In compliance with legal, bylaws and securities market requirements, General Shopping e Outlets do Brasil S/A submits to you its annual report and financial statements for the year ended December 31, 2022.

MANAGEMENT COMMENTS

The Company's Management is pleased to present the operating and financial performance for the fourth quarter 2022 (4Q22) and the fiscal year 2022 shown in detail in the respective reports and statements.

We would initially point out the reduction in own Gross Leasable Area in 4Q22 compared with 4Q21, due to the disposal of the stake in Outlet Premium Grande São Paulo.

Gross Revenue in 4Q22 reported a slight decrease of 0.8% to R$ 48.7 million and weighted by the reduction in Rental Revenue of 2.0% and stability of Services Revenue when compared to 4Q21. In 2022, Gross Revenue reached R$ 182.5 million, an increase of 18.9% compared to 2021.

In the case of Same Areas performance, the Same Area Rentals item posted an increase of 6.9% in 4Q22 compared with the same period in 2021 and a growth in Same Area Sales of 8.7% on the same comparative basis.

Occupancy rates were higher in the quarter reporting a growth in the quarter to reach 94.4% against 93.3% when compared with 4Q21.

Rental and Services costs rose 27.4% year-on-year to R$ 13.9 million, impacted by the growth of occupancy and personnel costs. For the full year 2022, these same costs were higher in relation to 2021, reaching R$ 46.1 million and corresponding to an increase of 31.6% in the year.

NOI amounted to R$ 109.4 million in 2022, an increase of 12.8% relative to 2021 with a margin of 71.0%. In 4Q22, NOI recorded R$ 27.4 million equivalent to a gross margin of 66.6%, a decrease of 9.0% relative to 4Q21.

An analysis of General and Administrative Expenses reveals a small increase of 3.5% in 2022 compared with the preceding year and a reduction of 0.6% in 4Q22 relative to 4Q21.

The Company reported an Adjusted EBITDA in 2022 of R$ 64.1 million, an increase of 13.8% in relation to 2021, corresponding to an adjusted EBITDA margin of 41.6%. In 4Q22, the adjusted EBITDA reached R$ 13.9 million, a reduction of 35.9% in relation to 4Q21 and equivalent to an Adjusted EBITDA margin of 33.8%.

In 2022, the Net Financial Result was largely impacted by exchange variation, Dollar x Real, declining from a negative R$ 287.3 million in 2021 to a negative R$ 120.2 million in 2022.

Management continues actively monitoring the impacts of Covid-19 on its financial conditions, liquidity, operations, suppliers, business sector and workforce.

We would like to thank our employees, tenants, clients, and visitors for their invaluable contributions.

Marcio Snioka,
Investor Relations Officer

COMPANY OVERVIEW

General Shopping e Outlets do Brasil is one of the main Brazilian companies focused on the development and management of shopping centers in their different models. We manage 15 shopping centers with a total gross leasable area of 295.451 m², in addition to operating complementary services. We have stake in 14 shopping centers with 85.851 m² of gross leasable area and an average stake of 31.3% as of December 31, 2022.

We believe our success is based on market understanding and on the success of the retail operations in our shopping centers.

Our goal is to maximize the profitability of the Company through the rental and complementary services revenues arising from better tenants´ performance, developing greenfields projetcs and negotiating stakes in shopping centers. Considering the marketing conditions from each location, our strategy is:

- Real estate investment in ownership stakes in shopping centers, either by developing greenfields projects, acquiring from third parties or increasing share in our current portfolio or divestments stakes;
- Managing these shopping centers in an optimal way through our competences;
- Providing complementary services to the shopping center operations;
- Developing new types of shopping centers in the Brazilian market, as well as mixed-use projects that create positive synergy with shopping center performance.

DESCRIPTION OF BUSINESS AND INVESTMENTS

Different from our competitors, we work in the shopping center market in a manner that is oriented toward the retail market.

Our activities are (i) planning, managing and operating shopping centers; (ii) leasing commercial space (stores); (iii) leasing advertising and promotional space (merchandising); (iv) managing shopping center parking lots; (v) planning and leasing of electrical and water supply equipment at the developments.

SCENARIOS AND PERSPECTIVES

Brazilian retail trade ended 2022 with growth of just 1.0% in terms of sales volume, registering the worst performance since 2016, when there was a 6.2% drop. In 2021, the result for this indicator was 1.4%, wich means a slight deceleration in the comparison between years.

The modest performance of retail in 2022 was highly influenced by three activities, which showed the most significant drops in terms of sales volume compared to 2021: furniture and appliances, other articles of personal and domestic use and construction materials, which registered a decrease of 6.7%, 8.4% and 8.7% respectively.

Regarding the prospects for the labor market, the unemployment rate calculated for the end of 2022 was 9.3%, 3.9 p.p. lower than that observed at the end of 2021, which shows a relevant improvement in this indicator. However, the positive evolution in the number of employed people is offset by a slight deterioration in their usual average remuneration, which fell by 1.0% in 2022 compared to 2021, reaching R$ 2,715.00.

The credit market, in turn, recorded in 2022 growth in loans to families by 17.7% (against 21.0% in 2021) and in the corporate segment by 9.0% (against 10.6% in 2021), totaling a total volume of R$ 5.3 trillion and growth of 14.0% in the year. The Credit Cost Indicator (ICC), a measure of the average cost of all SFN (National Financial System) credit, reached 21.5% p.a., representing an increase of 3.1 p.p. compared to 2020 and a significant worsening in financing conditions. The impact of the deterioration in borrowing conditions by individuals and companies was reflected in the increase in general credit defaults, which rose from 2.3% at the end of 2021 to 3.0% in December 2022.

Consumer expectation surveys indicate an improvement in their expectations at the end of 2022, when compared to the scenario observed in the same period of 2021. The Consumer Confidence Index, an indicator prepared by the FGV, reached 88.0 in December 2022, representing 12.5 points above that registered in December 2021. The progress of the indicator was strongly influenced by the improvement in the confidence of low-income families, which were impacted by the expansion of social programs from the federal government implemented throughout the year.

Inflation in the country was reduced from the double-digit level observed in 2021 to close the year 2022 at 5.79%, considering the IPCA accumulated in 12 months as an indicator. After successive increases in the Selic rate implemented by the Central Bank over the last two years, making it jump from 2.0% in January 2021 to 13.75% in August 2022, inflation showed a continuous decline throughout the second half of the year. Analyzing the index from a sectorial perspective, it should be mentioned that the food and beverage category impacted the index by 2.41 percentage points, registering a price increase of 11.64% in relation to the previous year. It is the sector that had the most impact on rising prices, corresponding to a share of more than 40% of the IPCA calculated in 2022.

In view of this situation, expectations remain about the continuation of the economic recovery observed in 2022 and about the way in which the new government will conduct the management of domestic economy.

OPERATIONAL AND FINANCIAL PERFORMANCE

Consolidated Financial Highlights						
R$ thousand	**4Q21**	**4Q22**	**Chg.**	**2021**	**2022**	**Chg.**
Gross Revenue	**49,073**	**48,692**	**-0.8%**	**153,574**	**182,545**	**18.9%**
Rent (Shopping Malls)	19,740	19,350	-2.0%	63,742	74,065	16.2%
Services	29,333	29,342	0.0%	89,832	108,480	20.8%
NOI - Consolidated	**30,101**	**27,383**	**-9.0%**	**97,022**	**109,435**	**12.8%**
Adjusted EBITDA	**21,644**	**13,875**	**-35.9%**	**56,337**	**64,122**	**13.8%**
Adjusted Net Result	**(72,352)**	**20,594**	**-**	**(252,505)**	**(69,188)**	**-72.6%**
Adjusted FFO	**(71,531)**	**21,098**	**-**	**(249,470)**	**(66,183)**	**-73.5%**
NOI Margin	74.1%	66.6%	-7.5 p.p.	74.3%	71.0%	-3.3 p.p.
Adjusted EBITDA Margin	53.3%	33.8%	-19.5 p.p.	43.1%	41.6%	-1.5 p.p.
Adjusted Net Result Margin	-178.2%	50.1%	-	-193.4%	-44.9%	148.5 p.p.
Adjusted FFO Margin	-176.2%	51.3%	-	-191.0%	-42.9%	148.1 p.p.
Gross Revenue per m²	524.88	567.17	8.1%	1,750.51	2,077.56	18.7%
NOI per m²	321.96	318.96	-0.9%	1,105.90	1,245.49	12.6%
Adjusted EBITDA per m²	231.50	161.62	-30.2%	642.16	729.78	13.6%
Adjusted Net Result per m²	(773.88)	239.88	-131.0%	(2,878.17)	(787.44)	-72.6%
Adjusted FFO per m²	(765.09)	245.75	-132.1%	(2,843.58)	(753.24)	-73.5%
Own GLA - Average in the Period (m^2)	93,493	85,851	-8.2%	87,731	87,865	0.2%
Own GLA - End of the Period (m^2)	93,493	85,851	-8.2%	93,493	85,851	-8.2%

CAPITAL MARKET AND CORPORATE GOVERNANCE

Our entry into the capital market in July 2007 allowed us to access better capital sources. This in turn allowed us to conduct an efficient growth strategy.

HUMAN RESOURCES

We have 184 employees in our offices and shopping centers. Additionally, our shopping centers use outsourced labor for operations such as maintenance, cleaning and security. We monitor the outsourced companies' compliance with employment and social security law.

ENVIRONMENTAL SUSTAINABILITY

Although shopping center activities generally have low environmental impact, wherever possible we seek to use new concepts in our projects, such as:

- Using electricity from sources certified by the Alternative Source Electrical Power Incentive Program (Programa de Incentivo às Fontes Alternativas de Energia Elétrica), or PROINFA.
- Water recycling.

- Recycling waste and oil.
- Optimizing the use of paper and recycling.
- Landscaping with reforestation.
- Architectural design that takes advantage of natural light.

INDEPENDENT AUDITING

In compliance with Brazilian Securities Commission (CVM) Instruction 381/03, we report that Cotrim & Associados Auditores Independentes SS provided us no services other than auditing our financial statements in the year ended December 31, 2022.

ARBITRATION

The Company is linked to arbitration at the Market Arbitration Chamber under the arbitration agreement in article 42 of its bylaws

INDEPENDENT AUDITOR'S REPORT ON THE INDIVIDUAL AND CONSOLIDATED FINANCIAL INFORMATION

To
Shareholders, Directors and Officers of
General Shopping e Outlets do Brasil S.A.
São Paulo – SP

Auditor's opinion on the individual and consolidated financial statements

We have examined the individual and consolidated financial statements of **General Shopping e Outlets do Brasil S.A. ("Company")**, identified as Company and Consolidated, respectively, comprehending the individual and consolidated balance sheets as of December 31, 2022, and the respective individual and consolidated income statements, comprehensive income statements, changes in equity and cash flow statements for the fiscal year ending on that date, as well as the respective notes, including a summary of the main accounting policies.

In our opinion, the aforementioned individual and consolidated financial statements appropriately represent, in every relevant aspect, the individual and consolidated equity and financial standing of **General Shopping e Outlets do Brasil S.A.** as of December 31, 2022, the individual and consolidated performance of its operations, and the individual and consolidated cash flows for the period ending on that present date, in accordance with the accounting practices in use in Brazil and the International Financial Reporting Standards (IFRS) of the International Accounting Standards Board (IASB).

Basis for the auditor's opinion on the individual and consolidated financial statements

Our audit was conducted in accordance with Brazilian and international auditing standards. Our responsibilities, as per the foregoing standards, lie described in the following section, titled "Auditor's Responsibilities for the audit of individual and consolidated financial statements". We are independent from **General Shopping e Outlets do Brasil S.A.** and its subsidiaries, as per the relevant ethical principles set forth in the Accountants' Professional Ethics Code and professional standards as published by the Federal Board of Accounting (" CFC "), and we have complied with all other ethics responsibilities under the aforementioned standards. We believe that the audit evidence obtained is sufficient and appropriate as basis for our opinion.

Emphasis

Material uncertainty related with going concern

We draw attention to Note No. 2.1.2 and 2.1.3 to the individual and consolidated financial statements, which indicate that the Company incurred losses in the amount of R$ 86,772 thousand during the fiscal year ending December 31, 2022 and, on that date, the Company's equity was a negative R$ 811,813 thousand. As discussed in the aforementioned Note, such events or conditions may indicate the presence of material uncertainty regarding the Company as a going concern, although the effects at hand are due mainly to non-monetary factors with no cash effects, that is, generated by the impact of foreign exchange variation on the principal amount of the Company's perpetual debt, which is US Dollar-denominated, but which, in line with accounting standards, has its foreign exchange variation recognized in the financial expenses line for the purposes of the fiscal year's income/loss, despite the absence of cash effect or definitive effects. Our opinion is not qualified in relation to this matter.

Key audit matter

Key accounting matter (KAMs) in an auditor's report concern those matters that we, in our professional capacity, deem most significant in our audit of the fiscal year at hand. These matters have been addressed within the context of our audit of the individual and consolidated financial statements in its entirety and in the construction of our opinion on those individual and consolidated financial statements and, therefore, we do not express a separate opinion on such matters. In addition to the matter described in the section titled "Material uncertainty associated with operational continuity", we find that the matters described below are the main emphases to be discussed in this report.

Fair-value measurement of investment property

According to Note No. 9 to the financial statements, the Company recognizes its investment property at fair value supported by valuation reports prepared by an outside expert independent from the Company. As of December 31, 2022, the fair value of these assets, recognized in the non-current assets of the Company and its subsidiaries, was R$ 1,069,226 thousand (Consolidated). The estimated fair value of investment property was determined based on several assumptions, such as: revenues growth forecasts, Interest rates applicable to cash flow discounting, vacancy, delinquency and perpetuity rates, and others.

This matter was deemed an Additional Audit Procedure ("Procedimento Adicional de Auditoria" – PAA) because of the materiality of the value of investment property recognized by the Company, given the uncertainty inherent to this kind of estimate and to the necessary judgment that must be exercised by Management in determining the calculation assumptions for the fair value of these assets.

Audit response to the matter

Our audit procedures included the following, among others:

- Involvement of a valuation expert to help analyze and review the methodologies and methods used by the outside experts retained by the Company;
- We evaluated the reasonability and consistency of the data and of the assumption and methodologies used to prepare the relevant documents, including growth rates, vacancy rates, GLA, and cash flow forecasts, among others, and comparing them with external market information.
- We tested the mathematical fair-value calculations associated with certain investment properties;

Based on the audit procedures applied to the fair-value valuation reports prepared by the Company's third-party experts, and on the audit evidence obtained in support of our tests, including our sensitivity analysis, we believe that the fair-value valuations prepared by the Company's third-party experts, as well as the respective disclosures, are acceptable within the context of the individual and consolidated financial statements collectively.

Estimate – Expected Credit Losses ("Perda Esperada com Créditos de Liquidação Duvidosa" – PECLD)

According to Note No. 4 to the financial statements, the Company recognizes its provisions for Expected Credit Losses ("Perda Esperada com Créditos de Liquidação Duvidosa" – PECLD) based on an assessment made by the Company's Management that involves, among other factors: a) customers' payment capacity; b) the presence of collateral and the fair value thereof; c) the losses history of the customers portfolio; and d) compliance with debt renegotiations.

The topic was deemed an Additional Audit Procedure (PAA) given the uncertainty inherent to this kind of estimate and to the necessary judgment that must be exercised by Management in determining the calculation assumptions for the purposes of PECLD booking, in the light of the current economic situation in Brazil.

Audit response to the matter

Our audit procedures included, among others:

- Understanding and testing the relevant general controls over Information Technology associated with change management, access and operations, as well as understanding and testing the details of material transactions associated with the Provisions for Expected Credit Losses process;

- Reviewing integrity tests of the database used to measure and record the provision for expected credit losses by means of documental analysis of a selected sample;

- Recalculating the model used and challenging the material assumptions made by the Company's Management to measure PECLD, such as late-payment age of securities in delinquency and estimated collateral realization value, potential losses from customers with no delinquent obligations, and analysis of customers' financial payment capacity, impacts of the COVID-19 pandemic on PECLD estimates.

Based on the audit procedures employed, we believe that the estimate used in connection with the Company's provisions for estimated credit losses is acceptable in support of the judgments, estimates and information included in the individual and consolidated financial statements as a whole.

<u>Other Matters</u>

Statements of Value Added (SVA)

The individual and consolidated statements of value added (SVA) for the fiscal year ending December 31, 2022, prepared under the responsibility of the Company's Executive Board, and presented as supplemental information for IFRS purposes, have undergone audit procedures carried out jointly with the audit of the Company's financial statements.

To inform our opinion, we determined whether or not the statements reconcile with the financial statements and accounting records, as applicable, and whether or not their form and contents are in accordance with the criteria set forth in Technical Announcement NBC TG 09 – (Statement of Value Added). In our opinion, these statements of value added were appropriately prepared in every material respect, according to the criteria set forth in the Technical Announcement in question, and are consistent with the individual and consolidated financial statements as a whole.

Audit of amounts associated with the previous fiscal year

The individual and consolidated financial statements for the fiscal year ending December 31, 2021, provided for the purposes of comparison with the fiscal year ending December 31, 2022, have been audited by other Independent Auditors, who issued a report with no opinion changes on March 28, 2022.

Other information accompanying the individual and consolidated financial statements and the auditor's report

The Company's Management is responsible for the additional information comprised by the Management Report.

Our opinion on the individual and consolidated financial statements does not comprise the Management Report and we express no form of audit conclusion on his report.

As concerns the audit of the individual and consolidated financial statements, our responsibility is to read the Management Report and, upon doing so, consider whether or not the said report is materially inconsistent with the individual and consolidated financial statements, or with the knowledge we acquired during the audit, or otherwise, whether or not it appears to be materially distorted. If, based on the work done, we arrive at the conclusion that material distortion exists in the Management Report, we are required to report this fact. We have nothing to report in this respect.

Management and governance responsibility for the individual and consolidated financial information

Management is responsible for the preparation and proper presentation of the individual and consolidated financial statements in accordance with the accounting practices applicable in Brazil and the International Financial Reporting Standards (IFRS) of the International Accounting Standards Board (IASB) and for the internal controls it has deemed needed to enable the preparation of the individual and consolidated financial statements free from material distortions be they due to fraud or error.

As concerns preparation of the individual and consolidated financial statements, Management is responsible for evaluating the Company's ability to continue as an ongoing concern, disclosing, where applicable, matters related to operational continuity and the use of this accounting base for the purposes of preparing the financial statements, except where Management intends to liquidate the Company and its subsidiaries or terminate their operations, or has no realistic way to avoid the termination of operations.

The persons in charge of the Company's and its subsidiaries' governance are those responsible for overseeing the preparation process of the individual and consolidated financial statements.

Auditor's responsibility for the audit of the individual and consolidated financial statements

Our objectives are to obtain reasonable assurance that that the individual and consolidated financial statements, taken as a whole, are free from material distortion, whether due to fraud or error, and to draft an audit report with our opinion. Reasonable assurance is a high level of assurance, but no guarantee that the audit conducted in accordance with Brazilian and international audit standards will always detect any material distortions present. Distortions may arise from fraud or error, and are deemed material when individually or as a whole, they may reasonably influence users' economic decisions made based on the said individual and consolidated financial statements.

As part of the audit conducted in accordance with Brazilian and international standards, we exercised professional judgment and remained professionally skeptic throughout the audit. Furthermore:

- We identified and evaluated the risks of material distortion in the individual and consolidated financial statements, regardless of whether caused by fraud or error, planned and carried out audit procedures in response of such risks, and obtained appropriate and sufficient audit evidence to support our opinion. The risk of failing to detect fraud-related material distortions is greater than failing to detect error-related ones, as fraud may involve a willful act of misleading internal controls, collusion, forgery, omission or misrepresentation;
- We acquired an understanding of internal controls of relevance to the audit to plan audit procedures appropriate to the circumstances, but not with the purpose of expressing an opinion on the effectiveness of the internal controls of the Company and its subsidiaries;
- We reviewed the quality of the accounting policies used and the reasonability of the accounting estimates and respective disclosures made by the Executive Board;
- We pursue a conclusion on the appropriateness of the Executive Board's use of the ongoing concern accounting basis and, based on the audit evidence obtained, whether or not material uncertainty exists as to events or conditions that may raise significant doubts regarding the ability of the Company and its subsidiaries to continue as an ongoing concern. Where we conclude for material uncertainty, our audit report must draw attention to the respective disclosures on the individual and consolidated financial statements, or include a modification in our opinion where the disclosures are inappropriate. Our conclusions are based on the audit evidence obtained until the as-of date of our report. However, future events or conditions may lead the Company and its subsidiaries to no longer remain as ongoing concerns;
- We evaluated the overall presentation, structure and contents of the financial statements, including disclosures and whether or not the individual and consolidated financial statements do represent the corresponding transactions and events in a manner compatible with the appropriate disclosure objective;

- We obtained appropriate and sufficient audit evidence in connection with the financial information on the group's entities or business activities to render an opinion on the consolidated accounting statements. We are responsible for direction, oversight and performance of the group's auditing and, therefore, for the auditor's opinion.

We communicate with the parties responsible for governance in connection, among other topics, with the scope and time of the planned auditing works and significant audit findings, including any material deficiencies in internal controls that may be identified during our works.

We further provide to the parties responsible for governance a declaration to the effect that we comply with all material ethical requirements, including those applicable to independence, and communicated any matters or relationships that might materially affect our independence, including, as applicable, the respective safeguards.

Out of the matters that were the topic of communication with the parties responsible for governance, we determined those that we deemed most significant in the audit of the fiscal year's financial statements and are, therefore, the key audit matters.

We describe these matters in our audit report, except where public disclosure of the matter is prohibited by law or regulation, or where, under extremely rare circumstances, we have determined that the matter is not to be disclosed in our report because the adverse consequences of such a disclosure reasonably exceed the benefits of disclosure in the name of public interest.

São Paulo, March 06, 2023.

Cotrim & Associados Auditores Independentes S.S.

CRC-2SP 012348/O-4

Wilson Carlos Bronze Cotrim

Accountant CRC-1SP096274/O-9

General Shopping e Outlets do Brasil S.A.

Balance sheet of December 31, 2022 and 2021

(Amounts in thousands of Brazilian Reais, except where otherwise indicated)

ASSETS

		Company		Consolidated	
	Notes	12/31/2022	12/31/2021	12/31/2022	12/31/2021
Current Assets					
Cash and cash equivalents	3	26	18	127,042	269,294
Trade accounts receivable	4	-	-	33,715	38,787
Recoverable taxes	5	2	2	14,335	12,323
Related parties	7	-	-	-	-
Accounts receivable from the real estate	9			50,613	
Other accounts receivable	6	4,590	25,919	29,410	38,037
Total current assets		4,618	25,939	255,115	358,441
Non-current assets					
Trade accounts receivable	4	-	-	695	1,370
Related Parties	7	26	1,608	76,639	68,167
Loans receivable from third parties		-	-	4,957	5,906
Recoverable taxes	5	-	-	-	27
Deposits and guarantees	-	158	158	9,564	8,698
Financial investments	3	-	-	437	1,849
Other accounts receivable	6	18,275	18,273	33,050	30,029
		44,847	20,039	125,342	116,046
Investments	8	-	-	-	-
Investment properties	9	-	-	1,069,226	1,209,295
Fixed assets	10	856	1,356	26,696	26,372
Intangible assets	11	552	903	20,418	15,935
		1,408	2,259	1,116,340	1,251,602
Total non-current assets		46,255	22,298	1,241,682	1,367,648
Total assets		50,873	48,237	1,496,797	1,726,089

General Shopping e Outlets do Brasil S.A.

Balance sheet of December 31, 2022 and 2021

(Amounts in thousands of Brazilian Reais, except where otherwise indicated)

LIABILITIES AND SHAREHOLDERS' EQUITY

		Company		Consolidated	
	Notes	**12/31/2022**	**12/31/2021**	**12/31/2022**	**12/31/2021**
Current liabilities					
Suppliers	-	1,453	1,522	7,752	8,756
Loans and financings	12	-	-	13,449	13,373
Payroll and social charges	-	1,508	1,539	2,305	2,057
Taxes, charges and contributions	16	25,755	24,732	148,216	172,920
Installment taxes	15	177	189	32,850	28,342
Real-estate credit bills (CCI)	13	-	-	27,131	24,033
Related parties	7	6,569	12,529	41,152	41,148
Revenue from assignments to be appropriated	17	-	-	5,095	6,041
Accounts payable on land purchases	-	-	-	126	4,949
Other accounts payable	14	64	65	3,367	2,894
Total current liabilities		35,526	40,576	281,443	304,513
Non-current liabilities					
Loans and financing	12	-	-	1,789,043	1,926,297
Assignment revenues to be appropriated	17	-	-	9,465	14,819
Installment taxes	15	270	410	107,929	53,002
Accounts payable on land purchases		-	-	1,464	3,600
Deferred Income tax	24	-	-	18,750	23,343
Provision for civil and labor liabilities	18	147	12	3,903	4,245
Provision for losses on investments	8	826,743	732,280	-	-
Real-Estate Credit Bills (CCI)	13	-	-	96,269	120,921
Other accounts payable		-	-	344	390
Total non-current liabilities		827,160	732,702	2,027,167	2,146,617
Shareholders' Equity	19				
Share capital - common shares	-	385,064	385,064	385,064	385,064
Capital reserve		(1,907)	(1,907)	(1,907)	(1,907)
Accumulated losses	-	(1,194,970)	(1,108,198)	(1,194,970)	(1,108,198)
		(811,813)	(725,041)	(811,813)	(725,041)
Total liabilities and shareholders' equity		50,873	48,237	1,496,797	1,726,089

The accompanying notes are integral to these individual and consolidated financial statements.

General Shopping e Outlets do Brasil S.A.

Statement of income (loss)
For the year ended December 31,2022 and 2021

(Amounts in thousands of Brazilian Reais, except price per share)

		Company		Consolidated	
	Notes	12/31/2022	12/31/2021	12/31/2022	12/31/2021
Net operating revenue of rent and services	20	-	-	154,115	130,584
Cost of rent and services provided	21	-	-	(46,050)	(34,990)
Gross profit		-	-	108,065	95,594
Operating (expenses)/income					
General and administrative expenses	22	(26,403)	(24,837)	(54,270)	(52,445)
Other operating income (expenses), net	25	(1,466)	133	(5,800)	7,194
Equity in earnings of subsidiaries	8	(56,475)	(226,720)	-	-
		-	-		
Operating profit (loss) before financial income, net		(84,344)	(251,424)	(47,995)	(50,343)
Net financial result	23	(2,428)	(5,046)	(120,249)	(287,347)
Loss before taxes		(86,772)	(256,470)	(72,254)	(237,004)
Current Income tax	24	-	-	(19,111)	(18,833)
Deferred Income tax	24	-	-	(4,593)	(633)
Loss for the year		(86,772)	(256,470)	(86,772)	(256,470)
Loss attributalbe to:					
Controlling interest		(86,772)	(256,470)	(86,772)	(256,470)
Non-controlling interest		-	-	-	-
Basic loss per share - R$	19	(46.27)	(136.76)	(46.27)	(136.76)

General Shopping e Outlets do Brasil S.A.

Statement of comprehensive income
For the years ending December 31, 2022 and 2021

(Amounts in thousands of Brazilian Reais, except price per share)

	Company		Consolidated	
	12/31/2022	12/31/2021	12/31/2022	12/31/2021
Loss for the year	(86,772)	(236,470)	(86,772)	(256,470)
Other comprehensive income to be re-categorized as profit or loss in subsequent periods :				
Other comprehensive income (loss)	-	-	-	-
Comprehensive loss for the period	(86,772)	(236,470)	(86,772)	(256,470)
Total other comprehensive income (loss) allocated to:				
Controlling interest	(86,772)	(256,470)	(86,772)	(256,470)
Non-controlling interest	-	-	-	-
Basic loss per share - R$	(46.27)	(136.76)	(46.27)	(136.76)

The accompanying notes are integral to these individual and consolidated financial statements.

General Shopping e Outlets do Brasil S.A.

Statement of changes in equity - Company and Consolidated
For the years ended December 31, 2022 and 2021

(Amounts in thousands of Brazilian Reais, except where otherwise indicated)

	Share Capital			Capital Reserve			
	Share capital	Treasury shares	Share issuance expenses	Goodwill on the issue of shares	Capital transaction	Accumulated losses	Total
Balances in January 1st, 2021	389,625	(2,427)	(2,134)	6,376	(8,283)	(851,728)	(468,571)
Loss for the period	-	-	-	-	-	(256,470)	(256,470)
Total comprehensive loss, net of taxes	**-**	**-**	**-**	**-**	**-**	(256,470)	(256,470)
							-
Balances in December 31, 2021	389,625	(2,427)	(2,134)	6,376	(8,283)	(1.108,198)	(725,041)
Loss for the period	-	-	-	-	-	(86,772)	(86,772)
Total comprehensive loss, net of taxes	**-**	**-**	**-**	**-**	**-**	(86,772)	(86,772)
							-
Balances in December 31, 2022	389,625	(2,427)	(2,134)	6,376	(8,283)	(1.194,970)	(811,813)

General Shopping e Outlets do Brasil S.A.

Statement of flows - indirect method
For the years ended December 31, 2022 and 2021

(Amounts in thousands of Brazilian Reais, except where otherwise indicated)

	Company	Company	Consolidated	Consolidated
	12/31/2022	12/31/2021	12/31/2022	12/31/2021
Cash flow from operating activities				
Loss for the period	**(86,772)**	**(256,470)**	**(86,772)**	**(256,470)**
Adjustments to reconcile net income (loss) with net cash (invested in)/from operations				
Depreciation and amortization	709	1,004	3,006	3,036
Allowance for doubtful accounts	-	-	(3,412)	1,436
Constitution (reversal) of provision for civil and labor contingencies	135	12	(342)	2,077
Deferred Income tax	-	-	(4,593)	633
Income tax	-	-	12,016	18,833
Financial charges on loans, financing, CCIs and perpetual bonds	-	-	158,738	171,747
(Gain) / Loss from the disposal of investment property	-	-	-	-
Financial income (loss) on other non-current assets and liabilities	-	-	-	(15,656)
Financial charges on tax installment plan	-	-	10,798	2,014
Exchange rate variation	-	-	(122,293)	128,574
Fair-value adjustment	-	-	16,139	(3,323)
Equity in earnings of subsidiaries	56,475	226,720	-	-
(Increase)/decrease in operating assets				
Trade accounts receivable	-	-	9,159	10,034
Taxes recoverable	-	(1)	(1,985)	(43,464)
Other accounts receivable	21,327	(119)	5,606	17,649
Restricted deposits and guarantees	-	(15)	(866)	(2,435)
Increase/(decrease) in operating liabilities				
Suppliers	(69)	449	(1,004)	(14,626)
Taxes, charges and contributions	1,023	3,038	(36,720)	(41,359)
Payroll and social charges	(31)	(142)	248	(8,354)
Revenue from assignments to be appropriated	-	-	(6,300)	(3,911)
Accounts payable on property purchases	-	-	(6,959)	3,305
Other accounts payable	(1)	(25)	427	(19,065)
Consolidation of subsidiaries - debenture settlement			-	6,503
Net cash (used in)/from operating activities	**(7,204)**	**(25,549)**	**(55,109)**	**44,106**
Interest payments	-	-	(70,778)	(83,758)
Net cash (used in)/from operating activities	**(7,204)**	**(25,549)**	**(125,887)**	**(39,652)**
Cash flow from investing activities				
Write-off Property investment, fixed assets and intangible assets	309	-	541	2,690
Transfer of investments, investment properties, fixed assets and intangible assets to FII GSOB	-	-	-	(83,217)
Property written off to investments for disposal	-	-	163,543	-
Cash withdrawn from/(placed in) financial and bound investments	-	-	1,412	(50)
Dividends received	37,988	46,023	-	-
Debenture settlement			-	249,874
Loans receivable from third parties	-	-	-	-
Acquisition of fixed assets and intangible assets items	(167)	(193)	(98,580)	(81,914)
Proceeds from disposal of investment property and fixed assets	-	-	-	-
Net cash (used in)/from investing activities	**38,130**	**45,830**	**66,916**	**87,383**
Cash flow from financing activities				
Amortization of the principal of loans, financings and CCIs	-	-	(126,030)	(35,702)
Dividends settlement	-	-	-	-
Transfer of financing and taxes in installments - debenture settlement	-	-	-	77,881
New tax installment plans	(152)	(340)	61,081	20,984
Principal payment on tax installment plants	-	-	(10,813)	(16,995)
Related parties	(30,766)	(19,989)	(8,468)	64,626
Loans from third parties	-	-	949	(2,718)
Nat cash used in (from) financing activities	**(30,918)**	**(20,329)**	**(83,281)**	**108,076**
Increase (decrease) in cash and cash equivalents, net	**8**	**(48)**	**(142,252)**	**155,807**
Cash and cash equivalents				
At the end of the fiscal year	26	18	127,042	269,294
At the beginning of the fiscal year	18	66	269,294	113,487
Increase (decrease) in cash and cash equivalents, net	**8**	**(48)**	**(142,252)**	**155,807**

General Shopping e Outlets do Brasil S.A.

Statements of added value
For the years ended December 31, 2022 and 2021

(Amounts in thousands of Brazilian Reais, except where otherwise indicated)

	Company		Consolidated	
	12/31/2022	12/31/2021	12/31/2022	12/31/2021
Revenues				
Revenues from rent, services and other	-	-	169,509	153,574
Allowance for doubtful accounts	-	-	3,412	(1,436)
	-	-	172,921	152,138
Third-party services and materials				
Third-party services, materials and other	(11,520)	(10,772)	(73,127)	(86,477)
Gross added (consumed) value	(11,520)	(10.772)	99,794	65,661
Depreciation and amortization	(709)	(1,004)	(3,006)	(3,036)
Net added (consumed) value	(12,229)	(11,776)	96,788	62,625
Added value from transfers				
Equity in earnings of subsidiaries	(56,475)	(226,720)	-	-
Financial revenues	2,102	23	582,838	419,303
Other	(1,466)	123	(5,800)	7,194
Net added value for allocation	**(68,068)**	**(238,350)**	**673,826**	**489,122**
Allocation of added/(consumed) value				
Labor				
Salaries	8,842	8,439	12,693	11,360
Benefits	2,514	2,338	4,407	3,726
FGTS (Brazilian Labor Social Charges)	689	511	940	736
INSS (Brazilian Labor Social Charges)	2,129	1,939	3,085	2,620
Taxes, charges and contributions				
Federal	-	1	32,263	16,279
Municipal	-	144	4,123	3,771
Capital remunareration from third parties				
Financial expenses	4,530	4,748	703,087	706,650
Interest on shareholders' equity				
Loss for the year	(86,772)	(256,470)	(86,772)	(256,470)
	(68,068)	**(238,350)**	**673,826**	**489,122**

1. OPERATING ACTIVITIES

General Shopping e Outlets do Brasil S.A. (Company) was set up on March 06, 2007 and, as from March 31, 2007, after successive ownership operations through which the interest held in the capital of the companies with shopping mall activities, as well as interest held in the capital stock of companies that provide services to the shopping malls, was grouped, respectively, into two distinct companies: **(a)** Levian Participações e Empreendimentos Ltda. and **(b)** Atlas Participações Ltda. Currently the Company's interest in the capital of the companies with activities in shopping centers are grouped in Levian Participações e Empreendimentos Ltda., and Securis Administradora e Incorporadora Ltda.

The Company's shares are traded in the basic listing segment of B3 S.A. – "Brasil, Bolsa, Balcão" under the ticker GSHP3.

The Company filed with the Securities and Exchange Commission (CVM) the request for registration of a restricted program sponsored by Global Depositary Shares based on Regulation S and Rule 144A (GDSs), as approved at a meeting of the Company's Board of Directors held on July 22, 2016. On July 18, 2016, the CVM approved the request. In this context, The Bank of New York Mellon operates as the depositary institution of the GDS Program and is responsible for issuing the respective certificates. The Company's common shares are traded on the B3 and represent the GDS at the ratio of 1 (one) GDS for every 73 (seventy-three) shares. The Itaú Unibanco S.A. operates as the custodian institution of the Company's shares in Brazil. The establishment of the GDS program involved the issuance of 11,000,000 (eleven million) new common shares as a result of the merger of the indirect subsidiary Druz Administradora e Incorporadora Ltda. The new shares issued remained with GS Investments Limited subsidiary. Of the amount of the shares that did not serve as the basis for the GDS program, 6,564,301 shares were canceled as per minutes of the meeting of the board of directors held on August 4, 2017. The remaining balance of 1,923,550 (grouped into 53,432 shares on January 23, 2020) remains in nominal treasury at Company.

At the Extraordinary General Meeting held on December 11, 2019 and authorized by the CVM - Brazilian Securities and Exchange Commission on January 23, 2020, the reverse split of all the shares issued by the Company was approved (including the shares underlying the securities issued by General Shopping under its sponsored share deposit certificate program), at the ratio of 36 (thirty-six) shares to 1 (one) share, so that each batch of 36 (thirty-six) shares was grouped into one share, pursuant to article 12 of the Corporation Law ("Grouping"). As a result of the Grouping, the number of shares into which the Company's capital stock is divided has changed from 69,435,699 (sixty-nine million, four hundred and thirty-five thousand, six hundred and ninety-nine) to 1,928,769 (one million, nine hundred and twenty-eight thousand seven hundred and sixty-nine) common, registered, book-entry shares with no par value.

The Company's head offices are located in São Paulo – SP, at Avenida Angélica, 2.466, 24th floor – suite 241.

The individual and consolidated financial information of General Shopping e Outlets do Brasil S.A. (Company) for the fiscal year ending December 31, 2022, have been concluded and were approved by the Company's Executive Officers on March 06, 2023. The individual and consolidated financial information of the Company referring to the fiscal year ending December 31, 2022, comprise the Company and its subsidiaries (collectively referred to as Group and individually referred to as entities of the Group).

The Company and its subsidiaries have as their main corporate activities the: **(a)** management of its own and third-party assets; **(b)** participation in securities business; and **(c)** real estate development and similar or related activities.

The Company's direct and indirect subsidiaries that were included in the consolidated financial information are the following:

- **ALTE Telecom Comércio e Serviços Ltda. (ALTE):** is engaged in providing web server services, multimedia communication services, and voice over internet protocol (VOIP);
- **Ardan Administradora e Incorporadora Ltda. (Ardan):** has the corporate purpose of managing its own assets and participating in other companies. Currently, Ardan holds an ideal fraction of 0.5% of the Internacional Guarulhos Auto Shopping Center;
- **Ast Administradora e Incorporadora Ltda. (Ast):** the business activity of which is to manage its own assets and third-party assets, real estate development, hold interest in other companies and real estate ventures and lease security equipment and video cameras;
- **Atlas Participações Ltda. (Atlas):** the business activity of which is to manage its own assets and hold interest in other companies. Currently, Atlas holds full ownership interest in I Park Estacionamentos Ltda., Energy Comércio e Serviços de Energia Ltda., Wass Comércio e Serviços de Água Ltda., General Shopping Brasil Administradora e Serviços Ltda., Internacional Guarulhos Auto Shopping Center Ltda., Vide Serviços e Participações Ltda., Ast Administradora e Incorporadora Ltda., GS Park Estacionamentos Ltda., ALTE Telecom Comércio e Serviços Ltda. and in BR Brasil Retail Administradora e Incorporadora S.A.;
- **Babi Administradora e Incorporadora Ltda. (Babi**): has the corporate purpose of incorporating real estate, selling properties built or acquired for resale, management of own and third parties' properties, participating in other companies and in real estate projects;
- **BAVI Administradora e Incorporadora S.A. (BAVI)**: Its purpose is the management of its own and third parties' assets, real estate developments, participation in other companies and real estate projects. On July 06, 2022, an amendment to the statutes was executed to convert the entity from a limited liability corporation into a share corporation, maintaining the same shareholding structure.
- **Bac Administradora e Incorporadora Ltda. (Bac):** the business activity of which is

real estate development;

- **Bail Administradora e Incorporadora Ltda. (Bail):** the business activity of which is to manage its own assets and third-party assets and real estate development;
- **BOT Administradora e Incorporadora Ltda. (BOT):** the business activity of which is real estate development. BOT holds 100% of Manzanza Consultoria e Administração de Shopping Centers Ltda's shares;
- **Brassul Shopping Administradora e Incorporadora Ltda. (Brassul):** the business activity of which is to manage its own assets and third-party assets and real estate development. Brassul holds 100% interest in the quotas of Sale Empreendimentos e Participações Ltda.;
- **BR Outlet Administradora e Incorporadora Ltda. (BR Outlet)**: engaged in the activities of real estate development, the sale of properties built or acquired for sale, the management of its own and third parties' assets and participation in other companies and real estate projects;
- **BUD Administradora e Incorporadora Ltda. (BUD)**: the business activity of which is to its own and third party assets, real estate developments, interest in other companies and real estate developments. In July 2019 BUD holds an ideal fraction of 3% of the Outlet Premium Brasília;
- **BR Brasil Retail Administradora e Incorporadora S.A. (BR Retail):** the business activity of which is the development and management of projects involving planning, interest and development of retail and wholesale trade activities, as well as acquisition, creation and management of companies operating in retail trade, master franchises, franchiser companies and/or with potential to become franchiser companies, all operating in Brazil. BR Brasil Retail holds 100% interest in Geninvest;
- **DAN Administradora e Incorporadora Ltda. (DAN)**: engaged in real estate development, selling properties built or acquired for resale, management of own and third parties' properties, holding interests in other companies and in real estate projects;
- **Delta Shopping Empreendimentos Imobiliários Ltda. (Delta)**: the business activity of which is to manage its own assets and third-party assets, real estate development and hold ownership interest in other companies and real estate ventures.
- **EDO Empreendimentos e Participações S.A. (EDO)**: engaged in real estate development, the sale of properties built or acquired for resale and management of own and third parties' assets, as well as participation with quota holder and shareholder in other companies and participation in ventures;
- **Energy Comércio e Serviços de Energia Ltda. (Energy):** is engaged in purchasing, selling and leasing equipment for the generation, transfer and distribution of energy and in providing installation, maintenance and consulting services. Currently, Energy provides services referring to the lease of equipment for the generation, transfer and distribution of energy to Internacional Auto Shopping Guarulhos Center, Shopping Bonsucesso, Outlet Premium São Paulo, Parque Shopping Barueri, Outlet Premium Brasília, Outlet Premium Salvador, Shopping do Vale, Parque Shopping Maia, Outlet Premium Rio de Janeiro, Parque Shopping Sulacap, Unimart Shopping, Outlet Grande São Paulo e Outlet Premium Fortaleza;

- **FAT Empreendimentos e Participações S.A. (FAT)**: has the purpose of incorporating real estate, the sale of real estate built or acquired for resale and administration of own and third parties' assets, as well as participation as a shareholder and shareholder in other companies and participation in real estate projects;
- **FIPARK Estacionamentos Ltda. (FIPARK)**: has as its object the administration of parking lots for motor vehicles in general, own and third parties. Currently FIPARK is responsible for the administration of the parking lots of the Parque Shopping Maia and Shopping Bonsucesso.
- **General Shopping Brasil Administradora e Serviços Ltda. (GSB Administradora)**: the business activity of which is to manage its own assets and third-party assets, provide management services to commercial centers and buildings, provide other complementary, supplementary services or services associated with its activities, in addition to hold interest in other companies, whatever type they may be. Currently, GSB Administradora is the manager of Poli Shopping, Cascavel JL Shopping, Shopping do Vale, Outlet Premium São Paulo, Outlet Premium Brasília, Unimart Shopping, Parque Shopping Barueri, Shopping Bonsucesso, Outlet Premium Salvador, Parque Shopping Sulacap, Parque Shopping Maia and Outlet Premium Rio de Janeiro, Outlet Premium Fortaleza and Outlet Grande São Paulo. General Shopping Brasil Administradora e Serviços holds 100% of the shares of NIC Administradora e Incorporadora Ltda.;
- **General Shopping Finance Limited (General Shopping Finance)**: is a company headquartered in the Cayman Islands that engages in performing activities and transactions relating to the Company or its subsidiaries. General Shopping Finance holds 41.7% of the quotas of Levian Participações e Empreendimentos Ltda.;
- **Genpag Gestão de Serviços S.A. (Genpag)**: its object is the development, exploitation, leasing, provision of services and/or marketing of information technology software and applications intended for payment arrangements and means of payment and the like, and holding equity in other companies.
- **Geninvest Participações S.**A. **(Geninvest):** engaged in equity investments in other entities. Geninvest holds 86.4% of Genpag.
- **GS Finance II Limited (GS Finance II)**: is a company organized in the Cayman Islands that is engaged in performing activities and transactions relating to the Company or its subsidiaries;
- **GS Investments Limited (GS Investments)**: is a company headquartered in the Cayman Islands that is engaged in performing activities and transactions relating to the Company or its subsidiaries. GS Investments holds 70.9% of the shares of Securis Administradora e Incorporadora Ltda.;
- **GS Park Estacionamentos Ltda. (GS Park)**: is engaged in managing parking lots for motor vehicles of all kinds, of their own or owned by third parties. Currently, GS Park is in charge of managing the parking lots of Outlet Premium Salvador, Parque Shopping Sulacap, Internacional Guarulhos Auto Shopping, Outlet Premium Rio de Janeiro and Outlet Premium Grande São Paulo.
- **I Park Estacionamentos Ltda. (I Park)**: is engaged in exploiting the specific motor vehicle parking business, for both its own vehicles and vehicles owned by third parties, by managing such parking lots. Currently, I Park is in charge of managing the parking lots of Cascavel JL Shopping, Outlet Premium São Paulo, Outlet

Premium Brasília, Unimart, Shopping do Vale and Parque Shopping Barueri;

- **Internacional Guarulhos Auto Shopping Center Ltda. (ASG Administradora)**: the business activity of which is to manage its own assets and third-party assets, provide management services to commercial centers and buildings, provide other complementary, supplementary services or services associated with its activities, in addition to hold interest in other companies, whatever type they may be. Currently, ASG Administradora is the administrator of Internacional Guarulhos Auto Shopping Center;
- **JAUA Administradora e Incorporadora Ltda. (JAUA)**: engaged in the activities of real estate development, the sale of properties built or acquired for resale, the management of own and third party assets and participation in other companies and real estate projects;
- **Levian Participações e Empreendimentos S.A. (Levian):** the business activity of which is to manage its own assets, hold interest in other companies and other complementary and associated activities. Currently, Levian holds an ideal fraction of 99.5% of Internacional Guarulhos Auto Shopping Center and 0.5% of Shopping Unimart. Levian also holds interest in Send Empreendimentos e Participações Ltda. (100%), Delta Shopping Empreendimentos Imobiliários Ltda. (100%), Vul Administradora e Incorporadora Ltda. (100%), Zuz Administradora e Incorporadora Ltda. (100%), Bud Administradora e Incorporadora Ltda. (100%), Bac Administradora e Incorporadora Ltda. (100%), Mai Administradora e Incorporadora Ltda. (100%), Premium Outlet Administradora e Incorporadora Ltda. (100%), BR Outlet Administradora e Incorporadora Ltda. (100%), Jauá Administradora e Incorporadora Ltda. (100%), Securis Administradora e Incorporadora Ltda. (29,1%), Atlas Participações Ltda. (100%), FIPARK Estacionamentos Ltda (100%), EDO Empreendimentos e Participações S.A (100%), Poli Shopping Administradora de Bens Ltda. (50%), Babi Administradora e Incorporadora Ltda. (100%), Dan Administradora e Incorporadora Ltda. (100%), Loa Administradora e Incorporadora S.A. (100%) and Vanti Administradora e Incorporadora S.A. (99.99%).
- **LOA Administradora e Incorporadora S.A. (LOA)**: engaged in real estate development, selling properties built or acquired for resale, management of own and third parties' properties, and holding equity in other companies and in real estate projects. On August 25, 2022, a statutes amendment was executed to convert then entity from a limited liability corporation into a share corporation, maintaining the same shareholding structure.
- **MAI Administradora e Incorporadora Ltda. (MAI)**: the business activity of which is to manage its own assets and third-party assets and real estate development;
- **Manzanza Consultoria e Administração de Shopping Centers Ltda. (Manzanza)**: is engaged in providing consulting and management services for shopping malls and managing its own assets. Manzanza is the owner of the land in Atibaia;
- **NIC Administradora e Incorporadora Ltda. (NIC):** engaged in real-estate de development, sale of self-built or acquired buildings, management of own and third parties' properties, interests in other companies and real-estate developments. NIC holds 0.5% of Outlet Premium São Paulo, 1.0% of Outlet Premium Salvador, 1.0% of Parque Shopping Sulacap, 0.9% of Shopping Bonsucesso and 4.5% of Unimart Shopping;
- **Palo Administradora e Incorporadora Ltda. (Palo):** engaged in the management of

its own and third parties' assets, real estate developments, participation in other companies and real estate projects. Palo holds 50% of Outlet Premium Fortaleza;
- **POL Administradora e Incorporadora Ltda. (POL):** engaged in real-estate projects development;
- **Poli Shopping Center Administradora de Bens Ltda. (Poli Adm):** Engaged in management of own or third parties' properties, shopping mall management services, building management services, intermediating real-estate leases and sales, provision of other complementary, supplementary or ancillary services to the foregoing, and management of other societies of all types, and shopping-mall management and consultancy;
- **Poli Shopping Empreendimentos Ltda. (Poli)**: Engaged in management of own or third parties' properties. Poli holds 50% of Poli Shopping Guarulhos.
- **Premium Outlet Administradora e Incorporadora Ltda. (Premium Outlet):** engaged in management of own and third parties' properties, real-estate development, interests in other companies and real-estate projects;
- **Rumb Administradora e Incorporadora Ltda. (Rumb)**: engaged in real-estate development, sale of properties built for sale, management of own and third parties' properties, and participation in other companies and real estate projects.
- **Sale Empreendimentos e Participações Ltda. (Sale):** is engaged in purchasing, selling, leasing, urbanizing, mortgaging, developing, building and managing its own real estate or third-party real estate or jointly owned real estate. Sale holds 84.4% interest in Shopping do Vale;
- **Securis Administradora e Incorporadora S.A. (Securis):** the business activity of which is to manage its own assets, third-party assets, real estate development and participation in other companies. Securis holds 100% of quotas of the following companies: Ardan Administradora e Incorporadora Ltda., Bail Administradora e Incorporadora Ltda., Bavi Administradora e Incorporadora S.A., BOT Administradora e Incorporadora Ltda., Brassul Shopping Administradora e Incorporadora Ltda., FAT Empreendimentos e Participações S.A., POL Administradora e Incorporadora Ltda Tequs Administradora e Incorporadora Ltda., Rumb Administradora e Incorporadora Ltda., Tela Administradora e Incorporadora Ltda. Securis also holds 0.1% interest in Shopping Bonsucesso and a fraction of less than 0.01% da Vanti Administradora e Incorporadora Ltda.
- **Send Empreendimentos e Participações Ltda. (Send)**: engaged in managing its own assets and holding interests in other companies. Send holds 100% of the shares of Uniplaza Empreendimentos Participação e Administração de Centro de Compras Ltda.; 85.5% of Cascavel JL Shopping and 48% of Parque Shopping Barueri;
- **TEQUS Administradora e Incorporadora Ltda. (TEQUS)**: engaged in the activities of real estate development, the sale of properties built for resale, the management of own and third party assets, participation in other companies and in real estate projects;
- **Tela Administradora e Incoporadora Ltda. (Tela)**: the business activity of which the real estate development activities, the sale of properties built or acquired for resale, the management of own and third parties' assets and holding equity in other companies and real estate projects. Tela owns 36% of the Outlet Premium Grande São Paulo. On April 11, 2022, Tela divested a 49% equity interest in the project;
- **Uniplaza Empreendimentos Participações e Administração de Centros de**

Compras Ltda. (Uniplaza): its corporate purpose is the administration of own and third-party assets, own and third-party shopping centers, real estate development and equity holdings in other companies and real estate projects;

- **Vanti Administradora e Incorporadora S.**A. **(Vanti):** engaged in real-estate de development, sale of self-built or acquired buildings, management of own and third parties' properties, interests in other companies and real-estate developments and other entities with the same corporate as the foregoing. Vanti holds 100% of the shares of Palo Administradora e Incorporadora Ltda. and Poli Shopping Empreendimentos Ltda.
- **Vide Serviços e Participações Ltda. (Vide)**: is engaged in providing services referring to institutional disclosures, managing its own properties and third-party properties, real estate development and holding interest in other companies and real estate development ventures;
- **Vul Administradora e Incorporadora Ltda. (Vul)**: the business activity of which is to manage its own assets and third-party assets, real estate development and hold ownership interest in other companies and real estate ventures. Vul is the owner of 50.1% of Parque Shopping Maia;
- **Wass Comércio e Serviços de Águas Ltda. (Wass)**: is engaged in leasing water exploration, treatment and distribution equipment, as well as providing installation, maintenance and consultancy services, inherent. Currently, Wass is in charge of leasing water exploration, treatment and distribution equipment to Internacional Guarulhos Auto Shopping Center, Cascavel JL Shopping, Outlet Premium São Paulo, Outlet Premium Brasília, Shopping do Vale, Parque Shopping Barueri, Poli Shopping, Shopping Bonsucesso, Outlet Premium Salvador, Parque Shopping Maia, Outlet Premium Rio de Janeiro and Outlet Premium Grande São Paulo; and
- **Zuz Administradora e Incorporadora Ltda. (Zuz):** the business activity of which is to manage its own assets and third-party assets, real estate development and hold interest in other companies and real estate ventures.

The subsidiaries BR Outlet Administradora e Incorporadora Ltda. (BR Outlet), Premium Outlet Administradora e Incorporadora Ltda. (Premium Outlet), Jauá Administradora e Incorporadora Ltda. (Jauá), Bail Administradora e Incorporadora Ltda. (BAIL), Fat Administradora e Incorporadora Ltda (FAT), POL Administradora e Incorporadora Ltda. (POL), Zuz Administradora e Incorporadora Ltda. (Zuz); Tequs Administradora e Incorporadora Ltda. (Tequs), Poli Shopping Administração e Serviços Ltda. (Poli Adm.), BAC Administradora e Incorporadora Ltda. (BAC), Mai Administradora e Incorporadora Ltda (MAI), Babi Administradora e Incorporadora Ltda. (BABI), Dan Administradora e Incorporadora Ltda (DAN), e EDO Empreendimentos e Participações S.A. (EDO) have as their purpose managing its own properties and third-party properties and real estate development. The companies have no records of operations as of December 31, 2022.

The Company holds direct participation, as of December 31, 2022, and December 31, 2021, in the following undertakings:

(In thousands of Brazilian Reais – R$, except when otherwise indicated)

	12/31/2022			12/31/2021		
	Int.	Total GLA (sq m)	Own GLA (sq m)	Int.	Total GLA (sq m)	Own GLA (sq m)
Shopping Mall						
Auto Shopping	100.0%	11,477	11,477	100.0%	11,477	11,477
Cascavel JL Shopping	85.5%	9,113	7,792	85.5%	9,113	7,792
Shopping do Vale	84.4%	17,178	14,497	84.4%	17,178	14,497
Unimart Shopping Campinas (*)	5.0%	15,878	794	5.0%	15,878	794
Parque Shopping Barueri	48.0%	36,300	17,424	48.0%	36,300	17,424
Poli Shopping Guarulhos (*)	50.0%	3,544	1,772	50.0%	3,544	1,772
Parque Shopping Sulacap (*)	1.0%	29,022	290	1.0%	29,022	290
Shopping Bonsucesso (*)	1.0%	27,852	279	1.0%	27,852	279
Parque Shopping Maia	50.1%	33,325	16,696	50.1%	33,325	16,696
Outlet Premium São Paulo (*)	0.5%	24,882	124	0.5%	24,882	124
Outlet Premium Brasília	3.0%	17,360	521	3.0%	16,715	501
Outlet Premium Salvador (*)	1.0%	15,913	159	1.0%	14,964	150
Outlet Premium Fortaleza (*)	50.0%	16,100	8,050	50.0%	15,172	7,586
Outlet Premium Grande São Paulo	36.0%	16,601	5,976	85.0%	16,601	14,111
Total	**31.3%**	**274,545**	**85,851**	**34.4%**	**272,023**	**93,493**

(*) Projects received as a result of settling the debentures on July 1, 2021.

2. PRESENTATION OF QUARTERLY INFORMATION AND MAIN ACCOUNTING POLICIES

2.1. Basis of preparation of the individual and consolidated quarterly information

2.1.1. Compliance statement

The Company's individual and consolidated quarterly information has been prepared and is being presented in accordance with international financial reports (IFRS – IAS1) and accordance with CVM resolution 676/11 that approved CPC 26 (R1) – Presentation of Accounting Information, issued by the Accounting Pronouncements Committee (CPC), and evidence all relevant information specific to the Company's individual and consolidated accounting information, and only them, which are consistent with those used by management in its management.

As there is no difference between the consolidated shareholders 'equity and the consolidated results attributable to the shareholders of the parent company, included in the consolidated interim financial information and shareholders' equity and the results of the parent company, included in the individual interim financial information, the Company elected to present such accounting information and consolidated in a single set, side by side.

The Company's individual and consolidated financial statements are presented pursuant to the standard CPC 07, which governs the basic preparation and recognition applicable to accounting and financial reporting, in particularly as concerns explanatory notes. The Company's Management declares and confirms that all relevant information contained in the interim financial information is being disclosed and that corresponds to that used by the Company's Management in its management.

2.1.2. Operational continuity

Based on our best of our knowledge, there are no material facts or contingencies that have not been reported and that may (i) prevent the ordinary business continuity of the Company and its subsidiaries, and / or (ii) significantly affect the financial and equity position and influence its status as a going concern. Accordingly, the individual and consolidated interim financial information was prepared taking this assumption into account.

Due to the COVID-19 pandemic and its repercussion on the global stage, as well as the measures adopted by government authorities, some stores that did not fall under the category of essential services according to government legislation, stopped operating for a period of time in the first quarter of 2021, leading to higher delinquency on fixed rent and a material decrease in variable rent, as well as lower occupancy of parking lots. Beginning in the second quarter of 2021, the scenario partly reversed as mandatory restrictions eased. From the third quarter of 2021, as all establishment classes were cleared to operate, rent and service revenues recovered.

The Company regularly monitors interest rate and exchange rate risks, credit risk management and capital management. The Company believes that it has no evidence of a risk of operational continuity to date.

2.1.3. Capital structure and net working capital

The Company presented negative equity of R$ 811,888 thousand as of December 31, 2022, (R$ 725,041 as of December 31, 2021), mainly due to non-monetary factors and no cash effect, i.e., generated due to the impact of the exchange variation on the company's main perpetual debt that is indexed to the dollar. Following Brazilian accounting standards, the exchange variation is recorded in the financial expenses item and affects the income for the period, being reflected in the profit or loss for the period, but has no cash effect, nor is it definitive.

Consolidated net working capital as of December 31, 2022, was a negative R$ 26,328 thousand (R$ 53,928 thousand as of December 31, 2021). Therefore, the Company's Management understands that the business plan combined with the efficient management of the results and balance sheet must guarantee its sustainability and demonstrate the elements necessary for the continuity of the operation.

2.1.4. Functional and denomination currency of the individual and consolidated quarterly information

The individual quarterly information of each subsidiary included in the consolidation is prepared by using their functional currency (the currency of the main financial economic environment in which each subsidiary operates). Upon defining the functional currency of each subsidiary, Management considered which currency has a significant influence in the selling price of the services provided and the currency in which most of the cost of their services provided is paid or incurred. The consolidated quarterly information is presented in Brazilian Reais (R$), which is the Company’s functional and presentation currency.

The subsidiaries located abroad (General Shopping Finance, GS Finance II and GS

Investments) neither have their own management team nor administrative, financial, and operational independence. Therefore, the Brazilian Real (R$) was chosen as the functional currency, which is the functional currency of the Parent Company.

2.1.5. Foreign currency

Upon preparing the Company's individual and consolidated quarterly information, the transactions in foreign currency are recorded in accordance with the foreign exchange rates in effect on the date of each transaction. At yearend, the monetary items in foreign currency are converted at the rates in effect. Translation adjustments on monetary items are recognized in the income for the period/year in which they occur.

2.2. Consolidation basis

The consolidated quarterly information includes the information of the Company and its subsidiaries, closed on the same date, and are consistent with the accounting practices described in Note 2.1.

Control is obtained when the Company has the power to control the financial and operating policies of an entity to earn benefits from its activities. In the applicable cases, the existence and the effect of potential voting rights, which are currently exercisable or convertible, are taken into consideration when assessing whether the Company controls, or does not control, another entity. The subsidiaries are fully consolidated as from the date on which the control is transferred to the Company and they cease to be consolidated, where applicable, as from the date on which the control ceases.

The subsidiaries were fully consolidated including the assets accounts, liabilities accounts, revenues accounts and expenses accounts according to the nature of each account, complemented with the elimination of **(a)** investment and equity balances;
(b) checking account balances and other balances that integrate the assets and/or liabilities held between the consolidated companies; and **(c)** revenues and expenses, as well as unrealized profits, where applicable, arising from business transactions between the consolidated companies. On December 31, 2022, the Company does not have any non-controlling interest to be presented. The profit or loss of the subsidiaries (including real estate investment funds) acquired or disposed of during the fiscal year are included in the income statement as from the date of the effective acquisition or up to the date of the disposal, as applicable.

The consolidated quarterly information is presented in Brazilian Reais, the Company's functional currency. The Company reviewed the accounting practices adopted by the subsidiaries abroad and did not identify any differences as compared to the practices adopted in Brazil, to be adjusted in the shareholders' equity and in the income for the period of such investments before determining the profit or loss and the adjusted equity result.

(In thousands of Brazilian Reais – R$, except when otherwise indicated)

The consolidated quarterly information includes the transactions of the Company and of the following subsidiaries, the percentage interest of which, held as of the balance sheet date, is summarized as follows:

	% – 12/31/2022 – Equity interest	% – 12/31/2021 – Equity interest
Direct subsidiaries		
Levian	100%	100%
General Shopping Finance	100%	100%
GS Finance II	100%	100%
GS Investments	100%	100%
Indirect subsidiaries		
Alte	100%	100%
Ardan	100%	100%
ASG Administradora	100%	100%
Ast	100%	100%
Atlas	100%	100%
Babi (not operational)	100%	100%
Bac (not operational)	100%	100%
Bail (not operational)	100%	100%
Bavi	100%	100%
Bot	100%	100%
Br Outlet (not operational)	100%	100%
BR Retail	100%	100%
Brassul	100%	100%
Bud	100%	100%
Dan (not operational)	100%	100%
Delta	100%	100%
EDO (not operational)	100%	100%
Energy	100%	100%
FAT (not operational)	100%	100%
FIPARK	100%	100%
GSB Administradora	100%	100%
GS Park	100%	100%
Genpag	86.4%	86.4%
Geninvest	100%	100%
Ipark	100%	100%
Jauá (not operational)	100%	100%
Loa	100%	100%
MAI (not operational)	100%	100%
Manzanza	100%	100%
Nic (*)	100%	100%
Palo (*)	100%	100%
POL (not operational)	100%	100%
Poli Shopping Administração e Serviços (not operational)	50%	50%
Poli Shopping (*)	100%	100%
Premium Outlet (not operational)	100%	100%
Rumb	100%	100%
Sale	100%	100%
Securis	100%	100%
Send	100%	100%
Tela	100%	100%
Tequs (not operational)	100%	100%
Uniplaza	100%	100%
Vanti (*)	100%	100%
Vide	100%	100%
Vul	100%	100%
Wass	100%	100%
Zuz (not operational)	100%	100%

(*) Investments received on July 01, 2021 as a result of settling the debentures.

2.3. Investments in subsidiaries

The Company's investments in its subsidiaries are evaluated based on the equity method, according to CPC 18 (R2) (IAS 28) - Investments in Associates and Joint Ventures, for the purposes of the Parent company's financial information. Based on the equity method, the investment in subsidiaries is accounted for in the balance sheet of the parent company at cost, plus the changes after the acquisition of interest in the subsidiary.

The ownership interest in the subsidiaries is presented in the Company's income statement as equity accounting, representing the net income or loss assignable to the Parent Company's shareholders.

The quarterly information of the subsidiaries is prepared in the same reporting period as that of the Company. Where necessary, adjustments are made so that the accounting policies are in accordance with those adopted by the Company.

After the equity income method has been applied, the Company determines whether an additional impairment loss must be recognized as concerns the Company's investment in a subsidiary. For all accounting information as-of date, the Company determines whether or not objective evidence exists that investment in a subsidiary has endured impairment losses. Where affirmative, the Company calculates the amount of the impairment as the difference between the subsidiary's impairment and book value, and recognizes this amount in P&L.

2.4. Presentation of segment information

The segment information is presented in a manner that is consistent with the internal report provided to the chief operating decision maker. The chief operating decision maker, in charge of allocating resources and assessing the performance of the operating segments, is represented by the CEO.

2.5. Cash and cash equivalents

Cash and cash equivalents include cash, bank deposits, other immediately liquid short-term investments at a known amount of cash and subject to an insignificant risk of having its value changed, which are recorded at cost plus yield earned up to the balance sheet dates, which do not exceed their market or realization value.

2.6. Financial instruments

Recognition and measurement

Financial assets and liabilities are initially measured at fair value. The costs of the transactions that are directly attributable to the acquisition or issuance of financial assets and liabilities (except for financial assets and liabilities recognized at fair value in the Company's income statement) are increased by, or deducted from, the fair value of financial assets or liabilities, where applicable, after initial recognition. The transactions costs that are directly attributable to the acquisition of financial assets and liabilities at fair value through profit or loss are immediately recognized in the income statement.

The Company's financial instruments are represented by cash and cash equivalents, accounts receivable, financial investments, accounts payable, perpetual bonds, loans and financing and derivative financial instruments.

Classification

The financial instruments of the Company and its subsidiaries were classified under the following categories:

a)Measured at fair value through profit or loss
Financial assets measured at fair value through profit or loss are financial assets held for negotiation, when acquired for that purpose, mainly in the short term. Derivative financial instruments are also classified in this category. The assets of that category are classified in current assets. The balances referring to gains or losses arising from unsettled transactions are classified in current assets or liabilities and the changes in the fair value are respectively recorded in "Financial income" or "Financial expenses".

b)Financial assets and liabilities at amortized cost

Non-derivative financial instruments with fixed or determinable payments or receipts that are not quoted in active markets. They are classified as current assets, except for those with a maturity of more than 12 months after the date of preparation of the interim financial information, which are classified as non-current assets. The Company's financial assets correspond to loans to related parties, trade accounts receivable, cash and cash equivalents, financial investments and other accounts receivable.

c)Financial liabilities at amortized cost

Represented by bank loans and financing, and amounts balances of checking accounts with related parties, except for the checking account, the others are stated at original value, plus interest, inflation adjustments and translation adjustments incurred up to the dates of the interim financial information. Financial liabilities are initially measured at fair value, net of transaction costs. Later, they are measured at amortized cost using the effective interest rate method, and the financial expenses are recognized based on the effective yield.

2.7. Derivative financial instruments

The Company has derivative financial instruments to manage its exposure to foreign exchange rate and interest rate risks. Explanatory Note 26 contains further and more detailed information on derivative financial instruments.

Derivatives are initially recognized at fair value on the date they are entered into and are later re-measured at fair value at the closing of each period/year. Eventual gains or losses are immediately recognized in P&L.

When a derivative financial instrument is listed in a stock exchange, its fair value must be measured by means of valuations techniques based on stock market quotations, where the price used to calculate the fair value is the one at the closure of each month. For those cases of derivatives not listed, that is, over the counter, the fair value must be calculated by means of valuation methods at present value by discounted future cash flow method and based on market information as of the last day of the month.

2.8. Impairment of Financial Instruments

Financial assets, except for those at fair value through profit or loss, are evaluated according to impairment indicators at the end of each period or year. Losses due to impairment are recognized when there is objective evidence of the impairment of the financial assets as a result of one or more events that have occurred after their initial recognition, with an impact on the estimated future cash flows of such assets.

The criteria that the Company and its subsidiaries use to determine whether there is objective evidence of impairment of financial assets include:

- significant financial difficulties of the issuer or debtor;
- agreement breach, such as default or the late payment of interest or the principal amount;
- likelihood of the debtor declaring bankruptcy or financial reorganization;
- the extinction of an active market for that financial asset by virtue of financial problems.

The book value of the financial assets is directly reduced due to impairment, except for accounts receivable where the book value is reduced due to the use of a provision. The subsequent recovery of amounts previously written off is credited to the provision. Changes in the book value of the provision are recognized in P&L.

2.9. Trade accounts receivable and related parties

Trade accounts receivable and related parties are initially recorded at the amounts invoiced on the basis of the lease agreements and of the services provided, adjusted by the effects arising from the recognition of revenue from rents on a straight-line basis calculated in accordance with the terms provided for in the agreements, including, where applicable, yield and inflation adjustment gains.

The allowance for doubtful accounts is created at an amount considered sufficient by Management to cover probable losses in the realization of accounts receivable, considering the following criterion: the individual analysis of debtors, regardless of the maturity dates, as described in Note 4.

The expenses with the creation of an allowance for expected losses from doubtful accounts were recorded in “General and administrative expenses” in the income statement.

2.10. Investment properties

Investment properties are represented by land and buildings in shopping malls held for earn yield from rent and/or capital valuation, as disclosed in Explanatory Note 9.

Investment properties are initially recorded at acquisition or construction cost. After the initial recognition, the investment properties are presented at fair value, except for properties under construction (“greenfield”) and land for future expansion. Gains or losses from fair value variations of investment properties are included in the year’s statement of income in the period and fiscal year in which they are generated.

Properties held for investment construction (“greenfield”) are recognized by the construction cost up to the moment in which operations start or when the Company is able to measure the fair value of assets reliably.

The costs incurred relating to investment properties under use, such as maintenance, repairs, insurance and property taxes are recognized as costs in the income statement to which they refer.

Investment properties are written off after disposal or when they are permanently withdrawn from use and there are not future economic benefits resulting from disposal. Any gains or losses resulting from the write off of the property (calculated as the difference between net revenues from disposal and the book value of the asset) is recognized in the income for the periods in which the property is written off. For transactions in which the investment is realized under a co-venture regime, in which the amounts paid by the partner to the Company are held in liabilities as advance payments until the effective transfer of the risks and rewards of ownership of the asset (completion of construction), when the difference between the net amounts from disposal and book value amounts are recognized in Profit and Loss (P&L).

Financial charges with regard to loans and financing incurred during the construction period, where applicable, are capitalized.

2.11. Fixed assets

These are stated at acquisition cost. Depreciation is calculated on a straight-line basis at the rates described in Explanatory Note 10, which consider the estimated economic lifecycles of the assets.

Residual values and the lifecycles of the assets are annually reviewed and adjusted, if applicable.

A fixed-assets item is written off after disposal or when there is no any future economic benefit resulting from the continuous use of the asset. Any gains or losses on the sale or write off of an item of the fixed assets are determined by the difference between the amounts received on the sale and the book value of the asset and are recognized in P&L.

2.12. Intangible assets

Intangible assets with definite useful lives, acquired separately, are recorded at cost, minus amortization and accumulated impairment losses. Amortization is recognized according to the straight-line method based on the estimated useful lives of the assets. The estimated useful life and the amortization method are reviewed at the end of each fiscal year and the effect of any changes in the estimates is accounted for, prospectively.

2.13. Impairment of assets

Items of the fixed assets, investment properties, intangible assets and other noncurrent assets are annually evaluated to identify evidence of impairment or whenever significant events or changes in the circumstances indicate that the book value might be impaired. When there is loss deriving from the situations in which the book value of the asset exceeds its recoverable amount, in this case defined by the value in use of the asset, using the discounted cash flow method, such loss is recognized in the income for the fiscal period/year. As of December 31, 2022, and December 31, 2021, there has been no evidence suggesting the assets would not be recoverable.

Investment properties are stated at fair value, variations in accordance with the appraisal reports are recorded in the income statement.

2.14. Other assets (current and non-current)

An asset is recognized in the balance sheet when it is a resource controlled by the Company deriving from past events and from which it is expected that future economic benefits will inure to the Company. Other current and noncurrent assets are stated at cost or realization value, including, where applicable, the yield and inflation and translation adjustments earned up to the dates the period are closed.

2.15. Other liabilities (current and non-current)

A liability is recognized in the balance sheet when the Company has a legal or constructive obligation resulting from an event in the past and it is probable that an economic resource will be required to settle it. Other current and noncurrent liabilities are stated at known or calculable amounts, plus the corresponding charges and inflation and /or translation adjustments incurred up to the balance sheet date, where applicable.

2.16. Provisions

Provisions are recognized to present liabilities (either legal or presumed) resulting from past events in which it is possible to reliably estimate the amounts and the settlement of which is probable. The amount recognized as a provision is the best estimate of the considerations required to settle a liability at the end of each period or year, considering the risks and uncertainties pertaining to the liability.

2.17. Provision for civil, tax and labor liabilities

Formed against lawsuits where future disbursements are deemed probable by our legal counsel and the Managers of the Company and its subsidiaries, in the light of the nature of the proceedings and Management's experience with similar cases, as discussed in Note 18.

2.18. Borrowing costs – interest capitalization

The financial charges of loans obtained that are directly linked to the acquisition, construction or production of investment properties in progress are capitalized and thus are part of the cost of the asset. The capitalization of such charges starts after the beginning of the preparation of an asset's construction or development activities and is interrupted soon after the beginning of its use or the end of its production or construction.
The borrowing costs that are directly attributable to the acquisition, construction or production of qualifying assets, which necessarily take a substantial period of time to be ready for use or sale, are added to the cost of such assets up to the date in which they are ready for the intended use or sale.

Gains on investments deriving from the temporary investment of resources obtained with specific loans not yet spent with the qualifying asset are deducted from the costs with loans that may be capitalized. All of the other costs with loans are recognized in the income for the period in which they are incurred.

2.19. Current and deferred income tax and social contribution

The provision for income tax and social contribution is accounted for the actual and assumed profit regime and was established at the rate of 15%, plus the additional 10% rate on annual taxable income exceeding R$ 240. Social contribution was calculated at the rate of 9% on the adjusted book profit.

As allowed by the tax legislation, certain subsidiaries included in the consolidated financial information chose to be taxed according to the presumed profit tax regime. The basis of calculation of income tax and social contribution is calculated at the rate of 32% on the gross revenues from services provided, 8% on the fair value adjustment and on sale of investment properties, 100% of financial revenues, on which the regular rate of 15% applies, plus the additional 10% for income tax and 9% for social contribution.

For that reason, such consolidated companies did not record deferred income tax and social contribution assets on tax losses, negative bases and temporary differences and are not inserted in the context of non-cumulativeness in determining the Tax on Gross Revenues for the Social Integration Program (PIS) and the Tax on Gross Revenues for Social Security Financing (COFINS).

Deferred income tax and social contribution are recognized on the temporary differences arising from the differences between the tax bases of assets and liabilities and their book values in the financial information. Deferred income tax and social contribution are determined by using enacted, or substantially enacted, tax rates (and tax laws) at the balance sheet date, and must be applied when the respective deferred tax asset is realized or when the deferred tax liability is settled. The rates of these taxes, currently defined for the determination of such deferred credits, are 25% for income tax and 9% for social contribution.

2.20. Revenues recognition

Revenue from rents is recognized according to the straight-line method based on the duration of the agreements, taking into consideration the contractual readjustment and the collection of the 13th rent, and the revenue from services provided is recognized when the services are effectively provided.

Our revenues mainly come from the following activities:

a) Rent

"Rent" refers to the lease of space to tenants and other commercial spaces such as sales stands and includes the lease of commercial spaces for publicity and promotion purposes. The rent of stores to shopping mall retailers corresponds to the highest percentage of the Company's revenues.

b) Parking lots

"Parking lots" refers to the revenue from exploiting parking lots.

c) Services

"Services" refers to revenue from managing energy and water supplies in the shopping malls.

Revenue from assignments to appropriated

Revenues from rights-of-use assigned to tenants are recognized in P&L in line with the terms of the respective lease agreements.

2.21. Basic and diluted Profit/Loss per share

In compliance with Technical Standard CPC 41 (IAS 33), basic profit or loss per share is calculated by taking into account the income for the period/year and the weighted average of outstanding shares in the respective period/year. In the Company's case, the diluted profit or loss per share is equal to the basic profit or loss per share, once the Company does not have any potential dilutive common or preferred shares.

2.22. Statement of added value

The purpose of the statement of value added is to evidence the wealth created by the Company and how it is distributed during certain period of time and is presented by the Company, as required by the Brazilian corporate legislation as part of its individual financial information and as supplementary information to the consolidated financial information, for it is not a statement provided for nor compulsory according to the IFRS.
The Statement of Value Added (SVA) was prepared based on information obtained from the accounting records that serve as the preparation basis of the quarterly information.

2.23. Use of estimates and critical judgment

The preparation of the quarterly information according to the accounting practices adopted in Brazil and in conformity with the IFRS require Management to use estimates to record certain transactions that affect the assets, liabilities, revenues and expenses of the Company and of its subsidiaries, as well as the disclosure of information about the data in their quarterly information.

The estimates must be determined based on the best existing knowledge, as of the date of approval of the quarterly information, concerning ongoing events and transactions and according to the experience of past and / or current events.

The final results of such transactions and information, when they are effectively performed in subsequent periods, may differ from such estimates.

The main assumptions relative to sources of uncertainty in future estimates and other significant sources of uncertainties in estimates as of balance sheet date, involving a significant risk of causing a significant adjustment to the book value of assets and liabilities in the next financial period are discussed below:

a)Fair value of investment properties

The Company hired an external and independent appraisal firm that has renowned appropriate professional qualification in the region and in the type of property that is being appraised, to evaluate the Company's investment properties every year.

The fair values are based on the market values of investment properties and the estimated value at which a property could be exchanged on the date of the appraisal between the knowledgeable and interested parties in a transaction at arm's length. This calculation is based on a detailed inspection, including historic analysis, current situations, future perspectives, and location of investment properties appraised outside markets in general.

b)Deferred income tax and social contribution

The Company and its subsidiaries, when applicable, recognize deferred assets and liabilities based on the differences between the book value presented in the information and the tax base of the assets and liabilities using the rate in effect.

An asset-side deferred tax is recognized for all tax losses not used insofar as the company carries sufficient temporary taxable differences (liability-side deferred income tax and social contribution). These losses concern a Company with a history of losses, and do not expire.

Accumulated tax loss carry-forwards are restricted to the limit of 30% of the taxable income generated in a certain fiscal year.

Deferred income tax and social contribution on equity evaluations of investment properties are calculated according to the assumed profit system.

c)Fair value of financial instruments

When the fair value of financial assets and liabilities presented in the balance sheet cannot be obtained on active markets, it is determined by using valuation techniques, including the discounted cash flow method.

The data for such methods are based on those practiced on the market, where possible; however, when that is not viable, a certain level of judgment is required to establish the fair value. Such judgment includes considerations about the data used, such as liquidity risk, credit risk and volatility. Changes in the assumptions about such factors could affect the fair value presented in the financial information.

2.24. New standards, amendments and interpretations in effect for years beginning on or after January 1, 2022:

- **Amendment to IAS 1 standards – Classification of liabilities as Current or Non-current**. Clarifies aspects to be considered for the classification of liabilities as Current Liabilities or Non-Current Liabilities. This amendment to the standard is effective for years beginning on or after 01/31/2023. The Company does not expect significant impacts on its Financial Statements.

-**Annual improvements in IFRS standards 2018-2020 - Makes changes to IFRS 1 standards, addressing aspects of first adoption in a subsidiary**; IFRS 9, addressing the 10% test criterion for reversing financial liabilities; IFRS 16, covering illustrative examples of leasing and IAS 41, covering aspects of measurement at fair value. These changes are effective for exercises beginning on or after 01/31/2022. The Company does not expect significant impacts on its Interim Financial Information.

-**Amendment to IAS 16 - Property, plant and equipment - Result generated before reaching the expected conditions of use**. Clarifies aspects to be considered for the classification of items produced before the fixed asset is in the projected conditions of use. This amendment to the standard is effective for fiscal years beginning on or after 01/31/2022. The Company does not expect significant impacts on its Interim Financial Information.

(In thousands of Brazilian Reais – R$, except when otherwise indicated)

-Amendment to IAS 37 standard - Onerous contract - Cost of fulfilling a contract. Clarifies aspects to be considered for the classification of costs related to the fulfillment of an onerous contract. This amendment to the standard is effective for fiscal years beginning on or after 01/31/2022. The Company does not expect significant impacts on its Financial Information.

-Amendment to IFRS 3 - References to the conceptual framework - Clarifies the conceptual alignments of this standard with the conceptual framework of IFRS. This amendment to the standard is effective for fiscal years beginning on or after 01/31/2022. The Company does not expect significant impacts on its Financial Information.

- **Amendment to IAS 1 and Disclosure of accounting practices 2 – Disclosure of accounting policies**: Clarifies aspects to be considered for the disclosure of accounting policies. This amended standard is effective for fiscal years beginning on or after 01/31/2023. The Company expects no significant impacts on its accounting statements;

- **Amendment to IAS 8 – Definition of accounting estimates:** Clarifies aspects to be considered for the definition of accounting estimates. This amended standard is effective for fiscal years beginning on or after 01/31/2023. The Company expects no significant impacts on its accounting statements;

- **Amendment to IAS 12 – Deferred taxes related to assets and liabilities arising from a single transaction**: Clarifies aspects to be considered for the recognition of deferred taxes arising from taxable temporary differences and deductible temporary differences. This amended standard is effective for fiscal years beginning on or after 01/31/2023. The Company expects no significant impact on its accounting statements.

3. CASH AND CASH EQUIVALENTS

	Company		Consolidated	
	12/31/2022	12/31/2021	12/31/2022	12/31/2021
Cash and banks				
In Brazilian Reais				
Cash	15	16	18	19
Banks	11	2	1,191	1,927
In US Dollars				
Banks (a)	-	-	59	100
	26	**18**	**1,268**	**2,046**
Financial investments				
In Brazilian Reais				
CDB (b)	-	-	31,597	28,468
Repo (b)	-	-	9,930	8,103
Interest-paying account	-	-	315	1,133
Exclusive investment fund (c)				
Cash	-	-	27	91
Investment fund	-	-	2,909	2
NTNB	-	-	-	185,450
LTN	-	-	-	920
LFT	-	-	62,635	32,436
Repo	-	-	18,361	10,645
Total financial investments	**-**	**-**	**125,774**	**267,248**
Total cash and cash equivalents	**26**	**18**	**127,042**	**269,294**
Non-current financial investments	-	-	437	1,849
Total financial investments	**-**	**-**	**437**	**1,849**

(In thousands of Brazilian Reais – R$, except when otherwise indicated)

(a) As of December 31, 2022, the total balance of cash and banks was R$ 1,268 (consolidated). An amount equivalent to R$ 59 is held in a checking account overseas and indexed to the US Dollar. As of December 31, 2021, out of the total balance of R$ 2,046 (consolidated), the R$ 100 amount was held in a checking account overseas and indexed to the US Dollar;
(b) Funds invested in CDBs (Bank Deposit Certificates) and Repos with banks Santander and Itaú, with average yield of 97.4% of the CDI;
(c) As of December 31, 2022, the portfolio of the Exclusive Investment Fund – LICTOR CRÉDITO PRIVADO FUNDO DE INVESTIMENTO MULTIMERCADO INVESTIMENTO NO EXTERIOR CNPJ 15.198.855/0001-46 and of PRETOR FUNDO DE INVESTIMENTO RENDA FIXA CNPJ 41.215.295/0001-09 was substantially made up of securities issued by financial institutions in Brazil and highly liquid federal government notes, booked at the realization values, and paying on average 101.7% of the CDI. This fund lack significant obligations before third ´parties, with such obligations limited to asset management fees and fees for other services inherent to fund operations;

Financial investments classified as cash and cash equivalents are investments that may be redeemed within 90 days, composed of highly liquid securities, convertible into cash and that have an insignificant risk of changes in value.

4. Accounts receivable

	Consolidated	
	12/31/2022	**12/31/2021**
Rent and other receivable	90,368	98,366
Expected loss from doubtful credits	(55,958)	(58,209)
Total	**34,410**	**40,157**
Current	33,715	38,787
Non-current	**695**	**1,370**

The accounts receivable from clients are stated at the nominal values of the securities that represent the credits, including, where applicable, yields, inflation adjustments earned and effects arising from linearizing the revenue, calculated on a pro rata day basis up to the balance sheet date. Such nominal amounts correspond, approximately, to their respective present values because they are realizable within the short term.

The Company's maximum exposure to credit risk is the book value of the accounts receivable mentioned above. To mitigate such risk, the Company follows the practice of analyzing the types of collection (rents, services and other items), considering the average history of losses, Management periodically monitoring its clients' equity and financial position, establishing credit limits, analyzing credits that have been past due for more than 180 days and permanently monitoring their debit balance, among other practices. The client portfolio that has not been accrued refers to clients whose individual analysis of their financial position did not show that they would not be realizable.

In order to evaluate the quality of the credit of potential clients, the Company considers the following assumptions: the amount of the guarantee offered must cover at least 12 months of occupancy costs (rent, plus common charges and promotion funds, multiplied by 12); the guarantees accepted (properties, letter of guarantee, insurance, etc.); the good standing of the individuals and legal entities involved in the rental (partners, guarantors, debtors) and the use of SERASA as reference for consultations.

(In thousands of Brazilian Reais – R$, except when otherwise indicated)

The changes in provisions for doubtful credits in the fiscal years ending December 31, 2022, and December 31, 2021, are as follows:

	Consolidated	
	12/31/2022	12/31/2021
Balance at beginning of period	**(58,209)**	**(30,808)**
Inclusion of consolidated businesses	-	(25,965)
Provisioned credits in the period	2,251	(1,436)
Balance at end of period	**(55,958)**	**(58,209)**

The breakdown of accounts received by payment period is as follows:

	Consolidated	
	12/31/2022	12/31/2021
Current receivables	**19,954**	**21,504**
Overdue receivables		
30 days or less	4,910	4,102
31-60 days	322	590
61-90 days	527	715
91-180 days	4,287	7,971
181 days or more	60,368	63,484
	70,414	**76,862**
Total	**90,368**	**98,366**

As of December 31, 2022, an amount equivalent to R$ 4,410 in customer accounts receivable (R$ 5,275 as of December 31, 2021) is more than 180 days past due, but no provision has been made for this. The Company understands that the other past due amounts have been duly negotiated with the clients and there have not been any significant changes in the quality of their credit, and the amounts are considered recoverable.

5. TAXES RECOVERABLE

	Company		Consolidated	
	12/31/2022	12/31/2021	12/31/2022	12/31/2021
Withholding income tax on financial investments	-	-	1,674	7,303
Income tax recoverable	1	1	441	425
Services tax (ISS)	-	-	93	64
PIS and COFINS recoverable	-	-	185	141
Income tax – anticipated	-	-	10,942	3,804
Social contribution – anticipated	-	-	972	558
Other taxes recoverable	1	1	28	55
Total	**2**	**2**	**14,335**	**12,350**
Current	2	2	14,335	12,323
Non-current	-	-	-	27

(In thousands of Brazilian Reais – R$, except when otherwise indicated)

6. OTHER ACCOUNTS RECEIVABLE

	Company		Consolidated	
	12/31/2022	12/31/2021	12/31/2022	12/31/2021
Termination fees receivable	-	-	8,643	14,043
Amounts receivable from investment property operations (a)	-	-	5,047	11,700
Insurance expenses to be appropriated	414	378	512	452
Supplier advances	18,000	18,002	20,608	20,317
Labor benefit advances	103	24	120	35
Expenses to be appropriated	502	462	527	462
Amounts receivable from other enterprises	273	273	24,242	18,855
Commissions to be appropriated	-	-	684	901
Dividends receivable	3,539	25,031	-	-
Other accounts receivable	34	22	2,077	1,301
Total	**22,865**	**44,192**	**62,460**	**68,066**
Current assets	4,590	25,919	29,410	38,037
Non-current assets	18,275	18,273	33,050	30,029

(a) Mainly proceeds from the disposal of the Send property.

7. RELATED PARTIES

a) Balances and transactions with related parties

During the course of the Company's business, the shareholders, the subsidiaries and the civil condominiums (jointly-owned properties) enter into financial and commercial transactions among themselves, which include: (i) the provision of consulting services and operating assistance relating to the supply of water and energy and to the electrical installations; (ii) management of shopping malls; (iii) management of shopping mall parking lots; (iv) commercial lease agreements; and (v) agreements and decisions made with respect to condominium rules.

Generally speaking, all of the terms and conditions of the agreements entered into by and between the Company and related parties are in accordance with the terms and conditions that are usually adopted in loan agreements on commutative and market bases, as if the loan occurred with a non-related party, except for the balance of current account agreements on which financial charges are not levied.

Management individually negotiates agreements with related parties, analyzing their terms and conditions in the light of the terms and conditions usually adopted in the market, the particularities of each transaction, including timeframes, amounts, compliance with quality standards, thus having the agreement with the related party reflect the option that best meets the interests of the Company with respect to timeframes, amounts and quality conditions, when compared with other similar providers.

The Parent Company's balances as of December 31, 2022, and December 31, 2021, are as follows:

(In thousands of Brazilian Reais – R$, except when otherwise indicated)

	Company	
	12/31/2022	**12/31/2021**
Assets		
Levian (a)	25,254	-
Other	1,160	1,608
Total	**26,414**	**1,608**

	Company	
	12/31/2022	**12/31/2021**
Liabilities		
I Park (a)	6,569	6,569
Delta (a)	0	1
Levian (a) (b)	0	5,959
Total	**6,569**	**12,529**

(a) Concern obligations to which no financial charges apply and with indeterminate maturity.
(b) Settlement of obligations through dividends received.

The Consolidated balances as of December 31, 2022, and December 31, 2021, are as follows:

	Consolidated	
	12/31/2022	**12/31/2021**
Assets		
Condomínio Outlet Premium Brasília (c)	2,466	2,466
Condomínio do Vale (c)	2,742	2,599
Condomínio Parque Shopping Sulacap (c)	5,330	3,595
Condomínio Outlet Grande São Paulo (c)	668	1,346
Condomínio Outlet Rio de Janeiro (c)	1,777	1,777
Condomínio Bonsucesso (c)	1,941	1,941
Condomínio Volunt. Civil Parque Shop Maia (c)	7,006	5,787
Condomínio Unimart Campinas (c)	386	381
Golf Participações Ltda. (a)	51,026	45,283
Outros (c)	3,297	2,992
Total	**76,639**	**68,167**
Current assets	-	-
Non-current assets	76,639	68,167

	Consolidated	
	12/31/2022	**12/31/2021**
Liabilities		
SAS Venture LLC (b)	39,530	39,562
Outros (c)	1,622	1,586
Total	**41,152**	**41,148**

(a) Transactions between related parties to the controlling shareholder are subject to financial charges of 1% per month. There is no timeframe to receive it;
(b) Upon ownership reorganization, the capital stock of the subsidiary “Park Shopping Administradora” was reduced and has been being returned to the then shareholder SAS Ventures LL, semi-annual installments actualized by exchange rate, since September 14, 2007;
On the transactions between related parties do not financial charges are levied and there are no maturity dates set forth.

(In thousands of Brazilian Reais – R$, except when otherwise indicated)

b) Management compensation

In the fiscal years ending December 31, 2022 and 2021, the Company paid its managers short-term benefits (fees, wages, contributions to social security, profit sharing and medical insurance) in the amount of R$ 5,638 and R$ 5,667, respectively, as follows:

	Consolidated	
	12/31/2022	12/31/2021
Fees	3,949	4,134
Variable compensation and charges	790	827
Benefits	899	706
Total	**5,638**	**5,667**

No amount was paid by way of: (i) post-employment benefits (pensions, other retirement benefits, post-employment life insurance and post-employment medical assistance); (ii) long-term benefits (leaves due to years of service or other leaves, jubilees or other benefits for years of service and benefits for long-term disability); and (iii) share-based compensation.
The Ordinary and Extraordinary General Shareholders' Meeting held April 29, 2022, approved global compensation of R$ 13,330 for fiscal year 2022 (R$ 13,330 for fiscal year 2021).

8. INVESTMENTS

	% - Interest	Number of shares held	Share capital	Profit (Loss) for the period	Equity Capital	Equity Income	Investment Balance as of 12/31/2022	12/31/2021
Levian	58,31 (*)	100,011	596,480	(37,467)	494,310	(21,772)	288,307	348.067
			596,480	**(37,467)**	**494,310**	**(21,772)**	**288,307**	**348.067**
Provision for losses on Investment in subsidiaries								
General Shopping Finance	100	50,000	81	(17,761)	(405,666)	(17,761)	(405,666)	(387.905)
GS Investments	100	50,000	-	(16,924)	(708,517)	(16,924)	(708,517)	(691.593)
GS Finance II	100	50,000	81	(18)	(867)	(18)	(867)	(849)
			162	**(34,703)**	**(1,115,050)**	**(34,703)**	**(1,115,050)**	**(1.080.347)**
Net balance			**596,642**	**(72,170)**	**(620,740)**	**(56,475)**	**(826,743)**	**(732,280)**

	% - Interest	Number of shares held	Share capital	Profit (Loss) for the period	Equity Capital
Indirect subsidiaries - Levian					
Atlas	100%	3,816,399	3,816	48,025	5,071
Bac	100%	14,644,090	14,644	(3)	29
Babi	100%	10,000	10	(1)	8
BR Outlet	100%	10,000	10	(2)	(62)
Bud	100%	8,861,000	8,861	245	16,440
Dan	100%	10,000	10	(1)	8
Delta	100%	72,870	45,534	(1,169)	9,290
Edo	100%	10,000	10	(7)	(4)
Fipark	100%	10,000	501	1,027	2,245
Jauá	100%	10,000	10	(2)	21
Loa	100%	49,941	90,994	(379)	90,564
Mai	100%	1,409,558	1,410	(14)	1,528

(In thousands of Brazilian Reais – R$, except when otherwise indicated)

	% - Interest	Number of shares held	Share capital	Profit (Loss) for the period	Equity Capital
Indirect subsidiaries - Levian					
Palo	100%	15,804,778	15,804	1,355	38,285
Poli Shopping	100%	425	425	(541)	12,832
Poli Adm.	50%	100,000	-	(5)	(11)
Premium Outlet	100%	10,000	10	(2)	(9)
Securis	29.1%	245,555,912	245,578	(4,567)	319,447
Send	100%	288,999,513	289,000	16,260	290,803
Uniplaza	100%	21,215,243	9,215	(630)	1,171
Vanti	100%	598,237,588	456,461	(10,958)	16,869
Vul	100%	432,945,984	432,947	(4,236)	238,618
Zuz	100%	58,139,780	58,140	(9)	1,709

	% - Interest	Number of shares held	Share capital	Profit (Loss) for the period	Equity Capital
Indirect subsidiaries – Atlas					
Alte	100%	1,582,400	1,582	(10)	(269)
ASG Administradora	100%	20,000	20	51	363
Ast	100%	1,497,196	1,497	938	4,857
BR Brasil Retail	100%	12,407,100	20,950	(3,378)	11,446
Energy	100%	10,000	10	21,179	3,138
GS Park	100%	10,000	10	1,202	2,483
GSB Administradora	100%	1,906,070	1,906,070	21,997	5,160
Genpag	86.4%	2,544	6,261	(1,168)	5,094
Geninvest	100%	1,383	6,261	(1,168)	5,093
Ipark	100%	3,466,160	3,466	1,402	5,654
Nic	100%	21,746,684	21,747	15,694	12,727
Vide	100%	10,000	10	(3)	(204)
Wass	100%	10,000	10	4,648	2,823

	% - Interest	Number of shares held	Share capital	Profit (Loss) for the period	Equity Capital
Indirect subsidiaries – GS Investment					
Ardan	100%	10,000	10	18	220
Bail	100%	10,000	10	(2)	511
Bavi	100%	7,287,780	60,953	(10)	60,447
Bot	100%	51,331,650	53,087	(274)	52,695
Brassul	100%	25,631,617	25,631	(1,623)	53,629
FAT	100%	10,718,400	10,718	(6)	94
Manzanza	100%	56,114,223	57,318	(236)	53,509
POL	100%	10,749,724	10,750	(4)	2,545
Rumb	100%	1,241	1,241	(504)	566
Sale	100%	14,702	14,702	(1,364)	53,161
Securis	70.9%	245,555,912	245,578	(4,567)	319,447
Tela	100%	162,506,000	159,635	(1,511)	97,759
Tequs	100%	10,000	10	(2)	1

Changes in the fiscal year ending December 31, 2022, are as follows:

Balance as of December 31, 2021	**(732,280)**
Equity Income	(56,475)
Dividends received (**)	(37,988)
Balance as of December 31, 2022	**(826,743)**

(*) as per the Extraordinary General Meeting held January 31, 2022, subsidiary Levian had a capital reduction of 97,227 shares held by shareholder General Shopping Finance Limited.

(**)Dividends received from the liquidation of liabilities with subsidiary Levian

9. INVESTMENT PROPERTIES

	Consolidated		
	Operational	Greenfield projects under construction (i)	Total

Balance as of december/31/2020	**921,306**	**136,072**	**1,057,378**
Acquisitions/Additions/Transfer to operations	1,186	69,108	70,294
Inclusion of consolidated businesses (iv)	78,300	-	78,300
Fair-value adjustment (ii)	3,323	-	3,323
Balance as of december/31/2021	**1,004,115**	**205,180**	**1,209,295**
Acquisitions/Additions/Transfer to operations	13,933	76,293	90,226
Divestment (iii)	(162,962)	(51,194)	(214,156)
Fair-value adjustment (ii)	(16,139)	-	(16,139)
Balance as of december/31/2022	**838,947**	**230,279**	**1,069,226**

(i) Land for future construction and construction in progress

(ii) Adjustment to fair value recognized in the income for the year;

(iii) Disposal of the 49% interest of Outlet Premium Grande São Paulo.

(iv) Disposal of land held by subsidiary Levian;

(v) As per note 2.2, due to the redemption of debentures carried out on July 1, 2021, the entities Nic, Palo, Poli and Vanti, together with the respective investment properties, became the property of the Company and joined the Company's consolidated reporting.

Investment properties provided as collateral against loans are described in Notes 12 and 13.

Fair value assessment

The fair value of each investment property in operation was determined by the appraisal performed by a specialist independent firm (CB Richard Ellis).

The methodology adopted to appraise such investment properties at fair value is the one prescribed by The Royal Institution of Chartered Surveyors (R.I.C.S.), in Great Britain, and by the Appraisal Institute in the United States, which are internationally used and well known for appraisal cases and other analyses.

All of the calculations are based on the physical qualification analysis of the property studied and on the several pieces of information obtained in the market, which are properly treated for use in determining the value of the undertaking.

For the appraisals, carried out on December 31, 2022, 10-year cash flows were prepared, disregarding the inflation that may exist in this period. The weighted average discount rate applied to cash flow was 9.6% and the average capitalization rate (perpetuity) adopted in the 10th year of the flow was 8.2%.

10. FIXED ASSETS

	Company					
	12/31/2022			12/31/2021		
% - Depreciati	Cost	Accumulated	Net	Cost	Accumulated	Net amou

(In thousands of Brazilian Reais – R$, except when otherwise indicated)

	rate		depreciation	amount		depreciation	
Buildings	2-4	587	(311)	276	587	(287)	300
Furniture and fixtures	8-15	522	(438)	84	524	(402)	122
Machinery and equipment	8-15	1,439	(1,165)	274	1,431	(989)	442
Computer equipment	15-25	1,805	(1,583)	222	1,697	(1,512)	185
Improvements to third-party prope	8-15	755	(755)	-	755	(755)	-
Supplier advances	-	-	-	-	307	-	307
Total		**5,108**	**(4,252)**	**856**	**5,301**	**(3,945)**	**1,356**

		Consolidated					
		12/31/2022			12/31/2021		
	% - Depreciation rate	Cost	Accumulated depreciation	Net amou	Cost	Accumulated depreciation	Net amour
Buildings	2-4	1,643	(1,319)	324	1,643	(1,295)	348
Furniture and fixtures	8-15	9,122	(6,848)	2,274	9,163	(6,365)	2,798
Machinery and equipment	8-15	23,246	(2,021)	21,225	21,825	(1,620)	20,205
Vehicles	15-25	232	(151)	81	232	(127)	105
Computer equipment	8-15	3,307	(2,928)	379	3,124	(2,793)	331
Improvements to third-party pr	8-15	8,059	(6,992)	1,067	7,680	(6,915)	765
Supplier advances		1,346	-	1,346	1,820	-	1,820
Total		**46,955**	**(20,259)**	**26,696**	**45,487**	**(19,115)**	**26,372**

Changes in fixed assets, as shown below, for the fiscal year ending December 31, 2022:

	Company				
	12/31/2021	Additions	Disposals	Depreciation	12/31/2022
Buildings	300	-	-	(24)	276
Furniture and fixtures	122	-	(2)	(36)	84
Machinery and equipment	442	8	-	(176)	274
Computer equipment	185	108	-	(71)	222
Supplier advances	307	-	(307)	-	-
Total	**1,356**	**116**	**(309)**	(307)	**856**

	Consolidated				
	12/31/2021	Additions	Disposals	Depreciation	12/31/2022
Buildings	348	-	-	(24)	324
Furniture and fixtures	2,798	7	(48)	(483)	2,274
Machinery and equipment	20,205	1,427	(6)	(401)	21,225
Vehicles	105	-	-	(24)	81
Computer equipment	331	196	(13)	(135)	379
Improvements to third-party propert	765	379	-	(77)	1,067
Supplier advances	1,820	-	(474)	-	1,346
Total	**26,372**	**2,009**	**(541)**	(1,144)	**26,696**

11. INTANGIBLE ASSETS

	Company					
	12/31/2022			12/31/2021		
% - Amortization rate	Cost	Accumulated amortization	Net amount	Cost	Accumulated amortization	Net amount

Indeterminate useful life							
Trademarks and patents	-	467	-	467	466	-	466
Definite useful life							
Software	20	19,175	(19,090)	85	19,125	(18,688)	437
Total		**19,642**	**(19,090)**	**552**	**19,591**	**(18,688)**	**903**

		Consolidated		
		12/31/2022		
	% - Amortization rate	Cost	Accumulated amortization	Net amount
Indeterminate useful life				
Trademarks and patents	-	5,762	-	**5,762**
Definite useful life				
Software	20	33,530	(22,599)	**10,931**
Right of use – Shopp Suzano (a)	1,67	4,505	(780)	**3,725**
Agreement renewal rights (b)	10	7,970	(7,970)	**-**
Total		**51,767**	**(31,349)**	**20,418**

		Consolidated		
		12/31/2021		
	% - Amortization rate	Cost	Accumulated amortization	Net amount
Indeterminate useful life				
Trademarks and patents	-	5,347	-	**5,347**
Definite useful life				
Software	20	27,600	(21,507)	**6,093**
Right of use – Shopp Suzano (a)	1,67	4,505	(555)	**3,950**
Agreement renewal rights (b)	10	7,970	(7,425)	**545**
Total		**45,422**	**(29,487)**	**15,935**

(a) On July 30, 2012, the Company pledged to pay to the Municipal Government of Suzano the amount of R$ 4,505 for property right use with charges of an area totaling 11,925.71 sq m in the City of Suzano/SP to set up shopping malls. Such right has a 60-year term and is amortized over that period on a straight-line basis;

(b) By means of an appraisal report, we identified as an intangible asset with definite useful life, arising from the acquisition of 100% of the shares of SB Bonsucesso Administradora de Shopping S.A., the right to renew contracts (contract management), which refers to the automatic renewal of lease contracts of the tenants of Shopping Bonsucesso. The method used was the discounted cash flow method with a 10-year useful life span.

The changes in intangibles in the fiscal year ending December 31, 2022, are as follows:

	Company						
	Jseful life	Amortization method	12/31/2021	Additions	Amortization	Transfer	12/31/2022
Indeterminate useful life							
Trademarks and patents	-	-	**466**	1	-	-	**467**
Definite useful life							
Software	5 years	Linear	**437**	50	(402)	-	**85**

(In thousands of Brazilian Reais – R$, except when otherwise indicated)

Total		**903**	**51**	**(402)**	**-**	**552**

			Consolidated				
	Useful life	Amortization method	12/31/2021	Additions	Amortization	Transfers	12/31/2022
Indeterminate useful life							
Trademarks and patents	-		**5,347**	415	-	-	**5,762**
Definite useful life							
Software	5 years	Linear	**6,093**	5,930	(1,092)	-	**10,931**
Right of use Shopping Suzano	60 years	Linear	**3,950**	-	(225)	-	**3,725**
Agreement renewal rights	10 years	Linear	**545**	-	(545)	-	**-**
Total			**15,935**	**6,345**	**(1,862)**	**-**	**20,418**

12. LOANS AND FINANCING

	Currency	% - contract rate p.a.	Maturity	Consolidated 12/31/2022	12/31/2021
Loans and financing					
Perpetual bonds (a)	U$	10%	-	518,492	655,739
Perpetual bonds (b)	U$	13%	-	1,229,942	1,224,239
Debt bond (b)	U$	10%/12%	2026	48,368	51,731
Banco Nordeste do Brasil (c)	R$	3.53%	2025	5,690	7,961
Total				**1,802,492**	**1,939,670**
Current liabilities				13,449	13,373
Non-current liabilities				**1,789,043**	**1,926,297**

(a) On November 9, 2010, the subsidiary General Shopping Finance obtained, by issuing perpetual bonds, the amount of US$ 200,000 corresponding to R$ 339,400, as of the date it was obtained.

The perpetual bonds are denominated in US dollars, with quarterly payments of interest at the rate of 10% per year. General Shopping Finance has the option to repurchase the perpetual bonds as from November 9, 2015. According to the perpetual bond issue prospect, the funds obtained are intended for the advance settlement of the CCI and for investing in “Greenfields” and expansions. All of the subsidiaries, except for GSB Administradora, ASG Administradora and FII Top Center, have given sureties to guarantee the transaction. The cost of issue of the perpetual bonds was R$ 11,483 and the effective cost of the transaction totaled 10.28%.

On April 19, 2011, the subsidiary General Shopping Finance obtained, by issuing perpetual bonds, the amount of US$ 50,000 corresponding to R$ 78,960, as of the date it was obtained. The perpetual bonds are denominated in US dollars, with quarterly payments of interest at the rate of 10% per year. General Shopping Finance has the option to repurchase the perpetual bonds as from November 9, 2015. All of the subsidiaries, except for GSB Administradora, ASG Administradora and FII Top Center, have given sureties to guarantee the transaction. The cost of issue of the perpetual bonds was R$ 758 and the effective cost of the transaction totaled 10.28%.

On October 27, 2015, part of the “Perpetual Bonds” were repurchased for US$ 85,839 corresponding to R$ 335,750 on the date of repurchase.

ON August 08, 2018, a portion of the perpetual bods’ coupons was bought back, in the amount of US$ 48,297, equivalent to R$ 181,206 on the date of the buyback.

On February 3, 2022, the Company bought back a share of the perpetual bond coupons in the amount of US$ 18,286, equivalent to R$ 96,962 on the date of the buyback.

(b) On March 20, 2012, the subsidiary GS Investments Limited obtained, by issuing perpetual bonds, the amount of US$ 150,000 corresponding to R$ 271,530, as of the date it was obtained. The perpetual bonds are denominated in US dollars, with interest of 12% per year paid every six months up to the 5th year counting from the date of issue, after the 5th year through the 10th year counting from the date of issue, 5 Year US Treasury Constant Maturity plus 11.052% per year, paid every six months, and from the 10th year onwards, USD LIBOR rate for three months plus 10.808% and 1% paid every quarterly. The Company will be able to opt to defer interest indefinitely on the deferred amounts will bear interest at the applicable rate indicated above, plus 1% per annum. GS Investments Limited may totally or partially redeem the bonds at its own discretion in the 5th year counting from the date of issue, in the 10th year counting from the date of issue, and at each interest payment date after then. The bonds will be guaranteed by the sureties from General Shopping and from the following subsidiaries: General Shopping e Outlets do Brasil S.A., Ast Administradora e Incorporadora Ltda., BOT Administradora e Incorporadora Ltda., BR Outlet Administradora e Incorporadora Ltda., Brassul Shopping Administradora e Incorporadora Ltda., Bud Administradora e Incorporadora Ltda., Cly Administradora e Incorporadora Ltda. (incorporated into the Levian), Delta Shopping Empreendimentos Imobiliários Ltda., Intesp Shopping Administradora e Incorporadora Ltda. (incorporated into the Securis), I Park Estacionamentos Ltda., Levian Participações e Empreendimentos Ltda., Lux Shopping Administradora e Incorporadora Ltda. (merged into Levian); MAI Administradora e Incorporadora Ltda., Manzanza Consultoria e Administração de Shopping Centers Ltda., Pol Administradora e Incoporadora Ltda., Poli Shopping Center Empreendimentos Ltda., PP Administradora e Incorporadora Ltda. (Merged into Securis), Premium Outlet Administradora e Incorporadora Ltda., Sale Empreendimentos e Participações Ltda., Securis Administradora e Incorporadora Ltda., Send Empreendimentos e Participações Ltda. (Merged into Securis), Sulishopping Empreendimentos Ltda., Uniplaza Empreendimentos, Participações e Administração de Centros de Compra Ltda., Vide Serviços e Participações Ltda., Vul Administradora e Incorporadora Ltda., and Zuz Administradora e Incorporadora Ltda. The cost of issue of the perpetual bonds was R$ 12,581.

There are no financial covenants in the perpetual bond issue transactions. The covenants refer to: **(i)** the limitation of encumbrances on the assets (except for the encumbrances allowed, including the BNDES financing, the refinancing of existing transactions and certain securitizations, among others), where the proportion of the non-encumbered assets/unsecuritized debts should be maintained *pari-passu* with the conditions given to encumbered assets/securitized debts; **(ii)** limitation of sale and lease-back transactions concerning current assets with maturity exceeding three years, under the same conditions of (i) above and **(iii)** limitation of transactions with affiliates, building in, merging, or transferring of assets.

On August 10, 2016, the amount of US$ 34,413 was settled in the exchange offer. For this operation, new perpetual senior debt bonds were issued in the amount of US$ 8,923 with guarantee and maturity in 2026 (10% / 12% Senior Secured PIK Toggle Notes due 2016) and 34,413 Global Depositary Share (GDS) as the Issued by the Company in the proportion of 73 common shares for each 1 GDS, totaling 2,512,149 common shares. The Perpetual Bonds that were exchanged under the Exchange Offer were canceled;

Subsidiary Vanti, which was received as part of the debentures' settlement, as per notes 2.2 and 4, had a funding loan through the Fundo Constitucional de Financiamento do Nordeste (FNE) of the Banco do Nordeste do Brasil S.A. On November 13, 2013, a disbursement was made in the amount of R$ 15,344, on December 30, 2013, a disbursement was made in the amount of R$ 7,942, and on August 19, 2016, a disbursement was made in the amount of R$ 1,910, for a total R$ 25,196 at 3.53% interest p.a. The contract's maturity is 139 months.

The agreements do not provide for the maintenance of financial indicators (borrowing rate, coverage of expenses with interest, etc.).

(In thousands of Brazilian Reais – R$, except when otherwise indicated)

The composition of the installments as of December 31, 2022, by year of maturity, is composed in the following manner:

	Consolidated
Year	
2023	13,450
2024	2,274
2025	1,137
2026	46,558
2027 and later*	1,739,073
	1,802,492

*As they lack maturity dates, funds raised through perpetual bods were categorized as debt maturing 2027 and later.

The change in loans and financing for the fiscal year ending December 31, 2022, is as follows:

	Consolidated
Balance as of December 31, 2021	**1,939,670**
Funding cost amortization	171
Payments – principal	(99,280)
Payments- interest	(55,389)
Foreign exchange variation	(122,293)
Financial charges	139,613
Balance as of December 31, 2022	**1,802,492**

Financial charges and transaction costs

Financial charges and transaction costs of loans and financing are capitalized and allocated to P&L because the duration of the instrument entered into has been elapsing according to the amortized cost, using the effective interest rate method.

13. REAL-ESTATE CREDIT BILLS (CCI)

				Consolidated	
	Currency	**% - Rate**	**Maturity**	**12/31/2022**	**12/31/2021**
Subsidiaries					
Levian (a)	R$	9.7% + TR	2026	82,333	97,076
Vanti (b)	R$	10% + TR	2026	41,067	47,878
				123,400	**144,954**
Current liabilities				27,131	24,033
Non-current liabilities				**96,269**	**120,921**

(a) On March 26, 2014, the subsidiary Eler Administradora e Incorporadora Ltda. (incorporated in the Levian in 2018) obtained resources by issuing CCIs, to securitize the rents receivable referring to the property where Internacional Guarulhos Shopping Center is located. The total amount of the CCIs issued is R$ 275,000. The amount obtained will be paid in 144 monthly installments (until April 2026), plus 9.7% interest per year and annual inflation adjustments according to the changes in the Reference Rate (TR). The following were granted to guarantee the CCIs: (i) secured fiduciary sale of the property, with book value of R$ 201,829; (ii) collateral transfers of credits arising from the agreement; and (iii) statutory lien of the shares and quotas of the subsidiaries Nova União and Eler.

(In thousands of Brazilian Reais - R$, except when otherwise indicated)

The costs of obtainment in the amount of R$ 10,706 of the CCIs were deducted from the principal and are being amortized in 144 installments on a straight-line basis. On August 1, 2014 Itaú Unibanco assigned the CCIs to Ápice Securitizadora. On October 8, 2018, this transaction was partially settled in the amount of R$ 150,000. As of September 30, 2018, the operation featured additional collateral as per note 5. On March 23, 2020, the collateral was fully redeemed.

(b) Subsidiary Vanti, which was received as part of the debentures redemption, as per notes 2.2 and 4, held a funding effort on January 13, 2015, under contract by merged subsidiary ERS Administradora e Incorporadora Ltda., through the issuance of Real-estate Credit Bills (CCI) for Ápice Securitizadora; raised R$ 75,000, paying interest at 10% p.a. + TR. The operation's maturity is 145 months.

The agreements do not provide for the maintenance of financial indicators (indebtedness, coverage of expenses with interest, etc.).

The breakdown of installments as of December 31, 2022, by year of maturity, is as follows:

	Consolidated
2023	27,131
2024	29,811
2025	33,627
2026	31,815
2027 and later	1,016
Total	**123,400**

The changes in CCIs for the fiscal year ending December 31, 2022, are as follows:

	Consolidated
Balance as of December 31, 2021	**144,954**
Funding cost amortization	2,762
payment - principal	(26,750)
Payment - interest	(13,758)
Financial charge	16,192
Balances as of December 31, 2022	**123,400**

14. OTHER ACCOUNTS PAYABLE

	Company		Consolidated	
	12/31/2022	12/31/2021	12/31/2022	12/31/2021
Signing bonus and rent transfers - partners (a)	-	-	2,412	1,925

(In thousands of Brazilian Reais – R$, except when otherwise indicated)

Transfers to condominia	-	-	145	140
Advances from customers	-	-	1,107	1,166
Other	64	65	47	53
Total	**64**	**65**	**3,711**	**3,284**
Current liabilities	64	65	3,367	2,894
Non-current liabilities	**-**	**-**	**344**	**390**

(a) Concerns signing bonus and rent amounts to be transferred to partners in the projects.

15. TAXES IN INSTALLMENTS

	Company		**Consolidated**	
	12/31/2022	**12/31/2021**	**12/31/2022**	**12/31/2021**
PIS and COFINS	48	69	18,678	20,367
INSS	399	530	573	675
ISS	-	-	5,620	5,645
IPTU	-	-	127	163
Income tax and social contribution	-	-	115,781	54,494
Total	**447**	**599**	**140,779**	**81,344**
Current liabilities	177	189	32,850	28,342
Non-current liabilities	**270**	**410**	**107,929**	**53,002**

In 2009 and 2014, the Company adhered to the tax debt installment plan under Law No. 11.941/2009 (REFIS), Law No. 12.996/2014 (REFIS) and to the simplified tax installment plan.

Management estimates that the balance of REFIS and simplified taxation system installments as of December 31, 2022, will be settled within 180 and 60 months, respectively, using the flat number of installments, adjusted at the Selic funds rate.

Permanence in the installment programs depends on the payment of current federal and social security taxes and installment payments. Delinquency may lead to the exclusion of payment programs.

The change in debt for the fiscal year ending December 31, 2022, projected by the Company, in connection to tax-installments pay plan, contemplating the amount of the principal added of interests and fines in the period, is as follows:

Balances as of December 31, 2020	**60,745**
New installment plans	20,984
Payment - principal	(16,995)
Payment - interest	(2,833)
Financial charges	2,014
Inclusion of subsidiaries (*)	17,429

(In thousands of Brazilian Reais – R$, except when otherwise indicated)

Balances as of December 31, 2021	**81,344**
New installment plans	61,081
Payment – principal	(10,813)
Payment – interest	(1,631)
Financial charges	10,798
Balance as of December 31, 2022	**140,779**

(*) as a result of the settlement of debentures, the entities Nic, Palo, Poli and Vanti became consolidated.

16. TAXES, CHARGES AND CONTRIBUTIONS

	Company		Consolidated	
	12/31/2022	12/31/2021	12/31/2022	12/31/2021
Income tax and social contribution	24,098	23,214	78,318	122,549
PIS and COFINS	285	155	57,606	39,136
ISS	-	-	3,869	2,905
Other taxes and charges	1,372	1,363	8,423	8,330
Total	**25,755**	**24,732**	**148,216**	**172,920**

17. REVENUES FROM ASSIGNMENTS TO BE APPROPRIATED

The Company controls, in liabilities, revenues from transfer of property rights to be appropriated.

Revenues from assignments of rights of use to tenants are appropriated to the result in accordance with the term of the first rental agreement.

The change in the agreements and recognition of revenue in the quarterly ended on December 31, 2022, is as follows:

	Consolidated
Balance as of December 31, 2021	**20,860**
New contracts	311
Revenues recognized	(6,611)
Balance as of December 31, 2022	**14,560**
Current liabilities	5,095
Non-current liabilities	**9,465**

18. PROVISIONS FOR CIVIL AND LABOR CONTINGENCIES

For all matters in litigation, a provision is made in an amount considered sufficient to cover probable losses, based on the assessment of external legal advisors. The amounts reserved include those referring to tax, labor and civil matters.

(In thousands of Brazilian Reais – R$, except when otherwise indicated)

There are no deposits in court escrow accounts linked to these reserves. The breakdown of the provisions is as follows:

	Company		Consolidated	
	12/31/2022	12/31/2021	12/31/2022	12/31/2021
Civil (a)	-	-	2,197	3,465
Labor	147	12	1,706	780
Total	**147**	**12**	**3,903**	**4,245**

(a) Concern lawsuits for material and moral damages, rent renewal claims, collection lawsuits, and termination proceedings;

As of December 31, 2022, the Company was party to other lawsuits in the approximate amount of R$ 67,326 (R$ 36,148 as of December 31, 2021) where external legal counsel deems a loss possible and for which no provisions have been made. Lawsuits are periodically reappraised and provisions are supplemented as needed in line with the disclosure requirements under the applicable accounting standards.

The change in provisions for contingencies in the fiscal year ending December 31, 2022 are as follows:

	Consolidated		
	12/31/2021	Included/(excluded)	12/31/2022
Civil	3,465	(1,268)	2,197
Labor	780	926	1,706
Total	**4,245**	**(342)**	**3,903**

19. EQUITY

Share capital

The Company's share capital as of December 31, 2022, was R$ 385,064, represented by 1,875,338 common shares with no par value distributed as follows:

	12/31/2022	12/31/2021
B3 Shareholders	1,875,521	1,875,251
General Shopping e Outlets do Brasil S.A.	53,431	53,431
Directors	80	80
Officers	7	7
Total shares	**1,928,769**	**1,928,769**
Treasury shares	(53,431)	(53,431)
Free float	**1,875,338**	**1,875,338**

The Company may, through a decision made by the Board of Directors and in accordance with the plan approved by the Shareholders at a Shareholders' Meeting, grant stock option or share subscription, without shareholders being entitled to preemptive right, on behalf of Management, employees or individuals that provide services to the Company, or the Company's direct or indirect subsidiaries.

(In thousands of Brazilian Reais – R$, except when otherwise indicated)

According to the Extraordinary General Meeting (EGM) of December 11, 2019, the reverse split of all the shares issued by the Company was approved (including the shares that support the securities issued by General Shopping within the scope of its sponsored program of deposit certificates), at the rate of 36 (thirty-six) shares for 1 (one) share, so that each batch of 36 (thirty-six) shares is grouped into a single share, pursuant to article 12 of the Brazilian Corporation Law (“Grouping”). Because of the Reverse Split, the number of shares of the Company’s equity has changed from 69,435,699 (sixty-nine million, four hundred and thirty-five thousand, six hundred and ninety-nine) to 1,928,769 (one million, nine hundred and twenty-eight thousand, seven hundred and sixty-nine) common nominative, book shares with no par value.

On January 23, 2020, the Brazilian Securities and Exchange Commission (CVM) approved the modification of the conditions of the sponsored program of certificates of deposit of shares issued by the Company ("GDS"), in order to reflect: (i) the correct company's reason; and (ii) the Group, passing the number of shares represented by each GDS of the current 73 (seventy-three) common shares for every 1 (one) GDS to 2 (two) common shares for every 1 (one) GDS.

As a result of the reverse split, Article 5 of the Company’s Bylaws now reads as follows: “Article 5 – The Company’s capital stock, fully subscribed and paid-in, shall be R$ 389,625,569.00 (three hundred and eighty-nine million, six hundred and twenty-five thousand, five hundred and sixty-nine Brazilian Reais), divided into 1,928,769 (one million, none hundred and twenty-eight thousand, seven hundred and sixty-nine) common, book-entry nominative shares with no par value.”

Capital reserve

Goodwill on the issue of shares: Variation of the nominal value of the shares issued at the time of the Perpetual Bonds exchange, in relation to their effective value at the date of the transaction.

Legal reserve

Legal reserve shall be created in conformity to the Corporate Law and Bylaws, at the basis of 5% of the net profit of each year up to 20% of capital stock. Legal reserve is intended to assure the integrity of the capital stock and can only be used to compensate losses and increase capital.

Basic loss per share calculations

	12/31/2022	12/31/2021
Basic numerator		
Profit (loss) for the year	(86,772)	(256,470)
Denominator		
Weighted average number of shares – basic	1,875,338	1,875,338

(In thousands of Brazilian Reais – R$, except when otherwise indicated)

Basic profit (loss) per share (in R$)	**(46,27)**	**(136,76)**

20. NET REVENUES FROM RENT AND SERVICES

	Consolidated	
	12/31/2022	**12/31/2021**
Gross operating revenue		
Rent	74,065	63,742
Services	108,480	89,832
	182,545	**153,574**
Deductions		
Taxes on rent and services	(15,394)	(12,735)
Discounts and deductions	(13,036)	(10,255)
Net operating revenues from rent, services and other	**154,115**	**130,584**

Due to the easing of restrictive measures on locomotion and shopping mall operations adopted by government authorities in connection with the COVID-19 pandemic, as well as all activities being cleared to for operations from the third quarter of 2021, there has been an increase in vehicular traffic, with impact on services and rent revenues.

Furthermore, net operating revenues as of December 31, 2022, was affected by the following factors:

- The settlement of debentures on July 01, 2021, led to an increase in Own GLA, as shown in the table provided under Note 1 – operational activities. Subsidiaries Nic, Palo, Poli and Vanti became consolidated into the Company's results.

- On April 11, 2022, the Company divested a 49% equity interest in Outlet Premium Grande São Paulo.

In the light of the foregoing factors, net operating revenues in the fiscal year were up 18.02% year-on-year.

21. COST OF RENT AND SERVICES BY NATURE

	Consolidated	
	12/31/2022	**12/31/2021**
Personnel	(4,176)	(3,524)
Depreciation	(1,370)	(1,428)
Occupancy	(26,125)	(17,803)
Third-party services	(14,379)	(12,235)

(In thousands of Brazilian Reais – R$, except when otherwise indicated)

Total	**(46,050)**	**(34,990)**

Due to the easing of restrictive measures on locomotion and shopping mall operations adopted by government authorities in connection with the COVID-19 pandemic, as well as all activities being cleared for operations from the third quarter of 2021, there has been an increase in vehicular traffic, with impact on services and rent revenues.

Furthermore, net operating revenues as of December 31, 2022, was affected by the following factors:

- The settlement of debentures on July 01, 2021, led to an increase in Own GLA, as shown in the table provided under Note 1 – operational activities. Subsidiaries Nic, Palo, Poli and Vanti became consolidated into the Company's results.

- On April 11, 2022, the Company divested a 49% equity interest in Outlet Premium Grande São Paulo.

Given the foregoing factors, the cost of rent and services provided by nature in the fiscal year was up 31.61% year-on-year.

22. GENERAL AND ADMINISTRATIVE EXPENSES BY TYPE

	Company		Consolidated	
	12/31/2022	12/31/2021	12/31/2022	12/31/2021
IPTU	(150)	(144)	(841)	(539)
Commercialization	-	-	(2,901)	(2,423)
Allowance for doubtful credits	-	-	-	(1,436)
Publicity and advertising	(176)	(139)	(1,644)	(858)
Upkeep	-	-	(71)	(266)
Materials	(321)	(349)	(845)	(788)
Electric energy	(100)	(101)	(172)	(176)
Payroll expenses	(14,180)	(13,232)	(16,956)	(14,923)
Third-party service expenses	(7,675)	(7,007)	(19,243)	(20,166)
Depreciation and amortization	(710)	(1,004)	(1,635)	(1,608)
Rent	(1,040)	(986)	(2,777)	(2,151)
Fees and charges	(33)	(74)	(126)	(209)
Telephone/Web service	(635)	(730)	(774)	(898)
Travel and lodging	(139)	(42)	(257)	(100)
Insurance	(423)	(318)	(864)	(661)
Courier services	(128)	(157)	(128)	(157)
Legal expenses	(221)	(117)	(1,184)	(1,049)
Contingency provisions	(147)	(90)	(855)	(2,371)
Other	(325)	(347)	(2,997)	(1,666)
Total	**(26,403)**	**(24,837)**	**(54,270)**	**(52,445)**

23. NET FINANCIAL INCOME

	Company		Consolidated	
	12/31/2022	12/31/2021	12/31/2022	12/31/2021
Financial revenues				
Interest on financial investments	-	-	18,646	13,549
Gain from operations – derivatives	-	-	91,766	115,812
Exchange rate variation – asset side	1	-	452,449	260,395
Other	2,101	28	19,977	29,547

(In thousands of Brazilian Reais – R$, except when otherwise indicated)

	2,102	**28**	**582,838**	**419,303**
Financial expenses				
Interest on loans, financing and CCIs	(15)	(19)	(158,979)	(174,399)
Loss on operations – derivatives	-	-	(163,890)	(93,270)
Monetary variation – liability side	-	-	(7)	(1)
Exchange rate variation – liability side	(2)	(5)	(329,771)	(392,325)
Penalty on taxes in arrears	(3,037)	(683)	(27,715)	(9,955)
Other	(1,476)	(4,367)	(22,725)	(36,700)
	(4,530)	**(5,074)**	**(703,087)**	**(706,650)**
Total	**(2,428)**	**(5,046)**	**(120,249)**	**(287,347)**

As a result of the current market condition, the Brazilian Real (R$) has experienced volatility relative to other currencies, mainly the US Dollar. On 12/31/2022, the US dollar was trading against the Brazilian Real at US$1.00 = R$ 5.2177 (R$ 5.5805 as of 12/31/2021), with the Brazilian Real appreciating by approximately 6.50%.

24. INCOME TAX AND SOCIAL CONTRIBUTION

Income tax and social contribution debited against the period's P&L break down as follows:

	12/31/2022		12/31/2021	
	Company	**Consolidated**	**Company**	**Consolidated**
Loss before income tax and social contribution	(86,772)	(72,254)	(256,470)	(237,003)
Combined effective rate	34%	34%	34%	34%
Expected income tax and social contribution credits	29,502	24,566	87,200	80,581
Income tax and social contribution effects on				
Equity income	(19,201)	-	(77,085)	-
Other permanent differences, net	(23)	513	(8)	(419)
Deferred income tax and social contribution on tax losses and temporary differences	(10,278)	(55,201)	(10,107)	(34,284)
Effect of income tax and social contribution on entities taxed on presumed income	-	11,011	-	(64,711)
Income tax and social contribution effect on fair-value adjustment	-	-	-	(633)
Reversal of Income Tax and Social Contribution on fair-value adjustment	-	4,593	-	-
Income tax and social contribution recognized in P&L	**-**	**(14,518)**	**-**	**(19,466)**
Current	**-**	**(19,111)**	-	(18,833)
Deferred (a)	**-**	**4,593**	**-**	**(633)**

Deferred income tax and social contribution break down as follows:

	Consolidated	
	12/31/2022	**12/31/2021**
Taxable base		
Fair-value assessment of investment properties	558,446	707,581
Income tax assumption 8% - 25% income tax rate	2%	2%
Social contribution assumption 12% - 9% Social contribution rate	1,08%	1,08%
Deferred liability-side income tax and social contribution on investment properties held for disposal	**(17,201)**	**(21,794)**

(In thousands of Brazilian Reais - R$, except when otherwise indicated)

Deferred liability-side income tax and social contribution on contract renewal rights	(1,549)	(1,549)
Deferred liability-side income tax and social contribution	**(18,750)**	**(23,343)**

Basis for the realization of deferred Income Tax and Social Contribution

a) Realization of deferred taxes liabilities on adjustment at fair value of investment properties based on the taxation according to assumed profit as of its respective disposal.

25. OTHER OPERATING REVENUES (EXPENSES), NET

	Company		Consolidated	
	12/31/2022	12/31/2021	12/31/2022	12/31/2021
Net revenue from disposal of investment properties	-	-	203,003	-
Cost of disposal of investment properties	-	-	(203,584)	-
Fair-value adjustment of disposal of investment properties	-	-	(16,139)	3,323
Loss from asset disposal	-	-	(317)	(74)
Reversal of allowance for doubtful credits	-	-	2,251	-
Other revenues (expenses)	(1,473)	58	5,229	2,279
Recovered expenses	5	75	3,757	1,666
Total	**(1,466)**	**133**	**(5,800)**	**7,194**

26. FINANCIAL INSTRUMENTS BY CATEGORY

	Consolidated							
	12/31/2022				12/31/2021			
	Fair value through profit or loss	Financial assets at amortized cost	Other liabilities at amortized cost	Total	Fair value through profit or loss	Financial assets at amortized cost	Other liabilities at amortized cost	Total
Assets								
Cash and cash equivalents	-	127,042	-	**127,042**	-	269,294	-	**269,294**
Financial investments	437	-	-	**437**	1,849	-	-	**1,849**
Derivatives	6,828	-	-	**6,828**	-	-	-	**-**
Trade and other accounts receivable	-	91,765	-	**91,765**	-	-	108,223	**108,223**
Total	**7,265**	**218,807**	**-**	**226,072**	**1,849**	**269,294**	**108,223**	**379,366**
Liabilities								
Loans and financing	-	1,802,493	-	**1,802,493**	-	1,939,670	-	**1,939,670**
CCIs	-	123,400	-	**123,400**	-	144,954	-	**144,954**
Derivatives	-	-	-	**-**	(3,079)	-	-	**(3,079)**
Suppliers	-	-	7,752	**7,752**	-	-	8,756	**8,756**
Other accounts payable	-	-	3,711	**3,711**	-	-	3,284	**3,284**
Total	**-**	**1,925,893**	**11,463**	**1,937,356**	**(3,079)**	**2,084,624**	**12,040**	**2,093,585**

The Company's financial instruments were classified according to the following categories:

26.1 Risk factors

The Company's main source of revenues, as well as of its subsidiaries is rents from tenants in shopping malls.

The Company and its subsidiaries have a risk management policy to manage market risks through financial instruments. The main market risks to which the Company is exposed are translation adjustments and the fluctuations of inflation indexes inherent to its operations. The policy is monitored by the Board of Directors ensuring that the financial instruments do not exceed the limits of the policy, in line with the best corporate governance practices. The main purpose of risk management is to protect the Company's cash flow, so that operations abide by limits governing exposure, coverage, maturity and instruments, minimizing the cost of operations. According to their nature, financial instruments may involve known or unknown risks, so it is important to the Company to assess potential risks according to the Company's and its subsidiaries' judgment. Therefore, there may be risks with or without guarantees, depending on circumstantial or legal aspects. The policy only allows the Company to use derivative financial instruments for hedging purposes. The Company is forbidden to enter into any derivatives that result in the net sale of options and into structured financial transactions with embedded derivatives.

The main market-risk factors that can affect the business of the Company and its subsidiaries are as follows:

a) Credit risk

The client portfolio is broadly diversified. By means of internal controls, the Company and its subsidiaries permanently monitor the level of their accounts receivable, which limits the risk of bad debt.

The Company's risk management policy allows transactions where cash funds are invested only with first line counterparties, that is, with low credit risk, according to the international rating agencies. The policy allows derivative financial instrument transactions to be directly entered into at B3 S.A. – Brasil, Bolsa, Balcão. Both the financial institutions and the brokers must be previously approved by the Risks Management Committee.

b) Liquidity risk

The forecast of the cash flow is performed at the operating entities of the Company by financial professionals that continually monitor liquidity in order to ensure that the Company has sufficient cash to meet its operating needs. Such forecast takes into consideration the plans for financing the debt, the achievement of the internal goals of the balance sheet quotient and, if applicable, external or legal regulatory requisites.

The cash and cash equivalents held by the operating entities, in addition to the balance required for managing working capital, is transferred to the treasury, which substantially invests cash and cash equivalents in CDBs, LTNs (Federal Treasury Bonds) and investment funds with their yield linked to the changes in the CDI rate and by choosing instruments with appropriate maturity dates or sufficient liquidity to provide the necessary margin, as established by the above-mentioned provisions.

(In thousands of Brazilian Reais – R$, except when otherwise indicated)

c) Capital risk

The Company and its subsidiaries manage their capital to make sure that the companies will be able to continue their going concern at the same time that they maximize the return to all of the interested parties or all those involved in their operations by optimizing the balance of the debts and equity.

The capital structure of the Company and of its subsidiaries is formed by net indebtedness (loans and financing and CCIs as described in Notes 12 and 13), minus cash and cash equivalents and asset-side financial instruments) and by the consolidated shareholders' equity (which includes capital issued and reserves, as presented in Note 19).

Management periodically reviews the Company's capital structure. As a part of such review, it considers the cost of capital and the risks inherent to each class of capital.

d) Liquidity risk management

The Company and its subsidiaries manage liquidity risk by maintaining appropriate reserves, bank credit lines e credit lines to obtain loans they deem appropriate, by continually monitoring the forecast and actual cash flows, and by combining the maturity profiles of financial assets and liabilities.

Liquidity and interest risk schedule

The table below shows the details of the remaining term of the bank liabilities of the Company and its subsidiaries and the respective contracted amortization periods. The tables have been prepared in accordance with the cash flows not discounted of financial liabilities, based on the closer date on which the Company and its subsidiaries must settle their respective liabilities. The tables cover interest and principal cash flows. Insofar as interest flows are post-fixed, the amount not discounted has been obtained on the basis of the interest curves at the end of the period. Contract maturity is based on the most recent date on which the Company and its subsidiaries must settle their respective liabilities:

Consolidated	% - Effective weighted average interest rate	Less than one month	One-three months	Three months-one year	One-five years	More than five years	Total
Loans and financing (*)	19.92%	209	15,170	41,542	262,471	1,903,706	**2,223,098**
CCI	11.40%	3,183	6,367	28,651	111,409	-	**149,610**
Total		**3,392**	**21,537**	**70,193**	**373,880**	**1,903,706**	**2,372,708**

(In thousands of Brazilian Reais – R$, except when otherwise indicated)

(*)Perpetuity calculations consider the interest to be incurred up to the date of the purchase option and the principal amount. Because no maturity date exists, they were treated as debt maturing after more than five years.

e) Interest rate risk

- **Working capital loans and CCIs:** the Company's subsidiaries also have a series of working capital loans and financing agreements as described in Notes 12 and 13, which pay interest at an average 19.38% p.a.

f) Foreign exchange risk

The Company, through its subsidiary, has financing and amounts payable to non-related parties entered into in foreign currency in the amount of R$ 1,836,274 as of December 31, 2022 (R$ 1,971,271 as of December 31, 2021).

The Company measures its exposures according to a proprietary forecasting and budgeting model and executes foreign currency NDF derivatives through its subsidiaries to hedge against its exposure to exchange rate variations. The main risk that the Company aims to mitigate is exposure to translation adjustments linked to its foreign currency-denominated liabilities.

As of December 31, 2022, the Company uses derivatives as a hedge against exchange rate variation risks associated with the issue of perpetual bonds.

The Company does not have derivative or non-derivative instrument transactions to hedge the balance of the principal amount of the perpetual bonds.

To hedge against exchange rate variation affecting interest payments on the perpetual bonds, the Company uses level-2 foreign currency. As of December 31, 2022, the derivatives' mark-to-market value was:

Instrument	Notional	Maturity	Fair value as of 12/31/2022
NDF	101,750	fev/01/2023	6,828
TOTAL	**101,750**		**6,828**

(In thousands of Brazilian Reais – R$, except when otherwise indicated)

The Company manages and monitors its derivatives position on a daily basis, suiting itself to the best hedge strategy with less cost in relation to others.

Sensitivity analysis – derivatives

US-Dollar NDF – OTC

				Impact on US Dollar curve -25%	Impact on US Dollar curve -50%	Impact on US Dollar curve -25%	Impact on US Dollar curve -50%
Notional in US$ thou	Contracted Price	Price as of dec/30/2022	Fair Value	Adjustment	Adjustment	Fair Value	Fair Value
101,750	R$ 5.2561 /US$	R$ 5.3240 /US$	6,828	-133,923	-267,846	-127,095	-261,018
101,750			**6,828**	**-133,923**	**-267,846**	**-127,095**	**-261,018**

Financial assets, except for those designated at fair value through profit or loss, are evaluated by impairment indicator at the end of each fiscal year. Impairment losses are recognized when there is objective evidence of a reduction in the recoverable amount of a financial asset, as a result of one or more events that have occurred after their initial recognition, with an impact on the estimated future cash flows of such asset.

The criteria that the Company and its subsidiaries use to determine whether there is objective evidence of impairment of a financial asset include:

- significant financial difficulties of issuer or debtor;
- breach of contract, such as nonperformance or late payments of interest or principal amount;
- probability of the debtor declaring bankruptcy or financial reorganization; and
- extinction of the active market for that financial asset by virtue of financial problems.

The book value of financial assets is directly reduced by impairment losses for all of the financial assets, except for the accounts receivable, where the book value is reduced by using a provision. Subsequent recoveries of amounts previously written off are credited to the provision. Changes in the book value of the provision are recognized in P&L.

g) Sensitivity analysis – loans, financing and CCI

Considering the aforementioned financial instruments, the Company developed a sensitivity analysis, as provided for by CVM Instruction No. 475/2008, which requires the presentation of two other scenarios with 25% and 50% impairment of the risks variable considered. Those scenarios may generate impacts on the Company’s profit or loss and/ or on the future cash flows as described below:

- **base scenario:** maintenance of the levels of interest at the same levels observed as of December 31, 2022;

(In thousands of Brazilian Reais – R$, except when otherwise indicated)

- **adverse scenario:** impairment of 25% in the principal risk factor of the financial instrument in relation to the levels verified on December 31, 2022; and
- **remote scenario:** impairment of 50% in the principal risk factor of the financial instrument in relation to the levels verified on December 31, 2022;

h) Loans, financing and CCI
Assumptions

As described above, the Company understands that it is primarily exposed to risks referring to the changes in the TR and IPCA rates, US-dollar translation adjustments, which are the basis for updating a substantial part of the loans, financing and CCIs and perpetual bonds it has entered into. Thus, the table below demonstrates the rates used to calculate the sensitivity analysis:

Assumptions	Basic scenario	Adverse scenario	Remote scenario
Increase in IPCA rate	0.48%	0.60%	0.72%
Increase in TJLP	0.59%	0.74%	0.89%
Increase in DI	1.07%	1.34%	1.61%
Brazilian Real depreciation versus the US Dollar	10.00%	12.50%	15.00%

The net exposure in US dollars, ex- the effects of derivatives, is as follows:

	Consolidated
	Ex- effects of derivatives operations – 12/31/2022
Loans and financing (Perpetual Bonds)	R$ 1,796,803
Related parties	R$ 39,530
Cash and cash equivalents	(39)
Net exposure	**R$ 1,836,274**

Operation	Risk	Basic scenario	Adverse scenario	Remote scenario
Interest on loans subject to TR Variation	TR increase	41,565	37,624	38,431
US$ forwards **(*)**	US Dollar increase	282,553	317,872	324,936

(*) Calculated on the Company’s net exposure, ex- the effects of derivative instruments.

The table above shows the effects of interest and changes in the indices up to the maturity of the contracts.

(In thousands of Brazilian Reais – R$, except when otherwise indicated)

The interest on the perpetual bonds is flat. Thus, the sensitivity analysis was not carried out.

i) Cash and cash equivalents

Assumptions

As described above, the Company understands that it is mainly exposed to the changes in the CDI rate and in foreign exchange rates. Thus, the table below demonstrates the indexes and the rates used to calculate the sensitivity analysis:

Assumption	Basic Scenario	Adverse scenario	Remote scenario
CDI Deterioration	13.65%	10.24%	6.83%

Operation		Consolidated		
Risk factor	Risk	Basic Scenario	Adverse scenario	Remote scenario
Subject to CDI variation	CDI rate reduction	17,342	13,006	8,671

Sensitivity analysis of the foreign exchange variation of cash and cash equivalents is shown net of other US Dollar-denominated liabilities, as discussed in item **(i)**.

j) Fair value of bonds

Type	Currency	% - contracted rate p.a.	Maturity	Fair value as of 12/31/2022	Fair value as of 12/31/2021
Perpetual bonds (a)	U$	10%	-	R$ 447,214	R$ 481,809
Perpetual bonds (b)	U$	13%	-	R$ 690,338	R$ 663,318
Debt bond (b)	U$	10%/12%	2026	R$ 40,221	R$ 34,253
	TOTAL			**R$ 1,177,773**	**R$ 1,179,380**

The prices used to calculate the market value of the Company's Bonds were obtained from Bloomberg. Prices are indicative of the market as of December 31, 2022, and December 31, 2021.

(In thousands of Brazilian Reais – R$, except when otherwise indicated)

26.2. Determination of the fair value of financial instruments

The Company discloses its financial assets and liabilities at fair value, based on the relevant accounting pronouncements, which refer to valuation concepts and disclosure requirements.
Specifically regarding the disclosure, the Company applies the hierarchy requirements set forth in Deliberation CVM No. 699/12, which involves the following aspects:

- Fair value is the amount for which an asset could be exchanged, or a liability settled, between knowledgeable and willing parties in a transaction without favor; and

- Three-level fair value measurement hierarchy, according to observable inputs for the valuation of an asset or liability at the measurement date.

The three levels of hierarchy for the measurement of fair value are based on observable and unobservable inputs. Observable inputs reflect market data obtained from independent sources, while unobservable inputs reflect valuation techniques adopted by the Company. These two types of inputs create the following fair-value hierarchy:

- Level 1 — Observed (unadjusted) prices for identical instruments in active markets. In this category are allocated the investments in Financial Treasury Bills ("LFT") and other Financial Bills;

- Level 2 — Prices observed in active markets for similar instruments, observed prices for identical or similar instruments in non-active markets and valuation models for which inputs are observable. At this level, investments in CDB, Committed DI, other financial investments remunerated by DI and derivatives, which are valued by pricing models widely accepted in the market. In addition to the indicators of operations, observable market inputs such as interest rates, volatility factors and exchange parity quotations are used; and

- Level 3 — Instruments whose significant inputs are not observable. The Company does not have financial instruments in this classification.

The table below presents the general classification of financial instruments assets and liabilities in accordance with the valuation hierarchy. For the fiscal year ending December 31, 2022, there was no change among the three levels of hierarchy.

	Company	Consolidated
	12/31/2022	12/31/2022

(In thousands of Brazilian Reais – R$, except when otherwise indicated)

	Level 1	Level 2	Level 3	Level 1	Level 2	Level 3
Assets						
Financial Assets						
At amortized cost						
Certificate of Bank Deposit	-	-	-	-	31,597	-
DI Repo	-	-	-	-	28,291	-
Interest-paying account	-	-	-	-	315	-
Fixed-income fund	-	-	-	-	-	-
NTNB				-	-	-
Treasury Bills - LFT	-	-	-	62,635	-	-
Debenture receivable	-	-	-	-	-	
Derivatives nor designated as hedge accounting	-	-	-	-	6,828	-
	-	**-**	**-**	**62,635**	**67,031**	**-**
Liabilities						
Financial liabilities at fair value						
Other financial liabilities						
Derivatives nor designated as hedge accounting	-	-	-	-	-	-
	-	**-**	**-**	**-**	**-**	**-**

			12/31/2021			**12/31/2021**
	Level 1	**Level 2**	**Level 3**	**Level 1**	**Level 2**	**Level 3**
Assets						
Financial assets						
Kept for trading						
Certificates of Bank Deposit	-	-	-	-	28,468	-
DI Repo	-	-	-	-	18,747	-
Interest-paying account	-	-	-	-	1,133	-
Fixed-income fund	-	-	-	-	-	-
NTNB				185,450		
Treasury Bills - LFT	-	-	-	32,436	-	-
Financial bonds	-	-	-	920	-	-
Debentures receivable	-	-	-	-	-	
Derivatives nor designated as hedge accounting	-	-	-	-	-	-
	-	**-**	**-**	**218,806**	**48,348**	**-**
Liabilities						
Financial liabilities at fair value						
Other financial liabilities						
Derivatives nor designated as hedge accounting	-	-	-	-	3,079	-
	-	**-**	**-**	**-**	**3,079**	**-**

27. INSURANCE COVERAGE

The Companies and its subsidiaries take out insurance to cover possible risks on their assets and/ or civil liabilities. As of December 31, 2022, the insurance coverage was the following:

Coverage	Insured Amount
Liability	116,500

(In thousands of Brazilian Reais – R$, except when otherwise indicated)

Non-arson fire comprehensive	1,548,987
Lost profits	127,732
Windstorm/Smoke	91,500
Shopping Mall Operations	45,180
Moral damages	31,460
Material damages	161,558
Employer	6,500
Aesthetic damage	5,600

The risk assumptions adopted and the amounts of coverage involved, were considered by the Company's management to be sufficient to cover eventual claims that may occur and that may impede the normal continuity of the business. These assumptions, given their nature, are not part of the audit scope refers to review of the interim financial information, and consequently were not audited by our independent auditors.

Insurance contract terms will be finalized by September 10, 2023.

28. INFORMATION BY SEGMENT

The segment information is used by the Company’s Management for decision making concerning the allocation of resources and performance assessment.

The accounting practices for the reportable segments are the same as those of the Company, described in Explanatory Note 2. The P&L per segment consider the items that are directly attributable to the segment, as well as those that may be allocated on a reasonable basis. The assets and liabilities per segment are not being presented, because they are not the subject matter of analyses for Management’s strategic decision-making.

Therefore, the reportable segments of the Company are the following:

a)Rent

Rent refers to the lease of space to tenants and other commercial spaces such as sales stands, lease of commercial spaces for publicity and promotion and fees concerning the transfer of rights to use property spaces.

b)Services

Services provided refer to the revenue from managing the energy and power supply of shopping malls as well as exploitation of parking lots.

The Company’ makes its entire revenues domestically in Brazil.

Statement of income by segment:

Consolidated

(In thousands of Brazilian Reais – R$, except when otherwise indicated)

	12/31/2022			Eliminations		12/31/2022
	Rent	Services	Corporate	Debit	Credit	Consolidated
Net revenues	53,905	109,811	-	-	(9,601)	154,115
Cost of rent and services provided	(6,951)	(46,187)	-	7,088	-	(46,050)
Gross profit (loss)	**46,954**	**63,624**	**-**	**7,088**	**(9,601)**	**108,065**
Operating (expenses)/revenues	15,401	57,405	(111,598)	-	(21,278)	(60,070)
Operating profit (loss) before financial income	**62,355**	**121,029**	**(111,598)**	**7,088**	**(30,879)**	**47,995**
Financial income	(4,164)	(10,934)	(105,151)	-	-	(120,249)
Operating profit (loss) before income tax and social contribution	**58,191**	**110,095**	**(216,749)**	**7,088**	**(30,879)**	**(72,254)**
Income tax and social contribution	(4,654)	(9,862)	(2)	-	-	(14,518)
Net income (loss) for the period	**53,537**	**100,233**	**(216,751)**	**7,088**	**(30,879)**	**(86,772)**

	Consolidated					
	12/31/2021			Eliminations		12/31/2021
	Rent	Services	Corporate	Debit	Credit	Consolidated
Net revenues	48,086	89,692	-	-	(7,194)	130,584
Cost of rent and services provided	(6,083)	(34,349)	-	5,442	-	(34,990)
Gross profit (loss)	**42,003**	**55,343**	**-**	**5,442**	**(7,194)**	**95,594**
Operating (expenses)/revenues	28,957	25,925	(233,715)	133,582	-	(45,251)
Operating profit (loss) before financial income	**70,960**	**81,268**	**(233,715)**	**139,024**	**(7,194)**	**50,343**
Financial income	(5,298)	(14,270)	(267,779)	-	-	(287,347)
Operating profit (loss) before income tax and social contribution	**65,662**	**66,998**	**(501,494)**	**139,024**	**(7,194)**	**(237,004)**
Income tax and social contribution	(4,080)	(7,926)	(7,460)	-	-	(19,466)
Net income (loss) for the period	**61,582**	**59,072**	**(508,954)**	**139,024**	**(7,194)**	**(256,470)**

29. COVID-19

Impacts of COVID-19 (Coronavirus) on the Company's business

On January 30, 2020, the World Health Organization ("WHO") announced a global health emergency due to a new outbreak of Coronavirus originating in Wuhan, China (the "outbreak of COVID-19 ") and the risks to the international community, considering the virus's ability to spread globally, going beyond its point of origin. In March 2020, the WHO classified the COVID-19 outbreak as a pandemic, based on the rapid increase in global exposure.

Since the third quarter of 2021, restrictions on locomotion and shopping mall operations imposed by government authorities have been lifted.

The Company posted a 20.8% increase in service revenues and a 16.2% increase in rent between the fiscal years ending December 31, 2022 and 2021.

Management is actively monitoring the impacts on its financial conditions, liquidity, operations, suppliers, sector and workforce.

Francisco José Ritondaro
Chief Executive Officer
Chief Planning and Expansion Officer

Marcio Snioka
Chief Investor Relations Officer

Vicente de Paula da Cunha
Chief Financial Officer

Djalma Pereira da Silva
Chief Marketing and Retail Relations Officer

Francisco Antonio Antunes
Accountant
CRC 1SP-149.353/O-2