

ALLOS

3T24

APRESENTAÇÃO DE RESULTADOS





EXPANSÃO SHOPPING CAMPO GRANDE

+ 12,2 mil m² de ABL adicionada

11,5 mil m² de ABL redesenvolvida

150 novas operações

+ Programa de Fidelidade

+ 3 torres corporativas

+ 4 torres residenciais

+ 1 hotel

O Shopping Campo Grande reafirma sua posição como o **principal destino** de compras e entretenimento da região, oferecendo um **mix de lojas ainda mais diversificado e comodidades aprimoradas** para os consumidores.



TOP VENDAS

3T24

Vendas Totais
ALLOS

R\$9,5 bilhões

+8,0%

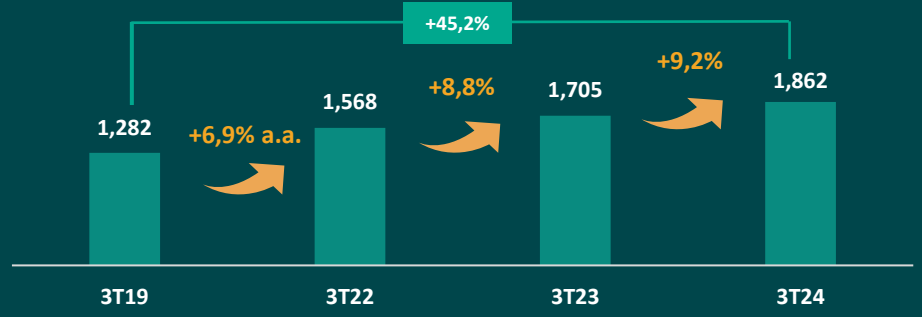
(3T24 x 3T23)



SHOPPING CAMPO LIMPO
(+29,1%)

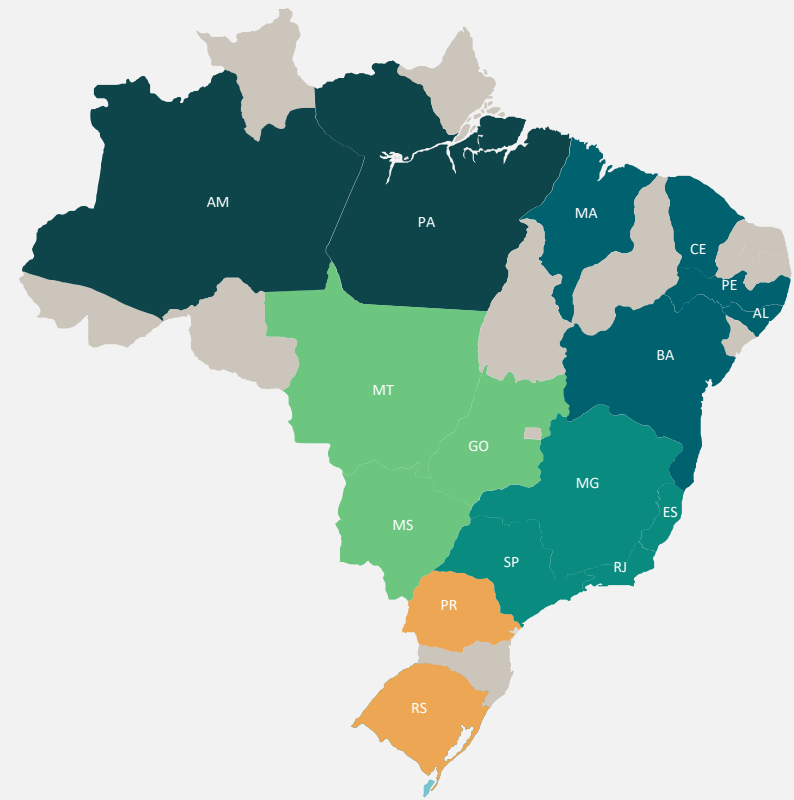
Vendas/m²

ALLOS
R\$



Crescimento de vendas
por Região

3T24 x 3T23



7,9%

SUDESTE

11,0%

SUL

5,7%

NORDESTE

9,7%

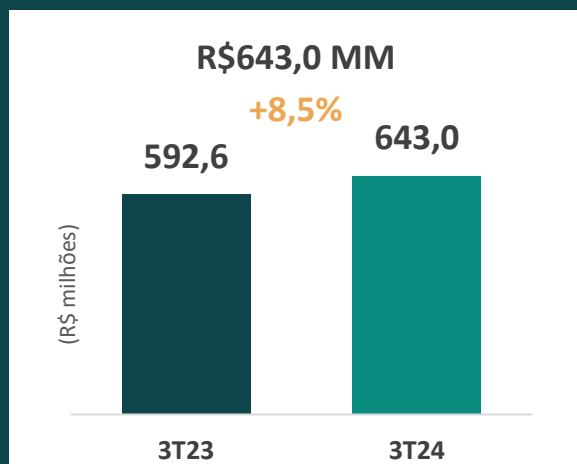
NORTE

7,8%

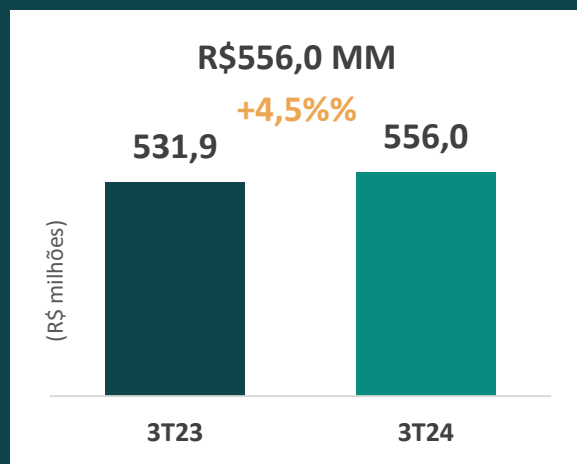
CENTRO-OESTE



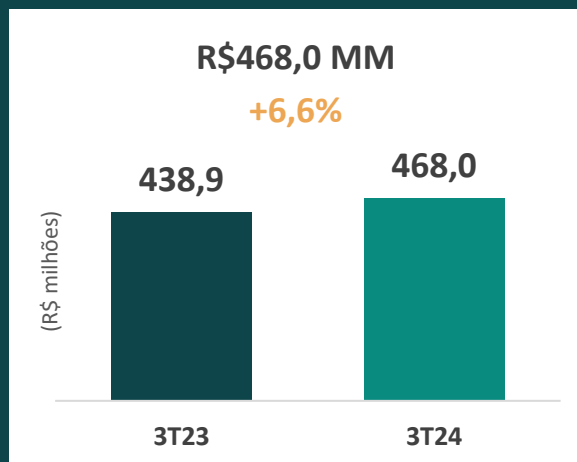
RECEITA LÍQUIDA



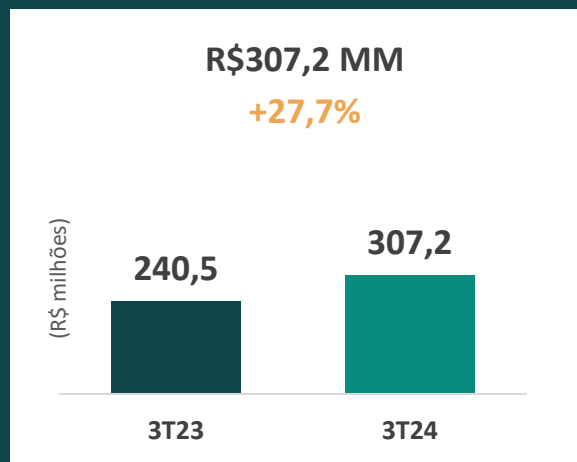
NOI



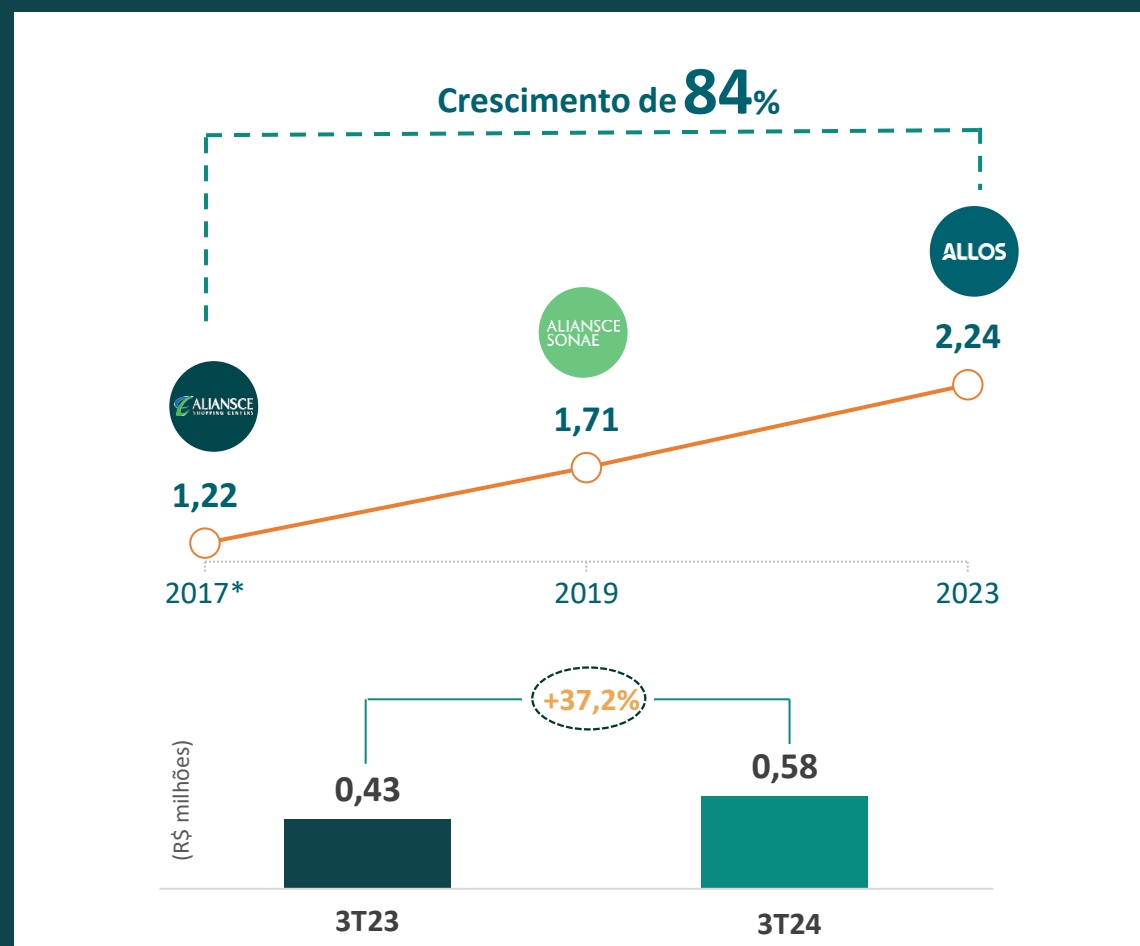
EBITDA AJ.



FFO



EVOLUÇÃO DO FFO POR AÇÃO



Indicadores ex-ajuste aluguel linear. Data ref. Δ%: 3T24 vs. 3T23 Proforma

*2017 calculado considerando a proporção de ações da fusão ALSO



96,4%

Taxa de
Ocupação

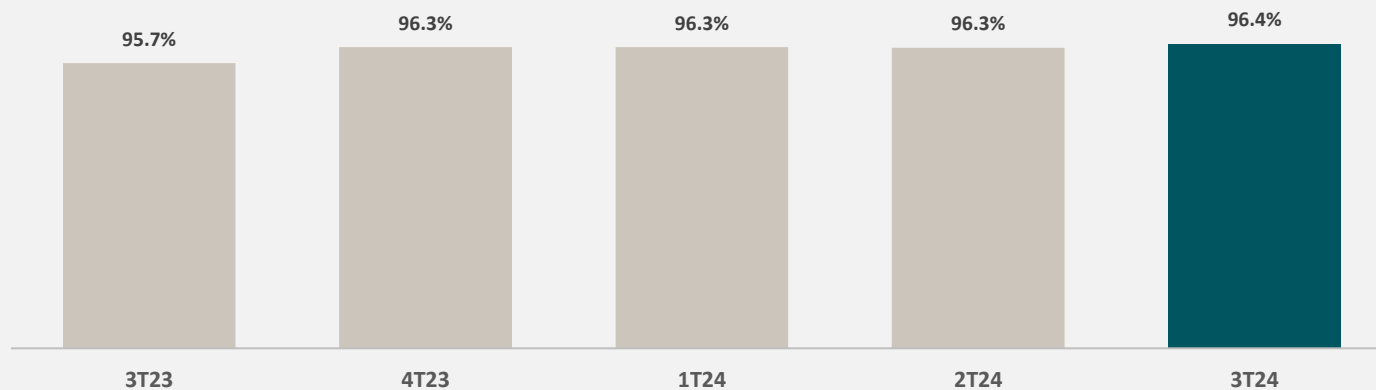
253

Contratos
Assinados

40,5 mil m²

ABL
Contratada

Taxa de Ocupação



INAUGURAÇÕES RECENTES

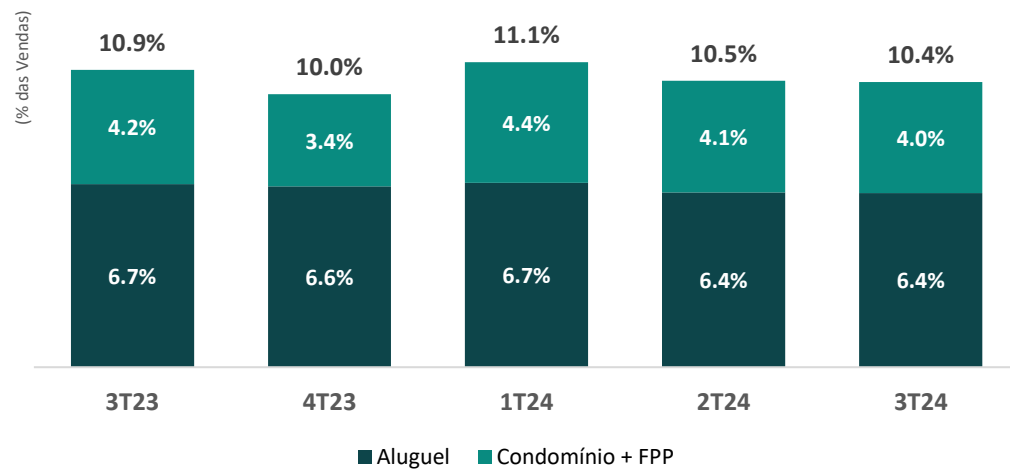


COCO BAMBU
Carioca Shopping

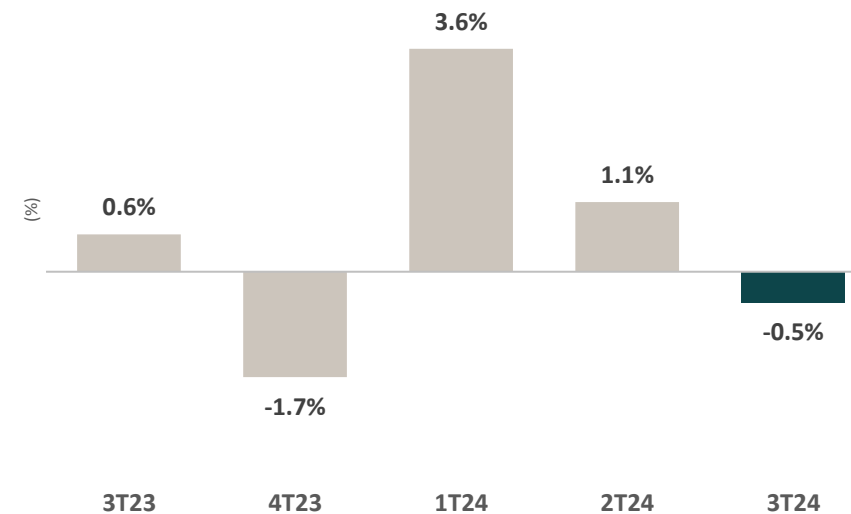


SEPHORA
Center Shopping Uberlândia

Composição do Custo de Ocupação



Inadimplência Líquida



¹ Inadimplência líquida refere-se a relação entre o total faturado no período (aluguel faturado, excluindo cancelamentos) e o total recebido dentro do mesmo período.

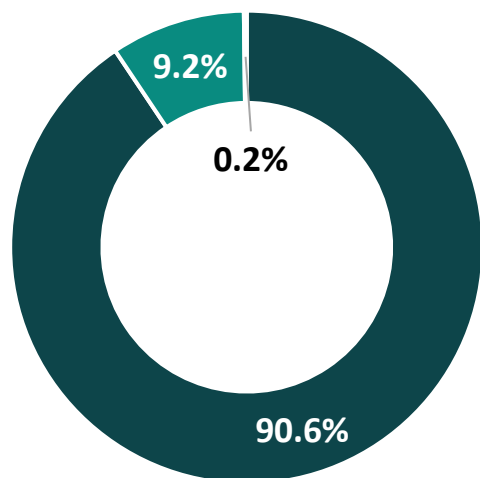


ALAVANCAGEM

1,7x

Dívida Líquida / EBITDA

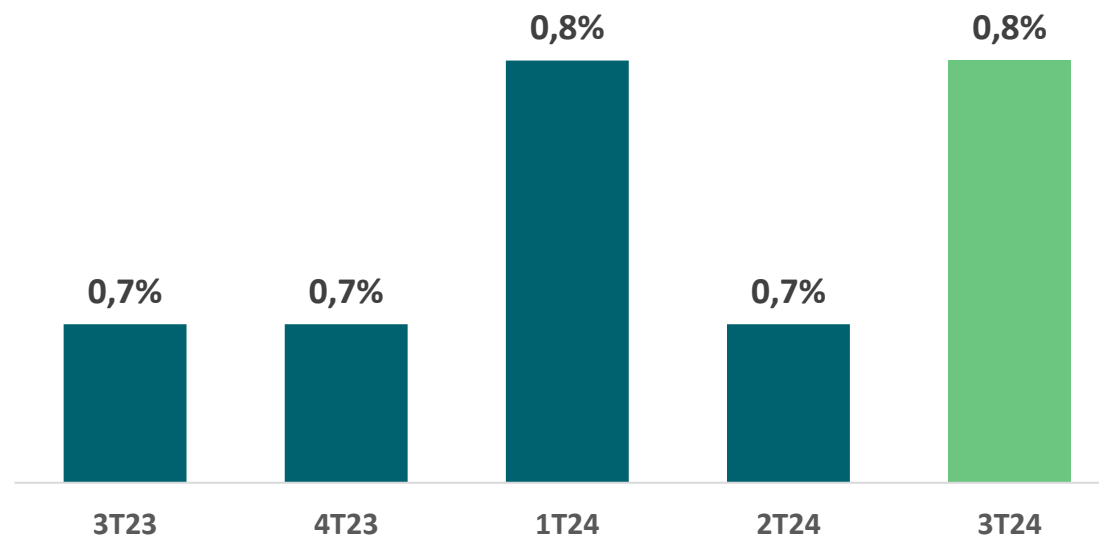
COMPOSIÇÃO DA DÍVIDA¹



■ CDI ■ Pré-fixado² ■ Inflação³

CUSTO MÉDIO DA DÍVIDA

(CDI + Spread)



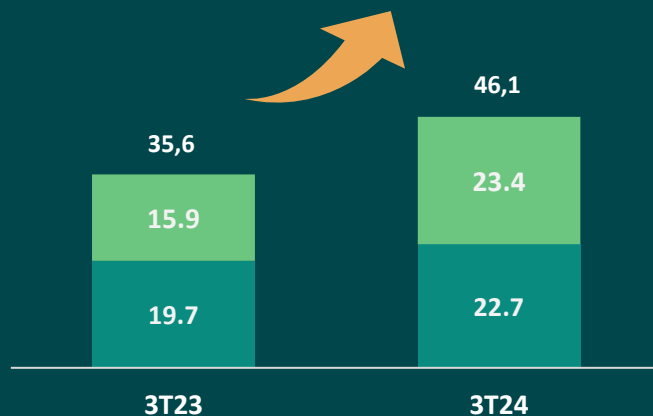
¹ Considera dívida ao final do período, excluindo obrigações por compra de ativos.

² Índices pré-fixados incluem TR; ³ Índices de inflação incluem IPCA e IGP-DI.

EVOLUÇÃO DAS RECEITAS DE MÍDIA



Faturamento de Mídia
(R\$ MM)



R\$46,1 MM

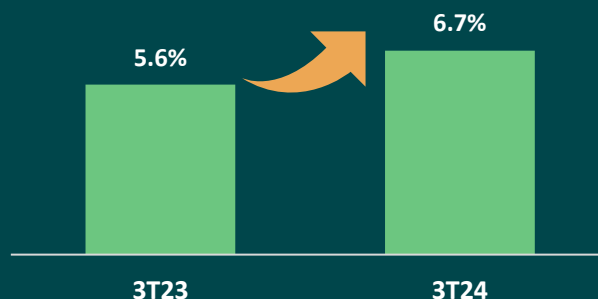
De faturamento no 3T24

29,7%

De crescimento 3T24 x 3T23

■ Mídia | Locação ■ Mídia | Serviços

Mídia como % da receita bruta



6,7%

Do total da receita bruta da Companhia

+110 bps

De avanço como percentual da receita bruta da Companhia

helloo,

Shopping

+11 shoppings no portfólio, no 3T24

Residencial

+ 800 novas telas digitais, presentes em edifícios, no 3T24

Retail

Media

+ precisão

+ personalização

+38% de crescimento

versus 3T23





Expansão do programa de Loyalty

+ 2 shoppings com programa de loyalty
Shopping Campo Grande e Parque Dom Pedro

+ 20% da base total dos lojistas

na inauguração do programa no Shopping Campo Grande e Parque Dom Pedro

3T24 VS 3T24

+ 8,9% de GMV absoluto em relação ao 3T23
+ 85% de resgate de benefícios

Até 2025 rollout do programa de *Loyalty* para todos os shopping da Companhia

Novidades no app

O aplicativo vem constantemente evoluindo suas funcionalidades

Mapa
indoor

Fila
online

Cardápio
Digital

Reserva de
Mesas

Restaurantes

Ver todos >



Reservar Mesa



Fila Online



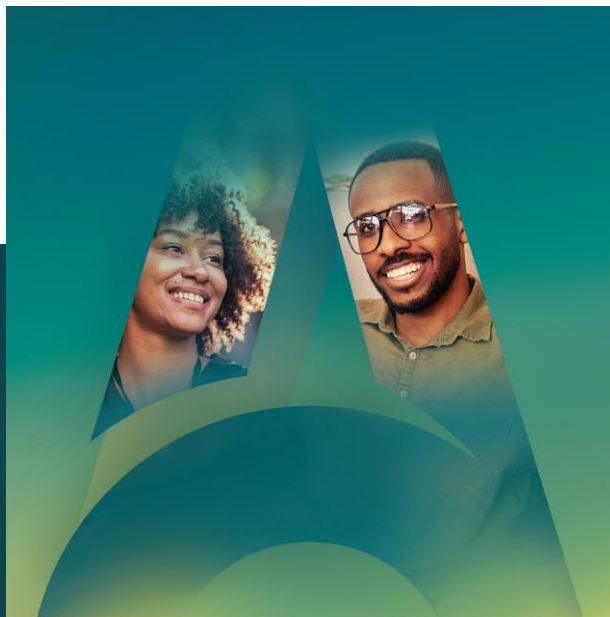
Cardápio Digital



Explore o mapa e encontre sua loja favorita

Ver mapa >

NOVA META RACIAL



SELO OURO GHG PROTOCOL



DESAFIO NAS ESCOLAS



OBRIGADO

RELAÇÕES COM INVESTIDORES

ALLOS

ALLOS

3Q24

RESULTS PRESENTATION



SHOPPING CAMPO GRANDE EXPANSION

+ 12.2 thousand m² of added GLA

11.5 thousand m² of redeveloped GLA

150 new operations

+ Loyalty Program

+ 3 corporate towers

+ 4 residential towers

+ 1 hotel

Shopping Campo Grande reaffirms its position as the region's **premier shopping and entertainment** destination, offering an **even more diverse store mix and enhanced amenities** for consumers.



3Q24

Total Sales
ALLOS

TOP SALES

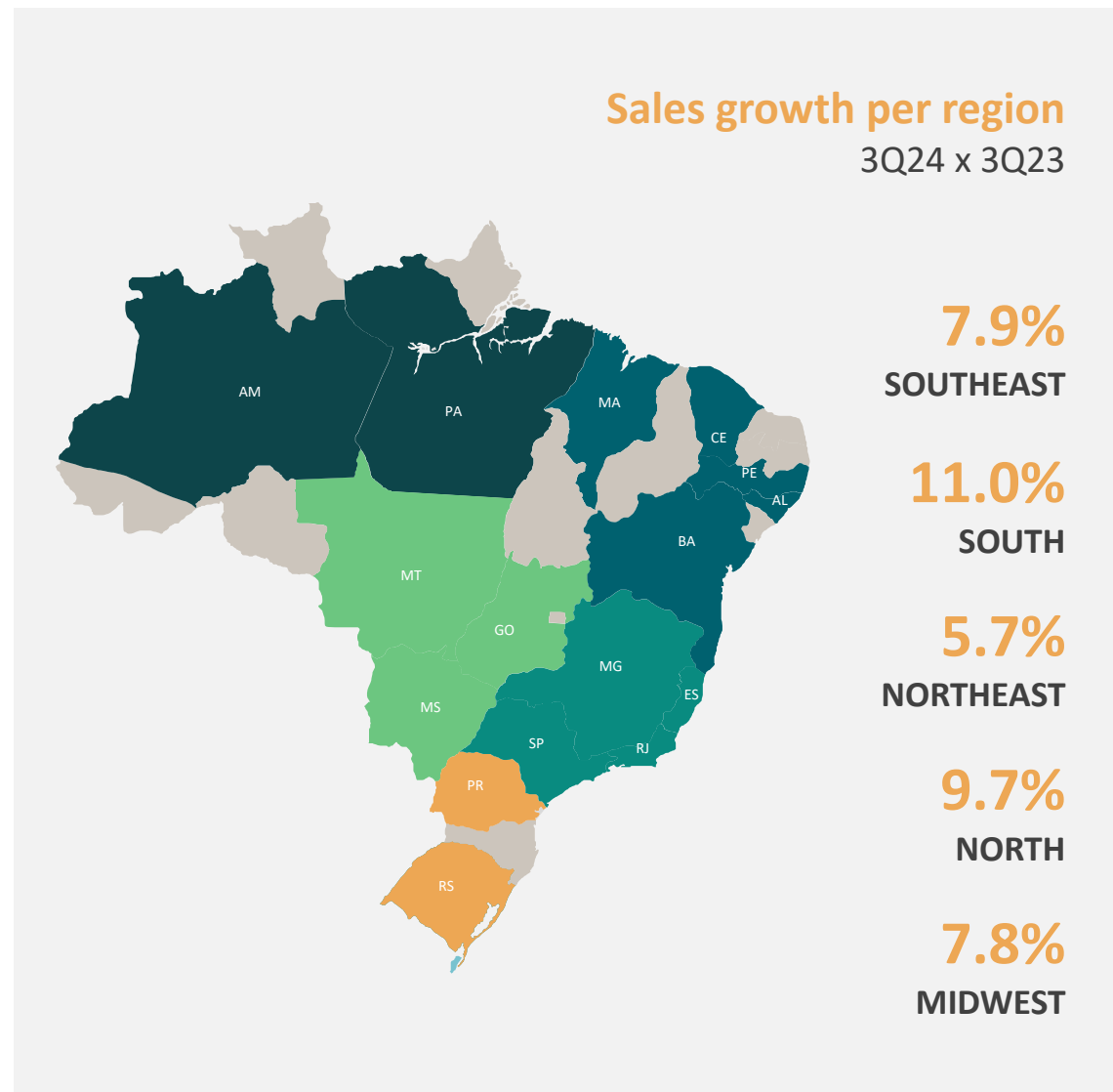
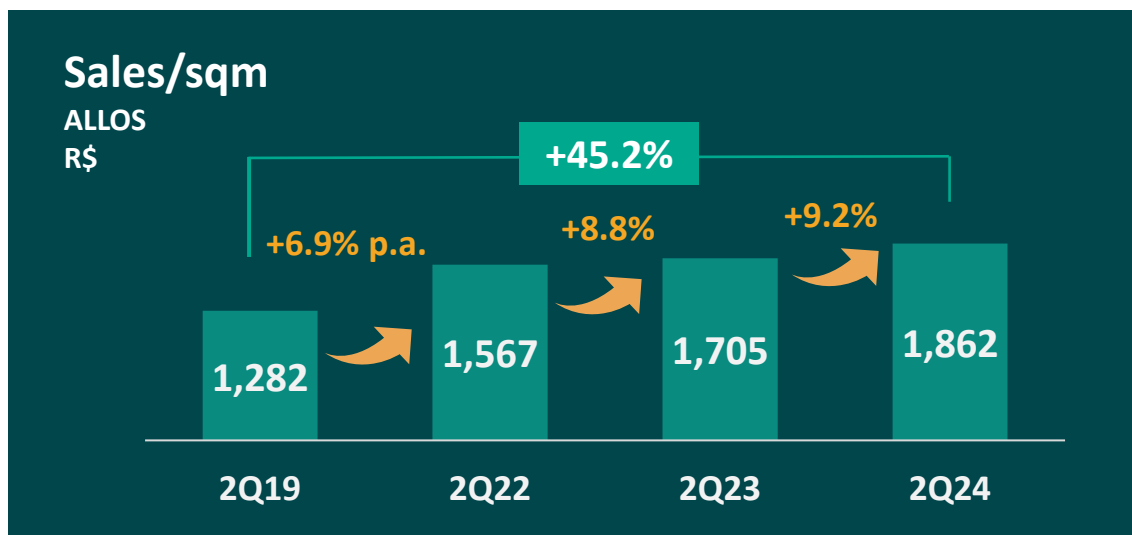
R\$9.5 billion

+8.0%

(3Q24 x 3Q23)

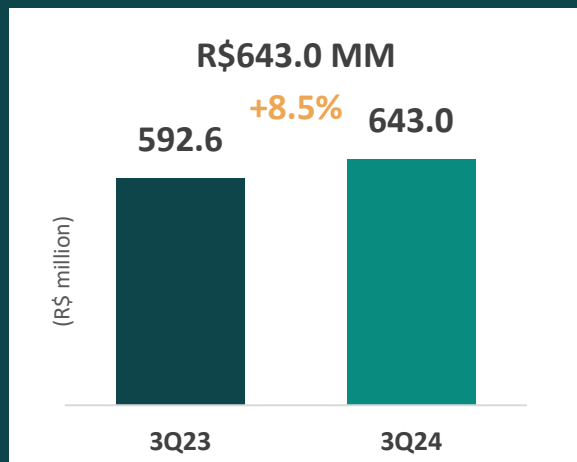


SHOPPING CAMPO LIMPO
(+29.1%)

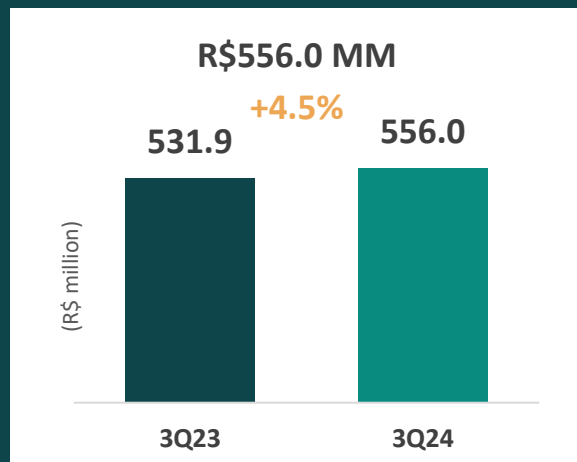




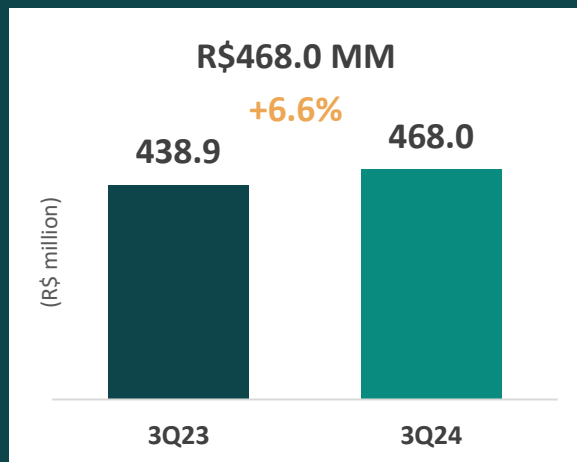
NET REVENUE



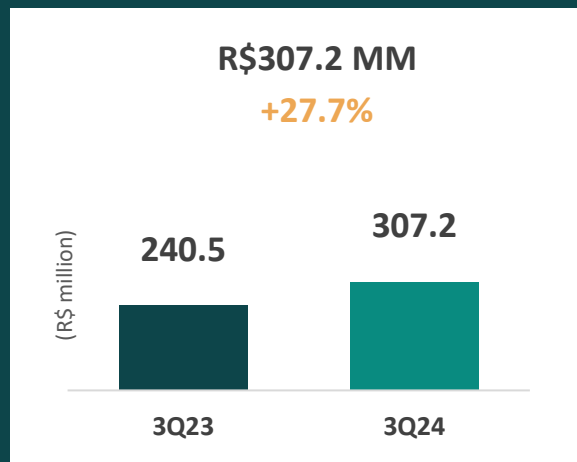
NOI



AJ. EBITDA



FFO



FFO PER SHARE EVOLUTION



Indicators ex-straight line rent. Ref. date: Δ%: 3Q24 vs. 3Q23 Proforma

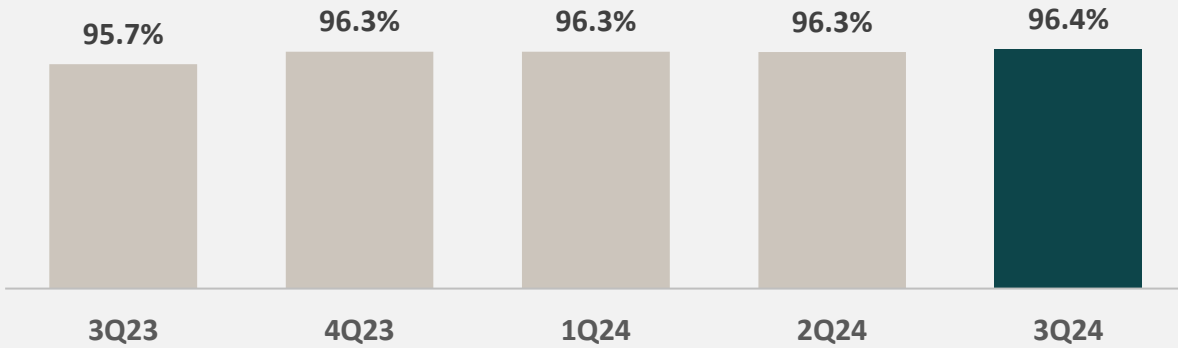
*2017 calculated considering the share exchange ratio of the ALSO Merger.

96.4%
Occupancy
Rate

253
Signed
Contract

40'500 sqm
Leased
GLA

OCCUPANCY RATE



RECENT OPENINGS

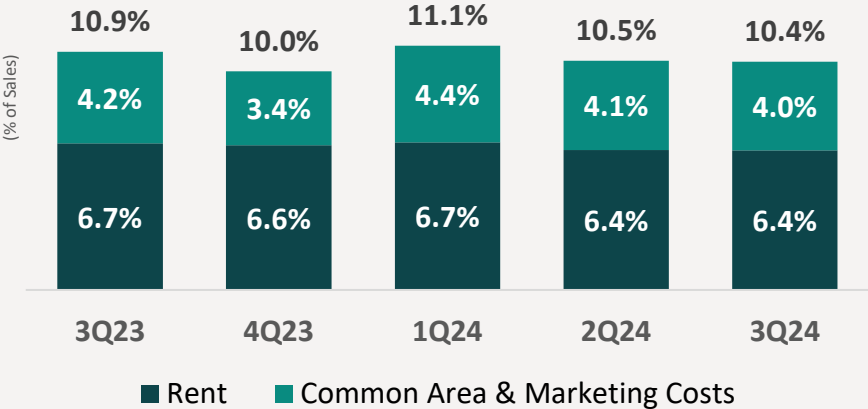


COCO BAMBU
Carioca Shopping

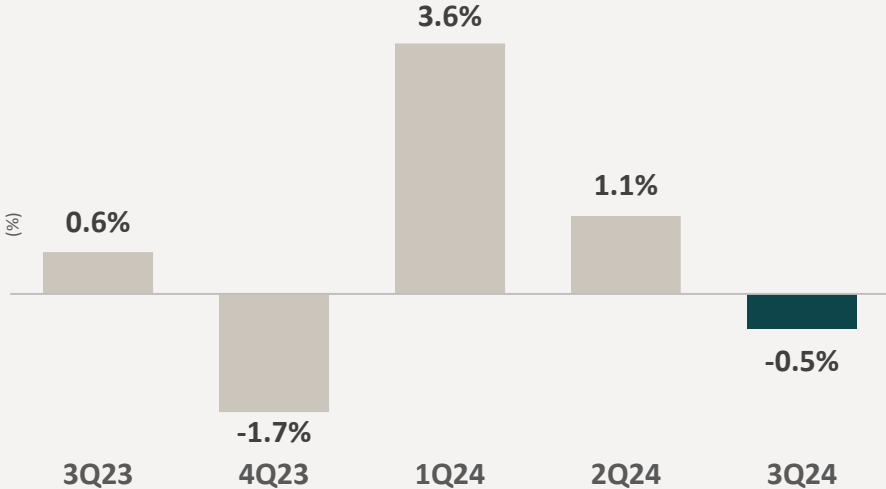


SEPHORA
Center Shopping Uberlândia

OCCUPANCY COST



NET DELIQUENCY¹



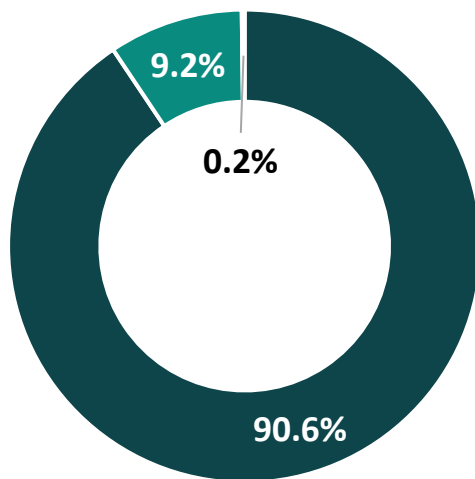
¹Net delinquency refers to the ratio between the total billed amount in the period (rent, excluding discounts and cancellations) and the total received amount over the same period.



LEVERAGE

1.7x
Net Debt / EBITDA

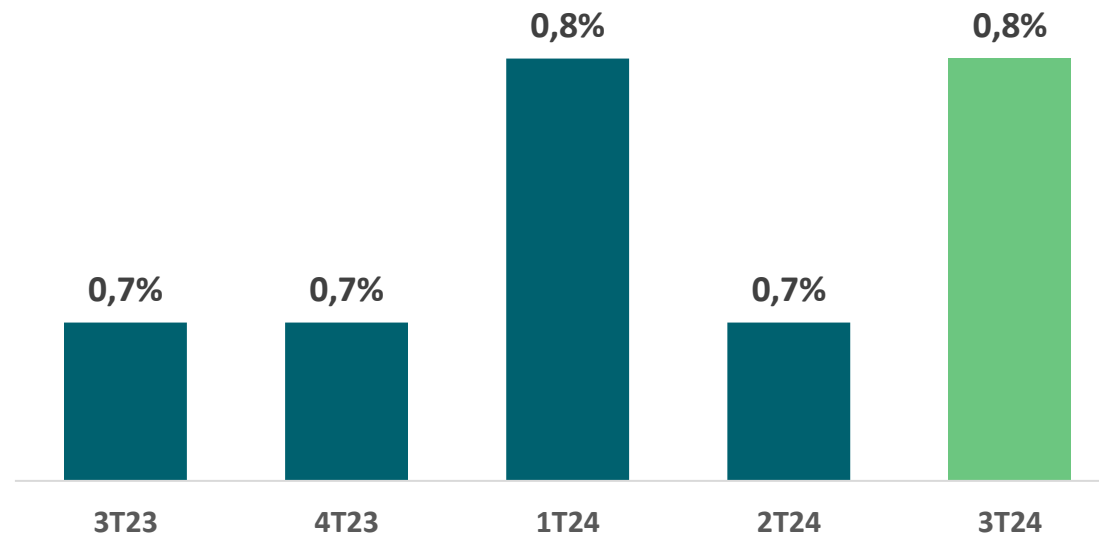
DEBT BREAKDOWN¹



■ Floating rate ■ Fixed rate² ■ Inflation³

AVERAGE COST OF DEBT

(CDI + Spread)

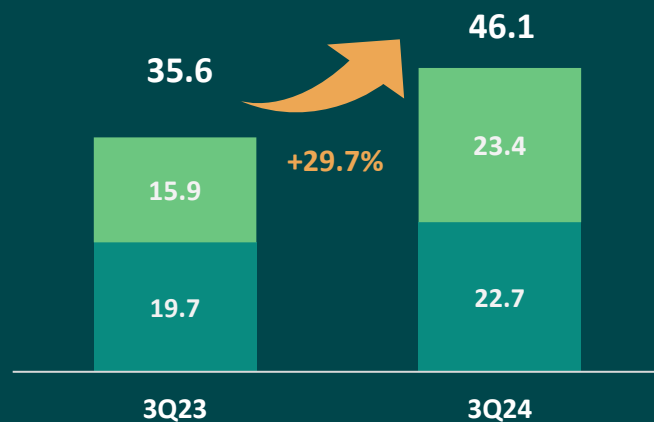


¹ Considers debt at the end of the period, excluding obligations for the purchase of assets

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

Media Gross Revenue

(R\$ MM)



R\$46.1 MM

Revenues in 3Q24

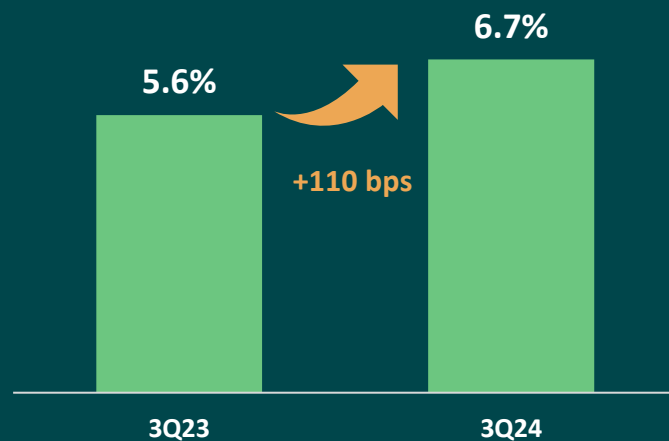
29.7%

Of growth 3Q24x3Q23

3Q23 3Q24

Media | Rent Media | Service

Media as a % of Gross Revenue



6.7%

Of the Company's gross revenue

+110 bps

Growth as a percentage of gross revenue

helloo,

Malls

+11 shopping malls in the portfolio in 3Q24

Residential

+ 800 digital screens in residential buildings, in 3Q24

Retail

Media

+ Precision

+ Customization

+38% growth versus 3Q23





Expansão do programa de Loyalty

+ 2 shopping malls with loyalty program
Shopping Campo Grande and Parque Dom Pedro

+ 20% of the total tenant base
At Shopping Campo Grande and Parque Dom Pedro

3Q24 VS 3Q23

+ 8.9% of absolute GMV compared to 3Q23
+ 85% of benefit redempation

By 2025 rollout of the loyalty program for all of
the Company's malls

Whats new in the app

Indoor
Map

Online
Queue

Digital
Menu

Table
Reservations

Restaurantes

Ver todos >



Reservar Mesa



Fila Online



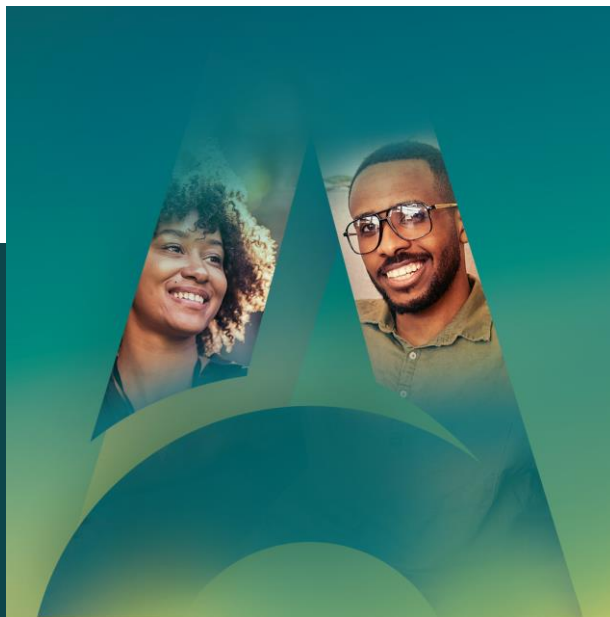
Cardápio Digital



Explore o mapa e encontre sua
loja favorita

Ver mapa >

NEW RACIAL GOAL



GOLDEN BADGE GHG PROTOCOL



DESAFIO NAS ESCOLAS



THANK YOU

INVESTOR RELATIONS

ALLOS