

# ALLOS

# 1Q24

## RESULTS PRESENTATION



## DIVESTMENTS ANNOUNCED IN 2023

<b>R\$1.8</b>	<b>8.2%</b>	<b>R\$1.5</b>
Total amount (R\$ billion)	Cap rate <sup>1</sup> (%)	Amount received (R\$ billion)

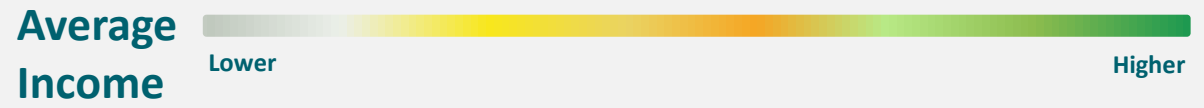
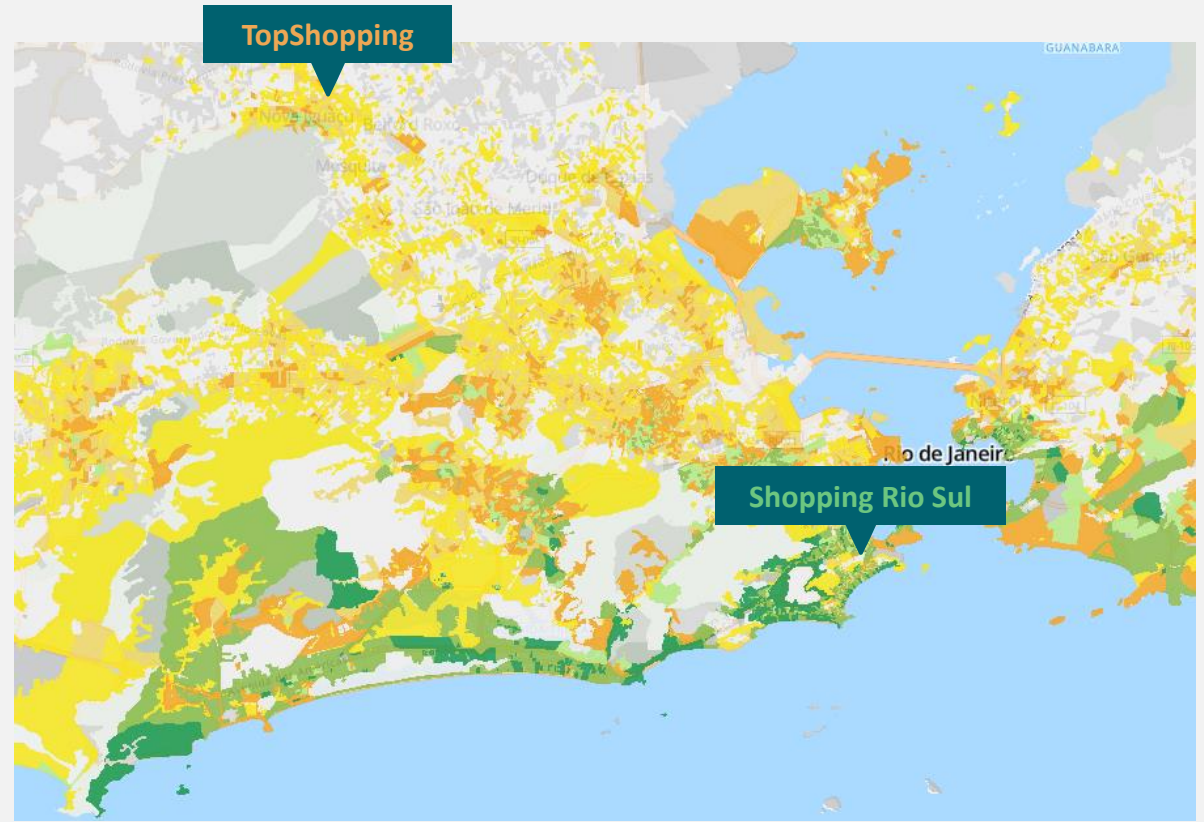
<b>NEW DIVESTMENTS PLAN</b>	<b>up to R\$1bi</b>	<b>R\$112MN</b>
	Total amount	TopShopping

## INVESTMENTS

up to **15%**  
**Shopping Rio Sul<sup>2</sup>**



## Rio de Janeiro



<sup>1</sup>Cap rate based on the estimated malls' NOI for 2023, considering tax efficiency  
<sup>2</sup> The completion of the transactions is subject to the fulfillment of conditions precedents, including audit and approval by the Brazilian Antitrust Authority (CADE)

## 1Q24


**Total Sales**  
ALLOS

TOP SALES

# R\$9 billion

## +8.3%

(1Q24 x 1Q23)



**SHOPPING CAMPO LIMPO**  
(+21.3%)

**Mix Quality Improvement**

**STRATEGIC OPPORTUNITY**

## +30.9%

**New stores**

**Total Sales (1Q24 x 1Q23)**



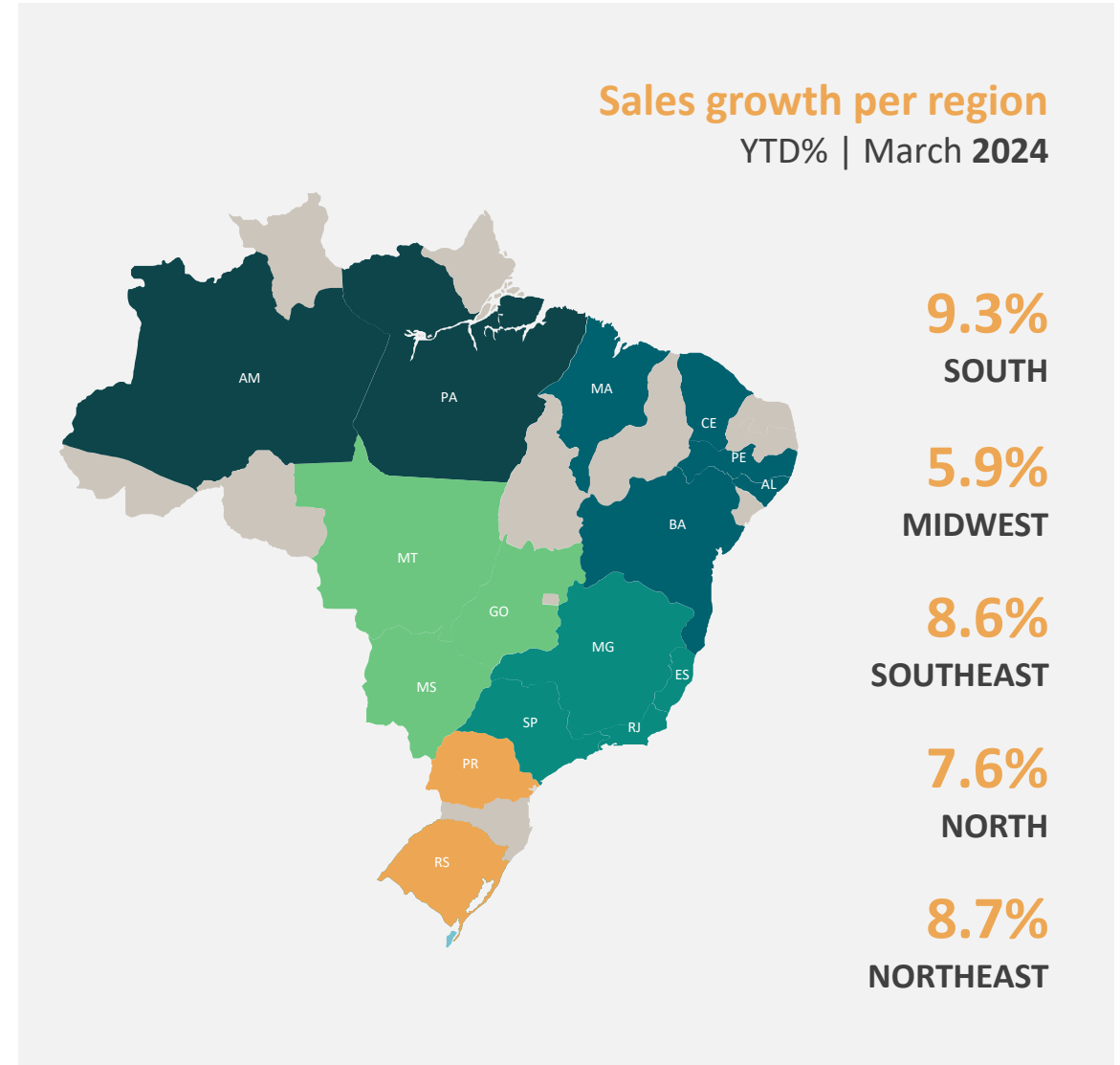
*New operations*



*Large Areas to In-line stores*

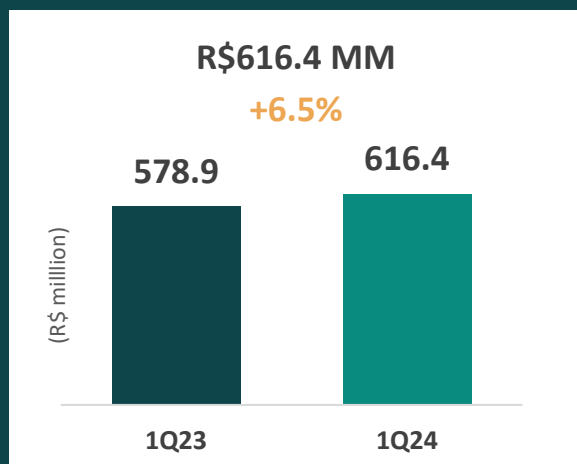


*Greater profitability*

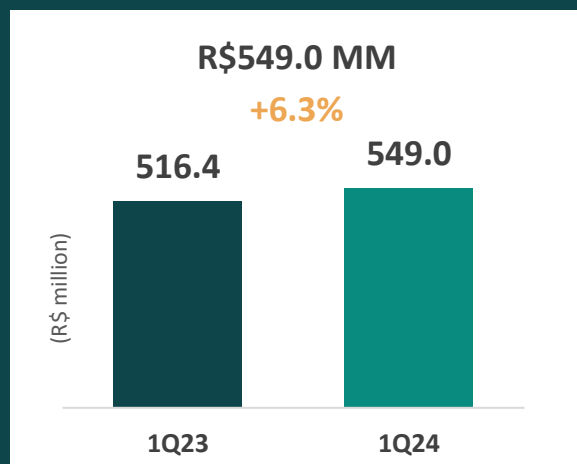




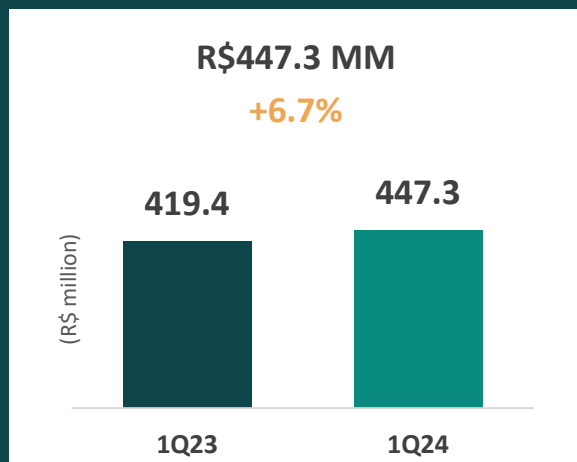
## NET REVENUES



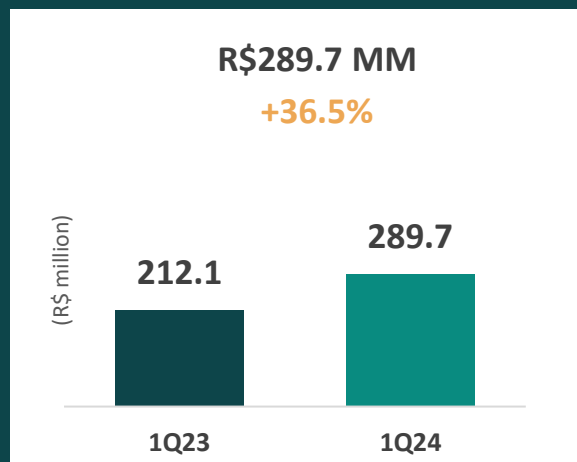
## NOI



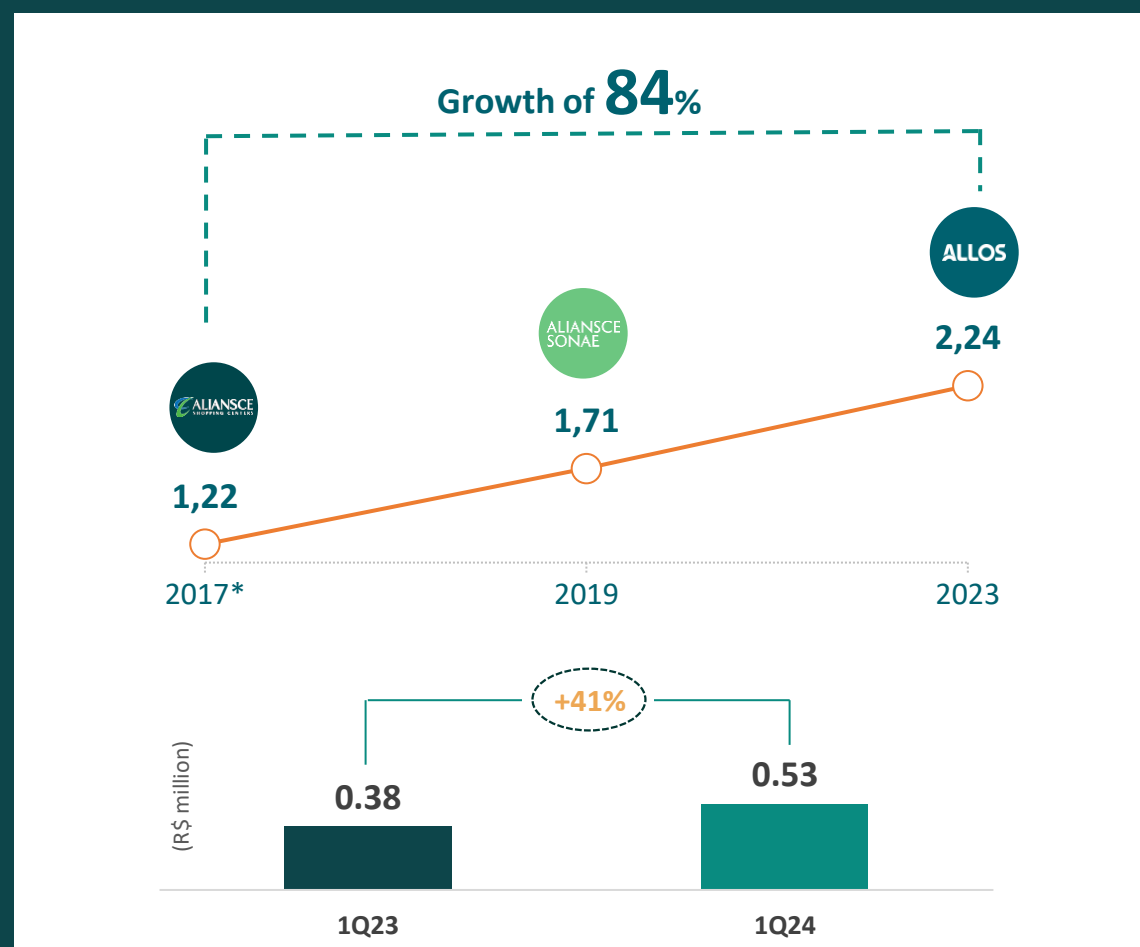
## ADJ. EBITDA



## FFO



## FFO PER SHARE



Indicators ex-straight line rent. Ref. date: Δ%: 1Q24 vs. 1Q23 Proforma

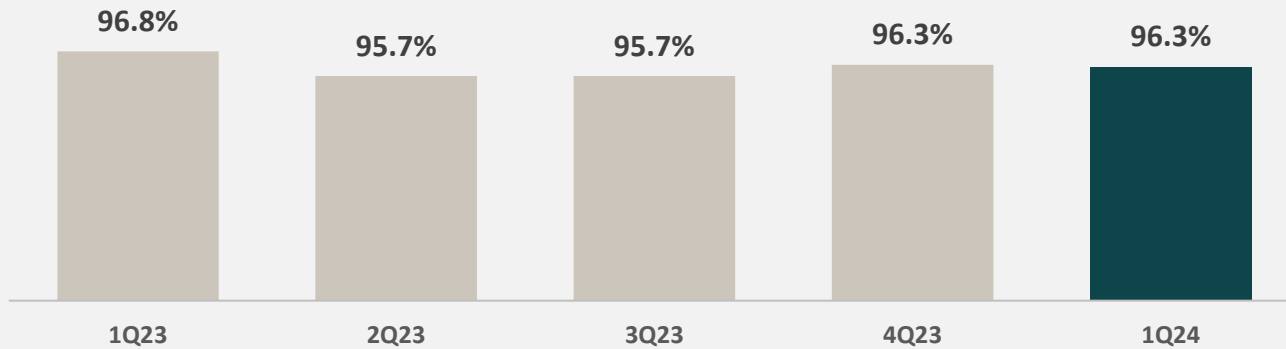
\*2017 calculated considering the share exchange ratio of the ALSO Merger.

**96.3%**  
Occupancy  
Rate

**150**  
Signed  
Contract

**21'000 sqm**  
Leased  
GLA

## OCCUPANCY RATE



## RECENT OPENINGS

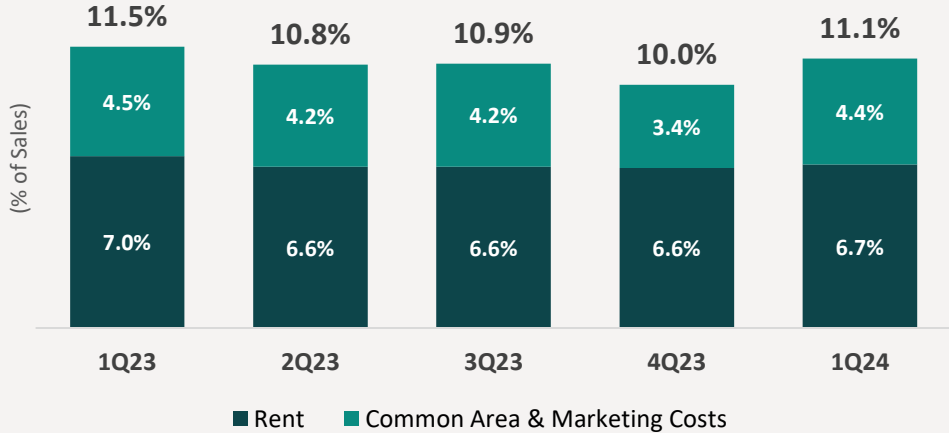


**VIVARA**  
Shopping Campo Limpo

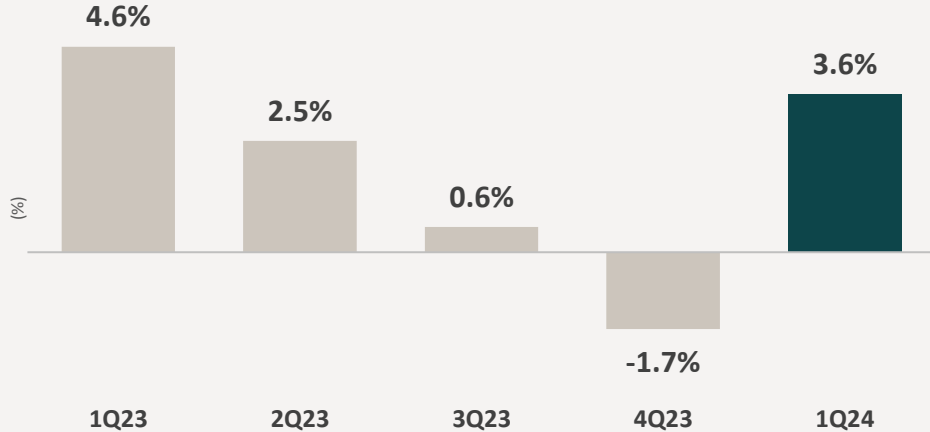


**NBA STORE**  
Shopping Estação Cuiabá

## OCCUPANCY COST



## NET DELIQUENCY<sup>1</sup>



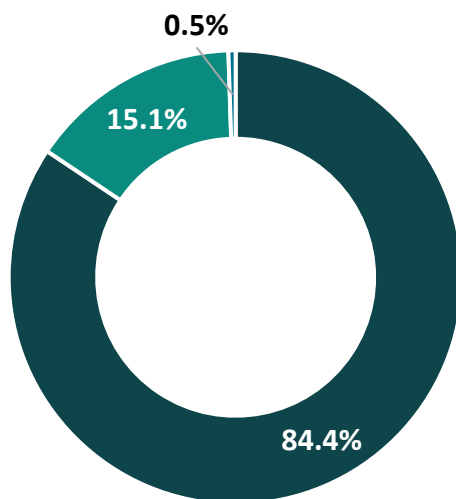
<sup>1</sup>Net delinquency refers to the ratio between the total billed amount in the period (rent, excluding discounts and cancellations) and the total received amount over the same period.



## LEVERAGE

**1.8x**  
Net Debt / EBITDA

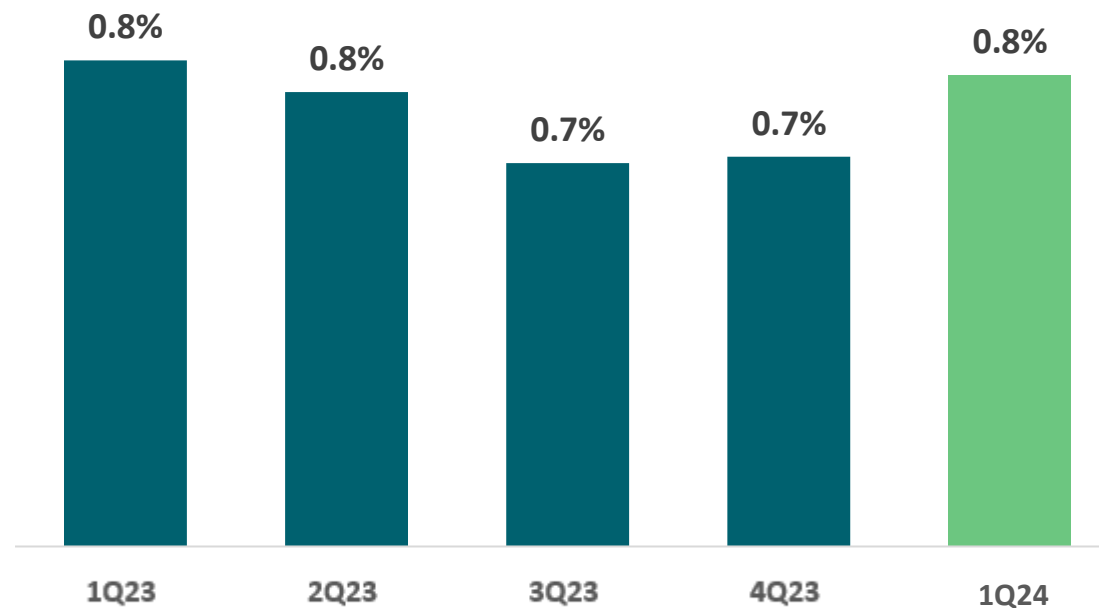
## DEBT BREAKDOWN<sup>1</sup>



■ Floating rate ■ Fixed rate<sup>2</sup> ■ Inflation<sup>3</sup>

## AVERAGE COST OF DEBT

(CDI + Spread)

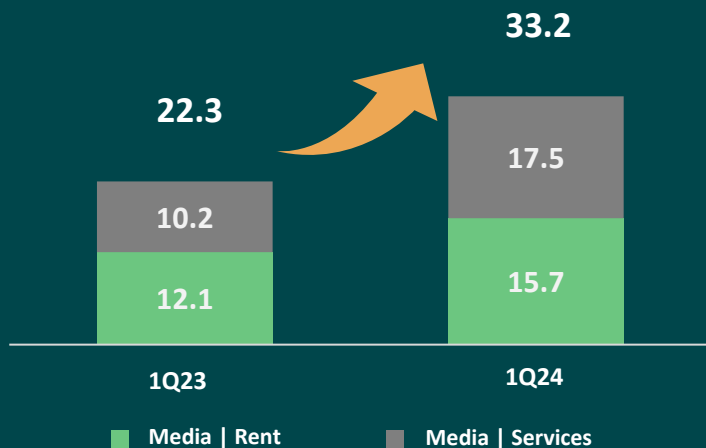


<sup>1</sup> Considers debt at the end of the period, excluding obligations for the purchase of assets

<sup>2</sup> Pre-fixed rates include TR; <sup>3</sup> Inflation indices include IPCA and IGP-DI



## Media Gross Revenue



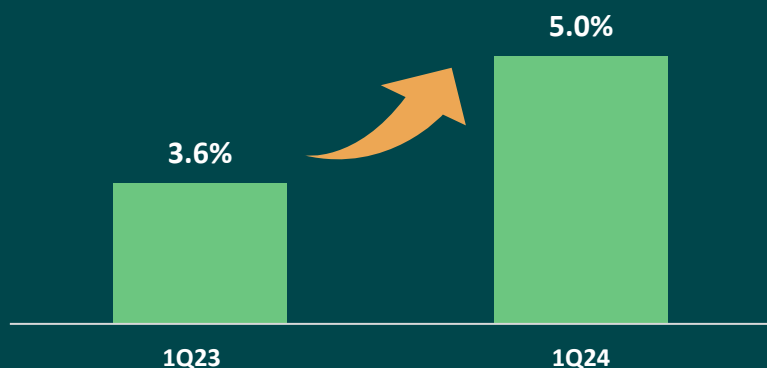
**R\$33.2 MM**

Revenues in 1Q24

**49.0%**

Of growth 1Q24x1Q23

## Media as a % of Gross Revenue



**140bps**

Growth as a percentage of gross revenue



**hello,**

### Shopping

**+100** shopping malls  
in the portfolio  
across 49 cities

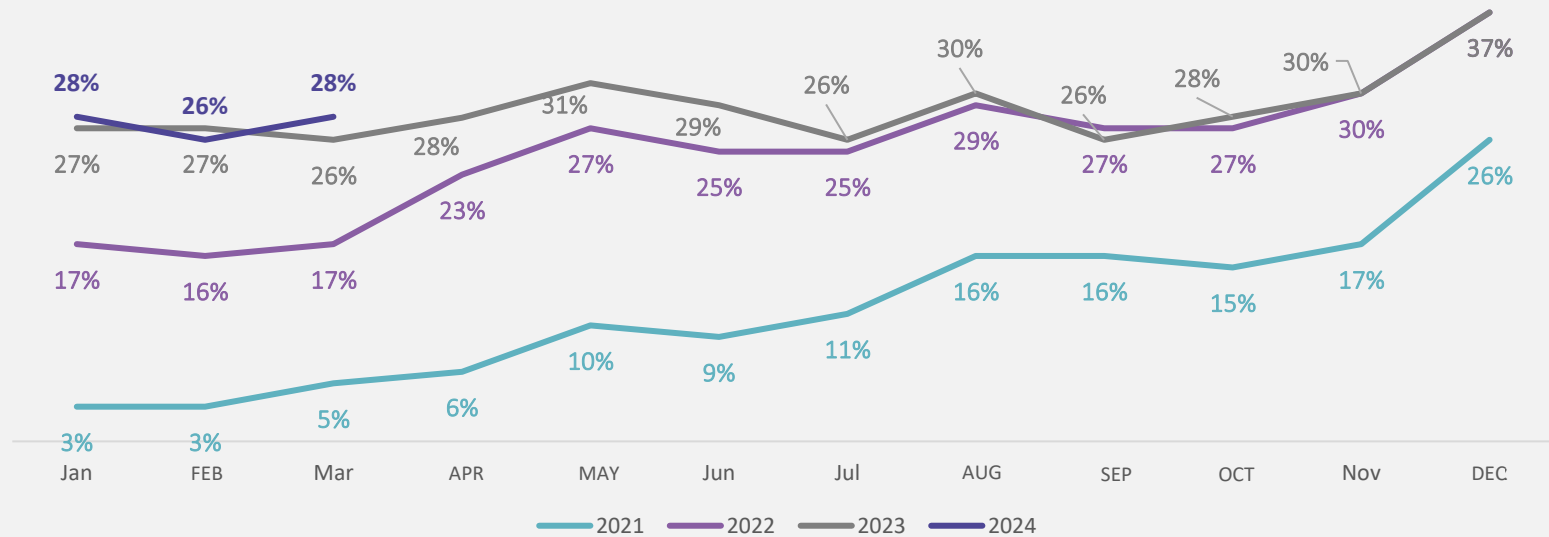
### Residential

**+ 12 thousand** digital  
screens,  
around **+5 thousand**  
buildings



**+24%**  
**Total members**  
(Compared to 1T23)

## GMV (%) Penetration Invoices included in the loyalty program



**28%**  
**GMV Penetration**  
(4Q23)

**900 thousand**  
**Benefits Used**  
(1Q24)

## RIO OPEN & WHEELCHAIR TENNIS ELITE



## BACK-TO-SCHOOL DONATION CAMPAIGN



## EMPODERA ELA





## LEVERAGE

1.4x to 1.9x  
Net Debt/EBITDA



## RETURN TO SHAREHOLDERS

Minimum of  
50% of 2024 AFFO<sup>1</sup>

1- Limited to the net profit of ALLOS in 2024, after legal adjustments, plus the reserves of profits available at that time.

The projections disclosed in this document are mere forecasts that reflect our current expectations regarding the future of ALLOS and in no way constitute, guarantee, or predict results. However, such projections depend on volatile factors and market conditions and are not under the Company's control and, therefore, may differ from the numbers and results to be effectively recorded by the Company. Due to market uncertainties, investors should not base their investment decisions solely on these projections but should seek information about the sector and the risks involved in investing in the capital market.

**THANK YOU**

**INVESTOR RELATIONS**

**ALLOS**