


Results

30Q25 

DISCLAIMER

This document may contain forward-looking statements and estimates that are mostly based on current expectations and projections about future events and financial trends that affect or may affect our business. Many significant factors could adversely affect our results, estimates and forward-looking statements. The words "we believe," "we can," "we aim," "we estimate" and similar terms identify estimates and projections.

Considerations about forward-looking estimates and statements include information on results and projections, strategies, financing plans, competitive position, industry scenario, potential growth opportunities, effects of future regulations and competition. Such estimates and projections refer only to the date on which they were expressed, and we do not assume the obligation to disclose updates or revise any of these estimates in light of new information, future events or any other factors, except pursuant to the regulation in force, especially CVM Resolution 80 and CVM Resolution 44.

Information in this presentation must be analyzed together with the interim financial information prepared in accordance with the International Financial Reporting Standards (IFRS), approved by the Securities and Exchange Commission of Brazil (CVM) and the Federal Accounting Council (CFC) and in accordance with all pronouncements issued by the Accounting Pronouncements Committee (CPC), which are available on the websites of the Company (ri.estapar.com.br) and the CVM.



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01

Highlights



3Q25: RECORD NET REVENUE



R\$ 486.2 MM

+21.7% vs. 3Q24

3Q25: ADJUSTED EBITDA⁽¹⁾



R\$ 96.7 MM

19.9% Adjusted EBITDA Margin

+25.1% vs. 3Q24

3Q25: NET INCOME



R\$ 7.8 MM

in the quarter vs. R\$ 3.1MM in 3Q24

R\$ 8.3MM

last 12 months

3Q25: LIABILITY MANAGEMENT



88 bps

reduction in the cost of debt vs 3Q24 to CDI+1.6%

stabilized net debt, totaling R\$ 748.8 MM

3Q25: PORTFOLIO EXPANSION



30 inaugurations

in the 3Q25, reaching 804 operations

Churn 3Q25: 0.30%, in line with historical levels

3Q25: DIGITAL & ELECTROMOBILITY




R\$ 26.4 MM Zul+ revenue

+19.9% vs. 9M24

R\$ 6.5 MM Zletric revenue

+42.6% vs. 9M24

Commercial Focus

Inaugurated Operations 

30

3Q25



DISTRITO FEDERAL
Águas Claras Shopping Mall

Parking Spaces
647



SÃO PAULO
Commercial Building O Parque

Parking Spaces
717



RIO DE JANEIRO
Business Center Mourisco

Parking Spaces
585



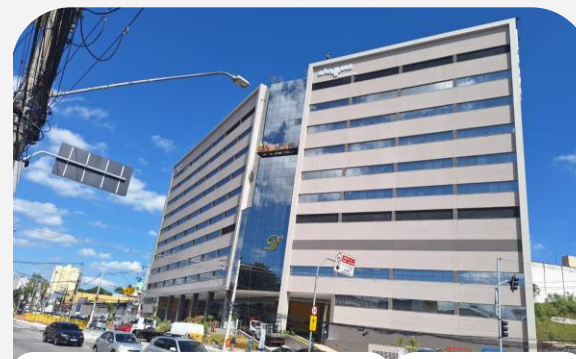
SANTA CATARINA
AABB Coqueiros

Parking Spaces
200




BAHIA
Dentistry Complex Itaigara

Parking Spaces
557



SÃO PAULO
Assunção Hospital

Parking Spaces
780

Inaugurated Operations 

73

9M25

Continuous growth in shopping malls

- Significant inaugurations in the 4th quarter
- Presence in new regions of the state of São Paulo
- Operating 4 of the largest shopping malls in Brazil

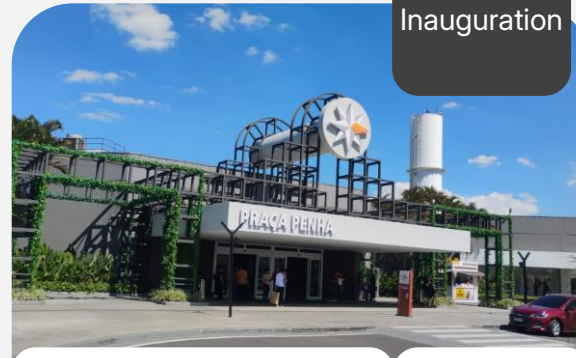
Big Numbers

21.8%
of total revenue

90 operations
between the largest
shopping malls in Brazil

83,771
parking spaces

Inauguration



SÃO PAULO
Aricanduva Mall

Parking Spaces
8,084

Inauguration



RIBEIRÃO PRETO
Novo Shopping Ribeirão

Parking Spaces
4,015



SÃO PAULO
Center Norte Complex

Parking Spaces
8,917



SÃO PAULO
Interlagos Mall

Parking Spaces
3,205

ZUL+

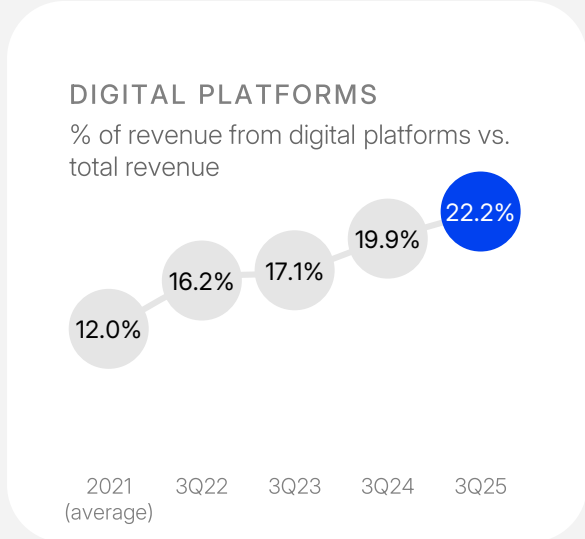
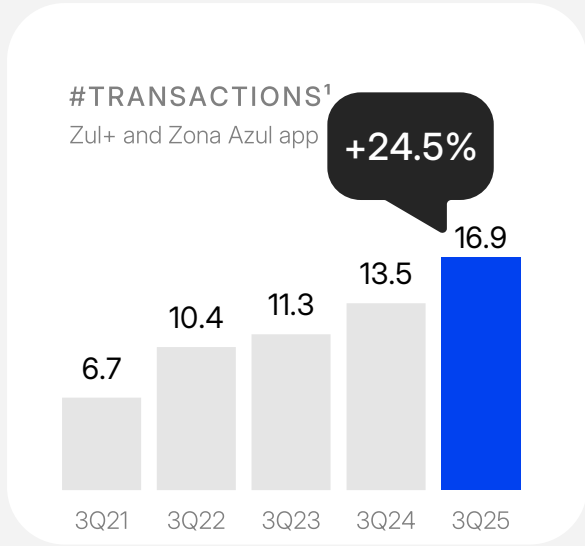
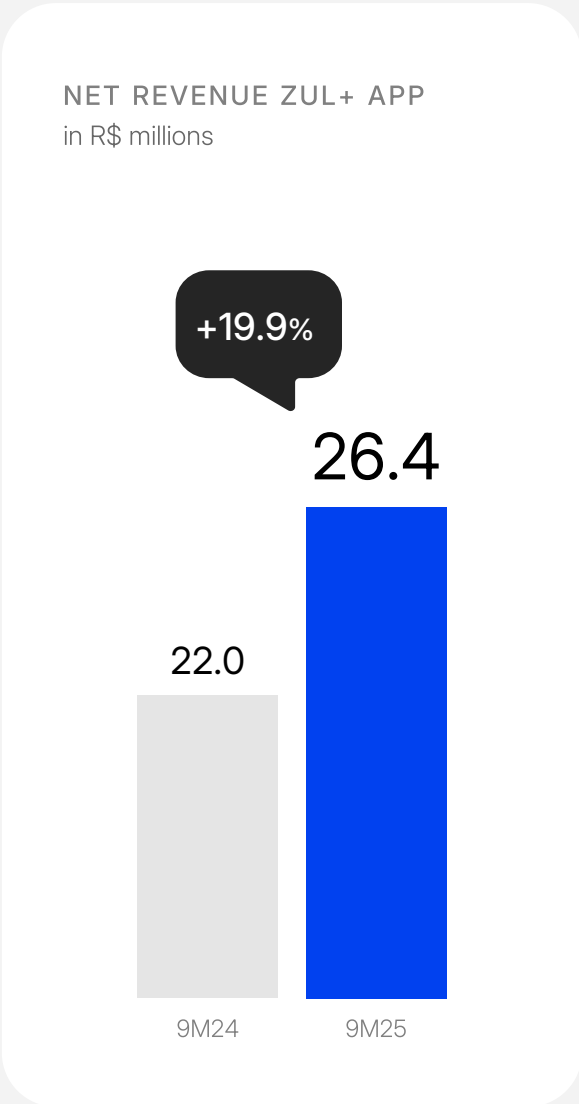
Everything in a single app for drivers

Google Play App Store



USERS Reference Sep-25

+8.3MM



(1) Zul+ App, Zona Azul de SP App and Website.

zletric
RECARREGUE SUA AUTONOMIA

59%

ESTAPAR
INVESTE

Continuous expansion of charging stations network

Google Play

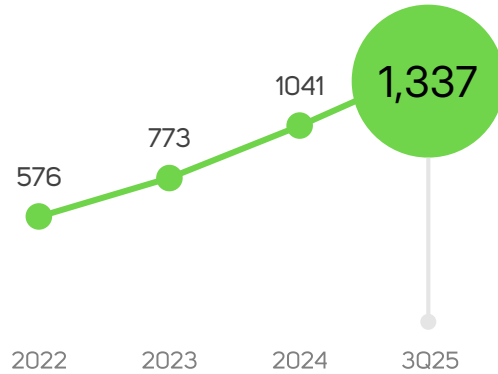
App Store

NET REVENUE ^{9M25}



R\$6.5MM ^{+42.6% vs. 9M24}

EVOLUTION Charging Stations



PORTO ALEGRE – RS
Charging Station Parque Germânia

ZLETRIC PARTNERS



STELLANTIS



movida

99

HDI
SEGUROS



STATES

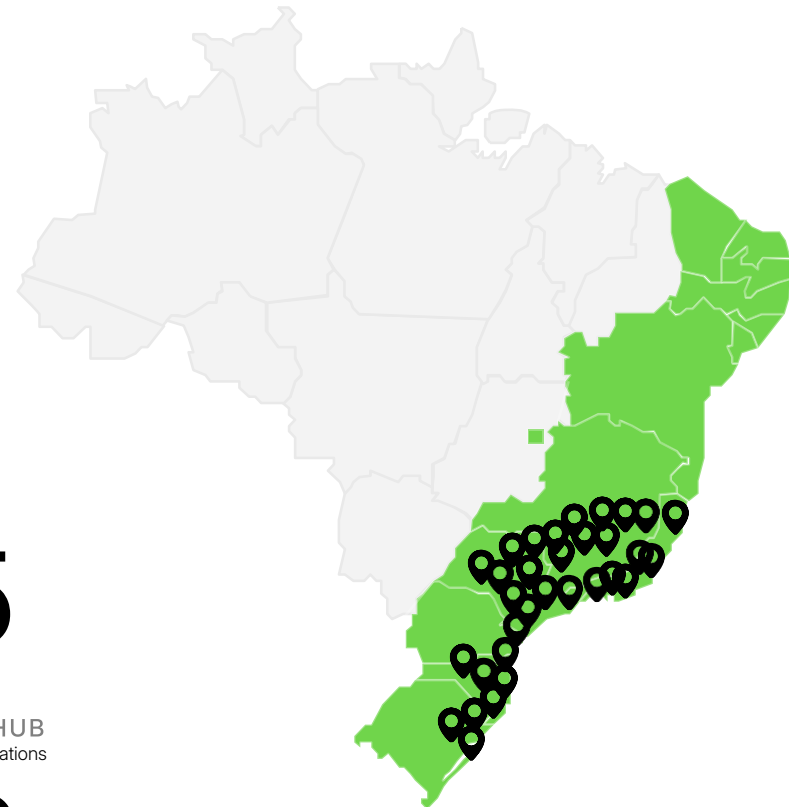
14

CITIES

85

ZLETRIC HUB
Fast Charging stations

33

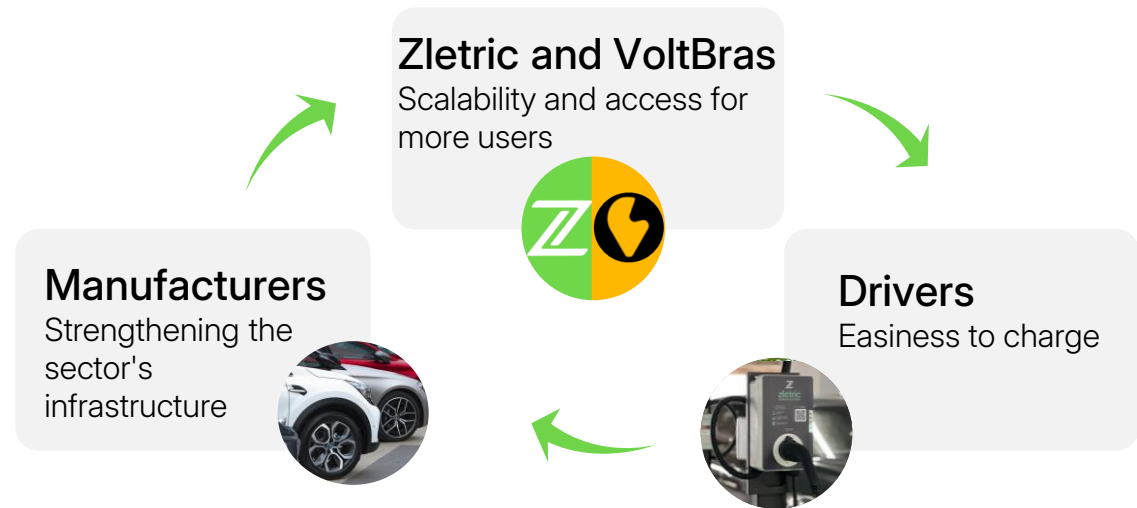


New Partnership

Interoperability agreement between Zletric and VoltBras will create network of over 2.500 electric stations in Brazil



Advantages to Stakeholders



WE ARE GPTW

For the 4th consecutive year
Participation of 91% of employees



02

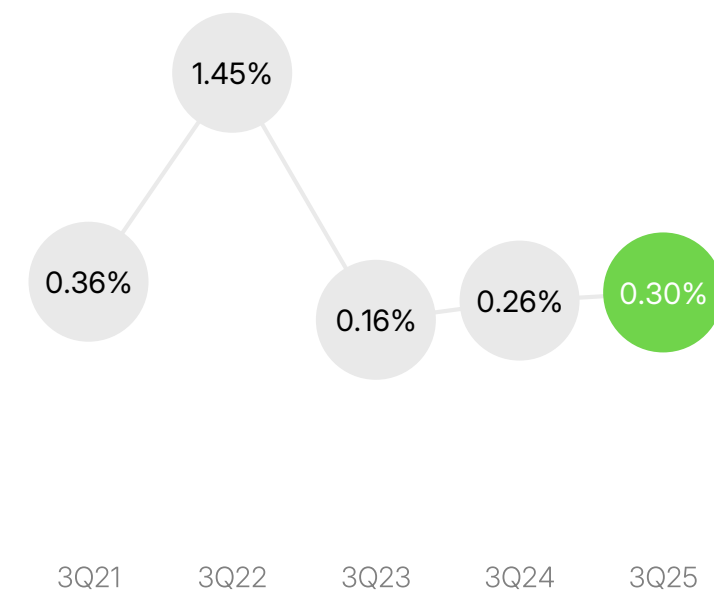
Results 3Q25



EVOLUTION OF PARKING SPACES AND OPERATIONS

	3Q24	3Q25	%
OPERATIONS	731	804	10.0%
PARKING SPACES (in thousands)	490.4	520.0	6.0%
Leased and Managed	244.8	269.8	↑
Long-Term Contract	74.0	79.9	↗
On-Street Concessions	81.8	83.3	↗
Off-Street Concessions	11.5	11.5	→
Properties	11.6	11.6	→
Digital	66.7	64.0	↘

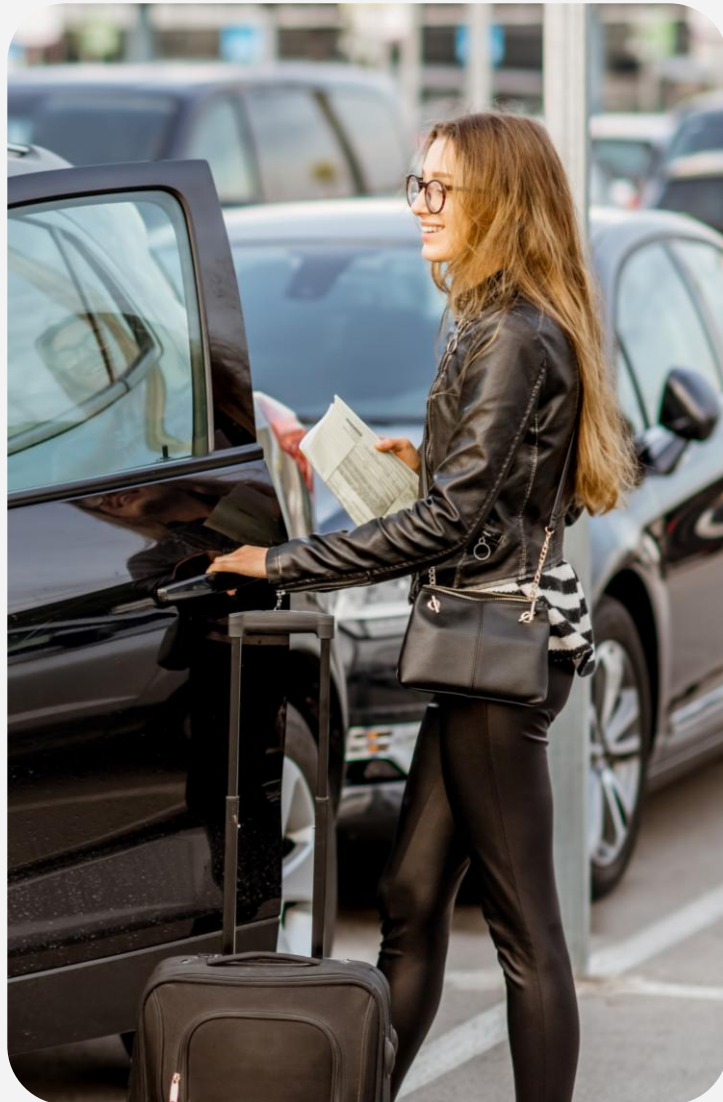
CHURN¹ (%)



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

Quarterly Net Revenue

Consolidated (R\$ million)



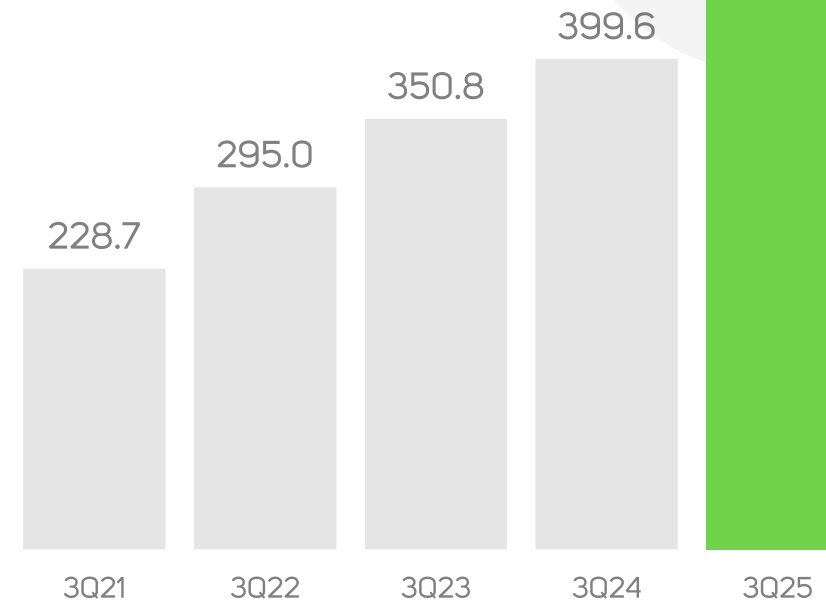
3Q25: NET REVENUE

R\$ 486.2 MM

+21.7%
vs. 3Q24

RECORD

486.2



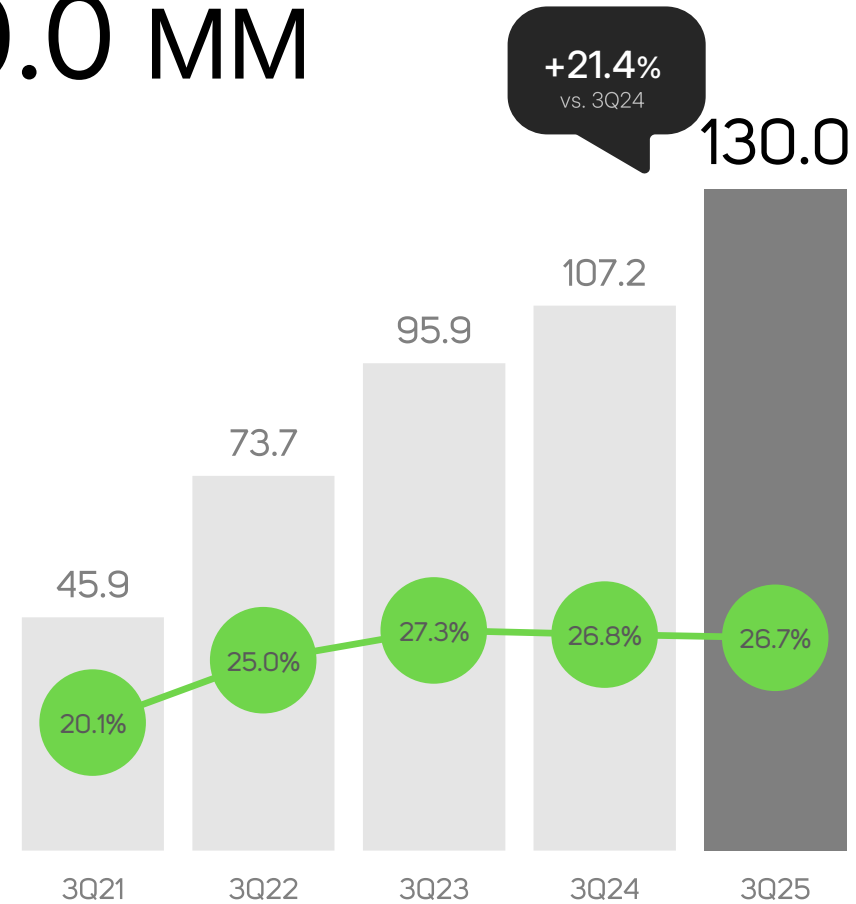
Adjusted Cash Gross Profit and Margin

Consolidated (R\$ million)



3Q25: ADJUSTED CASH GROSS PROFIT¹

R\$ 130.0 MM



(1) Gross profit excluding depreciation costs of fixed assets. Pre-IFRS 16 and IFRIC 12 view, excluding non-recurring effects..

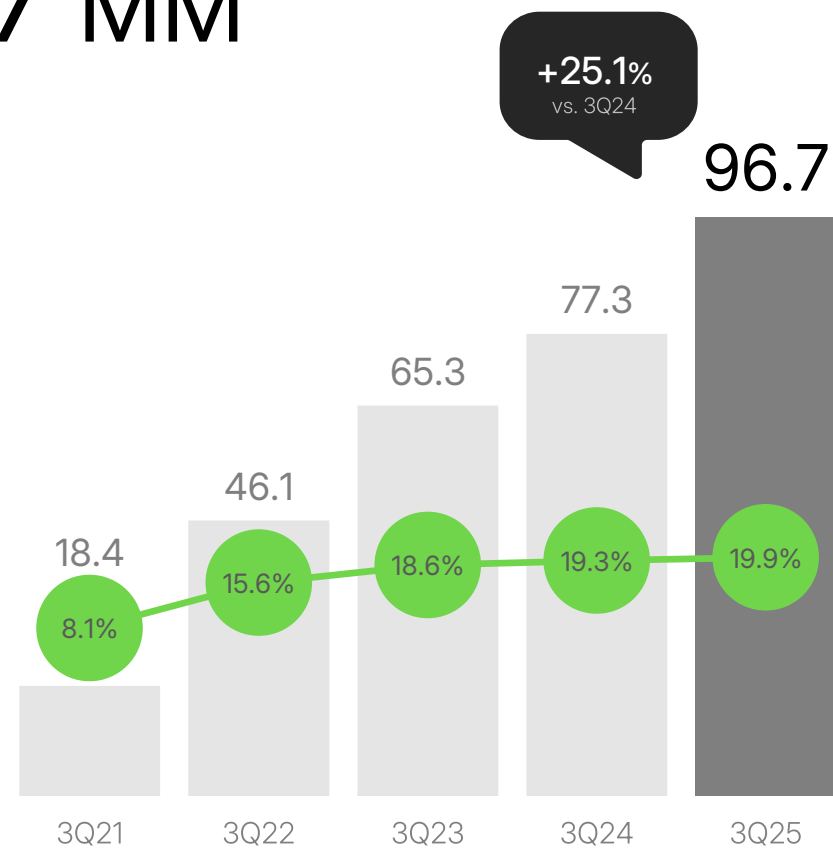
Adjusted EBITDA and Adjusted EBITDA Margin

Consolidated (R\$ million)



3Q25: ADJUSTED EBITDA¹

R\$ 96.7 MM



(1) Pre-IFRS 16 and IFRIC 12, excludes non-recurring effects. .

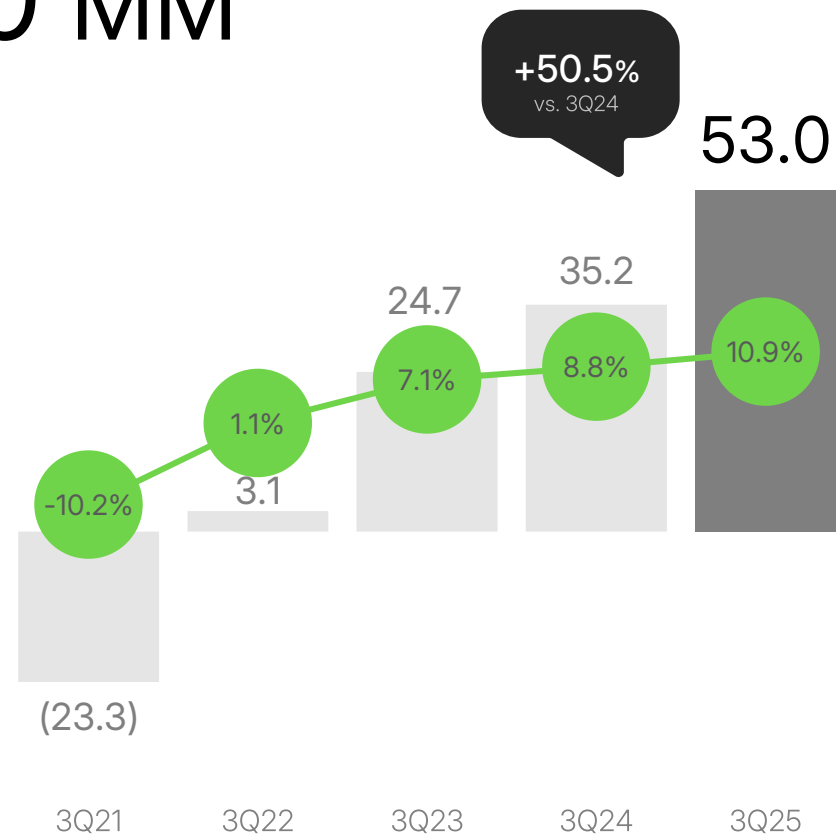
Adjusted EBIT and Adjusted EBIT Margin

Consolidated (R\$ million)



3Q25: ADJUSTED EBIT¹

R\$ 53.0 MM

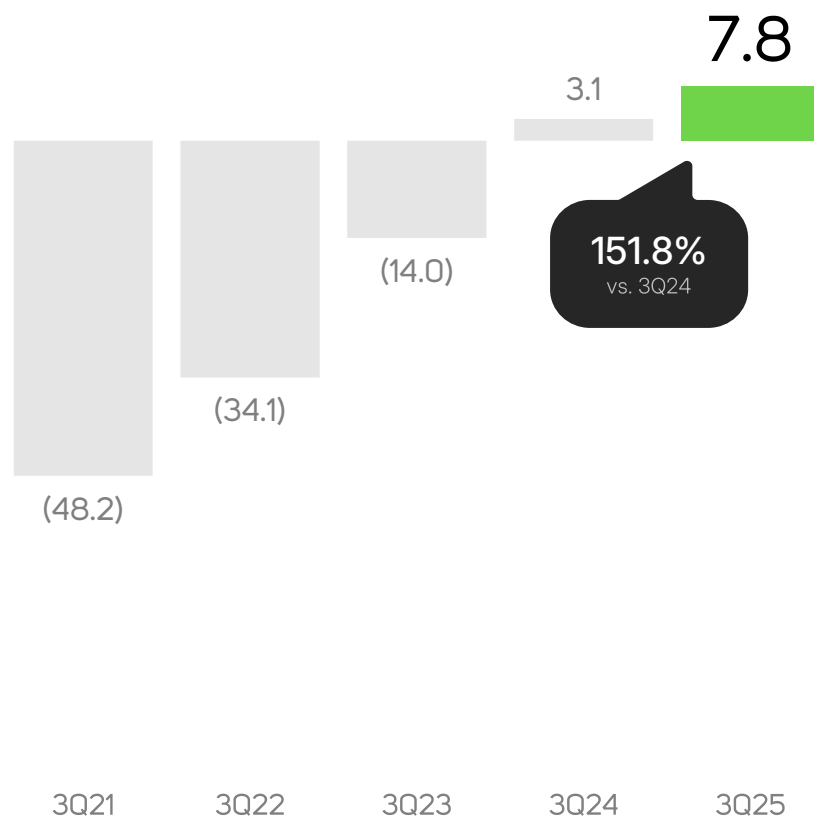


(1) Pre-IFRS 16 and IFRIC 12, excludes non-recurring effects.

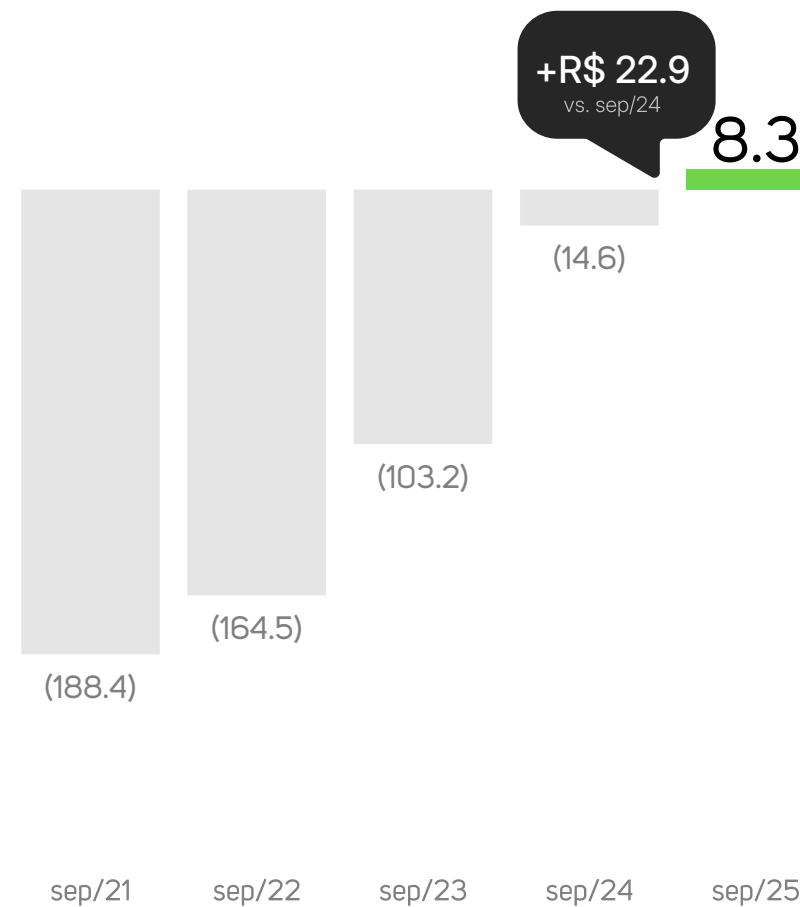
Net Income (Loss)

Consolidated (R\$ million)

NET INCOME (LOSS) QUARTER



NET INCOME (LOSS) LTM¹



(1) Last twelve months results

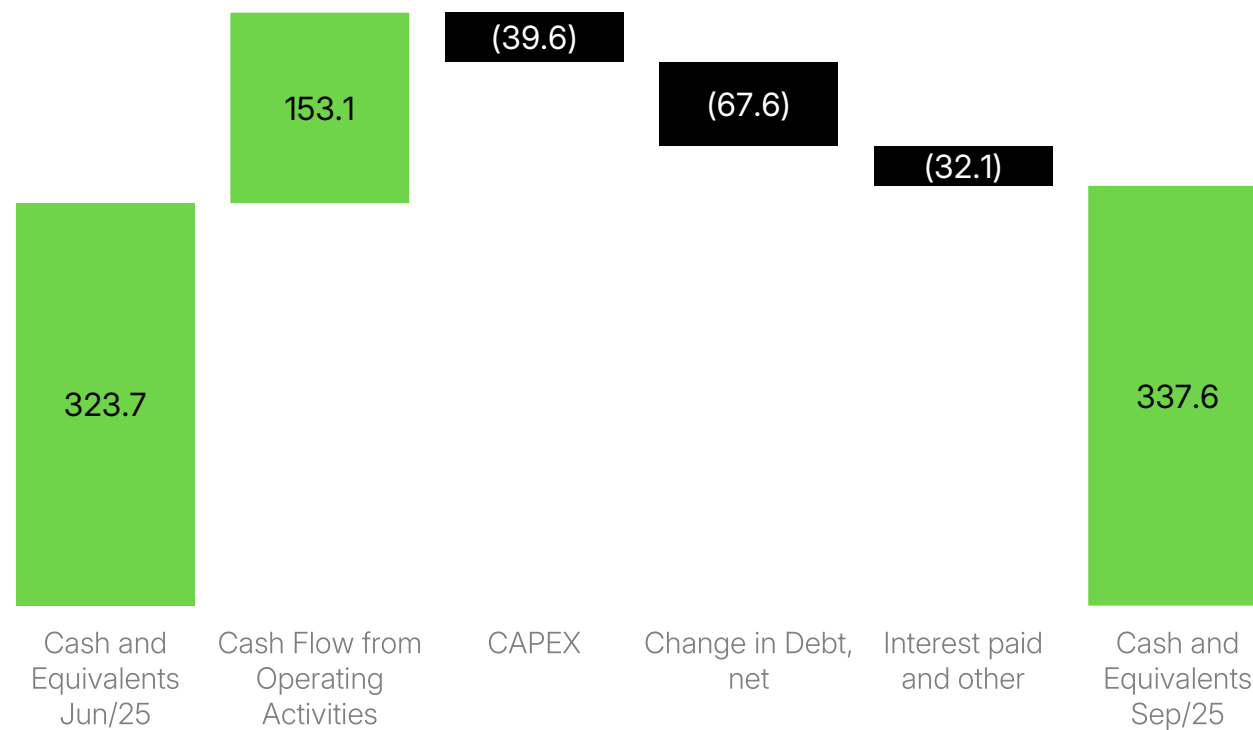
Cash Flow

Consolidated (R\$ million)



ADJUSTED CASH FLOW¹

Strong cash generation,
with disciplined
capital allocation



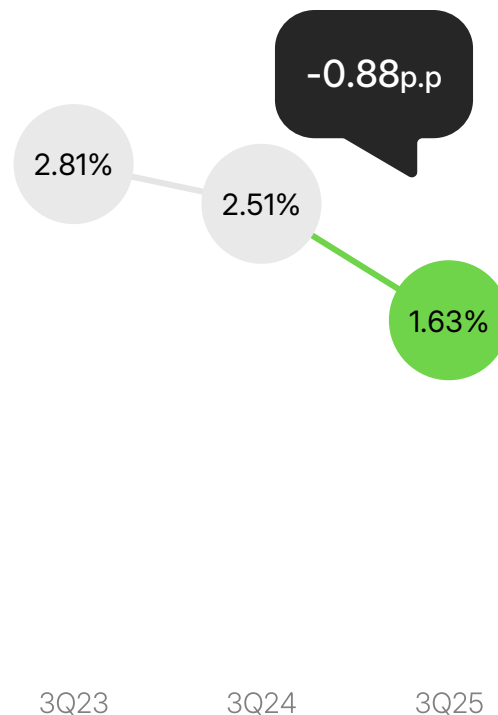
(1) Summarized and managerial basis, considering Interest on Lease Liabilities, Interest on Payment to the Concession Authority (IFRIC 12) and Redemption (investment) in restricted securities under Operating Cash Flow

Reduction of net debt and cost of debt, with a balanced amortization schedule

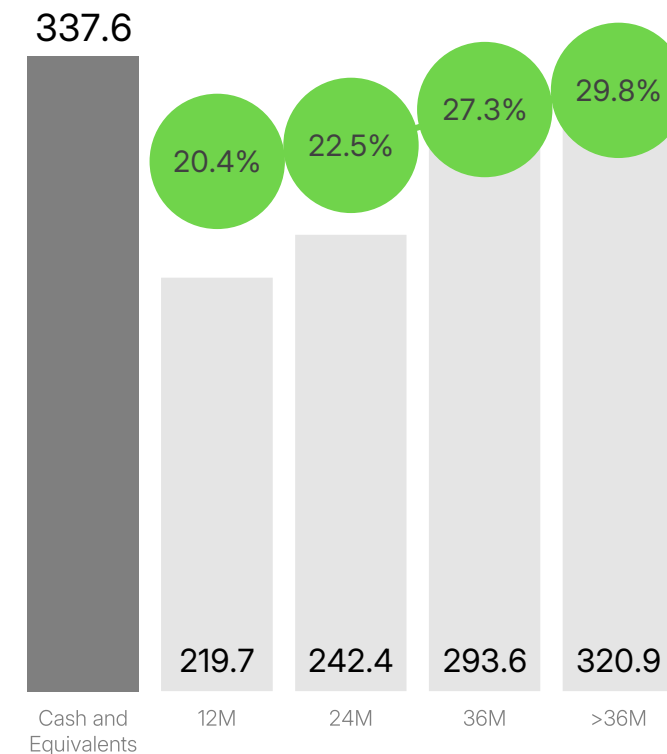
NET DEBT¹
R\$ million



COST OF DEBT SPREAD CDI+
Total debt %a.a.



AMORTIZATION SCHEDULE
(R\$ million and %)

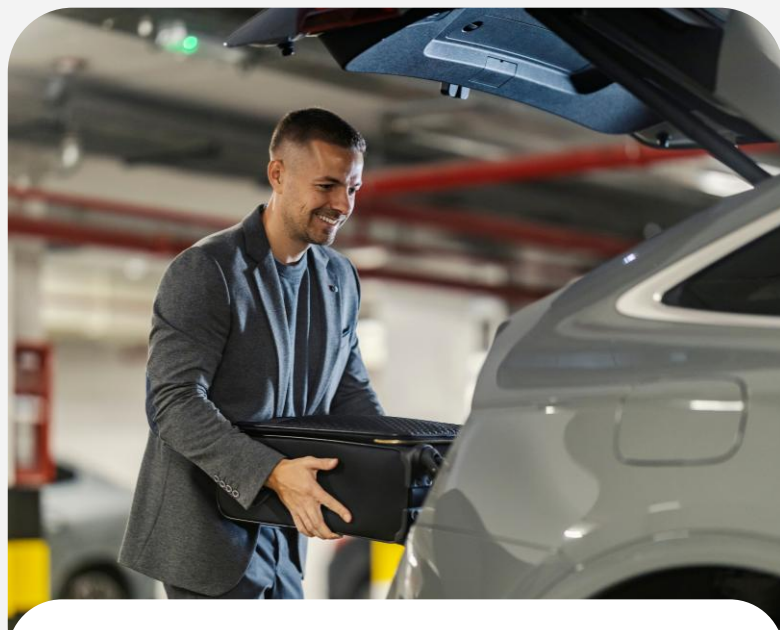


(1) Total Bank Debt (Debentures and CRI, Bank loans and Funding costs) + Other Liabilities (Accounts payable for acquisition of investments and tax installments) – Cash and cash equivalents.

03

Closing Remarks





One more outstanding quarter

The Company recorded another record quarterly revenue, with consistent growth in all operating segments. This continued work led, once again, to net profit for the quarter, as well as for the year-to-date through 2025, and the last 12 months.



New Business

In 3Q25, we inaugurated 30 new operations across various segments and regions, totaling 73 openings in 9 months. The Digital segment, an important growth avenue, also showed results, with revenue growth of 20% year-to-date.



Liability Management

Strict discipline in capital allocation and consistent execution of liability management, aimed at reducing the cost of debt, continue to drive the solid evolution of Estapar's fundamentals.

04
Q&A



Talk to IR

INVESTOR RELATIONS

Emílio Sanches CEO

Daniel Soraggi CFO and IRO

Thomás Porto IR Manager

Victor Caruzzo IR Analyst

ri@estapar.com.br

ri.estapar.com.br

MEDIA RELATIONS

Thayná Madruli

Cinthia Moreira

estapar@maquinacohnwolfe.com

