

ALLOS

4Q24

**EARNINGS
RELEASE**



4Q24 Total Sales
ALLOS

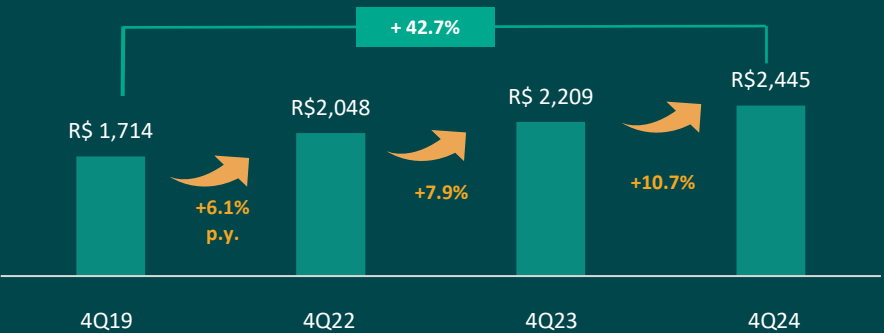
R\$12.5 billion

+8.6%
(4Q24 x 4Q23)

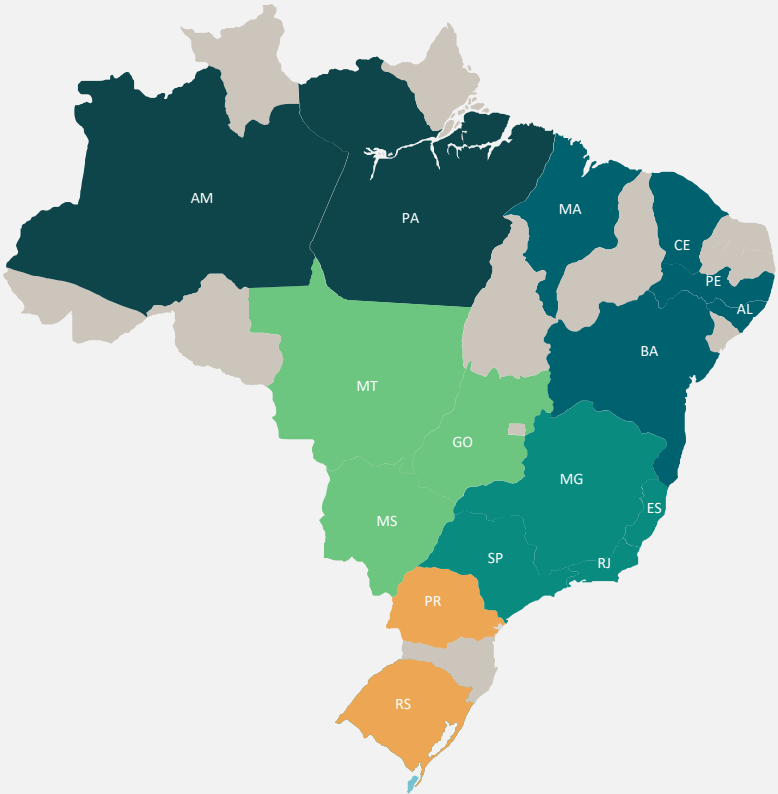


BOULEVARD SHOPPING BELÉM
(+15.6%)

Sales/sqm
ALLOS
R\$

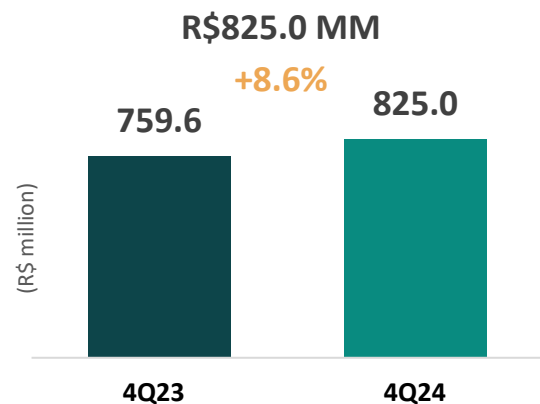


Sales growth per region
4Q24 x 4Q23

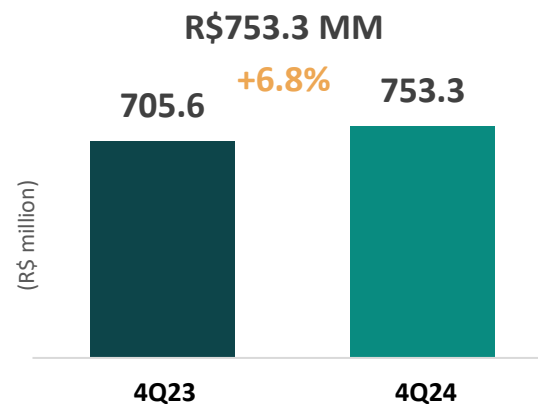




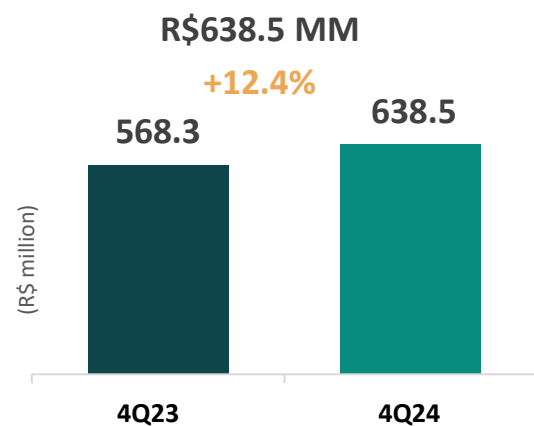
NET REVENUE



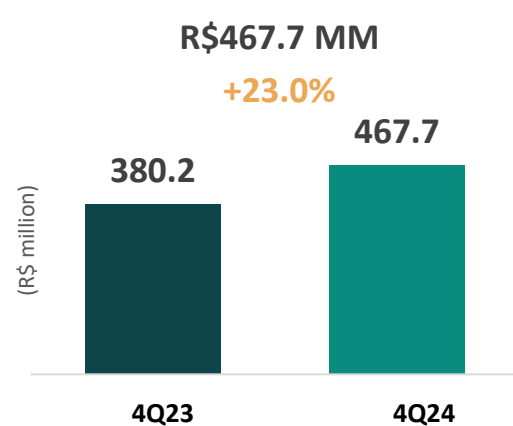
NOI



ADJ. EBITDA



FFO



FFO PER SHARE EVOLUTION



Indicators ex-straight line rent adjustment. Ref. Δ% date: 4Q24 vs. 4Q23 Proforma

COMERCIAL HIGHLIGHT

96.8%

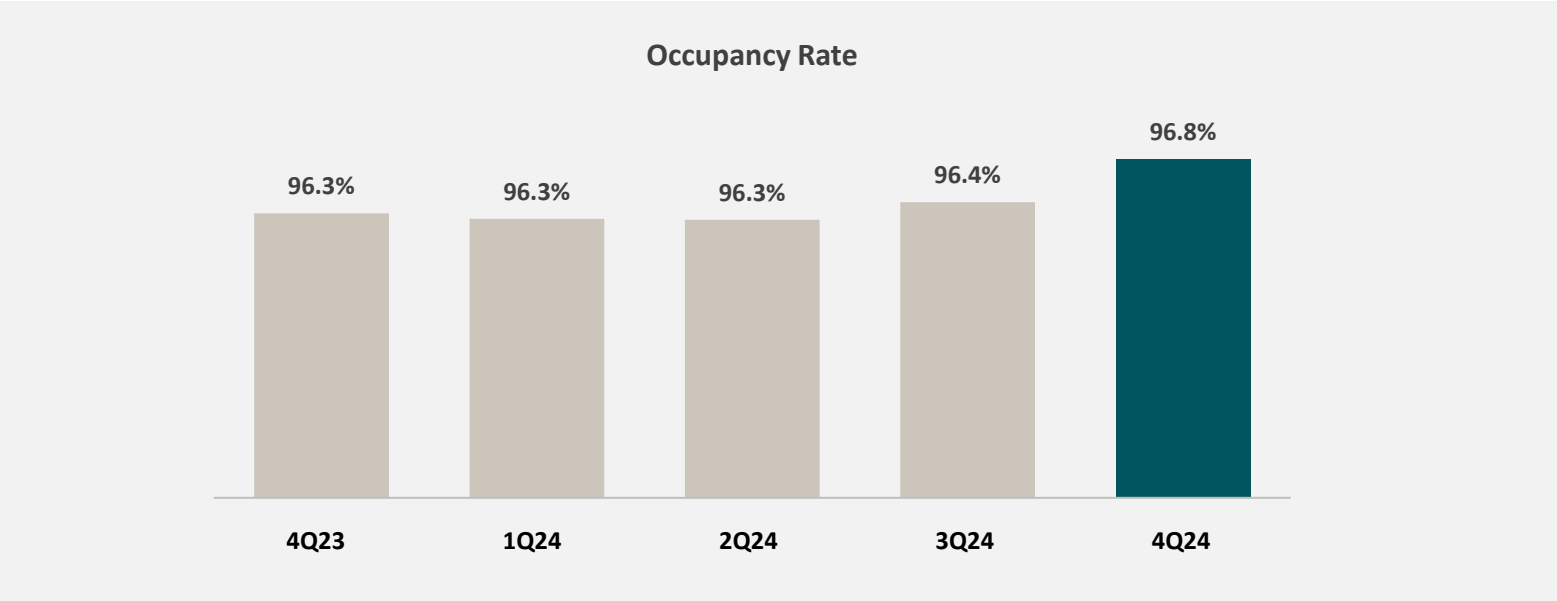
Occupancy rate

341

Signed Contracts

61.7th sqm

Leased GLA



RECENT OPENINGS

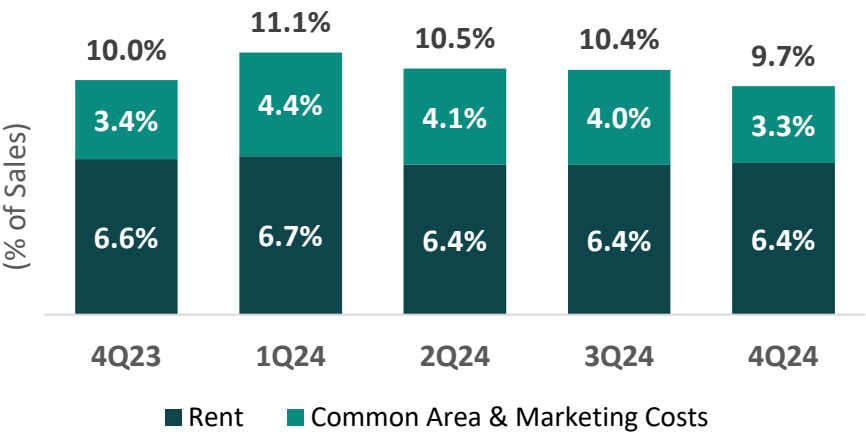


GULA GULA
Shopping Leblon

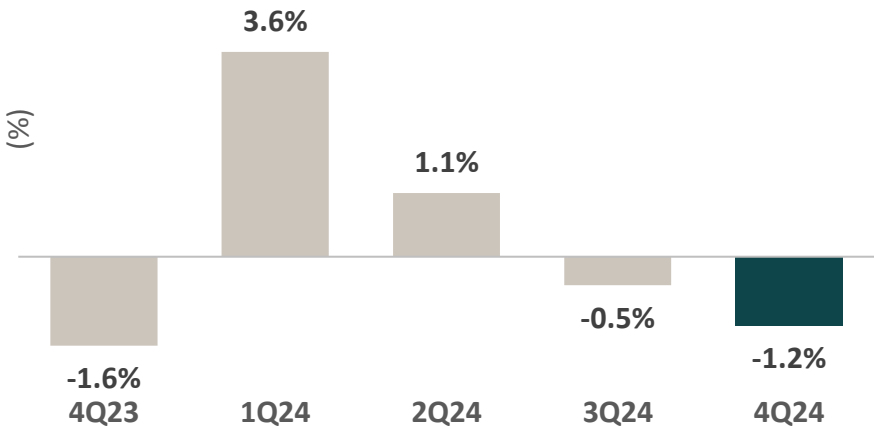


NV
Center Shopping Uberlândia

OCCUPANCY COST



NET DELIQUENCY¹



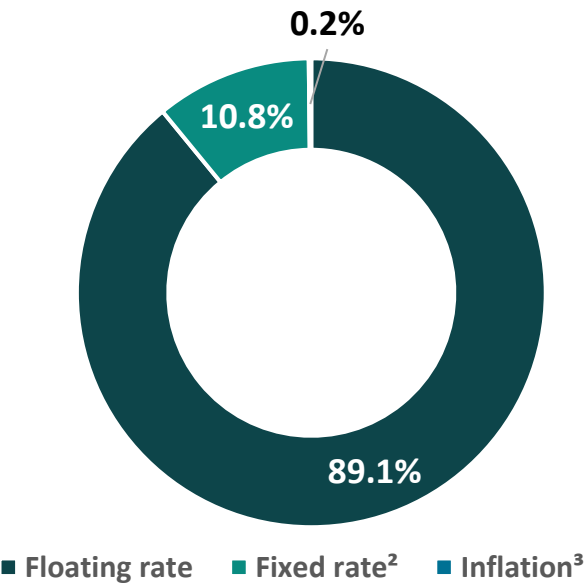
¹Net delinquency refers to the ratio between the total billed amount in the period (rent, excluding discounts and cancellations) and the total received amount over the same period.

LEVERAGE

1.9x

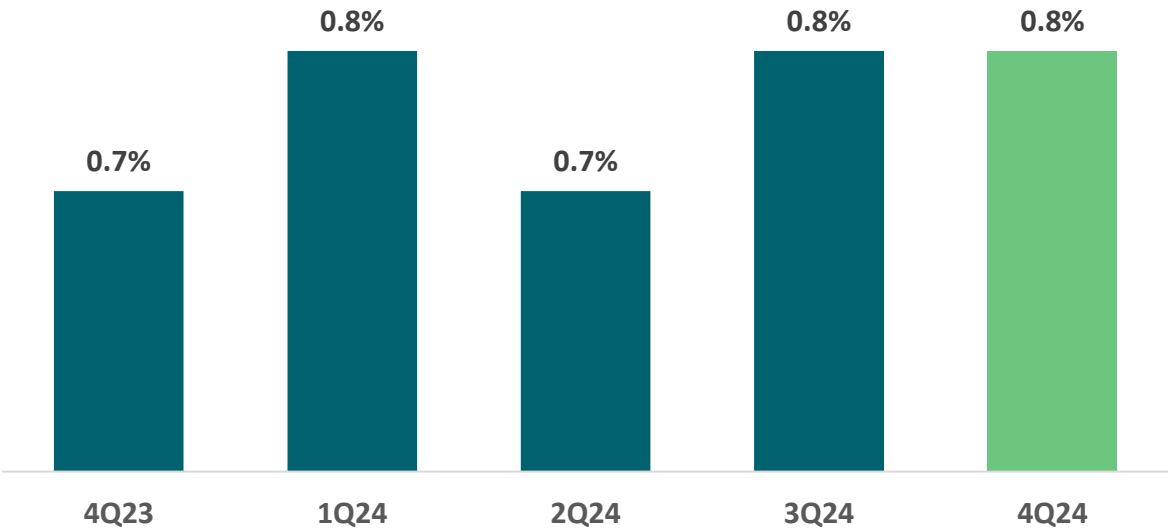
Net Debt/ EBITDA

DEBT BREAKDOWN



AVERAGE COST OF DEBT

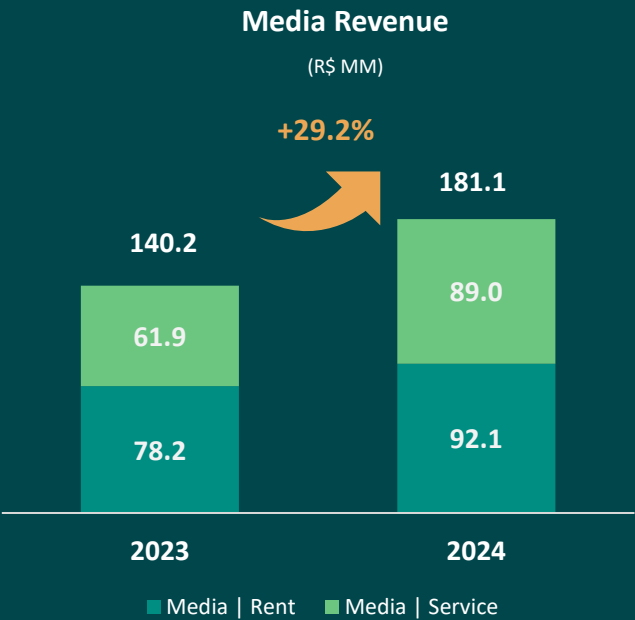
(CDI + Spread)



¹ Considers debt at the end of the period, excluding obligations for the purchase of assets

² Pre-fixed rates include TR; ³ Inflation indices include IPCA and IGP-DI

MEDIA REVENUE EVOLUTION

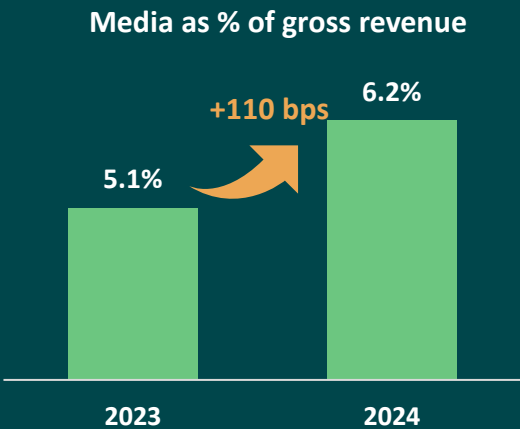


R\$66 MM

Revenues in 4Q24

22.8%

Of growth 4Q24 x 4Q23



6.2%

Of the Company's gross revenue in 2024

+110 bps

Growth as a percentage of gross revenue

helloo,

Mall

100% in portfolio
mall, in 4Q24

Residential

14.287 digital screens
present in buildings, in
4Q24





Loyalty Program

Implementation of 2 more programs in 4Q24

26%

GMV Penetration
Shopping Campo Grande

23%

GMV Penetration
Parque Dom Pedro

Roll-out to **23 new**
shopping malls on 1H25

ALLOSTECH Awards



**KARG will have 600 charging spots
within two years**

200 of them are already in operation by
March 2025, in 13 malls.





ALLOS in COP29



Amazon Shopping Malls Environmental Goals

ALLOS has announced the advancement of its environmental goals for four malls in the Amazon basin, aiming for completion by 2025. This initiative comes as the region prepares to host COP30, the most significant global event on climate change.

PINK OCTOBER





EBITDA

R\$ 2,070 MM
to R\$ 2,150 MM

*+8.0% vs. 2024 Proforma
midpoint range*



CAPEX

R\$450 MM
to R\$550 MM

THANK YOU

INVESTOR RELATIONS

ALLOS