) R$'000	458,648	437,947	+4.7%	1,312,436	1,260,441	+4.1%
Net Operating Income R$/sq.m	622.1	595.0	+4.6%	1,775.7	1,715.5	+3.5%
Net Operating Income US$/sq.ft	10.6	11.0	-3.9%	30.3	31.8	-4.9%
NOI margin	93.2%	92.9%	+32 b.p.	92.0%	90.5%	+151 b.p.
NOI per share R$	0.79	0.75	+5.5%	2.27	2.16	+4.9%
Headquarter expenses R$'000	(46,299)	(45,135)	+2.6%	(138,401)	(133,154)	+3.9%
Headquarter expenses/Net revenue	-8.5%	-8.8%	+33 b.p.	-8.6%	-9.0%	+36 b.p.
EBITDA R$'000	401,115	390,782	+2.6%	1,181,579	1,117,830	+5.7%
EBITDA R$/sq.m	544.1	530.9	+2.5%	1,598.6	1,521.4	+5.1%
EBITDA US$/sq.ft	9.3	9.9	-5.8%	27.3	28.2	-3.4%
EBITDA margin	73.6%	76.4%	-279 b.p.	73.5%	75.2%	-179 b.p.
EBITDA per share R$	0.69	0.67	+3.4%	2.05	1.92	+6.5%
FFO R$'000	303,457	312,237	-2.8%	949,707	859,563	+10.5%
FFO R$/sq.m	411.6	424.2	-3.0%	1,284.9	1,169.9	+9.8%
FFO US$'000	55,706	62,360	-10.7%	174,338	171,672	+1.6%
FFO US$/sq.ft	7.0	7.9	-10.8%	21.9	21.7	+1.0%
FFO margin	55.7%	61.0%	-535 b.p.	59.0%	57.9%	+118 b.p.
FFO per share (R$)	0.53	0.54	-2.1%	1.64	1.48	+11.3%
Dollar (USD) end of quarter FX rate	**5.45**	**5.01**	**+8.8%**	**5.45**	**5.01**	**+8.8%**

Market Performance	3Q24	3Q23	Chg.%	9M24	9M23	Chg.%
Total number of shares	578,163,701	600,760,875	-3.8%	578,163,701	600,760,875	-3.8%
Ordinary shares	578,163,701	600,760,875	-3.8%	578,163,701	600,760,875	-3.8%
Preferred shares	-	-	n.a.	-	-	n.a.
Average share closing price (R$)	25.51	26.11	-2.3%	25.32	25.34	-0.1%
Final closing share price (R$)	25.65	24.57	+4.4%	25.65	24.57	+4.4%
Average daily traded volume R$ '000	115,432	108,529	+6.4%	115,169	117,710	-2.2%
Market cap R$ '000	14,829,899	14,760,695	+0.5%	14,829,899	14,760,695	+0.5%
Gross debt R$ '000	3,639,321	2,702,690	+34.7%	3,639,321	2,702,690	+34.7%
Cash R$ '000	1,422,477	737,499	+92.9%	1,422,477	737,499	+92.9%
Net Debt R$ '000	2,216,844	1,965,191	+12.8%	2,216,844	1,965,191	+12.8%
P/FFO (LTM)	11.12 x	12.3 x	-9.3%	11.1 x	12.3 x	-9.3%
EV/EBITDA (LTM)	10.8 x	11.2 x	-3.4%	10.8 x	11.2 x	-3.4%
Net Debt/EBITDA (LTM)	1.41 x	1.32 x	+6.9%	1.41 x	1.32 x	+6.9%

Operational and Financial Data

Operational and financial highlights

Operational (% Multiplan)[1]	3Q24	3Q23	Chg.%	9M24	9M23	Chg.%
Final total mall GLA (sq.m)	873,595	880,929	-0.8%	873,595	880,929	-0.8%
Final owned mall GLA (sq.m)	712,153	711,138	+0.1%	712,153	711,138	+0.1%
Owned mall GLA %	81.5%	80.7%	+79 b.p.	81.5%	80.7%	+79 b.p.
Final total office towers GLA (sq.m)	50,582	50,582	+0.0%	50,582	50,582	+0.0%
Final owned office towers GLA (sq.m)	46,591	46,591	+0.0%	46,591	46,591	+0.0%
Final total GLA (sq.m)	924,177	931,511	-0.8%	924,177	931,511	-0.8%
Final owned GLA (sq.m)	758,744	757,730	+0.1%	758,744	757,730	+0.1%
Adjusted total mall GLA (avg.) (sq.m) [2]	852,122	859,242	-0.8%	855,956	857,896	-0.2%
Adjusted owned mall GLA (avg.) (sq.m) [2]	690,617	689,454	+0.2%	692,523	688,140	+0.6%
Total office towers GLA (avg.) (sq.m) [2]	50,582	50,582	+0.0%	50,582	50,582	+0.0%
Owned office towers GLA (avg.) sq.m) [2]	46,591	46,591	+0.0%	46,591	46,591	+0.0%
Adjusted total GLA (avg.) (sq.m) [2]	902,704	909,824	-0.8%	906,538	908,478	-0.2%
Adjusted owned GLA (avg.) (sq.m) [2]	737,208	736,046	+0.2%	739,114	734,731	+0.6%
Total sales R$'000	5,662,658	5,184,520	+9.2%	16,319,512	15,025,346	+8.6%
Total sales R$/sq.m [3]	6,909	6,325	+9.2%	19,957	18,763	+6.4%
Total sales US$/sq.ft [3]	118	117	+0.4%	340	348	-2.2%
Satellite stores sales R$/sq.m [3]	9,226	8,460	+9.1%	26,761	24,899	+7.5%
Satellite stores sales US$/sq.ft [3]	157	157	+0.2%	456	462	-1.2%
Total rent R$/sq.m	573	567	+1.0%	1,702	1,711	-0.5%
Total rent US$/sq.ft [3]	9.8	10.5	-7.2%	29.0	31.8	-8.6%
Same Store Sales [3]	9.3%	7.8%	+148 b.p.	7.6%	9.1%	-144 b.p.
Same Store Rent [3]	4.4%	7.0%	-255 b.p.	3.3%	9.8%	-647 b.p.
IGP-DI adjustment effect	+0.6%	+2.6%	-202 b.p.	+0.3%	+6.0%	-567 b.p.
Occupancy costs [4]	12.8%	13.6%	-83 b.p.	13.2%	14.1%	-82 b.p.
Rent as sales %	8.1%	8.7%	-61 b.p.	8.3%	9.0%	-65 b.p.
Others as sales %	4.7%	4.9%	-22 b.p.	4.9%	5.1%	-17 b.p.
Turnover [4]	1.6%	1.9%	-35 b.p.	4.4%	7.9%	-351 b.p.
Occupancy rate [4]	96.2%	96.1%	+18 b.p.	96.0%	95.4%	+62 b.p.
Gross delinquency	3.3%	4.4%	-113 b.p.	3.5%	4.8%	-127 b.p.
Net delinquency	-0.1%	-0.2%	+8 b.p.	0.0%	1.9%	-190 b.p.
Rent loss	1.9%	0.1%	+180 b.p.	1.7%	0.5%	+117 b.p.

[1] Except for total sales, satellite stores sales and occupancy cost indicators, which are calculated for a 100% stake.
[2] Adjusted GLA corresponds to the period's average GLA excluding the area of BIG supermarket at BarraShoppingSul, which, in 2Q23, was replaced by the supermarkets Carrefour and Sam's Club.
[3] Considers only the GLA from stores that report sales, and excludes sales from kiosks, since they are not counted in the total GLA.
[4] Considers only shopping centers. Turnover calculated over managed GLA.

Appendix

Consolidated financial statements: according to the technical pronouncement CPC 19 (R2) joint arrangement

IFRS with CPC 19 (R2)						
(R$'000)	3Q24	3Q23	Chg. %	9M24	9M23	Chg. %
Rental revenue	401,546	387,877	+3.5%	1,184,406	1,158,965	+2.2%
Services revenue	35,694	50,267	-29.0%	112,152	118,388	-5.3%
Key Money revenue	(1,744)	(2,442)	-28.6%	1,527	(5,151)	n.a.
Parking revenue	79,948	71,950	+11.1%	220,094	204,936	+7.4%
Real estate for sale revenue	55,497	28,608	+94.0%	150,664	56,883	+164.9%
Straight-line effect	10,366	4,321	+139.9%	22,051	7,352	+199.9%
Other revenues	6,006	7,043	-14.7%	42,970	25,927	+65.7%
Gross revenue	**587,313**	**547,624**	**+7.2%**	**1,733,864**	**1,567,299**	**+10.6%**
Taxes on revenues	(42,157)	(41,020)	+2.8%	(125,377)	(108,287)	+15.8%
Net revenue	**545,157**	**506,605**	**+7.6%**	**1,608,487**	**1,459,013**	**+10.2%**
Headquarters expenses	(46,299)	(44,587)	+3.8%	(138,401)	(132,545)	+4.4%
Share-based compensation	(15,751)	(15,520)	+1.5%	(49,997)	(40,804)	+22.5%
Properties expenses	(33,212)	(33,062)	+0.5%	(114,114)	(130,214)	-12.4%
Projects for lease expenses	(2,717)	(1,718)	+58.2%	(5,431)	(3,738)	+45.3%
Projects for sale expenses	(7,839)	(4,838)	+62.0%	(17,201)	(16,449)	+4.6%
Cost of properties sold	(31,714)	(19,723)	+60.8%	(81,942)	(39,980)	+105.0%
Equity pick-up	(0)	2,430	n.a.	(37)	19,452	n.a.
Other operating revenues/expenses	(6,508)	(478)	+1,262.2%	(19,785)	(1,271)	+1,456.7%
EBITDA	**401,115**	**389,108**	**+3.1%**	**1,181,579**	**1,113,465**	**+6.1%**
Financial revenues	46,552	33,726	+38.0%	129,898	107,130	+21.3%
Financial expenses	(85,067)	(86,070)	-1.2%	(247,371)	(285,388)	-13.3%
Depreciation and amortization	(34,328)	(34,021)	+0.9%	(102,897)	(114,255)	-9.9%
Earnings before taxes	**328,272**	**302,743**	**+8.4%**	**961,209**	**820,952**	**+17.1%**
Income tax and social contribution	(48,733)	(21,096)	+131.0%	(92,228)	(70,642)	+30.6%
Deferred income and social contribution taxes	74	(18,231)	n.a.	(40,524)	(32,380)	+25.2%
Minority interest	(44)	(42)	+3.2%	(119)	(120)	-0.5%
Net income	**279,569**	**263,374**	**+6.1%**	**828,337**	**717,810**	**+15.4%**

(R$'000)	3Q24	3Q23	Chg. %	9M24	9M23	Chg. %
NOI	**458,648**	**431,086**	**+6.4%**	**1,312,436**	**1,241,039**	**+5.8%**
NOI margin	93.2%	92.9%	+37 b.p.	92.0%	90.5%	+150 b.p.
Property EBITDA[1]	**397,736**	**389,632**	**+2.1%**	**1,162,634**	**747,330**	**+55.6%**
Property EBITDA margin[1]	80.6%	81.1%	-58 b.p.	79.2%	53.2%	+2,601 b.p.
EBITDA	**401,115**	**389,108**	**+3.1%**	**1,181,579**	**1,113,465**	**+6.1%**
EBITDA margin	73.6%	76.8%	-323 b.p.	73.5%	76.3%	-286 b.p.
Net Income	**279,569**	**263,374**	**+6.1%**	**828,337**	**717,810**	**+15.4%**
Net Income margin	51.3%	52.0%	-71 b.p.	51.5%	49.2%	+230 b.p.
FFO	**303,457**	**311,305**	**-2.5%**	**949,707**	**857,094**	**+10.8%**
FFO margin	55.7%	61.4%	-579 b.p.	59.0%	58.7%	+30 b.p.

[1] Does not consider Real Estate for sale activities (revenues, taxes, costs and expenses) and expenses related to future development. Headquarters expenses and stock options are proportional to the shopping centers revenues as a percentage of gross revenue.

Note: Figures may slightly differ from the Quarterly Financial Report (ITR) due to rounding.

Appendix

Consolidated financial statements - managerial report

(R$'000)	3Q24	3Q23	Chg. %	9M24	9M23	Chg.%
Rental revenue	401,546	394,024	+1.9%	1,184,406	1,177,522	+0.6%
Services revenue	35,694	48,672	-26.7%	112,152	116,793	-4.0%
Key money revenue	(1,744)	(2,422)	-28.0%	1,527	(5,044)	n.a.
Parking revenue	79,948	73,382	+8.9%	220,094	209,304	+5.2%
Real estate for sale revenue	55,497	28,608	+94.0%	150,664	64,383	+134.0%
Straight-line effect	10,366	3,885	+166.8%	22,051	5,993	+267.9%
Other revenues	6,006	7,078	-15.2%	42,970	26,122	+64.5%
Gross Revenue	**587,313**	**553,227**	**+6.2%**	**1,733,864**	**1,595,074**	**+8.7%**
Taxes on revenues	(42,157)	(41,502)	+1.6%	(125,377)	(109,492)	+14.5%
Net Revenue	**545,157**	**511,725**	**+6.5%**	**1,608,487**	**1,485,583**	**+8.3%**
Headquarters expenses	(46,299)	(45,135)	+2.6%	(138,401)	(133,154)	+3.9%
Share-based compensations	(15,751)	(15,520)	+1.5%	(49,997)	(40,804)	+22.5%
Properties expenses	(33,212)	(33,344)	-0.4%	(114,114)	(132,379)	-13.8%
Projects for lease expenses	(2,717)	(1,718)	+58.2%	(5,431)	(3,738)	+45.3%
Projects for sale expenses	(7,839)	(5,025)	+56.0%	(17,201)	(16,824)	+2.2%
Cost of properties sold	(31,714)	(19,723)	+60.8%	(81,942)	(41,099)	+99.4%
Equity pickup	(0)	0	n.a.	(37)	(8)	+370.3%
Other operating revenues/expenses	(6,508)	(477)	+1,263.3%	(19,785)	252	n.a.
EBITDA	**401,115**	**390,782**	**+2.6%**	**1,181,579**	**1,117,830**	**+5.7%**
Financial revenues	46,552	34,209	+36.1%	129,898	108,665	+19.5%
Financial expenses	(85,067)	(86,101)	-1.2%	(247,371)	(285,463)	-13.3%
Depreciation and amortization	(34,328)	(34,517)	-0.5%	(102,897)	(115,741)	-11.1%
Earnings Before Taxes	**328,272**	**304,374**	**+7.9%**	**961,209**	**825,290**	**+16.5%**
Income tax and social contribution	(48,733)	(22,726)	+114.4%	(92,228)	(75,356)	+22.4%
Deferred income and social contribution taxes	74	(18,231)	n.a.	(40,524)	(32,005)	+26.6%
Minority interest	(44)	(42)	+3.2%	(119)	(120)	-0.5%
Net Income	**279,569**	**263,374**	**+6.1%**	**828,337**	**717,810**	**+15.4%**

(R$'000)	3Q24	3Q23	Chg. %	9M24	9M23	Chg.%
NOI	**458,648**	**437,947**	**+4.7%**	**1,312,436**	**1,260,441**	**+4.1%**
NOI margin	93.2%	92.9%	+32 b.p.	92.0%	90.5%	+151 b.p.
Property EBITDA [1]	**397,736**	**393,923**	**+1.0%**	**1,162,634**	**1,126,769**	**+3.2%**
Property EBITDA margin [1]	80.6%	81.2%	-61 b.p.	79.2%	79.0%	+12 b.p.
EBITDA	**401,115**	**390,782**	**+2.6%**	**1,181,579**	**1,117,830**	**+5.7%**
EBITDA margin	73.6%	76.4%	-279 b.p.	73.5%	75.2%	-179 b.p.
Net Income	**279,569**	**263,374**	**+6.1%**	**828,337**	**717,810**	**+15.4%**
Net Income margin	51.3%	51.5%	-19 b.p.	51.5%	48.3%	+318 b.p.
FFO	**303,457**	**312,237**	**-2.8%**	**949,707**	**859,563**	**+10.5%**
FFO margin	55.7%	61.0%	-535 b.p.	59.0%	57.9%	+118 b.p.

[1] Does not consider Real Estate for sale activities (revenues, taxes, costs and expenses) and expenses related to future development. Headquarters expenses and stock options are proportional to the shopping centers revenues as a percentage of gross revenue.

Note: Figures may slightly differ from the Quarterly Financial Report (ITR) due to rounding.

Appendix

Balance sheet

Current Asset (R$'000)	09/30/2024	06/30/2024	Chg.%
Cash and cash equivalents	1,422,477	996,707	+42.7%
Accounts receivable	456,136	428,254	+6.5%
Land and properties held for sale	211,726	157,014	+34.8%
Related parties	40,449	40,078	+0.9%
Recoverable taxes and contributions	57,533	61,038	-5.7%
Deferred incomes	64,201	55,835	+15.0%
Other	23,912	29,276	-18.3%
Total Current Assets	**2,276,434**	**1,768,202**	**+28.7%**
Accounts receivable	13,128	11,710	+12.1%
Land and properties held for sale	511,225	492,981	+3.7%
Related parties	48,551	43,225	+12.3%
Judicial deposits	166,160	163,364	+1.7%
Deferred income and social contribution taxes	30,460	31,126	-2.1%
Deferred costs	162,341	148,705	+9.2%
Other	1,191	1,191	+0.0%
Investments	2,155	2,155	-0.0%
Investment properties	8,686,208	8,553,030	+1.6%
Property and equipment	100,633	100,998	-0.4%
Intangible	384,863	382,623	+0.6%
Total Non-Current Assets	**10,106,915**	**9,931,110**	**+1.8%**
Total Assets	**12,383,349**	**11,699,312**	**+5.8%**

Current Liabilities (R$'000) -	09/30/2024	06/30/2024	Chg.%
Loans and financing	275,030	222,659	+23.5%
Debentures	257,475	249,512	+3.2%
Accounts payable	238,420	210,867	+13.1%
Property acquisition obligations	34,837	66,223	-47.4%
Taxes and contributions payable	26,108	28,355	-7.9%
Interest on shareholder's capital	538,992	507,014	+6.3%
Deferred incomes	17,846	18,181	-1.8%
Other	69,090	65,554	+5.4%
Total Current Liabilities	**1,457,798**	**1,368,363**	**+6.5%**
Loans and financing	766,436	835,646	-8.3%
Accounts payable	36,842	35,596	+3.5%
Debentures	2,305,542	1,805,866	+27.7%
Deferred income and social contribution taxes	340,993	341,734	-0.2%
Property acquisition obligations	-	10,000	n.a.
Debt with related parties	786	2,555	+9.0%
Other	11,563	12,531	-7.7%
Provision for contingencies	83,140	83,140	+0.0%
Deferred incomes	39,296	39,134	-4.1%
Total Non-Current Liabilities	**3,584,599**	**3,166,201**	**+13.2%**
Shareholder's Equity			
Capital	3,158,062	3,158,062	n.a.
Capital Reserves	1,076,392	1,063,432	+1.22%
Profit Reserves	2,627,764	3,141,451	-16.4%
Share issue costs	(46,103)	(43,548)	+5.9%
Shares in treasure department	(9,093)	(524,038)	-98.3%
Effects on capital transaction	(89,995)	(89,995)	-
Additional dividends/IoC proposed	(205,000)	(90,000)	+127.8%
Retained earnings	828,725	549,227	+50.9%
Minority interest	199	157	+27.3%
Total Shareholder's Equity	**7,340,952**	**7,164,748**	**+2.5%**
Total Liabilities and Shareholder's Equity	**12,383,349**	**11,699,312**	**+5.8%**

Note: Figures may slightly differ from the Quarterly Financial Report (ITR) due to rounding.

Appendix

Relationship with independent auditors
CVM Instruction 162/2022

Pursuant to the provisions of the Brazilian Securities Commission ("CVM") Instruction No. 162, of July 13, 2022, the Company informs that no new other non-external audit services were contracted with our independent auditors and/or their related parties during the third quarter of 2024.

The Company adopts governance policies aimed at avoiding conflicts of interest and preserving the independence and objectivity of the independent auditors hired, namely: (i) the auditor should not audit his own work; (ii) the auditor should not perform managerial duties on his client; and (iii) the auditor should not promote the interests of his client.

Glossary and acronyms

Abrasce: Brazilian Association of Shopping Centers (Associação Brasileira de Shopping Centers).

Anchor stores: Large, well-known stores with special marketing and structural features that can attract consumers. Stores must have at least 1,000 sq.m (10,763 sq. foot) to be considered anchors.

B3 (B3 – Brasil, Bolsa, Balcão): is the Brazilian stock exchange, formerly named São Paulo Stock Exchange.

Base rent (or minimum rent): Minimum fixed rent paid by a tenant based on a lease contract. Some tenants sign contracts with no fixed base rent, and in that case minimum rent corresponds to a percentage of their sales.

Brownfield: Expansions or mixed-use projects developed in existing shopping centers.

CAGR: Compounded Annual Growth Rate. Corresponds to a geometric mean growth rate, on an annualized basis.

CAPEX (Capital Expenditure): Resources for the development of new shopping centers, expansions, asset improvements, IT projects, hardware and other investments. The CAPEX represents the variation of property and equipment, intangible assets, investment properties, plus depreciation. Investments in real estate assets for sale are accounted as land and properties held for sale.

CDI: ("Certificado de Depósito Interbancário" or Interbank Deposit Certificate): Certificates issued by banks to generate liquidity. Its average overnight annualized rate is used as a reference for interest rates in the Brazilian economy.

Common expenses: The sum of condominium expenses and marketing fund contributions.

Debenture: Debt instrument issued by companies to borrow money. Multiplan's debentures are non-convertible, which means that they cannot be converted into shares. Moreover, a debenture holder has no voting rights.

EBITDA: Earnings Before Interest, Tax, Depreciation and Amortization. Net income (loss) plus expenses with income tax and social contribution on net income, financial result, depreciation and minority interest. EBITDA does not have a single definition, and this definition of EBITDA may not be comparable with the EBITDA used by other companies.

EBITDA margin: EBITDA divided by Net Revenue.

EPS: Earnings per Share. Net Income divided by the balance from the total shares of the Company minus shares held in treasury.

Equity pickup: Interest held in the subsidiary Company will be shown in the income statement as equity pickup, representing the net income attributable to the subsidiary's shareholders.

Funds from Operations (FFO): Refers to the sum of net income excluding non-cash items as straight-line effect, deferred income and social contribution taxes and depreciation.

GLA: Gross Leasable Area, equivalent to the sum of all the areas available for lease in malls and offices, excluding Merchandising.

Greenfield: Development of new shopping centers, office towers and mixed-use projects.

IBGE: The Brazilian Institute of Geography and Statistics.

IGP-DI ("Índice Geral de Preços - Disponibilidade Interna") General Domestic Price Index: Inflation index published by the Getúlio Vargas Foundation (FGV), referring to the data collection period between the first and the last day of the month in reference, with disclosure date near the 20th day of the following month. It has the same composition as the IGP-M ("Índice Geral de Preços do Mercado"), though with a different data collection period.

IGP-DI Adjustment Effect: The average of the monthly IGP-DI increase with a month of delay. This monthly increase is composed by the weighting of the annual IGP-DI change multiplied by the percentage of leasing contracts adjusted each month.

IPCA ("Índice de Preços ao Consumidor Amplo") Extended National Consumer Price Index: Published by the IBGE (Brazilian institute of statistics), it is the national consumer price index, with a data collection period between the first and the last day of the month in reference.

Key Money (KM): Key Money is the amount paid by a tenant in order to open a store in a shopping center. The key money contract when signed is accrued in the deferred revenue account and in accounts receivable. Its revenue is accrued in the key money revenue account in linear installments throughout the term of the leasing contract. The accounted revenue is net of "tenant inductions/allowances" or other incentives offered by the Company to tenants and, since 4Q20, this account includes transfer fees.

Landbank: Land plots available to the Company in the areas surrounding its assets for the development of future projects.

LTM: data equivalent to the last 12 months accumulated period.

Management fee: Fee charged from tenants and partners/owners to pay for shopping center administrative expenses.

Merchandising: Revenues from leasing of spaces not considered in the GLA. Merchandising includes revenue from kiosks, stands, posters, LED panels, leasing of pillar spaces, parking areas, doors and escalators and other display locations in a mall.

Glossary and acronyms

Minority Interest: Result of subsidiaries that do not correspond to the interest of the parent Company and, consequently, is deducted from the result of the same.

Mixed-use: Strategy based on the development of residential, commercial, corporate and other developments in the areas surrounding our shopping centers.

Net Debt / EBITDA: Ratio resulted from the division of net debt by EBITDA accumulated in the last 12 months. Net debt is the sum of loans, financing, property acquisition obligations and debentures, less cash, cash equivalents and short-term investments.

Net Delinquency Rate: Percentage of rent coming due in the period, but not received. The net delinquency rate considers the receiving of past periods.

Net Operating Income (NOI): Sum of the income from Rental Operations (Rental Revenue, Straight Line effect and Properties Expenses) and income from Parking Operations (revenue and expenses). Revenue taxes are not considered.

NOI margin: NOI divided by the sum of Rental Revenue, Straight-Line Effect and Parking Revenue.

Occupancy cost: Is the occupancy cost of a store as a percentage of sales. The occupancy cost includes rent, condominium expenses and marketing fund contributions. Only includes stores that report sales volumes.

Occupancy rate: leased GLA divided by total GLA.

Organic growth: Revenue growth, which is not generated by acquisitions, expansions and new areas, added in the period.

Overage rent: The difference paid as rent (when positive), between the base rent and the rent consisting of a percentage of sales, as established in the lease agreement.

Owned GLA: refers to total GLA weighted by Multiplan's interest in each mall and office tower.

Parking revenue: Parking revenue net of amounts transferred to the Company's partners in the shopping centers and condominiums.

Potential Sales Value (PSV) or Total Sell Out: Sum of sales value of all units of a specific real estate project for sale.

Projects for lease expenses: Pre-operational expenses from shopping centers, expansions and office tower projects for lease, recorded as an expense in the income statement in line with the CPC 04 pronouncement in 2009.

Projects for sale expenses: Pre-operational expenses generated by real estate for sale activity, recorded as an expense in the income statement in line with the CPC 04 pronouncement in 2009.

Rent loss: Write-offs generated by tenants' delinquency.

Rent per sq.m: Sum of base and Overage rents invoiced from tenants divided by its occupied GLA. It is worth noting that this GLA includes stores that are already leased but are not yet operating (i.e., stores that are being prepared for opening).

Sales: Sales reported by the tenants in each of the malls. includes sales from kiosks.

Sales per sq.m: Sales/sq.m calculation considers only the GLA from anchor and satellite stores that report sales, and excludes sales from kiosks, since they are not counted in the total GLA.

Same Store Rent (SSR): Changes on rent collected from stores that were in operation in both periods compared. SSR may be affected by the granting or lifting of rent concessions.

Same Store Sales (SSS): Changes on informed sales from stores that were in operation in both periods compared.

Satellite stores: Smaller stores (<1.000 sq.m, <10,763 sq. foot) located in the surroundings of the anchor stores and intended for general retailing.

Satellitization: Rental strategy, in which a store is segregated into more than one operation, seeking to improve the mix and increase efficiency.

Seasonal rent: Additional rent charged from the tenants usually in December, due to higher sales as a result of Christmas.

Straight-line effect: Accounting method meant to remove volatility and seasonality from rental revenue. The accounting of rental revenues including seasonal rent and contractual adjustments, when applicable, is done on a straight-line basis over the term of the contract regardless of the term of receipt and inflation adjustments. The straight-line effect is the rental revenue adjustment that needs to be added or subtracted from the rental revenue of the period in order to achieve straight-line accounting.

Tenant mix: Portfolio of tenants strategically defined by the shopping center manager.

TR ("Taxa Referencial", or Reference Interest Rate): Is a reference interest rate used mainly in the composition of the savings accounts income and finance costs of operations such as loans from the Housing Finance System. It is calculated by the Central Bank of Brazil.

Turnover: GLA of shopping centers in operation leased in the period divided by total GLA of shopping centers in operation. Includes only malls managed by Multiplan.

Vacancy: GLA of a shopping center available for lease.