

ALLOS

3Q23

RESULTS PRESENTATION



M&A Transactions

DIVESTMENTS¹

Mall	Divestment	Stake
Plaza Sul Shopping	Partial	25.0%
Shopping Jardim Sul	Total	60.0%
Boulevard Shopping Bauru	Total	100.0%
Boulevard Shopping Campos	Total	75.0%
Santana Parque Shopping	Total	36.7%
Shopping Estação	Partial	72.5%

DIVESTMENTS:

R\$1,349.4

Total Amount
(R\$ million)

8.1%

Cap Rate²
(%)

INVESTMENTS:

Share Buyback Program

Approved repurchase of up to 5.0% of the Company's Total Capital

5.9 million

Shares ALLOS³

1.0%

Capital ALLOS³

¹The completion of the transactions is subject to the fulfillment of conditions precedent, including audit and approval by the Brazilian Antitrust Authority (CADE)

²Cap rate based on the estimated malls' NOI for 2023, considering tax efficiency

³Until October, 2023

Mix Quality Improvement
STRATEGIC OPPORTUNITY

+33.9%
New Stores
Total Sales (3Q23 x 3Q22)

-  *New operations*
-  *In-line stores in large areas*
-  *Greater profitability*

3Q23 Total Sales
ALLOS

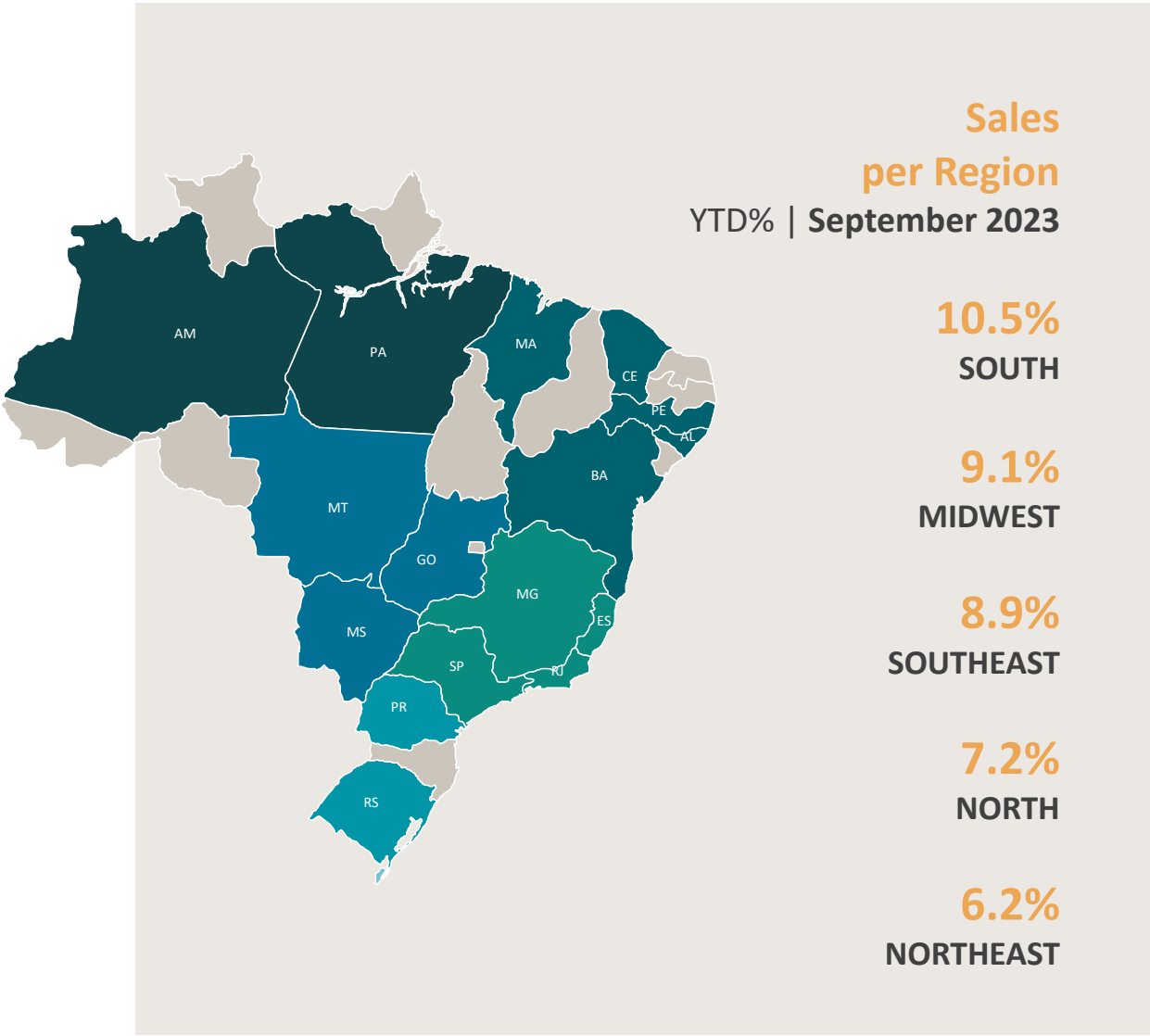
R\$9.4 billion

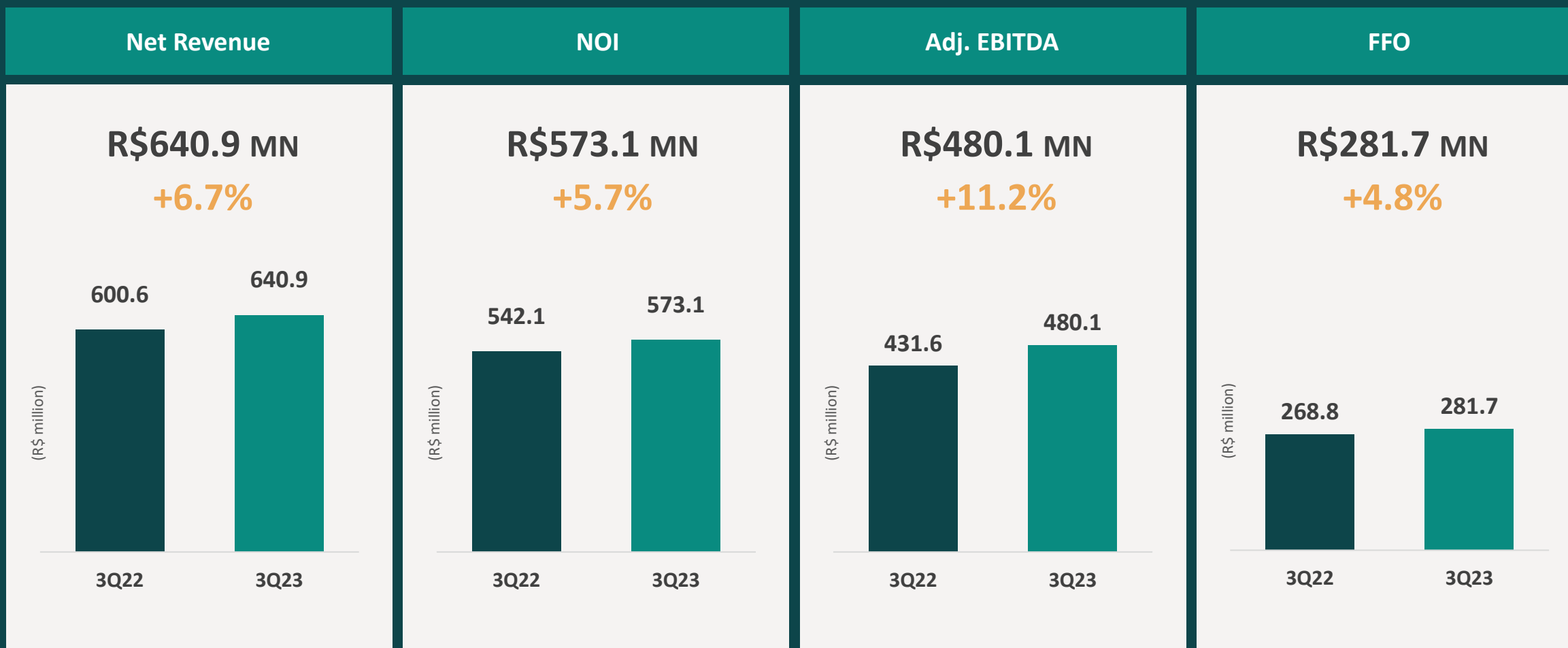
+6.2%
(3Q23 x 3Q22)

TOP SALES



SHOPPING TAMBORÉ
(+15.5%)





Indicators ex-Straight-line Rent. Date ref. Δ%: 3Q23 vs. 3Q22 Proforma

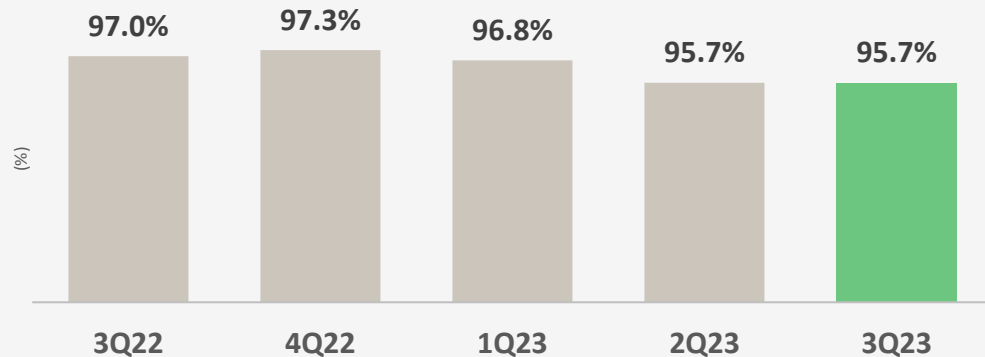
LEASING HIGHLIGHTS

95.7%
Occupancy
Rate

280
Signed
Contract

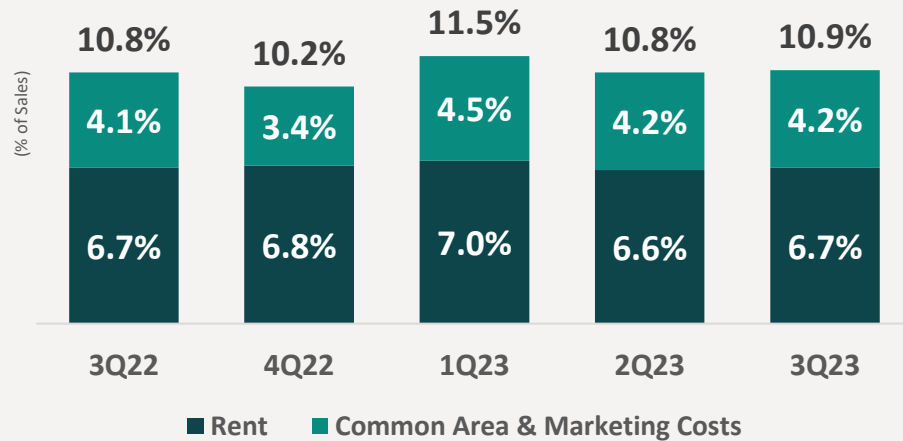
+44'000 sqm
Leased
GLA

Occupancy Rate

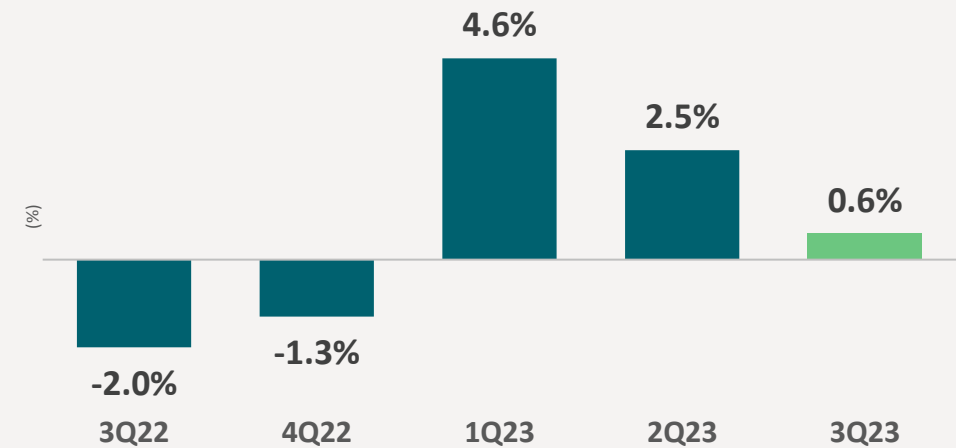


Livraria da Travessa
Shopping VillaLobos

Occupancy Cost



Net Delinquency¹



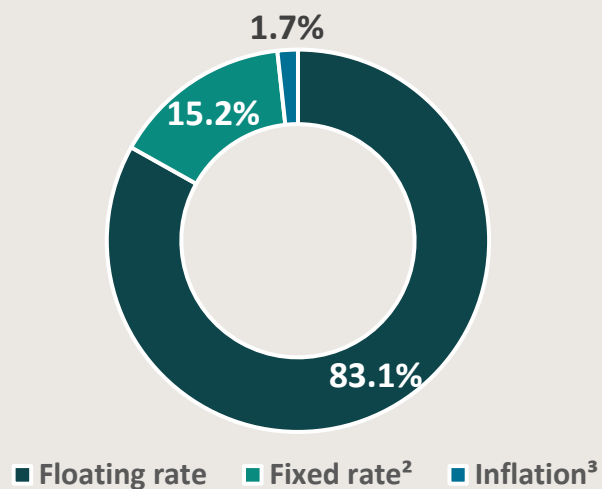
¹Net delinquency refers to the ratio between the total billed in the period (rent, excluding discounts and cancellations) and the total received over the same period.



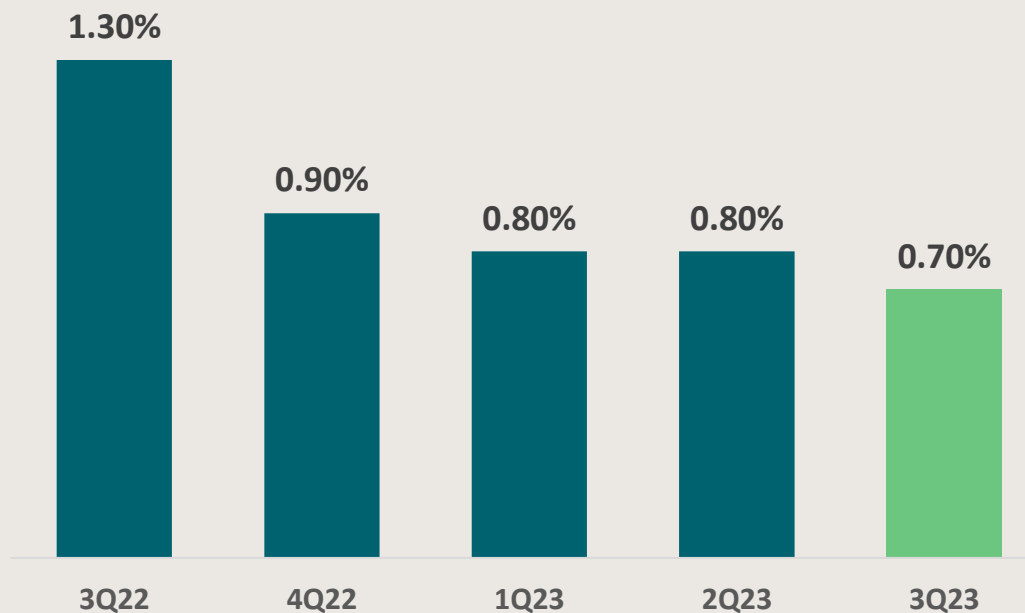
LEVERAGE

2.3x
Net Debt / EBITDA

Debt Breakdown¹



Average Cost of Debt (CDI + Spread)



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

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

TRANSFORMING LIVES

“Norteshopping Acolhe”

Welcoming of homeless people to NorteShopping (RJ) premises. Offered shelter, meals, clothing, personal hygiene products, and support, including lectures for inclusion or relocation into the job market.

“Mulheres em Foco”

Training and professional development of women at risk or that are socially vulnerable, aiming to facilitate their entrance into the job market and generate income. Free cutting, sewing, and modeling course Bangu Shopping (RJ).

“De Olho nos Olhinhos”

Engagement with the initiative by journalist couple Tiago Leifert and Daiana Garbin, aiming to raise public awareness about retinoblastoma, a rare type of children's eye cancer. Simultaneous activations in nine of ALLOS' malls.



Diversity & Inclusion Week

1st D&I WEEK OF COMBINED COMPANY, ALLOS



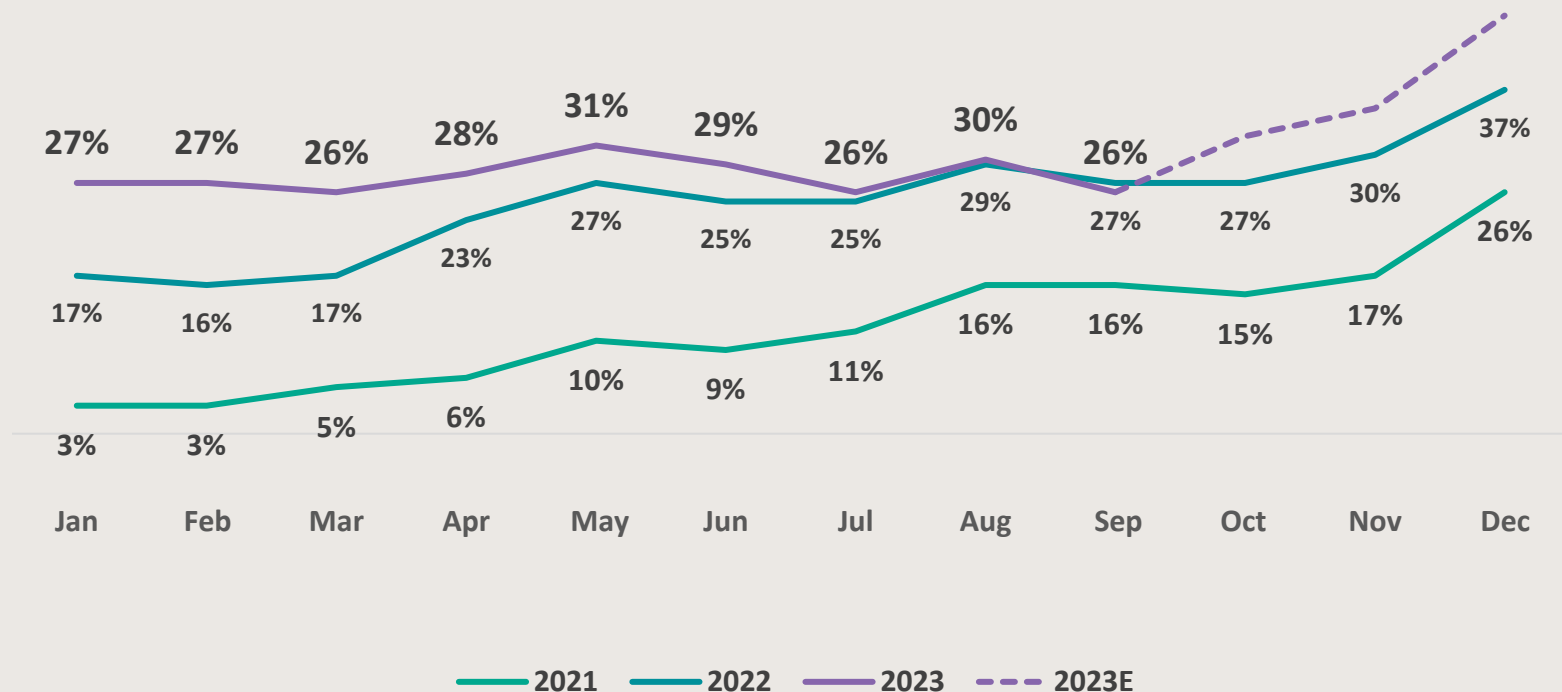
Nine events in five days promoting learning, experience exchange, and engagement. D&I Week is responsible for introducing all employees to important topics and encouraging discussion, awareness, and education. Panels with special guests to inform about racial equity, dialogues of respect, and literacy.

840'000
Registered Users
(September 2023)

27.2%
GMV Penetration
(3Q23)

R\$1.5 billion
GMV Added
(9M23)

GMV Penetration (%)
RECEIPTS INSERTED IN THE LOYALTY PROGRAM



THANK YOU

INVESTOR RELATIONS

ALLOS