

ALLOS

2Q25

EARNINGS RELEASE



2Q25

Total Sales

R\$10.2 billion

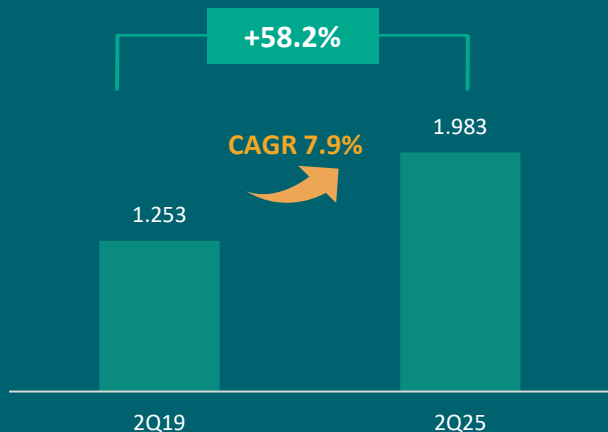
+9.5%

(YoY)



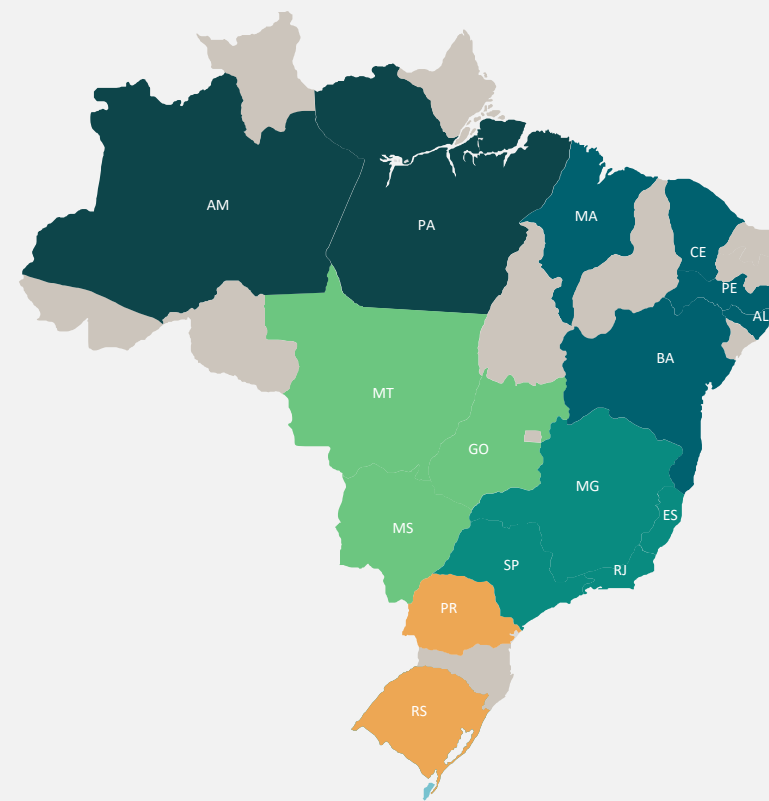
Sales/sqm

ALLOS
R\$

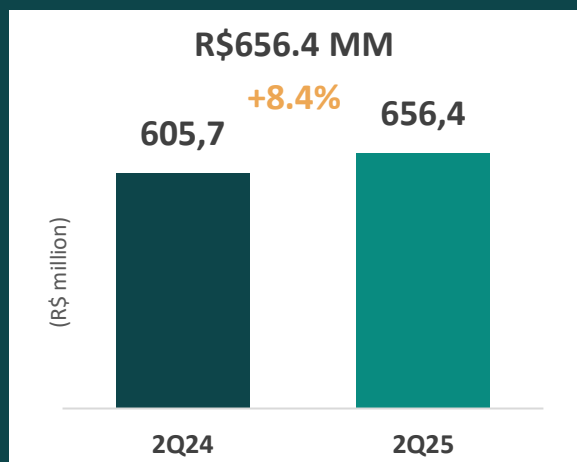


Sales growth per region

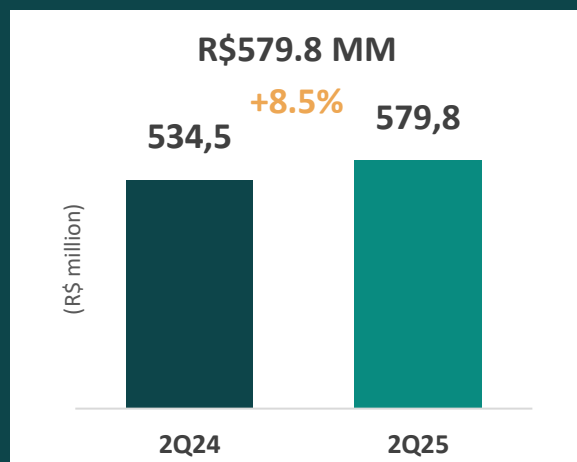
2Q25 x 2Q24



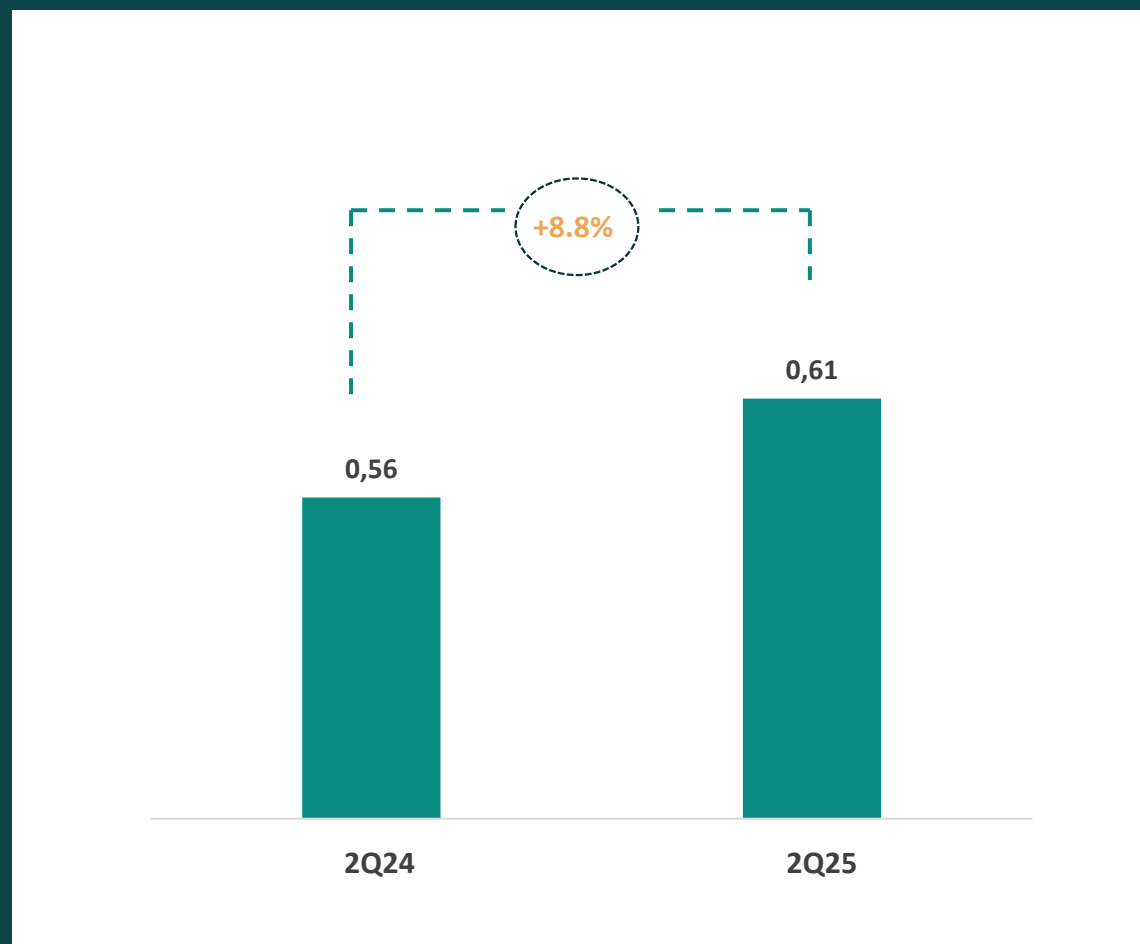
NET REVENUE



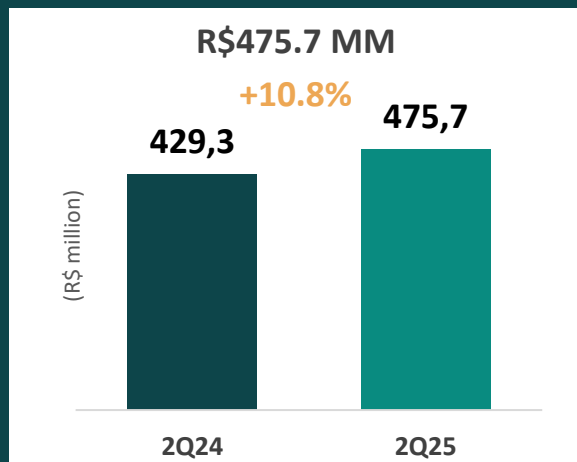
NOI



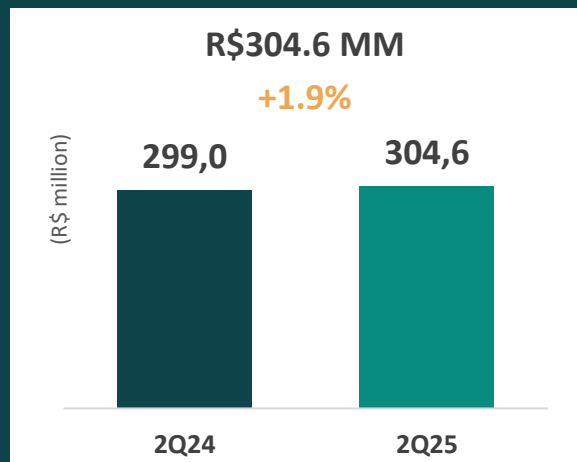
FFO PER SHARE EVOLUTION



ADJ. EBITDA



FFO



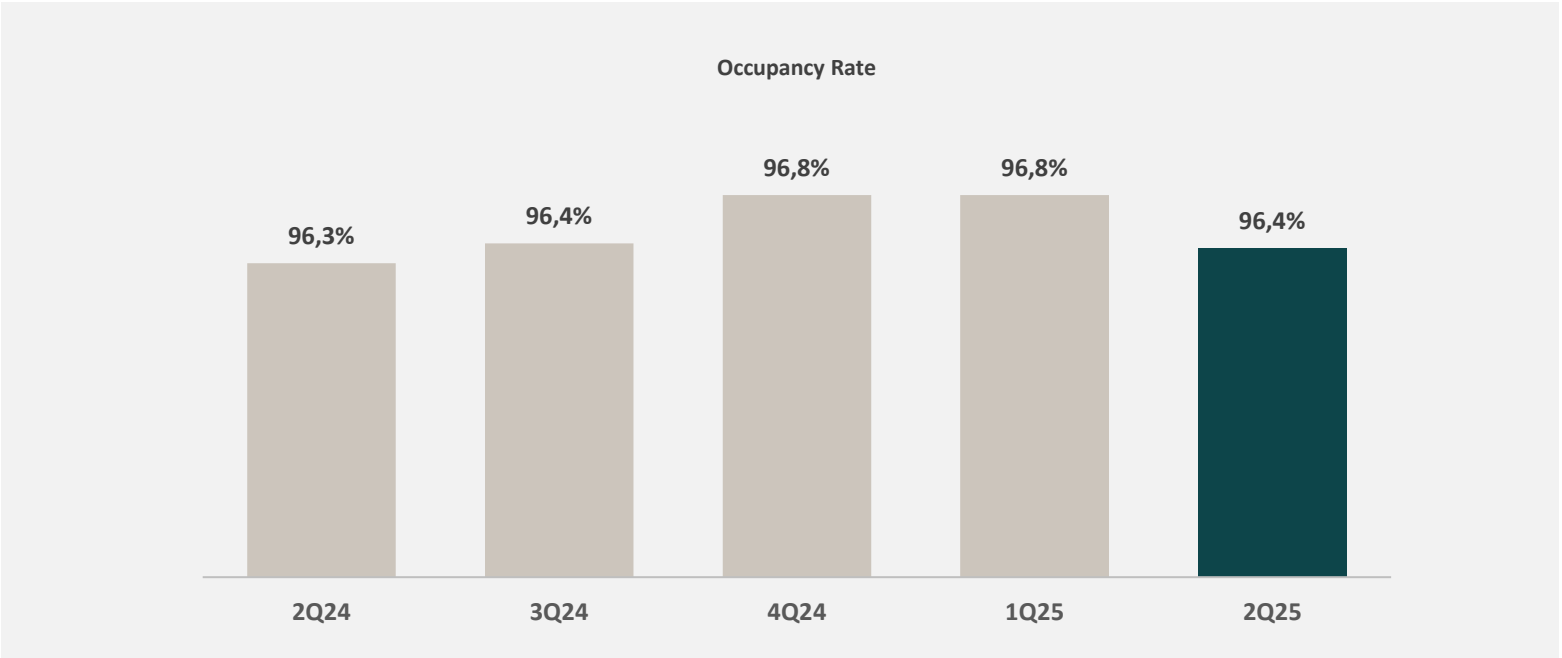
Indicators ex-straight line rent adjustment. Ref. Δ% date: 2Q25 vs. 2Q24 Proforma

COMERCIAL HIGHLIGHT

96.4%
Occupancy
rate

188
Signed
Contracts

77
Signed Contracts
in July



RECENT OPENINGS

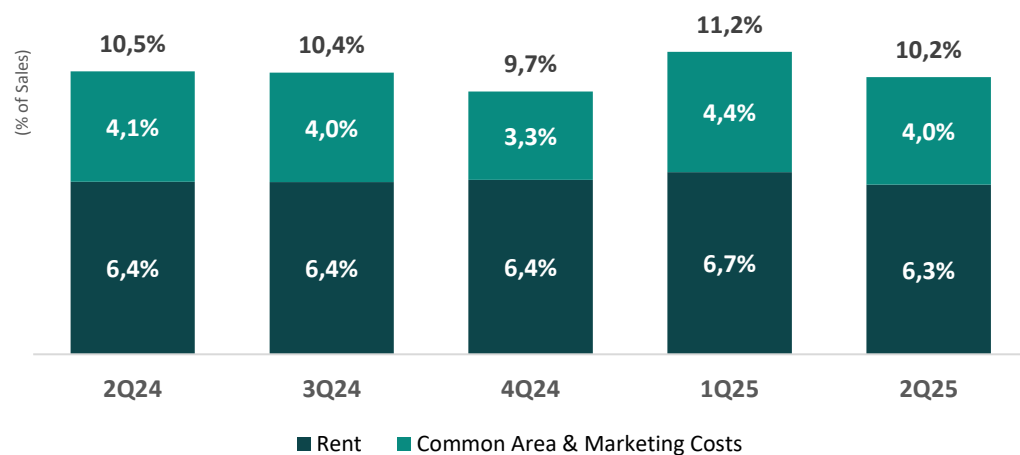


COACH
Shopping Manauara

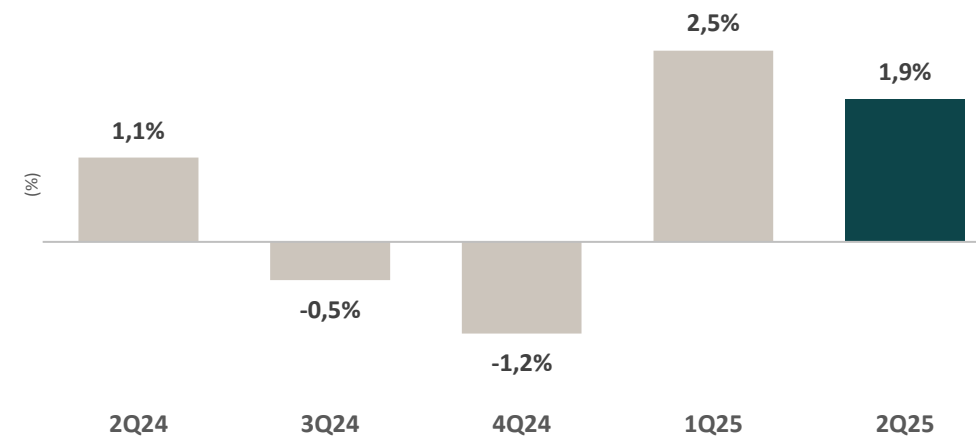


ADIDAS KIDS
Shopping Manauara

OCCUPANCY COST



NET DELIQUENCY¹



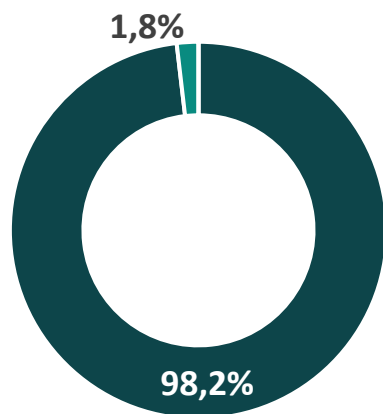
¹Net delinquency refers to the ratio between the total billed amount in the period (rent, excluding discounts and cancellations) and the total received amount over the same period.

LEVERAGE

1.7x

Net Debt/ EBITDA

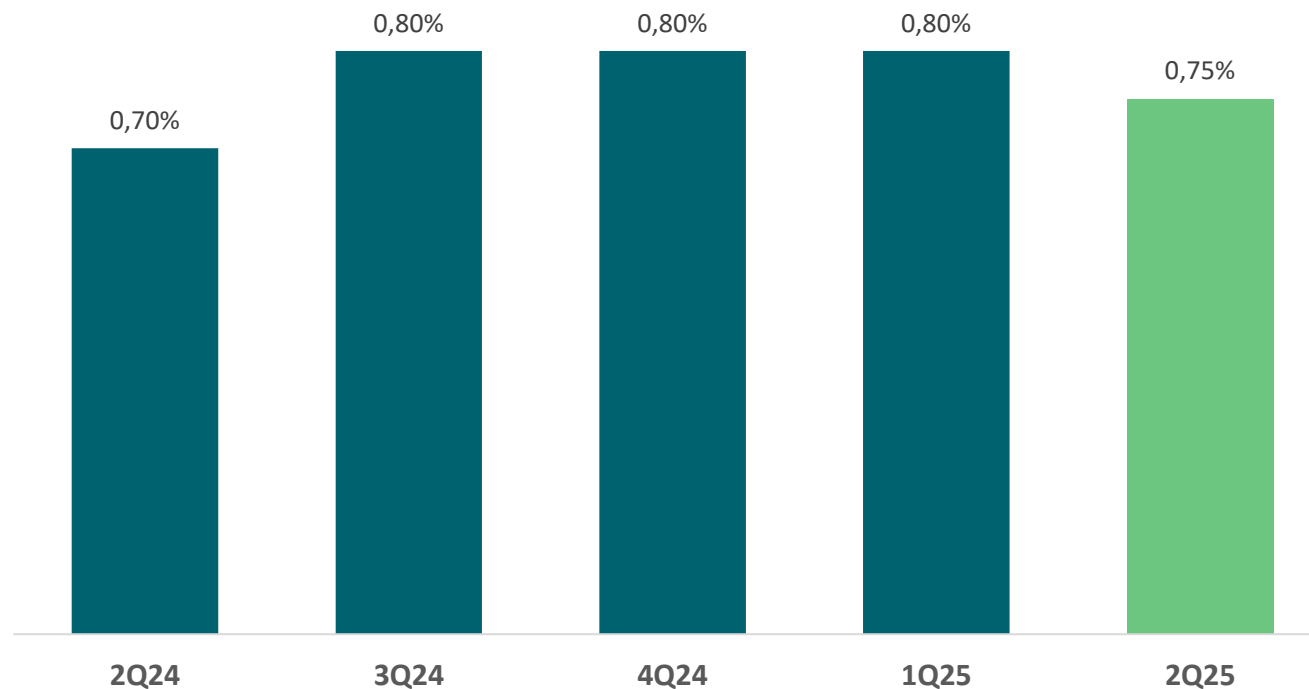
DEBT BREAKDOWN¹



■ Floating rate ■ Fixed rate² ■ Inflation³

AVERAGE COST OF DEBT

(CDI + Spread)



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

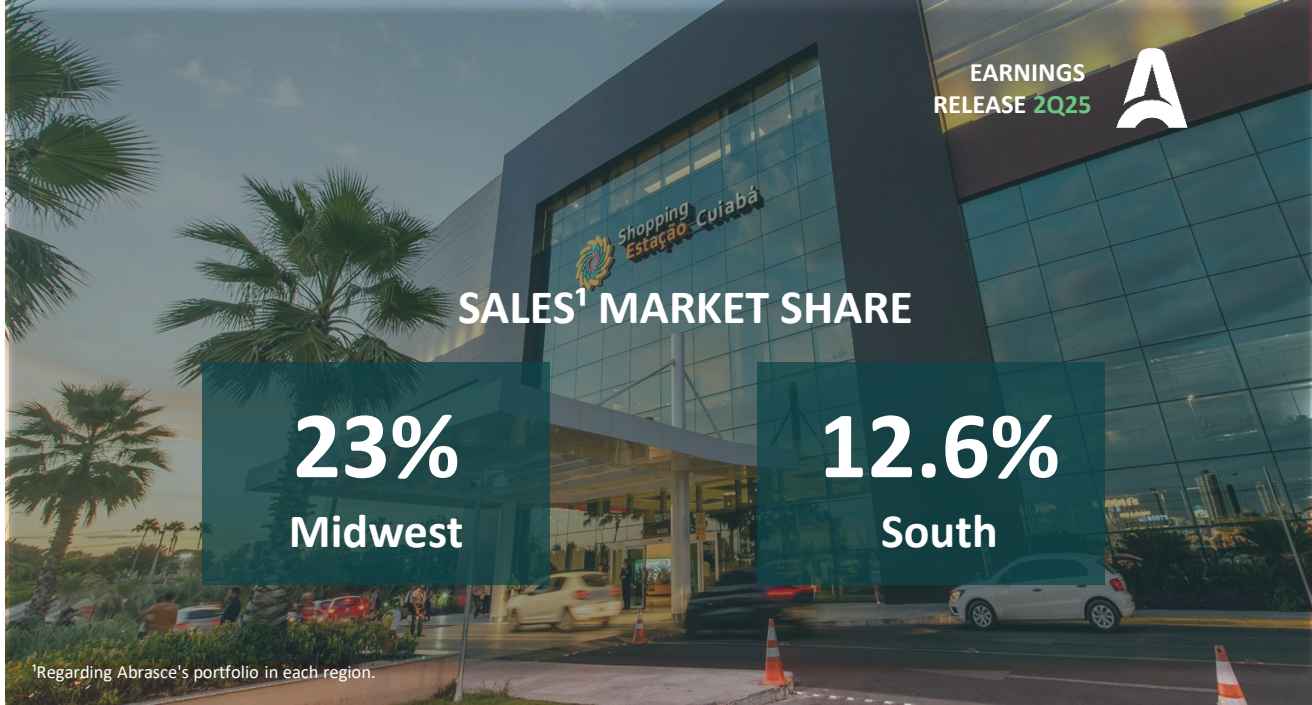
² Pre-fixed rates include TR; ³ Inflation indices include IPCA and IGP-DI

THE STRENGTH OF THE PORTFOLIO: MIDWEST AND SOUTH



- MIDWEST**
- Shopping Estação Cuiabá
 - Shopping Campo Grande
 - Goiânia Shopping
 - Passeio das Águas Shopping

- SOUTH**
- Catuaí Shopping Londrina
 - Catuaí Shopping Maringá
 - Shopping Curitiba
 - Shopping Villagio Caxias



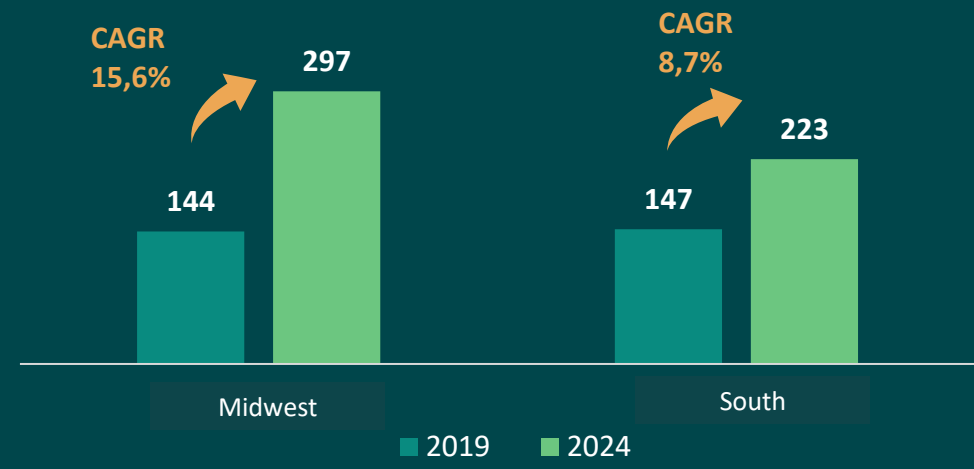
SALES¹ MARKET SHARE

23%
Midwest

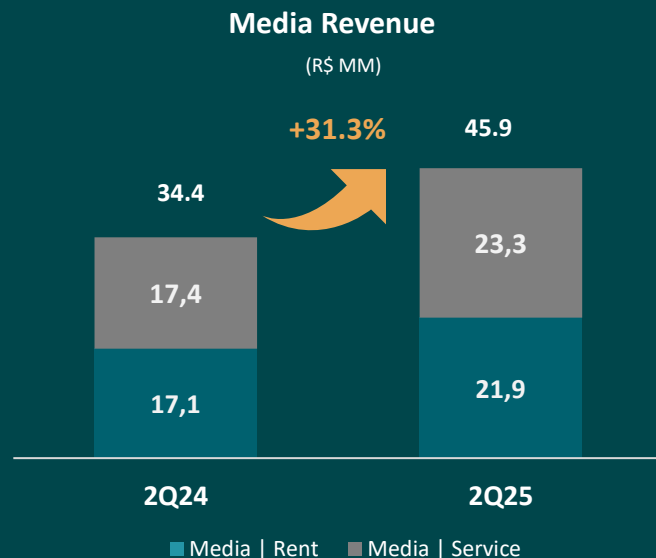
12.6%
South

¹Regarding Abrasce's portfolio in each region.

NOI 2019 vs 2024



MEDIA REVENUE EVOLUTION

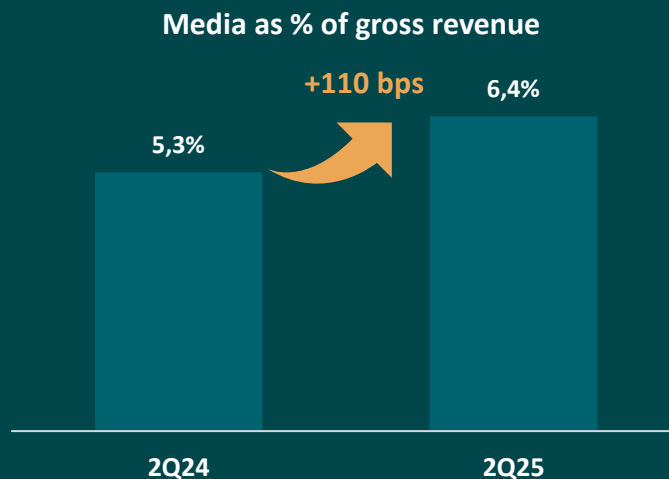


R\$46 MM

Revenues in 2Q25

31.3%

Growth 2Q25 x 2Q24



6.4%

Of the Company's gross revenue in 2Q25

+110 bps

Growth as a percentage of gross revenue



helloo,

HELLOO AIRPORTS

Helloo and NEOOH formed a consortium that won Aena's tender to manage and commercialize out-of-home media in 17 airports, including Congonhas (SP). Operations began in July 2025 in five airports, with gradual expansion, and the contract has a 10-year term.

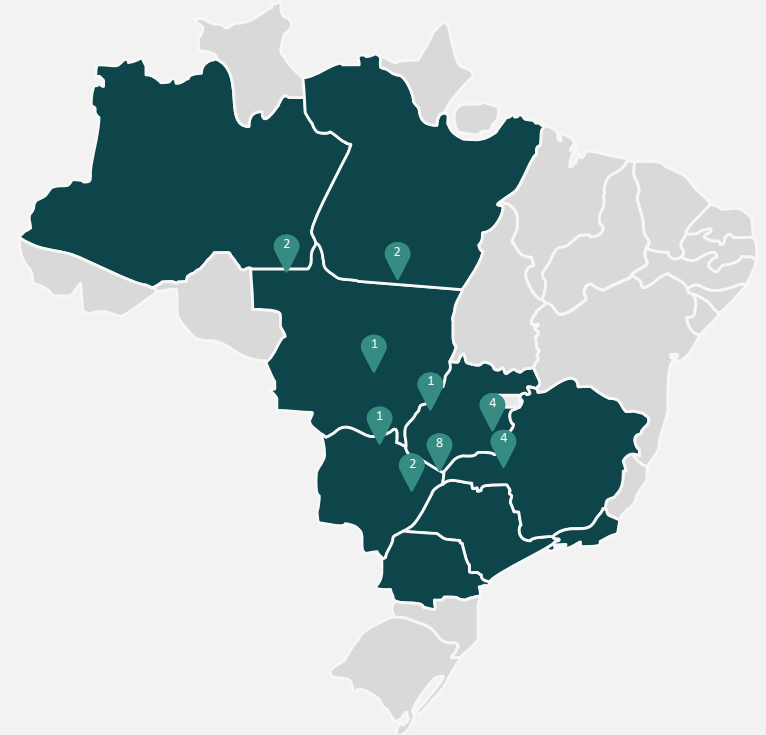
Benefits Program

+25
Programs until
April

Until July 2025,
34 malls with Benefits
Program APP



Expansion enhances opportunities and range



With the expansion, the program began connecting thousands of brands to over 5 million new potential consumers.

ALLOS SUSTAINABLE DAY



ABRASCE AWARD 2025

ALLOS tem **10 cases**
vencedores do Prêmio
Abrasca!



Thank You

INVESTOR RELATIONS

ALLOS