

# ALLOS

# 1Q26

## EARNINGS RELEASE



1Q26

Total Sales<sup>1</sup>

R\$9.3 billions

+6.6%

(YoY)



Shopping VilaLobos

SSS

+5.0%

(YoY)

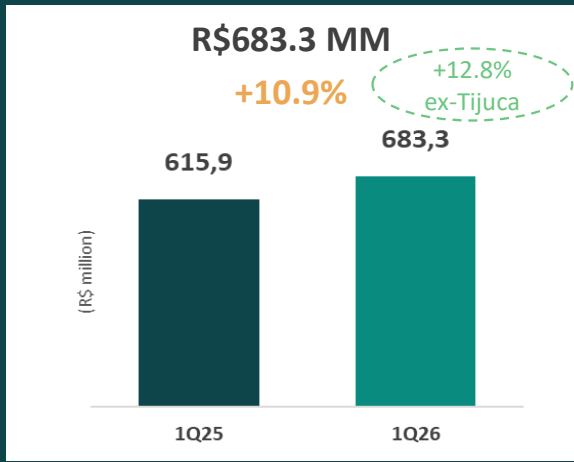
SSS by segment<sup>1</sup>

Food	7.9%
Services, Convenience, Leisure and others	6,0%
Accessories, Beauty Items and Jewelry	5,4%
Housewares, Stationary, Tech and others	3,8%
Apparel and Shoes	3,5%

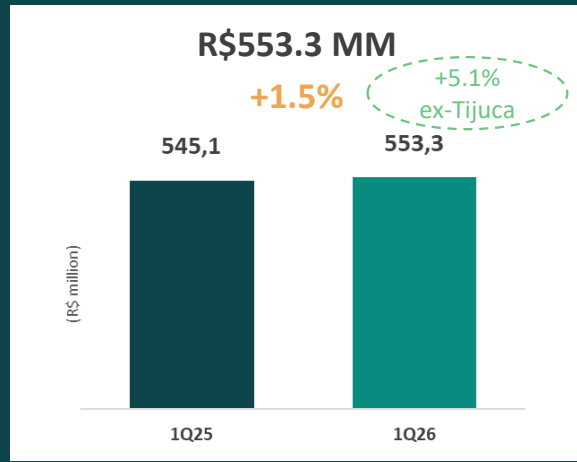
<sup>1</sup>ex-Tijuca

# 1Q26 RESULTS SNAPSHOT

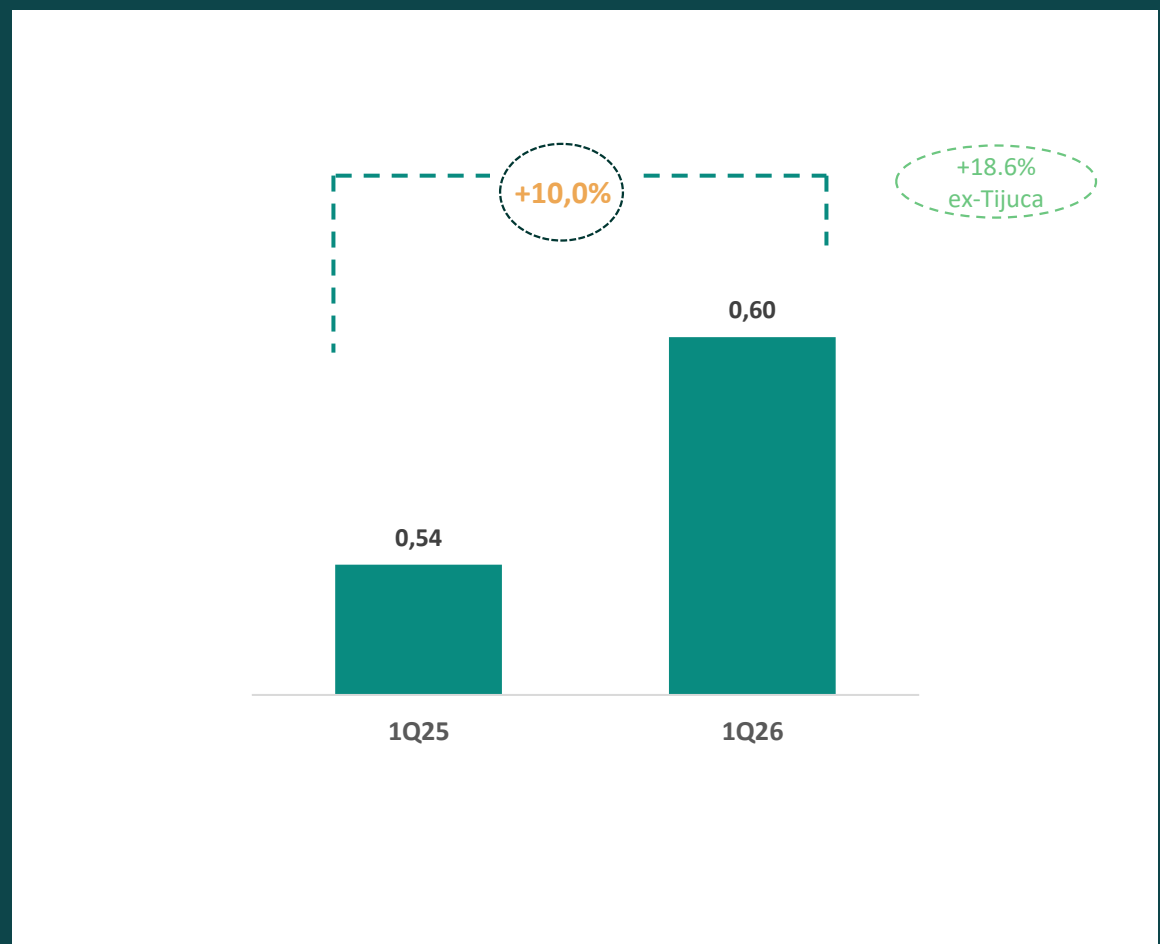
## NET REVENUE



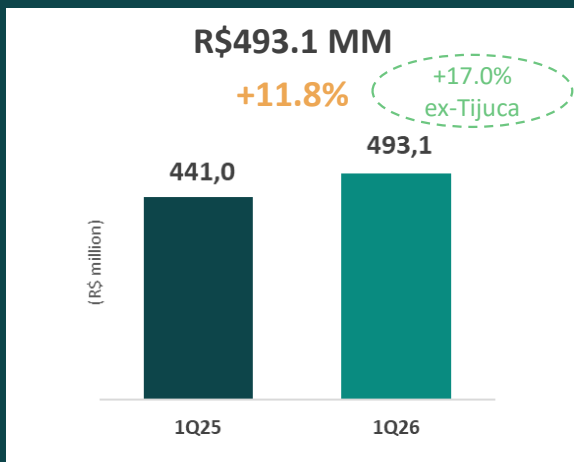
## NOI



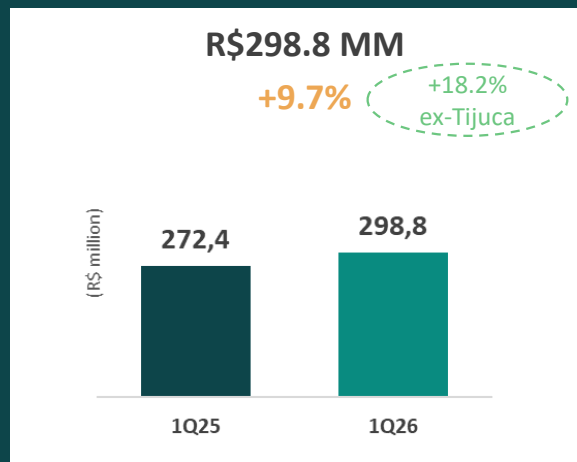
## FFO/SHARE



## AJ. EBITDA



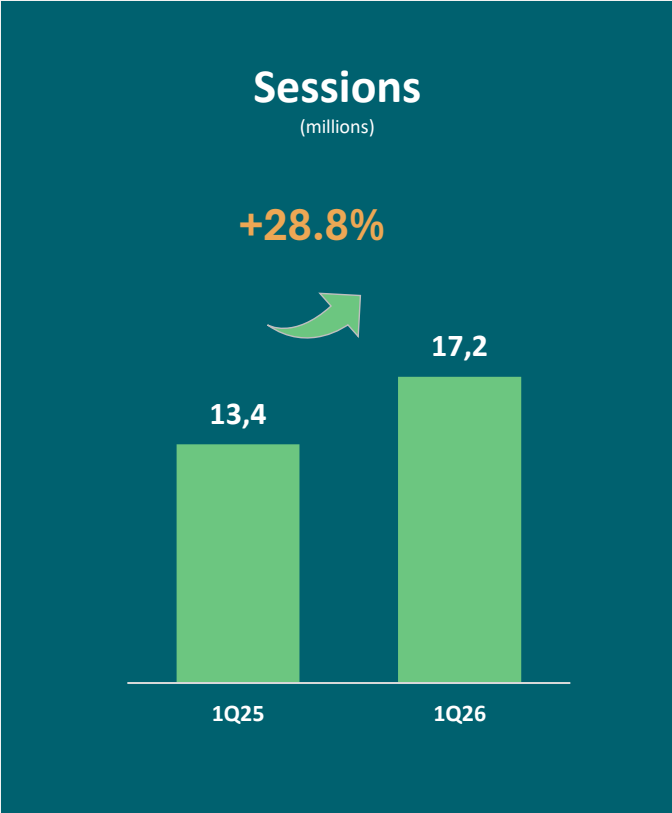
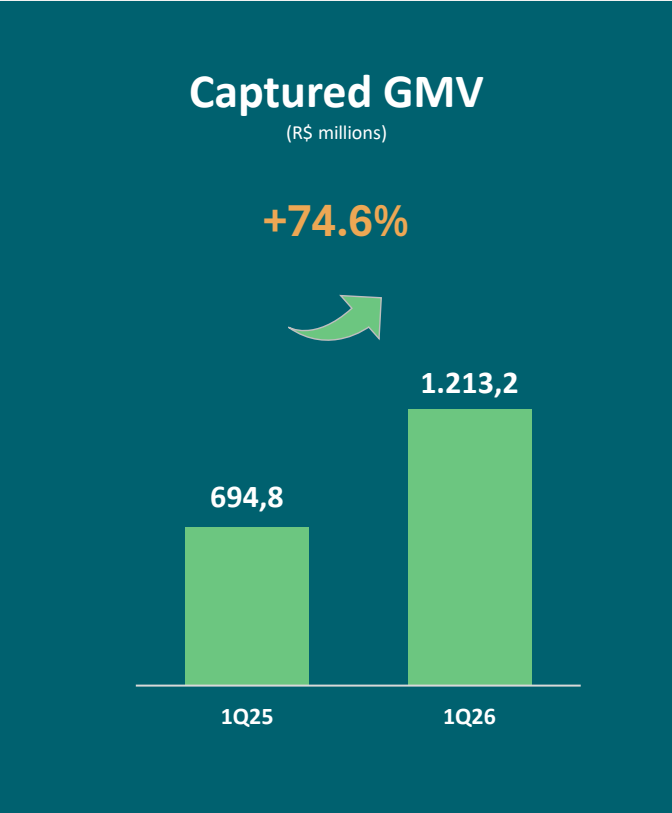
## FFO



Indicators ex-Straight-line rent. Data ref. Δ%: 1Q26 vs. 1Q25 Proforma

**2.3 mm  
MEMBERS**

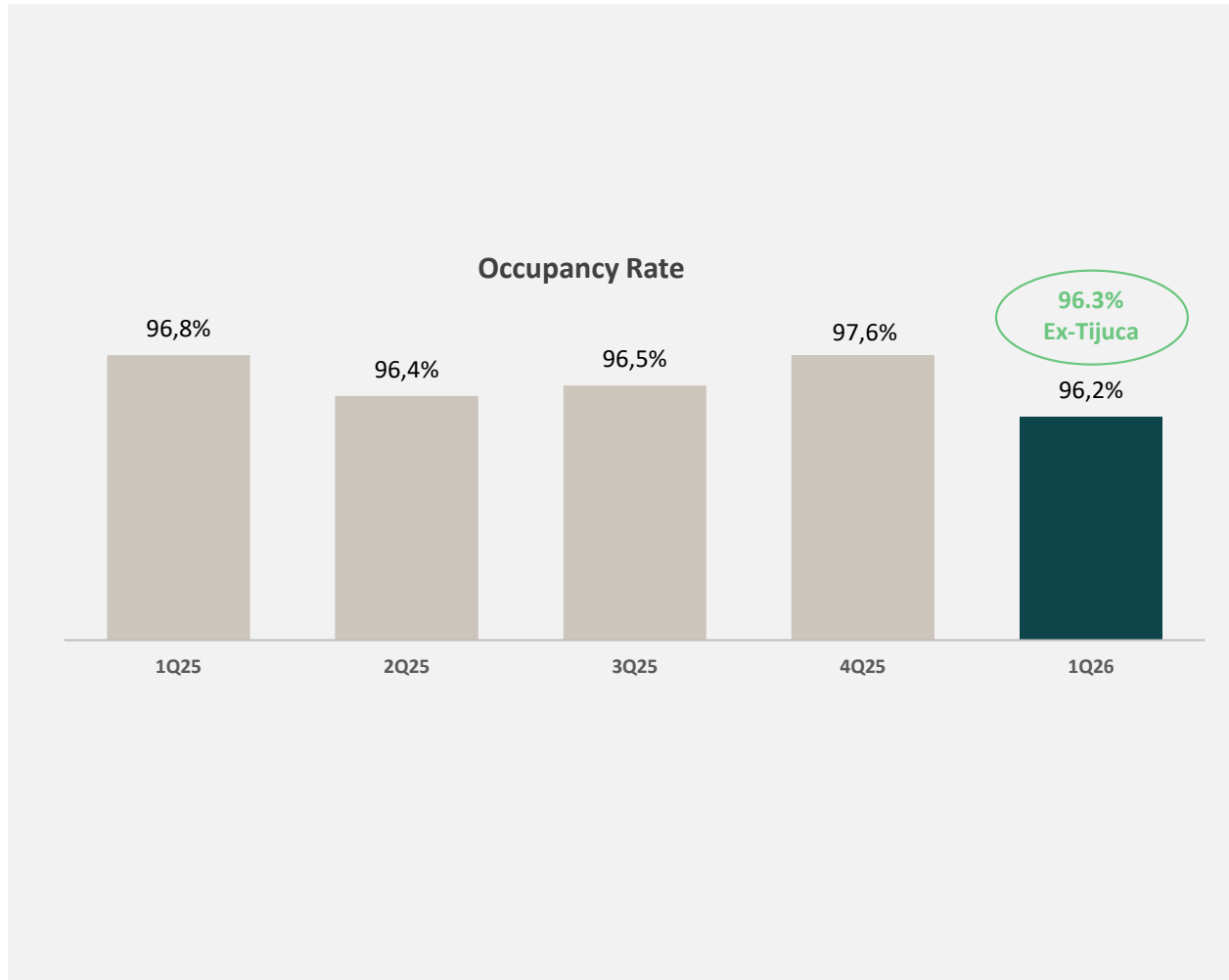
**+16%  
RECURRENCE**



**96.3%**  
Occupancy  
Rate<sup>1</sup>

**140**  
Signed  
Contracts

**+13.4**  
thousand sqm  
added GLA



## SIGNED CONTRACTS

Parque Dom Pedro



NorteShopping

**DECATHLON**

Tamboré Shopping



<sup>1</sup>ex-Tijuca



## Execution and Performance

### Shopping Passeio das Águas

Goiânia – GO  
Grupo EBM

### Now Reserva das Águas

3 Towers ready

### Now Alameda das Águas

+65% of units sold



### NorteShopping

Rio de Janeiro – RJ  
Cyrela

### Only by Living

Advanced stage of construction  
93% of units sold



## Project Approved

### Independência Shopping

Juiz de Fora – MG  
Grupo Diamond

### Project approved

345 Apartments  
+14 thousand sqm of private area

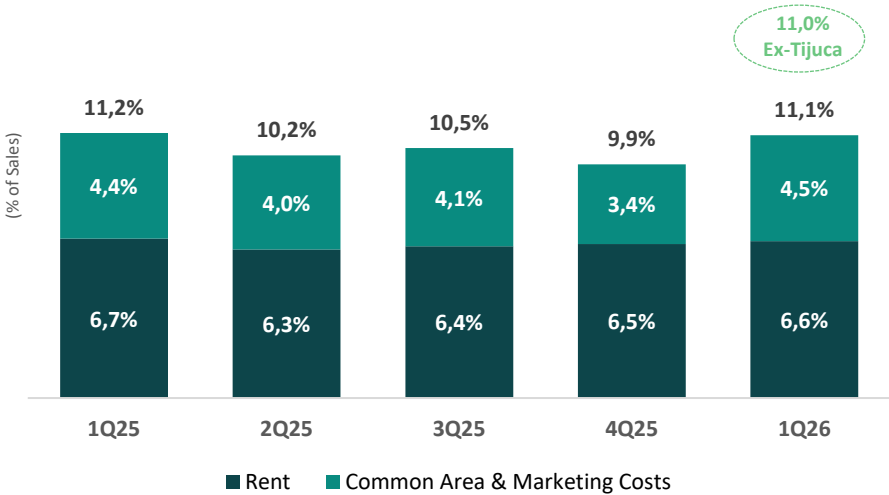


More foot  
traffic

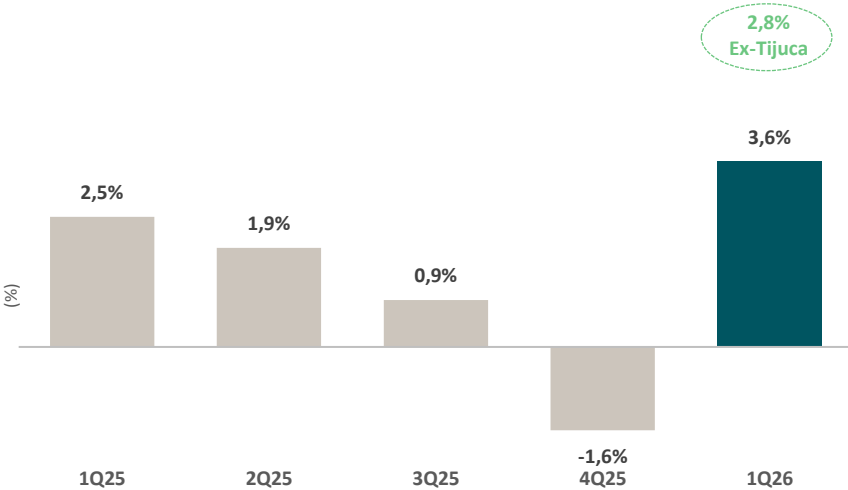


3 projects:  
+ R\$ 24M in  
revenue from  
Real Estate  
Development  
in 1Q26

### OCCUPANCY COST



### NET DELINQUENCY<sup>1</sup>



<sup>1</sup> Net delinquency refers to the ratio of the total billed for the period (rent billed, excluding cancellations) to the total received within the same period.

## HELLOO CONNECTS WITH WHAT MATTERS



PRESENT IN MORE  
THAN **60** CITIES



**+14K**  
DIGITAL SCREENS



**114** SHOPPING  
MALLS



**17** AIRPORTS

**5** in operation **+7** in 2026 **+5** up to 2029

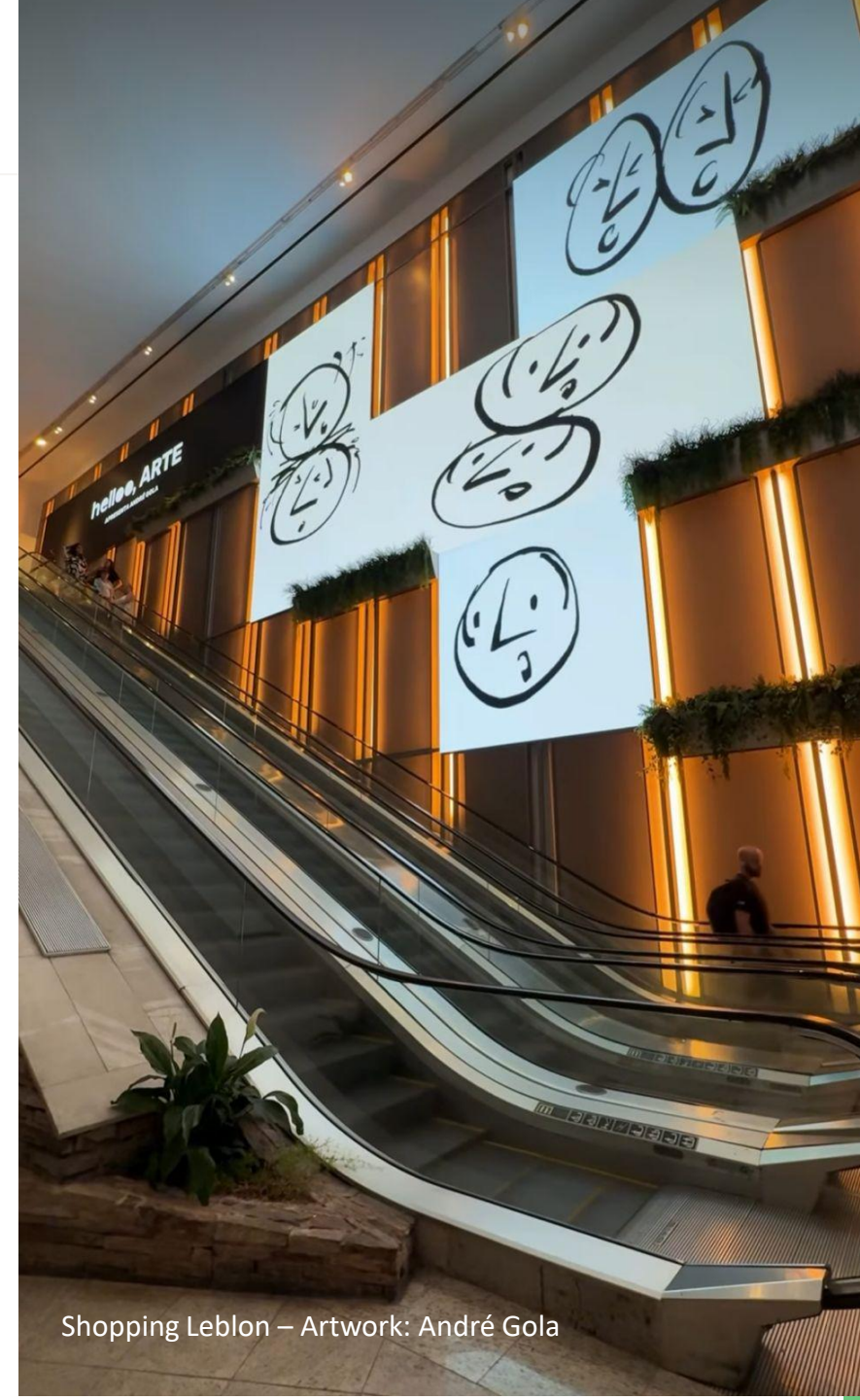


MORE THAN **6**  
THOUSAND  
RESIDENTIAL  
BUILDINGS



**NEW CLIENTS**

vs 4Q25  
**+16%** SHOPPING MALLS  
**+14%** RESIDENTIAL

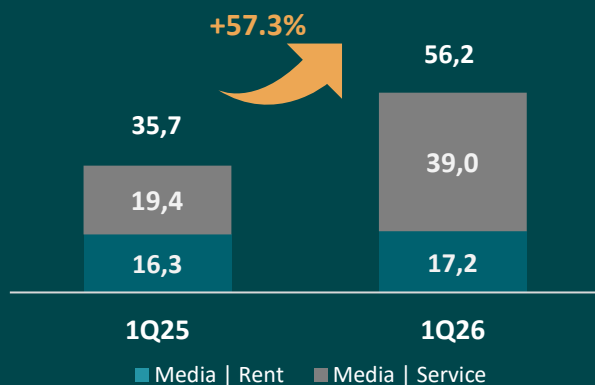


Shopping Leblon – Artwork: André Gola

# MEDIA REVENUE EVOLUTION

## Media Revenues

(R\$ Millions)



# R\$56.2 MM

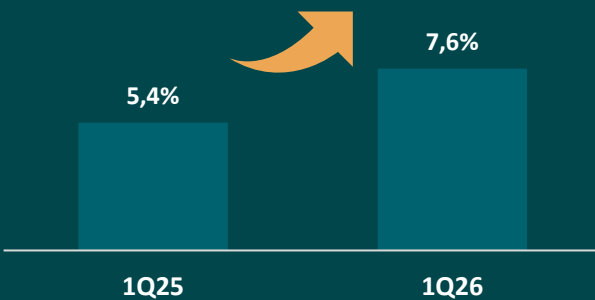
Revenue in 1Q26

# 57.3%

Growth 1Q26 x 1Q25

## Media as % of gross revenue

+ 220 bps

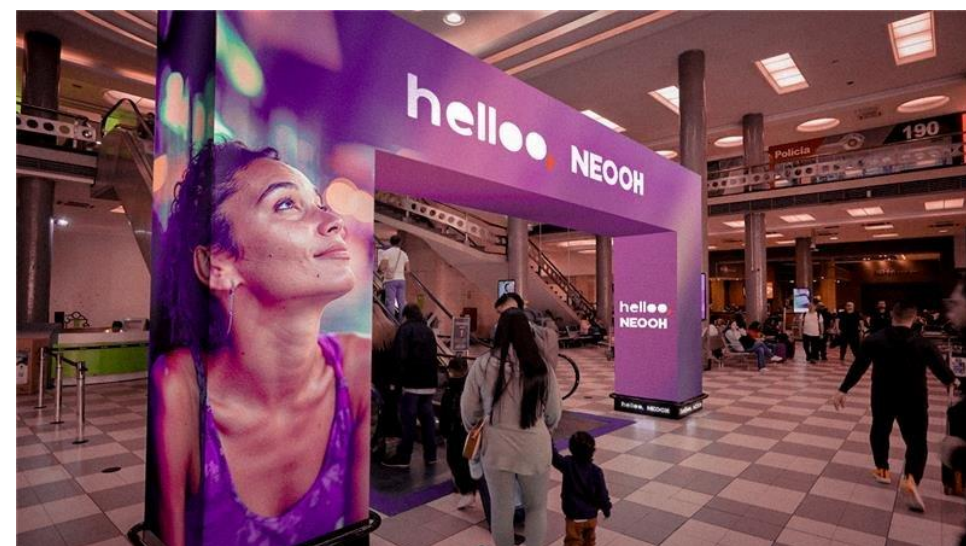


# 7.6%


Of total gross revenue  
in 1Q26


# +220 bps

Of advancement as a percentage  
of the Company's gross revenue



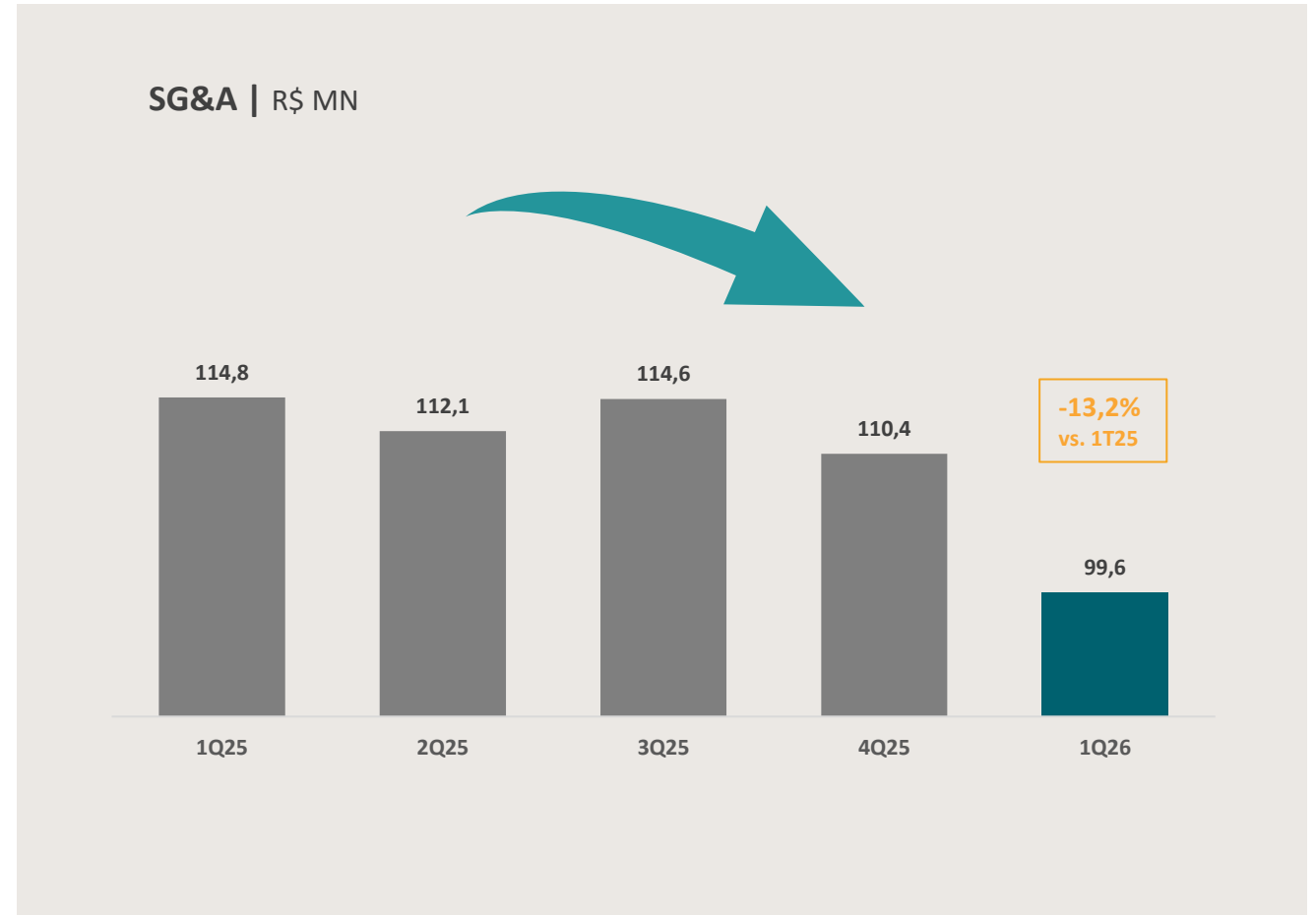
## EFFICIENCY GAINS

 Bureaucracys Reduction

 Flow Optimization

 Structures Resizing

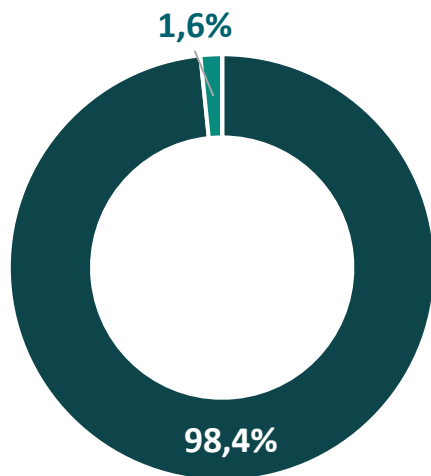
Continuous and gradual process, ensuring excellent execution



## LEVERAGE

**1.7x**  
Net Debt/ EBITDA

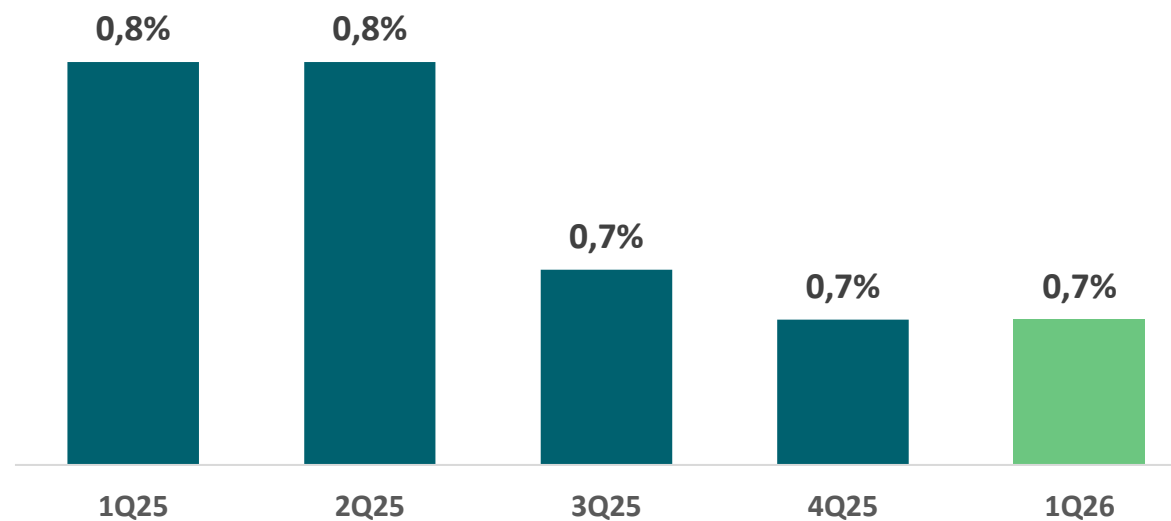
## DEBT COMPOSITION<sup>1</sup>



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

## AVERAGE COST OF DEBT

(CDI + Spread)



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

<sup>2</sup>Pre-fixed indices include TR;

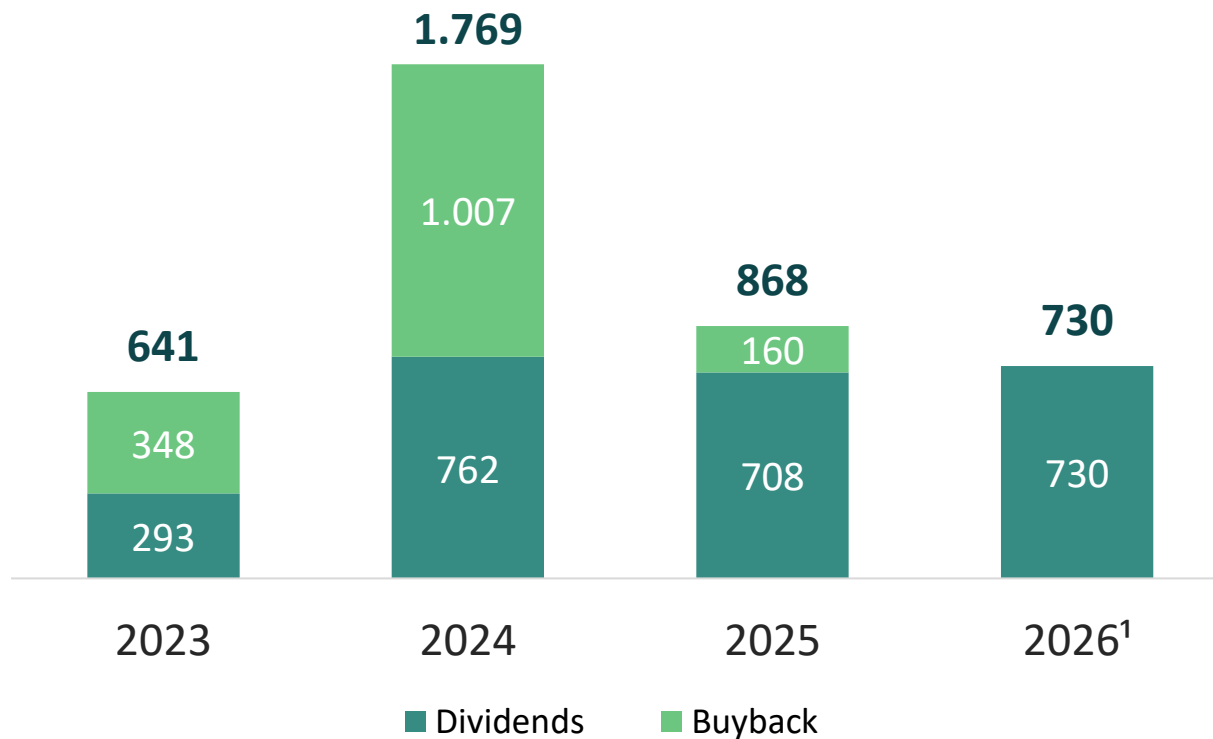
~R\$ **10** bi  
Market Cap  
Day 1



Dividends/loE/Buyback  
R\$ **3,9** bi returned 2023-2026<sup>1</sup>



~**40%**  
ALLOS shareholder's  
return



**68** mn  
Buyback  
shares

~**70** mn  
Canceled  
shares

R\$ **1,5** bi  
Total  
repurchased

Since out/24,  
with **monthly**  
distributions

<sup>1</sup> Values until May 2026

**THANK YOU**

**INVESTOR RELATIONS**

**ALLOS**