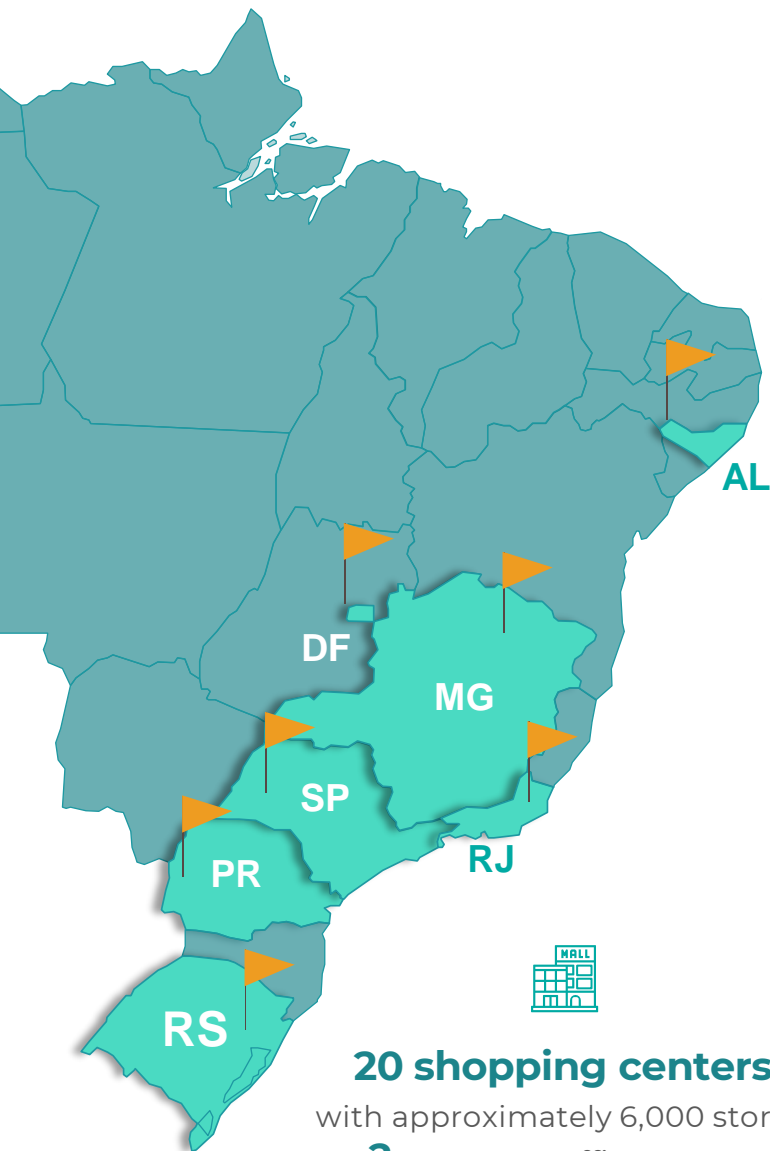


# FACT SHEET



## About Multiplan



### 20 shopping centers

with approximately 6,000 stores,  
**2** corporate office tower complexes and **947,402** sq.m. in total GLA<sup>1</sup>

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.

<sup>1</sup>As of 12/31/2025.



# 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

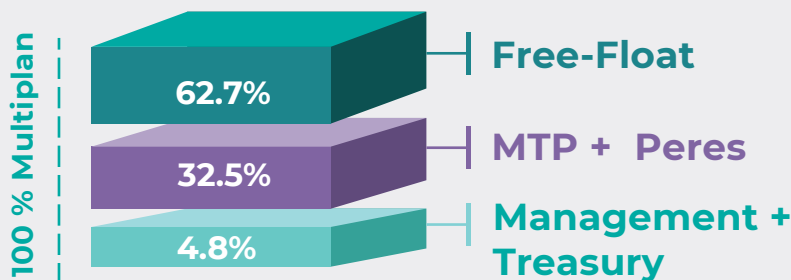
The Company has a portfolio of shopping centers notable for their strong and consolidated tenant mix.



## Experienced Management

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

# Corporate Structure<sup>1</sup>



Total shares:  
513,163,701

Total shares in the Free-Float:  
321,660,507

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

<sup>1</sup> As of 12/31/2025.



## Digital innovation: Multi, the superapp

✓ Online parking payment

✓ Shopping discount coupons

✓ Access to events

✓ Loyalty program

✓ Restaurant reservation

✓ Shopping through WhatsApp



**1.5 million**  
downloads in  
2025

**10 million**  
accumulated  
downloads

**1.5 million**  
users and **1.6 million** vehicles  
registered in the automatic  
parking payment service<sup>1</sup>

<sup>1</sup> Data relating to the last day of the year.

**Multi app** ranked in the **Top 8<sup>2</sup>**  
on the Apple App Store™

<sup>2</sup> Position registered on 12/21/25, in the "Shopping" category.

**15 million** receipts  
registered which represent  
**20%** of total sales in 2025

**180 million** digital  
communications sent to  
customers in 2025

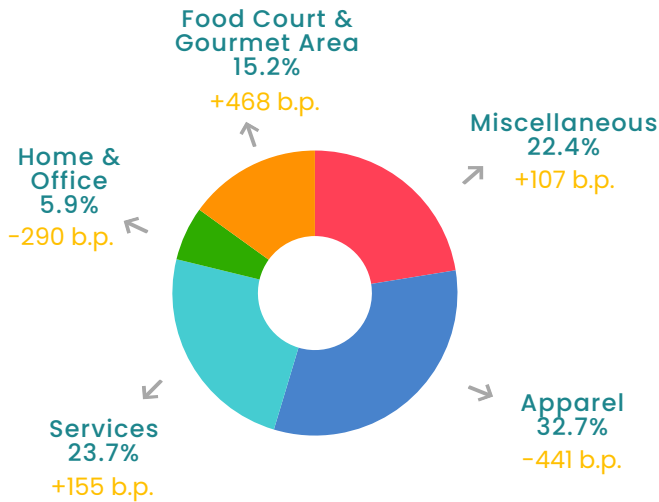
**62 million**  
digital engagements  
in 2025

New **Platinum**  
category



# Financial and Performance Indicators

## GLA distribution by segment

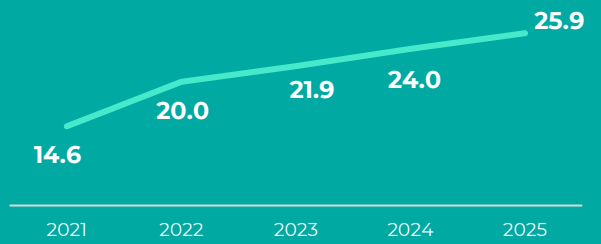


■ GLA variation 4Q25 vs. 4Q15 in b.p.

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.

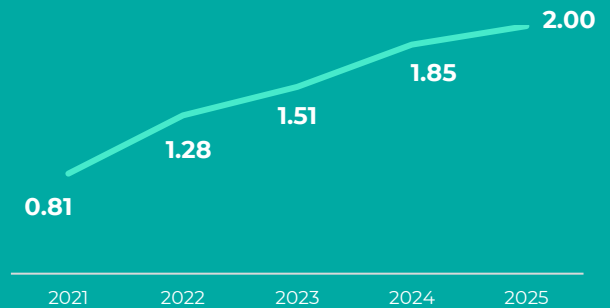
## Total sales

R\$ B



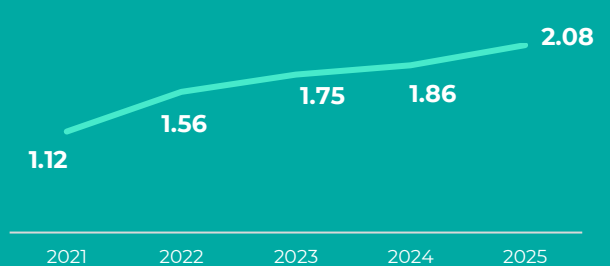
## EBITDA

R\$ B



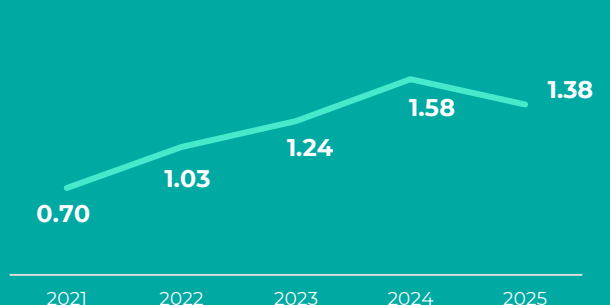
## NOI (Net Operating Income)

R\$ B



## FFO (Funds from operations)

R\$ B



ParkShoppingBarigüi



# Ongoing projects

## Renovations: modern architecture



NYCC renovation – Rio de Janeiro, RJ

## Renovations improving asset performance

With the aim of innovating and anticipating changes, R\$98.3 M<sup>1</sup> were invested in renovations in 2025

**➤ 19 malls renovated between 2023 and 2025**

## Golden Lake



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

## Phase 1: Construction continues at full steam

4 towers	34,000 sq.m
94 units	R\$600 million PSV <sup>2</sup>

**Sales: 77.7% of units sold<sup>3</sup> equivalent to R\$434.1 M of PSV<sup>2</sup>**

**Revenue accrued until Dec-25: R\$434.1 M**

**➤ Delivered: 4Q25**

## Phase 2: nearly 2/3 of the PSV<sup>2</sup> sold and construction already underway

2 towers	19,600 sq.m
127 units	R\$350 million PSV <sup>2</sup>

**Sales: 69.3% of units sold<sup>3</sup> equivalent to R\$256.3 M of PSV<sup>2</sup>**

**Revenue accrued until Dec-25: R\$74.7 M**

**➤ Launch<sup>4</sup>: Sep-24**  
**Start of construction: May-25**  
**Delivery: Mar-28**



Illustration - Lake Eyre towers

<sup>1</sup> Renovation capex excluding interest accrual, according to CPC 27.  
<sup>2</sup> PSV stands for Potential Sales Value. Does not include interest. Includes inflation adjustment.  
<sup>3</sup> Sales accounted for until December 31, 2025. Does not include interest. Includes inflation adjustment.  
<sup>4</sup> According to the Notice to the Market ([link](#)).



# Expansion projects



**DELIVERED**



**DiamondMall**

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



**DELIVERED**



**ParkShoppingBarigüi**

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

## Expansions<sup>1</sup> will add 25,000 sq.m of GLA in 2026



**DELIVERED**



**Parque Shopping Maceió**

GLA: 5,506 sq.m | Opened in 11/18/2025



Ongoing expansion



**MorumbiShopping**

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



Ongoing expansion



**ParkShopping**

GLA: 8,615 sq.m | Opening: 2H26



Ongoing expansion



**BH Shopping**

GLA: 1,962 sq.m | Opening: 1H26



Ongoing expansion



**BarraShopping**

GLA: 2,000 sq.m | Opening: 2H26

Capex of the projects on a 100% basis. <sup>1</sup> Ongoing expansions: MorumbiShopping, ParkShopping, BarraShopping and BH Shopping. The expansion of MorumbiShopping will add 7,377 sq.m of "net" GLA, in addition to 5,764 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 data presented correspond to initial studies conducted by the Company's technical and development departments, solely for the purpose of providing a preliminary view of the projects' potential. These studies may be revised at any time in accordance with applicable laws, construction parameters, economic and financial feasibility, and building rights.