50 ANOS

Multiplan

2Q24
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 June 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.

Please see on page 59 of this report the changes according to Technical Pronouncement CPC 19 (R2), and the reconciliation of the accounting and managerial numbers.

New York City Center

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Overview

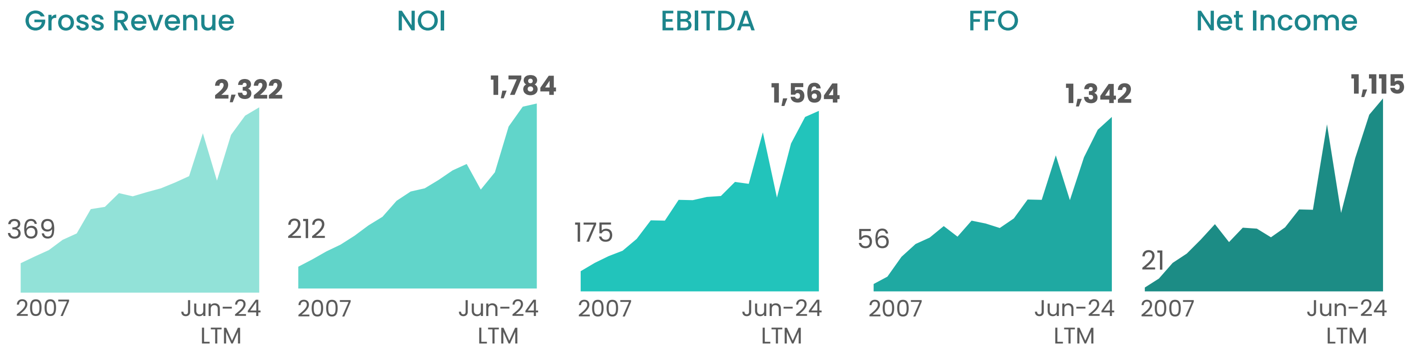
Multiplan Empreendimentos Imobiliários S.A. is one of Brazil's leading shopping center operating companies, established as a full-service company that plans, develops, owns and manages one of the largest and highest-quality mall portfolios in the country.

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 Jun-24, Multiplan owned and managed 20 shopping centers comprising a total GLA of 873,778 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 924,360 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	Jun-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	22,744.0	**+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	2,321.7	**+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	1,783.5	**+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	1,564.3	**+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	1,341.9	**+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	1,114.7	**+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%).

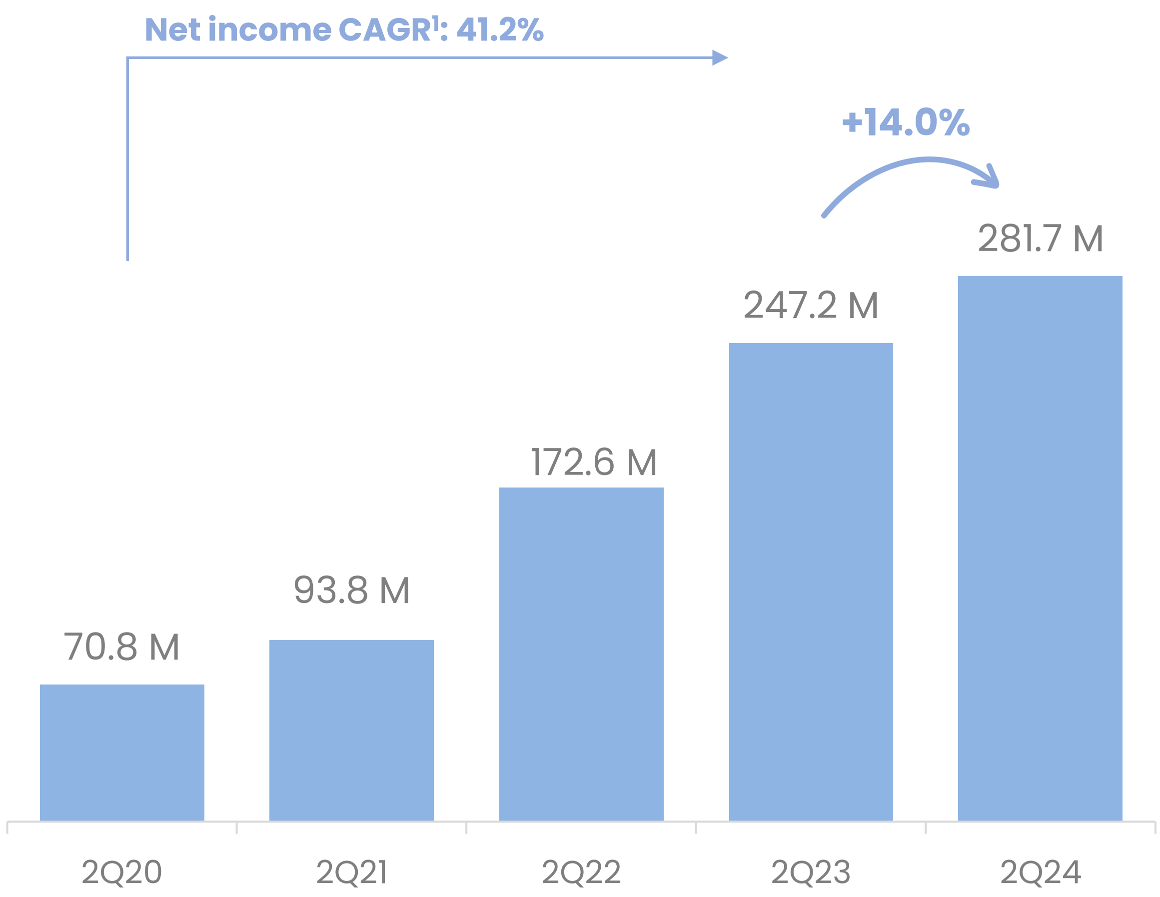
Highlights

Net income (again) excelling with double-digit

Once again, Multiplan delivered net income double-digit growth in 2Q24 year-over-year, while inflation in the last twelve months led to a zero IGP-DI adjustment effect.

The Company's mixed-use projects, the landbank value-unlocking strategy, alongside cost reductions in the quarter were some of the main drivers of this evolution.

Net income evolution (R$)



[1]CAGR stands for Compound Annual Growth Rate.

Highlights

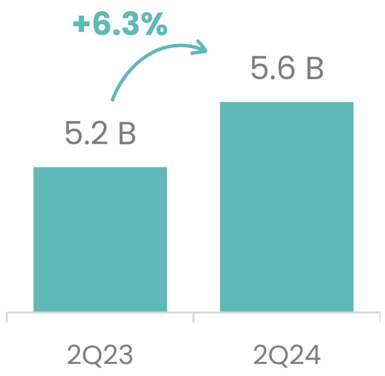
Chain reaction: positive sales growth led to negative net delinquency that led to record margins

Tenants' sales grew 6.3% in 2Q24 over 2Q23, diluting the occupancy cost to 13.0%, the lowest level for a second quarter in the last five years.

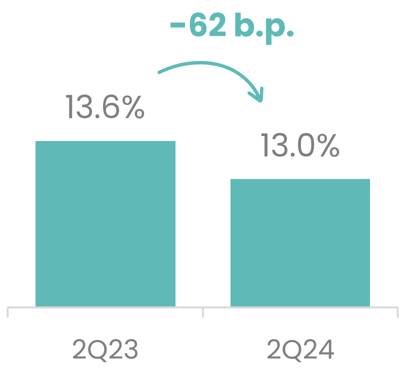
The strong demand from tenants seeking highly productive malls enabled the Company to recover past due rents, contributing to a negative net delinquency of 1.0% in the quarter.

The negative net delinquency, together with the increase in the occupancy rate, led to a 29.0% drop in property expenses and a 92.0% NOI[1] margin, a new record for a second quarter.

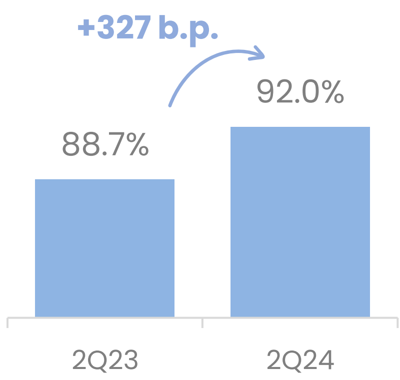
Tenants' sales (R$)



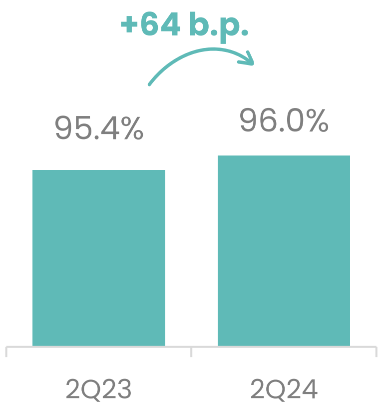
Occupancy cost



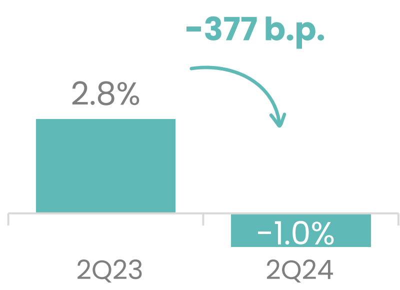
NOI[1] margin



Occupancy rate



Net delinquency



[1] NOI refers to the Net Operating Income.

Highlights

R$270 million invested: building, renovating, acquiring, launching and unlocking value

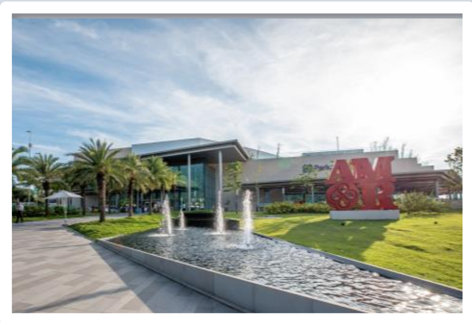
Investments in 2Q24 totaled R$270.1 million and include four expansion projects, 14 renovations, the minority stake acquisition in ParkJacarepaguá and the construction of Golden Lake's first phase.

The Company is also working on future expansion launches at ParkShopping, JundiaiShopping and ParkShoppingSãoCaetano and the second phase of the Golden Lake residential project.

Last, but not least, Multiplan is also focused on unlocking the value of its landbank, and in 2Q24, announced the sale of four land plots in the city of Ribeirão Preto.

RibeirãoShopping - sale of land plots surrounding the mall

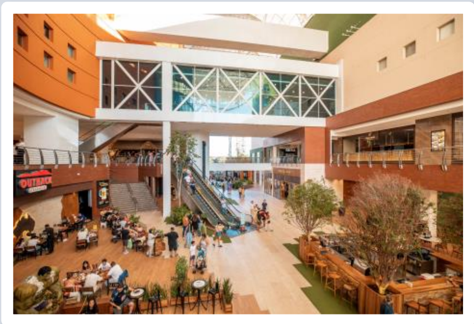
ParkJacarepaguá – minority stake acquisition



Golden Lake – construction works ongoing

DiamondMall – renovated food court

New York City Center – renovated facade, flooring and landscape



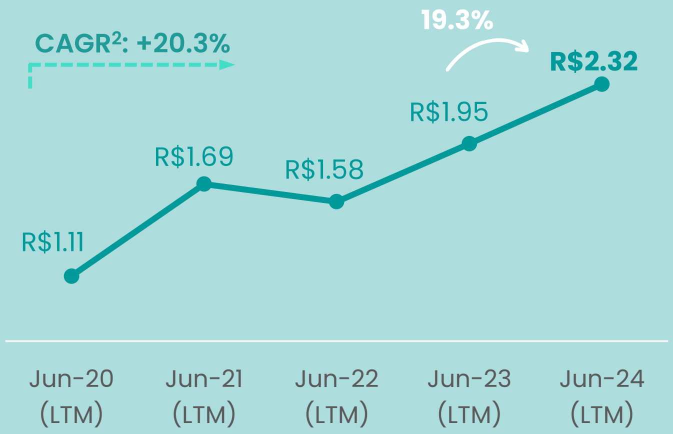
Highlights

Growing results and distributions

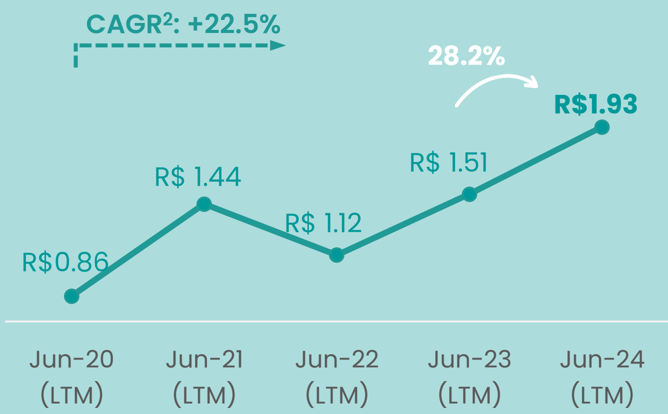
In addition to the investments made in the quarter, Multiplan repurchased R$84.5 million in shares and announced R$135.0 million of interest on capital.

The Company's capital structure enables it to continue growing, while returning money to shareholders either through the distribution of interest on capital or share buybacks. The result: value creation.

FFO per share[1] (R$)

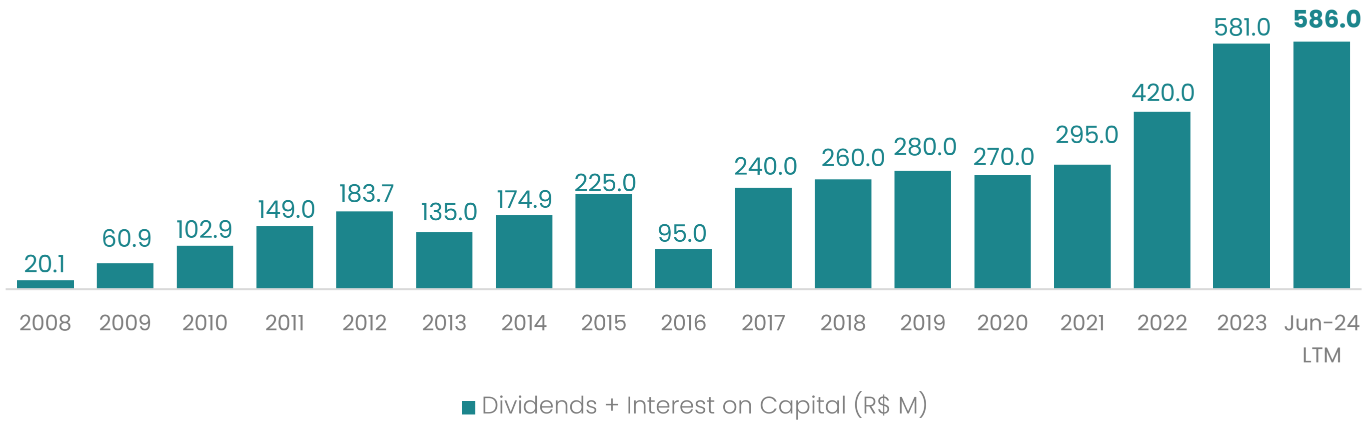


Earnings per share[1] (R$)



[1] Considers shares outstanding at the end of each period minus shares held in treasury.
[2] CAGR stands for Compound Annual Growth Rate.

Shareholder remuneration distribution



Highlights

Recent events: creating value while molding a capital structure

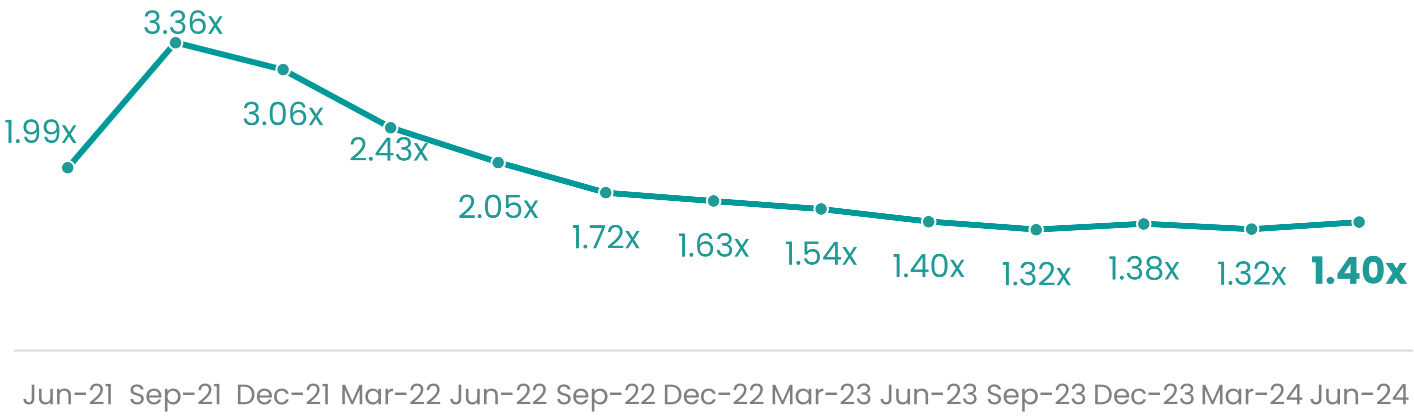
Multiplan ended 2Q24 with a cash position of R$1.0 billion and a Net Debt/EBITDA ratio of 1.4x, after all the capital allocation mentioned.

In line with its liability management strategy, in May-24, the Company issued a Real Estate Receivables Certificate (CRI) in the amount of R$300 million and a 5-year term at a cost below the CDI rate (99.5% p.a.).

Additionally, the Company further increased its cash position by R$500.0 million in July, through the issuance of a seven-year debenture.

Cash liquidity should be of key importance for the Company's capital allocation strategy.

Evolution of Net Debt/EBITDA



BarraShopping – Food truck event

SOS Rio Grande do Sul

SOS Rio Grande do Sul

On April 27, 2024, the state of Rio Grande do Sul began to suffer from severe weather conditions.

An increase in rainfall resulted in a historic rise in river levels, especially in the Guaíba river, which reached its historic peak of 5.33 meters on May 5 and 6. This level surpassed the previous record of 1941, leading to one of Brazil's worst climate crises, with entire cities being flooded.

Multiplan provided emergency support to the population of Rio Grande do Sul.

As a result of these severe weather conditions, between May 7 and 10, ParkShopping Canoas, located in the city of Canoas, closed its operations and BarraShoppingSul, located in Porto Alegre, remained partially operational. Its priority goal was to support the population.

The malls provided infrastructure and basic supplies: toilets, electricity, internet and drinking water, among others. Stores were operating on an optional basis, prioritizing supermarkets, pharmacies, food and basic necessities. The malls also suspended all parking fees for a number of weeks throughout May.

The Company provided drinking water through its artesian wells or water trucks to supply hospitals and the most critical points in the region. The malls offered a place to rest and meals for rescuers who worked tirelessly on the front.

SOS Rio Grande do Sul campaign

BarraShoppingSul – Donation distribution

Porto Alegre international airport was closed until July 14th, as the city was hit by the heavy storms. ParkShopping Canoas temporarily provided support through check-in terminals for flights at the Canoas Air Base while the Porto Alegre international airport was closed.

Multiplan has collected more than 220 tons of donations for the local communities. This includes water, food, hygiene and cleaning items, blankets and pet beds, all coming from direct donations by the Company itself and collections at all its malls and offices. The donated items were destined for the families affected by the tragedy.

The Company continues to dedicate intense efforts to supporting the actions carried of local authorities working on emergency fronts. Multiplan will continue to invest in Rio Grande do Sul.

More details about the impacts will be shared throughout this report.

Boarding terminal at ParkShopping Canoas

Digital Innovation

Multi superapp

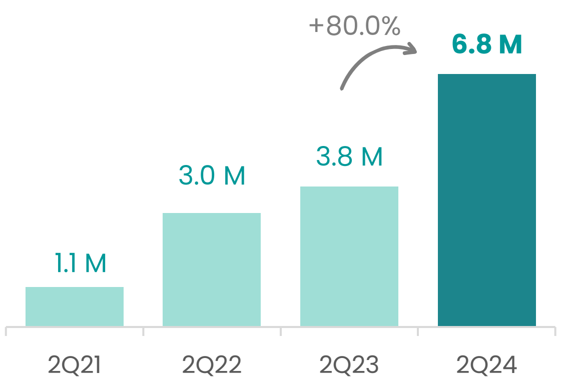
Multi, the superapp for Multiplan's 20 malls, presented results that confirm the consolidation of the Company's digital strategy. In relation to 2Q23, the number of users increased by more than 62%, while the number of accesses grew by 80%.

Multi's goal is clear: to enrich the consumer experience in shopping centers, making each visit more pleasant and convenient.

Some examples of the app's actions in the consumer's journey includes the ability to pay for parking, scheduling participation in events, checking out what's new at the mall and redeeming benefits in the MultiVocê relationship program.

In 2024, more than 2 million customers (unique users) have already used the super app to access these and all other available features.

Number of accesses



More than 6.7 million accumulated downloads

Acesso Multi

Acesso Multi, a service that allows automatic payment for parking through the Multi app, is now available in the Company's malls[1] and is close to reaching the significant mark of 900,000 registered users.

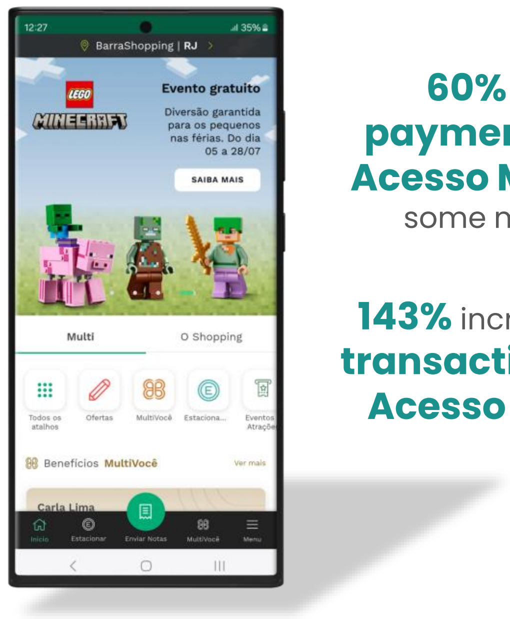
Multiplan launched this new feature in 2023 to make the parking experience in their malls even smoother and more practical. In 2Q24, the project's major milestone was the removal of entrance gates in all malls[1], concluded at the end of April.

In some malls, the share of payments made via Acesso Multi already has reached the 60% mark. Furthermore, transactions via Acesso Multi grew 143% (vs. 1Q24).

To encourage consumers to join Acesso Multi, they were offered a 20% discount on parking fees until the end of June. The termination of the benefit did not significantly impact the service's results.

The value proposition of Acesso Multi is to make the parking experience more convenient and practical. The Company is studying the future use of parking discounts linked to incentive and recognition actions for its most loyal customers.

[1] Acesso Multi is available in all malls, except Parque Shopping Maceió.



60% of payments via **Acesso Multi** in some malls

143% increase in **transactions** via **Acesso Multi**

Digital Innovation

MultiVocê

In 2Q24, the process of unifying the Multi app and the MultiVocê loyalty program user bases completed one year, presenting solid results.

MultiVocê reached more than 2.8 million active customers, a significant growth of 833% since its restructuring in Jul-23. In terms of GMV (gross merchandise value), the increase was 206% in the period.

Furthermore, the growth in the number of benefits redeemed using points also indicates greater customer engagement with the program. In the Silver and Gold categories, for example, the growth in redemptions was 196% vs. 1Q24.

With a customer base comprising thousands of new customers and a more robust loyalty program, Multiplan has also been dedicated to recognizing the value of its most active members.

An example of this are the exclusive benefits offered to Gold category customers in promotional campaigns on special retail dates (e.g. Mother's Day and Valentine's Day), such as shows, in-store giveaways and unique experiences.

These initiatives presented excellent engagement results. In the ParkShoppingSãoCaetano promotion, for example, almost half of the sales slips registered in the MultiVocê Program during the month of the promotion came from Gold customers participating in the action.

The same success was seen at ParkShopping, in Brasília. During the promotional period, one-third of the program's sales slip registrations were made by participating customers.

BarraShopping – MultiVocê lounge at a culinary event

2023 Annual Sustainability Report

Social and environmental sustainability driving positive financial results

During the quarter, Multiplan released the sixteenth edition of its Annual Sustainability Report, highlighting its main achievements in the social, environmental and governance aspects throughout 2023.

The Report follows the guidelines of the Global Reporting Initiative (GRI), addressing actual and potential impacts, in addition to the practices adopted by the Company.

To access the full version of the report, click here.

2023 highlights

42% reduction in Scope 2 emissions

100% of the malls' energy coming from **renewable sources**

18,000 tons of CO_2 emissions **avoided**

100% of malls with **proper waste management**

ParkJacarepaguá receives **LEED Certification**

65% of malls with **water collection system**

Expansion of the **Schooling Project** to all malls

250 social initiatives through the social hub "Multiply Good" (Multiplique o Bem)

1st Internship Program

New Ethics Channel

1,800 employees in **compliance training**, a total of 230 hours

34.2% of women in leadership positions

2023 Annual Sustainability Report

Environmental

Energy:

Since 2010, Multiplan has invested in its own production of solar energy, and today, through two complexes of photovoltaic plants, in addition to solar panels in four malls.

Together, they generate 20,000 MWh of energy, enough to supply 91,000 homes per month. In financial terms, this is equivalent to R$6.5 million in savings in 2023, contributing to a 14% reduction in energy costs vs. 2022. For the environment, 18,000 tons of CO_2 emissions were avoided.

Moreover, Multiplan's malls have achieved a significant sustainability milestone: 100% of their energy now is derived from renewable sources.

Greenhouse Gas Emissions (GHG):

In 2023, Multiplan recorded total CO_2 emissions of 28,172 tons, a significant reduction compared to the previous year.

Scope 2 emissions saw a significant reduction of 42%, largely due to the integration of AI-powered monitoring solutions and enhanced data collection.

ParkJacarepaguá LEED certification:

ParkJacarepaguá received the "Leadership in Energy and Environmental Design" (LEED) certificate in the "Building Design and Construction" category.

The mall has skylights that prioritize the use of natural light, 100% LED lighting guided by an intelligent system, its own effluent treatment station and a rainwater reuse system.

LEED certification aims to evaluate the environmental performance of a building and had already been granted to ParkShopping Corporate and Morumbi Corporate Bim towers.

Waste disposal management:

Multiplan's Integrated Solid Waste Management Plan (PGIRS) is focused on minimizing environmental impacts and encouraging recycling and appropriate disposal. Some of the actions carried out throughout the year were maintenance of recycling equipment, awareness campaigns with tenants, segregation of recyclable materials and composting organic waste.

In 2023, 100% of its malls had proper waste disposal management.

100%
of malls' energy from renewable sources

R$6.5 million
of savings in energy costs due to clean energy

18,000 tons
of CO_2 emissions reduction

42%
reduction in Scope 2 emissions

100%
of malls with proper waste disposal management

ParkJacarepaguá

2023 Annual Sustainability Report

Social

The Company's malls can be considered hubs for urban development, employment and leisure.

Through the actions carried out by the "Multiplique o Bem" (Multiply Good) hub, Multiplan aims to transform this vision into reality.

Multiplique o Bem

250 social initiatives in 2023
+530,000 people benefited

In the Company's malls:

+4,500
blood bags donated

+6,200
vaccine doses administered

+500
pets adopted

+186,000
clothes, hygiene items and toys donated

Governance

New Internal Audit Area:

Created in 2023 with the purpose of identifying whether processes are in accordance with internal laws and regulations, bringing greater transparency, the area operates with autonomy and impartiality, protected from any unauthorized interference.

New Audit Committee:

Also created in 2023, the Audit Committee's role is to approve the annual activity plans to be carried out by the Internal Audit area, as well as receive and approve the results obtained.

New Ethics Channel:

Available to the Company's internal and external audiences, the channel allows the reporting of situations that are not in compliance with Multiplan's Code of Conduct and Laws. The operation is carried out by an independent company, guaranteeing anonymity and protection against retaliation. Complaints are analyzed by the Compliance area.

Compliance Training:

More than 1,800 people participated, with a total of 230 hours of instruction in Multiplan's compliance training. Some of the topics discussed were the Code of Conduct, anti-corruption legislation, gift policies, conflict of interest management and the prevention of moral and sexual harassment.

Compliance Training

ESG: 2Q24 highlights

ESG (Environmental, Social and Governance)

Sunflower lanyard: a symbol of recognition and belonging

Following the sanction of Law 14,624/23, which formalizes the national use of lanyards with sunflower designs to identify people with hidden disabilities, Multiplan established an exclusive partnership with the HD Sunflower company to distribute 10,000 sunflower ribbons in its malls.

They are available in malls such as RibeirãoShopping, ShoppingSantaÚrsula and ParkJacarepaguá, and can be picked up free of charge.

Sunflower lanyard campaign

Blue April: Autism Awareness Month

During Autism Spectrum Disorder (ASD) Awareness Month, the Company reaffirmed its commitment to inclusion in its malls.

Some of the amenities available with a focus on this audience are noise dampeners, exclusive parking spaces, "blue" cinema sessions – in which the movie theater offers different lighting and lower sound – and the "Sala do Bem", at ParkShoppingCampoGrande, a space designed to reduce the effects of sensory overstimulation.

Strengthening initiatives related to public safety

Multiplan joined the Firjan/CIRJ-Ministry of Justice and Public Security (MJSP) project, which aims to improve public security, supporting actions by federal security forces in Rio de Janeiro.

The MJSP Action Plan is designed to increase surveillance on the state's federal highways and expand activities to repress criminal organizations.

JundiaíShopping donates 8.5 tons of food to the Social Solidarity Fund

In the context of the Christmas Fundraiser campaign, JundiaíShopping delivered more than 8.5 tons of food to the Social Solidarity Fund of Jundiaí.

The food collected will be donated to families in vulnerable situations.

JundiaíShopping - Food donation

Awards and recognition
Multiplan's success stories

(Another) victorious night at the Abrasce Awards

Another edition of the Abrasce Award ceremony was put on at the end of June. The prize recognizes the best projects developed by malls and corporate groups affiliated with the Brazilian Association of Shopping Centers (Abrasce).

As has been the case for many years, Multiplan and its malls received awards in a number of categories, listed below:

Institutional Campaign

VillageMall: State-of-the-art relationship with the consumer


VillageMall

Technology and digital campaigns

Multiplan: free flow in the mall experience ("Acesso Multi")

ShoppingSantaÚrsula

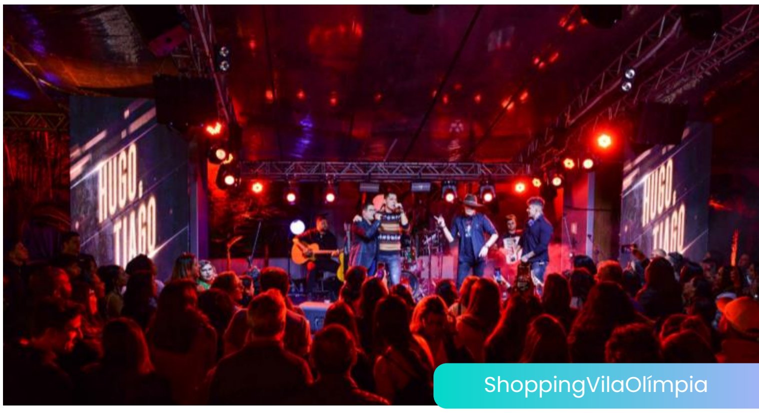
Institutional Campaign

Parque Shopping Maceió: "Nordestesse" summer campaign


Parque Shopping Maceió

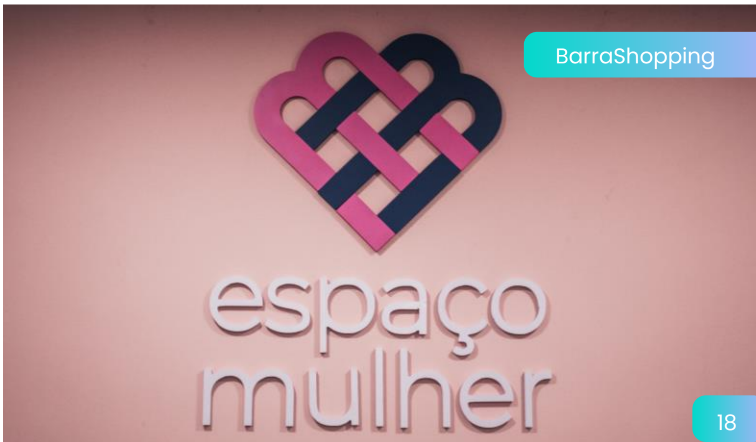
Events and Promotions

ShoppingVilaOlímpia: "SVO Secreto"


ShoppingVilaOlímpia

Sustainability/ESG

BarraShopping: "Espaço Mulher" (Women's Space)



BarraShopping

Case study

Event centers and Theaters: promoting culture and leisure activities

5 Event centers

4 Theaters

Multiplan Hall at ParkShopping Canoas

Event centers and Theaters: promoting culture, leisure, generating people flow

As part of the strategy to deliver an even broader consumer experience, the event centers and theaters in Multiplan's malls have stood out as important cultural and leisure hubs in the regions where they are located. The Company has invested in the creation and modernization of these spaces, transforming them into true centers of entertainment and culture, which can benefit society and enhance the visitor experience.

This year, Multiplan unified the brand of its shopping centers' event centers, where all venues are now called **Multiplan Hall**, promoting art, music, entertainment, and business. These spaces not only enrich the experience of visitors but also bring significant benefits to the shopping centers and their tenants.

The investment in experience and culture inside the malls is a constant focus of the Company, while the strategy of unifying the new brand aims to consolidate trust, loyalty, and value with customers.

Multiplan Hall centers are located in BarraShoppingSul, ParkShopping Canoas, ParkJacarepaguá, RibeirãoShopping, and ParkShoppingSãoCaetano – the latter recently launched on July 11th. The combined capacity of the five spaces is approximately 10,000 people.

In addition to the event centers, Multiplan owns the **Teatro Multiplan** (Multiplan Theater), located in VillageMall, two theaters located in ShoppingVilaOlímpia and PátioSavassi that are operated by partners. It will expand its investment in culture by adding a new theater operation to its portfolio very soon: in MorumbiShopping, where the facility is being thoroughly renovated as part of the mall's current expansion.

Case study

Event centers and Theaters: promoting culture and leisure activities

The event centers and theaters in Multiplan's shopping centers play a fundamental role in generating value for the malls by providing benefits and synergies for both tenants and spectators:

- **Cultural diffusion**: facilitate access and promote cultural and educational events;
- **Accessibility and inclusion**: provide accessibility to a broader audience in a safe and comfortable environment;
- **Synergistic curation**: offer events aligned with each shopping center's consumer profile;
- **Increase the value of the mall and region**: contribute to the real estate and socioeconomic appreciation of the areas where they are located and raise the attractiveness of the malls for new tenants;
- **Brand exposure**: strengthen the Multiplan brand as a reference in culture and leisure;
- **Increase foot traffic**: attract a diverse audience, boosting the flow of people in the malls;
- **Range of attractions**: diversify leisure options, catering to different audiences;
- **Anchoring**: establish the mall as a destination for entertainment and culture, acting as "anchors";
- **Job creation**: generate job opportunities and foster the development of specialized skills.;
- **And many others...**

Teatro Multiplan at VillageMall

Currently, these venues occupy more than 18,000 sq.m of GLA, of which 5,500 sq.m are theaters and 13,000 sq.m are event centers and represent 2.1% of the Company's total GLA. They have hosted national and international artists such as Roberto Carlos, Djavan, Spain's Julio Iglesias, Mamma Mia and Madagascar musicals, the Bolshoi ballet, and others. The spaces have become true engines for the growth of the malls, reinforcing them as locations for leisure, entertainment, culture and consumption. It is an action that is in line with the mall revitalization and mix management strategy, offering accessibility and a diverse range of activities.

Inauguration of Multiplan Hall at ParkShoppingSãoCaetano

MULT3 in the Stock Market

MULT3 in the Stock Market

Free-float increases to 52.4%

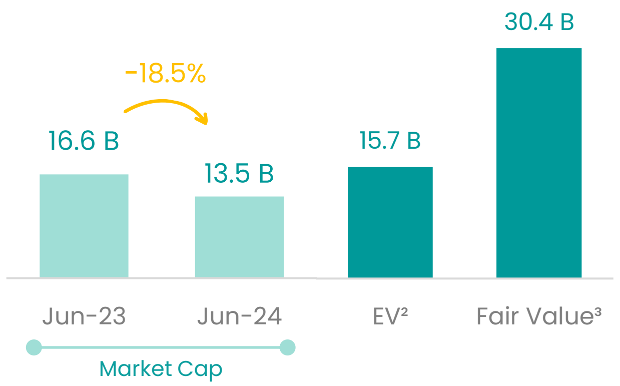
MULT3 was quoted at R$22.54 at the end of Jun-24, 18.5% lower when compared to the end of Jun-23. The daily trading volume averaged R$132.3 million in 2Q24 (equivalent to USD25.4 million[1]), a 1.7% increase when compared to 2Q23. The average daily number of trades reached 16,167 in 2Q24.

On June 30, 2024, Mr. and Mrs. Peres owned 25.2% of the Company's shares directly or indirectly, and the Ontario Teachers' Pension Plan held 18.5%.

The free float was equivalent to 52.4% of total shares – 766 b.p. higher than in 2Q23 (44.7%) - while the sum owned by Multiplan's Management and Treasury represented 3.9%.

At the end of the quarter, MULT3 was listed on 127 indexes, including the Ibovespa Index (IBOV), Brazil 50 Index (IBrX50), Carbon Efficient Index (ICO2), B3 Real Estate Index (IMOB), Differentiated Corporate Governance Index (IGCX) and three MSCI indexes (Invesco EM, EM IMI and IR SD ACWI ex-US).

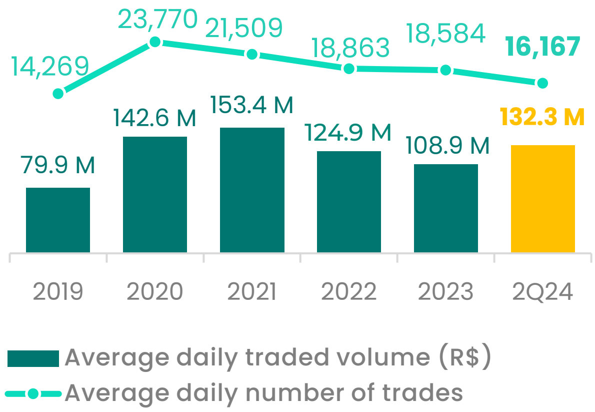
Multiplan's Value (R$)



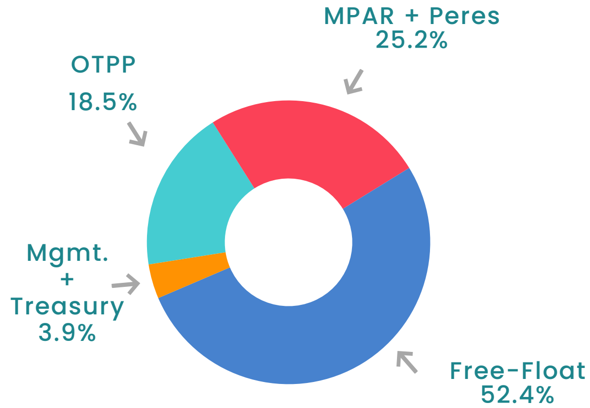
[1]Based on the Brazilian's Central Bank average exchange rate of R$5.213/USD in 2Q24. [2]Enterprise Value (EV): Market cap + Net debt on June 30, 2024. [3]Fair Value (FV) of properties calculated according to the methodology detailed in the Financial Statements of June 30, 2024.

MULT3 at B3	2Q24	2Q23	Chg.%	1H24	1H23	Chg.%
Average Closing Price (R$)	23.57	26.45	-10.9%	25.22	24.95	+1.1%
Closing Price (R$) - end of period	22.54	27.67	-18.5%	22.54	27.67	-18.5%
Average Daily Traded Volume (R$)	132.3 M	130.1 M	+1.7%	115.0 M	122.4 M	-6.1%
Average Daily Traded Volume (shares)	5,624,716	4,895,257	+14.9%	4,649,856	4,895,691	-5.0%
Average Daily number of trades	16,167	22,232	-27.3%	17,378	20,523	-15.3%
Market Cap (R$) - end of period	**13,541.2 M**	**16,623.1 M**	**-18.5%**	**13,541.2 M**	**16,623.1 M**	**-18.5%**

Evolution of average volume and number of trades[4]



Shareholders' breakdown on June 30, 2024



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

MULT3 in the Stock Market

Share buybacks full year 2023 while the P/E reached its lowest level in ten years

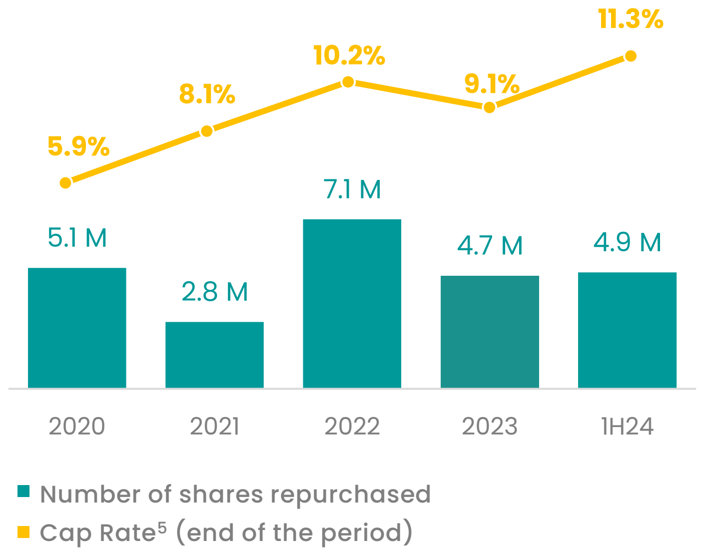
Throughout 1H24, the Company repurchased 4.9 million shares (0.8% of the total shares), more than the full year of 2023.

2Q24 share buybacks occurred in a period in which the Company's shares traded at one of the lowest P/E[1] ratios in its history (12x), with a spread to the Ibovespa P/E[2] at one of its lowest historical levels.

Also, the Company's FFO Yield spread to NTN-B Principal[3] is currently at 346 b.p., significantly higher than the average spread in previous periods – as presented in the table below.

In addition to the R$84.5 million invested in share buybacks in 2Q24, the Company announced the distribution of R$135.0 million in interest on capital (IoC) in the quarter (page 47) and the capitalization of the Company's profit reserves in the amount of R$170.0 million.

Buyback program and Cap Rate[5] evolution



Average P/E[1, 2] and historical spread (x)

Period	Avg. P/E MULT3[1]	Avg. P/E Ibovespa[2]	Spread
Since IPO[4]	30x	17x	13x
2Q14 – 2Q24	27x	15x	12x
2Q19 – 2Q24	22x	13x	10x
2Q24	**12x**	**9x**	**3x**

MULT3 highest P/E:
2Q14 – 2Q24: **50x** (Sep-17)

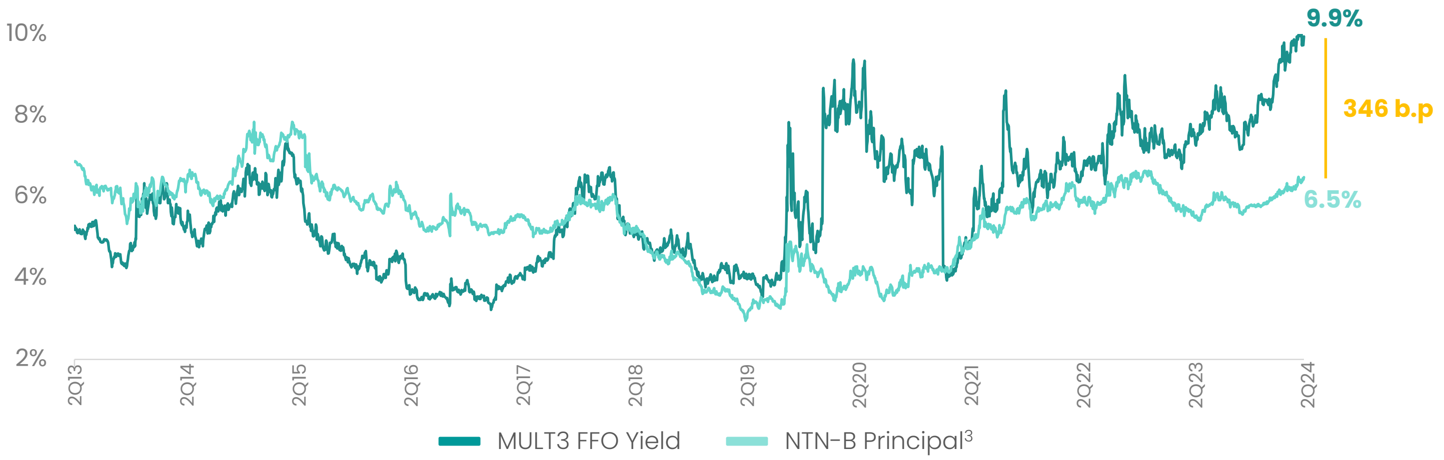
MULT3 lowest P/E:
2Q14 – 2Q24: **12x** (Nov-20)

FFO Yield spread to NTN-B Principal[3]

Period	Spread to NTN-B[3] (average)
Since IPO[4]	41 b.p.
2Q14 – 2Q24	41 b.p.
2Q19 – 2Q24	168 b.p.
2Q24	**346 b.p.**

Highest spread:
2Q14 – 2Q24: **541 b.p.** (Aug-20)

Lowest spread:
2Q14 – 2Q24: **-230 b.p.** (Mai-17)



[1] P/E (Price to Earnings) ratio was calculated by dividing the Company's market cap by the Company's LTM net income.
[2] Ibovespa is the main performance indicator of the stocks traded in B3. Ibovespa P/E source: Bloomberg.
[3] NTN-B is the inflation indexed Brazilian Government bond. The longest duration bond on the given date was considered: maturities in 2024, 2035 and 2045, calculated by the average daily buying and selling rate. NTN-B source: National Treasury of Brazil.
[4] The Company's IPO was in July 2007.
[5] Cap Rate calculated based on the LTM NOI divided by the Company's Enterprise Value at the end of each period.

Consolidated Financial Statements
Managerial Report

Profit & Loss

(R$'000)	2Q24	2Q23	Chg. %	1H24	1H23	Chg.%
Rental revenue	394,366	399,080	-1.2%	782,859	783,498	-0.1%
Services revenue	36,856	32,531	+13.3%	76,458	68,121	+12.2%
Key money revenue	(2,077)	(1,214)	+71.0%	3,271	(2,622)	n.a.
Parking revenue	71,978	72,140	-0.2%	140,146	135,921	+3.1%
Real estate for sale revenue	72,971	25,409	+187.2%	95,167	35,775	+166.0%
Straight-line effect	6,194	1,897	+226.6%	11,685	2,109	+454.2%
Other revenues	2,281	13,438	-83.0%	36,965	19,044	+94.1%
Gross Revenue	**582,569**	**543,279**	**+7.2%**	**1,146,551**	**1,041,847**	**+10.0%**
Taxes on revenues	(42,858)	(40,981)	+4.6%	(83,221)	(67,990)	+22.4%
Net Revenue	**539,711**	**502,298**	**+7.4%**	**1,063,330**	**973,858**	**+9.2%**
Headquarters expenses	(45,909)	(43,800)	+4.8%	(92,102)	(88,018)	+4.6%
Share-based compensations	(16,168)	(15,386)	+5.1%	(34,246)	(25,283)	+35.4%
Property expenses	(37,854)	(53,350)	-29.0%	(80,902)	(99,035)	-18.3%
Projects for lease expenses	(1,443)	(1,415)	+1.9%	(2,714)	(2,020)	+34.4%
Projects for sale expenses	(4,693)	(5,112)	-8.2%	(9,361)	(11,799)	-20.7%
Cost of properties sold	(33,422)	(14,451)	+131.3%	(50,228)	(21,376)	+135.0%
Equity pickup	0	(8)	n.a.	(37)	(8)	+367.5%
Other operating revenues/expenses	(10,582)	580	n.a.	(13,277)	729	n.a.
EBITDA	**389,640**	**369,354**	**+5.5%**	**780,464**	**727,048**	**+7.3%**
Financial revenues	34,613	38,137	-9.2%	83,346	74,455	+11.9%
Financial expenses	(77,443)	(95,769)	-19.1%	(162,304)	(199,362)	-18.6%
Depreciation and amortization	(34,003)	(34,625)	-1.8%	(68,569)	(81,225)	-15.6%
Earnings Before Taxes	**312,807**	**277,097**	**+12.9%**	**632,937**	**520,917**	**+21.5%**
Income tax and social contribution	(21,831)	(23,473)	-7.0%	(43,495)	(52,629)	-17.4%
Deferred income and social contribution taxes	(9,201)	(6,350)	+44.9%	(40,598)	(13,774)	+194.7%
Minority interest	(36)	(41)	-12.1%	(76)	(78)	-2.5%
Net Income	**281,740**	**247,233**	**+14.0%**	**548,768**	**454,436**	**+20.8%**

(R$'000)	2Q24	2Q23	Chg. %	1H24	1H23	Chg.%
NOI	**434,684**	**419,766**	**+3.6%**	**853,788**	**822,494**	**+3.8%**
NOI margin	92.0%	88.7%	+327 b.p.	91.3%	89.3%	+209 b.p.
Property EBITDA [1]	**369,371**	**369,617**	**-0.1%**	**764,899**	**732,846**	**+4.4%**
Property EBITDA margin [1]	78.2%	77.2%	+104 b.p.	78.4%	77.9%	+52 b.p.
EBITDA	**389,640**	**369,354**	**+5.5%**	**780,464**	**727,048**	**+7.3%**
EBITDA margin	72.2%	73.5%	-134 b.p.	73.4%	74.7%	-126 b.p.
Net Income	**281,740**	**247,233**	**+14.0%**	**548,768**	**454,436**	**+20.8%**
Net Income margin	52.2%	49.2%	+298 b.p.	51.6%	46.7%	+494 b.p.
FFO	**318,750**	**286,311**	**+11.3%**	**646,250**	**547,326**	**+18.1%**
FFO margin	59.1%	57.0%	+206 b.p.	60.8%	56.2%	+457 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.

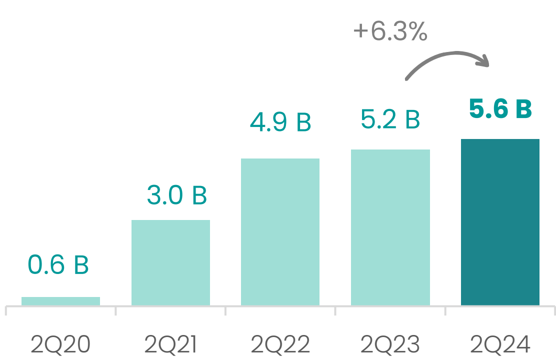
Operational Indicators
Sales

Tenants' sales

All malls growing and surpassing double-digits in June

In 2Q24, tenants' sales totaled R$5.6 billion, an increase of 6.3% compared to 2Q23 and the highest amount ever recorded for a second quarter.
Furthermore, all malls reported increased sales, with five of them achieving double-digit year-over-year growth: New York City Center (+32.3%), ShoppingSantaÚrsula (+22.3%), BarraShoppingSul (+17.7%), DiamondMall (+15.7%) and Parque Shopping Maceió (+14.2%).
It is important to note that New York City Center completed a major renovation in 2023, and is now reaping the rewards. For its part, DiamondMall also went through a recent renovation and is undergoing an expansion scheduled to be inaugurated in the second half of the year.
Looking at the first half of the year, the increase in sales was 8.3% compared to 1H23, with eight malls achieving double-digit growth.

Quarterly tenants' sales (R$)

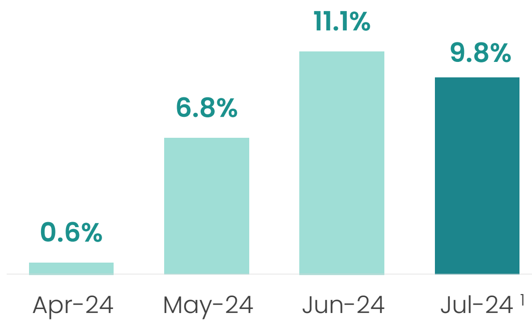


Jun-24 sales: +11.1%
vs. Jun-23

Continuous growth within the quarter

During 2Q24, the Company achieved sales growth of 6.3% challenged by non-recurring events, such as the Easter calendar, the events in the state of Rio Grande do Sul and other seasonal effects.
In Jun-24, sales grew +11.1% vs. Jun-23, ending the quarter with double-digit sales growth.
As per Jul-24, sales kept growing, reaching 9.8%[1] increase compared to the same month in 2023.

Monthly sales evolution
(vs. 2023)



[1] Preliminary sales figures for July 2024.

ParkShoppingCampoGrande - Traditional seasonal event

Operational Indicators
Sales

Rio Grande do Sul state kept growing

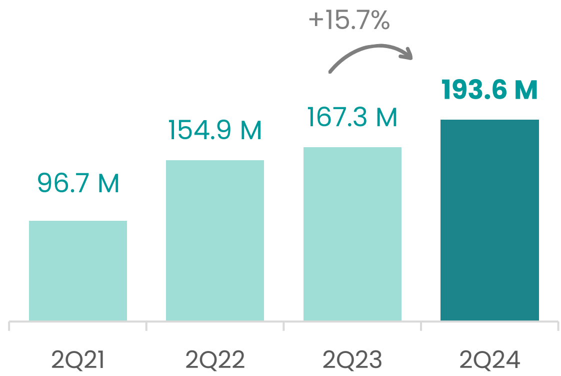
In the end of April and throughout May, the Brazilian state of Rio Grande do Sul experienced one of the biggest weather events in its history, which partially impacted the operation of Multiplan's two malls in the region.
BarraShoppingSul and ParkShopping Canoas stores operated with reduced hours on an optional basis for four weeks - the latter mall was also fully closed for four days. Nevertheless, both presented positive results in the quarter.
BarraShoppingSul managed to deliver sales growth of 17.7% vs. 2Q23, the third best result within Multiplan's portfolio.
Additionally, the mall increased its occupancy rate by 166 b.p., reaching 97.3% in the quarter.
In relation to ParkShopping Canoas, sales grew 4.0% vs. 2Q23, mostly driven by the Miscellaneous and Home & Office segments.

2Q24 sales growth vs. 2Q23:
BarraShoppingSul: **+17.7%**
ParkShopping Canoas: **+4.0%**

DiamondMall: mix change benefitting all segments

DiamondMall was notable, with sales up 15.7% vs. 2Q23.
The growth was across the board, in all segments: the Food Court & Gourmet Area (+27.7%) and Services (+24.2%) segments reported the highest increases, in line with the mix change strategy implemented at the mall.
The result can also be explained by (i) the 434 b.p. improvement in the mall's occupancy rate to 97.6% and (ii) the 9.5% increase in car flow, which presented the third highest variation in the portfolio in the quarter.

DiamondMall's sales



BarraShoppingSul - Running event

Operational Indicators

Sales

New York City Center: renovating its growth

New York City Center was once again the highlight in sales growth: +32.3% vs. 2Q23, a result of the major renovation that the mall underwent in 2023 along with proactive mix management focused on experience and convenience.
In relation to the renovation, the Company sought to return the mall to its youthful and pioneering soul. More details about this project can be found in the 1Q24 case study (link).

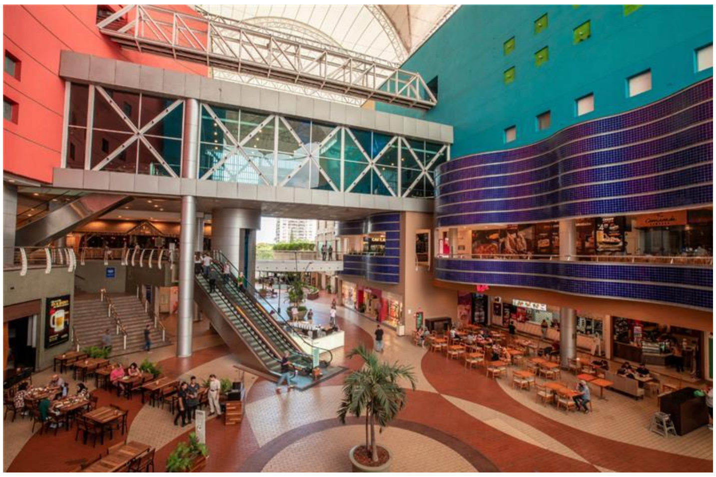
Higher sales, occupancy and car flow

In 2Q24, New York City Center's Food Court & Gourmet Area segment sales (+49.1% vs. 2Q23) benefited from the increase in sales from three large dining operations that total more than 3,400 sq.m. of GLA and opened less than one year ago.

Furthermore, the mall's occupancy rate rose by 1,460 b.p. compared to 2Q23, reaching 97.5%.

And finally, the mall presented the second highest car flow increase in all of Multiplan's portfolio: +10.5% vs. 2Q23.

New York City Center before the renovation



BEFORE

New York City Center after the renovation

AFTER

BarraShopping - Traditional seasonal event

Operational Indicators
Sales

Tenants' sales (100%) (R$)	2Q24	2Q23	Chg. %	1H24	1H23	Chg. %
BH Shopping	431.2 M	414.1 M	+4.1%	818.0 M	770.4 M	+6.2%
RibeirãoShopping	323.7 M	301.8 M	+7.3%	621.4 M	561.4 M	+10.7%
BarraShopping	774.3 M	723.8 M	+7.0%	1,500.1 M	1,390.6 M	+7.9%
MorumbiShopping	689.9 M	674.4 M	+2.3%	1,304.1 M	1,246.2 M	+4.7%
ParkShopping	400.8 M	365.8 M	+9.6%	764.0 M	694.6 M	+10.0%
DiamondMall	193.6 M	167.3 M	+15.7%	366.7 M	314.4 M	+16.6%
New York City Center	51.6 M	39.0 M	+32.3%	100.4 M	73.4 M	+36.8%
ShoppingAnáliaFranco	406.9 M	396.9 M	+2.5%	763.7 M	720.1 M	+6.1%
ParkShoppingBarigüi	371.1 M	368.7 M	+0.7%	715.2 M	686.4 M	+4.2%
Pátio Savassi	151.0 M	141.0 M	+7.0%	286.9 M	267.3 M	+7.3%
ShoppingSantaÚrsula	42.6 M	34.8 M	+22.3%	82.5 M	67.6 M	+22.1%
BarraShoppingSul	243.0 M	206.4 M	+17.7%	470.6 M	391.0 M	+20.4%
ShoppingVilaOlímpia	106.1 M	101.0 M	+5.1%	216.2 M	196.5 M	+10.0%
ParkShoppingSãoCaetano	236.6 M	230.7 M	+2.6%	450.7 M	425.0 M	+6.1%
JundiaíShopping	182.7 M	169.4 M	+7.8%	347.0 M	318.4 M	+9.0%
ParkShoppingCampoGrande	181.7 M	171.1 M	+6.2%	353.3 M	324.7 M	+8.8%
VillageMall	262.1 M	250.1 M	+4.8%	494.8 M	478.3 M	+3.5%
Parque Shopping Maceió	185.4 M	162.3 M	+14.2%	371.6 M	317.6 M	+17.0%
ParkShopping Canoas	185.3 M	178.2 M	+4.0%	358.3 M	339.1 M	+5.7%
ParkJacarepaguá	136.5 M	132.5 M	+3.0%	271.4 M	257.9 M	+5.2%
Total	**5,556.2 M**	**5,229.3 M**	**+6.3%**	**10,656.9 M**	**9,840.8 M**	**+8.3%**

Operational Indicators

Same Store Sales (SSS)

Same Store Sales (SSS)

Same Store Sales	2Q24 x 2Q23		
	Anchor	Satellite	Total
Food Court & Gourmet Area	-	+1.5%	+1.5%
Apparel	-1.3%	+3.9%	+2.1%
Home & Office	+0.5%	+3.9%	+3.2%
Miscellaneous	+16.2%	+11.9%	+13.2%
Services	-8.0%	+8.4%	+4.8%
Total	**+3.3%**	**+5.7%**	**+5.1%**

Same Store Sales	1H24 x 1H23		
	Anchor	Satellite	Total
Food Court & Gourmet Area	-	+7.5%	+7.5%
Apparel	+3.5%	+3.7%	+3.7%
Home & Office	-10.2%	+1.6%	-0.8%
Miscellaneous	+14.8%	+12.3%	+13.0%
Services	+1.3%	+7.7%	+6.4%
Total	**+6.1%**	**+7.0%**	**+6.7%**

Growth in all segments

Same Store Sales (SSS) ended 2Q24 up 5.1% vs. 2Q23, with all five segments presenting growth year-over-year.

In 2Q24, the Miscellaneous segment registered the highest increase over the previous year: +13.2%. The growth was mainly driven by the Supermarket (+22.9%) and Perfumery/Cosmetic (+17.6%) activities.

The Services segment presented a 4.8% SSS in the quarter, mainly supported by Pharmacies and Telephone activities.

Also, in 1H24, the segment that grew the most was Miscellaneous, reaching +13.0% over 2H23, following its performance in 1Q24. The total SSS growth in 1H24 was 6.7%.

ParkShoppingSãoCaetano – Pet event

Parque Shopping Maceió – Fashion show

Operational Indicators
Turnover

Turnover

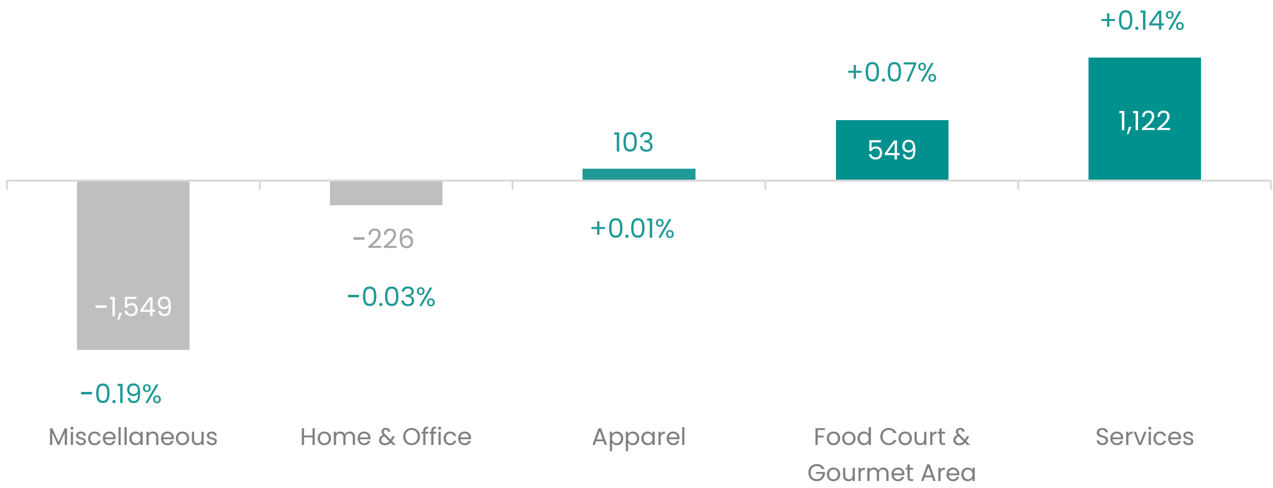
In 2Q24, Multiplan presented a turnover of 1.4% of the total GLA (equivalent to 12,433 sq.m), corresponding to 124 new stores. Satellite stores were responsible for 87.4% of 2Q24's GLA turnover, representing 123 stores added to Multiplan's portfolio.

The highlights of the quarter

- ParkShopping was again the highlight of the quarter, accounting for 9.6% of the total turnover in 2Q24, with eight new stores, including three new restaurants, which represent 58.4% of its turnover area, promoting the gastronomic choices at the mall.
- MorumbiShopping was responsible for 9.3% of the total turnover. It recorded the fourth highest occupancy level of the portfolio in 2Q24 reaching 98.2%. The mall's turnover was mainly driven by the addition of five new food operations (800 sq.m).
- ParkShopping Canoas reported a turnover of 7.8% of the total turnover. Due to the heavy rains and flooding during the end of Apr-24 and May-24, which severely affected the state, the mall leased a store that was temporarily used as a check-in point for flights leaving from the Canoas airport base in the city.

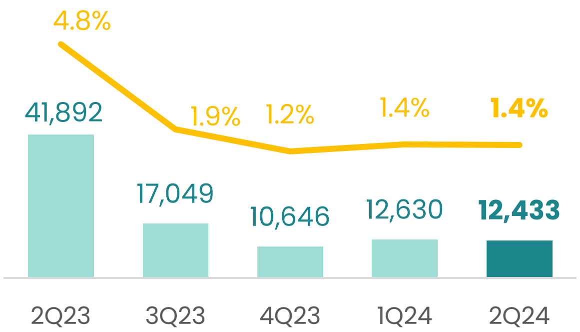
The Services segment reported the strongest net positive turnover, reaching 1,122 sq.m in 2Q24, mainly related to the only anchor store added in the quarter located at ShoppingSantaÚrsula, contributing to the leisure options offered by the mall.
These mix changes follow Multiplan's purpose to deliver a greater variety of experiences to its consumers.

Segments' net turnover effect in sq.m and as a % of total GLA – 2Q24

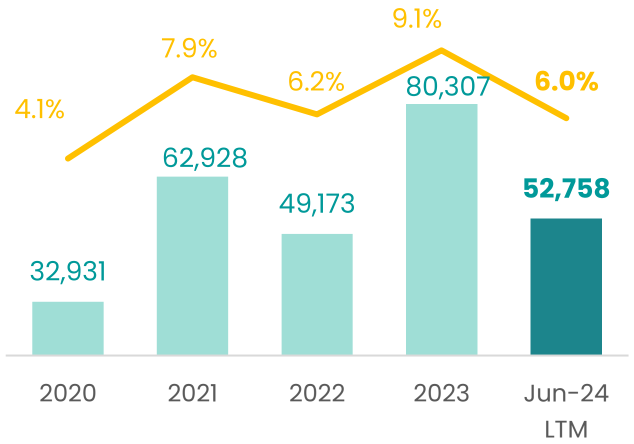


Operational Indicators
Turnover

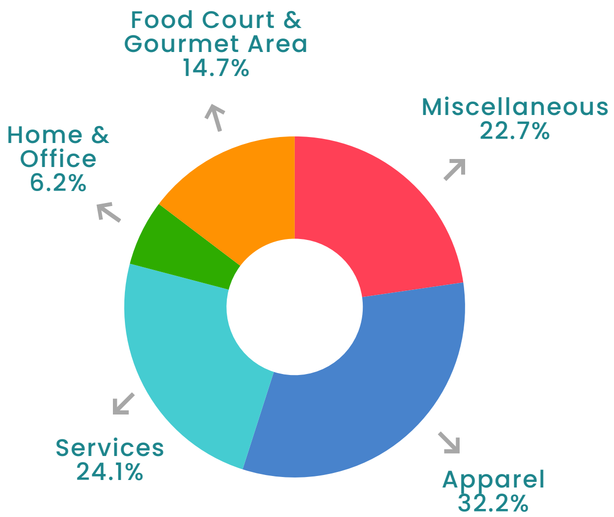
Shopping center turnover in GLA (sq.m) and as a % of total GLA (%)



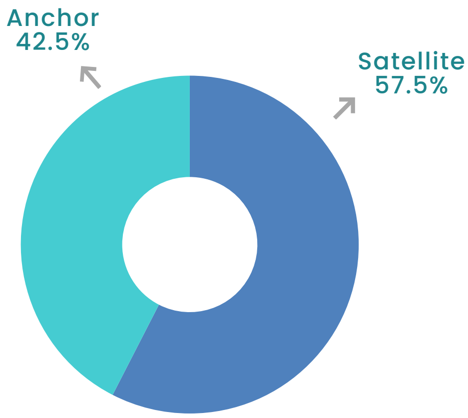
Shopping center turnover in GLA (sq.m) and as a % of total GLA (%)



GLA distribution by segment – Jun-24



GLA distribution by store size[1] – Jun-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

Occupancy continuing the growth trend

In 2Q24, Multiplan's shopping center portfolio presented an average occupancy rate of 96.0%, 64 b.p. higher than 2Q23. Compared to 1Q24, the average occupancy rate recorded an increase of 29 b.p.

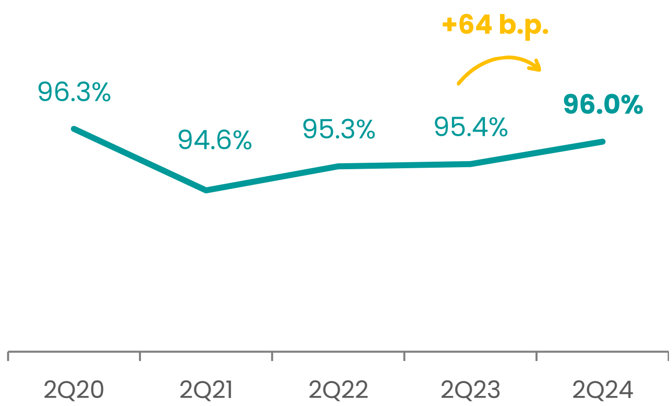
Fourteen malls reached an average occupancy rate above 96.0%, of which four reported a level higher than 98.0%.

New York City Center's occupancy rate increased 1,460 b.p. vs. 2Q23, reaching 97.5% by the end of Jun-24, mainly due to its renovation process and mix change.

ShoppingSantaÚrsula's occupancy rate is again worth noting (93.7%), presenting the second highest growth in 2Q24 when compared to the same quarter in 2023 (+694 b.p.).

ParkShopping's occupancy rate reached 96.9% in the quarter, an increase of 489 b.p. vs. 2Q23, mainly due to the addition of a new leisure space, reinforcing the diversification of the mix.

Shopping center average occupancy rate



Occupancy rate at **96.0% in 2Q24**

ParkShopping – Circus event

Operational Indicators
Occupancy cost

Occupancy cost

High sales + low inflation + controlled expenses = lower occupancy cost

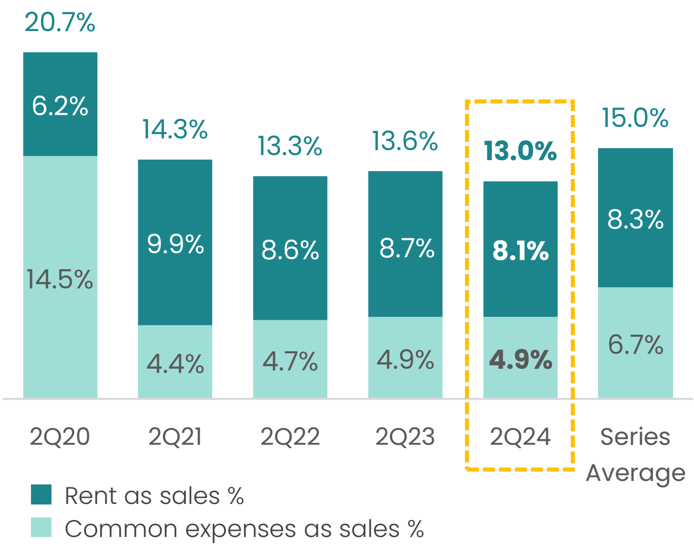
In 2Q24, tenants' occupancy cost came in at 13.0%, a decrease of 62 b.p. compared to 2Q23 and the lowest figure for a second quarter since 2019 (12.8%).

The downward trend can be mainly explained by (i) the 6.3% growth in sales vs. 2Q23, (ii) the low inflation (IGP-DI) in the last 12 months, and; (iii) the control of common expenses as a % of sales.

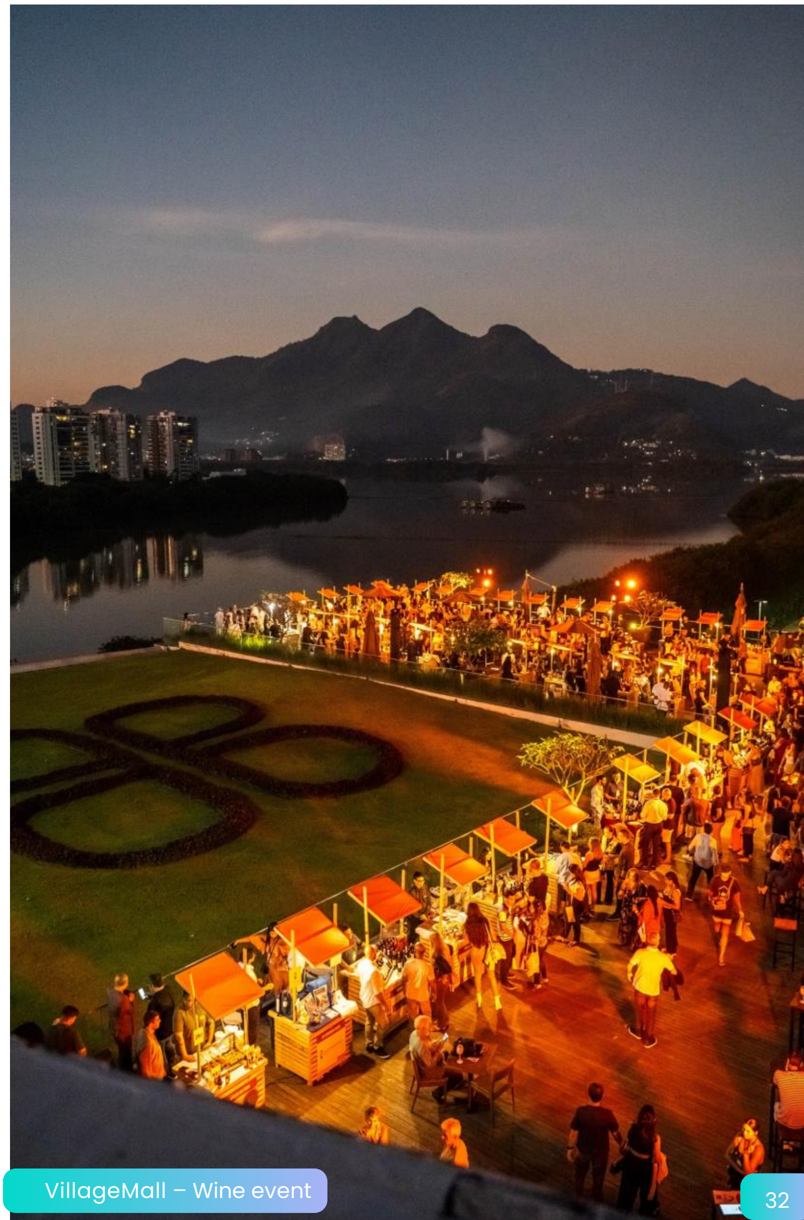
The increase in tenants' sales can be partially explained by Multiplan's strategy of promoting events in its malls, which attract flows of consumers.

In 2Q24, 308 events were held at the malls, 24.7% more than in 2Q23, totaling 629 events in 1H24.

Quarterly occupancy cost breakdown



Lowest occupancy cost for a 2nd quarter since 2019: **13.0%**



VillageMall – Wine event

Gross Revenue

Real estate for sale and services lead the way in gross revenue

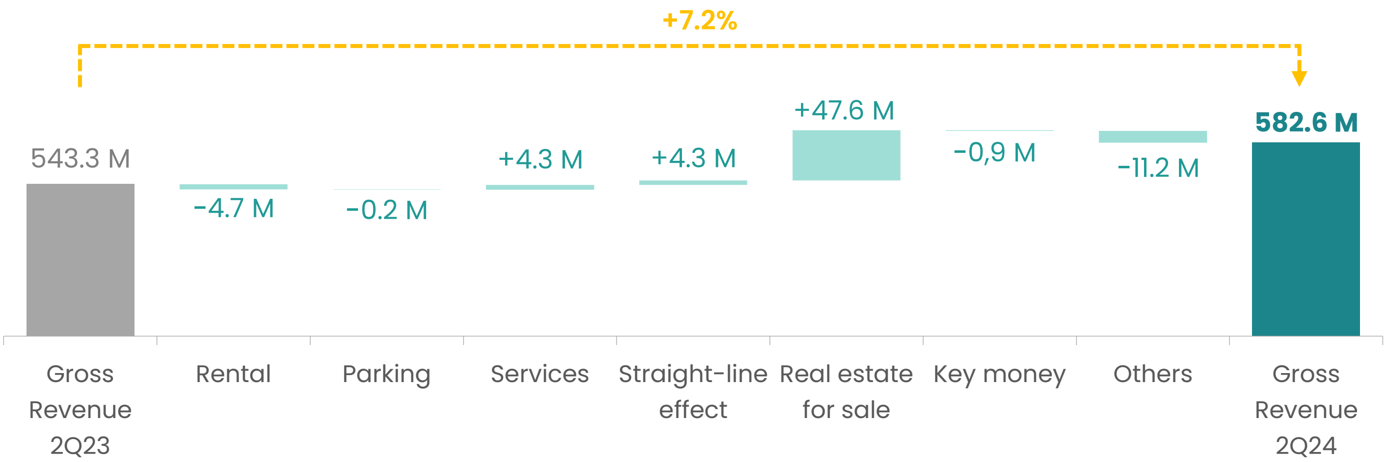
Gross revenue, in 2Q24, totaled R$582.6 million, up 7.2% vs. 2Q23. The growth in gross revenue, despite the null LTM IGP-DI adjustment effect, demonstrates the Company's ability to generate revenues in the most diverse scenarios.

Real estate for sale revenue totaled R$73.0 million in 2Q24, almost three folding vs. 2Q23, driven by the recognition of the sale of one of the four land plots in Ribeirão Preto and the Golden Lake residential project's sales accrual.

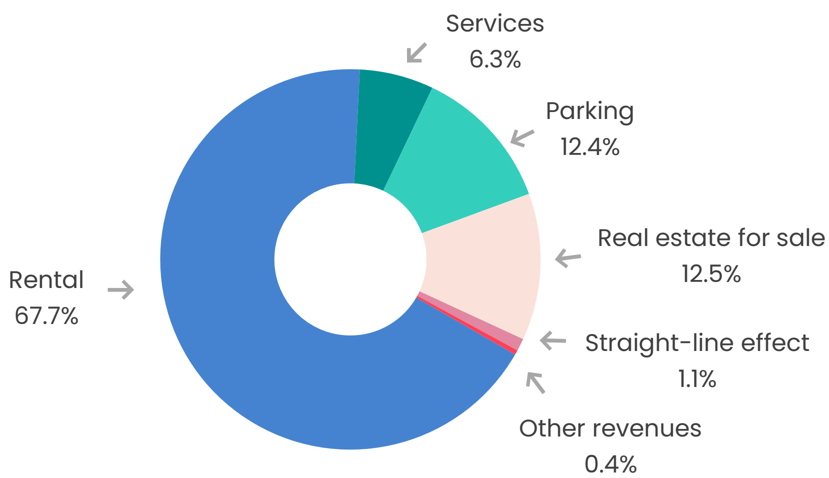
Services revenue presented a 13.3% increase vs. 2Q23. The line was positively impacted by higher management fees, primarily driven by NOI growth and new management agreements.

Parking revenue came in line with 2Q23 (-0.2%), considering the car flow impact of the floods in Rio Grande do Sul, and the one-off discounts offered as an incentive for customer registration in the Multi app (page 12).

Gross revenue evolution (R$) – 2Q24 vs. 2Q23



Gross revenue breakdown % – 2Q24



Rental Revenue

Rental revenue

Growth is under construction

Multiplan's total rental revenue (the sum of malls and office towers) amounted to R$394.4 million in 2Q24, 1.2% below 2Q23.

Rental revenue from malls presented a year-over-year decrease of 0.9%, while Mall & Media revenue presented a 5.3% decrease vs. 2Q23, mainly impacted by: (i) rent concessions granted to BarraShoppingSul and ParkShopping Canoas' tenants in light of the floods that hit the Rio Grande do Sul state in May-24; and (ii) temporary impacts of renovation works concomitantly ongoing at 14 malls.

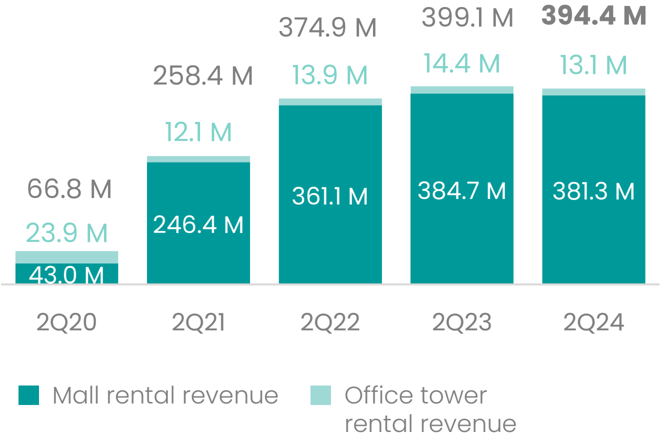
In order to support BarraShoppingSul and ParkShopping Canoas' tenants, the Company offered, in May-24, a 7-day rent concession.

It is worth mentioning that, given the combination of strong sales recorded in the quarter and the zero-inflation effect, the overage rent grew 16.2% vs. 2Q23.

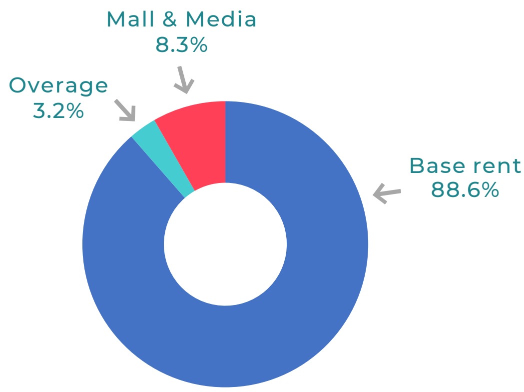
New York City Center delivered double-digit rental revenue growth of 20.7% in 2Q24, reflecting the major renovation that the mall underwent throughout 2023, including the opening of a large food operation, which also positively impacted its occupancy rate (97.5% in 2Q24, +1,460 b.p. vs. 2Q23). The results of the New York City Center renovation support the Company's strategy to keep renovating its malls.


DiamondMall

Rental revenue evolution (R$)



Rental revenue breakdown % – 2Q24



New York City Center

Rental revenue

Rental revenue (R$)	2Q24	2Q23	Chg. %	1H24	1H23	Chg. %
BH Shopping	42.5 M	41.2 M	+3.1%	83.0 M	81.4 M	+1.9%
RibeirãoShopping	24.7 M	20.8 M	+18.5%	47.0 M	41.4 M	+13.7%
BarraShopping	58.0 M	60.8 M	-4.5%	116.4 M	117.3 M	-0.8%
MorumbiShopping	54.4 M	57.1 M	-4.8%	108.2 M	110.7 M	-2.2%
ParkShopping	26.5 M	26.9 M	-1.5%	52.8 M	53.4 M	-1.0%
DiamondMall	15.8 M	15.5 M	+1.7%	32.0 M	31.5 M	+1.8%
New York City Center	3.1 M	2.5 M	+20.7%	6.0 M	5.0 M	+21.1%
ShoppingAnáliaFranco	11.4 M	11.6 M	-2.4%	22.4 M	22.8 M	-1.7%
ParkShoppingBarigüi	26.1 M	26.9 M	-2.8%	51.8 M	52.6 M	-1.5%
Pátio Savassi	14.0 M	14.1 M	-1.1%	28.0 M	28.3 M	-1.0%
ShoppingSantaÚrsula	2.0 M	2.1 M	-3.0%	3.8 M	4.0 M	-4.5%
BarraShoppingSul	17.6 M	19.2 M	-8.3%	36.5 M	37.7 M	-3.3%
ShoppingVilaOlímpia	5.4 M	5.2 M	+4.2%	10.4 M	10.0 M	+3.9%
ParkShoppingSãoCaetano	16.9 M	17.9 M	-5.7%	32.9 M	34.6 M	-4.9%
JundiaíShopping	13.9 M	13.5 M	+2.8%	26.9 M	26.3 M	+2.2%
ParkShoppingCampoGrande	11.0 M	11.2 M	-1.9%	21.9 M	22.5 M	-2.7%
VillageMall	14.6 M	14.3 M	+2.3%	28.8 M	28.2 M	+2.1%
Parque Shopping Maceió	6.6 M	6.4 M	+3.2%	13.0 M	12.4 M	+4.8%
ParkShopping Canoas	7.6 M	7.7 M	-1.8%	15.3 M	15.1 M	+0.8%
ParkJacarepaguá	9.3 M	9.6 M	-3.8%	18.9 M	19.5 M	-3.0%
Subtotal Malls	**381.3 M**	**384.7 M**	**-0.9%**	**755.8 M**	**754.5 M**	**+0.2%**
Morumbi Corporate	11.1 M	12.5 M	-11.0%	23.0 M	24.7 M	-6.8%
ParkShopping Corporate	2.0 M	2.0 M	+2.1%	4.0 M	4.3 M	-6.6%
Subtotal Office Towers	**13.1 M**	**14.4 M**	**-9.2%**	**27.0 M**	**29.0 M**	**-6.8%**
Total Portfolio	**394.4 M**	**399.1 M**	**-1.2%**	**782.9 M**	**783.5**	**-0.1%**

Same Store Rent (SSR)

Same Store Rent (SSR)

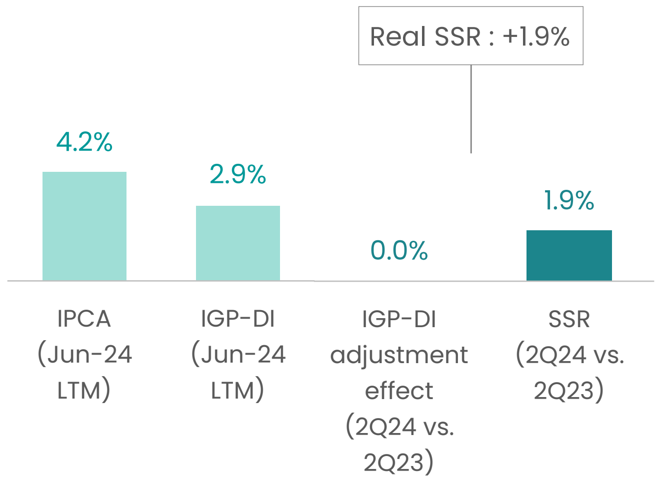
Growing on top of a zero IGP-DI adjustment effect

In 2Q24, Multiplan's portfolio recorded a Same Store Rent (SSR) of 1.9% when compared to 2Q23.

The indexation of the Company's contracts to the IGP-DI had an adjustment effect of 0% due to the transfer of negative inflation for the period. The Company delivered an SSR of 1.9% in the quarter, representing all the growth in real terms.

It is important to note that the IGP-DI inflation was negative until Apr-24 turning positive from May-24 onwards. The IGP-DI inflation in the last twelve months of Jun-24 was 2.9%. The positive IGP-DI inflation should contribute to lead the IGP-DI adjustment effect back to positive.

Indexes and SSR analysis – 2Q24



RibeirãoShopping – Traditional seasonal event

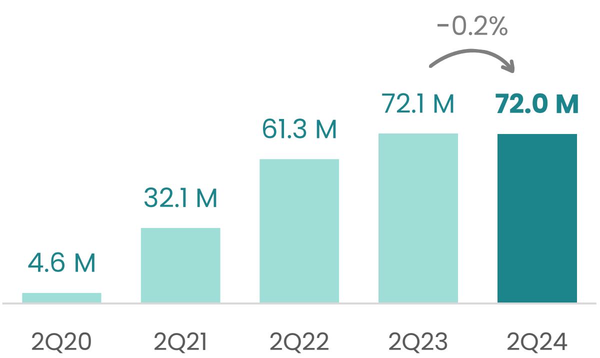
Parking revenue & Services revenue

Parking revenue

~900,000 license plates using Multi

In 2Q24, parking revenue totaled R$72.0 million, in line with 2Q23.
During 2Q24, Acesso Multi – a service that allows cars to access gate-free parking by reading their license plates – reached approximately 900,000 users.
Until the end of Jun-24, consumers that signed up for this feature were offered a 20% discount on parking fees.
The portfolio car flow was 0.3% lower than 2Q23, impacted by the rains that affected the southern region of Brazil and temporarily compromised the operations of BarraShoppingSul and ParkShopping Canoas. The latter was closed for four days, and both operated with reduced hours on an optional basis throughout May. Parking fees at both malls were waived for ten days.

Parking revenue evolution (R$)

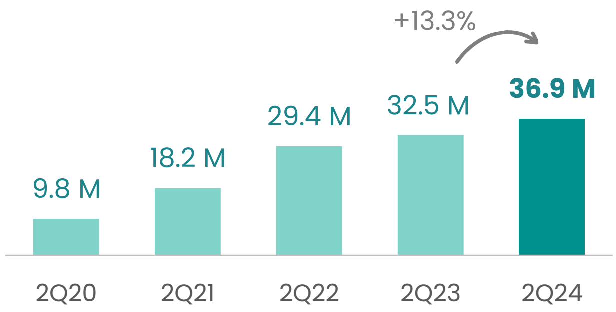


Services revenue

Double-digit growth

Services revenue totaled R$36.9 million in 2Q24, a 13.3% increase over 2Q23, mainly due to higher management fees, primarily driven by NOI growth and new management agreements.

Services revenue (R$)



MorumbiShopping

Property Expenses

Property Expenses

Negative delinquency rate + higher occupancy = 29% reduction in property expenses

Second lowest net delinquency rate ever reported: **-1.0%**

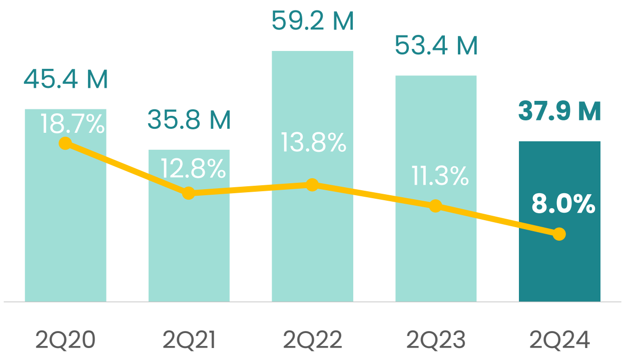
In 2Q24, property expenses (the sum of shopping center and office tower for lease expenses) totaled R$37.9 million, a reduction of 29.0% compared to 2Q23, mainly driven by:

i. an increase of 64 b.p. in the occupancy rate, which reached 96.0% in the quarter, reducing vacancy-related expenses; and

ii. the second lowest net delinquency rate (-1.0%) ever recorded, supporting a reduction in provisions.

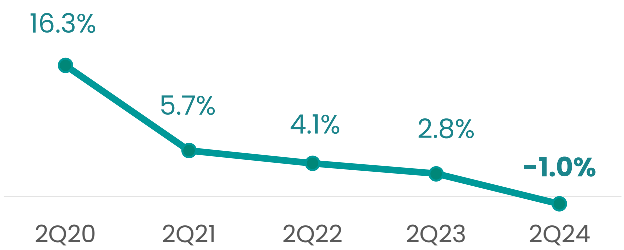
It is important to note that the proportion of property expenses as a % of property revenues[1] considerably decreased in the quarter, reaching the 8.0% mark.

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



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

Net delinquency rate



ShoppingAnáliaFranco – Multiplan's 50th anniversary celebration

ShoppingAnáliaFranco – Geek event

Net Operating Income (NOI)

Net Operating Income (NOI)

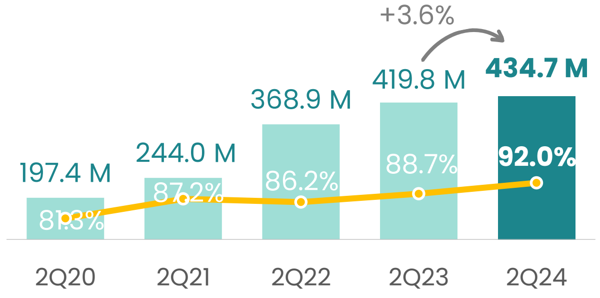
Highest NOI and NOI margin for a 2Q attest efficiency in property expenses

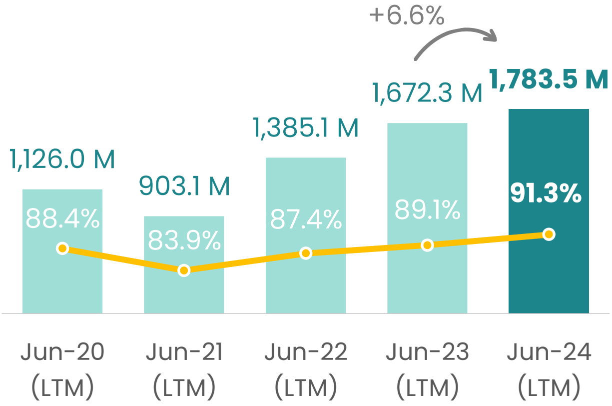
In 2Q24, the Company's Net Operating Income (NOI) totaled R$434.7 million, up 3.6% vs. 2Q23, while the NOI margin ended the period at 92.0%, +327 b.p. vs. 2Q23 - both the highest recorded for a second quarter.

The NOI benefited from a 29.0% decrease in property expenses, derived from lower provisions and lower vacancy expenses.

Furthermore, in the last 12 months the NOI totaled R$1,783.5 million, with a 91.3% margin, also the highest ever recorded on a 12-month basis.

NOI (R$) and NOI margin (%)





NOI (R$)	2Q24	2Q23	Chg.%	Jun-24 (LTM)	Jun-23 (LTM)	Chg.%
Rental revenue	394.4 M	399.1 M	-1.2%	1,686.2 M	1,660.2 M	+1.6%
Straight-line effect	6.2 M	1.9 M	+226.6%	(31.5 M)	(57.6 M)	-45.3%
Parking revenue	72.0 M	72.1 M	-0.2%	298.3 M	275.2 M	+8.4%
Operating revenue	**472.5 M**	**473.1 M**	**-0.1%**	**1,953.1 M**	**1,877.8 M**	**+4.0%**
Property expenses	(37.9 M)	(53.4 M)	-29.0%	(169.6 M)	(205.5 M)	-17.5%
NOI	**434.7 M**	**419.8 M**	**+3.6%**	**1,783.5 M**	**1,672.3 M**	**+6.6%**
NOI Margin	92.0%	88.7%	+327 b.p.	91.3%	89.1%	+226 b.p.

G&A & Share-based compensation expenses

G&A (headquarters) expenses

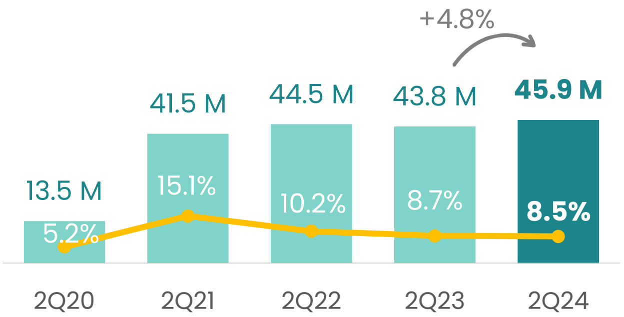
Multiplan's G&A expenses amounted to R$45.9 million in 2Q24, an increase of 4.8% vs. 2Q23, in line with the IPCA over the last 12 months (+4.2%), mainly related to the collective labor agreement expense increase.

Headquarters expenses represented 8.5% of net revenue in 2Q24, a reduction of 22 b.p. compared to 2Q23.

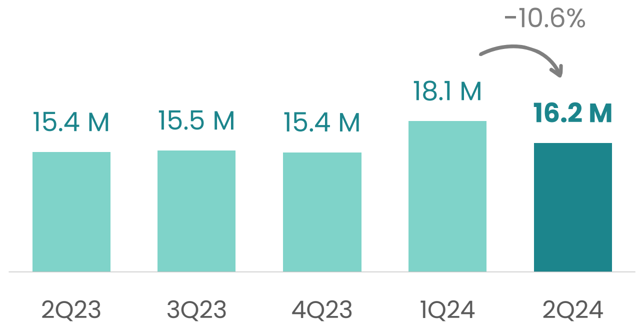
Share-based compensation expenses

Share-based compensation expenses ended the quarter at R$16.2 million, a 10.6% decrease vs. 1Q24, explained by the end of the first tranche of provisions related to the plan granted in Mar-23.

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



Share-based compensation expenses (R$)



VillageMall – MultiVocê lounge event

Real Estate for Sale Results

Real Estate for Sale

Real Estate for Sale

Revenue stream through a mix of strategies

Real estate for sale revenue was R$73.0 million in 2Q24, an increase of 187.2% over 2Q23, driven by the Company's mixed-use strategy to develop the areas surrounding its malls, either through projects developed by Multiplan, such as the Golden Lake project, or through projects developed by the Company's landbank partners.

Until Jun-24, 62.8% of the 94 units of Golden Lake's first phase (Lake Victoria) had been sold. The project generated R$35.0 million in revenues and R$24.3 million in costs in 2Q24.

As mentioned throughout this report, the state of Rio Grande do Sul suffered from heavy rains in May-24, where the Golden Lake project is located.

Multiplan reaffirmed its commitment to investing in the state and plans to deliver the project's common area infrastructure in 2025 while maintaining construction activity for the first phase.

Additionally, the Company intends to launch the second phase of the project in 2H24.

Multiplan's ad related to Rio Grande do Sul floods

Translation:
"Multiplan's commitment to investing in the state of Rio Grande do Sul will not change."
"The state continues to be our top priority. As it has been for over 30 years."

In 2Q24, Multiplan sold 4 land plots in the city of Ribeirão Preto, São Paulo. Due to the conditions precedent of each agreement, only one of them was accrued in the quarter's results:

- In Jun-24, Multiplan announced the sale of a plot of land next to RibeirãoShopping, for a total of R$45.0 million, which represented R$36.0 million in revenue considering the Company's stake at the mall.

Golden Lake – construction site in Jul-24

Case study
The RibeirãoShopping complex

During 2Q24, Multiplan announced the sale of three plots of land adjacent to RibeirãoShopping, which together total more than 44,000 sq.m. Furthermore, another plot of land of more than 128,000 sq.m., which is not adjacent to the mall, was also sold.

The Company sought to monetize its landbank, promoting the development of real estate projects integrated with the malls, one of the strategic pillars in the Company's history.

The development of mixed-use projects around the mall – whether for office, residential or other purposes – establishes a synergetic relationship, in which both the mall and the project benefit.

Among these benefits, the following can be highlighted:

For the mixed-use project: (i) increase the property value, which can attract more buyers or lessees, with the prospect of being in a privileged location; (ii) convenience and time saving for customers in day-to-day activities in a 'one-stop-shop' destination; and (iii) infrastructure improvements in the region, which are adequate to support the mall and the project itself.

For Multiplan's malls: (i) increase in organic people flow during weekdays; (ii) rise in walk-in consumers, who will require fewer parking spaces; (iii) building of a loyal audience and the creation of relationships with the mall; and (iv) better returns through higher sales, reduced vacancy, and increased value of the region.

The RibeirãoShopping complex brings together leisure, work and convenience

That is how it has been for RibeirãoShopping. Over the last 25 years, a series of real estate projects – either developed by Multiplan or by third parties using land sold by the Company – gave rise to a mixed-use complex that joins up leisure, work and convenience in a single location: the RibeirãoShopping complex.

The complex encompasses the following properties, all of which were developed on plots of land owned by Multiplan:

- Hotel (2002): connected to the mall by a pedestrian crossing;
- Ribeirão Office Tower (2005): located next to the hotel;
- Centro Profissional (2012): office tower developed by Multiplan, connected to the mall through a covered walkway; and
- Events Center (2013): developed by Multiplan during the mall's seventh expansion, fully integrated into the mall.

And it doesn't stop here.

RibeirãoShopping complex

Case study

The RibeirãoShopping complex

In addition to the projects already inaugurated, mentioned in the previous page, the plots of land sold by the Company in 2Q24 will contribute to the evolution of the complex. The transactions carried out, as well as the projects to be developed by third parties, are listed herein:

A

Announcement date: 04/11/2024 (link)

Area: 23,834 sq.m.

Price: R$48.4 million

Future development: residential

B

Announcement date: 04/15/2024 (link)

Area: 11,217 sq.m.

Price: 14.0% of the project's net PSV of R$500 million

Future development: residential and office

C

Announcement date: 06/26/2024 (link)

Area: 8,996 sq.m.

Price: R$45.0 million [1]

Future development: hospital

Part of the mixed-use projects to be developed on the plots of land sold will be connected to RibeirãoShopping and "Parques das Artes" park by a green area of more than 6,400 sq.m, further reinforcing the synergy between leisure, mixed-use and mall.

The synergies created within the complex turns it into a one stop-shop solution for the customer.

[1] The Company owned 80.0% of plot of land C, and therefore received R$36.0 million for its stake.

Note: In addition to the plots of land above mentioned, on May 27th, Multiplan sold a 128,642 sq.m plot of land in Ribeirão Preto, located 8.5 km from ShoppingSantaÚrsula and 11.5 km from RibeirãoShopping, for a total of R$25.2 million. Completion of this acquisition is subject to conditions precedent.

MorumbiShopping - Multiplan's 50th anniversary celebration

Financial Results
EBITDA

EBITDA

Landbank and Golden Lake help boost EBITDA to an all-time high for a 2Q

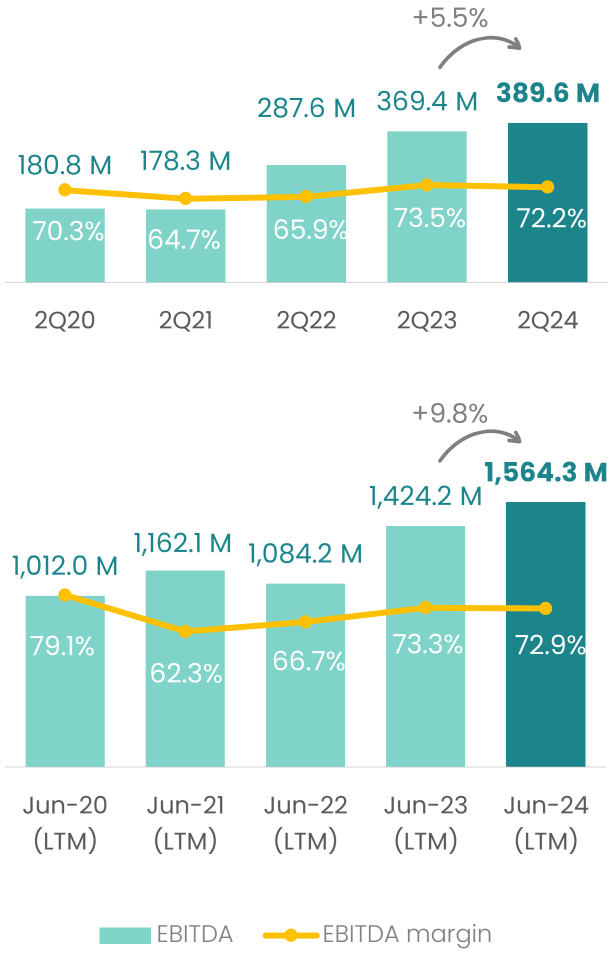
In 2Q24, Multiplan's EBITDA was R$389.6 million, the highest figure ever reported in a second quarter, growing 5.5% vs. 2Q23, mainly helped by the increase in the "Real estate for sale" revenue line.

Throughout 2Q24, the Company advanced with Golden Lake project's revenue accrual and accrued on of the four plots of land sold in the city of Ribeirão Preto. A case study on the monetization of this landbank is available on page 42.

The EBITDA margin came in at 72.2% in the quarter, 134 b.p. lower than 2Q23, impacted by the evolution of the works of the Golden Lake project, whose margins are lower compared to malls, and one-off expenses related to the Company's 50th anniversary celebration.

In the last 12 months, EBITDA reached R$1,564.3 million, an increase of 9.8% compared to Jun-23 LTM.

EBITDA (R$) and EBITDA margin (%)



Financial Results
Debt and Cash

Debt and Cash

R$300 million CRI issued at cost below the CDI rate

At the end of 2Q24, the Company's gross debt totaled R$3,189.9 million, slightly below Mar-24.

Multiplan's exposure to the CDI ended the period at 88.3%, while for the TR and IPCA indices, they were 9.3% and 2.4%, respectively.

The Company's average cost of debt by the end of Jun-24 came in at 11.05%, 55 b.p. above the Selic rate (Brazil's benchmark interest rate).

The decrease in the cost of debt can mainly be explained by the reduction in the Selic rate and effective liability management in the quarter: (i) the Selic rate, was reduced by 25 b.p. to 10.50% at the end of Jun-24, and (ii) in May-24 the Company liquidated its 6th Debenture (107.25% CDI) and issued a new Certificate of Real Estate Receivables (CRI) in the same amount of R$300.0 million and at a lower cost, below the CDI (99.5%), leading to a 73 b.p. cost reduction.

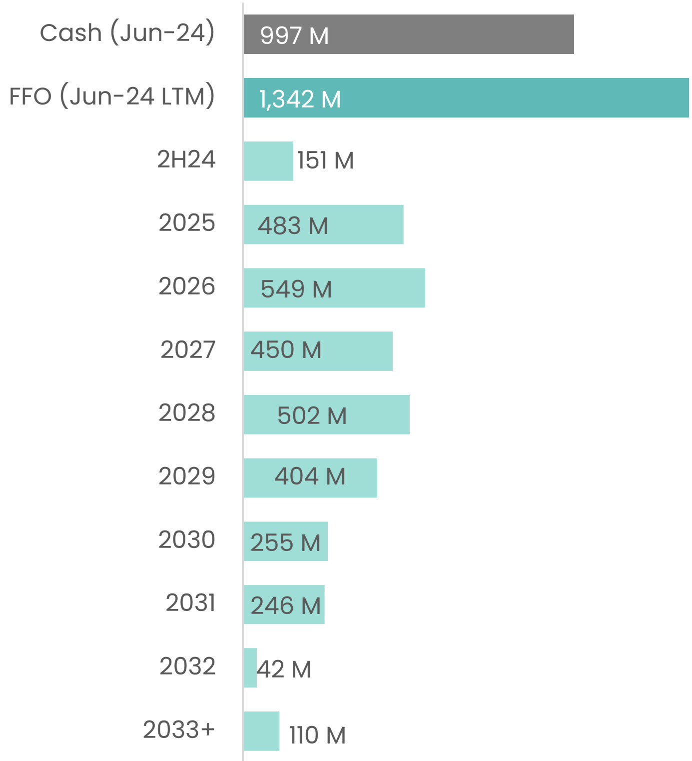
Recent event: in Jul-24, Multiplan raised R$500.0 million through the issuance of a seven-year debenture, at a cost of CDI+0.65% p.a. (link).

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

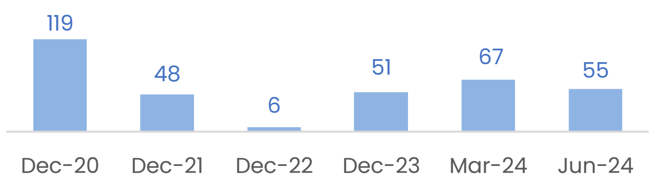
	Index Performance	Average Interest Rate[1]	Cost of Debt	Gross Debt[2] (R$)
TR	1.09%	8.27%	9.36%	297.9 M
CDI	10.50%	0.90%	11.40%	2,815.8 M
IPCA	4.53%	0.00%	4.53%	76.2 M
Total	**9.48%**	**1.57%**	**11.05%**	**3,189.9 M**

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

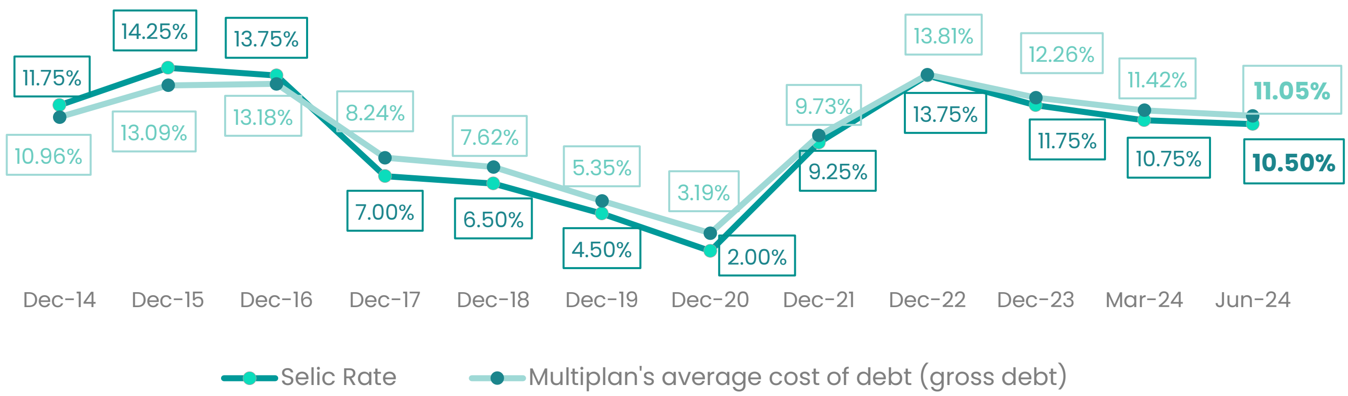
Debt amortization schedule Jun 30, 2024 (R$)



Cost of debt spread to Selic (b.p.)



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



Financial Results
Debt and Cash

Strong disbursement with slight releveraging

Multiplan ended 2Q24 with a cash position of R$996.7 million and a net debt of R$2,193.2 million, up 7.4% vs. Mar-24.

The main cash outflows throughout 2Q24 were:

i. R$270.1 million as investments (CAPEX), mainly related to ParkShoppingBarigüi expansion project and renovations at MorumbiShopping, BarraShopping, DiamondMall and PátioSavassi;

ii. scheduled debt amortizations totaling R$319.7 million and R$62.7 million as interest[1];

iii. disbursement of R$125.6 million as Interest on Capital[2]; and

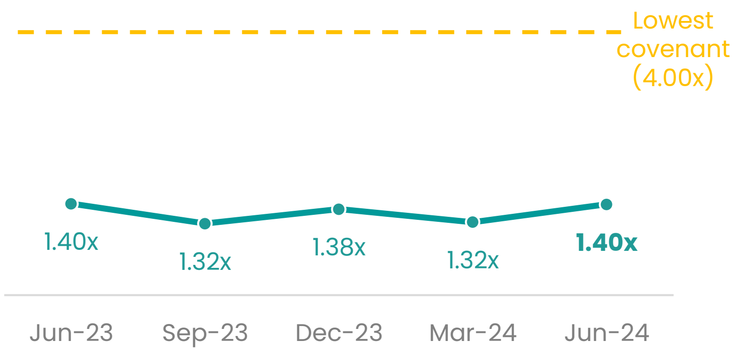
iv. R$84.5 million in share buybacks.

These cash outflows were partially offset by the R$318.8 million FFO in 2Q24.

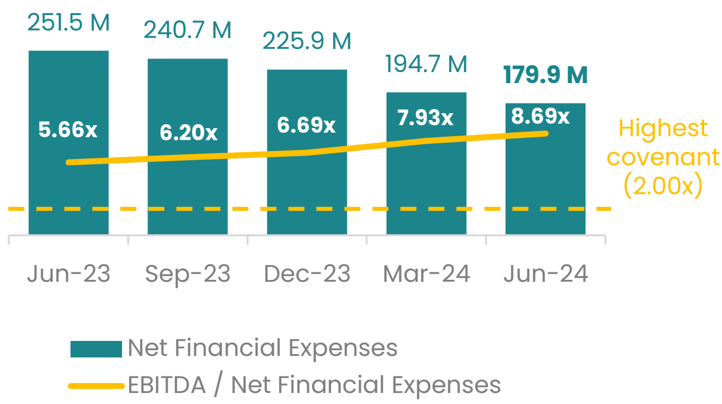
The cash disbursement in 2Q24 led to a slight increase in the Net Debt-to-EBITDA ratio, which stood at 1.40x at the end the period, 0.08x above Mar-24.

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

Evolution of Net Debt/EBITDA



Financial expenses and coverage ratio (LTM)



Financial Position Analysis (R$)	Jun. 30, 2024	Mar. 31, 2024	Chg. %
Gross Debt	3,189.9 M	3,199.8 M	-0.3%
Cash Position	996.7 M	1,157.2 M	-13.9%
Net Debt	2,193.2 M	2,042.6 M	+7.4%
EBITDA LTM	1,564.3 M	1,544.0 M	+1.3%
Fair Value of Investment Properties	30,404 M	29,201 M	+4.1%
Net Debt/EBITDA	1.40x	1.32x	+6.0%
Gross Debt/EBITDA	2.04x	2.07x	-1.6%
EBITDA/Net Financial Expenses	8.69x	7.93x	+9.6%
Net Debt/Fair Value	7.2%	7.0%	+22 b.p.
Total Debt/Shareholders Equity	0.45x	0.45x	-1.4%
Net Debt/Market Cap	16.2%	13.3%	+291 b.p.
Weighted Average Maturity (Months)	43	40	+5.9%

Financial Results

Net income

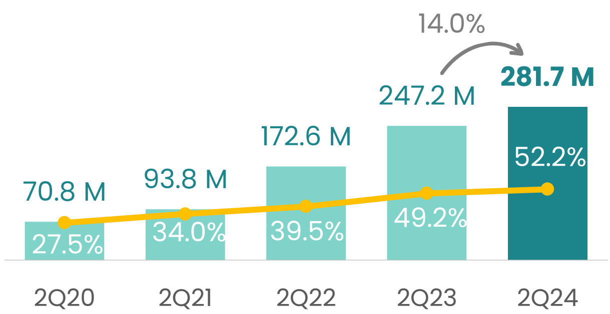
Net income

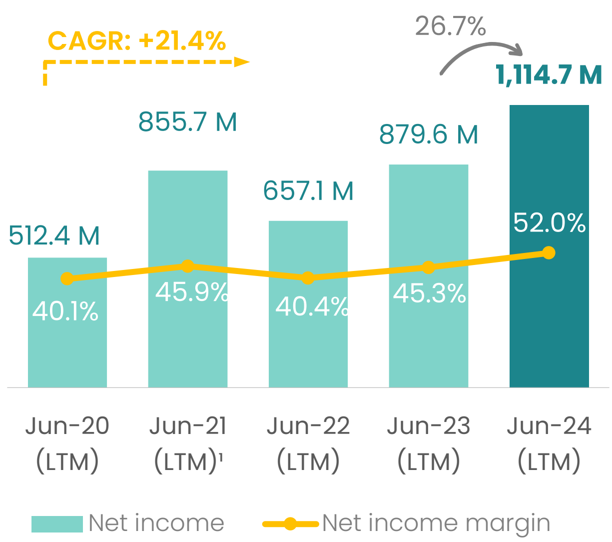
Double-digit growth and a greater margin: more records!

In 2Q24, the Company's Net income saw an increase of 14.0% vs. 2Q23, amounting to R$281.7 million, while the net margin was above the 50% mark again, standing at 52.2% - growth of 298 b.p. vs 2Q23. For both, it was the highest ever recorded for a second quarter.

Jun-24's LTM net income totaled R$1,114.7 million, up 26.7% vs. Jun-23, a CAGR of 21.4% in a period of five years.

Net income (R$) and margin (%)





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

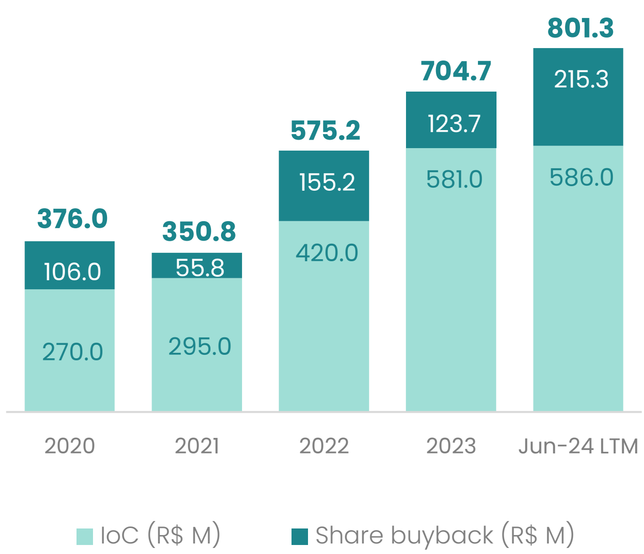
Returning money to shareholders through IoC, share buyback and capitalization of profit reserves

In Jun-24, the Company approved R$135.0 million in Interest on Capital (IoC) to be paid out by June 2025. In the last 12 months (Jun-24), the total amount of IoC approved by the Company was R$586.0 million, representing a payout ratio of 55.3% in the period.

Additionally, in 2Q24, the Company repurchased 3.6 million shares, equivalent to R$84.5 million, totaling R$215.3 million in the last twelve months.

Also, during the quarter, the Company approved the capitalization of the profit reserves in the amount of R$170.0 million, without the issuance of new shares (link).

Shareholder return



Financial Results

Funds from Operations (FFO)

Funds from Operations (FFO)

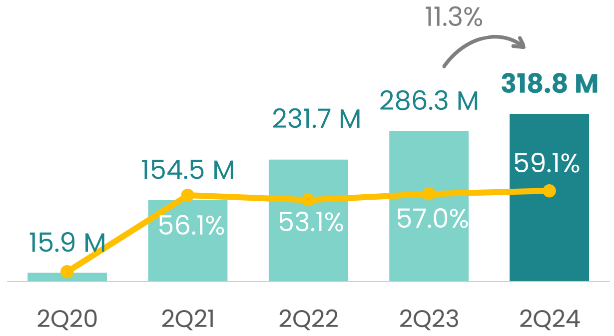
Repeating the double-digit track record

In 2Q24, Funds from Operations (FFO) reached R$318.8 million, an increase of 11.3% vs. 2Q23, in line with the net income growth.

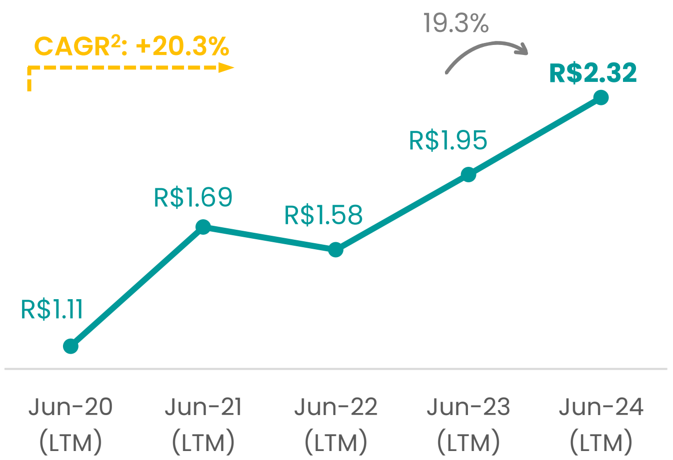
In the last 12 months, FFO totaled R$1,341.9 million, an increase of 18.0% compared to Jun-23 LTM.

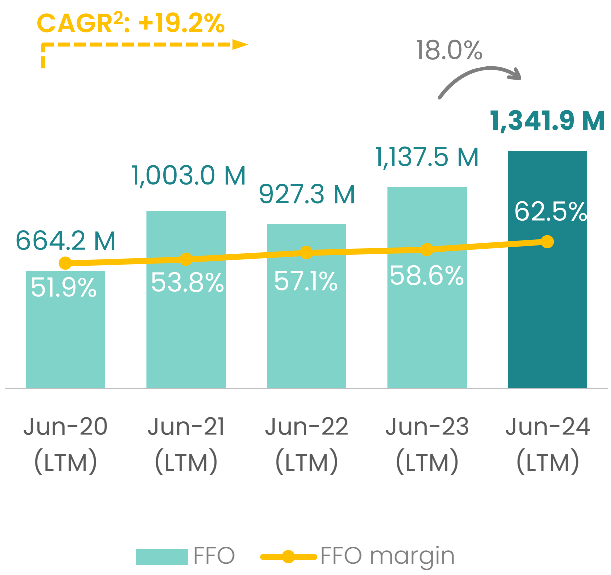
FFO per share[1] came to R$2.32 in the last 12 months, increasing by 19.3% vs. Jun-23 LTM.

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.

FFO (R$)	2Q24	2Q23	Chg.%	Jun-24 (LTM)	Jun-23 (LTM)	Chg.%
Net Income	**281.7 M**	**247.2 M**	**+14.0%**	**1,114.7 M**	**879.6 M**	**+26.7%**
(-) Depreciation and amortization	(34.0 M)	(34.6 M)	-1.8%	(137.0 M)	(185.2 M)	-26.0%
(-) Deferred income and social contribution	(9.2 M)	(6.3 M)	+44.9%	(58.7 M)	(15.1 M)	+288.4%
(-) Straight-line effect	6.2 M	1.9 M	+226.6	(31.5 M)	(57.6 M)	-45.3%
FFO	**318.8 M**	**286.3 M**	**+11.3%**	**1,341.9 M**	**1,137.5 M**	**+18.0%**
FFO Margin	**59.1%**	**57.0%**	**+206 b.p.**	**62.5%**	**58.6%**	**+396 b.p.**

Capex

Capex

Expansions driving investments

Multiplan invested R$270.1 million throughout 2Q24 – a fivefold increase vs. 2Q23. In 1H24, Multiplan invested R$410.0 million, an increase of 52.1% over 1H23, representing over 2/3 of the total investment in 2023.

Regarding mall expansions, R$190.7 million were invested in 1H24, being 96.7% related to ParkShoppingBarigüi and DiamondMall.

As for "Renovation, IT, Digital Innovation & Others", the investment totaled R$151.3 million in 1H24. Renovations in 14 malls represented 89.1% of this amount, equivalent to R$134.7 million in the first six months of the year, mainly related to MorumbiShopping, BarraShopping, DiamondMall and PátioSavassi.

CAPEX breakdown

CAPEX (R$)	2Q24	1H24
Mall expansions	109.5 M	190.7 M
Renovation, IT, Digital Innovation & Others	92.6 M	151.3 M
Minority stake acquisitions	68.0 M	68.0 M
Total	**270.1 M**	**410.0 M**

Renovations can act as a catalyst for improving mall performance, as seen in the case study (link) regarding New York City Center's renovation.

It is worth mentioning that in Jun-24 Multiplan concluded the acquisition of 9.0% of ParkJacarepaguá.

Landbank

Unlocking landbank value

In 2Q24, Multiplan announced the sale of four plots in the city of Ribeirão Preto totaling 172,689 sq.m, of which two are listed on the Company's landbank (35,051 sq.m).

The sales are in line with the Company's mixed-use strategy. This consists of the development of real estate projects integrated with its malls, creating synergies and benefits for the entire complex and generating value for its surroundings (see case study on page 42).

Multiplan owned, in Jun-24, 682,711 sq.m of land for future mixed-use projects.

Based on Jun-24's internal project assessments, the Company estimates a total private area for sale of 795,138 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
Parque Shopping Maceió	50%	13,713	27,000
RibeirãoShopping	100%	43,035	132,298
ShoppingAnáliaFranco	36%	29,800	92,768
VillageMall	100%	36,000	31,340
Total	**74%**	**682,711**	**795,138**

[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.
Note: The table does not take into consideration the recent sale of plots of land next to RibeirãoShopping and Parque Shopping Maceió since the conclusion of the transactions are subject to the fulfilment of conditions precedent.

Investment Properties Analysis

Fair Value

Investment properties' fair value

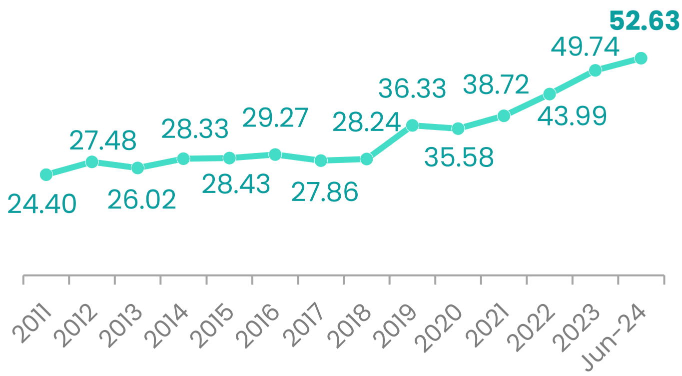
According to CPC 28

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.

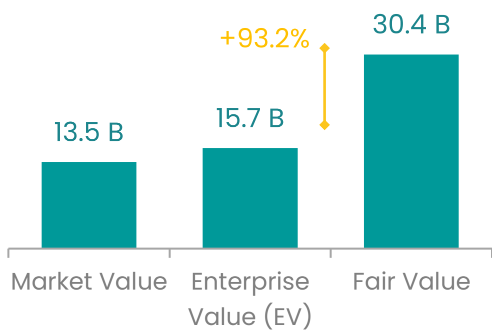
For more details, please refer to the Company's June 30, 2024, Financial Statements, available on Multiplan's IR website.

ParkJacarepaguá – Yoga class

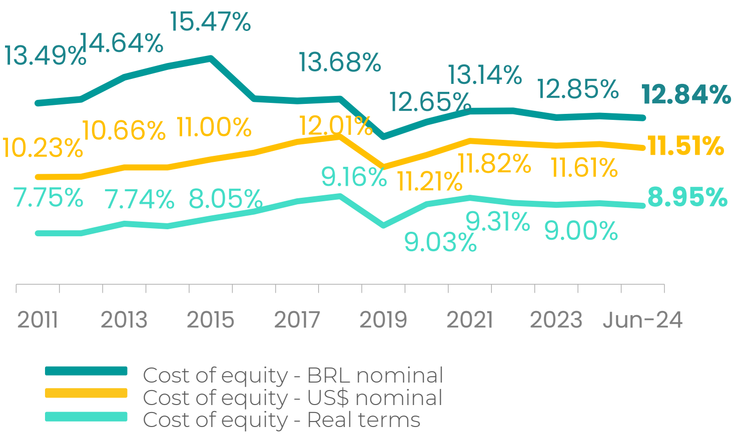
Fair Value per share (R$)



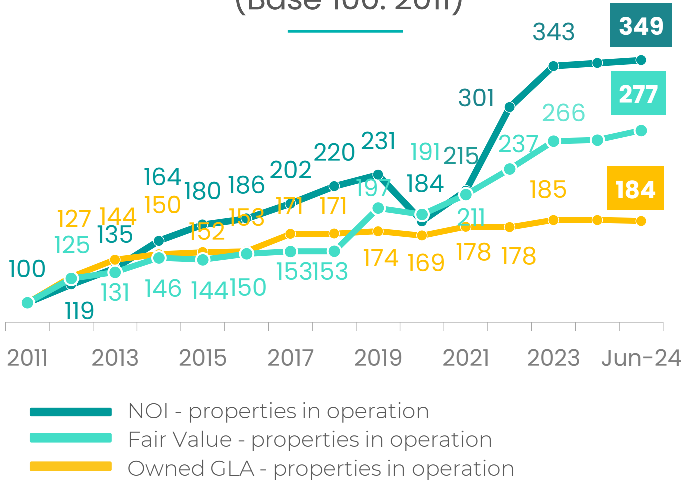
Comparison of Value Metrics (Jun-24)



Evolution of discount rates



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



ParkShoppingSãoCaetano – Kids event

Investment Properties Analysis

Fair Value

Shareholders' Cost of Capital	Jun-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	197 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	**11.51%**	**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	**12.84%**	**12.85%**	**13.15%**	**13.14%**	**12.65%**

[1]Estimated inflation (BR) for 2Q24 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$)	Jun-24	2023	2022	2021	2020
Malls and office towers in operation	29,748 M	28,487 M	25,455 M	22,653 M	20,459 M
Projects under development	504 M	320 M	97 M	54 M	481 M
Future projects	152 M	152 M	193 M	189 M	174 M
Total	**30,404 M**	**28,958 M**	**25,745 M**	**22,896 M**	**21,114 M**

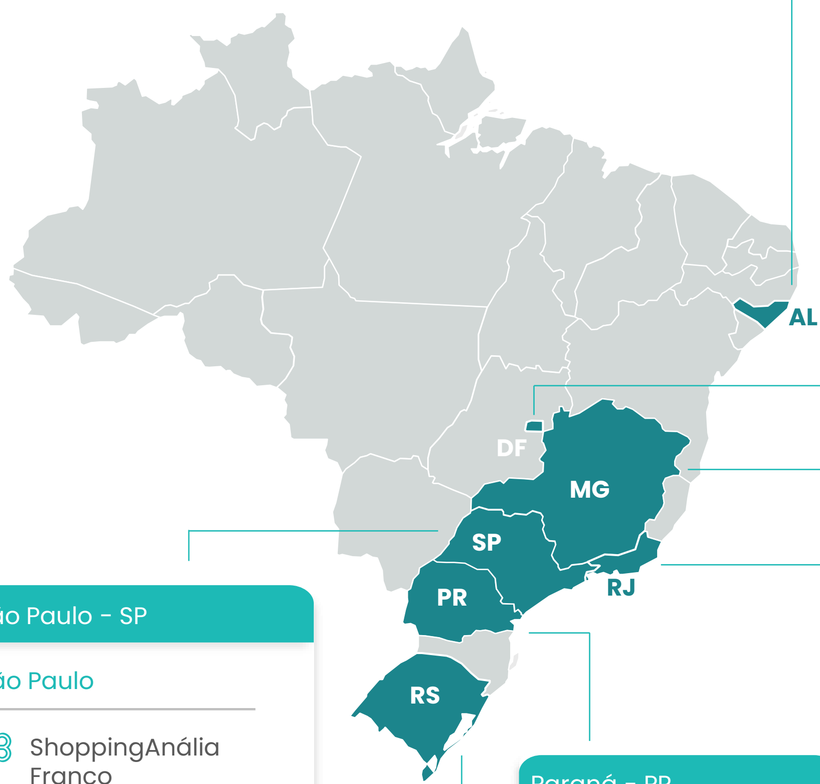
Portfolio of Assets

Portfolio (2Q24)	Opening	State	Multiplan %	Total GLA	Sales (month)[1]	Rent (month)[2]	Avg. Occupancy Rate
Malls							
BH Shopping	1979	MG	100.0%	47,315 sq.m	3,042 R$/sq.m	282 R$/sq.m	99.1%
RibeirãoShopping	1981	SP	87.3%	68,278 sq.m	1,779 R$/sq.m	151 R$/sq.m	95.2%
BarraShopping	1981	RJ	65.8%	77,697 sq.m	3,404 R$/sq.m	376 R$/sq.m	96.7%
MorumbiShopping	1982	SP	73.7%	55,123 sq.m	4,285 R$/sq.m	415 R$/sq.m	98.2%
ParkShopping	1983	DF	73.5%	53,226 sq.m	2,631 R$/sq.m	229 R$/sq.m	96.9%
DiamondMall	1996	MG	90.0%[3]	21,353 sq.m	3,100 R$/sq.m	262 R$/sq.m	97.6%
New York City Center	1999	RJ	50.0%	21,695 sq.m	875 R$/sq.m	93 R$/sq.m	97.5%
ShoppingAnáliaFranco	1999	SP	30.0%	51,590 sq.m	2,837 R$/sq.m	243 R$/sq.m	97.7%
ParkShoppingBarigüi	2003	PR	93.3%	52,306 sq.m	2,398 R$/sq.m	169 R$/sq.m	96.8%
Pátio Savassi	2004	MG	96.5%	21,083 sq.m	2,530 R$/sq.m	227 R$/sq.m	97.6%
ShoppingSantaÚrsula	1999	SP	100.0%	23,336 sq.m	660 R$/sq.m	25 R$/sq.m	93.7%
BarraShoppingSul	2008	RS	100.0%	75,581 sq.m	1,169 R$/sq.m	99 R$/sq.m	97.3%
ShoppingVilaOlímpia	2009	SP	60.0%	28,373 sq.m	1,566 R$/sq.m	111 R$/sq.m	76.5%
ParkShoppingSão Caetano	2011	SP	100.0%	39,252 sq.m	2,191 R$/sq.m	145 R$/sq.m	96.4%
JundiaíShopping	2012	SP	100.0%	36,475 sq.m	1,738 R$/sq.m	122 R$/sq.m	96.2%
ParkShoppingCampo Grande	2012	RJ	90.0%	43,776 sq.m	1,474 R$/sq.m	88 R$/sq.m	95.2%
VillageMall	2012	RJ	100.0%	28,437 sq.m	3,533 R$/sq.m	168 R$/sq.m	98.2%
Parque Shopping Maceió	2013	AL	50.0%	39,891 sq.m	1,567 R$/sq.m	102 R$/sq.m	98.8%
ParkShopping Canoas	2017	RS	82.3%	49,062 sq.m	1,424 R$/sq.m	64 R$/sq.m	93.4%
ParkJacarepaguá	2021	RJ	100.0%	39,932 sq.m	1,281 R$/sq.m	90 R$/sq.m	94.1%
Subtotal malls			**81.5%**	**873,778 sq.m**	**2,268 R$/sq.m**	**189 R$/sq.m**	**96.0%**
Office towers							
ParkShopping Corporate	2012	DF	70.0%	13,302 sq.m			83.2%
Morumbi Corporate – Golden Tower	2013	SP	100.0%	37,280 sq.m[4]			90.0%
Subtotal office towers			**92.1%**	**50,582 sq.m**			
Total portfolio			**82.1%**	**924,360 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

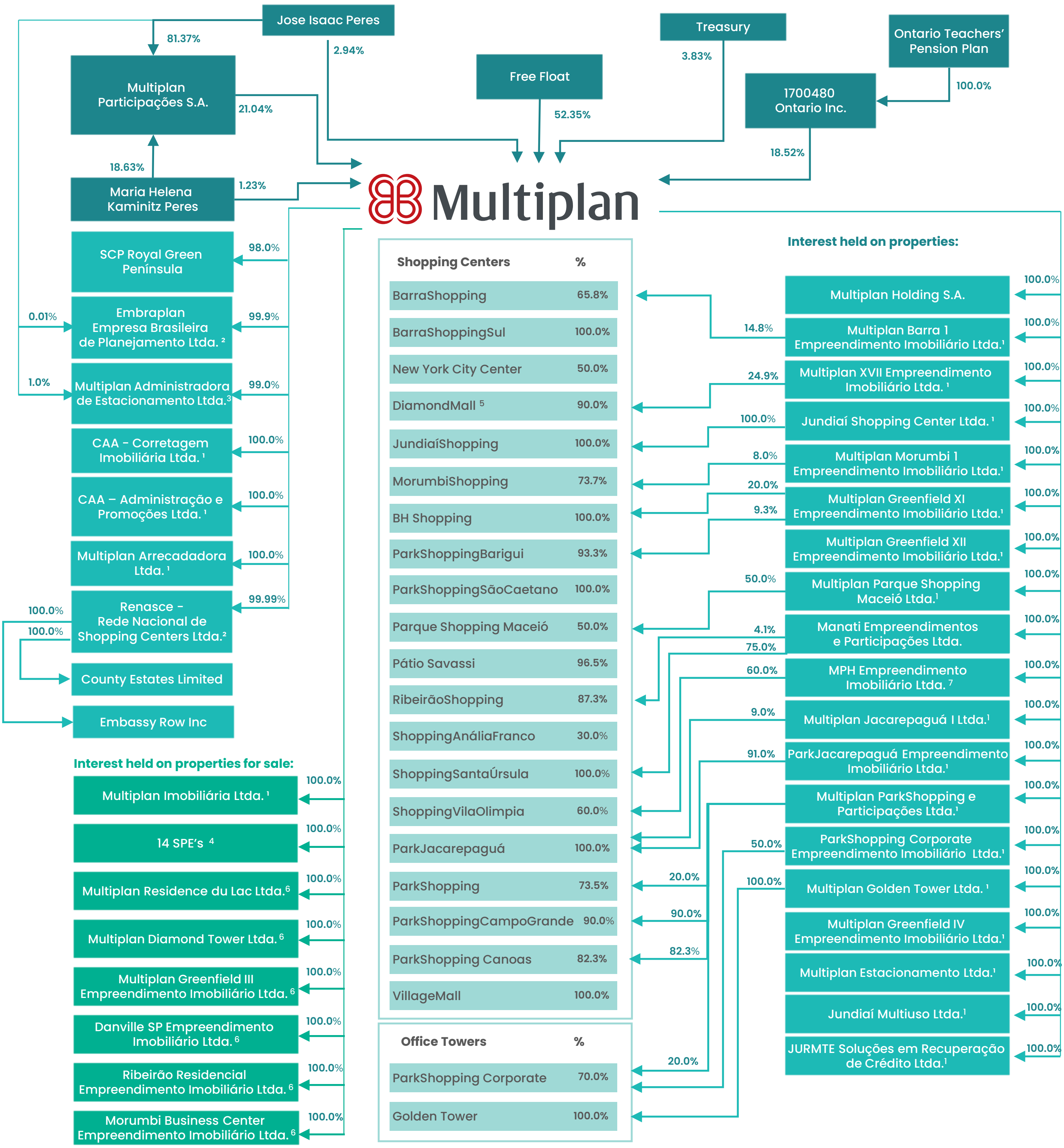
Porto Alegre
- BarraShoppingSul
- Golden Lake

Canoas, RS
- ParkShopping Canoas

Rio de Janeiro - RJ

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

Ownership Structure



Shopping Centers	%
BarraShopping	65.8%
BarraShoppingSul	100.0%
New York City Center	50.0%
DiamondMall ⁵	90.0%
JundiaíShopping	100.0%
MorumbiShopping	73.7%
BH Shopping	100.0%
ParkShoppingBarigui	93.3%
ParkShoppingSãoCaetano	100.0%
Parque Shopping Maceió	50.0%
Pátio Savassi	96.5%
RibeirãoShopping	87.3%
ShoppingAnáliaFranco	30.0%
ShoppingSantaÚrsula	100.0%
ShoppingVilaOlimpia	60.0%
ParkJacarepaguá	100.0%
ParkShopping	73.5%
ParkShoppingCampoGrande	90.0%
ParkShopping Canoas	82.3%
VillageMall	100.0%

Office Towers	%
ParkShopping Corporate	70.0%
Golden Tower	100.0%

[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 and manages the parking lots of its own shopping centers, as well as amusement services and 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.

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

JURMTE Soluções em Recuperação de Crédito Ltda.: operates in the collection, renegotiation and recovery of Multiplan group credits.
Jundiaí Multiuso Ltda.: manages its own shopping center parking lots.
Multiplan Estacionamento Ltda.: manages its own shopping center parking lots.
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)	2Q24	2Q23	Chg.%	1H24	1H23	Chg.%
Gross revenue R$'000	582.569	543.279	+7,2%	1.146.551	1.041.847	+10,0%
Net revenue R$'000	539.711	502.298	+7,4%	1.063.330	973.858	+9,2%
Net revenue R$/sq.m	728,1	683,4	+6,5%	1.436,8	1.326,6	+8,3%
Net revenue US$/sq.ft	13,0	13,2	-1,5%	25,6	25,6	+0,1%
Rental revenue R$'000	394.366	399.080	-1,2%	782.859	783.498	-0,1%
Rental revenue R$/sq.m	532,0	543,0	-2,0%	1.057,8	1.067,3	-0,9%
Rental revenue US$/sq.ft	9,5	10,5	-9,4%	18,9	20,6	-8,4%
Monthly rental revenue R$/sq.m	188,8	192,6	-2,0%	188,2	190,7	-1,3%
Monthly rental revenue US$/sq.ft	3,4	3,7	-9,4%	3,4	3,7	-8,8%
Net Operating Income (NOI) R$'000	434.684	419.766	+3,6%	853.788	822.494	+3,8%
Net Operating Income R$/sq.m	586,4	571,1	+2,7%	1.153,7	1.120,5	+3,0%
Net Operating Income US$/sq.ft	10,5	11,0	-5,1%	20,6	21,6	-4,8%
NOI margin	92,0%	88,7%	+327 b.p.	91,3%	89,3%	+209 b.p.
NOI per share R$	0,75	0,72	+4,7%	1,48	1,41	+5,0%
Headquarter expenses R$'000	(45.909)	(43.800)	+4,8%	(92.102)	(88.018)	+4,6%
Headquarter expenses/Net revenue	-8,5%	-8,7%	+21 b.p.	-8,7%	-9,0%	+38 b.p.
EBITDA R$'000	389.640	369.354	+5,5%	780.464	727.048	+7,3%
EBITDA R$/sq.m	525,7	502,6	+4,6%	1.054,6	990,4	+6,5%
EBITDA US$/sq.ft	9,4	9,7	-3,3%	18,8	19,1	-1,6%
EBITDA margin	72,2%	73,5%	-134 b.p.	73,4%	74,7%	-126 b.p.
EBITDA per share R$	0,67	0,63	+6,7%	1,35	1,24	+8,6%
FFO R$'000	318.750	286.311	+11,3%	646.250	547.326	+18,1%
FFO R$/sq.m	430,0	389,6	+10,4%	873,2	745,6	+17,1%
FFO US$'000	61.150	59.411	+2,9%	123.978	113.572	+9,2%
FFO US$/sq.ft	7,7	7,5	+2,1%	15,6	14,4	+8,3%
FFO margin	59,1%	57,0%	+206 b.p.	60,8%	56,2%	+457 b.p.
FFO per share (R$)	0,55	0,49	+12,6%	1,12	0,94	+19,4%
Dollar (USD) end of quarter FX rate	5,2126	4,8192	+8,2%	5,2126	4,8192	+8,2%

Market Performance	2Q24	2Q23	Chg.%	1H24	1H23	Chg.%
Total number of shares	600,760,875	600,760,875	+0.0%	600,760,875	600,760,875	+0.0%
Ordinary shares	600,760,875	565,185,834	+6.3%	600,760,875	565,185,834	+6.3%
Preferred shares	0	35,575,041	-100.0%	0	35,575,041	-100.0%
Average share closing price (R$)	23.57	26.45	-10.9%	25.22	24.95	+1.1%
Final closing share price (R$)	22.54	27.67	-18.5%	22.54	27.67	-18.5%
Average daily traded volume R$ '000	132,302	130,124	+1.7%	115,030	122,449	-6.1%
Market cap R$ '000	13,541,150	16,623,053	-18.5%	13,541,150	16,623,053	-18.5%
Gross debt R$ '000	3,189,904	2,721,642	+17.2%	3,189,904	2,721,642	+17.2%
Cash R$ '000	996,707	720,822	+38.3%	996,707	720,822	+38.3%
Net Debt R$ '000	2,193,197	2,000,820	+9.6%	2,193,197	2,000,820	+9.6%
P/FFO (LTM)	10.09 x	14.6 x	-30.9%	10.1 x	14.6 x	-30.9%
EV/EBITDA (LTM)	10.1 x	13.1 x	-23.1%	10.1 x	13.1 x	-23.1%
Net Debt/EBITDA (LTM)	1.40 x	1.40 x	-0.2%	1.40 x	1.40 x	-0.2%

Operational and Financial Data

Operational and financial highlights

Operational (% Multiplan)[1]	2Q24	2Q23	Chg.%	1H24	1H23	Chg.%
Final total mall GLA (sq.m)	873,778	880,907	-0.8%	873,778	880,907	-0.8%
Final owned mall GLA (sq.m)	712,229	711,118	+0.2%	712,229	711,118	+0.2%
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)	924,360	931,489	-0.8%	924,360	931,489	-0.8%
Final owned GLA (sq.m)	758,820	757,709	+0.1%	758,820	757,709	+0.1%
Adjusted total mall GLA (avg.) (sq.m) [2]	856,766	858,162	-0.2%	855,422	858,472	-0.4%
Adjusted owned mall GLA (avg.) (sq.m) [2]	694,631	688,358	+0.9%	693,475	687,483	+0.9%
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]	907,348	908,744	-0.2%	906,004	929,188	-2.5%
Adjusted owned GLA (avg.) (sq.m) [2]	741,222	734,949	+0.9%	740,067	734,074	+0.8%
Total sales R$'000	5,556,233	5,229,350	+6.3%	10,656,854	9,840,826	+8.3%
Total sales R$/sq.m [3]	6,805	6,534	+4.2%	13,047	12,237	+6.6%
Total sales US$/sq.ft [3]	121	126	-3.7%	233	236	-1.4%
Satellite stores sales R$/sq.m [3]	9,118	8,631	+5.6%	17,535	16,218	+8.1%
Satellite stores sales US$/sq.ft [3]	163	166	-2.3%	313	313	-0.0%
Total rent R$/sq.m	566	578	-2.0%	1,129	1,116	+1.1%
Total rent US$/sq.ft [3]	10.1	11.1	-9.4%	20.1	21.5	-6.5%
Same Store Sales [3]	5.1%	5.2%	-5 b.p.	6.7%	9.7%	-296 b.p.
Same Store Rent [3]	1.9%	9.4%	-743 b.p.	2.7%	11.2%	-852 b.p.
IGP-DI adjustment effect	0.0%	5.6%	-560 b.p.	2.6%	7.2%	-464 b.p.
Occupancy costs [4]	13.0%	13.6%	-62 b.p.	13.5%	14.3%	-81 b.p.
Rent as sales %	8.1%	8.7%	-57 b.p.	8.5%	9.1%	-67 b.p.
Others as sales %	4.9%	4.9%	-5 b.p.	5.0%	5.2%	-14 b.p.
Turnover [4]	1.4%	4.8%	-334 b.p.	2.8%	6.0%	-316 b.p.
Occupancy rate [4]	96.0%	95.4%	+64 b.p.	95.8%	95.0%	+83 b.p.
Gross delinquency	3.7%	5.3%	-164 b.p.	3.7%	5.0%	-134 b.p.
Net delinquency	-1.0%	2.8%	-377 b.p.	0.1%	3.0%	-289 b.p.
Rent loss	2.1%	0.7%	+142 b.p.	1.6%	0.8%	+86 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)	**2Q24**	**2Q23**	**Chg. %**	**1H24**	**1H23**	**Chg. %**
Rental revenue	394,366	392,662	+0.4%	782,859	771,088	+1.5%
Services revenue	36,856	32,531	+13.3%	76,458	68,121	+12.2%
Key Money revenue	(2,077)	(1,258)	+65.1%	3,271	(2,710)	n.a.
Parking revenue	71,978	70,658	+1.9%	140,146	132,986	+5.4%
Real estate for sale revenue	72,971	17,909	+307.5%	95,167	28,275	+236.6%
Straight-line effect	6,194	2,343	+164.3%	11,685	3,031	+285.6%
Other revenues	2,281	13,334	-82.9%	36,965	18,884	+95.7%
Gross revenue	**582,569**	**528,179**	**+10.3%**	**1,146,551**	**1,019,675**	**+12.4%**
Taxes on revenues	(42,858)	(40,555)	+5.7%	(83,221)	(67,267)	+23.7%
Net revenue	**539,711**	**487,623**	**+10.7%**	**1,063,330**	**952,408**	**+11.6%**
Headquarters expenses	(45,909)	(43,747)	+4.9%	(92,102)	(87,957)	+4.7%
Share-based compensation	(16,168)	(15,386)	+5.1%	(34,246)	(25,283)	+35.4%
Properties expenses	(37,854)	(52,424)	-27.8%	(80,902)	(97,151)	-16.7%
Projects for lease expenses	(1,443)	(1,415)	+1.9%	(2,714)	(2,020)	+34.4%
Projects for sale expenses	(4,693)	(4,925)	-4.7%	(9,361)	(11,611)	-19.4%
Cost of properties sold	(33,422)	(13,332)	+150.7%	(50,228)	(20,256)	+148.0%
Equity pick-up	0	12,271	-100.0%	(37)	17,022	n.a.
Other operating revenues/expenses	(10,582)	(1,204)	+779.2%	(13,277)	(793)	+1,573.9%
EBITDA	**389,640**	**367,462**	**+6.0%**	**780,464**	**724,357**	**+7.7%**
Financial revenues	34,613	37,555	-7.8%	83,346	73,404	+13.5%
Financial expenses	(77,443)	(95,729)	-19.1%	(162,304)	(199,318)	-18.6%
Depreciation and amortization	(34,003)	(34,130)	-0.4%	(68,569)	(80,234)	-14.5%
Earnings before taxes	**312,807**	**275,159**	**+13.7%**	**632,937**	**518,208**	**+22.1%**
Income tax and social contribution	(21,831)	(21,535)	+1.4%	(43,495)	(49,546)	-12.2%
Deferred income and social contribution taxes	(9,201)	(6,350)	+44.9%	(40,598)	(14,149)	+186.9%
Minority interest	(36)	(41)	-12.1%	(76)	(78)	-2.5%
Net income	**281,740**	**247,233**	**+14.0%**	**548,768**	**454,436**	**+20.8%**

(R$'000)	2Q24	2Q23	Chg. %	1H24	1H23	Chg. %
NOI	**434,684**	**413,240**	**+5.2%**	**853,788**	**809,953**	**+5.4%**
NOI margin	92.0%	88.7%	+325 b.p.	91.3%	89.3%	+205 b.p.
Property EBITDA[1]	**369,371**	**360,334**	**+2.5%**	**727,069**	**718,032**	**+6.5%**
Property EBITDA margin[1]	78.2%	76.5%	+175 b.p.	74.6%	77.5%	+90 b.p.
EBITDA	**389,640**	**367,462**	**+6.0%**	**780,464**	**724,357**	**+7.7%**
EBITDA margin	72.2%	75.4%	-316 b.p.	73.4%	76.1%	-266 b.p.
Net Income	**281,740**	**247,233**	**+14.0%**	**548,768**	**454,436**	**+20.8%**
Net Income margin	52.2%	50.7%	+150 b.p.	51.6%	47.7%	+389 b.p.
FFO	**318,750**	**285,369**	**+11.7%**	**646,250**	**545,789**	**+18.4%**
FFO margin	59.1%	58.5%	+54 b.p.	60.8%	57.3%	+347 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)	2Q24	2Q23	Chg. %	1H24	1H23	Chg.%
Rental revenue	394,366	399,080	-1.2%	782,859	783,498	-0.1%
Services revenue	36,856	32,531	+13.3%	76,458	68,121	+12.2%
Key money revenue	(2,077)	(1,214)	+71.0%	3,271	(2,622)	n.a.
Parking revenue	71,978	72,140	-0.2%	140,146	135,921	+3.1%
Real estate for sale revenue	72,971	25,409	+187.2%	95,167	35,775	+166.0%
Straight-line effect	6,194	1,897	+226.6%	11,685	2,109	+454.2%
Other revenues	2,281	13,438	-83.0%	36,965	19,044	+94.1%
Gross Revenue	**582,569**	**543,279**	**+7.2%**	**1,146,551**	**1,041,847**	**+10.0%**
Taxes on revenues	(42,858)	(40,981)	+4.6%	(83,221)	(67,990)	+22.4%
Net Revenue	**539,711**	**502,298**	**+7.4%**	**1,063,330**	**973,858**	**+9.2%**
Headquarters expenses	(45,909)	(43,800)	+4.8%	(92,102)	(88,018)	+4.6%
Share-based compensations	(16,168)	(15,386)	+5.1%	(34,246)	(25,283)	+35.4%
Properties expenses	(37,854)	(53,350)	-29.0%	(80,902)	(99,035)	-18.3%
Projects for lease expenses	(1,443)	(1,415)	+1.9%	(2,714)	(2,020)	+34.4%
Projects for sale expenses	(4,693)	(5,112)	-8.2%	(9,361)	(11,799)	-20.7%
Cost of properties sold	(33,422)	(14,451)	+131.3%	(50,228)	(21,376)	+135.0%
Equity pickup	0	(8)	n.a.	(37)	(8)	+367.5%
Other operating revenues/expenses	(10,582)	580	n.a.	(13,277)	729	n.a.
EBITDA	**389,640**	**369,354**	**+5.5%**	**780,464**	**727,048**	**+7.3%**
Financial revenues	34,613	38,137	-9.2%	83,346	74,455	+11.9%
Financial expenses	(77,443)	(95,769)	-19.1%	(162,304)	(199,362)	-18.6%
Depreciation and amortization	(34,003)	(34,625)	-1.8%	(68,569)	(81,225)	-15.6%
Earnings Before Taxes	**312,807**	**277,097**	**+12.9%**	**632,937**	**520,917**	**+21.5%**
Income tax and social contribution	(21,831)	(23,473)	-7.0%	(43,495)	(52,629)	-17.4%
Deferred income and social contribution taxes	(9,201)	(6,350)	+44.9%	(40,598)	(13,774)	+194.7%
Minority interest	(36)	(41)	-12.1%	(76)	(78)	-2.5%
Net Income	**281,740**	**247,233**	**+14.0%**	**548,768**	**454,436**	**+20.8%**

(R$'000)	2Q24	2Q23	Chg. %	1H24	1H23	Chg.%
NOI	**434,684**	**419,766**	**+3.6%**	**853,788**	**822,494**	**+3.8%**
NOI margin	92.0%	88.7%	+327 b.p.	91.3%	89.3%	+209 b.p.
Property EBITDA [1]	**369,371**	**369,617**	**-0.1%**	**764,899**	**732,846**	**+4.4%**
Property EBITDA margin [1]	78.2%	77.2%	+104 b.p.	78.4%	77.9%	+52 b.p.
EBITDA	**389,640**	**369,354**	**+5.5%**	**780,464**	**727,048**	**+7.3%**
EBITDA margin	72.2%	73.5%	-134 b.p.	73.4%	74.7%	-126 b.p.
Net Income	**281,740**	**247,233**	**+14.0%**	**548,768**	**454,436**	**+20.8%**
Net Income margin	52.2%	49.2%	+298 b.p.	51.6%	46.7%	+494 b.p.
FFO	**318,750**	**286,311**	**+11.3%**	**646,250**	**547,326**	**+18.1%**
FFO margin	59.1%	57.0%	+206 b.p.	60.8%	56.2%	+457 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)	06/30/2024	03/31/2024	Chg.%
Cash and cash equivalents	996,707	1,157,173	-13.9%
Accounts receivable	428,254	408,009	+5.0%
Land and properties held for sale	157,014	159,129	-1.3%
Related parties	40,078	36,376	+10.2%
Recoverable taxes and contributions	61,038	69,708	-12.4%
Deferred incomes	55,835	46,693	+19.6%
Other	29,276	30,963	-5.4%
Total Current Assets	**1,768,202**	**1,908,053**	**-7.3%**
Accounts receivable	11,710	12,609	-7.1%
Land and properties held for sale	492,981	489,383	+0.7%
Related parties	43,225	41,222	+4.9%
Judicial deposits	163,364	160,462	+1.8%
Deferred income and social contribution taxes	31,126	20,043	+55.3%
Deferred costs	148,705	128,724	+15.5%
Other	1,191	1,191	+0.0%
Investments	2,155	2,156	-0.0%
Investment properties	8,553,030	8,318,355	+2.8%
Property and equipment	100,998	99,637	+1.4%
Intangible	382,623	382,557	+0.0%
Total Non-Current Assets	**9,931,110**	**9,656,339**	**+2.8%**
Total Assets	**11,699,312**	**11,564,392**	**+1.2%**

Current Liabilities (R$'000) -	06/30/2024	03/31/2024	Chg.%
Loans and financing	222,659	99,834	+123.0%
Debentures	249,512	385,868	-35.3%
Accounts payable	210,867	149,828	+40.7%
Property acquisition obligations	66,223	34,795	+90.3%
Taxes and contributions payable	28,355	31,254	-9.3%
Interest on shareholder's capital	507,014	514,400	-1.4%
Deferred incomes	18,181	19,021	-4.4%
Other	65,554	57,930	+13.2%
Total Current Liabilities	**1,368,363**	**1,292,931**	**+5.8%**
Loans and financing	835,646	979,842	-14.7%
Accounts payable	35,596	34,372	+3.6%
Debentures	1,805,866	1,684,682	+7.19%
Deferred income and social contribution taxes	341,734	321,449	+6.3%
Property acquisition obligations	10,000	14,800	-32.4%
Debt with related parties	2,555	2,590	-1.4%
Other	12,531	19,946	-37.2%
Provision for contingencies	83,140	83,140	+0.0%
Deferred incomes	39,134	42,892	-8.8%
Total Non-Current Liabilities	**3,166,201**	**3,183,713**	**-0.6%**
Shareholder's Equity			
Capital	3,158,062	2,988,062	+5.689%
Capital Reserves	1,063,432	1,049,100	+1.4%
Profit Reserves	3,141,451	3,446,451	-8.8%
Share issue costs	(43,548)	(43,548)	+0.0%
Shares in treasure department	(524,038)	(439,573)	+19.2%
Effects on capital transaction	(89,995)	(89,995)	+0.0%
Additional dividends/IoC proposed	(90,000)	(90,000)	-0.0%
Retained earnings	549,227	267,127	+105.6%
Minority interest	157	123	+27.0%
Total Shareholder's Equity	**7,164,748**	**7,087,747**	**+1.1%**
Total Liabilities and Shareholder's Equity	**11,699,312**	**11,564,392**	**+1.2%**

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 presents below a description of the services not related to external audit provided by our independent auditors and/or their related parties during the second quarter of 2024.

The global amount of fees contracted for the service described above (R$130,000) represents about 13.1% of the fees related to external audit services.

Except for the aforementioned service, no other non-external audit services were contracted with our independent auditors and/or their related parties during the second 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.

Contract date	Duration	Nature of service
06/06/2024	4 months	Tax advice on the use of tax benefits

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.