

ALLOS

4T24

**APRESENTAÇÃO
DE RESULTADOS**



4T24

Vendas Totais
ALLOS

R\$12,5 bilhões

+8,6%

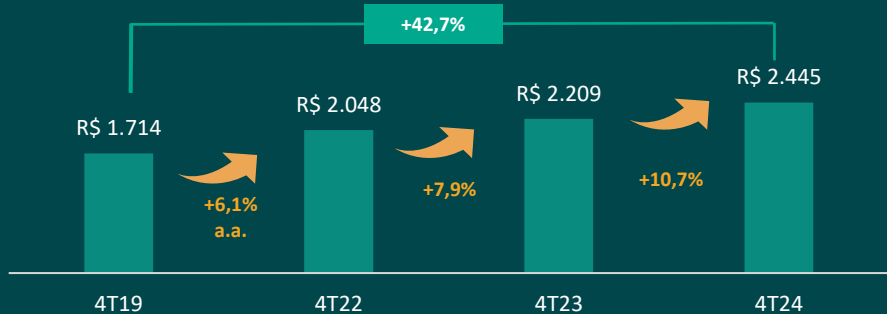
(4T24 x 4T23)



BOULEVARD SHOPPING BELÉM
(+15,6%)

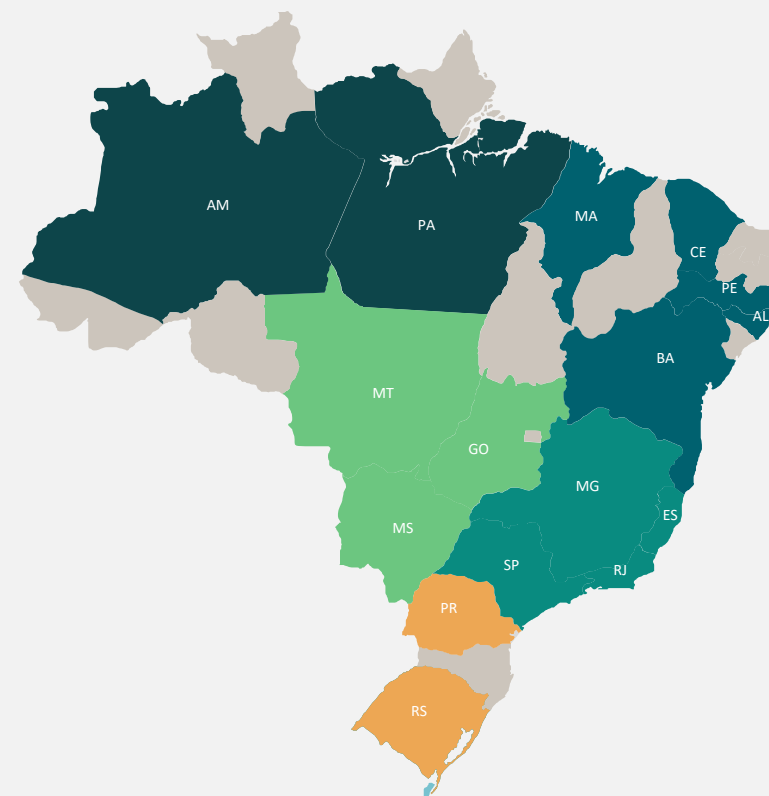
Vendas/m²

ALLOS
R\$



Crescimento de vendas
por Região

4T24 x 4T23



8,0%
SUDESTE

10,4%
SUL

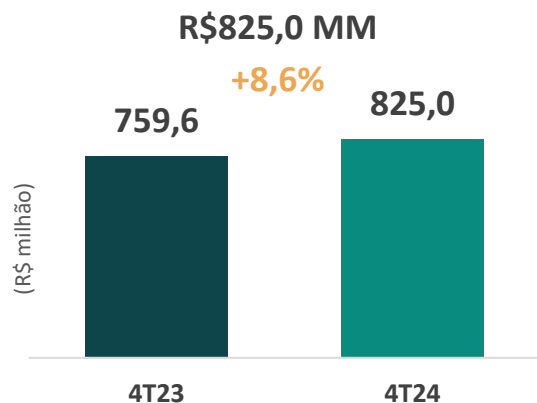
7,5%
NORDESTE

11,3%
NORTE

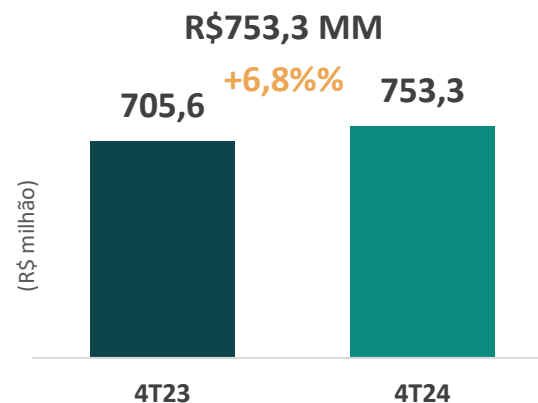
9,4%
CENTRO-OESTE



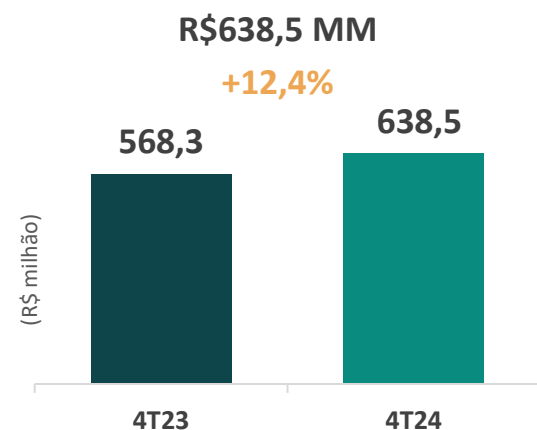
RECEITA LÍQUIDA



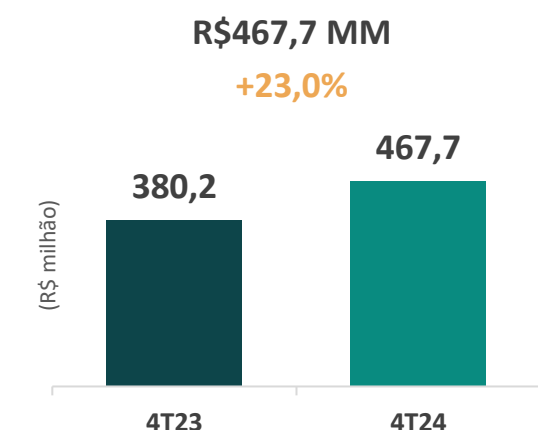
NOI



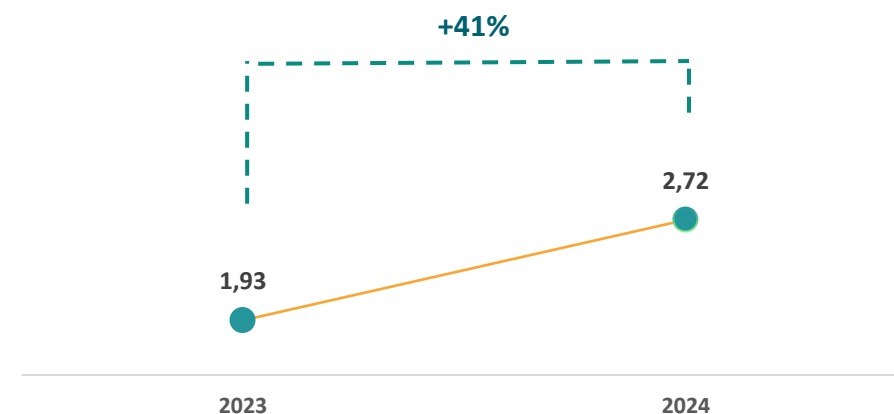
EBITDA AJ.



FFO



EVOLUÇÃO DO FFO POR AÇÃO

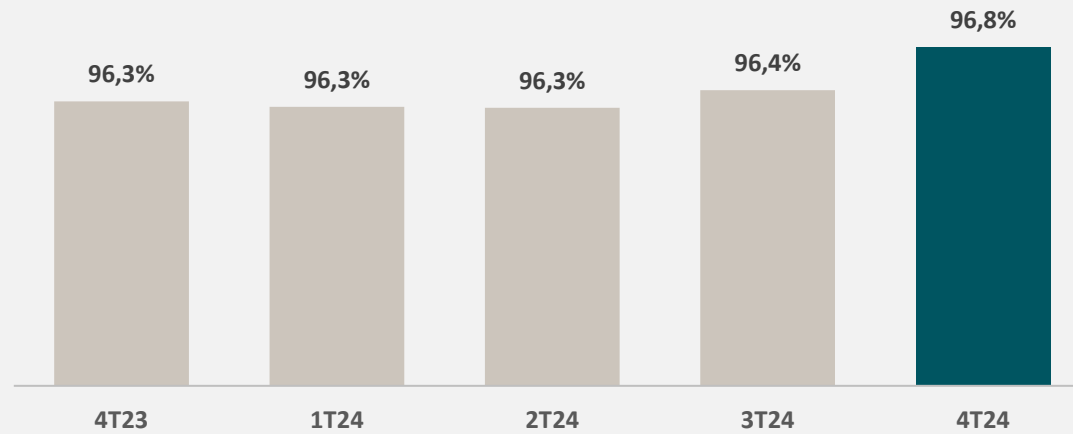


96,8%
Taxa de
Ocupação

341
Contratos
Assinados

61,7 mil m²
ABL
Contratada

Taxa de Ocupação



INAUGURAÇÕES RECENTES



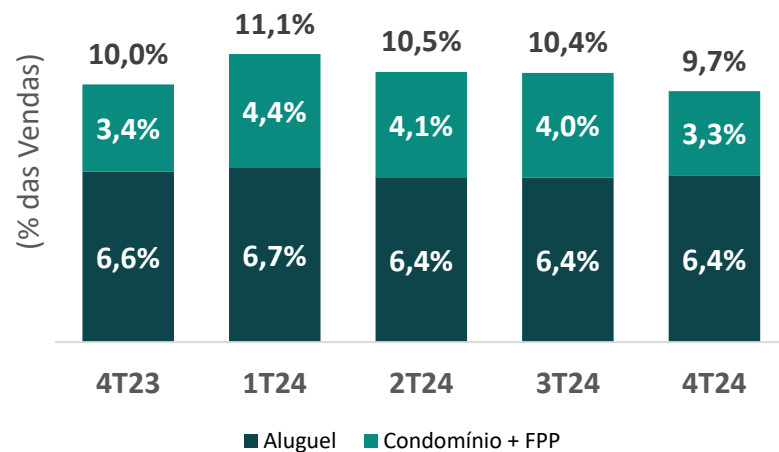
GULA GULA
Shopping Leblon



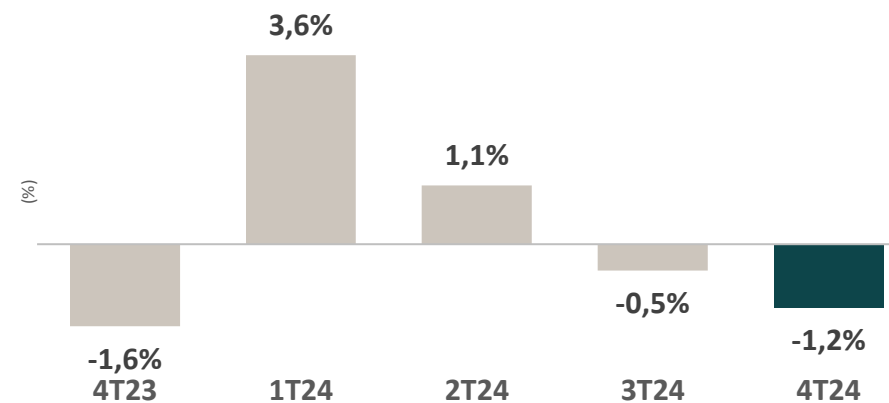
NV
Center Shopping Uberlândia



CUSTO DE OCUPAÇÃO



INADIMPLÊNCIA LÍQUIDA¹



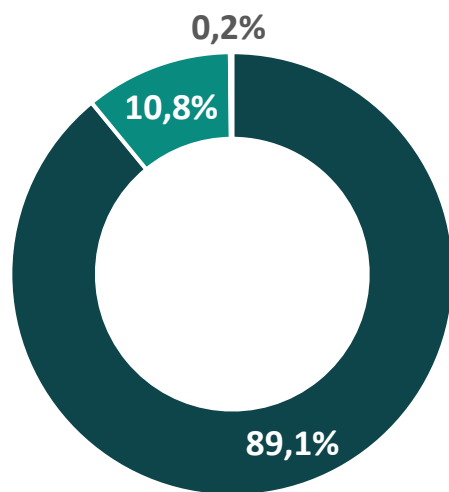
¹ Inadimplência líquida refere-se a relação entre o total faturado no período (aluguel faturado, excluindo cancelamentos) e o total recebido dentro do mesmo período.

ALAVANCAGEM

1,9x

Dívida Líquida / EBITDA

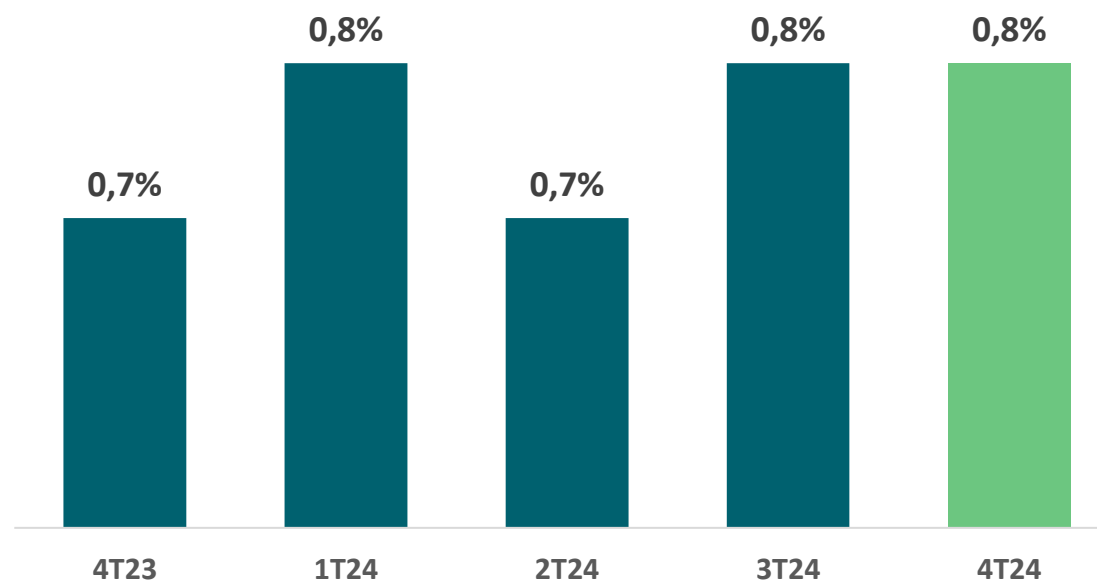
COMPOSIÇÃO DA DÍVIDA¹



■ CDI ■ Pré-fixado² ■ Inflação³

CUSTO MÉDIO DA DÍVIDA

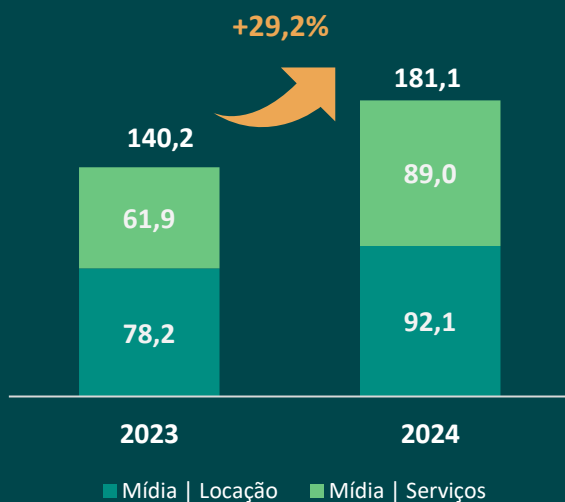
(CDI + Spread)



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

Faturamento de Mídia
(R\$ MM)



R\$66 MM

De faturamento no 4T24

22,8%

De crescimento 4T24 x 4T23

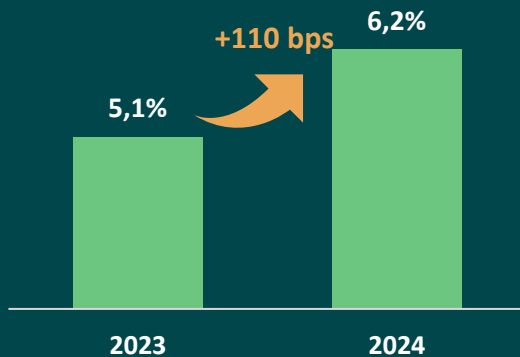
6,2%

Do total da receita bruta
da Companhia

+110 bps

De avanço como percentual da
receita bruta da Companhia

Mídia como % da receita bruta



helloo,

Shopping

100% dos shoppings
no portfólio, no 4T24

Residencial

14.287 telas digitais,
presentes em edifícios, no
4T24



Programa de Relacionamento

Implementação de mais 2
programas no 4T24

26%

Penetração GMV
Shopping Campo Grande

23%

Penetração GMV
Parque Dom Pedro

Roll-out para **23 novos**
shoppings no 1S25

Premiações ALLOSTECH



A KARG terá 600 vagas em dois anos
200 delas já em funcionamento até março de
2025, em 13 shoppings.





ALLOS na COP29



Metas Ambientais de Shoppings na Amazônia

A ALLOS anunciou a antecipação dos objetivos ambientais de quatro shoppings sob sua administração na bacia amazônica para 2025. A região se prepara para receber o mais importante evento sobre mudança climática no mundo, a COP30

OUTUBRO ROSA



**EBITDA****R\$ 2.070 MM****a R\$ 2.150 MM****+8,0% vs. 2024 Proforma***Ponto Central do range***CAPEX****R\$450 MM****a R\$550 MM**

OBRIGADO

RELAÇÕES COM INVESTIDORES

ALLOS

ALLOS

4Q24

**EARNINGS
RELEASE**



4Q24

Total Sales ALLOS

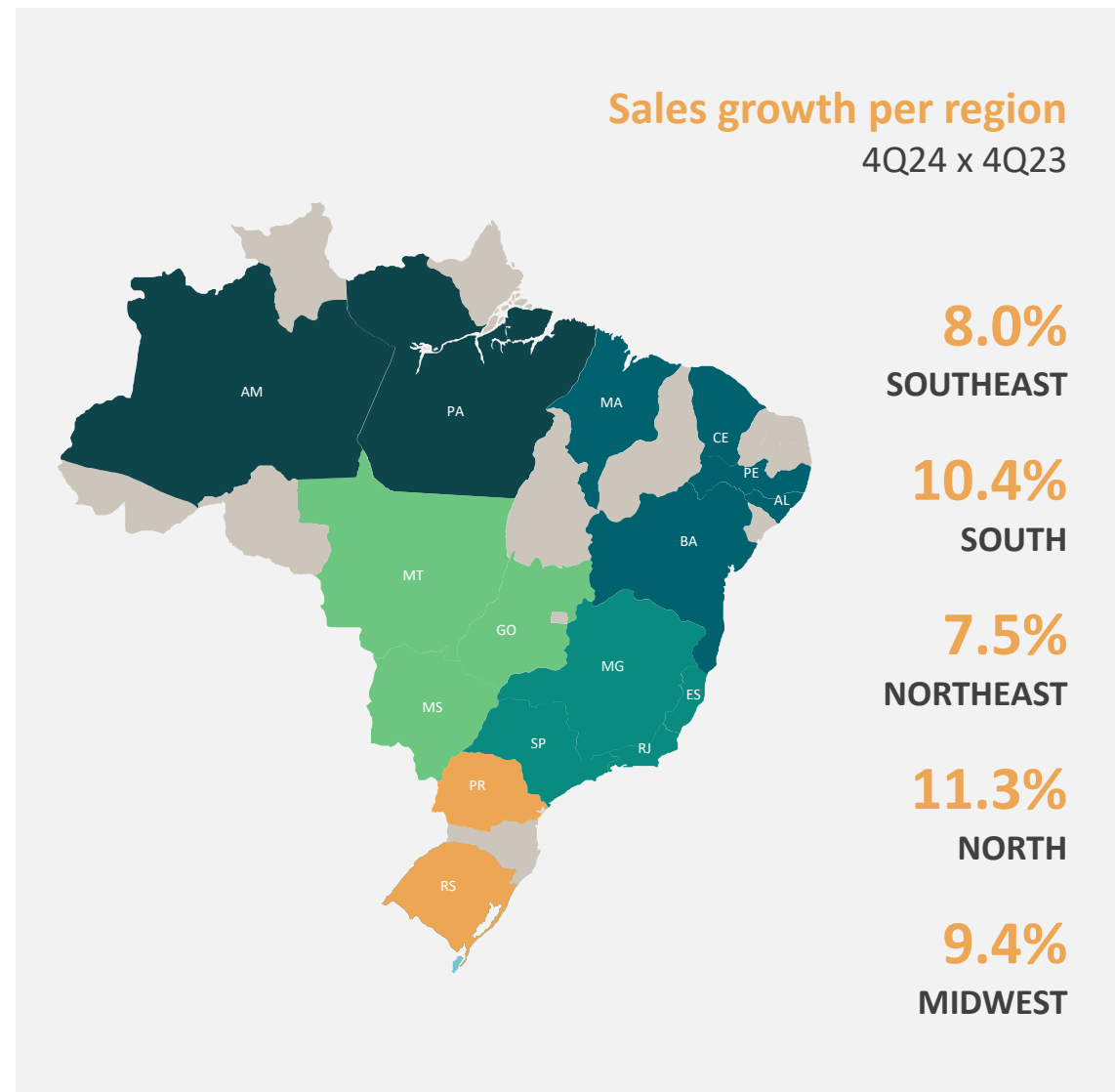
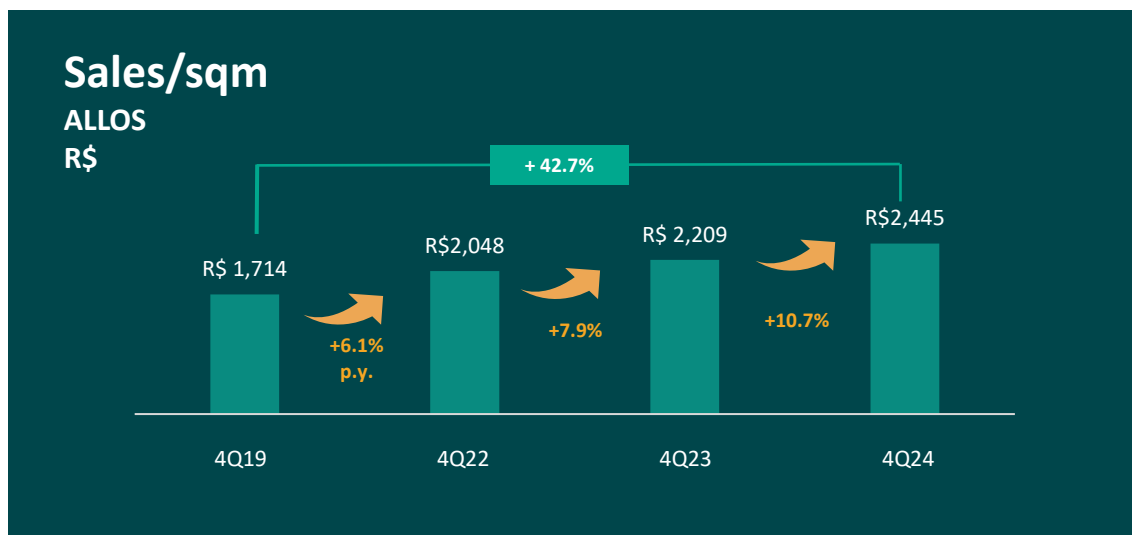


R\$12.5 billion

+8.6%

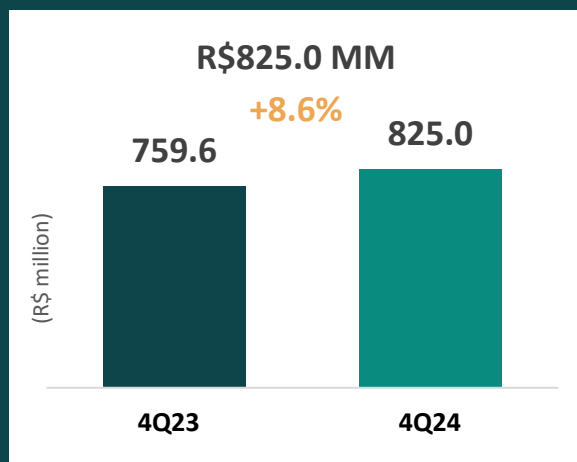
(4Q24 x 4Q23)

BOULEVARD SHOPPING BELÉM
(+15.6%)

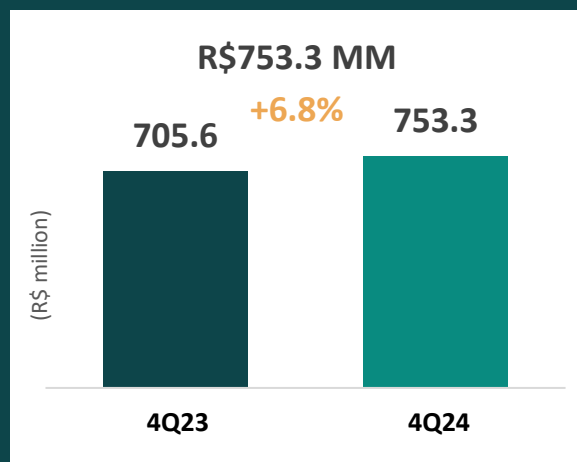




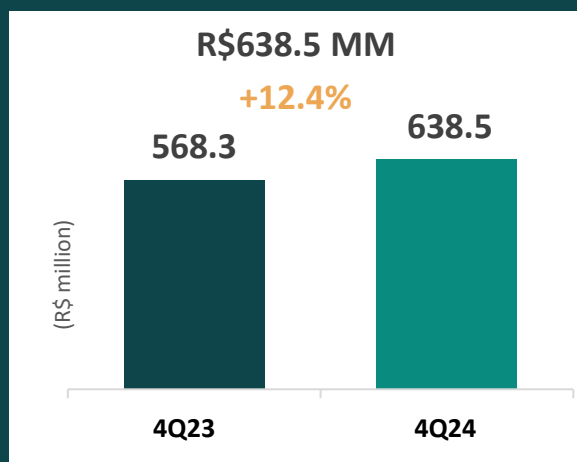
NET REVENUE



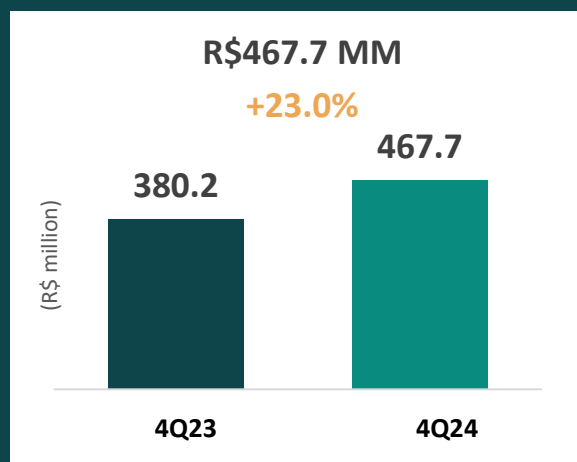
NOI



ADJ. EBITDA



FFO



FFO PER SHARE EVOLUTION



Indicators ex-straight line rent adjustment. Ref. Δ% date: 4Q24 vs. 4Q23 Proforma



RECENT OPENINGS



GULA GULA
Shopping Leblon



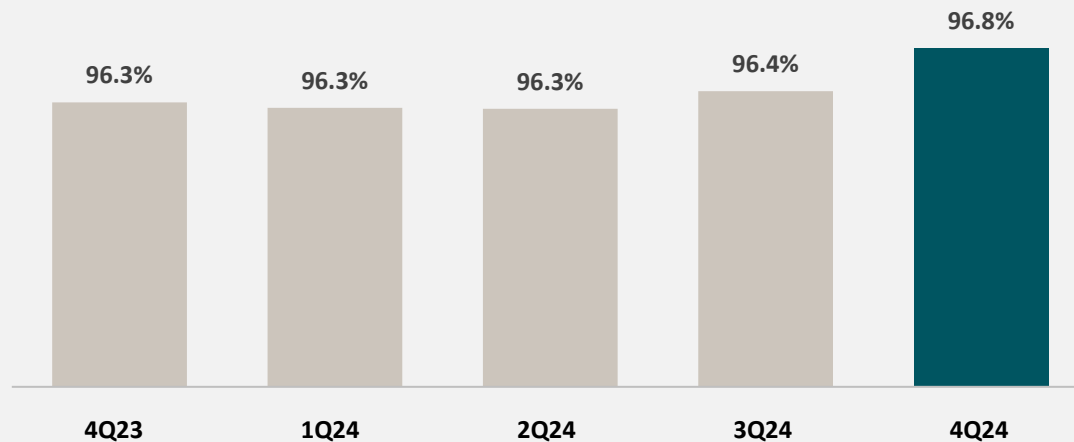
NV
Center Shopping Uberlândia

96.8%
Occupancy rate

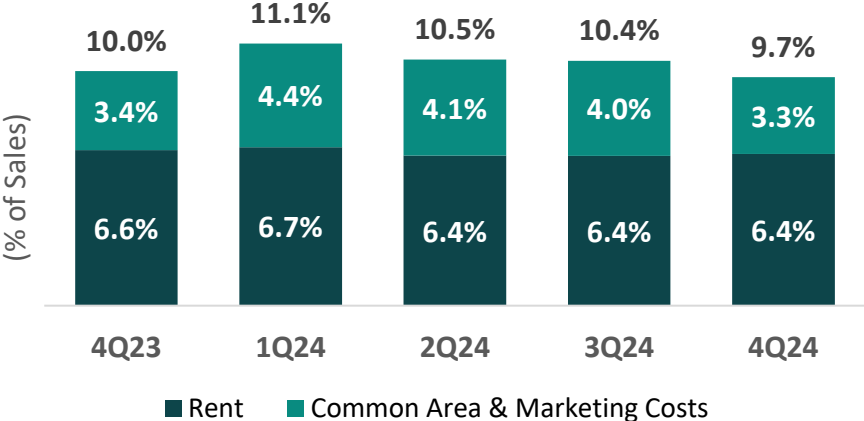
341
Signed
Contracts

61.7th sqm
Leased
GLA

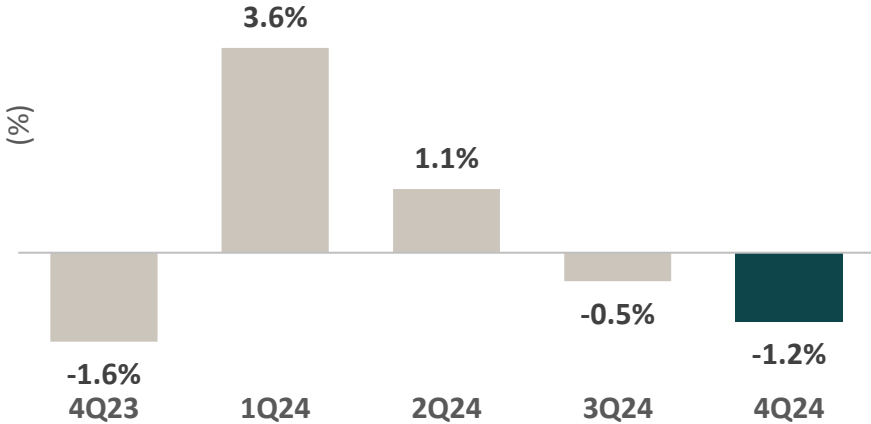
Occupancy Rate



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.

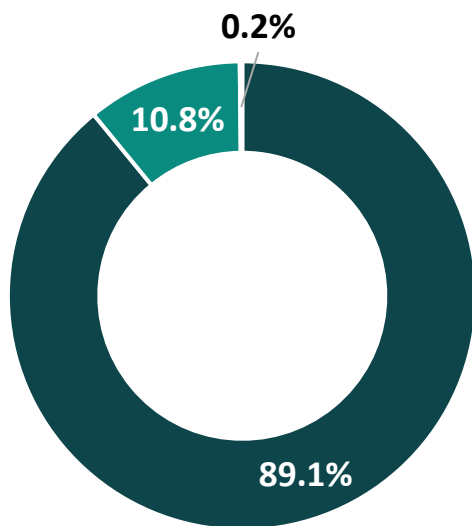


LEVERAGE

1.9x

Net Debt/ EBITDA

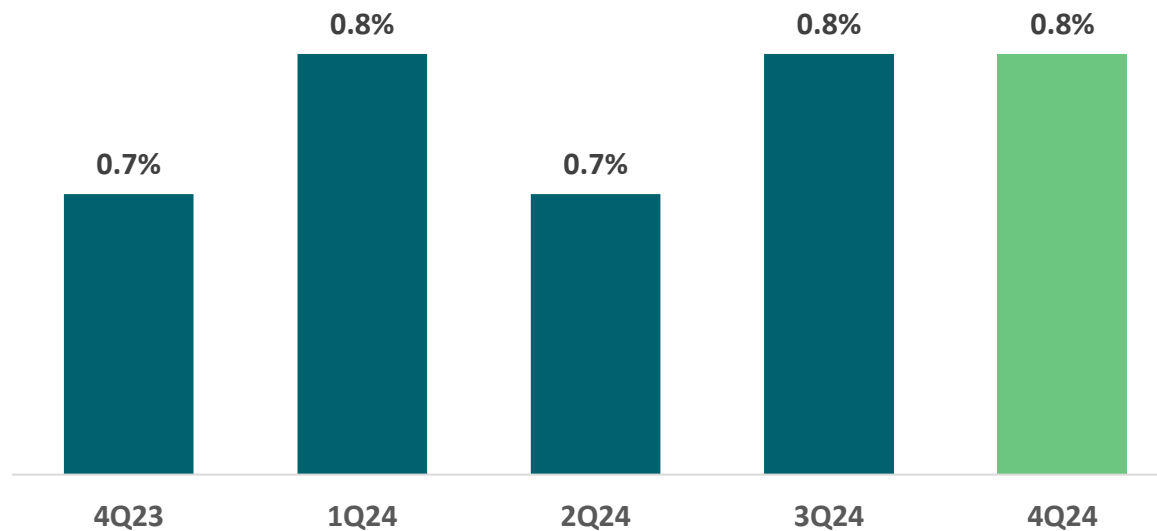
DEBT BREAKDOWN



■ Floating rate ■ Fixed rate² ■ Inflation³

AVERAGE COST OF DEBT

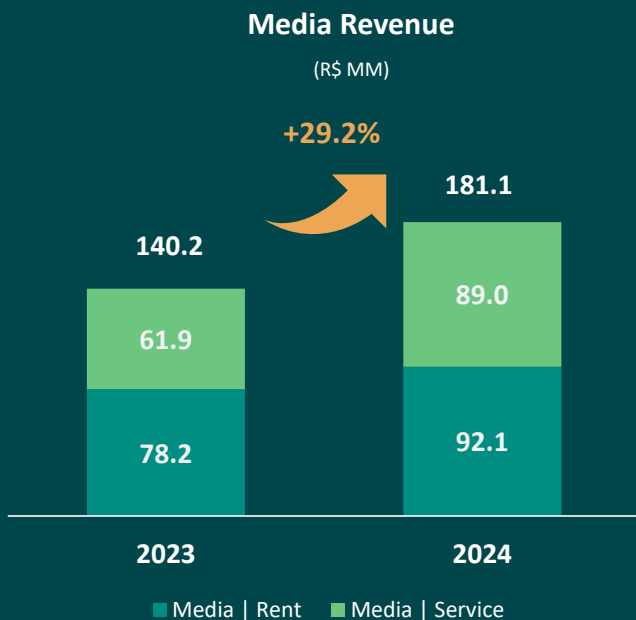
(CDI + Spread)



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 REVENUE EVOLUTION



R\$66 MM

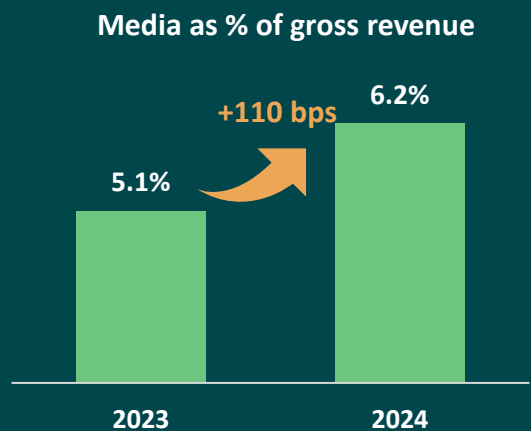
Revenues in 4Q24

22.8%

Of growth 4Q24 x 4Q23

6.2%

Of the Company's gross revenue



+110 bps

Growth as a percentage of gross revenue

helloo,

Mall

100% in portfolio mall, in 4Q24

Residential

14.287 digital screens present in buildings, in 4Q24



Loyalty Program

Implementation of 2 more programs in 4Q24

26%

GMV Penetration Shopping Campo Grande

23%

GMV Penetration Parque Dom Pedro

Roll-out to 23 new shopping malls on 1H25

ALLOSTECH Awards



KARG will have 600 charging spots within two years

200 of them are already in operation by March 2025, in 13 malls.



ALLOS in COP29



Amazon Shopping Malls Environmental Goals

ALLOS has announced the advancement of its environmental goals for four malls in the Amazon basin, aiming for completion by 2025. This initiative comes as the region prepares to host COP30, the most significant global event on climate change.

PINK OCTOBER





EBITDA

R\$ 2,070 MM
to R\$ 2,150 MM

*+8.0% vs. 2024 Proforma
midpoint range*



CAPEX

R\$450 MM
to R\$550 MM

THANK YOU

INVESTOR RELATIONS

ALLOS