

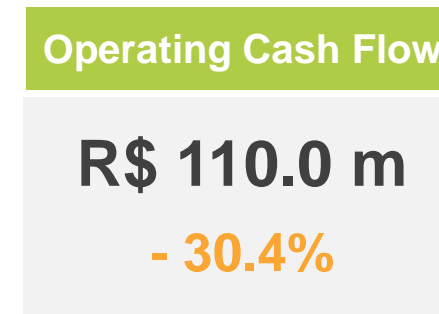
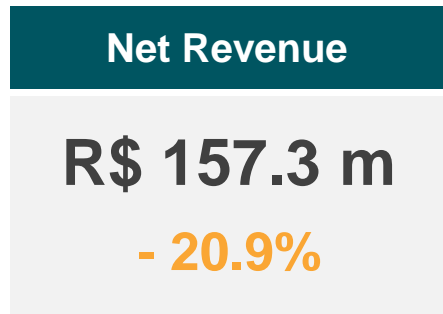


RESULTS
PRESENTATION

1Q21

ALIANSC
SONAE

RESULTS 1Q21 SNAPSHOT

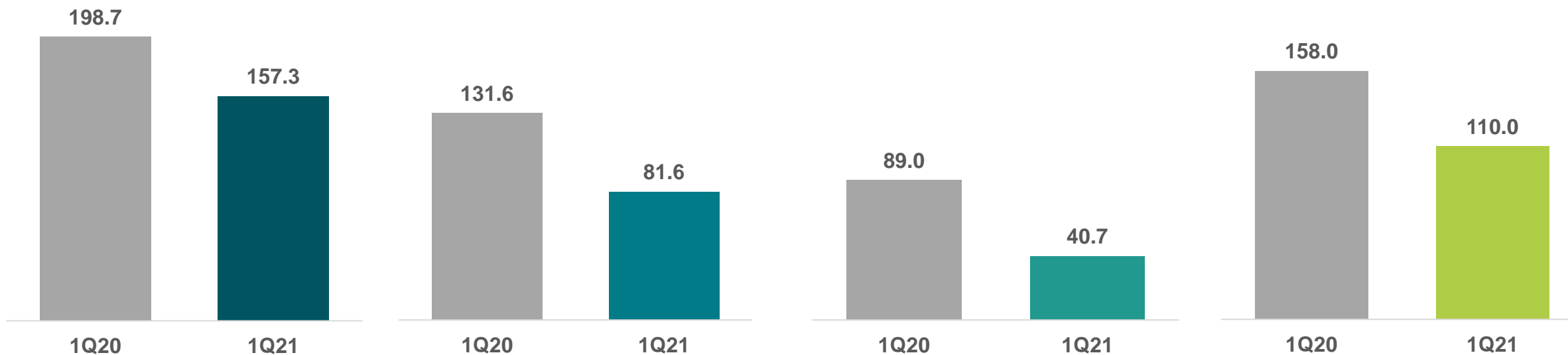


Net Revenue

Adj. Ebitda

AFFO

Operating Cash Flow

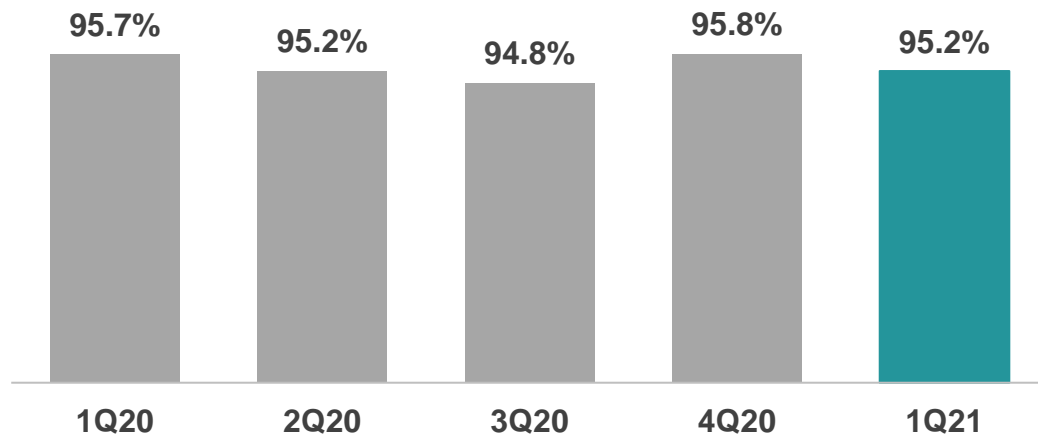


Indicators ex-straight line adjustment net of taxes.

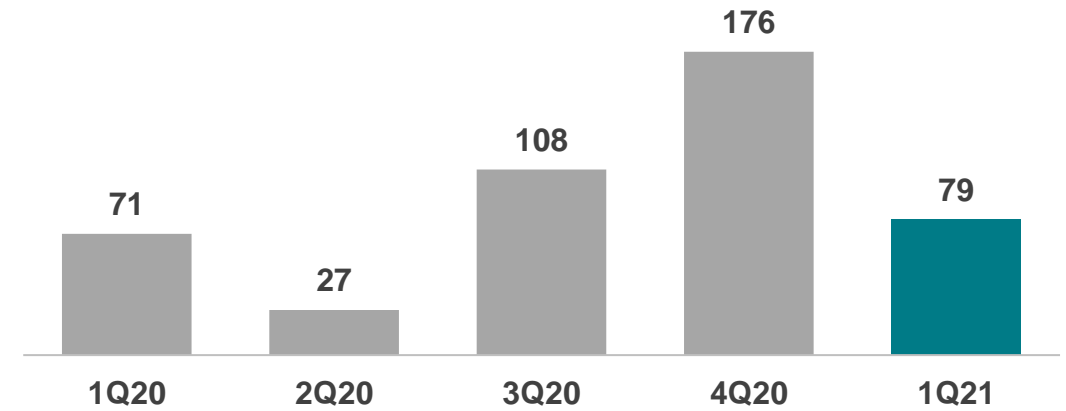
OPERATIONAL RESULTS



OCCUPANCY RATE



LEASING CONTRACTS



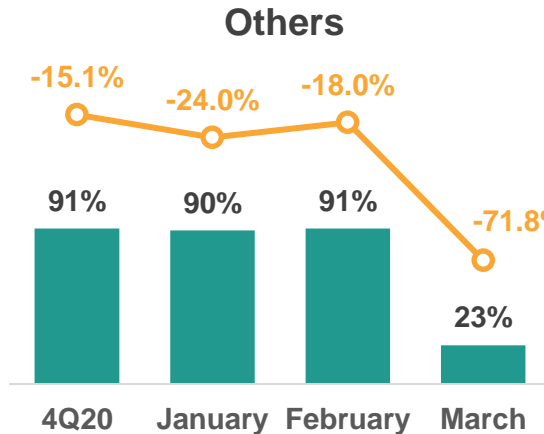
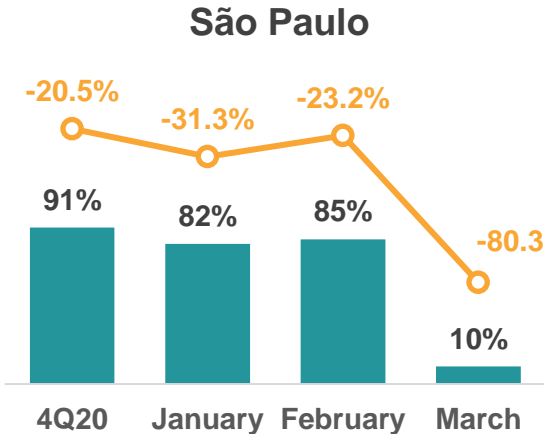
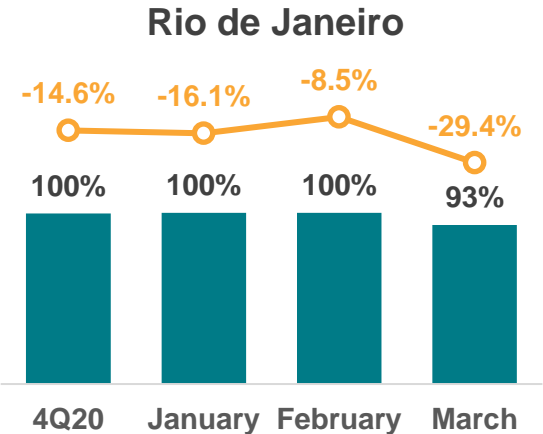
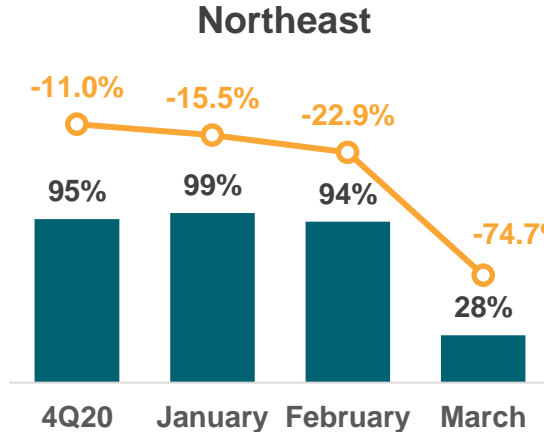
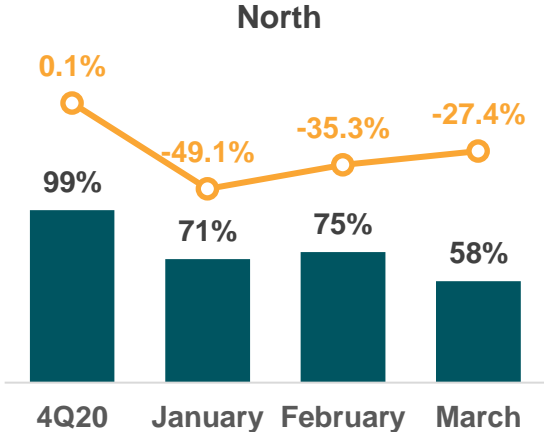
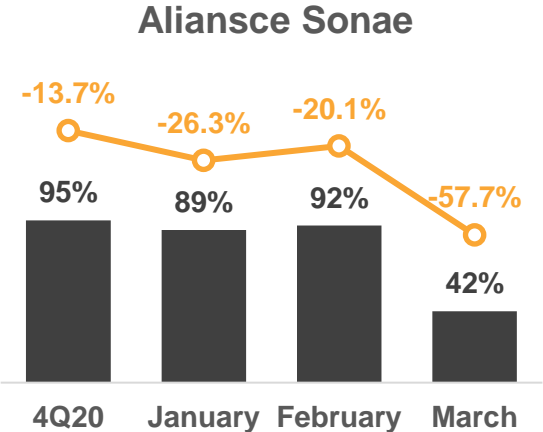
Leasing activity



79 contracts were leased in 1Q21, surpassing the number of contracts signed in the same period of 2020, confirming Aliansce Sonae's commercial strength.

OPERATIONAL RESULTS

TOTAL SALES vs. OPENING HOURS (2021 X 2019)



The image shows the exterior of the Plaza Sul building at dusk. The building features a prominent glass facade with a white geometric pattern. Palm trees are planted in front of the building, and a sign for 'PLAZA SUL' is visible. A teal overlay is present on the right side of the image, containing the text 'DIGITAL & OMNICHANNEL' and 'ALIANSCÉ SONAE'.

DIGITAL &
OMNICHANNEL

ALIANSCÉ
SONAE

DIGITAL & OMNICHANNEL

1ST PEG HUB

Opening at Parque D. Pedro Shopping in April 2021



FRICION REDUCTION

Reduced friction between
online and offline: part of
the omnichannel solution



DRIVE-THRU & PICK-UP

Area dedicated to the quick
collection of products



REVERSE LOGISTICS

Points for product
exchange



LOCKERS

Collection of products
in lockers



FOOD DELIVERY

Area dedicated to food
delivery



DRONE LANDING AREA

Delivery options for players
with drone technology
implemented



A photograph of the Shopping da Bahia building at dusk. The building is a large, modern structure with a prominent glass facade on the right side. The sky is a deep blue, and several tall skyscrapers are visible in the background. In the foreground, there are palm trees, a street with cars, and a few people walking. The building's logo, a stylized green 'E' followed by the text 'SHOPPING DA BAHIA', is clearly visible on the upper part of the building.

SHOPPING
DA BAHIA

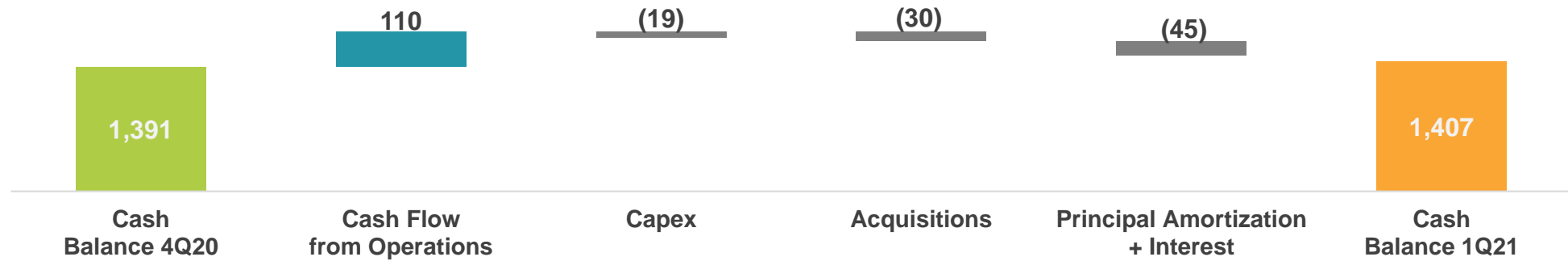
FINANCIAL
RESULTS

ALIANSC
SONAE

CASH FLOW AND DEBT PROFILE



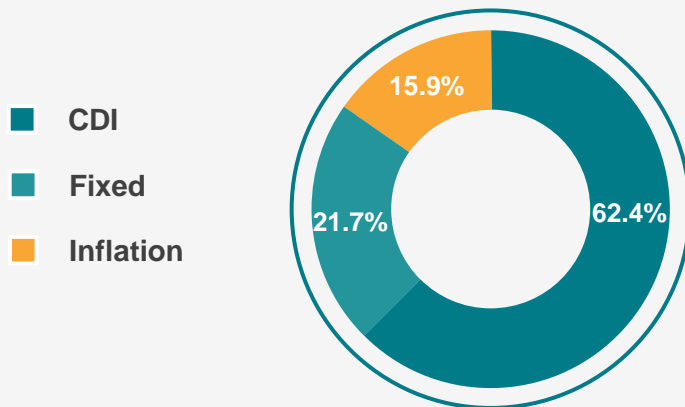
CASH FLOW (R\$ million)



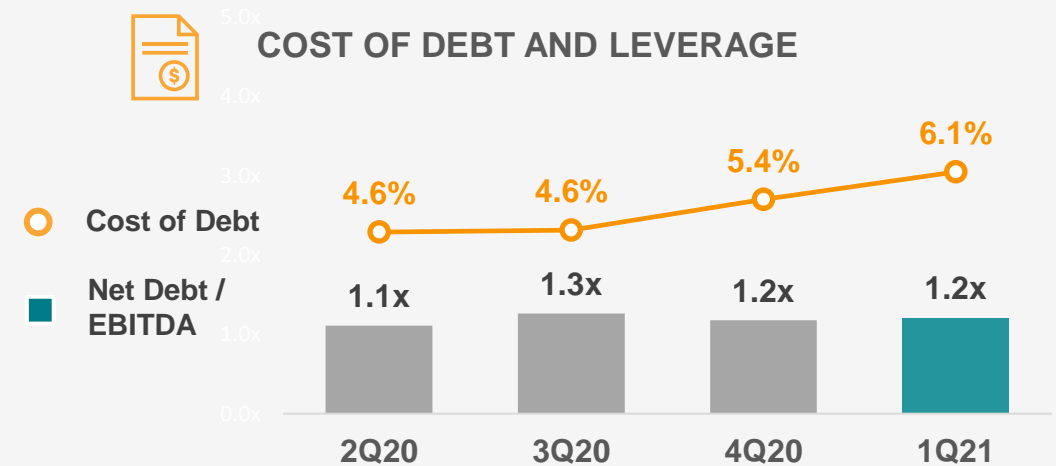
12.0%



DEBT PROFILE
Indices (%)



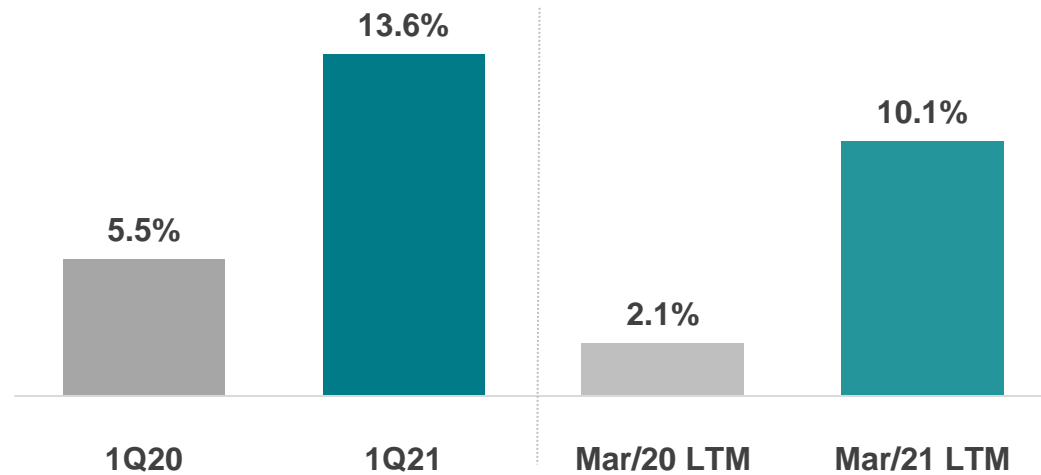
COST OF DEBT AND LEVERAGE



NET DELINQUENCY AND PDA

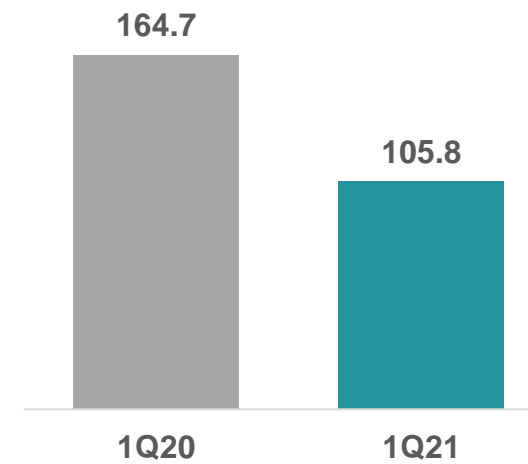


NET DELINQUENCY¹



NOI AND PDA

NOI



PDA

R\$23.1 million

On top of Company's regular policy, **R\$6 million** in addition provisioning in 1Q21

¹ Net delinquency refers to the ratio between the total billed in the period (rent, excluding discounts and cancellations) and the total received over the same period.



ESG

ALIANSCÉ
SONAE

ESG

SOCIAL AND ENVIRONMENTAL PROJECTS HIGHLIGHTS 1Q21




Eco House in Caxias Shopping


Collection of caps in solidarity actions

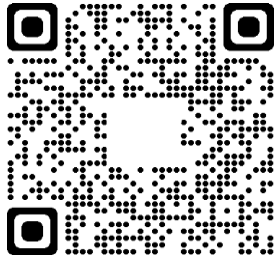

Back to school in partnership with Instituto da Criança


Completion of road renovation in Shopping Grande Rio's surroundings


Encouraging culture and innovation in partnership with MAM



#EmpoderaEla Manifest
Watch again the live streaming with special guest, Dr. Jaqueline Goes





CONSTRUCTION POTENTIAL

ALIANSC
SONAE

MIXED-USE PROJECTS SHORT TERM



PARQUE SHOPPING MACEIÓ

Hospital **NEW**

FII Hospital Unimed Maceió

20 thousand sqm of constructed area
140 hospital beds, with expansion potential

Residential Towers

MRV Engenharia

20 thousand sqm of usable area
288 apartments

Residential Towers **NEW**

Construtora R. Pontes

34 thousand sqm of usable area
300 high-end apartments

Residential Towers

Sensia Incorporadora

19 thousand sqm of usable area
240 apartments

- ▶ Two landbanks available for negotiation and additional potential in the malls' own structure



UBERLÂNDIA SHOPPING

Residential Towers **NEW**

Construtora Perplan

224 apartments

Hotel

Sold landbank

Hotel under construction

- ▶ One landbank available for negotiation



Parque Shopping Maceió



Uberlândia Shopping

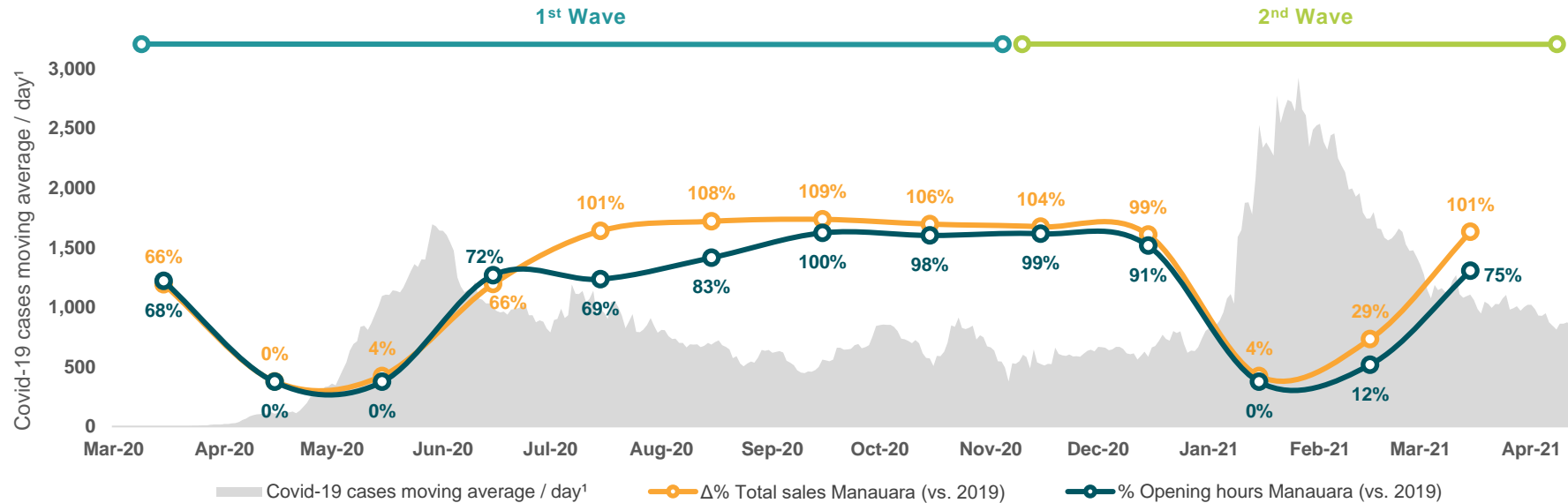


CASE STUDY

ALIANSCÉ
SONAE

CASE STUDY

MANAUARA SHOPPING COVID-19 EFFECT



OCCUPANCY RATE
Above
98%

FACT SHEET



Inhabitants:
887 thousand



% Total consumer:
82% income classes A / B



NOI 2019²:
R\$73.3 million



Average household income:
R\$6.8 thousand



Annual qualified demand:
R\$2,7 billion



Sales/sqm 2019³:
R\$2,898/month



DISCLAIMER

This presentation may contain forward-looking statements that are subject to risks and uncertainties, as these are not statements of historical facts, but reflect the beliefs and expectations of our management as well as available information.

Our statements are based largely on current expectations and projections about future events and financial trends that affect or may affect our business, and which may or may not materialize. Many factors could adversely affect our results as presented in our forward-looking statements.

The forward-looking statements include information regarding results and projections, strategies, financing plans, competitive position, industry environment, potential growth opportunities and the effects of competition. Such estimates and projections refer only to the date they were made, and we assume no obligation to publicly update or revise any of these estimates in light of new information, future events or other factors, subject to the applicable regulations.

The Company's managerial financial information and other non-accounting information presented in this presentation have not been reviewed by independent auditors. For a review of the Company's audited accounting information, please refer to the Company's consolidated financial statements.

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