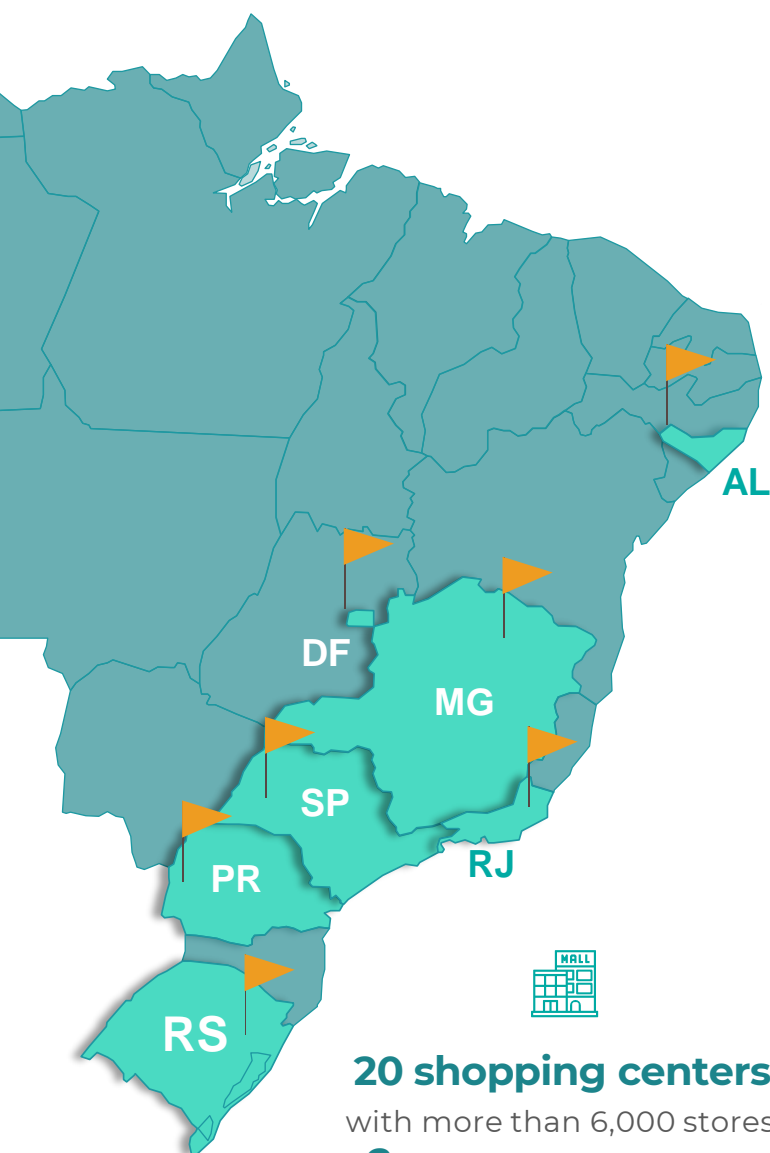


# FACT SHEET

 Multiplan

## About Multiplan



### 20 shopping centers

with more than 6,000 stores,

**2** corporate office tower complexes and **931,000** 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.

[ri.multiplan.com.br/en](https://ri.multiplan.com.br/en)

<sup>1</sup>As of 12/31/2023.



## 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

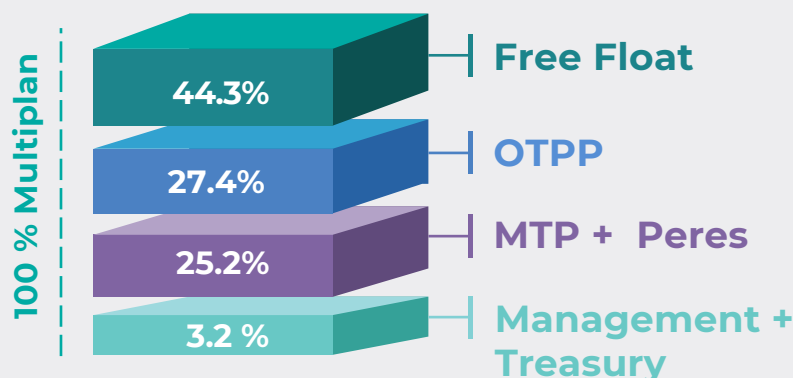
The Company has a portfolio of shopping centers notable for their strong and consolidated tenant mix.



### Experienced Management

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

## Corporate Structure<sup>1</sup>



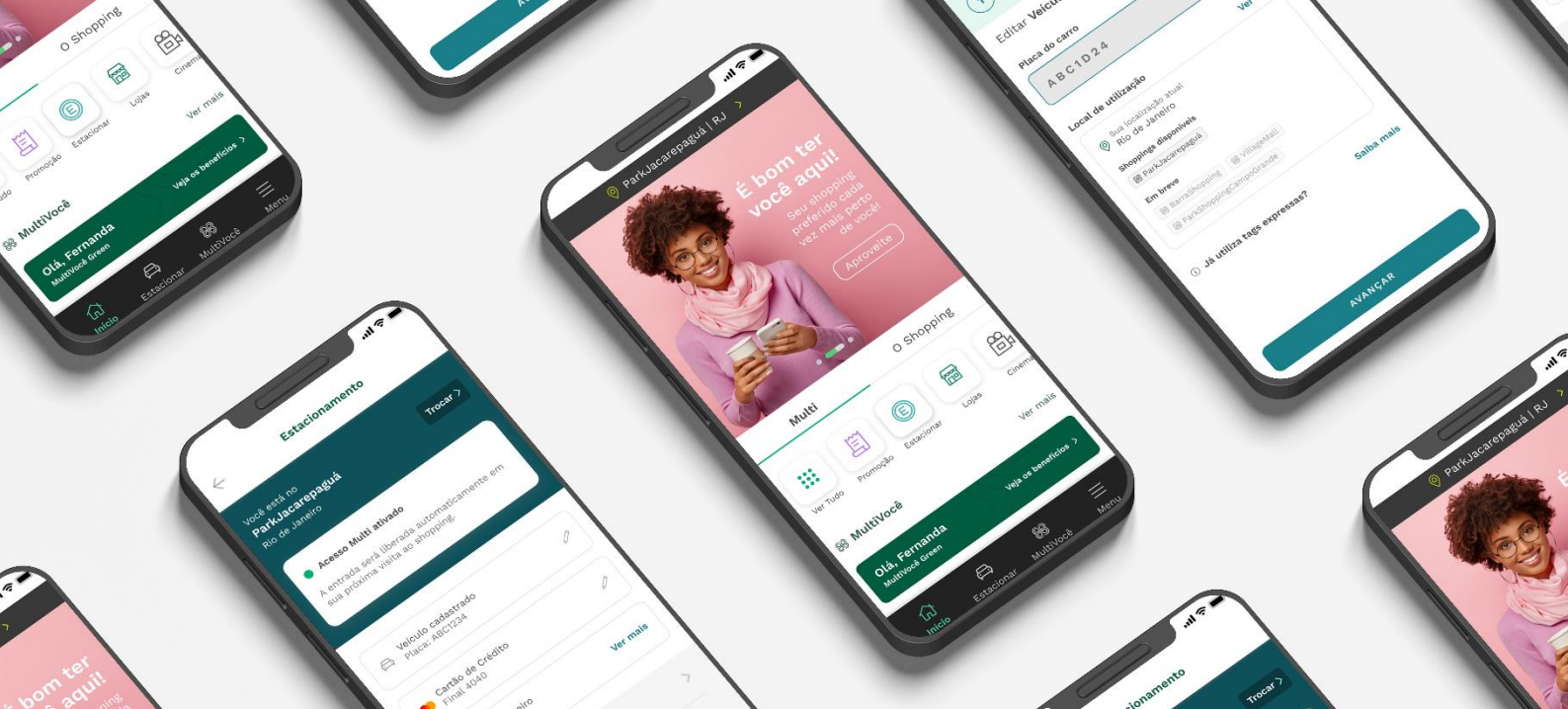
Total shares outstanding:  
600,760,875

IPO in 2007

Level 2 of  
corporate  
governance on  
the B3 Stock  
Exchange

- OTPP: Ontario Teachers Pension Plan
- MTP+Peres: Multiplan Planejamento, Participações e Administração S.A. and Peres family

<sup>1</sup>As of 12/31/2023.



## Digital strategy: Multi, the superapp



Online parking payment



Shopping discount coupons



Access to events



Loyalty program



Restaurant reservation



Shopping through Whatsapp

**5.5 million**

cumulative  
downloads<sup>1</sup>

**Rating 4.9 out of 5**

at the app stores reinforces  
customer satisfaction<sup>1</sup>

**+40%<sup>2</sup> in app sessions in  
the last 12 months**

in 2023

**App with the highest  
number of downloads**

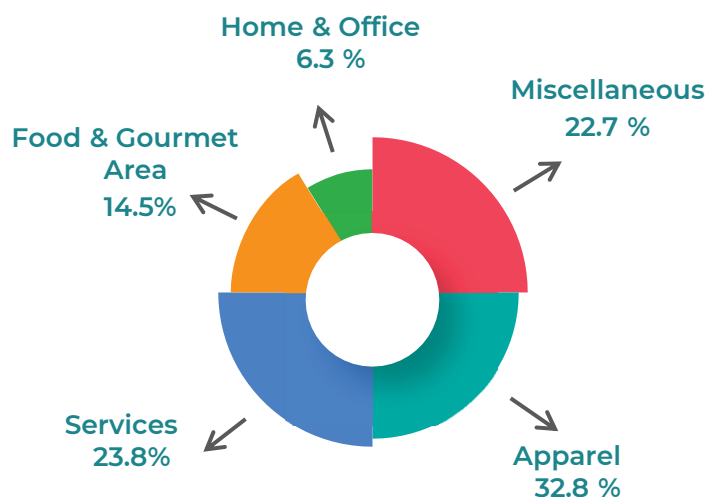
in the Brazilian mall  
industry<sup>3</sup>

<sup>1</sup>As of 12/31/2023 <sup>2</sup> Compared to the previous year

<sup>3</sup>Source: AppStore and Google Play estimates on 12/31/2023

# Financial and Performance Indicators

## GLA distribution by segment



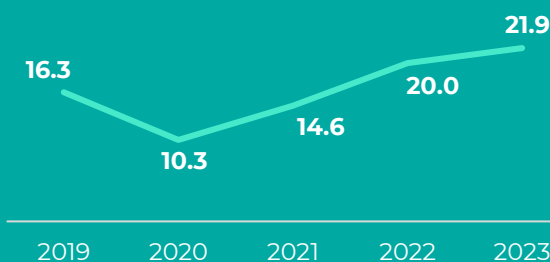
In the last 10 years, the Food & Gourmet area, Miscellaneous and Services segments have risen their participation in the company's total GLA. These changes are in line with the demand for convenience and experience that Multiplan's malls seek to meet.



ParkJacarepaguá's ice skating rink

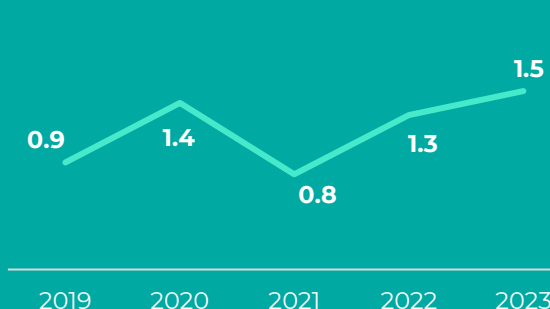
## Total sales

R\$ B



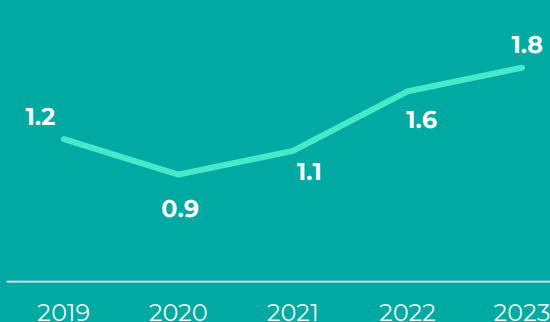
## EBITDA

R\$ B



## NOI (Net Operating Income)

R\$ B



## FFO (Funds from operations)

R\$ B





## Ongoing projects

### Renovations: modern architecture



NYCC renovation illustration– Rio de Janeiro, RJ

### Proactive management bringing value to tenants

Improvements at New York City Center, Pátio Savassi, ParkShopping, Diamond Mall and other malls.



**R\$123.8 M invested throughout 2023**

### Golden Lake



Golden Lake Project illustration



### The first private neighborhood in the city

The largest multipurpose complex in Multiplan's history.



**250,000 sq.m of total private area**

1<sup>st</sup> phase with 34,000 sq.m and potential sales value of R\$560 M



Golden Lake construction site, Dec-23



## Expansion projects

7 confirmed expansions, 70,000 sq.m of GLA<sup>1</sup>



### ParkShoppingBarigui

GLA: 14,314 sq.m | Opening: 2H24



### MorumbiShopping

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



### DiamondMall

GLA: 5,116 sq.m | Opening: 2H24

Approximately  
200,000 sq.m in  
potential expansions



### ParqueShopping Maceió

GLA: 5,506 sq.m | Opening: 1H25



### JundiaíShopping

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



### ParkShopping

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



### ParkShoppingSãoCaetano

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

<sup>1</sup> 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 ParkShoppingBarigui 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.