ALLOS

2T26

APRESENTAÇÃO DE RESULTADOS

PERFORMANCE DE VENDAS

2T26

Vendas Totais

R$10,5 bilhões

+4,6%

(YoY) [1]

Shopping Villalobos

SSS[1] +2,6%

(YoY)

SSS por segmento[1]

Alimentação	3,0%
Conveniência, Serviços e Lazer	6,7%
Acessórios, Itens de Beleza e Joalherias	2,7%
Itens do Lar, Papelaria, Informática e Diversos	2,5%
Roupas e Calçados	1,2%

[1] ex-Tijuca

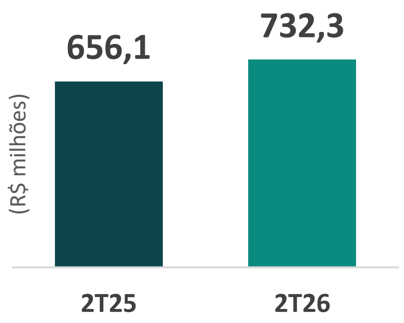
SNAPSHOT DO RESULTADO 2T26

RECEITA LÍQUIDA

R$732,3 MM

+11,6%

+11,9% ex-Tijuca

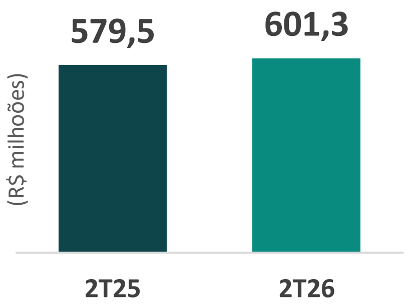


NOI

R$601,3 MM

+3,8%

+5,2% ex-Tijuca

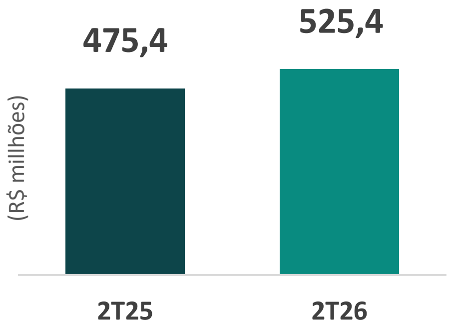


EBITDA AJ.

R$525,4 MM

+10,5%

+12,7% ex-Tijuca

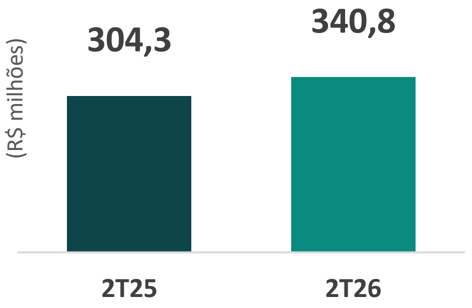


FFO

R$340,8 MM

+12,0%

+15,8% ex-Tijuca



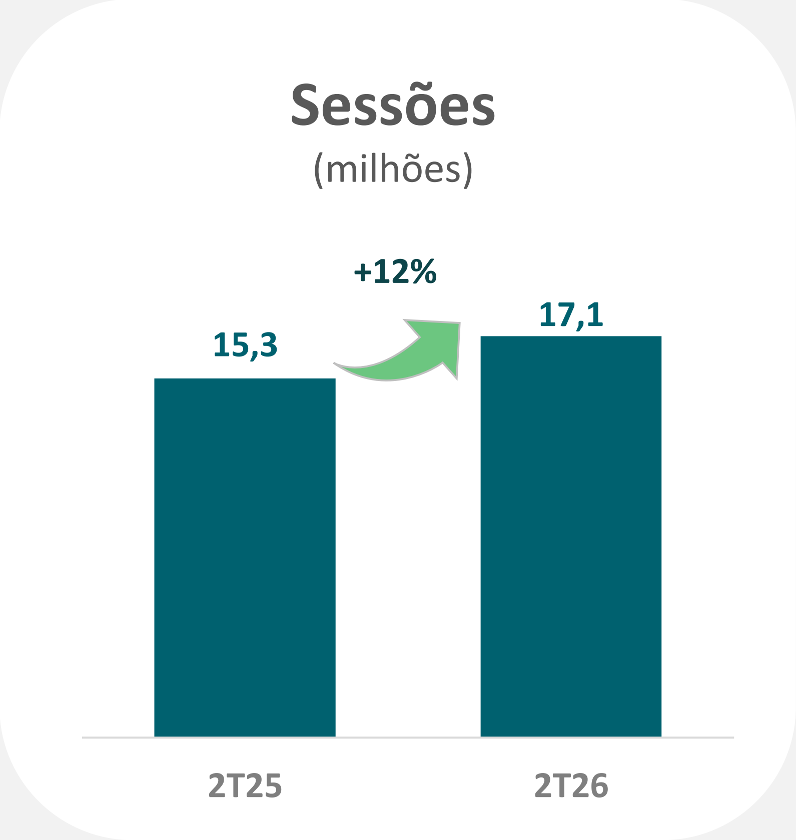
Indicadores ex-ajuste aluguel linear. Data ref. Δ%: 2T26 vs. 2T25 Proforma

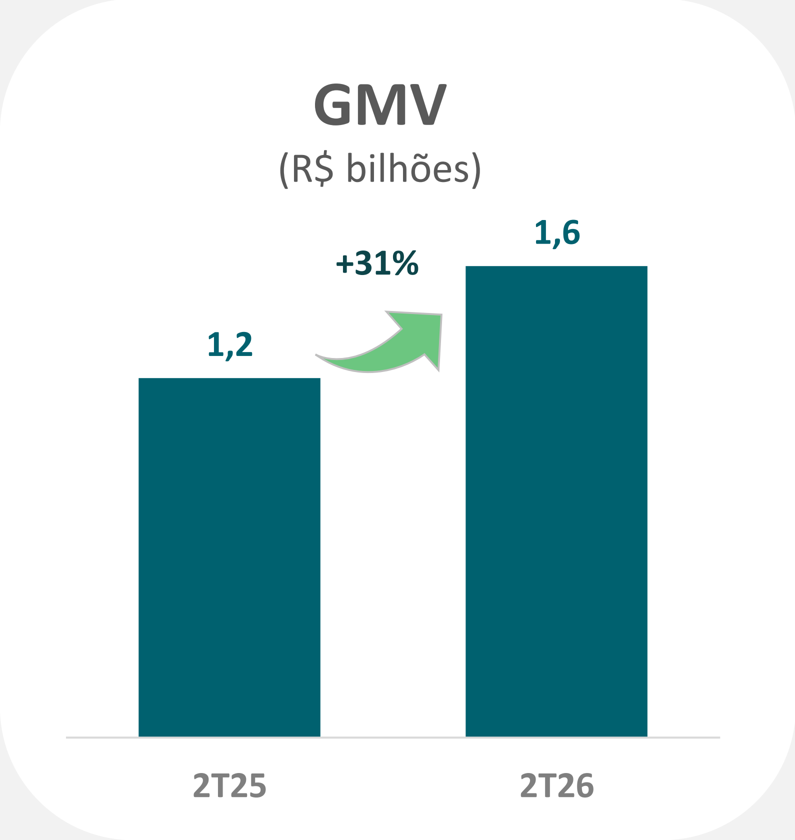
PLATAFORMA DIGITAL

17,1 mi
sessões no 2T26
+12% a/a

R$ 1,56 bi
GMV reconhecido
+31% a/a

+15%
Frequencia de visitas
+31% em maduros





DESENVOLVIMENTO E MULTIÚSO

CONSOLIDAÇÃO DO PROJETO UBERLÂNDIA
Captura de valor e resultado

+15MM em resultado no trimestre

PARQUE DOM PEDRO
Do masterplan à execução

+300 mil m² de área privativa
moradia, trabalho, educação, saúde, hospedagem e serviços

MACEIÓ
Nova entrega residencial

Residencial de alto padrão
Consolidar centralidades urbanas integradas aos nossos ativos

DESENVOLVIMENTO E MULTIÚSO

TASTE

SHOPPING TIJUCA

Inauguração: junho/26

+ 87% ABL
Comercializada

+ R$ 5 MM
em vendas no 1º mes

+15% do fluxo total de visitas

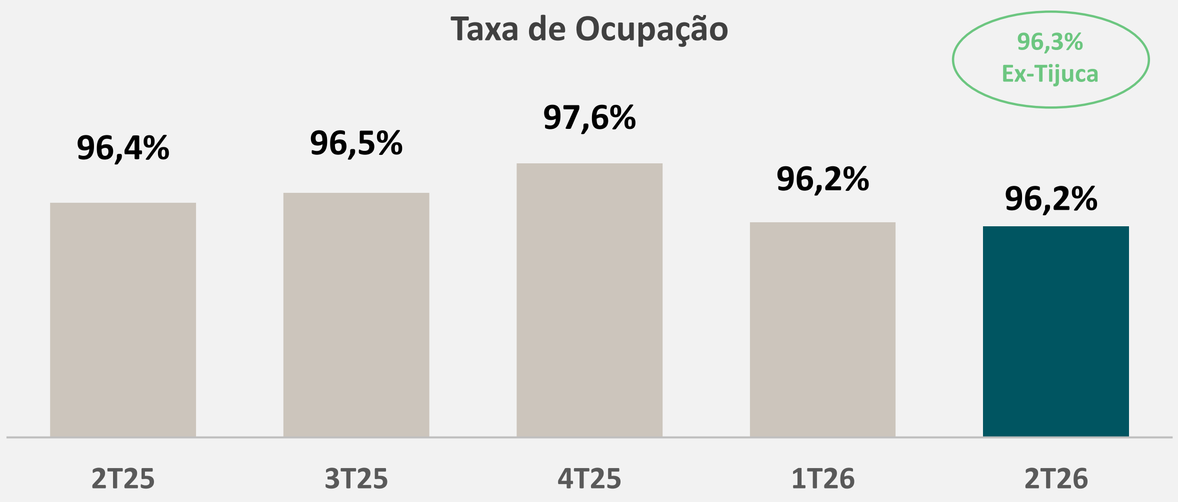
COCO BAMBU

VAMO RESTAURANTE

DESTAQUES COMERCIAIS

96,3%
Taxa de Ocupação[1]

+27 mil
m² adicionados em contratos assinados



CONTRATOS ASSINADOS

Shopping Leblon

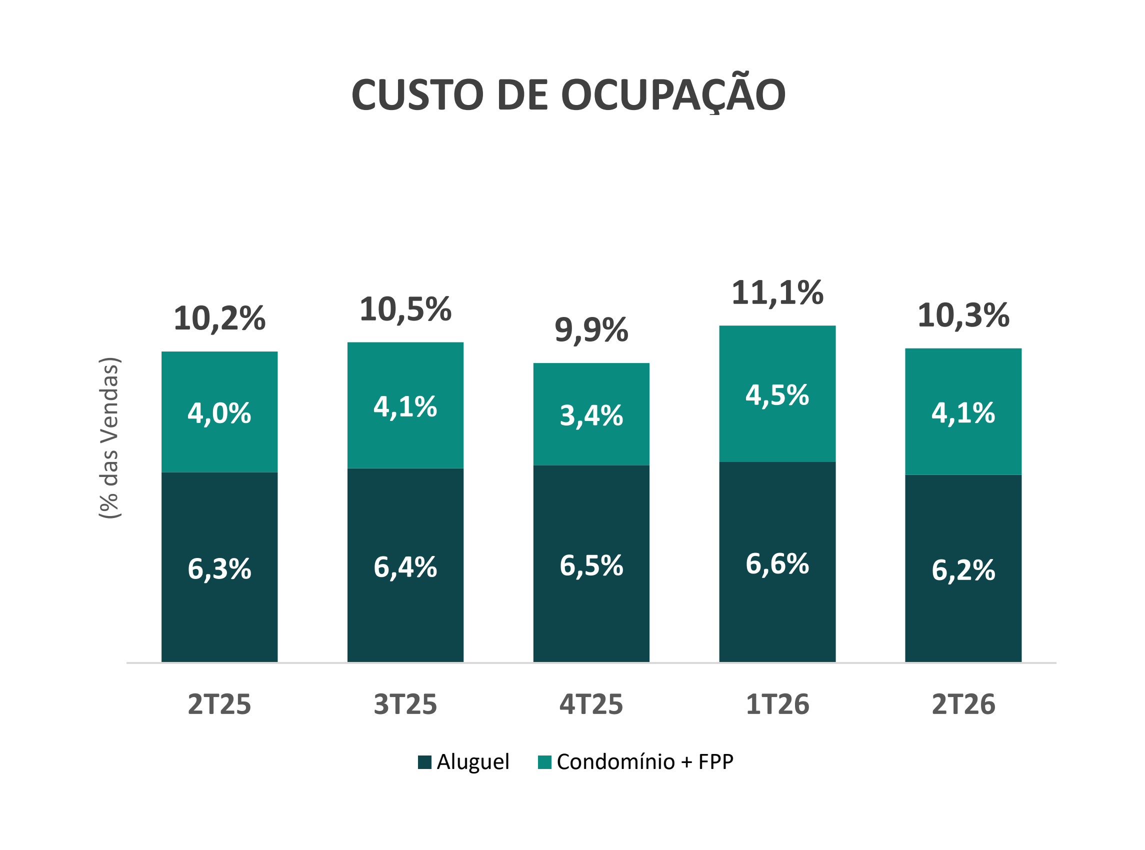
1ª **On Running** no RJ

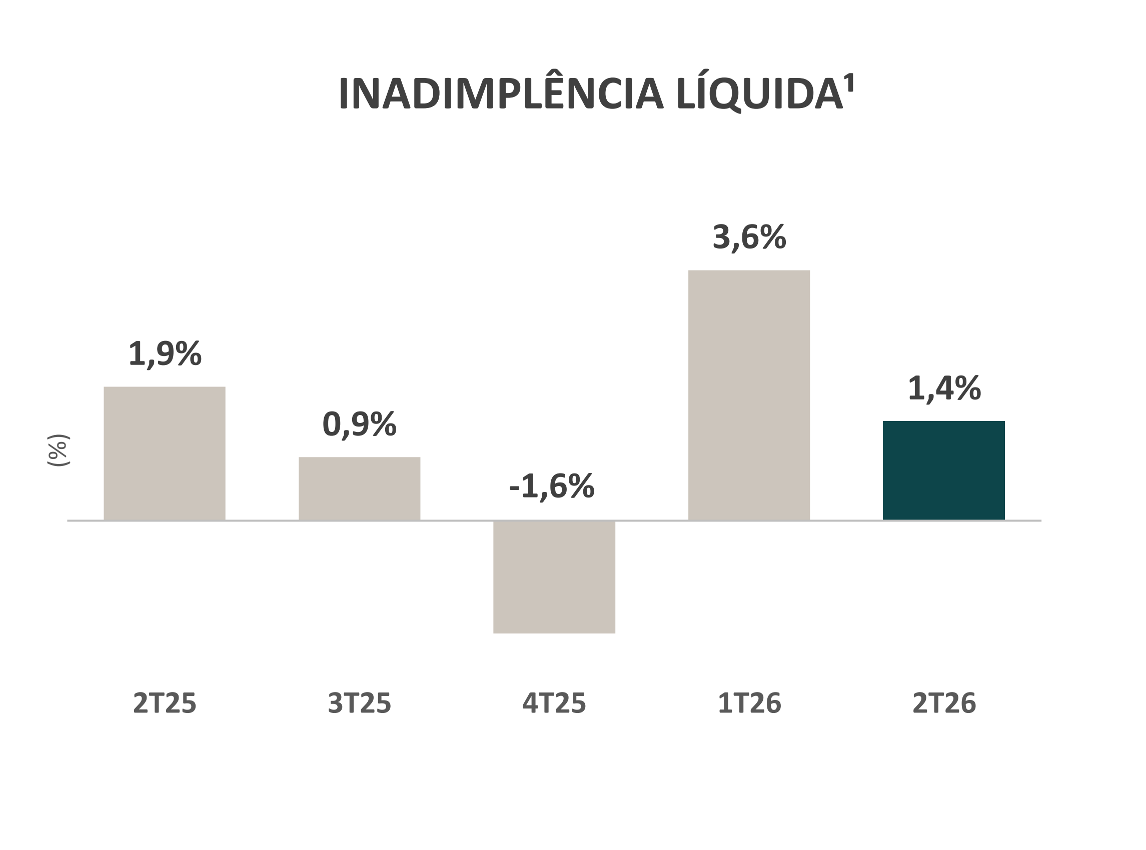
Shopping Tamboré

FAZENDA Churrascada

[1]ex-Tijuca

INDICADORES OPERACIONAIS



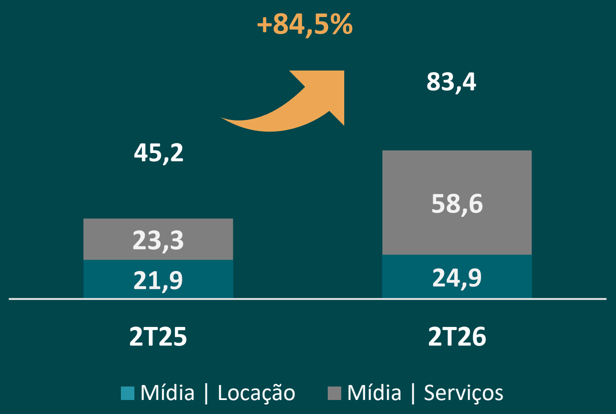


[1] Inadimplência líquida refere-se a relação entre o total faturado no período (aluguel faturado, excluindo cancelamentos) e o total recebido dentro do mesmo período.

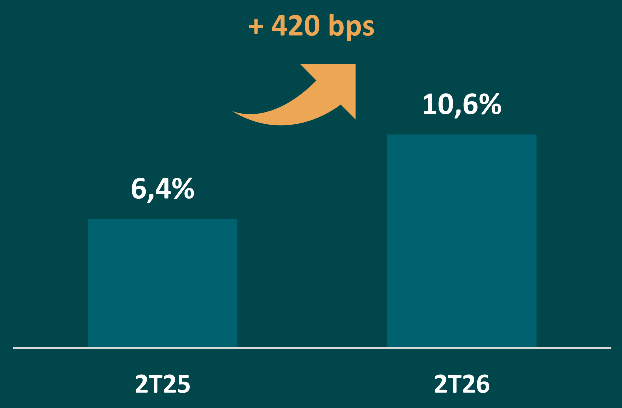
EVOLUÇÃO DA RECEITA DE MÍDIA

Receitas de Mídia

(R$ Milhões)



Mídia como % da receita bruta



R$83,4 MM

De receita no 2T26

84,5%

De crescimento 2T26 x 2T25

10,6%

Do total da receita bruta
da Companhia no 2T26

+420 bps

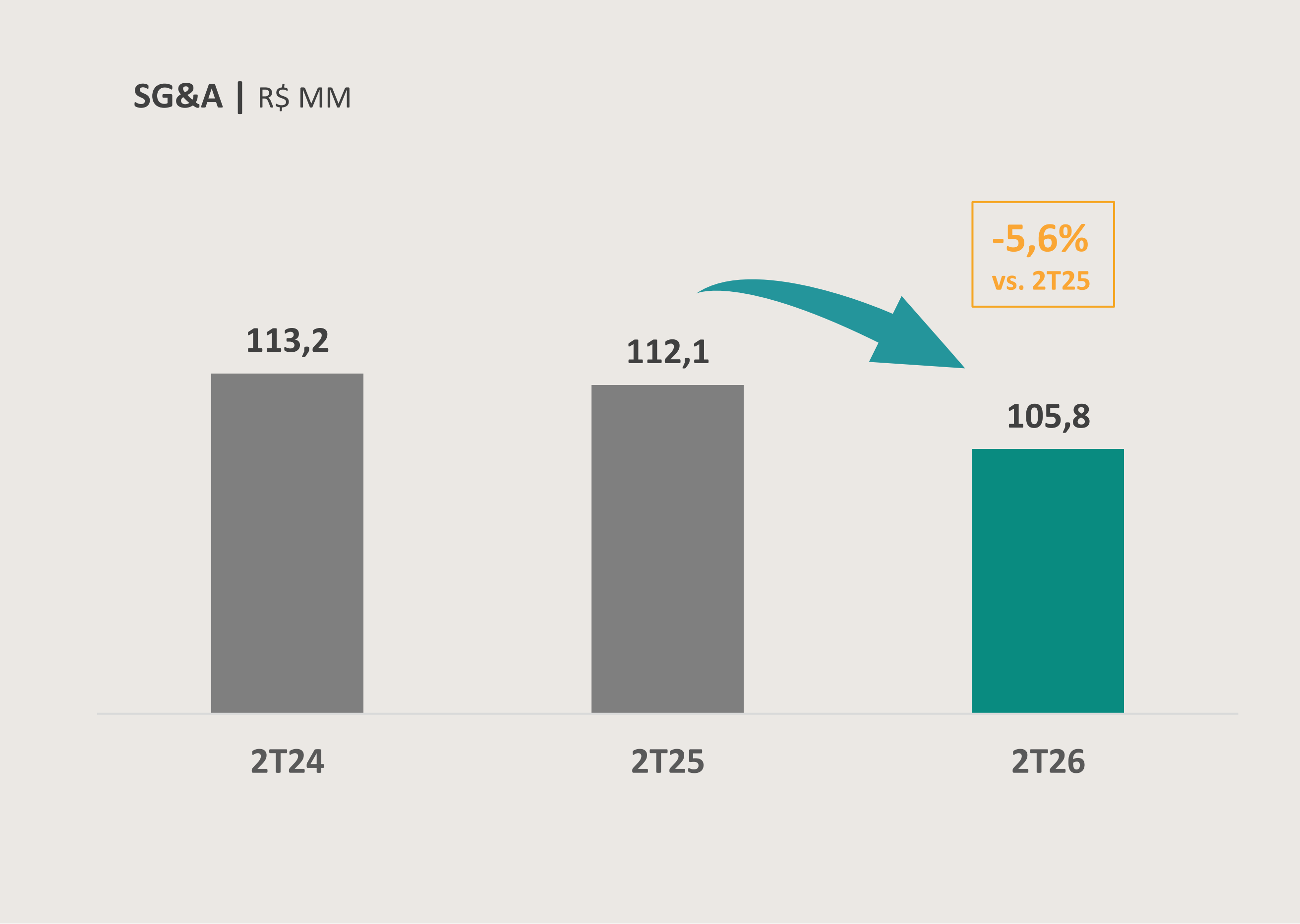
De avanço como percentual da
receita bruta da Companhia

PROGRAMA DE SIMPLIFICAÇÃO

GANHOS EM EFICIÊNCIA

- Redução de Burocracias
- Otimização de Fluxos
- Redimensionamento de estruturas

Processo contínuo e gradativo, assegurando uma execução de excelência



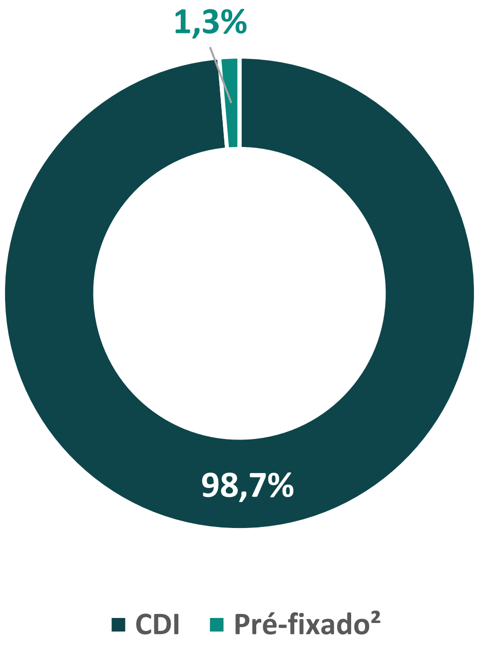
PERFIL DE DÍVIDA

ALAVANCAGEM

1,7x

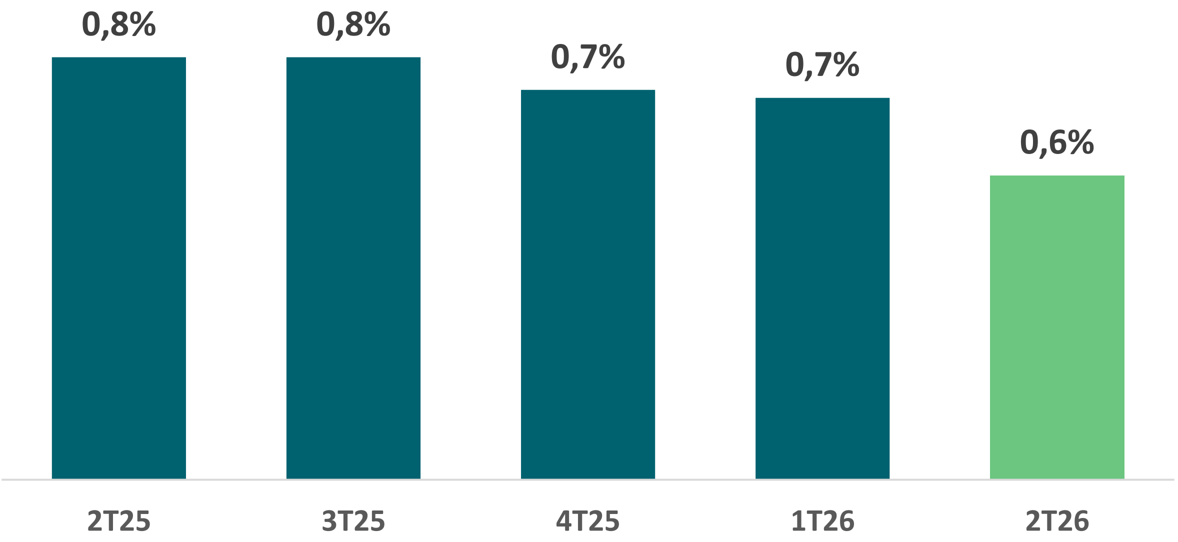
Dívida Líquida / EBITDA

COMPOSIÇÃO DA DÍVIDA[1]



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;

OBRIGADO

RELAÇÕES COM INVESTIDORES

ALLOS

ALLOS

2Q26

EARNINGS RELEASE

SALES PERFORMANCE

2Q26

Total Sales[1]

R$10.5 billion

+4.6%
(YoY)

Shopping Villalobos

SSS[1] **+2.6%**
(YoY)

SSS by segment[1]

Food	3.0%
Services, Convenience, Leisure	6.7%
Accessories, Beauty Items and Jewelry	2.7%
Housewares, Stationery, Tech and others	2.5%
Apparel and Shoes	1.2%

[1]ex-Tijuca

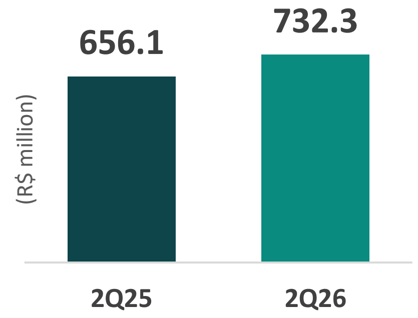
2Q26 RESULTS SNAPSHOT

NET REVENUE

R$732.3 MM

+11.6%

+11.9% ex-Tijuca

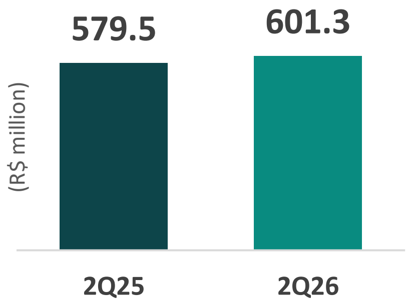


NOI

R$601.3 MM

+3.8%

+5.2% ex-Tijuca

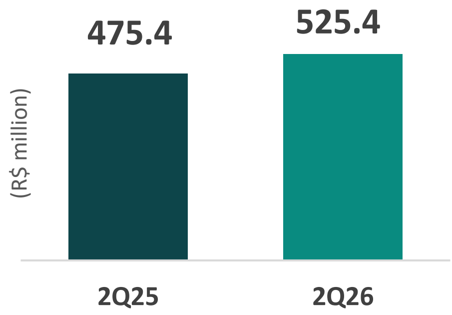


ADJ. EBITDA

R$525.4 MM

+10.5%

+12.7% ex-Tijuca

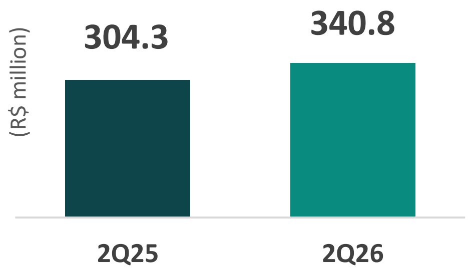


FFO

R$340.8 MM

+12.0%

+15.8% ex-Tijuca



Indicators ex-Straight-line rent. Data ref. Δ%: 2Q26 vs. 2Q25 Proforma

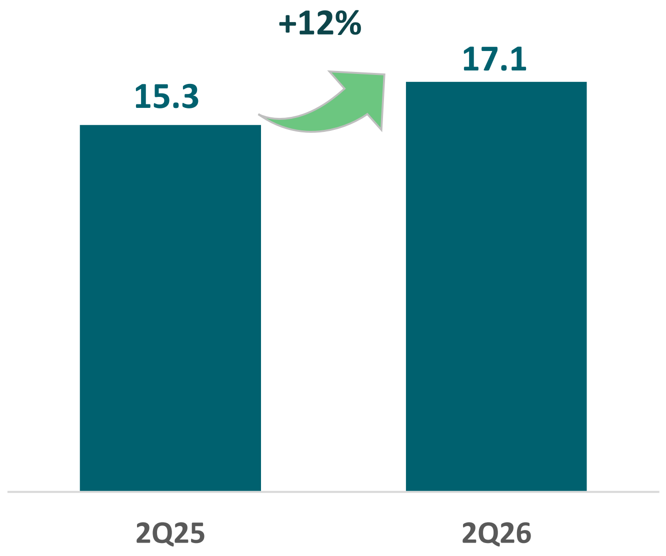
DIGITAL PLATFORM

17.1 mn
sessions in 2Q26
+12% YoY

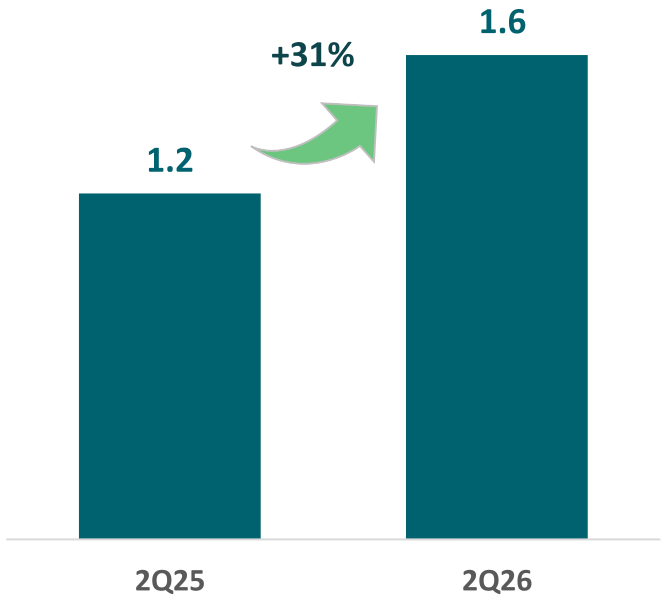
R$ 1.56 bi
GMV recognized
+31% YoY

+15%
Visit Frequency
+31% most mature

Sessions
(million)



GMV
(R$ billion)



DEVELOPMENT AND MIXED-USE

PROJECT CONSOLIDATION UBERLÂNDIA
Value and Result Capture

+15MN during the quarter

PARQUE DOM PEDRO
From masterplan to execution

+300 thousand sqm
Private area housing, work, education, health, hotel and services

MACEIÓ
New residential delivery

High-standard residential
Consolidate urban centralities integrated with our assets

TASTE

SHOPPING TIJUCA

Opening: June/26

+ 87% GLA
Leased

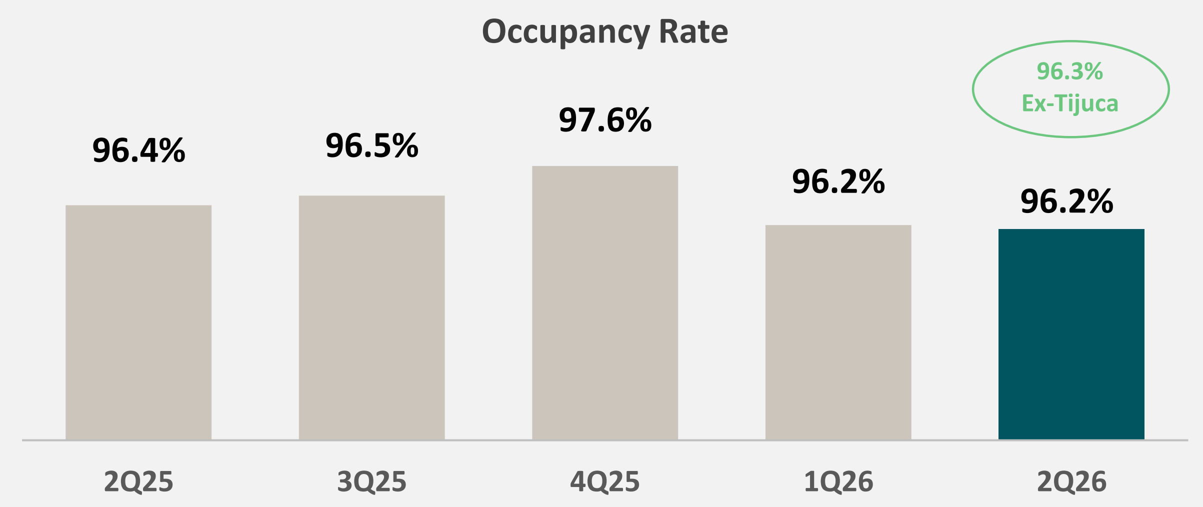
+ R$ 5 MN
in sales during the 1st month

+15% of total visitor traffic

LEASING HIGHLIGHTS

96.3%
Occupancy Rate[1]

+27 k
sqm added to signed contracts



SIGNED CONTRACTS

Shopping Leblon

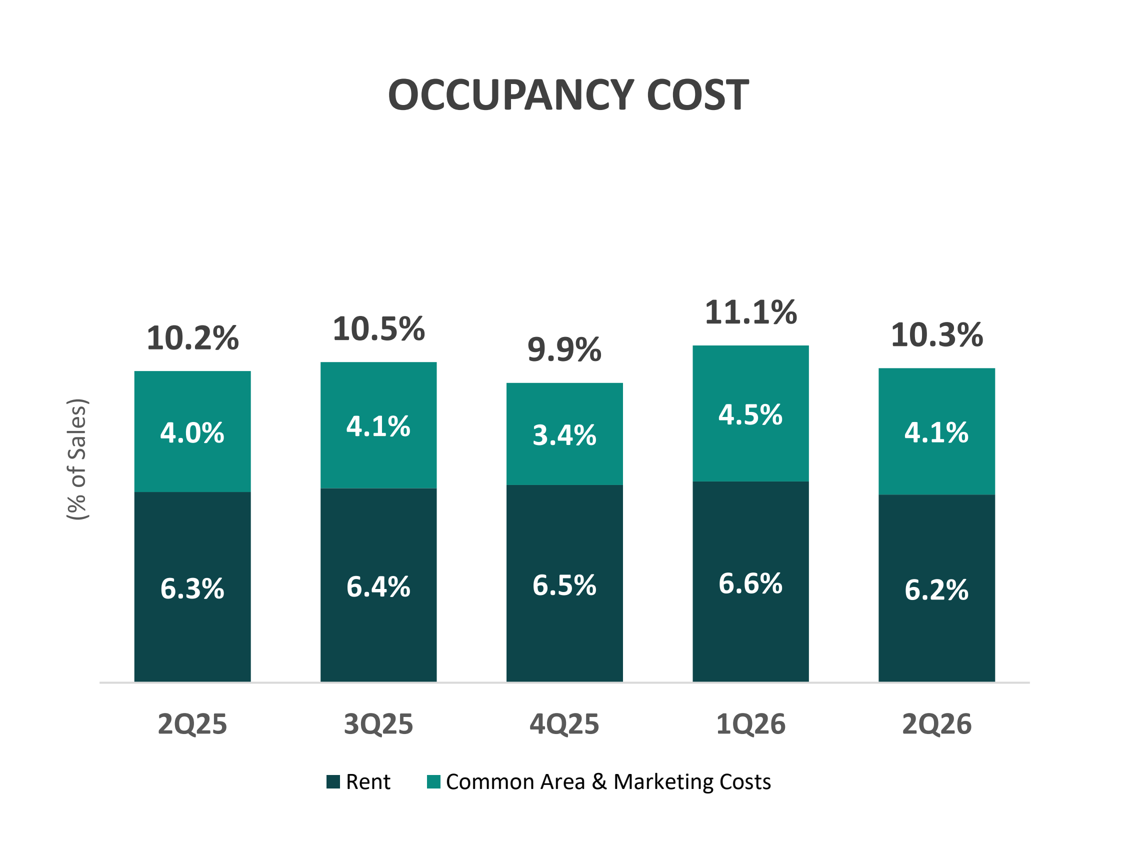
1st **On Running** RJ

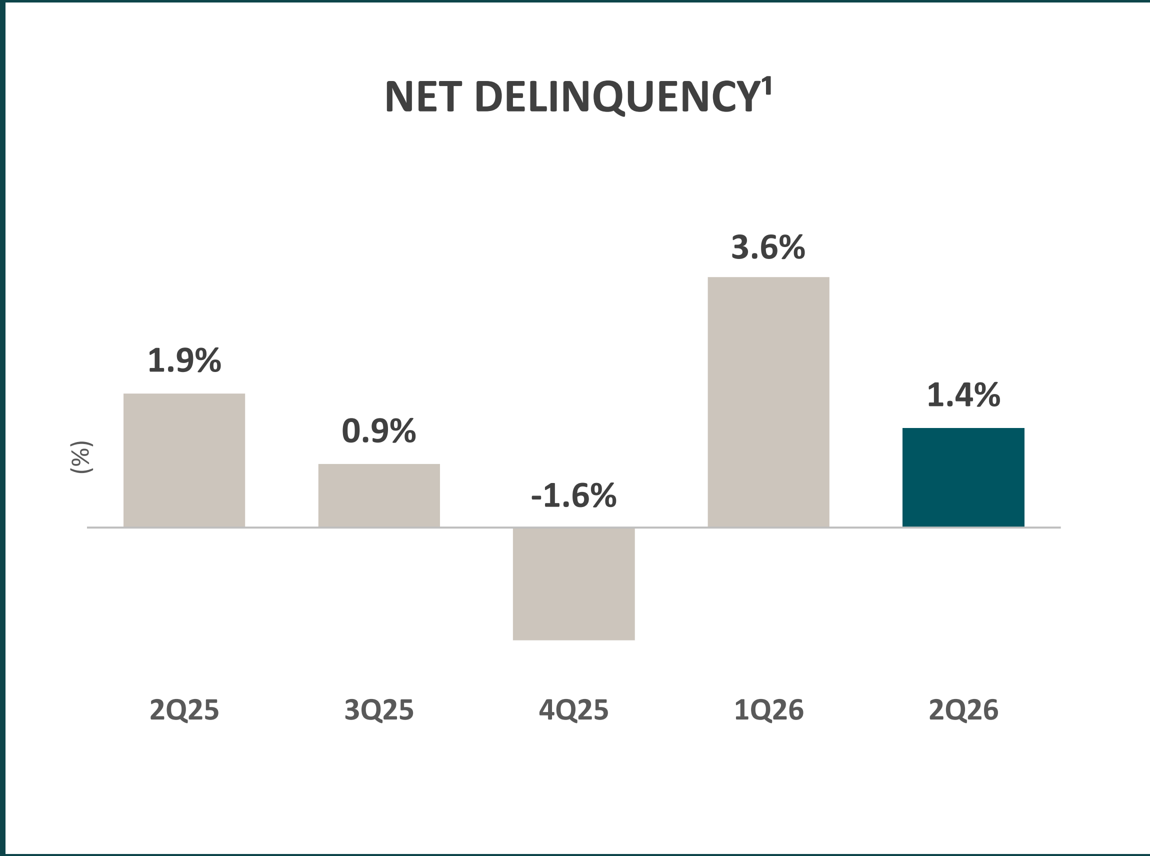
Shopping Tamboré

Fazenda Churrascada

[1]ex-Tijuca

OPERATIONAL INDICATORS



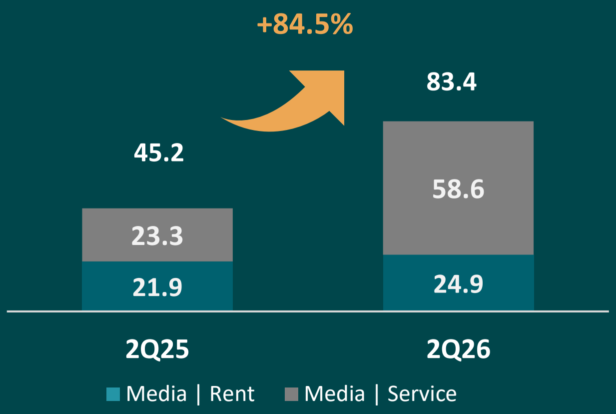


[1] Net delinquency refers to the ratio between the total amount billed during the period (rental revenue billed, excluding cancellations) and the total amount collected within the same period.

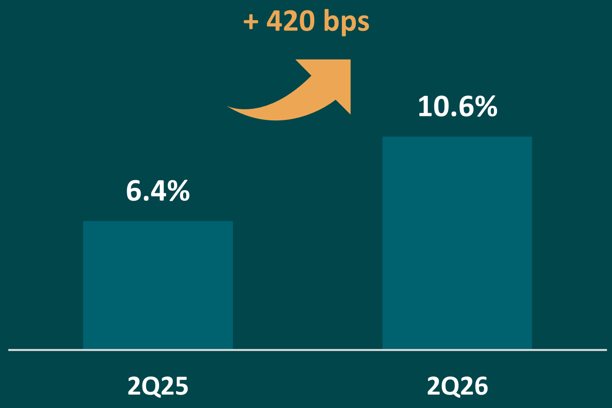
EVOLUTION OF MEDIA REVENUE

Media Revenue

(R$ Million)



Media as % of gross revenue



R$83.4 MN

Revenue in 2Q26

84.5%

Growth 2Q26 x 2Q25

10.6%

Of total gross revenue in 2Q26

+420 bps

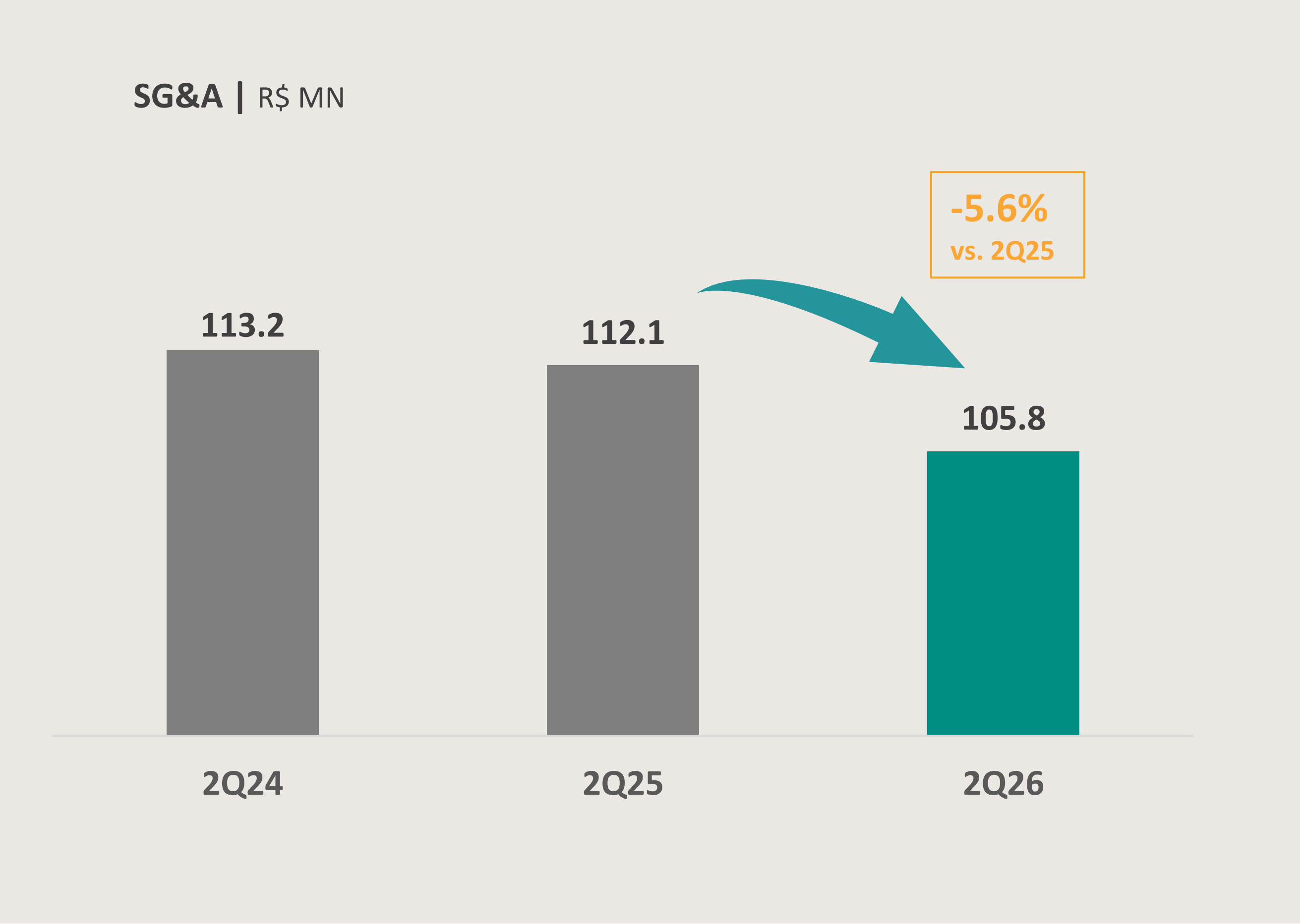
Of advancement as a percentage of the Company's gross revenue

SIMPLIFICATION PROGRAM

EFFICIENCY GAINS

- Bureaucracy Reduction
- Flow Optimization
- Structures Resizing

Continuous and gradual process, ensuring excellent execution



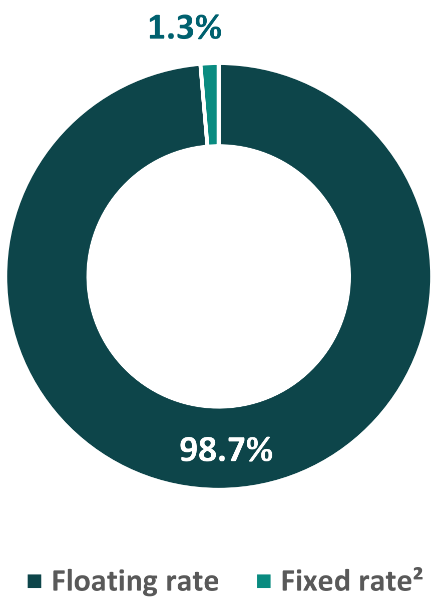
DEBT PROFILE

LEVERAGE

1.7x

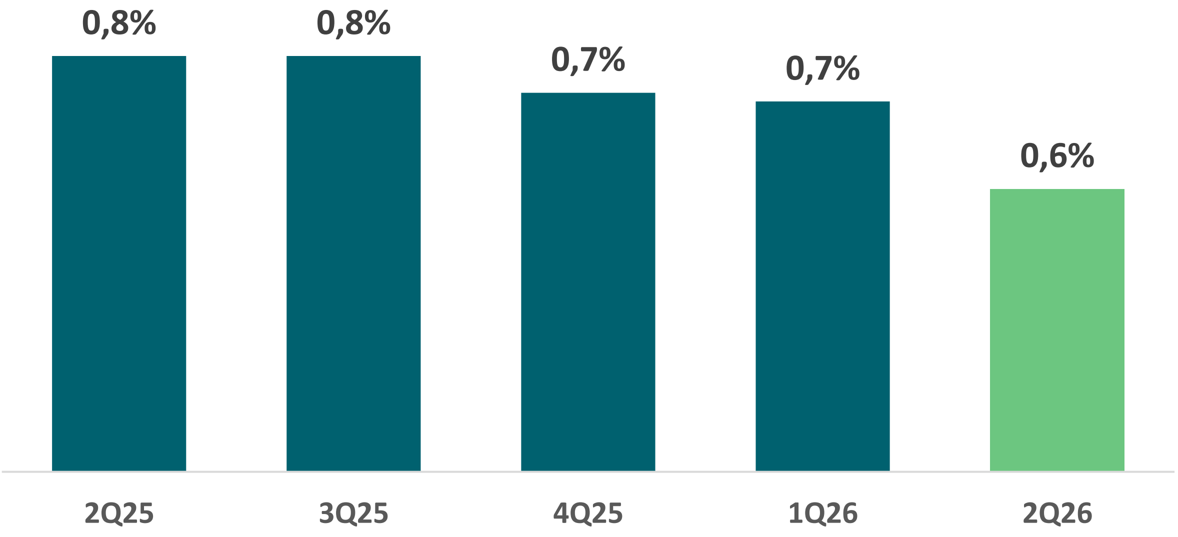
Net Debt/ EBITDA

DEBT COMPOSITION[1]



AVERAGE COST OF DEBT

(CDI + Spread)



Considers debt at the end of the period, excluding asset purchase obligations
[2]Pre-fixed indices include TR;

THANK YOU

INVESTOR RELATIONS

ALLOS