

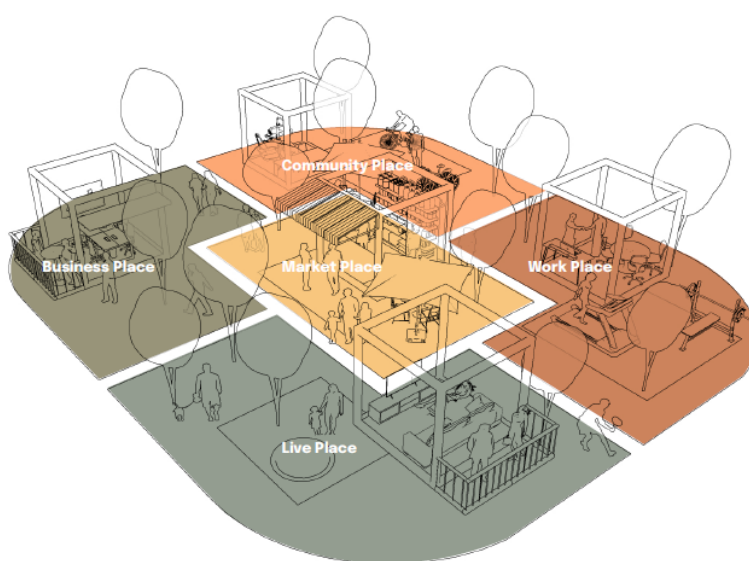
NOTICE TO THE MARKET



IGUATEMI ANNOUNCES RETROFIT PROJECT AT MARKET PLACE SHOPPING MALL

São Paulo, February 05, 2024 – A Iguatemi S.A. (“Iguatemi” ou “Companhia”) [B3: IGTI11], one of the largest full-service companies in the shopping center sector in Brazil, announces to its shareholders and the general market the retrofit project of the Market Place Complex.

Located in one of the main axes of growth and development in the city of São Paulo, facing the Marginal Pinheiros and the Estaiada Bridge, the Market Place Complex will undergo a retrofit process that will further integrate it into people's daily lives. The project proposes a redefinition of some areas introducing new uses of office and residential, combined with a new architectural language, making the complex more attractive to its visitors.



The Project

The project brings to Market Place the most contemporary features for mixed-use complexes, remodeling some environments of the development, and modernizing what is considered one of the first projects of this kind in the country. Additionally, it incorporates the latest trends in urbanism and sustainability, aligned with Iguatemi's ESG strategy.

The construction, scheduled to begin in the first semester of 2025, will be divided in four phases over the subsequent years:

I) Offices

A total of 3,980 m² of GLA (Gross Leasable Area) of the shopping center will be converted into over 5,700 m² of rentable office and retail space in flexible formats. The new environment will also feature a Business Center (auditorium with foyer and meeting rooms), an event space, and a restaurant on the Rooftop, integrated with an Open Mall, creating a relaxed and pleasant atmosphere for customers and visitors.

Starting from February 29, the aisle corresponding to 1,652 m² on the 1st floor will be closed for the initial preparations of the project. The expectation is that this phase will be completed by the second semester of 2026.



II) Residential

In line with Iguatemi's real estate development strategy, the project includes selling a portion of the land for the construction of a new high-end residential tower in a multifamily format. The development will have 11,400 m² of private area and will be divided into over 100 residential units ranging from 1 to 4 bedrooms, with sizes varying from 50 to 300 m². The tower will feature complete leisure infrastructure, including a pool, gym, gourmet lounge, spa, pet place, among others.



III) Shopping Retrofit

The shopping center will receive a new architectural design for its facade and create new pedestrian and visitor accesses, becoming more aligned with new urbanism and sustainability trends. The retrofit will include facade revitalization, food court requalification, and the creation of new restaurants.

Tennis and beach tennis courts will also be built in the complex, providing a leisure option that will enhance the Iguatemi customer experience.



IV) Towers Retrofit

Similar to the shopping center, the two corporate towers of the complex will undergo a revitalization of their facades, introducing contemporary architecture that will not only enhance the visual skyline of Chucrí Zaidán but also reflect the innovation and modernity of the development. In addition to external changes, a comprehensive update of the ground floor and floors is planned.



Market Place Complex

The Market Place Shopping Mall, inaugurated in September 1995, is located in the city of São Paulo and is considered one of the first mixed-use shopping complexes. Currently, the complex has a shopping area of 26,690m² and two commercial towers totaling 28,734m²

The surrounding area has become more densely populated with the development of residential projects, including multifamily formats. It is expected that by 2026, the new residents in the region will be equal to what we have seen in the last 5 years (2018-2023).



Guido Barbosa de Oliveira

CFO and Investor Relations Director

ABOUT IGUATEMI S.A.

Iguatemi Empresa de Shopping Centers S.A. ('Iguatemi') is one of the largest full-service companies in the Brazilian shopping mall sector. Its activities cover the whole range of the business, from conception, through planning, to development and management of regional shopping malls, outlets, and mixed-use real estate complexes with office towers.

Iguatemi has equity holdings in 14 malls, 2 premium outlets, 1 power center and 3 commercial towers, with a total GLA of 727 thousand sqm and an owned GLA of 490 thousand sqm (based on the percentage owned by Iguatemi at each mall). Iguatemi manages its 14 malls, its premium outlets and its office towers.

Iguatemi shares [IGTI11] are listed on the São Paulo Stock Exchange (B3) and are part of the Ibovespa Index.

IR TEAM

Guido Oliveira
CFO and IRD

Marcos Souza
IR Director

Victor Barbosa
IR Coordinator

Leticia Figueiredo
IR Analyst

Phone.: +55 (11) 3137-7037 / 7134
ri@iguatemi.com.br
www.iguatemi.com.br

Any statements on the outlook for the business, estimates for operational or financial results, or the growth outlook for Iguatemi, that may be expressed in this report are projections, and as such are based exclusively on the expectations of Iguatemi's management in relation to the future of the business, and its continuing access to capital to finance the Company's business plan. Such statements are subject, substantially, to changes in market conditions, government rules, competitive pressures, the performance of the sector and the performance of the Brazilian economy, among other factors, and are, therefore, subject to change without prior notice.