

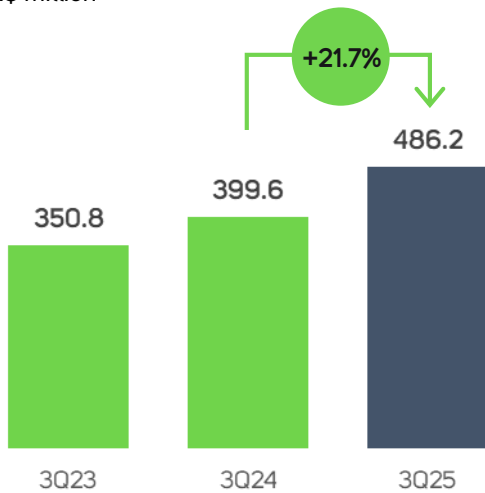
MATERIAL FACT

PRELIMINARY OPERATING RESULTS 3Q25

São Paulo, October 17th, 2025 – ALLPARK EMPREENDIMENTOS, PARTICIPAÇÕES E SERVIÇOS S.A. (“Company” or “Estapar”), in compliance with CVM Resolution 44 of August 23, 2021 (“CVM Resolution 44”), as amended, as well as Novo Mercado Regulations (“Regulations”) and the Information Disclosure Policy, hereby announces to its shareholders and the market its preliminary operating results of 3Q25.

NET REVENUE⁽¹⁾

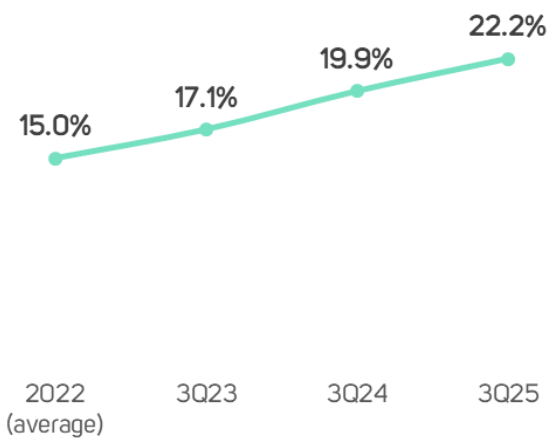
R\$ million



Record-high Net Revenue. The 3Q25 performance was due to the **increase in the number of operations, the higher number of vehicles served, average ticket and digital revenue from the Zul+ products**. We highlight growth in the **Airports, Healthcare and Shopping Centers** sectors.

DIGITAL PLATFORMS

% of revenue from digital platforms⁽²⁾ vs. Net revenue



Revenue from **digital platforms accounted for 22.2% of net revenue in 3Q25**. As of the end of 3Q25, the Zul+ app had over **8.3 million users**. Across our digital platforms, more than **16.9 million transactions** were carried out during the quarter, using our products and services, such as parking place reservation, payment for parking, digital Zona Azul (street parking zones), payment of vehicle debts, insurance and tags, among others.

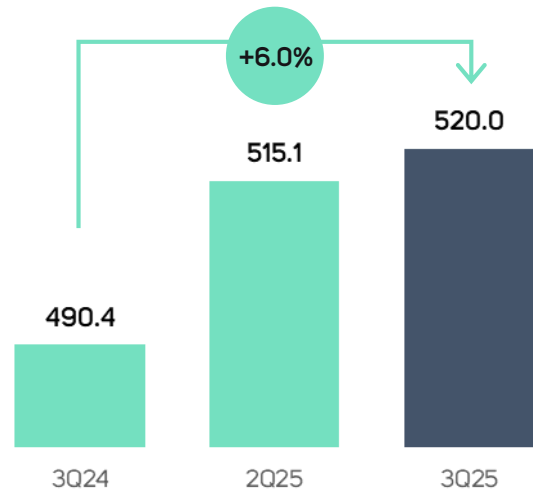
(1) Preliminary and unaudited amounts.

(2) Website, Zona Azul de SP app and Zul+ app.

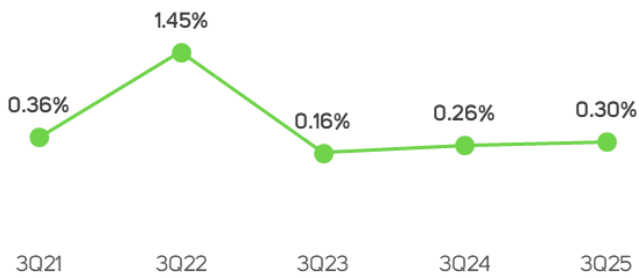
GROWTH IN PARKING SPACES

of parking spaces at the end of the period ('000)

In 3Q25, we opened **30 operations** in 14 cities, mainly in Hospitals, Commercial Buildings and Leisure, totaling **804 operations in 105 cities across 19 states**. Compared to the same quarter of the previous year, 29.6 thousand parking spaces were added to the portfolio.



CHURN ⁽³⁾



At the end of 3Q25, **Churn came to 0.30%**, in line with historical levels. The healthy performance of this indicator was due to the efforts of the commercial team, whose focus during contractual renewals was on a more profitable portfolio.



(3) Churn = Cash Gross Profit LTM from operations ended in the period compared to Total Cash Gross Profit LTM.

MAIN OPERATIONS INAUGURATED IN 3Q25



Month **August/25**
 Asset **Shopping Águas Claras – DF**
 Parking Spaces **647**

Águas Claras Shopping is a commercial complex located in the Administrative Region of Águas Claras, in Brasília. The development features a recently expanded retail area and a commercial tower that houses corporate offices.



Month **August/25**
 Asset **Commercial Building O Parque – SP**
 Parking Spaces **717**

O Parque building is located in the Brooklin neighborhood and has approximately 38,000 m² of total area, including 10,000 m² of private green space. The complex combines residential sites with commercial areas and corporate offices.



Month **August/25**
 Asset **Commercial Building Mourisco – RJ**
 Parking Spaces **585**

The Mourisco Business Center was inaugurated in 1998 on the site of the former headquarters of the Botafogo Football and Regatas Club. The complex consists of two office towers and three parking levels.



Month **August/25**
 Asset **AABB Coqueiros – SC**
 Parking Spaces **200**

The Banco do Brasil Athletic Association (AABB) in Florianópolis is a social and sports club located in the Coqueiros neighborhood. The venue offers multi-sport courts, several event rooms, and a dining area.



Month **September/25**
 Asset **Healthcare Complex Itaigara – BA**
 Parking Spaces **557**

The Itaigara Dental and Medical Center covers 6,000 m² distributed across two towers. It houses medical and dental offices, as well as diagnostic laboratories and retail stores. The facility's parking area offers 557 spaces.

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