

(Convenience Translation into English from the
Original Previously Issued in Portuguese)

ALLOS S.A.

Individual and Consolidated
Interim Financial Information
for the Three- and Six-Month
Periods Ended June 30, 2024 and
Report on Review of Interim
Financial Information
("Informações Trimestrais - ITR")

Deloitte Touche Tohmatsu Auditores Independentes Ltda.

(Convenience Translation into English from the Original Previously Issued in Portuguese)

REPORT ON REVIEW OF INDIVIDUAL AND CONSOLIDATED INTERIM FINANCIAL INFORMATION

To the Shareholders and Management of
ALLOS S.A.

Introduction

We have reviewed the accompanying individual and consolidated interim financial information of ALLOS S.A. ("Company", or, together with its subsidiaries, affiliates and jointly-controlled entities, "Group"), included in the Quarterly Information Form ("Formulário das Informações Trimestrais - ITR") for the quarter ended June 30, 2024, which comprises the individual and consolidated balance sheets as at June 30, 2024, and the related individual and consolidated statements of income and of comprehensive income for the three and six month periods then ended, and of changes in shareholders' equity and of cash flows for the six month period then ended, including the explanatory notes.

The Executive Board is responsible for the preparation of the individual and consolidated interim financial information in accordance with technical pronouncement CPC 21 (R1) - "Demonstração Intermediária" and international standard IAS 34 - Interim Financial Reporting, issued by the International Accounting Standards Board - IASB, as well as for the presentation of such information in accordance with the standards issued by the Brazilian Securities and Exchange Commission ("Comissão de Valores Mobiliários - CVM"), applicable to the preparation of Interim Financial Information (ITR). Our responsibility is to express a conclusion on this individual and consolidated interim financial information based on our review.

Scope of review

We conducted our review in accordance with Brazilian and international standards on review of interim financial information (NBC TR 2410 - "Revisão de Informações Intermediárias Executada pelo Auditor da Entidade" and ISRE 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity, respectively). A review of interim financial information consists of making inquiries, mainly to persons responsible for financial and accounting matters, and applying analytical procedures and other review procedures. The scope of a review is significantly less than an audit conducted in accordance with Brazilian and international standards on auditing and, consequently, does not enable us to obtain assurance that we have become aware of all significant matters that could be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion on the individual and consolidated interim financial information

Based on our review, nothing has come to our attention that causes us to believe that the individual and consolidated interim financial information included in the Quarterly Information Form (ITR) referred to above were not prepared, in all material respects, in accordance with technical pronouncement CPC 21 (R1) and international standard IAS 34, applicable to the preparation of Interim Financial Information (ITR), and presented in accordance with the standards issued by the Brazilian Securities and Exchange Commission (CVM).

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Other matters

Statements of value added

The individual and consolidated interim financial information referred to above includes the statements of value added ("Demonstrações do Valor Adicionado - DVA") for the six-month period ended June 30, 2024, prepared under the responsibility of the Company's Executive Board and disclosed as supplemental information for the purposes of international standard IAS 34.

These statements were subject to the review procedures performed together with the review of the Interim Financial Information (ITR), with the objective of concluding whether they are reconciled with the individual and consolidated interim financial information and the accounting records, as applicable, and whether their form and content are in accordance with the criteria set forth in technical pronouncement CPC 09 - "Demonstração do Valor Adicionado". Based on our review, nothing has come to our attention that leads us to believe that these Statements of Value Added (DVA) were not prepared, in all material respects, in accordance with the criteria set forth in said technical pronouncement and consistently with the individual and consolidated interim financial information taken as a whole.

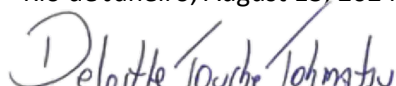
Audit and review of the corresponding figures for the prior year and period

The audit of the individual and consolidated balance sheets as at December 31, 2023 and the review of the individual and consolidated statements of income and of comprehensive income for the three and six month periods ended June 30, 2023, and the statements of changes in shareholders' equity, of cash flows and of value added for the six month period ended June 30, 2023, presented for comparison purposes, were conducted under the responsibility of other independent auditors, who issued an unqualified audit report on the individual and consolidated financial statements and an unqualified review report on the individual and consolidated Interim Financial Information (ITR), dated March 19, 2024 and August 14, 2023, respectively.

Convenience translation

The accompanying individual and consolidated Interim Financial Information (ITR) have been translated into English for the convenience of readers outside Brazil.

Rio de Janeiro, August 13, 2024


DELOITTE TOUCHE TOHMATSU
Auditores Independentes Ltda.


Ribas Gomes Simões
Engagement Partner

(Convenience Translation into English from the Original Previously Issued in Portuguese)

ALLOS S.A.

BALANCE SHEETS JUNE 30, 2024

(All amounts in thousands of Brazilian reais - R\$)

ASSETS	Note	Company		Consolidated	
		06/30/2024	12/31/2023	06/30/2024	12/31/2023
CURRENT ASSETS					
Cash and cash equivalents		6,591	3,645	36,677	44,317
Short-term investments	7	1,926,160	789,051	3,530,427	2,088,913
Trade receivables	8	46,531	51,116	466,143	646,315
Dividends and interest on capital receivable	10	187,644	643,838	346	743
Recoverable taxes and contributions	9	44,521	66,796	103,734	124,142
Prepaid expenses		14,092	16,103	30,550	24,148
Other receivables	8.1	357,781	432,381	437,500	895,742
		2,583,320	2,002,930	4,605,377	3,824,320
NON-CURRENT ASSETS					
Short-term investments	7	84,725	85,642	187,789	188,521
Trade receivables	8	-	-	36,230	-
Deferred taxes	16	-	-	866	722
Recoverable taxes and contributions	9	-	-	36,208	43,321
Judicial deposits	14	17,063	16,865	182,332	149,184
Loans and other receivables	23	-	-	5,362	17,098
Derivative financial instruments	13	39,344	3,378	39,344	3,378
Prepaid expenses		24,794	25,290	27,250	27,474
Other receivables	8.1	13,698	16,140	142,760	118,360
Investments	10	16,213,169	15,977,672	764,870	695,186
Investment properties	11	723,041	771,851	20,569,241	21,661,102
Property and equipment		5,263	4,791	84,423	86,970
Intangible assets	12	127,619	124,879	822,867	843,459
		17,248,716	17,026,508	22,899,542	23,834,775
TOTAL ASSETS		19,832,036	19,029,438	27,504,919	27,659,095

The accompanying notes are an integral part of the individual and consolidated interim financial information.

(Convenience Translation into English from the Original Previously Issued in Portuguese)

ALLOS S.A.

BALANCE SHEETS JUNE 30, 2024

(All amounts in thousands of Brazilian reais - R\$)

LIABILITIES AND EQUITY	Note	Company		Consolidated	
		06/30/2024	12/31/2023	06/30/2024	12/31/2023
CURRENT LIABILITIES					
Trade payables		17,759	31,507	82,251	91,535
Borrowings, financing and debentures	13	182,256	146,314	1,112,494	636,456
Taxes and contributions payable	9	31,912	9,385	86,539	94,933
Dividends payable	17.9	305,895	611,829	310,959	620,283
Payables for purchase and sale of assets	15.1	2,810	-	430,247	423,723
Deferred revenues		1,055	1,422	12,510	14,265
Lease liabilities		7,486	7,315	22,243	23,021
Other payables	15.2	33,966	96,866	176,724	233,119
		583,139	904,638	2,233,967	2,137,335
NON-CURRENT LIABILITIES					
Borrowings, financing and debentures	13	3,808,276	2,717,286	5,078,372	5,042,475
Taxes and contributions payable	9	-	360	6,517	17,715
Deferred revenues		2,937	2,680	33,694	31,956
Deferred taxes	16.1	1,287,628	1,285,212	4,764,305	4,840,550
Payables for purchase and sale of assets	15.1	-	-	19,752	29,294
Derivative financial instruments	13	68,737	50,592	68,737	50,592
Lease liabilities		31,426	31,586	162,427	163,688
Provision for contingencies	14	25,525	24,984	240,346	229,200
Other payables	15.2	21,118	14,218	8,797	11,558
		5,245,647	4,126,918	10,382,947	10,417,028
EQUITY					
Share capital	17.1	14,747,598	14,747,598	14,747,598	14,747,598
Expenditure on issuance of shares	17.2	(72,332)	(72,332)	(72,332)	(72,332)
Treasury shares	17.3	(166,958)	(433,928)	(166,958)	(433,928)
Capital reserves	17.4	166,887	843,433	166,887	843,433
Revenue reserves	17.5	2,915,202	2,917,427	2,915,202	2,917,427
Retained earnings		417,169	-	417,169	-
Carrying value adjustments	17.6	(4,004,316)	(4,004,316)	(4,004,316)	(4,004,316)
Equity attributable to stockholders of the Company		14,003,250	13,997,882	14,003,250	13,997,882
Non-controlling interests	17.7	-	-	884,755	1,106,850
Total equity		14,003,250	13,997,882	14,888,005	15,104,732
TOTAL LIABILITIES AND EQUITY		19,832,036	19,029,438	27,504,919	27,659,095

The accompanying notes are an integral part of the individual and consolidated interim financial information.

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ALLOS S.A.

STATEMENTS OF INCOME THREE-MONTH AND SIX-MONTH PERIODS ENDED JUNE 30, 2024

(All amounts in thousands of Brazilian reais - R\$, except for amounts per share)

	Note	Company			
		Three-month		Six-month	
		period ended June 30,		period ended June 30,	
		2024	2023	2024	2023
REVENUE FROM RENTAL AND SERVICES, NET	18	66,916	71,121	136,598	139,616
Cost of rentals and services	19	(22,737)	(44,606)	(45,323)	(89,156)
Gross operating profit		<u>44,179</u>	<u>26,515</u>	<u>91,275</u>	<u>50,460</u>
OPERATING INCOME (EXPENSES)					
Selling, general and administrative expenses	20	(66,379)	(44,114)	(120,865)	(87,566)
Result of equity in subsidiaries	10	360,152	252,226	542,150	3,334,857
Other operating income (costs), net	21	<u>60,953</u>	<u>(1,435)</u>	<u>36,570</u>	<u>(19,509)</u>
		<u>354,726</u>	<u>206,677</u>	<u>457,855</u>	<u>3,227,782</u>
Operating income before finance income (costs)		398,905	233,192	549,130	3,278,242
FINANCE COSTS	22	(110,015)	(105,955)	(208,521)	(205,982)
Finance income	22	<u>73,864</u>	<u>15,042</u>	<u>103,371</u>	<u>50,119</u>
Finance income (costs), net		<u>(36,151)</u>	<u>(90,913)</u>	<u>(105,150)</u>	<u>(155,863)</u>
Income before income tax and social contribution		362,754	142,279	443,980	3,122,379
Income tax and social contribution	16.2	(36,649)	10,706	(26,811)	5,587
Net income for the period		<u>326,105</u>	<u>152,985</u>	<u>417,169</u>	<u>3,127,966</u>
Net income attributable to stockholders of the Company		326,105	152,985	417,169	3,127,966
	17.7	<u>326,105</u>	<u>152,985</u>	<u>417,169</u>	<u>3,127,966</u>
Earnings per share attributable to stockholders of the Company (in reais - per share):					
Earnings per share - basic	17.8	0.5898	0.3950	0.7545	7.5135
Earnings per share - diluted	17.8	0.5898	0.3950	0.7545	7.5135

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ALLOS S.A.

STATEMENTS OF INCOME THREE-MONTH AND SIX-MONTH PERIODS ENDED JUNE 30, 2024

(All amounts in thousands of Brazilian reais - R\$, except for amounts per share)

	Note	Consolidated			
		Three-month		Six-month	
		period ended June 30,		period ended June 30,	
		2024	2023	2024	2023
REVENUE FROM RENTAL AND SERVICES, NET	18	641,659	650,181	1,286,017	1,271,594
Cost of rentals and services	19	(178,784)	(222,367)	(360,649)	(439,541)
Gross operating profit		<u>462,875</u>	<u>427,814</u>	<u>925,368</u>	<u>832,053</u>
OPERATING INCOME (EXPENSES)					
Selling, general and administrative expenses	20	(175,121)	(150,107)	(344,966)	(288,056)
Result of equity in subsidiaries	10	19,344	28,153	37,493	49,539
Other operating income, net	21	104,728	12,982	73,397	4,418,951
		<u>(51,049)</u>	<u>(108,972)</u>	<u>(234,076)</u>	<u>4,180,434</u>
Operating income before finance income (costs)		411,826	318,842	691,292	5,012,487
FINANCE COSTS	22	(211,075)	(195,808)	(396,766)	(426,493)
Finance income	22	145,034	99,922	227,534	187,026
Finance income (costs), net		<u>(66,041)</u>	<u>(95,886)</u>	<u>(169,232)</u>	<u>(239,467)</u>
Income before income tax and social contribution		345,785	222,956	522,060	4,773,020
Income tax and social contribution	16.2	2,619	(43,588)	(46,285)	(1,594,501)
NET INCOME FOR THE PERIOD		<u>348,404</u>	<u>179,368</u>	<u>475,775</u>	<u>3,178,519</u>
Net income attributable to stockholders of the Company		326,105	152,985	417,169	3,127,966
Non-controlling interests	17.7	22,299	26,383	58,606	50,552
		<u>348,404</u>	<u>179,368</u>	<u>475,775</u>	<u>3,178,518</u>

The accompanying notes are an integral part of the individual and consolidated interim financial information.

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ALLOS S.A.

STATEMENTS OF COMPREHENSIVE INCOME THREE-MONTH AND
SIX-MONTH PERIODS ENDED JUNE 30, 2024

(All amounts in thousands of Brazilian reais - R\$)

	Company			
	Three-month period ended June 30,		Six-month period ended June 30,	
	2024	2023	2024	2023
NET INCOME FOR THE PERIOD	326,105	152,985	417,169	3,127,966
Unrealized loss on equity instruments designated at fair value through other comprehensive income (FVOCI)	-	2,032	-	(623)
Total comprehensive income	326,105	155,017	417,169	3,127,343
Consolidated				
	Three-month period ended June 30,		Six-month period ended June 30,	
	2024	2023	2024	2023
NET INCOME FOR THE PERIOD	348,404	179,368	475,775	3,178,518
Unrealized loss on equity instruments designated at fair value through other comprehensive income (FVOCI)	-	2,032	-	(623)
Total comprehensive income	348,404	181,400	475,775	3,177,895
Attributable to:				
Stockholders of the Company	326,105	155,017	417,169	3,127,343
Non-controlling interests	22,299	26,383	58,606	50,552
	348,404	181,400	475,775	3,177,895

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ALLOS S.A.

STATEMENTS OF CHANGES IN EQUITY (COMPANY AND CONSOLIDATED)

SIX-MONTH PERIOD ENDED JUNE 30, 2024

(Amounts in thousands of Brazilian reais - R\$)

	Share capital	Expenditure on issuance of shares	Treasury shares	Capital reserves	Legal reserve	Revenue reserves	Investment reserve	Carrying value adjustments	Retained earnings	Equity attributable to		Total equity
						Unrealized revenue reserve				Stockholders of the Company	Non-controlling interests	
ON DECEMBER 31, 2022	4,156,722	(72,332)	(2,825)	884,078	29,991	365,450	-	1,444,534	-	6,805,618	1,071,413	7,877,031
Impacts of the business combination - Br Malls:												
Capital increase	10,901,367	-	-	-	-	-	-	-	-	10,901,367	-	10,901,367
Price adjustment of shares issued at market value	-	-	-	-	-	-	-	(5,448,227)	-	(5,448,227)	-	(5,448,227)
Treasury shares - return of Br Malls shares - FIA Regatas	-	-	(470,139)	-	-	-	-	-	-	(470,139)	-	(470,139)
Allocation of non-controlling interests in BR Malls	-	-	-	-	-	-	-	-	-	-	139,616	139,616
Subtotal - business combination Br Malls	10,901,367	-	(470,139)	-	-	-	-	(5,448,227)	-	4,983,001	139,616	5,122,617
Net income for the period	-	-	-	-	-	-	-	-	3,127,966	3,127,966	50,553	3,178,519
Cancellation of treasury shares	(319,079)	-	319,079	-	-	-	-	-	-	-	-	-
Share-based compensation program	-	-	13,244	1,095	-	-	-	-	-	14,339	-	14,339
Supplementary dividends to the minimum mandatory dividends distributed to the reserve of non-controlling interests	-	-	-	-	-	(255,874)	-	-	-	(255,874)	-	(255,874)
Dividends paid to non-controlling interests	-	-	-	-	-	-	-	-	-	-	(61,262)	(61,262)
Unrealized loss on equity instruments designated at fair value through other comprehensive income (FVOCI)	-	-	-	-	-	-	-	(623)	-	(623)	-	(623)
Transactions between stockholders (loss on sale of non-controlling interests in a subsidiary)	-	-	-	-	-	(968)	-	-	-	(968)	968	-
Other corporate events involving non-controlling interests	-	-	-	-	-	-	-	-	-	-	(53,074)	(53,074)
On June 30, 2023	14,739,010	(72,332)	(140,641)	885,173	29,991	108,608	-	(4,004,316)	3,127,966	14,673,459	1,148,214	15,821,673
ON DECEMBER 31, 2023	14,747,598	(72,332)	(433,928)	843,433	199,339	192,573	2,525,515	(4,004,316)	-	13,997,882	1,106,850	15,104,732
Net income for the period	-	-	-	-	-	-	-	-	417,169	417,169	58,606	475,775
Repurchase of shares (Note 17.3)	-	-	(435,303)	-	-	-	-	-	-	(435,303)	-	(435,303)
Share-based compensation program	-	-	16,863	8,864	-	-	-	-	-	25,727	-	25,727
Cancellation of treasury shares	-	-	685,410	(685,410)	-	-	-	-	-	-	-	-
Dividends paid to non-controlling interests	-	-	-	-	-	-	-	-	-	-	(88,381)	(88,381)
Other corporate events involving non-controlling interests (Note 4)	-	-	-	-	-	-	-	-	-	-	(194,545)	(194,545)
Transactions between stockholders (purchase of quotas of Fundos de Investimento Imobiliário do Shopping Parque D. Pedro)	-	-	-	-	-	-	(2,225)	-	-	(2,225)	2,225	-
ON JUNE 30, 2024	14,747,598	(72,332)	(166,958)	166,887	199,339	192,573	2,523,290	(4,004,316)	417,169	14,003,250	884,755	14,888,005

The accompanying notes are an integral part of the individual and consolidated interim financial information.

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ALLOS S.A.

STATEMENTS OF CASH FLOWS SIX-MONTH PERIOD ENDED JUNE 30, 2024

(All amounts in thousands of Brazilian reais - R\$)

	Company		Consolidated	
	2024	2023	2024	2023
CASH FLOWS FROM OPERATING ACTIVITIES				
Net income for the period	417,169	3,127,966	475,775	3,178,519
Adjustments to reconcile net income for the period to net income provided by (used in) operating activities:				
Straight-line rent	(428)	3,535	(10,320)	14,433
Depreciation and amortization	59,208	99,493	309,202	361,966
Result of equity in subsidiaries	(542,150)	(3,334,857)	(37,493)	(49,539)
Constitution (reversal) of provision for expected credit loss	(1,046)	4,301	29,163	31,938
Share-based compensation	27,944	8,300	28,789	8,300
Interest and indexation charges on financial transactions	191,361	202,946	352,020	404,458
Income from short-term investments	(69,876)	(41,080)	(148,352)	(108,580)
Fair value of financial instruments	(15,753)	(6,070)	(11,057)	(34,198)
Deferred income tax and social contribution	2,416	(5,587)	(81,352)	1,475,509
Gain on sale of equity interests and/or real estate interests in shopping malls	(104,231)	-	(100,937)	(24,226)
Provision for investments and investment properties losses	999	-	999	-
Write-off of added value of investments	53,188	908	410	-
Gain on bargain purchase	-	-	-	(4,461,915)
Other provisions (reversals)	1,398	627	(1,170)	(9,425)
	<u>20,199</u>	<u>60,482</u>	<u>805,677</u>	<u>787,240</u>
Decrease (increase) in operating activities:				
Trade receivables	3,789	4,136	89,869	130,156
Judicial deposits	(257)	(669)	(18,896)	(5,309)
Recoverable taxes and contributions	22,262	(26,180)	27,486	37,653
Other assets	(1,448)	(71,547)	3,108	(93,539)
	<u>24,346</u>	<u>(94,260)</u>	<u>101,567</u>	<u>68,961</u>
Increase (decrease) in operating liabilities:				
Trade payables	(13,621)	(2,330)	(7,909)	(41,698)
Taxes and contributions payable	45,658	14,349	150,587	140,264
Other liabilities	(47,983)	(81,311)	(10,278)	(215,812)
Deferred revenues	47	(477)	2,965	(1,091)
	<u>(15,899)</u>	<u>(69,769)</u>	<u>135,365</u>	<u>(118,337)</u>
<u>Taxes and contributions paid</u>				
Income tax and social contribution	(11,404)	-	(112,932)	(161,193)
PIS, COFINS and ISS	(12,085)	(21,841)	(79,952)	(84,520)
	<u>5,157</u>	<u>(125,388)</u>	<u>849,725</u>	<u>492,151</u>
Net cash provided by (used in) operating activities				

The accompanying notes are an integral part of the individual and consolidated interim financial information.

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ALLOS S.A.

STATEMENTS OF CASH FLOWS SIX-MONTH PERIOD ENDED JUNE 30, 2024

(All amounts in thousands of Brazilian reais - R\$)

	Company		Consolidated	
	2024	2023	2024	2023
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for acquisition of property and equipment	(1,129)	(614)	(17,741)	(7,716)
Payments for acquisition of intangible assets	(20,821)	(16,227)	(39,589)	(45,446)
Payments for acquisition of investment property (shopping malls)	(8,361)	(5,886)	(105,339)	(105,652)
Payments for acquisition of equity interests	(78,400)	(1,198,424)	(78,400)	(1,220,324)
Capital increase in subsidiaries/associates	(9,699)	(20,522)	(999)	-
Receivables for the sale of equity or real estate interests in shopping malls	225,461	-	1,159,133	19,137
Capital decrease in subsidiaries/associates/amortization of quotas	8,091	-	8,253	-
Cash and cash equivalents arising from business combination	-	-	-	28,958
Decrease (increase) in short-term investments	(1,011,662)	884,459	(1,139,005)	1,436,798
Dividends and interest on capital received	264,661	580,014	27,492	44,606
Net cash provided by (used in) investing activities	(631,859)	222,800	(186,195)	150,361
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceeds from loans to related parties	-	-	9,361	10,883
Payment for acquisition of companies	-	-	(18,897)	(16,717)
Payment of interest on borrowings and financings and real estate credit notes	(3,383)	(3,448)	(102,862)	(146,177)
Payment of principal on borrowings and financings and real estate credit notes	(2,546)	(1,967)	(596,317)	(230,121)
Payment of interest on debentures	(179,136)	(189,782)	(237,572)	(259,029)
Payment of principal of debentures	(44,583)	(340,477)	(49,433)	(345,327)
Issuance of debentures	1,200,000	612,102	1,200,000	612,102
Payment of debenture issuance costs	(33,523)	(29,569)	(33,990)	(29,569)
Payment of interest on lease liabilities	(425)	(1,552)	(710)	(1,852)
Payment of principal of lease liabilities	(822)	(2,669)	(7,744)	(15,396)
Repurchase of shares	-	-	(435,303)	-
Dividends paid to controlling stockholders of the Company	(305,934)	(146,431)	(305,934)	(146,431)
Dividends paid to non-controlling interests	-	-	(91,769)	(58,716)
Net cash provided by (used in) financing activities	629,648	(103,793)	(671,170)	(626,350)
Increase (decrease) in cash and cash equivalents	2,946	(6,381)	(7,640)	16,162
Cash and cash equivalents at the beginning of the period	3,645	8,429	44,317	18,256
Cash and cash equivalents at the end of the period	6,591	2,048	36,677	34,418
Increase (decrease) in cash and cash equivalents	2,946	(6,381)	(7,640)	16,162

The accompanying notes are an integral part of the individual and consolidated interim financial information.

(Convenience Translation into English from the Original Previously Issued in Portuguese)

ALLOS S.A.

STATEMENTS OF VALUE ADDED SIX-MONTH PERIOD ENDED JUNE 30, 2024

(All amounts in thousands of Brazilian reais - R\$)

	Company		Consolidated	
	2024	2023	2024	2023
REVENUE				
Gross revenue from rental and services	149,634	152,502	1,384,727	1,364,736
Constitution (reversal) of provision for expected credit loss	1,046	(4,301)	(29,163)	(31,938)
Other revenue	104,231	-	100,937	4,442,261
	<u>254,911</u>	<u>148,201</u>	<u>1,456,501</u>	<u>5,775,059</u>
Inputs acquired from third parties:				
Cost of rentals and services	(4,886)	(5,134)	(122,804)	(117,870)
Materials, electrical energy, outsourced services and other operating expenses	(89,635)	(33,648)	(84,696)	(74,013)
	<u>160,390</u>	<u>109,419</u>	<u>1,249,001</u>	<u>5,583,176</u>
Gross value added provided by the Company				
RETENTIONS				
Depreciation and amortization	(59,208)	(99,490)	(303,891)	(358,605)
	<u>101,182</u>	<u>9,929</u>	<u>945,110</u>	<u>5,224,571</u>
Net value added provided by the Company				
Value added received in transfer:				
Result of equity in subsidiaries	542,150	3,334,857	37,493	49,539
Finance income	103,371	50,119	227,534	187,026
	<u>645,521</u>	<u>3,384,976</u>	<u>265,027</u>	<u>236,565</u>
Total value added distributed	<u>746,703</u>	<u>3,394,905</u>	<u>1,210,137</u>	<u>5,461,136</u>
DISTRIBUTION OF VALUE ADDED				
Employees	80,624	52,998	182,211	156,770
Taxes	<u>39,847</u>	<u>7,417</u>	<u>145,177</u>	<u>1,688,439</u>
Federal	38,062	5,679	123,975	1,669,060
Municipal	1,785	1,738	21,202	19,379
Remuneration of third-party capital	<u>209,063</u>	<u>206,524</u>	<u>406,974</u>	<u>437,408</u>
Interest and other finance costs	208,521	205,982	396,766	426,493
Rentals	542	542	10,208	10,915
Remuneration of own capital	<u>417,169</u>	<u>3,127,966</u>	<u>475,775</u>	<u>3,178,519</u>
Retained earnings	417,169	3,127,966	417,169	3,127,967
Non-controlling interest in retained earnings	-	-	58,606	50,552
	<u>746,703</u>	<u>3,394,905</u>	<u>1,210,137</u>	<u>5,461,136</u>

The accompanying notes are an integral part of the individual and consolidated interim financial information.

(Convenience Translation into English from the Original Previously Issued in Portuguese)

ALLOS S.A.

NOTES TO THE QUARTERLY INFORMATION SIX-MONTH PERIOD ENDED JUNE 30, 2024

(All amounts in thousands of reais unless otherwise stated)

1. GENERAL INFORMATION

ALLOS S.A. ("Company", or jointly with its subsidiaries, associates and joint ventures, "Group") has a group of "Stockholders of Reference", formed by the Canada Pension Plan Investment Board ("Canada Pension Plan Investment Board"), CPPIB Flamengo US LLC ("CPPIB Flamengo" and, jointly with the Canada Pension Plan Investment Board, "CPPIB"), Renato Feitosa Rique ("Renato"), Rique Empreendimentos e Participações Ltda. ("Rique Empreendimentos"), Bali Fundo de Investimentos em Ações ("FIA Bali"), RLB Empreendimentos e Participações Ltda. ("RLB" and, jointly with Renato, Rique Empreendimentos and FIA Bali, "Rique"), Sierra Brazil 1 S.À R.L ("SB 1") and Sonae Sierra Brazil Holdings S.À.R.L. ("SSBH" and, jointly with SB 1, "Sierra Entities") and Cura Brazil S.À R.L ("Cura"), which together hold shares representing, at June 30, 2024 and December 31, 2023, 25.7% of the total and voting capital bound to a Stockholders' Agreement signed on June 6, 2019 and subsequently amended on July 25, 2022, March 5, 2023 and January 8, 2024. The Company is headquartered at Avenida Afrânio de Melo Franco, 290 - 1st floor, Leblon, Rio de Janeiro - RJ, Brazil.

The Company's principal activity is investing, directly or indirectly in commercial centers, shopping malls and similar ventures, and in other companies as a partner or stockholder, as well as rendering commercial advisory services, management of shopping malls and condominiums in general.

The Company, its subsidiaries, associates and joint ventures have seasonality in their operations. Historically, festive dates and holidays, such as Christmas, Mother's Day, among others, have a positive impact on shopping mall sales.

The Company is a corporation registered with the Brazilian Securities Commission ("CVM") and its shares are listed and traded on B3 S.A. - Brasil, Bolsa, Balcão ("B3") under ticker ALOS3. Additionally, the Company adheres to the B3 New Market corporate governance level. The Company is part of the Bovespa Index ("IBOVESPA") portfolio.

The issuance of the individual and consolidated quarterly information for the three and six-month periods ended June 30, 2024 was approved and authorized by the Company's Executive Board on August 13, 2024.

2 PRESENTATION OF THE QUARTERLY INFORMATION AND MAIN ACCOUNTING POLICIES

2.1 Compliance statement

The individual and consolidated quarterly information has been prepared and is being presented in accordance with technical pronouncement CPC 21 (R1) - Interim Financial Reporting, issued by the Brazilian Accounting Pronouncements Committee (CPC), and with international standard IAS 34 - Interim Financial Reporting, issued by the International Accounting Standards Board - IASB, and is in compliance with the standards issued by the CVM, applicable to the preparation of the Quarterly Information (ITR).

The individual and consolidated quarterly information is being presented in accordance with technical guidance OCPC 07 - Presentation and Disclosures in General Purpose Financial Statements, which deals with the basic preparation and disclosure requirements to be observed when disclosing financial statements, especially information contained in explanatory notes. The Executive Board confirms that all relevant information specific to the individual and consolidated quarterly information is being disclosed and corresponds to that used by Management.

This individual and consolidated interim financial information should be read together with the Company's annual individual and consolidated financial statements for the year ended December 31, 2023 since its objective is to provide an update of the significant activities, events and circumstances in relation to those financial statements.

The presentation of the Individual and Consolidated statements of value added is required by the Brazilian corporate legislation and the accounting practices adopted in Brazil for listed companies. The IFRS do not require the presentation of this statement. Therefore, under the IFRS, the presentation of such statements is considered supplementary information, and not part of the set of quarterly information.

2.2. Basis of preparation and measurement

The individual and consolidated financial statements have been prepared on the historical cost convention, except for certain financial instruments measured at fair value, when applicable. The historical cost is generally based on the fair value of the consideration paid in exchange for assets.

The relevant accounting policies adopted by the Group in this individual and consolidated quarterly information are consistent with those presented in note 2 to the individual and consolidated financial statements for the year ended December 31, 2023, disclosed on March 20, 2024.

3. SIGNIFICANT ACCOUNTING JUDGMENTS, ESTIMATES AND ASSUMPTIONS

The significant accounting judgments, estimates and assumptions adopted by the Group in this individual and consolidated quarterly information are consistent with those presented in note 3 to the individual and consolidated financial statements for the year ended December 31, 2023, disclosed on March 20, 2024.

4. SIGNIFICANT EVENTS IN THE SIX-MONTH PERIOD ENDED JUNE 30, 2024

On January 3, 2024, the subsidiary Acapurana Participações S.A. sold a 70% interest in Santana Parque Shopping, for R\$188,180, received in cash. The transaction cost was R\$184,282 (R\$174,461 referring to investment property, R\$6,274 referring to other assets, net and R\$3,547 referring to transaction costs), resulting in a gain in the amount of R\$3,898, recorded in "Other operating income (costs), net" in the consolidated statements.

On February 5, 2024, the Company acquired a 38.24% interest in JGP Desenvolvimento I Fundo de Investimento Imobiliário Responsabilidade Limitada ("Fundo JGP"), which in turn holds 100% interest, indirectly, in Shopping Rio Design Leblon, for R\$78,400. The objective of Fundo JGP is the real estate redevelopment of the shopping mall, which includes the space of stores and commercial offices, with the aim of increasing the value of the space over a period of six years, and subsequently returning the investment to shareholders of Fundo JGP. Considering that the Company has an agreement to manage the aforementioned shopping mall, as well as the real estate redevelopment, combined with the relevance of the interest acquired, for the purposes of this quarterly information such investment is being presented as "Investment with significant influence", being accounted for using the equity method.

On March 8, 2024, the Company sold a 5% interest in Shopping Plaza Sul, for the amount of R\$30,366, received in cash. The transaction cost was R\$24,106 (R\$23,486 referring to investment property and R\$620 referring to other assets, net), which resulted in a gain of R\$6,260, recorded in "Other operating income (costs), net".

On April 15, 2024, the Company issued 1,200,000 simple debentures, not convertible into shares, unsecured, in three series in the total amount of R\$1,200,000, as follows: (i) the 1st series with interest of CDI 0 + 0.55% p.a. and maturity in 5 years; (ii) the 2nd series with interest of 105% of the CDI p.a. and maturity in 5 years; and (iii) the 3rd series with pre-fixed interest rate of 11.6686% p.a. and maturity in 7 years. Additionally, on the same date, the Company contracted a swap derivative instrument, exchanging the remuneration of the debt contracted in this 3rd series of debentures issued. Therefore, with the effect of the swap contract, the 3rd series of debentures issued is remunerated at CDI + 0.46% p.a.

Additionally, in April 2024, the Company and certain of its subsidiaries completed the sale of interests of 10% of Shopping Villagio Caxias, 60% of Shopping Jardim Sul, 15% of Carioca Shopping and 50% of Top Shopping. The total sales amount for the transactions was R\$614,235, with R\$524,952 received in cash on the date of their respective closings and the remainder in installments. The transaction cost was R\$592,424 (R\$553,707 referring to investment property and R\$38,717 referring to other assets, net), which resulted in a net gain of R\$21,811, recorded in "Other operating income (costs), net".

On May 3, 2024, Fundo de Investimento Imobiliário Parque D. Pedro Shopping Center was spun off with the purpose of reorganizing the corporate structure of the fund. As a result, the Company's 52% interest then held by its subsidiary Sierra Investimentos was transferred to a new real estate fund called Fundo de Investimento Imobiliário ALLOS, and the interest of the other stockholders was reallocated to a new real estate fund and to Fundo de Investimento Imobiliário Parque D. Pedro Shopping Center itself. With this new structure, in May 2024, the Company ceased to consolidate Fundo de Investimento Imobiliário Parque D. Pedro Shopping Center and began consolidating Fundo de Investimento Imobiliário ALLOS. The Company's direct and indirect interests in Shopping Parque D. Pedro remained unchanged.

On May 6, 2024, the Company concluded the sale of 10% of Bangu Shopping. The sale value of the transaction was R\$91,774, which was fully received in cash on the closing date. The transaction cost was R\$25,830 (R\$25,656 referring to investment property and R\$174 referring to other assets, net), which resulted in a net gain of R\$65,944, recorded in "Other operating income (costs), net".

On June 18, 2024, the subsidiary BR Malls concluded the sale of 6.18% of Shopping São Luis. The sale value of the transaction was R\$21,245, which was fully received in cash on the closing date. The transaction cost was R\$18,220 (R\$17,449 referring to investment property and R\$771 referring to other assets, net), which resulted in a net gain of R\$3,024, recorded in "Other operating income (costs), net".

5. FINANCIAL RISK MANAGEMENT

The financial risk factors presented in this individual and consolidated quarterly information are consistent with those adopted in the annual individual and consolidated financial statements for the year ended December 31, 2023, disclosed on March 20, 2024.

5.1. Financial risk factors

a) Liquidity risk

The nominal cash flow of the main financial liabilities as at June 30, 2024 and December 31, 2023 is presented below.

	Company						
	Carrying amount	Contractual cash flow	6 months or less	6-12 months	1 to 2 years	2-5 years	Over 5 years
<u>June 30, 2024</u>							
Non-derivative financial liabilities:							
Borrowings and financings	61,328	89,858	5,917	6,431	13,406	47,604	16,500
Trade payables	17,759	17,759	17,759	-	-	-	-
Payables for purchase and sale of assets	2,810	2,810	2,810	-	-	-	-
Debentures	3,929,204	5,582,862	207,099	295,032	464,003	3,908,065	708,663
Lease liabilities	38,912	65,819	6,042	4,795	13,474	25,292	16,216
Derivative financial instruments							
Swap (debentures)	29,393	44,792	(825)	(2,416)	(5,882)	66,768	(12,853)
Total	<u>4,079,406</u>	<u>5,803,900</u>	<u>238,802</u>	<u>303,842</u>	<u>485,001</u>	<u>4,047,729</u>	<u>728,526</u>
<u>December 31, 2023</u>							
Non-derivative financial liabilities:							
Borrowings and financings	63,236	94,793	5,943	5,944	12,873	45,141	24,892
Trade payables	31,507	31,507	31,507	-	-	-	-
Debentures	2,800,364	4,082,226	225,520	169,655	389,794	2,812,638	484,619
Lease liabilities	38,901	68,502	3,931	8,153	13,474	31,038	11,906
Derivative financial instruments							
Swap (debentures)	47,214	78,577	(1,150)	(147)	2,001	77,873	-
Total	<u>2,981,222</u>	<u>4,355,605</u>	<u>265,751</u>	<u>183,605</u>	<u>418,142</u>	<u>2,966,690</u>	<u>521,417</u>
<u>Consolidated</u>							
	Carrying amount	Contractual cash flow	6 months or less	6-12 months	1-2 years	2-5 years	Over 5 years
<u>June 30, 2024</u>							
Non-derivative financial liabilities:							
Borrowings and financings	618,029	726,198	168,445	192,585	160,345	188,323	16,500
Trade payables	82,251	82,251	82,251	-	-	-	-
Payables for purchase and sale of assets	449,999	450,463	410,827	19,884	19,752	-	-
Debentures	4,913,780	6,861,663	269,728	349,946	573,988	4,939,031	728,970
Real estate credit note (CCIs)	659,057	720,945	46,747	616,090	18,613	39,495	-
Lease liabilities	184,670	408,628	20,671	18,980	39,232	79,520	250,225
Derivative financial instruments							
Swap (debentures)	29,393	44,792	(825)	(2,416)	(5,882)	66,768	(12,853)
Total	<u>6,937,179</u>	<u>9,294,940</u>	<u>997,844</u>	<u>1,195,069</u>	<u>806,048</u>	<u>5,313,137</u>	<u>982,842</u>
<u>December 31, 2023</u>							
Non-derivative financial liabilities:							
Borrowings and financings	784,623	931,110	208,438	167,417	325,431	204,932	24,892
Trade payables	91,535	91,535	91,535	-	-	-	-
Payables for purchase and sale of assets	453,017	504,420	21,675	416,820	65,925	-	-
Debentures	3,801,525	5,414,277	285,830	229,201	498,175	3,889,987	511,084
Real estate credit note (CCIs)	1,092,783	1,247,898	132,787	150,410	795,432	169,269	-
Lease liabilities	186,709	420,010	20,059	22,935	41,557	82,618	252,841
Derivative financial instruments							
Swap (debentures)	47,214	78,577	(1,150)	(147)	2,001	77,873	-
Total	<u>6,457,406</u>	<u>8,687,827</u>	<u>759,174</u>	<u>986,636</u>	<u>1,728,521</u>	<u>4,424,679</u>	<u>788,817</u>

b) Market risk - interest rate

The analysis of the Company's net exposure to interest rate risk at June 30, 2024 and December 31, 2023 is presented below:

	Carrying amount			
	Company		Consolidated	
	06/30/2024	12/31/2023	06/30/2024	12/31/2023
Interest rate financial instruments:				
Financial assets (i)	2,017,476	878,338	3,754,893	2,321,751
Financial liabilities (ii)	(4,050,013)	(2,934,008)	(6,907,786)	(6,410,192)
	<u>(2,032,537)</u>	<u>(2,055,670)</u>	<u>(3,152,893)</u>	<u>(4,088,441)</u>
Derivative financial instruments				
Financial assets	39,344	3,378	39,344	3,378
Financial liabilities	(68,737)	(50,592)	(68,737)	(50,592)
	<u>(29,393)</u>	<u>(47,214)</u>	<u>(29,393)</u>	<u>(47,214)</u>

(i) Include cash and cash equivalents and short-term investments.

(ii) They include trade payables, borrowings, financing and debentures, payables for purchase and sale of assets and lease liabilities.

The tables below show the sensitivity analysis prepared by the Company's Management and the cash effect of transactions outstanding on June 30, 2024, as well as the amounts of indexes used in the forecasts based on the FOCUS Report extracted from the official website of the Central Bank of Brazil.

Operation	Risk variable	Company			
		Carrying amount	Scenario I (probable)	Scenario II (+25%)	Scenario III (+50%)
CDI	Increase of CDI	(3,025,818)	(3,028,057)	(3,047,663)	(3,067,365)
IPCA	Increase of IPCA	(498,676)	(505,015)	(506,681)	(508,351)
Swap (debentures)	Increase of CDI	(29,393)	(29,394)	(76,554)	(126,279)
Operation	Risk variable	Consolidated			
		Carrying amount	Scenario I (probable)	Scenario II (+25%)	Scenario III (+50%)
CDI	Increase of CDI	(4,445,591)	(4,595,487)	(4,578,179)	(4,560,967)
IPCA	Increase of IPCA	(498,676)	(505,015)	(506,681)	(508,351)
IGP-DI	Increase of IGP-DI	(429,715)	(460,377)	(428,500)	(425,112)
Swap (debentures)	Increase of CDI	(29,393)	(29,394)	(76,554)	(126,279)
Index		Scenario I (probable)	Scenario II (+25%)	Scenario III (+50%)	
IPCA		3.90%	4.87%	5.84%	
CDI		10.40%	13.00%	15.60%	
IGP-DI		3.39%	4.24%	5.09%	

For each one of the previous scenarios, the gross finance cost was calculated not considering the levy of taxes and the maturity flow of each agreement scheduled for 2024.

There are no material changes in the equity position of the financial liabilities in the different scenarios shown above, because a material part of the interest is provided for and paid within the same period. However, the Company understands that an increase in the interest rate, in the indexes or in both may give rise to a material increase in the finance costs, causing a negative impact on the Company's finance result.

c) Market risk - determination of fair value

Management understands that the carrying amount of financial assets and liabilities not presented in this note approximates their fair value.

The fair values of the financial liabilities, together with the carrying amounts presented in the balance sheet, are as follows:

Instruments	Company			
	06/30/2024		12/31/2023	
	Carrying amount	Fair value	Carrying amount	Fair value
Borrowings and financings	66,164	63,196	68,691	66,192
Debentures	4,004,465	3,892,336	2,848,921	2,963,808
Total borrowings	<u>4,070,629</u>	<u>3,955,532</u>	<u>2,917,612</u>	<u>3,030,000</u>
Total borrowing cost	<u>(78,293)</u>		<u>(51,893)</u>	
Total fair value on debt renegotiation	<u>(1,804)</u>		<u>(2,119)</u>	
Total net borrowings	<u>3,990,532</u>		<u>2,863,600</u>	

Instruments	Consolidated			
	06/30/2024		12/31/2023	
	Carrying amount	Fair value	Carrying amount	Fair value
Borrowings and financings	636,305	625,767	806,158	810,245
Certificates of real estate receivables - CRIs	665,170	659,352	1,108,733	1,104,494
Debentures	4,984,555	4,880,070	3,835,046	3,998,706
Total borrowings	<u>6,286,030</u>	<u>6,165,189</u>	<u>5,749,937</u>	<u>5,913,445</u>
Total borrowing costs	<u>(93,045)</u>		<u>(77,148)</u>	
Total fair value of debts assumed in business combinations	<u>10,725</u>		<u>22,264</u>	
Total fair value on debt renegotiation	<u>(12,844)</u>		<u>(16,122)</u>	
Total net borrowings	<u>6,190,866</u>		<u>5,678,931</u>	

d) Operating risk - capital management

There has been no alteration in the Company's capital management policy in relation to the previous periods. In addition, the Group is not subject to any external capital requirement. The net debt-to-equity ratio on June 30, 2024 and December 31, 2023 is as follows:

	Consolidated	
	06/30/2024	12/31/2023
Borrowings, financings and debentures	6,190,866	5,678,931
Payables for purchase and sale of assets	449,999	453,017
Total	<u>6,640,865</u>	<u>6,131,948</u>
(-) Cash and cash equivalents	(36,677)	(44,317)
(-) Short-term investments	(3,718,216)	(2,277,434)
(-) Derivative financial instruments, net	29,393	47,214
Net debt (A)	<u>2,915,365</u>	<u>3,857,411</u>
Total equity (B)	<u>14,888,005</u>	<u>15,104,732</u>
Net debt /equity ratio (A/B)	19.52%	25.54%

6. SEGMENT REPORTING

The segment reporting presented in this quarterly information is consistent with that adopted in the individual and consolidated financial statements for the year ended December 31, 2023, disclosed on March 20, 2024.

The Company's management monitors the operating results of its business units (or Cash-Generating Units (CGUs)) in a segregated manner in order to make decisions on the allocation of resources and better use of their sources. The performance of each segment is measured based on the gross result of its consolidated financial statements. Some income and expenses (e.g., finance income, finance costs, general and administrative expenses, income tax and social contribution), as well as assets and liabilities, are not subject to analysis by operating segment, since Management believes that the items not considered in the analysis are indivisible, with corporate and less relevant characteristics for the decision-making process, as regards the operating segments defined here. Revenues and costs among subsidiaries are eliminated upon consolidation.

Item	Consolidated							
	Six-month period ended June 30,							
	2024				2023			
	Rent	Parking lot	Services provision	Total	Rent	Parking lot	Services provision	Total
Net revenue	896,221	251,092	138,704	1,286,017	909,650	236,163	125,781	1,271,594
Cost	(296,476)	(28,155)	(36,018)	(360,649)	(373,745)	(32,733)	(33,063)	(439,541)
Gross result	<u>599,745</u>	<u>222,937</u>	<u>102,686</u>	<u>925,368</u>	<u>535,905</u>	<u>203,430</u>	<u>92,718</u>	<u>832,053</u>

7. SHORT-TERM INVESTMENTS

	Company		Consolidated	
	06/30/2024	12/31/2023	06/30/2024	12/31/2023
Bank Certificate of Deposits - CDB	1,073,959	512,119	1,276,141	690,884
Fixed income investment funds (i)	263,178	139,992	1,281,881	960,442
Financial and committed bills	563,528	126,604	719,229	126,604
Government bonds	84,725	85,642	84,725	85,642
Real estate investment funds - FIs	18,564	-	144,401	181,111
Debentures	-	-	88,224	89,242
Other short-term investments	6,931	10,336	123,615	143,509
	<u>2,010,885</u>	<u>874,693</u>	<u>3,718,216</u>	<u>2,277,434</u>
Current	1,926,160	789,051	3,530,427	2,088,913
Non-current	84,725	85,642	187,789	188,521

- (i) The Company and its subsidiaries have investments in exclusive fixed income investment funds, which are detailed below:

	Company		Consolidated	
	06/30/2024	12/31/2023	06/30/2024	12/31/2023
Repurchase agreements	-	-	480	-
Financial bills	46,142	-	181,195	93,291
Floating rate government securities	64,211	-	602,804	612,258
CDBs	4,734	-	9,915	-
Real estate funds	-	-	37,750	-
Other	19,391	-	40,672	71
	<u>134,478</u>	<u>-</u>	<u>872,816</u>	<u>705,620</u>

As of June 30, 2024, Bank Deposit Certificates (CDB), Fixed Income Investment Funds, Financial and Committed Bills have interest rates between 90% and 104% of the Interbank Deposit Certificate (CDI) (between 95% and 110% of the CDI at December 31, 2023) with daily liquidity and original maturity up to 2026. Government bonds are remunerated based on the General Price Index - Market ("IGP-M"), calculated monthly by Fundação Getúlio Vargas ("FGV") + 3.30% on June 30, 2024 and December 31, 2023, and have original maturity up to 2031. The debentures are remunerated at 50% of the base result of the Araguaia Shopping Mall.

The Real Estate Investment Funds - FIs comprise units of interest of Vinci Shopping Centers Fundo de Investimento Imobiliário - FII, Hedge Brasil Shopping Fundo de Investimento Imobiliário and Genial Malls Fundo de Investimento Imobiliário, which are measured at the fair value of the units of interest traded in an organized market.

8. TRADE RECEIVABLES

	Company		Consolidated	
	06/30/2024	12/31/2023	06/30/2024	12/31/2023
Rentals	52,268	62,640	531,097	662,730
Parking lot	2,411	2,987	55,376	49,002
Services provision	14,020	12,854	54,876	55,687
Fee for assignment of right of use	1,764	1,544	27,046	28,030
Condominium fees	23,124	23,784	156,599	155,231
Other	1,101	789	65,521	102,891
	<u>94,688</u>	<u>104,598</u>	<u>890,515</u>	<u>1,053,571</u>
 Straight-line rent	 18,986	 19,616	 143,125	 137,297
Provision for expected credit loss ("ECL")	(67,143)	(73,098)	(531,267)	(544,553)
	<u>46,531</u>	<u>51,116</u>	<u>502,373</u>	<u>646,315</u>
 Current	 46,531	 51,116	 466,143	 646,315
Non-current	-	-	36,230	-

The aging of trade receivables is as follows:

Company	Balance falling due	Overdue balance				Total
		< 90 days	91-180 days	181-360 days	>360 days	
Rentals	13,827	2,103	1,997	2,412	31,929	52,268
Parking lot	2,411	-	-	-	-	2,411
Services provision	1,894	1,631	477	626	9,392	14,020
Fee for assignment of right of use	1,001	28	39	9	687	1,764
Condominium fees	1,260	-	-	906	20,958	23,124
Other	372	26	-	-	703	1,101
As at June 30, 2024	<u>20,765</u>	<u>3,788</u>	<u>2,513</u>	<u>3,953</u>	<u>63,669</u>	<u>94,688</u>
 Straight-line rent						18,986
Provision for expected credit loss ("ECL")						(67,143)
 Net balance at June 30, 2024						<u>46,531</u>
Company	Balance falling due	Overdue balance				Total
		< 90 days	91-180 days	181-360 days	>360 days	
Rentals	24,797	696	1,664	4,241	31,242	62,640
Parking lot	2,987	-	-	-	-	2,987
Services provision	1,676	1,422	87	-	9,669	12,854
Fee for assignment of right of use	750	16	9	24	745	1,544
Condominium fees	4	290	764	1,197	21,529	23,784
Other	-	-	-	-	789	789
As at December 31, 2023	<u>30,214</u>	<u>2,424</u>	<u>2,524</u>	<u>5,462</u>	<u>63,974</u>	<u>104,598</u>
 Straight-line rent						19,616
Provision for expected credit loss ("ECL")						(73,098)
 Net balance at December 31, 2023						<u>51,116</u>

Consolidated	Balance falling due	Overdue balance				Total
		< 90 days	91-180 days	181-360 days	>360 days	
Rentals	188,425	25,482	21,011	29,274	266,905	531,097
Parking lot	55,376	-	-	-	-	55,376
Services provision	21,986	5,337	2,675	2,757	22,121	54,876
Fee for assignment of right of use	6,380	602	477	930	18,657	27,046
Condominium fees	5,639	6,639	6,641	14,680	123,000	156,599
Other	45,345	3,046	3,798	3,571	9,761	65,521
As at June 30, 2024	<u>323,151</u>	<u>41,106</u>	<u>34,602</u>	<u>51,212</u>	<u>440,444</u>	<u>890,515</u>
Straight-line rent						143,125
Provision for expected credit loss ("ECL")						(531,267)
Net balance at June 30, 2024						<u>502,373</u>
Current						466,143
Non-current						36,230

Consolidated	Balance falling due	Overdue balance				Total
		< 90 days	91-180 days	181-360 days	>360 days	
Rentals	324,580	21,987	17,492	40,665	258,006	662,730
Parking lot	49,002	-	-	-	-	49,002
Services provision	25,797	4,608	1,317	2,051	21,914	55,687
Fee for assignment of right of use	7,451	714	525	1,497	17,843	28,030
Condominium fees	7,653	3,190	6,937	15,809	121,642	155,231
Other	88,323	2,380	1,659	3,153	7,376	102,891
As at December 31, 2023	<u>502,806</u>	<u>32,879</u>	<u>27,930</u>	<u>63,175</u>	<u>426,781</u>	<u>1,053,571</u>
Straight-line rent						137,297
Provision for expected credit loss ("ECL")						(544,553)
Net balance at December 31, 2023						<u>646,315</u>

Provision for expected credit loss on rentals, assignment of right of use and condominium fees receivable, parking lots, provision of services and other

The information on provision for expected credit loss presented in this individual and consolidated quarterly information is consistent with that adopted in the individual and consolidated financial statements as at December 31, 2023, disclosed on March 20, 2024.

Changes in the balance of "Provision for expected credit losses" are as follows:

	Company		Consolidated	
	06/30/2024	12/31/2023	06/30/2024	12/31/2023
Opening balance	(73,098)	(69,748)	(544,553)	(267,742)
Effect of business combination - BR Malls	-	-	-	(301,272)
Effect of corporate restructuring events	-	-	(930)	2,888
Effect on sales of equity and/or real estate interests in shopping malls	4,797	1,849	29,648	29,334
Permanent write-off of receivables	112	1,856	13,731	40,688
Reversal (Constitution) of ECL (note 20)	1,046	(7,055)	(29,163)	(48,449)
Closing balance	<u>(67,143)</u>	<u>(73,098)</u>	<u>(531,267)</u>	<u>(544,553)</u>

The information about exposure to credit risk in the Company's rentals, assignment of right of use and condominium fees receivable, using a provision matrix by shopping mall is presented on a weighted average basis, as follows:

Risk	% of provision	
	06/30/2024	12/31/2023
Falling due	3.70%	3.74%
Overdue up to 90 days	40.45%	37.57%
Overdue between 91 and 180 days	64.05%	65.11%
Overdue between 181 and 360 days	90.71%	91.64%
Overdue for more than 360 days	100.00%	100.00%

8.1. Other receivables

Other receivables as at June 30, 2024 and December 31, 2023 are recorded in current and non-current assets, as shown below:

	Monetary adjustment	Company		Consolidated	
		06/30/2024	12/31/2023	06/30/2024	12/31/2023
Amount receivable from the sale of real estate interest and/or equity interest in shopping malls	CDI variation	250,785	321,994	350,889	743,025
Receivables from sale of land	CDI and IPC fluctuations	9,482	9,482	34,614	34,246
Amount receivable for the sale of equity interest in ALSO Participações	IPCA variation+3% p.a.	12,452	12,656	12,452	12,656
Advance for purchase of land and project expenses		72,046	72,046	72,046	72,046
Construction work expenses to be reimbursed by stockholders		-	-	25,060	25,060
Other		26,714	32,343	85,199	127,069
Total		<u>371,479</u>	<u>448,521</u>	<u>580,260</u>	<u>1,014,102</u>
Current		357,781	432,381	437,500	895,742
Non-current		13,698	16,140	142,760	118,360

9. RECOVERABLE TAXES AND CONTRIBUTIONS AND TAXES AND CONTRIBUTIONS PAYABLE

	Company		Consolidated	
	06/30/2024	12/31/2023	06/30/2024	12/31/2023
Recoverable taxes and contributions				
IRPJ, IRRF and CSLL	43,427	65,753	127,251	151,865
PIS and COFINS	709	811	1,779	3,520
Other	385	232	10,912	12,078
Total	<u>44,521</u>	<u>66,796</u>	<u>139,942</u>	<u>167,463</u>
Current	44,521	66,796	103,734	124,142
Non-current	-	-	36,208	43,321

	Company		Consolidated	
	06/30/2024	12/31/2023	06/30/2024	12/31/2023
Taxes and contributions payable				
IRPJ and CSLL	24,395	-	30,730	35,658
PIS and COFINS	6,724	7,999	31,022	36,004
ITBI	-	-	21,469	21,262
ISS	250	254	5,193	4,922
Other	543	1,492	4,642	14,802
Total	<u>31,912</u>	<u>9,745</u>	<u>93,056</u>	<u>112,648</u>
Current	31,912	9,385	86,539	94,933
Non-current	-	360	6,517	17,715

10. INVESTMENTS

a) Subsidiaries and associates

Except for the acquisition, disposals and restructurings described in note 4, as well as the sale of non-controlling interests in Fundo de Investimento Via Parque, there were no changes in equity interests in subsidiaries and associates as at June 30, 2024 when compared to December 31, 2023. Additionally, below is the breakdown of other balances of related-party transactions.

b) Breakdown of investment balance

	Company		Consolidated	
	06/30/2024	12/31/2023	06/30/2024	12/31/2023
Investments - book value	8,018,350	7,732,343	333,169	260,674
Assets' added value	8,153,249	8,203,759	322,871	325,682
Goodwill	41,570	41,570	108,830	108,830
	<u>16,213,169</u>	<u>15,977,672</u>	<u>764,870</u>	<u>695,186</u>

Added value shown in this Note arises substantially from the added value of the investment properties acquired and is amortized over the useful lives of the ventures.

c) Changes in investments

	Company		Consolidated	
	06/30/2024	12/31/2023	06/30/2024	12/31/2023
Opening balance	15,977,672	6,242,914	695,186	322,138
<u>Capital movements</u>				
Capital increase	9,699	64,820	999	-
Capital reduction	-	-	(162)	-
Result of equity in subsidiaries	542,150	1,097,321	37,493	93,815
Dividends and interest on capital	(267,346)	(1,306,923)	(27,721)	(71,647)

	Company		Consolidated	
	06/30/2024	12/31/2023	06/30/2024	12/31/2023
<u>Acquisition of investments</u>				
Units of Interest in Fundo JGP (Note 4)	78,400	-	78,400	-
Investment Br Malls	-	11,013,748	-	-
Investment in associates of Br Malls	-	-	-	290,660
Allocation of added value of associates of Br Malls	-	-	-	243,323
<u>Company's interest sales</u>				
Units of Interest in Fundo Via Parque	(15,504)	(843)	(15,504)	(843)
CDG Centro Comercial Ltda.	-	(132,362)	-	-
Vértico Bauru Empreend. Imobiliário S.A.	-	(227,294)	-	-
Box Delivery	-	-	-	(21,582)
Cezanne Empreendimentos e Participações Ltda.	(47,452)	-	-	-
<u>Reclassifications and other movements</u>				
Repurchase of shares through subsidiary Br Malls (Note 17)	(435,303)	(347,989)	-	-
Dividends received through transfers of shares of the subsidiary Br Malls	448,112	-	-	-
Amortization of added value	(33,123)	(115,276)	(2,426)	(8,205)
Write-off of added value from the sale of interest in shopping malls (Note 4)	(53,188)	(272,864)	(410)	-
Provision for loss on investment	(999)	(28,818)	(999)	(6,632)
Effect of the restructuring of the equity interest in Shopping Maceió	-	-	-	(143,911)
Other	10,051	(8,762)	14	(1,930)
Closing balance	<u>16,213,169</u>	<u>15,977,672</u>	<u>764,870</u>	<u>695,186</u>

d) Headquarter and balances of the main associates and joint ventures (non-consolidated entities)

Associate	Colina	FIIVPS	Campo Limpo Empreend.	GS Shopping	Christaltur	Espírito Santo Mall	Center Shopping
	São João de Meriti - RJ	São Paulo - SP	São Paulo - SP	Goiânia - GO	São Paulo - SP	Espírito Santo - ES	Uberlândia - MG
Headquarter	Shopping mall management	Interest in shopping mall	Interest in shopping mall	Interest in shopping mall	Interest in shopping mall	Interest in shopping mall	Interest in shopping mall
Operating activity							
<u>Assets</u>							
Current	467	14,205	11,544	12,767	4,342	36,029	23,671
Non-current	-	229,525	94,123	109,147	51,528	109,818	223,192
	<u>467</u>	<u>243,730</u>	<u>105,667</u>	<u>121,914</u>	<u>55,870</u>	<u>145,847</u>	<u>246,863</u>
<u>Liabilities and net capital deficiency</u>							
Current	245	20,355	2,026	1,979	868	7,416	9,015
Non-current	129	-	1,530	519	129	12,492	1,966
Equity	<u>93</u>	<u>223,375</u>	<u>102,111</u>	<u>119,416</u>	<u>54,873</u>	<u>125,939</u>	<u>235,882</u>
	<u>467</u>	<u>243,730</u>	<u>105,667</u>	<u>121,914</u>	<u>55,870</u>	<u>145,847</u>	<u>246,863</u>
<u>Profit or loss</u>							
Net operating revenue	755	35,828	21,244	24,328	8,511	27,183	33,954
Services costs	-	(1,314)	(3,214)	(3,974)	(1,897)	(25,631)	(12,127)
Operating expenses	(18)	(7,690)	(17)	122	1,912	4,462	5,966
Finance income (costs)	-	1,395	624	422	187	510	926
Income tax and social contribution	<u>(78)</u>	<u>-</u>	<u>(2,753)</u>	<u>(2,652)</u>	<u>(1,117)</u>	<u>(1,868)</u>	<u>(6,175)</u>
Net income for the period	<u>659</u>	<u>28,219</u>	<u>15,884</u>	<u>18,246</u>	<u>7,596</u>	<u>4,656</u>	<u>22,544</u>

e) Dividends and interest on capital receivable

The balances below refer to dividends and interest on capital receivable and are recorded under “Dividends and interest on capital receivable” in current assets.

	Company	
	06/30/2024	12/31/2023
Br Malls Participações S.A.	136,538	584,650
Sierra Investimentos Brasil Ltda.	28,289	40,888
Tarsila Empreend. e Part. Ltda.	20,988	14,655
Acapurana	1,781	-
Gaudi Empreend. e Participações Ltda.	-	3,645
Colina Shopping Center Ltda.	48	-
Total	<u>187,644</u>	<u>643,838</u>

11. INVESTMENT PROPERTIES

	Company		Consolidated	
	06/30/2024	12/31/2023	06/30/2024	12/31/2023
Land (i)	16,778	16,778	80,753	80,753
Shopping malls (ii)	<u>706,263</u>	<u>755,073</u>	<u>20,488,488</u>	<u>21,580,349</u>
Total	<u>723,041</u>	<u>771,851</u>	<u>20,569,241</u>	<u>21,661,102</u>

- (i) The Company has pieces of land on some shopping malls which Management intends to negotiate with potential developers of residential and/or commercial properties that bring synergy and increase the flow of visitors in these shopping malls.
- (ii) Refer to the commercial properties held by the companies of the Group under an operating lease. The Company's investment properties refer to shopping malls already built and shopping malls under development.

The changes in the balances of investment properties in the reported periods are as follows:

	Company			
	Cost	Accumulated depreciation	Assets' added value and (amortization of added value)	Total
At December 31, 2022	1,077,258	(229,541)	40,929	888,646
Additions				
Facilities and buildings	12,213	(16,032)	(1,279)	(5,098)
Right-of-use assets	-	(1,085)	-	(1,085)
Other	2,061	(1,542)	-	519
Write-offs				
Sale of 25% of Shopping Plaza Sul	(142,639)	21,321	-	(121,318)

	Company			
	Cost	Accumulated depreciation	Assets' added value and (amortization of added value)	Total
<u>Reclassifications</u>				
Transfer of land held for sale	10,187	-	-	10,187
At December 31, 2023	<u>959,080</u>	<u>(226,879)</u>	<u>39,650</u>	<u>771,851</u>
<u>Additions</u>				
Facilities and buildings	7,970	(5,506)	(624)	1,840
Right-of-use assets	-	(542)	-	(542)
Other	391	(642)	-	(251)
<u>Write-offs</u>				
Sale of 5% of Shopping Plaza Sul (Note 4)	(28,731)	4,530	-	(24,201)
Sale of 10% of Shopping Bangu (Note 4)	(25,439)	3,961	(4,178)	(25,656)
At June 30, 2024	<u>913,271</u>	<u>(225,078)</u>	<u>34,848</u>	<u>723,041</u>
	Consolidated			
	Cost	Accumulated depreciation	Assets' added value and (amortization of added value)	Total
At December 31, 2022	4,303,883	(686,456)	4,280,480	7,897,907
<u>Additions</u>				
Properties acquired in business combinations (a)	7,389,503	(1,754,015)	9,458,297	15,093,785
Facilities and buildings	192,375	(272,289)	(266,969)	(346,883)
Right-of-use assets	22,075	(10,373)	-	11,702
Other	39,479	(1,564)	-	37,915
<u>Write-offs</u>				
Withdrawal of non-controlling stockholders - spin-off of Boulevard Belém	(61,381)	11,956	-	(49,425)
Sale of 10% interest in Passeio das Águas Shopping	(48,578)	16,421	(908)	(33,065)
Sale of 25% of Shopping Plaza Sul	(142,639)	21,321	3,261	(118,057)
Sale of 100% of Shopping Boulevard Campos	(102,558)	17,961	(31,698)	(116,295)
Sale of 100% of Shopping Bauru	(268,341)	55,130	-	(213,211)
Sale of 100% of Shopping Estação Curitiba	(205,934)	83,697	(413,290)	(535,527)
Provision for losses on investment properties	(57,849)	-	-	(57,849)

	Consolidated			
	Cost	Accumulated depreciation	Assets' added value and (amortization of added value)	Total
Sale of land Norte Shopping	(45,812)	-	-	(45,812)
Sale of land in Maceió	(1,688)	-	-	(1,688)
Right-of-use assets	(5,942)	-	-	(5,942)
<u>Reclassifications</u>				
Net assets received from the split of				
Parque Shopping Maceió	138,181	(21,776)	-	116,405
Transfer of land held for sale	27,142	-	-	27,142
At December 31, 2023	<u>11,171,916</u>	<u>(2,539,987)</u>	<u>13,029,173</u>	<u>21,661,102</u>
<u>Additions</u>				
Facilities and buildings	101,731	(123,788)	(100,470)	(122,527)
Right-of-use assets	-	(5,642)	-	(5,642)
Other	3,608	(1,842)	-	1,766
<u>Write-offs</u>				
Sale of 70% interest in Santana				
Parque Shopping (Note 4)	(174,592)	27,598	(27,467)	(174,461)
Sale of 5% of Shopping Plaza Sul (Note 4)	(28,731)	4,530	715	(23,486)
Sale of 60% of Shopping Jardim Sul (Note 4)	(332,460)	155,656	(166,354)	(343,158)
Sale of 50% of Top Shopping (Note 4)	(322,562)	90,283	92,492	(139,787)
Sale of 10% of Shopping Villagio Caxias (Note 4)	(12,500)	5,852	(18,147)	(24,795)
Sale of 6% of Shopping São Luis (Note 4)	(14,543)	3,930	(6,836)	(17,449)
Sale of 10% of Shopping Bangu (Note 4)	(25,439)	3,961	(4,178)	(25,656)
Sale of 15% of Shopping Carioca (Note 4)	(35,252)	6,161	(16,876)	(45,967)
<u>Reclassifications</u>				
Effect of spin-off of Parque Shopping Maceió S.A.	19,278	(3,584)	-	15,694
Effect of spin-off of Fundo Parque D. Pedro Shopping Center	(48,090)	1,309	(139,612)	(186,393)
At June 30, 2024	<u>10,302,364</u>	<u>(2,375,563)</u>	<u>12,642,440</u>	<u>20,569,241</u>

- (a) Refers to the effect of the business combination with Br Malls on January 6, 2023. The full disclosure of this transaction is presented in the individual and consolidated Financial Statements for the year ended December 31, 2023, disclosed on March 20, 2024.

Fair value of investment property

Management reviews at least annually the net carrying amount of its ventures, with the objective of assessing whether there are events or changes in the economic, operating or technological circumstances that may indicate impairment of its investment properties. At June 30, 2024, the Company did not identify the existence of indicators of impairment of its investment properties.

Regarding the disclosure of fair values, as at June 30, 2024, investment properties did not present any significant change in their fair values when compared to those presented in the individual and consolidated financial statements for the year ended December 31, 2023, disclosed on March 20, 2024. Therefore, considering the property sales transactions occurred in the period, as disclosed in note 4, the total fair value of the projects (including non-controlling interests) is R\$30,914,684.

12. INTANGIBLE ASSETS

		Company				
		06/30/2024				
	Useful life	Initial cost	Additions/ (write-offs)	Cost	Accumulated amortization	Net value
Right to the Transfer Unit of the Right to Build (UTDC)	Indefinite	1,116	-	1,116	-	1,116
Right of use	5 years	41,915	-	41,915	(21,235)	20,680
Computer software	5 years	193,120	20,821	213,941	(115,314)	98,627
Customers portfolio	Indefinite	7,192	-	7,192	-	7,192
Other	Indefinite	4	-	4	-	4
		<u>243,347</u>	<u>20,821</u>	<u>264,168</u>	<u>(136,549)</u>	<u>127,619</u>
		Company				
		12/31/2023				
	Useful life	Initial cost	Additions/ (write-offs)	Cost	Accumulated amortization	Net value
Right to the Transfer Unit of the Right to Build (UTDC)	Indefinite	1,116	-	1,116	-	1,116
Right of use	5 years	19,793	22,122	41,915	(18,703)	23,212
Computer software	5 years	151,621	41,499	193,120	(99,765)	93,355
Customers portfolio	Indefinite	7,192	-	7,192	-	7,192
Other	Indefinite	4	-	4	-	4
		<u>179,726</u>	<u>63,621</u>	<u>243,347</u>	<u>(118,468)</u>	<u>124,879</u>
		Consolidated				
		06/30/2024				
	Useful life	Initial cost	Additions/ (write-offs)	Cost	Accumulated amortization	Net value
Goodwill on acquisition of non-merged entities	Indefinite	133,582	-	133,582	-	133,582
Goodwill on acquisition of merged entities	Indefinite	202,940	-	202,940	-	202,940
Customers portfolio	Indefinite	7,192	-	7,192	-	7,192
Customers portfolio	3 years	447	-	447	(335)	112
Right of use	5 years	71,468	5,535	77,003	(38,753)	38,250
Right to explore the parking lot	25 years	40,828	-	40,828	(12,946)	27,882
Right to the Transfer Unit of the Right to Build (UTDC)	Indefinite	1,913	-	1,913	-	1,913
Computer software	5 years	844,280	39,589	883,869	(472,873)	410,996
		<u>1,302,650</u>	<u>45,124</u>	<u>1,347,774</u>	<u>(524,907)</u>	<u>822,867</u>

		Consolidated					
		12/31/2023					
	Useful life	Initial cost	Added balance by business combinations	Additions/ (write-offs)	Cost	Accumulated amortization	Net value
Goodwill on acquisition of non-merged entities	Indefinite	18,787	162,873	(48,078)	133,582	-	133,582
Goodwill on acquisition of merged entities	Indefinite	188,710	14,230	-	202,940	-	202,940
Customers portfolio	Indefinite	7,192	-	-	7,192	-	7,192
Customers portfolio	3 years	447	-	-	447	(335)	112
Right of use	5 years	19,793	26,184	25,491	71,468	(31,813)	39,655
Right to explore the parking lot	25 years	40,828	-	-	40,828	(12,201)	28,627
Right to the Transfer Unit of the Right to Build (UTDC)	Indefinite	1,913	-	-	1,913	-	1,913
Computer software	5 years	241,755	507,892	94,633	844,280	(414,842)	429,438
		<u>519,425</u>	<u>711,179</u>	<u>72,046</u>	<u>1,302,650</u>	<u>(459,191)</u>	<u>843,459</u>

Goodwill does not have a determinable useful life and hence is not amortized. The Company tests these assets for impairment on an annual basis or when there are any indicators that may represent a need for adjustments in the recovery value of these assets.

The other intangible assets with a finite useful life are amortized on a straight-line basis over the maturities shown in the table above.

During the six-month period ended June 30, 2024, the Company did not identify indicators that would justify the need for a provision impairment of its intangible assets.

13. BORROWINGS, FINANCINGS AND DEBENTURES

Initial date	Entity	Instrument	Funding	Company		Maturity	06/30/2024	12/31/2023
				Interest rate (p.a.)				
May/2015	ALLOS	Financing - Banco Itaú S.A.	74,400	TR+5.60% to 9.88%		May/2030	66,164	68,691
Sept/2014	ALLOS	Debentures III - Vinci Partners	90,000	IPCA + 4%		Jan/2024	-	61,003
Oct/2016 (a)	ALLOS	Debentures VI	72,111	CDI + 1.25%		Oct/2024	-	13,336
Jun/2017	ALLOS	Debentures VIII	100,000	CDI + 1.00%		Jun/2029	100,303	100,558
Aug/2021	ALLOS	Debentures XII	415,000	IPCA + 4.62%		Jul/2028	498,676	485,393
Mar/2022	ALLOS	Debentures 2022 - 1 st Series	234,000	CDI + 1.43%		Mar/2027	242,302	243,405
Mar/2022	ALLOS	Debentures 2022 - 2 nd Series	265,000	CDI + 1.55%		Mar/2029	274,426	275,675
Aug/2022	ALLOS	Debentures 2022 - 6 th issuance	1,000,000	CDI + 1.35%		Aug/2027	1,039,892	1,044,573
Mar/2023	ALLOS	Debentures 2023 - 1 st Series	314,869	CDI + 1.00%		Mar/2028	324,775	326,599
Mar/2023	ALLOS	Debentures 2023 - 2 nd Series	297,233	CDI + 1.20%		Mar/2030	298,327	298,379
Apr/2024 (b)	ALLOS	Debentures 2024 - 1 st Series	352,502	CDI + 0.55%		Apr/2029	359,937	-
Apr/2024 (b)	ALLOS	Debentures 2024 - 2 nd Series	377,919	105% of CDI		Apr/2029	385,852	-
Apr/2024 (b)	ALLOS	Debentures 2024 - 3 rd Series	469,579	11.67%		Apr/2031	479,975	-
(=) Subtotal							<u>4,070,629</u>	<u>2,917,612</u>
(-) Structuring cost - Parent							(78,293)	(51,893)
(-) Effect of fair value on debt renegotiation							<u>(1,804)</u>	<u>(2,119)</u>
Total Company							<u>3,990,532</u>	<u>2,863,600</u>
Current							182,256	146,314
Non-current							3,808,276	2,717,286

Initial date	Consolidated						06/30/2024	12/31/2023
	Company	Instrument	Funding	Interest rate (p.a.)	Maturity			
Oct/2012	Cezanne	Financing - Banco Bradesco S.A.	193,140	TR + 7.15%	Aug/2027		80,428	91,582
Jan/2013	Tarsila	CRI - Gaia Sec.	87,321	IGP-DI + 7.95%	May/2025		23,059	35,100
Oct/2016	Altar	CCI RB Capital	130,131	TR + 5.60% to 11.25%	Jun/2027		63,549	69,933
Jun/2011	Sierra Investimentos	Financing Banco Santander S.A.	200,000	TR + 6.8%	Jun/2025		38,581	57,186
Nov/2022	Br Malls	Debentures X	900,000	CDI + 1.30%	Nov/2027		912,875	914,075
May/2016	Br Malls	Debenture V - 1 ST Series	100,000	CDI + 1.75%	May/2031		67,215	72,051
Dec/2013	Br Malls	CRI Itaú BBA	560,000	TR+4.94% to 9.00%	Mar/2025		578,562	576,663
Apr/2020 (c)	Br Malls	CCB Bradesco	400,000	CDI + 1.58%	Apr/2025		135,883	272,557
Jun/2020	Br Malls	CCB Itaú S.A.	306,617	CDI + 1.30%	Oct/2026		315,249	316,141
Feb/2011 (d)	CIMA	CRI Bradesco	500,000	113.55% of CDI	Oct/2026		-	427,037
(=) Subtotal							<u>2,215,401</u>	<u>2,832,325</u>
(-) Structuring cost - Subsidiaries							(14,752)	(25,255)
(-) Effect of fair value on debt renegotiation							(11,040)	(14,003)
(+) Effect at fair value of debts assumed in business combinations							10,725	22,264
Total Consolidated							<u>6,190,866</u>	<u>5,678,931</u>
Current							1,112,494	636,456
Non-current							5,078,372	5,042,475

- (a) On January 15, 2024, the Company carried out the full early amortization of the outstanding balance of the debenture in the amount of R\$61,146.
- (b) On April 15, 2024, the Company issued 1,200,000 simple debentures, not convertible into shares, unsecured, in three series in the total amount of R\$1,200,000. Additionally, on the same date, the Company contracted a swap derivative instrument, exchanging the remuneration of the debt contracted in this 3rd series of debentures issued at 11.67% p.a. to CDI + 0.46% p.a. This debt has covenants associated to cash, net debt and Managerial Adjusted EBITDA ratio.
- (c) On January 24, 2024, the Company renegotiated this debt changing the interest rate of CDI + 1.99% p.a. to CDI + 1.58% p.a.
- (d) On April 18, 2024, the Company carried out the full early amortization of the outstanding balance of the CRI in the amount of R\$380,831.

Derivative financial instruments

The Company maintains a swap contract linked to the 4th issue of debentures in the amount of R\$415,798, which has the same maturity as the July 2028 debentures. In this transaction, the Company has CDI + 1.18% as short position and IPCA + 4.6197% as long position. At June 30, 2024, the Company has a net balance payable of R\$68,737, which corresponds to the estimated fair values of its settlement.

Additionally, on April 15, 2024, the Company entered into a swap agreement for the 3rd series of debentures in the amount of R\$469,579. This contract has the same operating term as debentures and matures in seven years. In this transaction, the Company has CDI + 0.46% p.a. as short position and fixed rate of 11.6686% p.a. as long position. At June 30, 2024, the Company has a net balance receivable of R\$39,344, which corresponds to the estimated fair values of its settlement.

The fair values of swap instruments were obtained through the difference between the future payment flows of rates in each position and then the resulting flow was discounted at the forecast annual rate of SELIC, released by the Central Bank of Brazil, using the projection of the FOCUS report also released by the Central Bank of Brazil.

Guarantees, financial covenants and debt renegotiations

The information on guarantees, financial covenants and debt renegotiations presented in this individual and consolidated quarterly information is consistent with that disclosed in the individual and consolidated financial statements for the year ended December 31, 2023, disclosed on March 20, 2024. As at June 30, 2024, the Company is in compliance with the financial covenants.

Repayment schedule

The payment schedule of borrowings, financings and debentures is as follows:

	Company		Consolidated	
	06/30/2024	12/31/2023	06/30/2024	12/31/2023
2024	98,878	159,031	283,360	662,317
2025	105,243	105,288	993,182	1,139,859
2026	606,970	607,003	1,209,891	1,361,368
2027	609,027	609,057	1,115,946	1,115,842
2028	977,654	964,535	987,354	974,236
From 2028 to 2031	1,672,857	472,698	1,696,297	496,315
Total	<u>4,070,629</u>	<u>2,917,612</u>	<u>6,286,030</u>	<u>5,749,937</u>

Changes in borrowings, financings and debentures are as follows:

	<u>Company</u>	<u>Consolidated</u>
Balances of the debts at December 31, 2022	<u>2,732,331</u>	<u>3,055,767</u>
(+) Effect of business combinations	-	2,824,652
(+) Appropriation of interest and structuring cost of borrowings and financings	10,934	119,227
(+) Appropriation of interest and structuring cost of CCI/CRIs	-	144,853
(+) Appropriation of interest and structuring cost of debentures	375,867	513,804
(-) Payment of principal of borrowings and financings	(3,975)	(188,691)
(-) Payment of principal of CCI/CRIs	-	(122,399)
(-) Payment of principal of debentures	(467,376)	(477,076)
(-) Payment of interest on borrowings and financings	(6,911)	(120,552)
(-) Payment of interest on CCI/CRIs	-	(144,557)
(-) Payment of interest on debentures	(370,499)	(509,292)
(+) Issuance of debentures	612,102	612,102
(+) Reversal of provision for structuring cost	11,068	11,068
(-) Structuring cost	(29,569)	(32,354)
(-) Effect of fair value adjustment of debentures	(7,745)	(7,745)
(-) Effect of fair value adjustment of borrowings and financings	-	(11,870)
(+) Settlement of repurchased debentures	5,562	5,562
(+) Effective interest resulting from debt renegotiation	<u>1,811</u>	<u>6,432</u>
Balances of the debts at December 31, 2023	<u>2,863,600</u>	<u>5,678,931</u>
(+) Appropriation of interest and structuring cost of borrowings and financings	3,397	41,028
(+) Appropriation of interest and structuring cost of CCI/CRIs	-	55,035
(+) Appropriation of interest and structuring cost of debentures	186,391	244,466
(-) Payment of principal of borrowings and financings	(2,546)	(162,722)
(-) Payment of principal of CCI/CRIs	-	(433,595)
(-) Payment of principal of debentures	(44,583)	(49,433)
(-) Payment of interest on borrowings and financings	(3,383)	(46,709)
(-) Payment of interest on CCI/CRIs	-	(56,153)
(-) Payment of interest on debentures	(179,136)	(237,572)
(-) Structuring cost	(33,523)	(33,990)
(+) Issuance of debentures	1,200,000	1,200,000
(-) Effect of fair value adjustment of borrowings and financings	-	(11,538)
(+) Effective interest resulting from debt renegotiation	315	3,118
Balances of the debts at June 30, 2024	<u>3,990,532</u>	<u>6,190,866</u>

14. JUDICIAL DEPOSITS AND PROVISION FOR CONTINGENCIES

The information on judicial deposits and provision for contingencies presented in this individual and consolidated quarterly information is consistent with that adopted in the individual and consolidated financial statements for the year ended December 31, 2023, disclosed on March 20, 2024.

The balance of judicial deposits and provision for contingencies as at June 30, 2024 and December 31, 2023 is as follows:

	Consolidated			
	Judicial deposits		Provision for contingencies	
	06/30/2024	12/31/2023	06/30/2024	12/31/2023
Tax	161,552	128,519	173,983	161,477
Civil	17,214	16,323	59,518	58,396
Labor	1,820	2,580	6,845	9,327
Judicial assets freezing	1,746	1,762	-	-
Total	182,332	149,184	240,346	229,200

Changes in balance of judicial deposits and provision for contingencies is as follows:

Changes in judicial deposits:	Consolidated			
	12/31/2023	Acquisitions	Disposals	06/30/2024
Judicial assets freezing	1,762	-	(16)	1,746
PIS/COFINS tax proceedings on lease income	57,614	12,972	-	70,586
Other taxes	70,905	20,477	(416)	90,966
Civil	16,323	1,922	(1,031)	17,214
Labor	2,580	69	(829)	1,820
	149,184	35,440	(2,292)	182,332

Changes in judicial deposits:	Consolidated				
	12/31/2022	Business combination	Acquisitions	Disposals	12/31/2023
Judicial assets freezing	3,083	-	95	(1,416)	1,762
PIS/COFINS tax proceedings on lease income	13,525	38,983	5,106	-	57,614
Other taxes	41,643	23,754	5,868	(360)	70,905
Civil	2,881	6,140	9,145	(1,843)	16,323
Labor	912	1,390	280	(2)	2,580
	62,044	70,267	20,494	(3,621)	149,184

Changes in the provision for contingencies:	Consolidated			
	12/31/2023	Acquisitions	Disposals	06/30/2024
PIS/COFINS tax proceedings on lease income	96,837	12,602	(870)	108,569
Other taxes	64,640	2,861	(2,087)	65,414
Civil	58,396	8,484	(7,362)	59,518
Labor	9,327	819	(3,301)	6,845
	229,200	24,766	(13,620)	240,346

Changes in the provision for contingencies:	Consolidated				
	12/31/2022	Business combination	Acquisitions	Disposals	12/31/2023
PIS/COFINS tax proceedings on lease income	21,429	38,983	36,425	-	96,837
Other taxes	3,583	63,660	4,641	(7,243)	64,641
Civil	6,977	44,427	21,981	(14,989)	58,396
Labor	2,399	8,308	2,176	(3,557)	9,326
	<u>34,388</u>	<u>155,378</u>	<u>65,223</u>	<u>(25,789)</u>	<u>229,200</u>

Contingent liabilities with a risk of possible loss

As at June 30, 2024 and December 31, 2023, the lawsuits considered to have risk of possible loss by Management and its external legal advisors are not provisioned in the individual and consolidated quarterly information and in the individual and consolidated financial statements and are comprised of tax, civil and labor proceedings, as follows:

	Consolidated	
	06/30/2024	12/31/2023
Tax	948,371	1,050,901
Civil	59,012	99,862
Labor	10,204	12,799
Total	<u>1,017,587</u>	<u>1,163,562</u>

The information relating to the main lawsuits classified as possible loss presented in this individual and consolidated quarterly information is consistent with that disclosed in the individual and consolidated financial statements for the year ended December 31, 2023, disclosed on March 20, 2024.

15. PAYABLES FOR COMPANY ACQUISITION AND SALE AND OTHER OBLIGATIONS

15.1. Payables for purchase and sale of assets (Consolidated)

Acquiree	Description	06/30/2024			Contract rate	Maturity
		Current	Non-current	Total		
EDRJ113 Participações Ltda.	Payable balance for the acquisition of 50% of Espírito Santo Mall (owner of 100% of Shopping Vila Velha)	406,656	-	406,656	IGP-DI	08/26/2024
Mídia Malls Comercializadora de Mídia Ltda.	Payable balance for the acquisition of 100% interest from Hello Mídia Brasil Consultoria e Serviços de Marketing Ltda.	19,420	-	19,420	CDI	12/31/2024
	Other	<u>4,171</u>	<u>19,752</u>	<u>23,923</u>		
		<u>430,247</u>	<u>19,752</u>	<u>449,999</u>		

Acquiree	Description	12/31/2023		Total	Contract rate	Maturity
		Current	Non-current			
EDRJ113 Participações Ltda.	Payable balance for the acquisition of 50% of Espírito Santo Mall (owner of 100% of Shopping Vila Velha)	402,204	-	402,204	IGP-DI	08/26/2024
Mídia Malls Comercializadora de Mídia Ltda.	Payable balance for the acquisition of 100% interest from Helloo Mídia Brasil Consultoria e Serviços de Marketing Ltda.	18,742	18,487	37,229	CDI	12/31/2024
	Other	2,777	10,807	13,584		
		<u>423,723</u>	<u>29,294</u>	<u>453,017</u>		

15.2. Other obligations

	Company		Consolidated	
	06/30/2024	12/31/2023	06/30/2024	12/31/2023
Labor obligations	25,271	84,946	88,087	172,136
Obligation for the power cogeneration equipment	10,192	11,608	10,192	11,608
Obligations with the maintenance of listed assets of Shopping Bangu	4,742	5,269	4,742	5,269
Amounts to be passed on to condominiums	1,796	2,075	21,311	23,613
Rental of parking spaces to be passed on to stockholders	604	604	5,499	7,332
Other	12,479	6,582	55,690	24,719
	<u>55,084</u>	<u>111,084</u>	<u>185,521</u>	<u>244,677</u>
Current	33,966	96,866	176,724	233,119
Non-current	21,118	14,218	8,797	11,558

16. INCOME TAX AND SOCIAL CONTRIBUTION

16.1. Deferred income tax and social contribution

The information on income tax and social contribution presented in this individual and consolidated quarterly information is consistent with that adopted in the individual and consolidated financial statements as at December 31, 2023, disclosed on March 20, 2024.

During the six-month period ended June 30, 2024, the Company did not identify any indicators of loss due to the realization of tax credits.

Deferred income tax and social contribution breakdown is as follows:

	Company		Consolidated	
	06/30/2024	12/31/2023	06/30/2024	12/31/2023
<u>Assets</u>				
Swap carried at fair value	9,994	16,053	9,994	16,053
Provision for expected credit loss ("ECL")	6,579	8,603	85,533	82,712
Tax losses	135,557	146,018	315,206	327,848
Long-Term Incentive Program	28,585	19,500	28,585	19,500
Fair value measurement of borrowings, financings and debentures	-	-	419	647
Other	15,800	18,127	41,942	41,353
	<u>196,515</u>	<u>208,301</u>	<u>481,679</u>	<u>488,113</u>

	Company		Consolidated	
	06/30/2024	12/31/2023	06/30/2024	12/31/2023
<u>Liabilities</u>				
Difference of depreciation for the useful life of assets	(15,251)	(16,436)	(53,217)	(51,651)
Added value of investment properties	-	-	(3,384,452)	(3,471,785)
Receivables - adjustment to straight-line rent	(6,455)	(6,669)	(21,253)	(18,332)
Capitalization of interest	(2,532)	(2,630)	(14,861)	(19,038)
Amortization of the goodwill based on future profitability	(11,725)	(11,725)	(282,822)	(279,444)
Fair value gain on investments	(3,523)	(8,366)	(3,523)	(8,366)
Gain on debt renegotiation	(613)	(720)	(792)	(1,078)
Gain on bargain purchase (a)	(1,444,044)	(1,444,044)	(1,444,044)	(1,444,044)
Other	-	(2,923)	(40,154)	(34,203)
	<u>(1,484,143)</u>	<u>(1,493,513)</u>	<u>(5,245,118)</u>	<u>(5,327,941)</u>
 Total net	 <u>(1,287,628)</u>	 <u>(1,285,212)</u>	 <u>(4,763,439)</u>	 <u>(4,839,828)</u>
 Asset position, net	 <u>-</u>	 <u>-</u>	 <u>866</u>	 <u>722</u>
Liability position, net	<u>(1,287,628)</u>	<u>(1,285,212)</u>	<u>(4,764,305)</u>	<u>(4,840,550)</u>

- (a) Refers to the effect of the business combination with Br Malls on January 6, 2023. The full disclosure of this transaction is presented in the Financial Statements for the year ended December 31, 2023, disclosed on March 20, 2024.

These balances are classified by nature. For disclosure purposes, the balances stated in the Balance Sheets were adjusted to reflect the net position between deferred tax assets and liabilities by company in the consolidated.

Deferred taxes are broken down as follows:

	Company		Consolidated	
	06/30/2024	12/31/2023	06/30/2024	12/31/2023
Opening balance	(1,285,212)	55,504	(4,839,828)	(802,094)
Effect of business combinations	-	-	-	(2,850,732)
Deferred tax on bargain purchase gain	-	(1,444,044)	-	-
Other corporate events	-	(365)	(4,963)	6,078
Constitution of deferred income tax and social contribution	(2,416)	103,693	81,352	(1,193,080)
Closing balance	<u>(1,287,628)</u>	<u>(1,285,212)</u>	<u>(4,763,439)</u>	<u>(4,839,828)</u>

The schedule for expected realization of deferred tax assets is as follows:

Year	Company		Consolidated	
	06/30/2024	12/31/2023	06/30/2024	12/31/2023
2024	-	-	9,680	10,634
2025	315	315	26,828	26,828
2026	3,773	3,773	34,469	34,469
2027	9,281	9,281	50,218	50,218
2028	19,161	19,161	66,201	66,201
2029-2033	163,985	175,771	294,283	299,763
	<u>196,515</u>	<u>208,301</u>	<u>481,679</u>	<u>488,113</u>

16.2. Reconciliation of income tax and social contribution expense in the statement of income

Reconciliation of income tax and social contribution expense calculated at the rates established by tax legislation with the amounts recorded in the statement of income for the six-month periods ended June 30, 2024 and 2023 is shown below:

Calculation of the effective income tax and social contribution rate	Six-month period ended June 30,			
	Company		Consolidated	
	2024	2023	2024	2023
Profit before income tax and social contribution	443,980	3,122,379	522,060	4,773,020
Combined nominal tax rate - companies under the taxable income method	34%	34%	34%	34%
Income tax and social contribution at the combined nominal rate	(150,953)	(1,061,609)	(177,500)	(1,622,827)
Effect of taxes on (additions) exclusions:				
Result of equity in subsidiaries	184,331	1,133,852	12,748	16,844
Interest on capital	(18,161)	(13,090)	-	-
Amortization of added value of investments	(10,810)	(24,528)	-	(6,214)
Write-off of added value from the sale of shopping malls	(21,921)	-	-	-
Other non-deductible costs on the sale of equity interests	(6,469)	-	17,409	-
Deferred taxes on tax losses not recorded in the period	-	(46,579)	(4,488)	(97,277)
Effects of taxation on the real estate investment funds	(346)	(500)	14,369	16,841
Tax effect of the companies opting for presumed profit system	-	-	79,399	76,865
Non-deductible expenses	(2,124)	(6,874)	(10,436)	(12,072)
Other exclusions (tax exclusions on which deferred taxes were not recorded in prior years)	556	20,141	3,741	24,218
Other (additions) exclusions	(914)	4,774	18,473	9,121
Income tax and social contribution in the statement of income for the period	(26,811)	5,587	(46,285)	(1,594,501)
<u>Income tax and social contribution</u>				
Current	(24,395)	-	(127,637)	(118,994)
Deferred	(2,416)	5,587	81,352	(1,475,507)
Income tax and social contribution expense in the statement of income	(26,811)	5,587	(46,285)	(1,594,501)
Total effective tax rate	6.04%	0.18%	8.87%	33.44%

17. EQUITY

17.1. Share capital

As at June 30, 2024, the Company's paid-in capital amounts to R\$14,747,598, represented by 542,936,909 registered common shares with no par value (573,936,909 as at December 31, 2023).

The Company is authorized to increase its share capital through the issuance of registered common shares, book-entry and with no par value, by resolution of the Board of Directors and irrespective of amendment to the bylaws, in the amount of up to R\$4,000,000, in addition to the Company's capital.

17.2. Expenditure on issuance of shares

Refers to expenditure on issuance of shares, which was classified as a capital reserve reduction. The balance refers substantially to expenditures incurred in the IPO transaction on December 5, 2019, which totaled R\$56,729, among others.

17.3. Treasury shares

On October 10, 2023, the Board of Directors approved the Program for Repurchase of Shares issued by the Company through the subsidiary Br Malls. Until June 30, 2024, 21,461,300 shares were acquired for a total amount of R\$525,887.

On May 9, 2024, the Board of Directors approved the issuance of a new Program for Repurchase of Shares through the subsidiary Br Malls. Until June 30, 2024, 12,097,400 shares were acquired for a total amount of R\$257,395. On June 12, 2024, upon approval by the Company's Board of Directors, 31,000,000 shares were canceled, reducing the capital reserve by R\$685,410.

As at June 30, 2024 and December 31, 2023, the number of treasury shares is 9,331,329 shares and 20,885,847 shares, respectively.

Treasury shares were acquired at a weighted average cost of R\$21.82 (R\$21.49 at December 31, 2023), at a minimum cost of R\$20.35 (R\$21.96 at December 31, 2023), and at a maximum cost of R\$29.10 (R\$29.10 at December 31, 2023). The closing price of the shares calculated based on the last quote prior to the end of the period was R\$21.14 (R\$26.69 at December 31, 2023). The amounts informed in this paragraph are presented in Reais - R\$.

17.4. Capital reserve

The capital reserve is substantially comprised of a premium on the subscription of shares, which represents the excess amount paid by stockholders on the issuance of shares.

On June 12, 2024, 31,000,000 shares that were in treasury were canceled against this reserve for R\$685,410.

17.5. Revenue reserves

Legal reserve

In accordance with Article 193 of the Brazilian Corporate Law, the legal reserve is constituted based on 5% of the net income of each year, before any other allocation, and must not exceed 20% of the capital or 30% of the capital plus capital reserves. The legal reserve aims to ensure the integrity of the capital and can only be used to offset losses or increase capital and cannot be distributed as dividends.

As at December 31, 2023, the Company established a legal reserve in the amount of R\$169,348, and the legal reserve balance was R\$199,339.

Investment reserve

This reserve aims to cover the investment budget and reinforce the Company's working capital.

17.6. Carrying value adjustments

The carrying value adjustment balance corresponds substantially to the fair value adjustment of shares issued in the business combination with Br Malls, in 2023, in the amount of R\$5,448,227.

17.7. Non-controlling interests

a) Breakdown of equity and result attributable to non-controlling interests

Since May 2, 2024, Fundo de Investimento Imobiliário Parque D. Pedro Shopping Center Real is no longer consolidated due to a corporate restructuring in which the interests held by the Company, through Sierra Investimentos, and by the respective stockholders were separated. (See Note 4.)

	<u>06/30/2024</u>	<u>12/31/2023</u>
Equity		
FII Shopping Parque D. Pedro	120,939	150,634
FII Parque D. Pedro Shopping Center (Note 4)	-	35,988
Added value attributed to non-controlling interest in the business combinations	608,332	758,516
Other	155,484	161,712
	<u>884,755</u>	<u>1,106,850</u>
Net income for the period	<u>06/30/2024</u>	<u>06/30/2023</u>
FII Shopping Parque D. Pedro	16,314	19,399
FII Parque D. Pedro Shopping Center	3,343	4,421
Other	38,949	26,732
	<u>58,606</u>	<u>50,552</u>

- b) Main balances of the balance sheet and results of FII Shopping Parque D. Pedro and FII Parque D. Pedro Shopping Center as at June 30, 2024:

	FII Shopping Parque D. Pedro (34.20%)	FII Parque D. Pedro Shopping Center
<u>Balance sheet</u>		
Current assets	98,667	-
Non-current assets	313,944	-
Current liabilities	20,289	-
Non-current liabilities	38,690	-
Equity	353,632	-
Equity attributable to non-controlling interests	120,939	-
	Six-month period ended June 30,	
<u>Profit or loss and dividends paid</u>	<u>2024</u>	<u>2024</u>
Net operating revenue from rentals and others	80,960	23,284
Net income and comprehensive income for the period	59,481	20,035
Net income for the period attributed to non-controlling interests	16,314	3,343
Dividends paid	20,403	12,362

17.8. Result per share

- a) Basic earnings per share

Basic result per share is calculated by dividing the result attributable to stockholders of the Company by the weighted average number of common shares outstanding during the period.

	Common shares	
	Six-month period ended June 30,	
<u>Basic result per share</u>	<u>2024</u>	<u>2023</u>
Net income attributable to stockholders of the Company	417,169	3,127,966
Weighted average number of common shares (thousands)	572,493	421,343
Weighted average number of treasury shares (thousands)	(19,581)	(5,028)
Weighted average number of outstanding common shares (thousands)	552,912	416,315
Basic earnings per share	0.7545	7.5135

b) Diluted earnings per share

As at June 30, 2024 and 2023, the Company does not have potential dilutive shares and, therefore, the diluted earnings per share are equal to the basic earnings per share.

17.9. Dividends distributed

On April 30, 2024, the Company approved the distribution of dividends for 2023 in the amount of R\$611,829. A portion equivalent to R\$305,934 was paid on May 15, 2024 and the remaining balance was paid on July 15, 2024.

18 NET REVENUE FROM RENTAL AND SERVICES

Revenue by nature	Six-month period ended June 30,			
	Company		Consolidated	
	2024	2023	2024	2023
Revenue from rentals	93,319	96,335	936,533	971,511
Revenue from services	38,848	36,566	150,461	136,006
Assignment of right of use	810	754	11,785	13,449
Parking lot	16,349	21,947	273,505	257,641
Other	308	111	12,443	9,384
Taxes and contributions and other deductions	(13,036)	(16,097)	(98,710)	(116,397)
Total	<u>136,598</u>	<u>139,616</u>	<u>1,286,017</u>	<u>1,271,594</u>

19 COST OF RENTALS AND SERVICES

Cost by nature	Six-month period ended June 30,			
	Company		Consolidated	
	2024	2023	2024	2023
Depreciation and amortization of properties	(6,772)	(9,168)	(227,059)	(292,828)
Depreciation of the right of use of the assets	(542)	(542)	(5,642)	(3,699)
Amortization of added value of assets	(33,123)	(74,315)	(2,426)	(5,961)
Cost of services rendered	-	-	(36,019)	(33,065)
Expenditures on rented properties	(2,417)	(1,560)	(36,393)	(39,752)
Cost of parking lot	(749)	(1,485)	(28,155)	(32,735)
Operating costs of shopping malls	(1,720)	(2,086)	(24,955)	(31,501)
Total	<u>(45,323)</u>	<u>(89,156)</u>	<u>(360,649)</u>	<u>(439,541)</u>

20. SELLING, GENERAL AND ADMINISTRATIVE EXPENSES

	Six-month period ended June 30,			
	Company		Consolidated	
	2024	2023	2024	2023
Personnel expenses	(80,624)	(52,999)	(182,211)	(144,045)
Professional services	(16,637)	(9,311)	(39,472)	(40,862)
Occupancy expenses	(201)	(386)	(1,390)	(1,457)
Depreciation and amortization	(18,771)	(14,887)	(72,720)	(58,526)
Amortization of right of use leased assets	-	(581)	(1,355)	(952)
Utility and service expenses	(147)	(382)	(782)	(904)
Legal and tax expenses	(615)	(591)	(1,174)	(4,264)
Reversal (provision) for expected credit loss (Note 8)	1,046	(4,301)	(29,163)	(31,938)
Other administrative expenses	(4,916)	(4,128)	(16,699)	(5,108)
Total	<u>(120,865)</u>	<u>(87,566)</u>	<u>(344,966)</u>	<u>(288,056)</u>

21. OTHER OPERATING INCOME (COSTS), NET

	Six-month period ended June 30,			
	Company		Consolidated	
	2024	2023	2024	2023
Gain on the sale of equity and/or real estate interests in shopping malls (Note 4)	104,231	-	100,937	24,226
Write-off of added value from the sale of assets	(53,188)	(599)	(410)	-
Expenses with the business combination	-	(16,506)	-	(61,967)
Gain on bargain purchase	-	-	-	4,461,915
Provision for investments and investment properties losses	(999)	-	(999)	-
Other	(13,474)	(2,404)	(26,131)	(5,223)
Total	<u>36,570</u>	<u>(19,509)</u>	<u>73,397</u>	<u>4,418,951</u>

22. FINANCE INCOME (COSTS)

	Six-month period ended June 30,			
	Company		Consolidated	
	2024	2023	2024	2023
<u>Finance costs</u>				
Interest and liability monetary variations on borrowings, CCI and debentures	(182,665)	(195,616)	(322,437)	(384,260)
Structuring cost of debt	(7,123)	(5,819)	(18,092)	(10,417)
Fair value adjustment of financial instruments (ii)	(2,067)	-	(6,763)	-
Other finance costs	(16,666)	(4,547)	(49,474)	(31,816)
	<u>(208,521)</u>	<u>(205,982)</u>	<u>(396,766)</u>	<u>(426,493)</u>

	Six-month period ended June 30,			
	Company		Consolidated	
	2024	2023	2024	2023
<u>Finance income</u>				
Income from financial investments	69,876	41,080	148,352	108,580
Result from derivative financial instruments(i)	21,317	7,396	21,317	7,396
Fair value adjustment of financial instruments (ii)	-	-	-	28,129
Asset monetary variations	2,404	165	6,705	3,105
Update, fine and interest on trade receivables	693	648	14,229	5,903
Other finance income	9,081	830	36,931	33,913
	<u>103,371</u>	<u>50,119</u>	<u>227,534</u>	<u>187,026</u>
Finance income (costs), net	<u>(105,150)</u>	<u>(155,863)</u>	<u>(169,232)</u>	<u>(239,467)</u>

(i) These refer to the gains (losses) arising from swap derivative financial instruments.

(ii) Refers to market price variations in financial instruments of real estate funds, over which the Company has no significant influence.

23. RELATED-PARTY TRANSACTIONS

In the normal course of their business, the Group and other related parties carry out commercial and financial transactions with each other.

The balances and transactions between the Company and its subsidiaries, associates and joint ventures that are part of the Group were eliminated for consolidation purposes and refer mainly to commercial transactions relating to the shopping mall management service, in addition to loan transactions and other amounts receivable under asset purchase and sale agreements.

As at June 30, 2024 and December 31, 2023, details of the transactions between the Company and its related parties are as follows:

Company

The Company's results include revenues from shopping mall management, rental commissions and other services charged to subsidiaries and/or associates. As at June 30, 2024 and 2023, these revenues amount to R\$6,015 and R\$6,481, respectively.

	Consolidated			
	06/30/2024		12/31/2023	
	Non-current assets	Non-current liabilities	Non-current assets	Non-current liabilities
Luciana Rique (i)	-	148	-	146
Ricardo Rique (ii)	1,586	-	1,542	-
Reinaldo Rique (iii)	14,091	-	13,900	-
FIP Bali and RLB Empreendimentos (iv)	-	7,207	-	7,207
Espírito Santo Malls S.A. (v)	3,774	-	12,992	-
Parque D. Pedro 1 B.V. (vi)	38,282	-	37,102	-
	<u>57,733</u>	<u>7,355</u>	<u>65,536</u>	<u>7,353</u>

- (i) Tarsila has recorded the amount payable for the acquisition of a 22.36% interest in Naciguat Condominium, which integrates Shopping da Bahia, occurred in January 2013. The financial settlement still depends on the dismissal of tax discussions resulting from the aforementioned acquisition.
- (ii) Amounts resulting from tax obligations paid in installments and currently in discussion under litigations related to the liability of the previous owner of the equity interest acquired in Shopping da Bahia. The aforementioned amounts will only be charged if the outcome of the ongoing legal discussions is confirmed to be contrary to the Company and its subsidiaries.
- (iii) Receivable resulting from tax obligations paid in installments and currently in discussion under litigations related to the liability of the previous owner of the equity interest acquired in Shopping da Bahia, Taboão, Grande Rio and Campos. The aforementioned amounts will only be charged if the outcome of the ongoing legal discussions is confirmed to be contrary to the Company and its subsidiaries.
- (iv) Altar, a subsidiary of the Company, in connection with this transaction of purchase of Shopping Leblon, maintains recorded in non-current liabilities the amount payable to FIP Bali and RLB Empreendimentos e Participações, which aims to reimburse such companies for the use of tax credits by Altar then received upon the purchase of said shopping.
- (v) Refers to a loan agreement between the subsidiary EDRJ 113 Participações Ltda. and the associate Espírito Santo Malls S.A., without inflation adjustment, which has been received as cash from the Shopping Vila Velha operation. This transaction is recorded as “Loans and other receivables”, in non-current assets.
- (vi) The investee Sierra Investimentos has an agreement signed with Parque D. Pedro 1 BV under which Parque D. Pedro 1 BV undertakes to compensate Sierra Investimentos for all and any risks associated with the proceeding in progress that discusses the taxation of income of FII Shopping Parque D. Pedro belonging to a stockholder that is not part of the Group. Under this agreement, Sierra Investimentos had part of its income retained and used for purposes of judicial deposits, totaling R\$38,282 as at June 30, 2024 (R\$37,102 at December 31, 2023).

Key management compensation

The compensation paid to key management, which includes directors and officers, amounted to R\$48,852 and R\$20,545 in the six-month periods ended June 30, 2024 and 2023, respectively. This amount encompasses short-term compensation, corresponding to: (i) fee paid to the Executive Board and members of the Board of Directors and its supporting Committees; (ii) bonus paid to the members of the Executive Board; and (iii) other benefits, such as health care plan, in addition to long-term incentives such as share-based compensation (Note 25).

The Company has not made payments for post-employment benefits, other long-term benefits and termination benefits.

24. COLLATERALS AND GUARANTEES

The Company and/or its stockholders, in the capacity of guarantors of borrowings, financings and debentures assumed by the Company and by some of its subsidiaries, provided sureties in amounts proportional to their interest in the subsidiaries, in the amount of R\$1,952,573 as at June 30, 2024 (R\$2,786,644 as at December 31, 2023). Additionally, the Company is guarantor in energy purchase agreements for their shopping malls, in the total amount of R\$156,626.

25. SHARE-BASED COMPENSATION

During the second quarter of 2024, the Company granted two new share-based compensation programs, which are as follows:

- a) 1st Hybrid Stock Option and Share-based Incentive Program Linked to Shares and Performance Shares of ALLOS, granted on April 4, 2024.

Main conditions of the program:

- The beneficiaries received one stock option issued by the Company, with an exercise period of 15 days.
- In the days following the granting of the Options, the Company transferred to each beneficiary an amount equal to that acquired by the beneficiary through the Option, free of charge ("Matching").
- Shares acquired or granted through the Option and Matching are subject to sales restriction ("lock-up") for three years from the exercise of the Option. If the beneficiary sells part or all of the shares, and, in some cases, due to the beneficiary's dismissal, the Company may repurchase all of the Matching shares for a symbolic amount. The other rights of shares subject to lock-up remain, including the receipt of dividends and interest on capital.
- At the end of the lock-up period, the Company will also grant each beneficiary free of charge ("Performance Shares") two lots of shares, each lot equivalent to 25% of the shares acquired or granted through the Option and Matching. The grant is subject to continued employment with the Company and is subject to the achievement of one of the performance targets linked to the Company's EBITDA, as well as growth in market value.

As required by technical pronouncement CPC 10 (R1) - Share-based payment, the Company began recognizing it in profit or loss as services were provided, considering for each of the programs launched, a "vesting" period of three years from the grant date.

	1 st grant	
	Number of shares	Fair value attributed to shares
Shares delivered through the exercise of options and matching		
Total shares granted under the program (sold to beneficiaries and granted free of charge through matching)	660,700	7,684
Average amount per share delivered (in reais - R\$)	-	R\$11.63
Performance shares assigned to the plan (with delivery conditional on meeting goals at the end of the program):		
Performance based on market conditions	165,175	2,824
Performance based on non-market conditions	165,175	4,121
Total performance shares	330,350	6,945
Total fair value attributed to each program	-	14,629

In the period from April 4 to June 30, 2024, R\$1,681 was recognized related to the allocation of personnel expenses linked to such programs, under the line item "Selling, general and administrative expenses".

b) Restricted shares of the Board of Directors

On April 1st, 2024, the Company granted 84,711 shares as compensation to the members of the Company's Board of Directors. The shares granted to beneficiaries were derived from treasury shares, already net of taxes, amounting to 63,534 shares at an average cost of R\$22.41, totaling R\$1,424. The fair value of these shares is R\$1,465, and the lock-up period is one year.

In the period from April 1 to June 30, 2024, R\$356 was recognized related to the allocation of personnel expenses linked to such programs, under the line item "Selling, general and administrative expenses".

Additionally, the effect of the monthly recognition of plans granted until December 31, 2023 was recognized in profit or loss for the period. The information relating to these programs is consistent with that disclosed in the individual and consolidated financial statements for the year ended December 31, 2023, disclosed on March 20, 2024. The main information of these plans and the total effect recognized in the six-month period ended June 30, 2024, are shown below:

c) Hybrid Stock Option and Share-based Incentive Program

Grant date	1 st grant		2 nd grant		3 rd grant		4 th grant		5 th grant	
	July 8, 2020		April 14, 2021		April 14, 2022		April 3, 2023		July 26, 2023	
	Number of shares	Fair value attributed to shares	Number of shares	Fair value attributed to shares	Number of shares	Fair value attributed to shares	Number of shares	Fair value attributed to shares	Number of shares	Fair value attributed to shares
Shares delivered through the exercise of options and matching										
Total shares granted under the program (sold to beneficiaries and granted free of charge through matching)	437,312	7,111	165,136	4,642	538,718	5,696	719,582	6,192	295,026	2,539
Average amount per share delivered (in reais - R\$)	-	R\$16.26	-	R\$13.71	-	R\$10.58	-	R\$8.61	-	R\$8.60
Performance shares assigned to the plan (with delivery conditional on meeting goals at the end of the program):										
Performance based on market conditions	109,328	840	41,284	476	134,680	1,553	179,896	1,356	73,757	1,261
Performance based on non-market conditions	109,328	3,225	41,284	1,090	134,680	2,848	179,896	3,100	73,756	1,840
Total performance shares	218,656	4,065	82,568	1,566	269,360	4,401	359,792	4,456	147,513	3,101
Total fair value attributed to each program	-	11,176	-	6,208	-	10,097	-	10,648	-	5,640

In the six-month periods ended June 30, 2024 and 2023, R\$7,023 and R\$3,474, respectively, were recognized related to the allocation of personnel expenses linked to such program, under the line item “Selling, general and administrative expenses”.

d) Restricted shares program of the Company's executives

On December 8, 2023, the Company granted 2,799,999 shares as compensation to the Company's executives. The total number of shares was divided into 7 (seven) lots, which alternate the grace period every two years, with a maximum period of 7 (seven) years and a restriction for trading within a maximum period of 9 (nine) years. During the grace period, beneficiaries cannot negotiate such shares and, according to specific conditions, may lose the right to them. The estimated fair value of the program is R\$57,632 and will be recognized according to the vesting period of each lot within a maximum period of 7 (seven) years.

The shares granted to beneficiaries were derived from treasury shares at an average cost of R\$21.06, totaling R\$58,968.

In the six-month period ended June 30, 2024, R\$13.861 was recognized related to the allocation of personnel expenses linked to such programs, under the line item "Selling, general and administrative expenses".

26. INSURANCE

The Group adopts the policy of contracting insurance coverage for assets subject to risks.

The insurance amounts are considered sufficient by Management to cover possible losses, taking into consideration the nature of the activities.

27. SUPPLEMENTARY INFORMATION TO THE STATEMENT OF CASH FLOWS

During the quarters ended June 30, 2024 and 2023, the Company carried out the following non-cash transactions and, therefore, these are not reflected in the statement of cash flows:

	Six-month period ended June 30,			
	Company		Consolidated	
	2024	2023	2024	2023
Receivables from sale of assets	-	-	71,240	20,453
Loss on fair value of financial investments recorded in other comprehensive income	-	(623)	-	(623)
Issuance of shares in the acquisition of BR Malls	-	4,983,000	-	4,983,000
Allocation of Br Malls shares as acquisition price in the business combination	-	585,136	-	585,136
Provision for costs with the business combination transaction with BR Malls	-	370	-	370
Interest on capital receivable	51,058	18,275	-	-
Receivables from sale of Box Delivery	-	-	-	6,024
Shares/quotas received as payment for the sale of assets, maintained in short-term investments	57,045	-	179,919	30,295
Dividends received through transfers of shares from the subsidiary Br Malls	448,112	-	-	-

28. EVENTS AFTER THE REPORTING PERIOD

On July 27, 2024, the Company's Board of Directors approved the issuance of simple debentures, not convertible into shares, of the unsecured type, with additional personal guarantee, in up to two series, for public distribution, of the subsidiary BR Malls, in total amount of R\$2,000,000, which can reach a total amount of R\$2,500,000, through the issuance of an additional lot of R\$500,000. The total volume of the transaction and the number of debentures to be allocated in each series will be defined according to the Bookbuilding procedure. The first series debentures will mature in seven years and the second series debentures will mature in 10 years.
