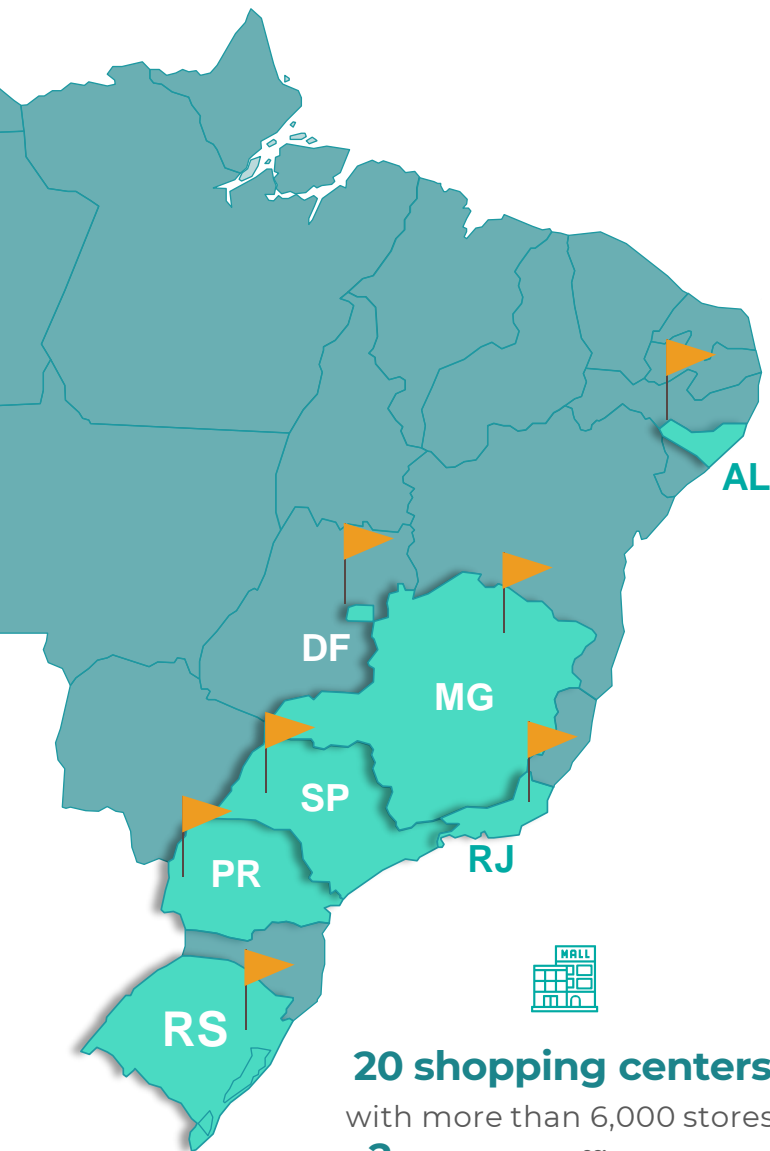


FACT SHEET

 Multiplan

About Multiplan



20 shopping centers

with more than 6,000 stores,

2 corporate office tower

complexes and **940,883** sq.m.
in total GLA¹

Multiplan is a full-service company that plans, develops, owns and manages one of the country's largest and highest-quality commercial property portfolios.

Our portfolio is located in the main regions of Brazil, strategically positioned in the growth vectors of large urban centers, boosting the development of their surroundings and contributing directly to the improvement of the population's quality of life.

The Company is also a pioneer in the development of mixed-use projects, in the vicinity of its malls, comprised of residential and commercial real estate, generating synergies and people flow, while also increasing the value of the regions.

ri.multiplan.com.br/en

¹As of 12/31/2024



Strategic Pillars



Full Service Strategy

Multiplan plans, develops and manages its projects for lease.



Long-Term View

Expansions and intensive mix management focused on the consumer strengthen the assets over the long term.



Long-Term View

Multiplan prioritizes the development of its own projects, creating true shopping center industry icons.



Mixed-use

The development of real estate projects linked to shopping centers creates synergies and benefits for the entire complex.



Brazil's Leading Shopping Center Portfolio

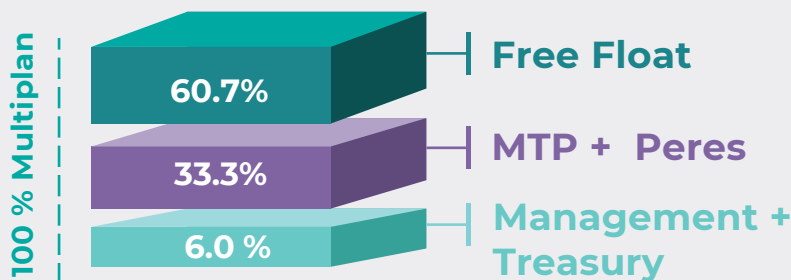
The Company has a portfolio of shopping centers notable for their strong and consolidated tenant mix.



Experienced Management

Experienced team in overcoming crises, aligned with the company's long-term strategy.

Corporate Structure¹



Total shares:
519,163,701

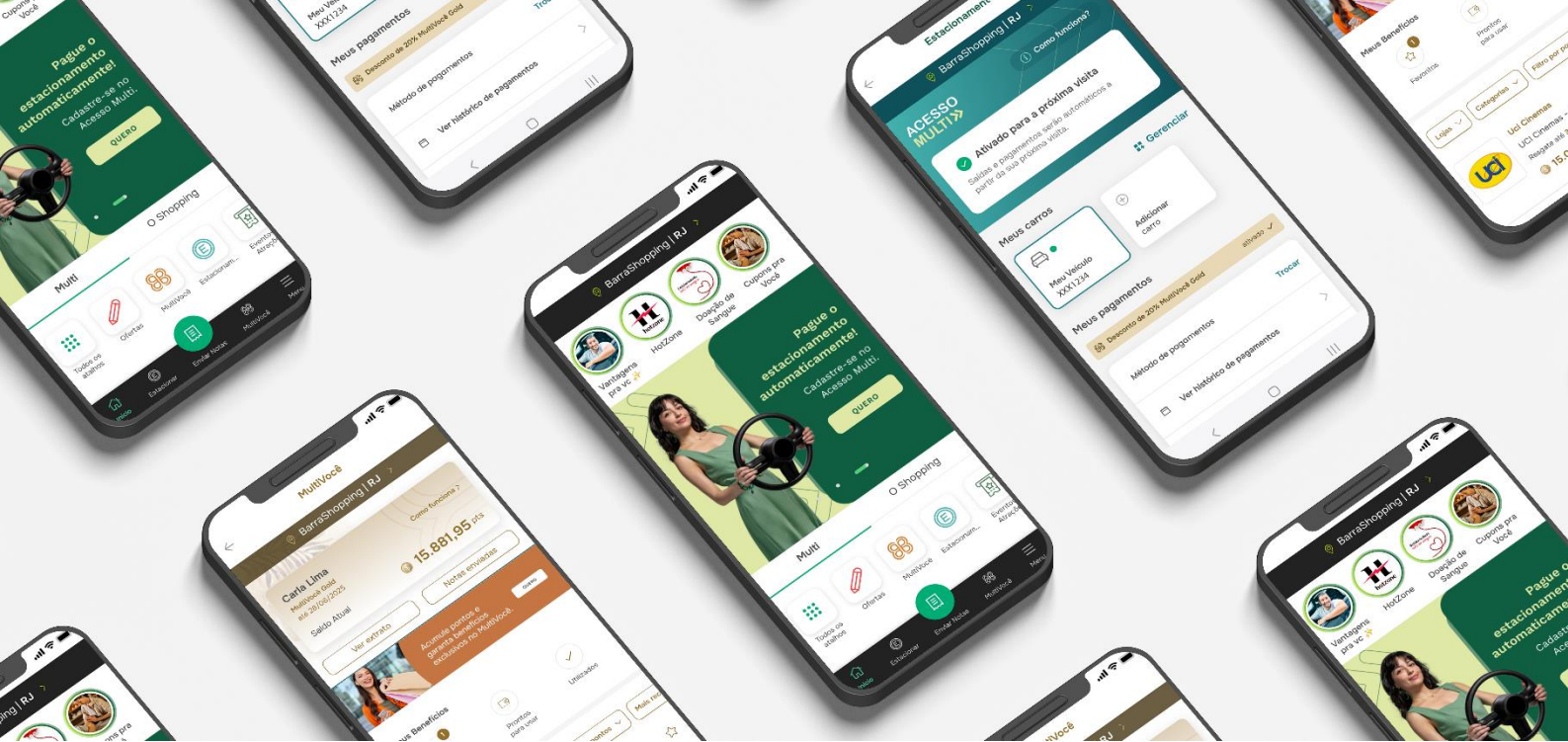
Total shares in the free float:
315,179,462

IPO in 2007

Level 2 of corporate governance on the B3 Stock Exchange

- MTP+Peres: Multiplan Planejamento, Participações e Administração S.A. and Peres family

¹As of 12/31/2024



Digital strategy: Multi, the superapp



Online parking payment



Shopping discount coupons



Access to events



Loyalty program



Restaurant reservation



Shopping through Whatsapp

over 8 million

cumulative
downloads¹

**+30%² unique
users**

in 2024 vs. 2023

Rating 4.9 out of 5

at the app stores reinforces
customer satisfaction¹

**App with the highest
number of downloads**

in the Brazilian mall
industry³

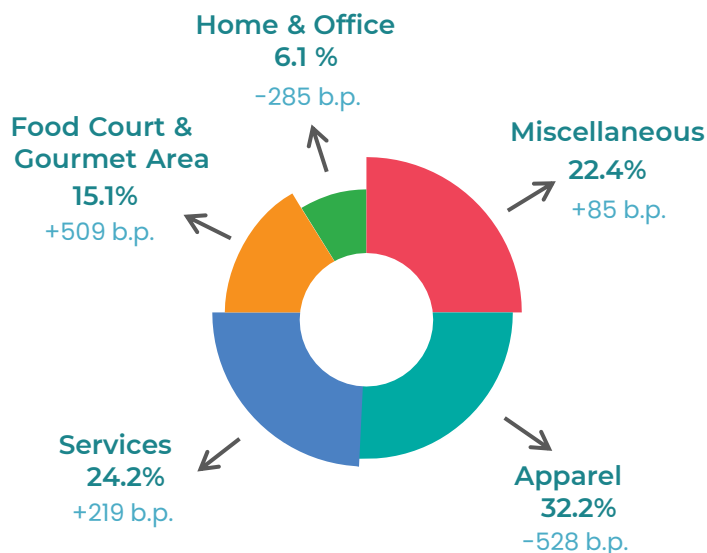
¹As of 12/31/2024 ² Compared to the previous year

³Source: AppStore and Google Play estimates on 12/31/2024



Financial and Performance Indicators

GLA distribution by segment

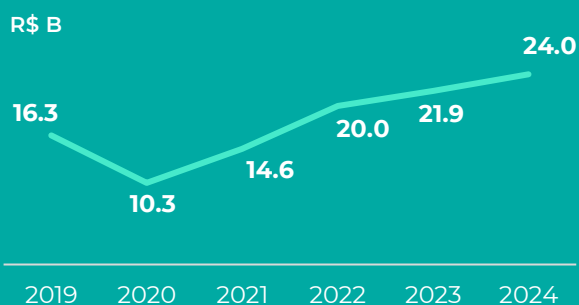


■ GLA variation Dec-24 vs. Dec-14

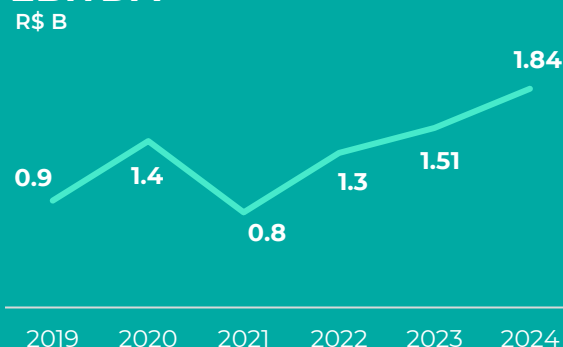
In the last 10 years, the Food & Gourmet area, Miscellaneous and Services segments have risen their participation in the company's total GLA. These changes are in line with the demand for convenience and experience that Multiplan's malls seek to meet.



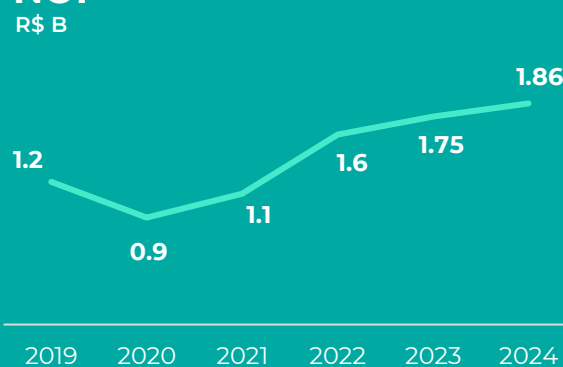
Total sales



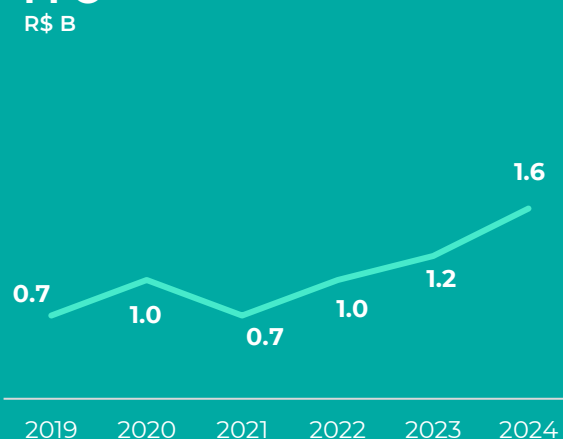
EBITDA



NOI (Net Operating Income)



FFO (Funds from operations)





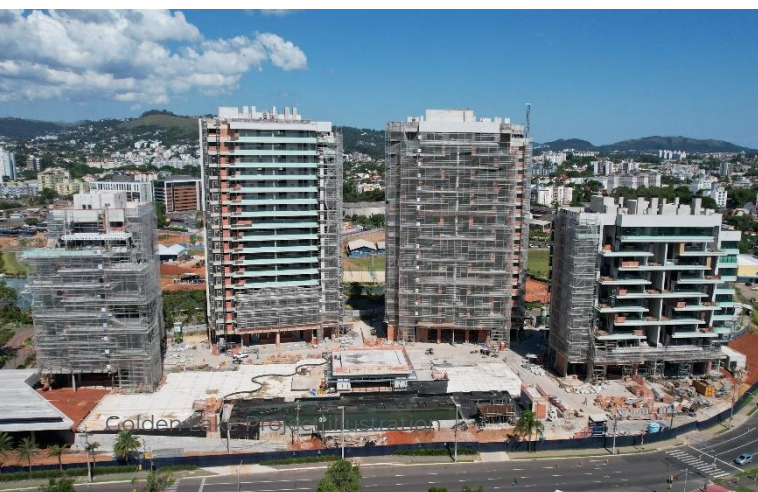
Ongoing projects

Renovations: modern architecture



NYCC renovation – Rio de Janeiro, RJ

Golden Lake



Construction site, Golden Lake phase 1 (Lake Victoria)- Jan-25



Illustration - Lake Eyre towers

Renovations improving asset performance

R\$346.6 million invested in 2024, to modernize 19 of the Company's 20 shopping malls

19 malls renovated in 2024

Phase 1: Construction continues at full steam

4 towers 34,000 sq.m
94 units R\$560 million PSV²

2024 revenue: R\$132.6 M
Revenue accrued until Dec-24: R\$272.2 M

Sales: 69.1% of units sold¹
equivalent to R\$369 M of PSV²
2024 gross margin: 26.0%³

Launch: Oct-21

Phase 2: Launching of Lake Eyre

2 towers 19,600 sq.m
127 units of private area

PSV²: R\$350 M
Capex: R\$250 M

Sales⁴: 54 units

Launch⁵: Sep-24
Construction start: Jun-25
Delivery: Mar-28

¹Sales accounted for until December 31, 2024. ²PSV stands for Potential Sales Value.

³Gross margin considers the gross profit (revenues – costs), divided by revenue in 2024. ⁴Sales accounted for until February 5, 2024

⁵In accordance to the Notice to the Market ([link](#)).



Expansion projects

7 confirmed expansions, 70,000 sq.m of GLA¹



DiamondMall

GLA: 5,116 sq.m | Opened in 11/06/2024



MorumbiShopping

GLA: 13,141 sq.m | Opening: 1H26



ParkShoppingBarigüi

GLA: 14,314 sq.m | Opened in 11/18/2024

Approximately
200,000 sq.m in
potential expansions



ParqueShopping Maceió

GLA: 5,506 sq.m | Opening: 2025



JundiaíShopping

GLA: 7,850 sq.m | Opening: 1H27



ParkShopping

GLA: 8,615 sq.m | Opening: 1H26



ParkShoppingSãoCaetano

GLA: 12,746 sq.m | Opening: 2H27

¹ Refers to 67,288 sq.m of expansions, including 8,122 sq.m of area adjustments, which will result in an addition of 59,167 sq.m of GLA. The expansion of MorumbiShopping will add 7,377 sq.m of GLA, in addition to 5,764 sq.m of area adjustments. The expansion of DiamondMall will add 3,181 sq.m of GLA, in addition to 1,935 sq.m of area adjustments. The expansion of ParkShoppingBarigüi will add 13,892 sq.m of GLA, in addition to 423 sq.m of area adjustments.

The information is preliminary and based on data available to date, subject to risks and uncertainties that may lead to actual results differing from those predicted. The Company is not obliged to disclose updates or revisions to this information, which may be changed without prior notice. For more information about the risks of executing the company's growth strategy, carefully read the Reference Form available on the IR website, especially the "Risk Factors" section.