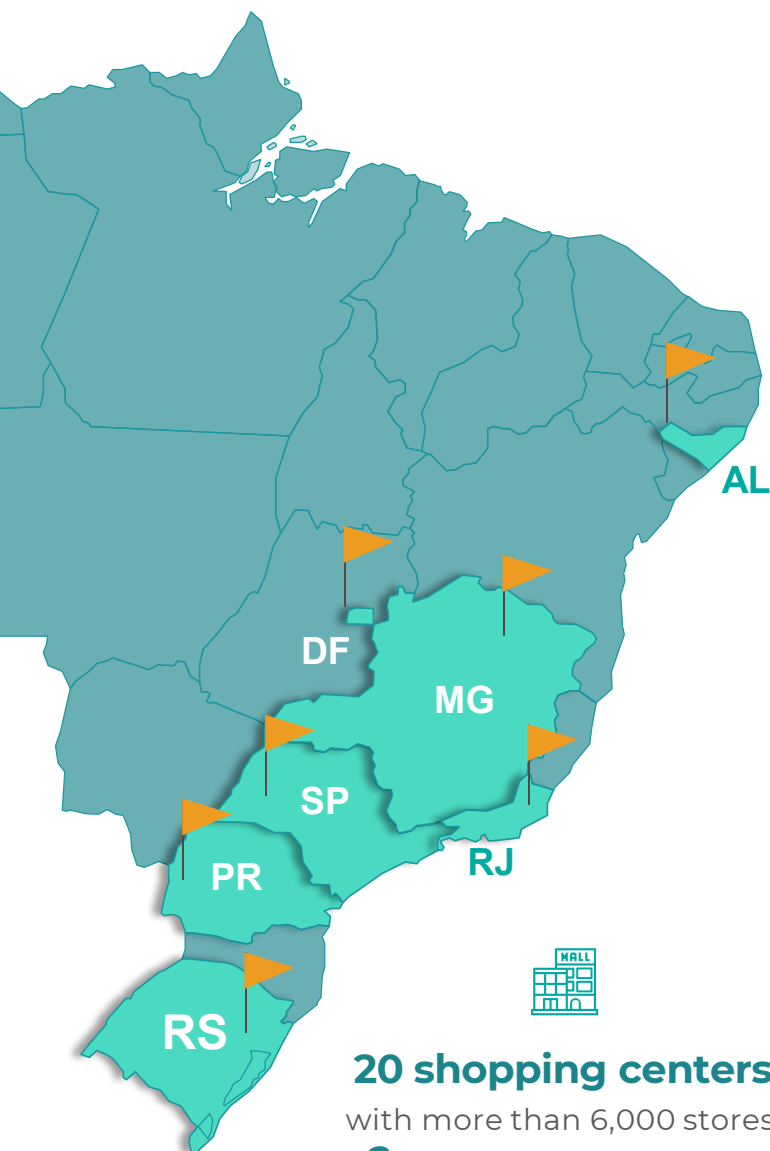


FACT SHEET



About Multiplan



20 shopping centers

with more than 6,000 stores,

2 corporate office tower

complexes and **941,290** 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 06/30/2025.



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

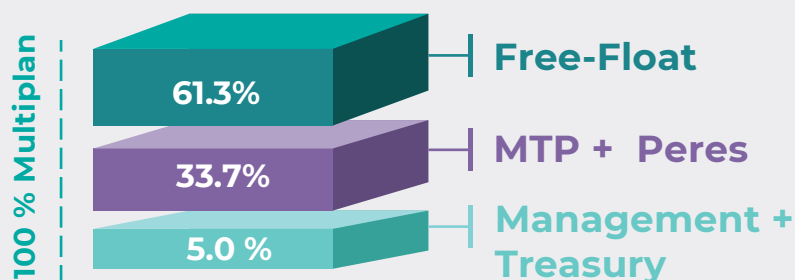
The Company has a portfolio of shopping centers notable for their strong and consolidated tenant mix.



Experienced Management

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

Corporate Structure¹



Total shares:
513,163,701

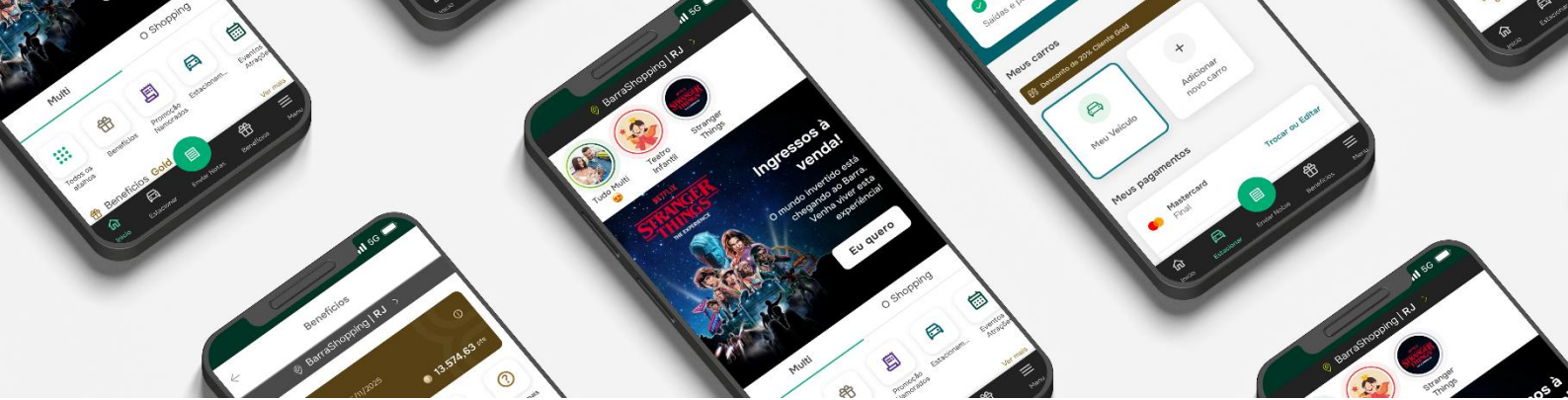
Total shares in the free float:
314,791,952

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

IPO in 2007

Level 2 of
corporate
governance on
the B3 Stock
Exchange

¹ As of 06/30/2025.



Digital innovation: Multi, the superapp



Online parking payment



Shopping discount coupons



Access to events



Loyalty program



Restaurant reservation



Shopping through WhatsApp

Nearly 9.0 million

accumulated
downloads¹

**App with the highest
number of downloads**

in the Brazilian mall
industry³

**Increase of almost 50% in
sales volume captured**

in 1H25 vs. 1H24

20% of mall sales

captured by Multi in
Jun-25

**Consolidation of the digital ecosystem:
centralized and strengthened experience**

Previous



=

New

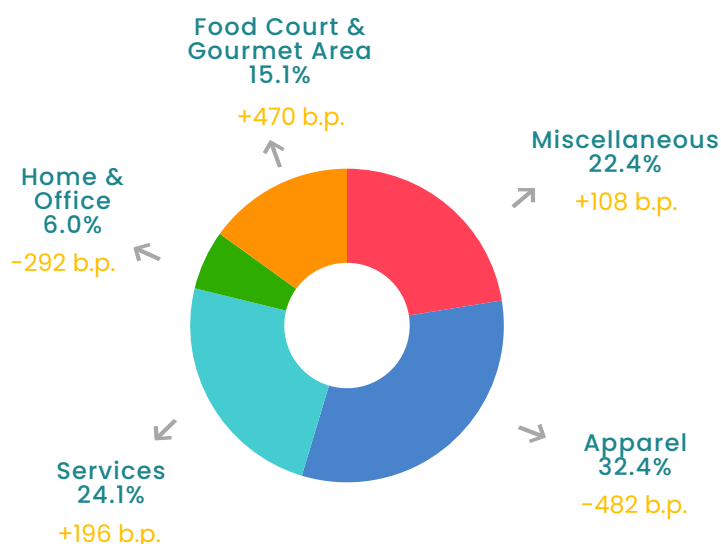


¹As of 06/30/2025.

²Source: AppStore and Google Play estimates on 06/30/2025.

Financial and Performance Indicators

GLA distribution by segment



■ GLA variation Jun-25 vs. Jun-15 in b.p.

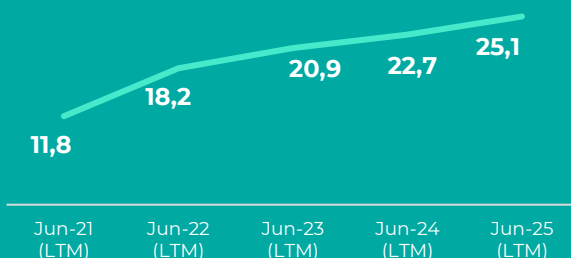
In the last 10 years, the Food & Gourmet area, Miscellaneous and Services segments have risen their participation in the company's total GLA. These changes are in line with the demand for convenience and experience that Multiplan's malls seek to meet.

ParkShoppingBarigüi



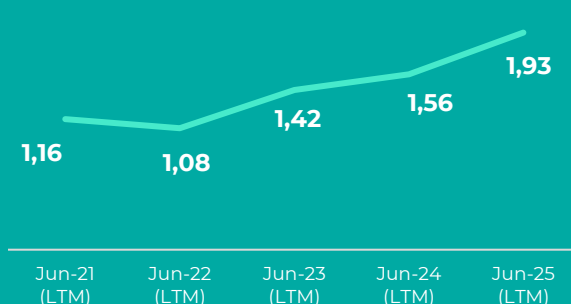
Total sales

R\$ B



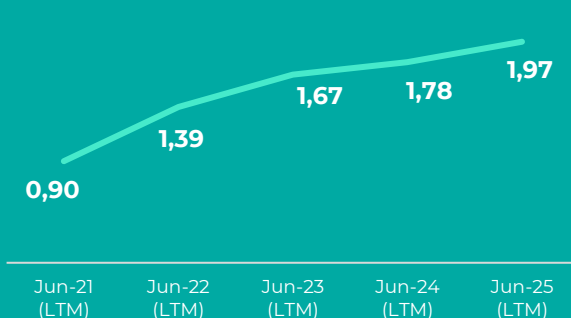
EBITDA

R\$ B



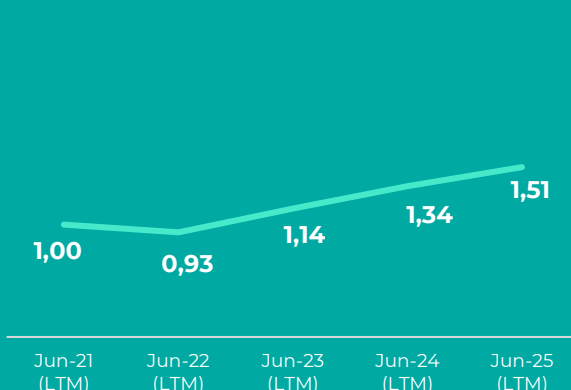
NOI (Net Operating Income)

R\$ B



FFO (Funds from operations)

R\$ B



Ongoing projects

Renovations: modern architecture



NYCC renovation – Rio de Janeiro, RJ

Golden Lake



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



Illustration - Lake Eyre towers

Renovations improving asset performance

R\$265.5 million¹ invested in Jun-25 (LTM), to modernize 18 of the Company's 20 shopping malls

18 malls renovated in Jun-25 (LTM)

Phase 1: Construction continues at full steam

4 towers	34,000 sq.m
94 units	R\$560 million PSV ²

Sales: 73.4% of units sold³
equivalent to **R\$409.2 M of PSV²**

Revenue accrued until Jun-25: R\$368.6 M

Launch: Oct-21

Phase 2: Launching of Lake Eyre

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

PSV²: R\$350 M
Revenue accrued until Jun-25: R\$48.8 M

Sales: 63.0% of units sold³
equivalent to **R\$224.2 M of PSV²**

Launch⁴: Sep-24
Start of construction: May-25
Delivery: Mar-28

¹Excludes interest accrual, according to CPC 27.

²PSV stands for Potential Sales Value. Does not include interest.

³Sales accounted for until July 18, 2025.

⁴In accordance to the Notice to the Market ([link](#)).



Expansion projects

2 already inaugurated and 3 underway



DiamondMall

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



ParkShoppingBarigüi

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

Approximately
180,000 sq.m in
potential expansions

3 expansions underway
with 27,000 sq.m of GLA
and R\$509 M of Capex



Underway



ParqueShopping Maceió

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



Underway



MorumbiShopping

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



Underway



ParkShopping

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

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.