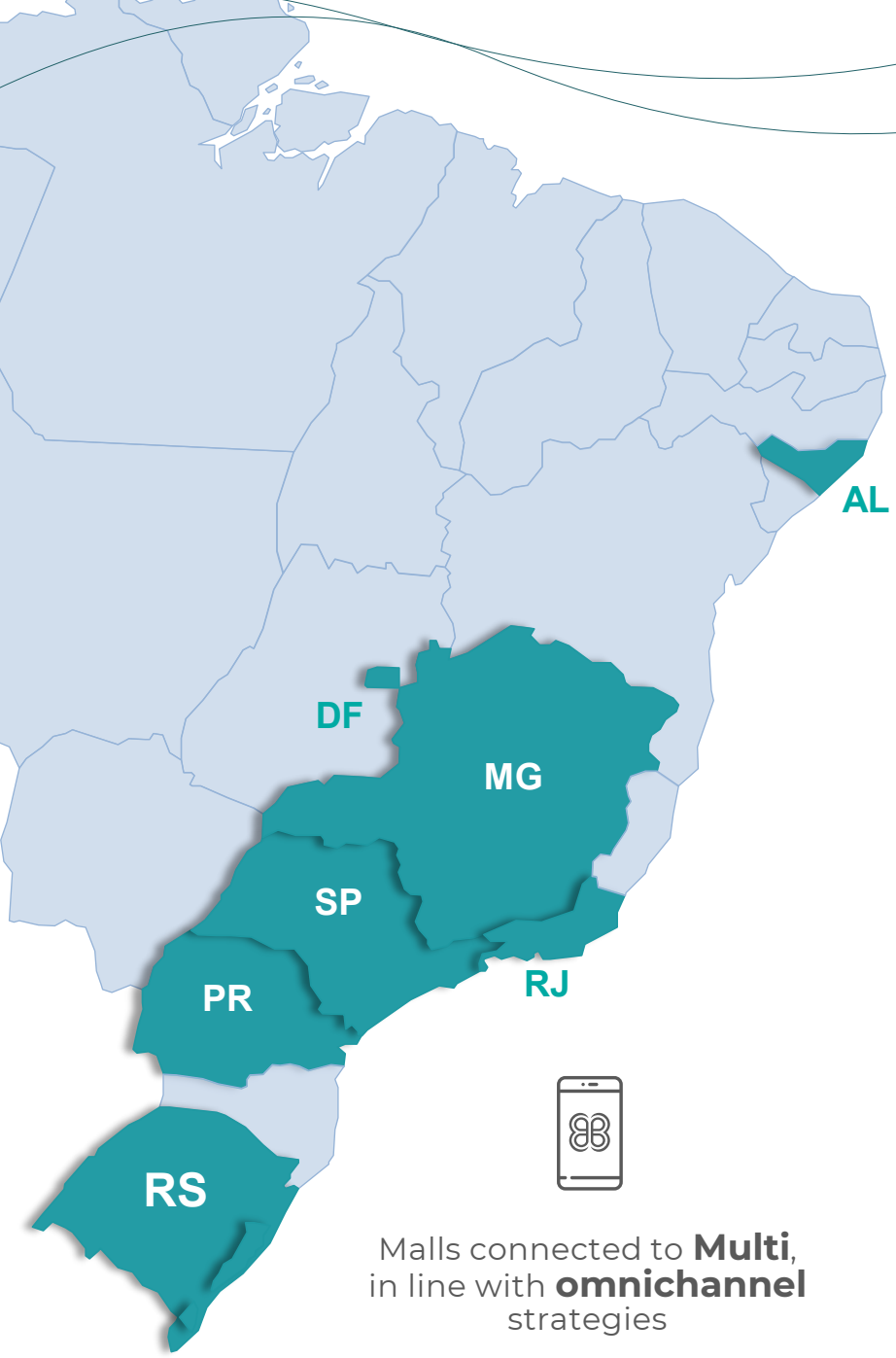


# FACT SHEET

Multiplan



ri.multiplan.com.br/en




# About Multiplan

**20 shopping centers** with approximately 6,000 operations & **2** office complexes

**956,494 sq.m** of properties total GLA[1], with an **expansion potential** of **137,309 sq.m** of GLA[2]

Malls connected to **Multi**, in line with **omnichannel** strategies

Located in **central areas** in cities' largest consumer centers/growth vectors

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.

[1] Considering shopping centers and corporate towers (3Q26).
[2] 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. Information regarding future projects merely indicates the Company's current intention to develop such projects and is therefore preliminary in nature, based on data available as of this date. It is subject to risks and uncertainties that may cause actual results to differ materially from those expressed herein. Such information does not constitute any commitment to begin construction or execute the project, which may be postponed, modified, or even cancelled at the Company's sole discretion, without prior notice.

# Strategic Pillars

## Full Service Strategy

Multiplan plans, develops and manages its projects for lease.

## Developer DNA

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

## Brazil's Leading Shopping Center Portfolio

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

## Long-Term View

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

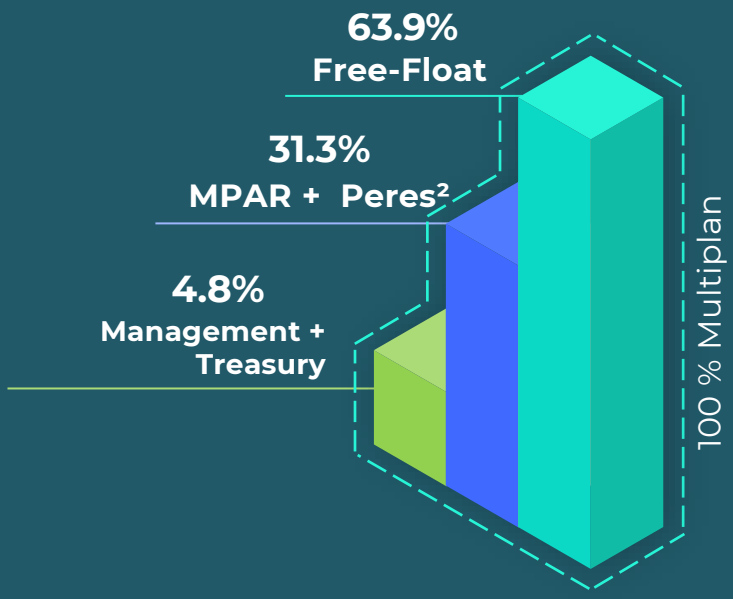
## Mixed-use

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

## Experienced Management

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

# Corporate Structure[1]




**Total shares:** 513,163,701

**Total shares in Free-Float:** 327,694,716

**IPO in 2007**

**Level 2 of corporate governance on the B3 Stock Exchange**

[1] As of 09/30/2026
[2] MPAR + Peres: Multiplan Planejamento, Participações e Administração S.A. and Peres family

# Digital innovation: Multi, the superapp

- Online parking payment
- Shopping discount coupons
- Access to events
- Loyalty program
- Restaurant reservation
- Shopping through WhatsApp

**Pioneering: 3 years** since the launch of automatic parking payment and **>1.9 million** registered license plates in the system

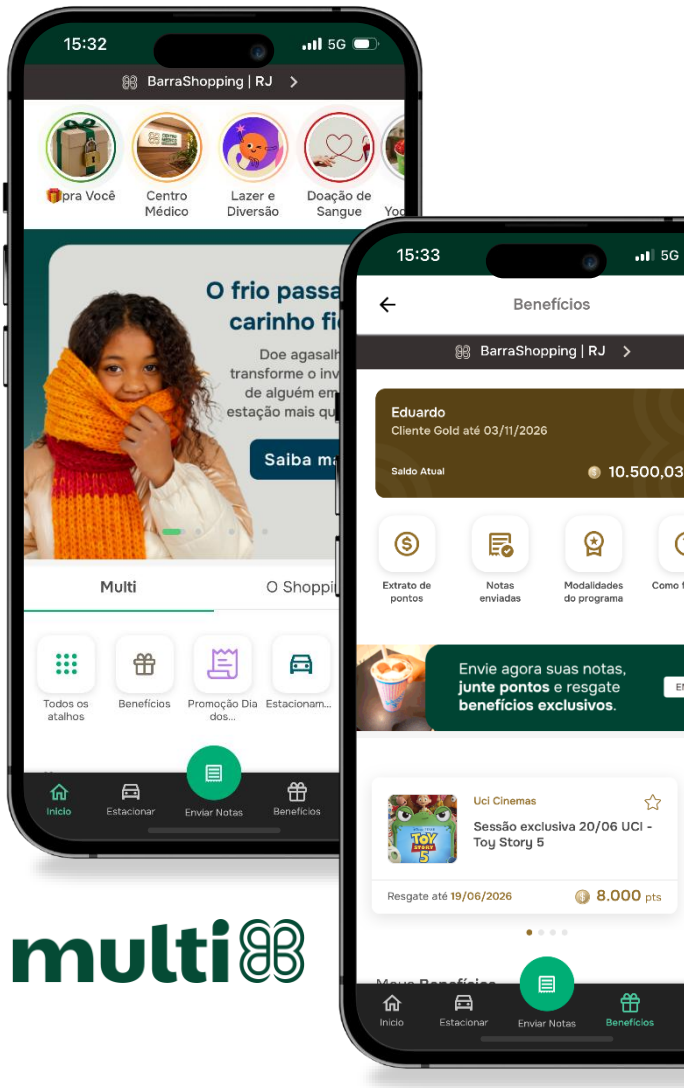
**Tenant Portal: >5,500** tenants accessed the "Know Your Customer" tool

**>11 million** accumulated downloads

**+64%** in benefits redeemed 3Q26 (vs. 3Q25)

**+16%** in Multi **sessions** in 3Q26 (vs. 3Q25)

**+30%** in sales captured through the app in 3Q26 (vs. 3Q25)

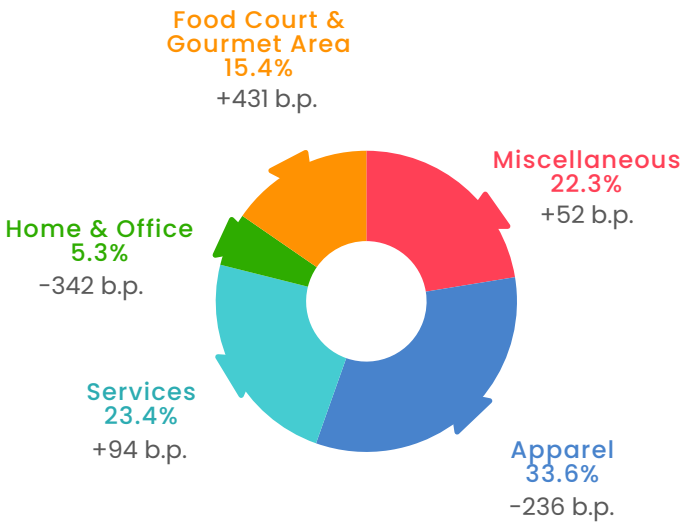



multi

As of 09/30/2026.

# Financial and Performance Indicators

## GLA distribution by segment

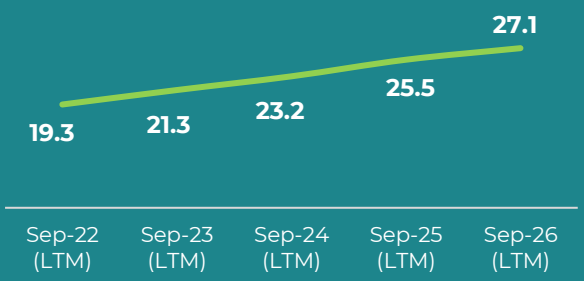



■ GLA variation Sep-26 vs. Sep-16 in b.p.

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.

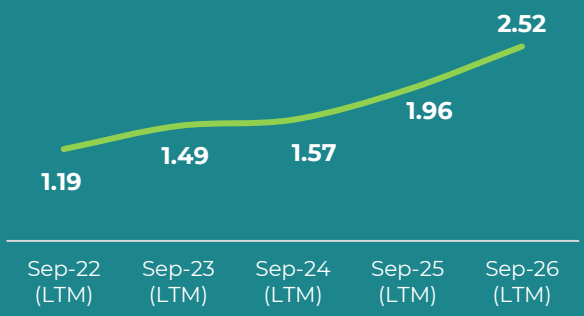
## Total sales

R$ B



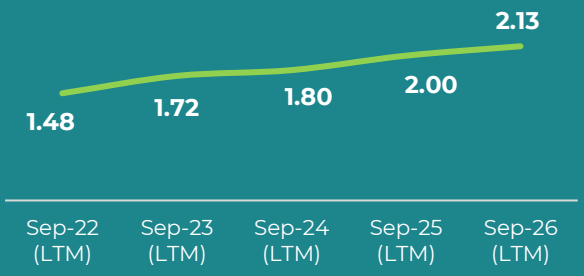

## EBITDA

R$ B




## NOI (Net Operating Income)

R$ B




## FFO (Funds from operations)

R$ B



# **Golden Lake:** the first private neighborhood in Porto Alegre



Lake Victoria – Jun-26

## 1. Lake Victoria
Launch: Oct-21

| | |
|---|---|
| *4 towers* | *34,000 sq.m* |
| *94 units* | *Delivered: 4Q25* |

Estimated total PSV[1]: **R$600.0 M**

Sales[2]: **79.8% of units sold equivalent to R$455.0 M of PSV[1]**

Revenue accrued[3]: **R$455.0 M**



Construction site, Lake Eyre – Aug-26

## 2. Lake Eyre
Launch: Sep-24

| | |
|---|---|
| *2 towers* | *19,600 sq.m* |
| *127 units* | *Delivery: 1Q28* |

Estimated total PSV[1]: **R$350.0 M**

Sales[2]: **78.0% of units sold equivalent to R$300.7 M of PSV[1]**

Revenue accrued[3]: **R$137.4 M**

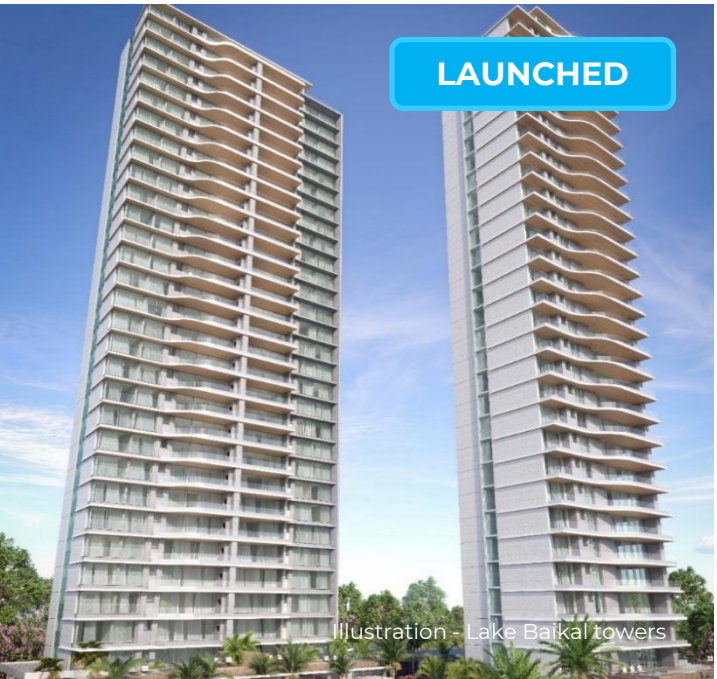


Illustration - Lake Baikal towers

## 3. Lake Baikal
Launch: Aug-26

| | |
|---|---|
| *2 towers* | *19,500 sq.m* |
| *88 units* | *Delivery: 2Q30* |

Estimated total PSV[1]: **R$400.0 M**

[1] PSV stands for Potential Sales Value. [2] Sales accounted until September 30, 2026. [3] Accrued revenue until 3Q26. Does not include interest. Includes inflation adjustment.

# Expansion and renovation projects

## Expansions[1] add 51,000 sq.m of GLA between 2024 and 2026



**DiamondMall**

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



**ParkShoppingBarigüi**

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



**Parque Shopping Maceió**

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



**MorumbiShopping**

GLA: 13,141 sq.m | Opened on 03/18/2026



**BH Shopping**

GLA: 1,962 sq.m | Opened on 06/02/2026



**BarraShopping**

GLA: 2,000 sq.m | Opened on 11/11/2026



**ParkShopping**

GLA: 8,411 sq.m | Opened on 11/18/2026

## Renovations improving asset performance

With the aim of innovating and anticipating changes, R$30.1 M[2] were invested in renovations in 3Q26.

**19 malls renovated between 2023 and 2025**

[1] Includes the delivered expansions of DiamondMall (Nov-24), ParkShoppingBarigüi (Nov-24), Parque Shopping Maceió (Nov-25), MorumbiShopping (Mar-26) and BH Shopping (Jun-26), as well as the ongoing expansions of ParkShopping and BarraShopping.
The expansion of MorumbiShopping added 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.
[2] Renovation capex excluding interest accrual, according to CPC 27.