

NOTICE TO THE MARKET



INVESTMENT IN SHOPPING RIOSUL

São Paulo, September 17, 2024 – Iguatemi S.A. (“Iguatemi” or “Company”) [B3: IGTI11], in addition to the Material Fact issued on July 8, 2024, announces to its shareholders and the market that, on this date, Combrashop Cia Brasileira de Shopping Centers (“Combrashop”), through Parshop Participações Ltda. (“Parshop”), has concluded the acquisition of a stake in Shopping Center Rio Sul (“Shopping Rio Sul”) (“Transaction”).

In the context of the Transaction and in accordance with the Investment Agreement entered into between Iguatemi and Combrashop (“Investment Agreement”), Iguatemi and BB Premium Malls Fundo de Investimento Imobiliário de Responsabilidade Limitada, a real estate fund registered with CNPJ under number 54.375.187/0001-37 (“BBIG FII”), subscribed and paid for Real Estate Receivables Certificates (Certificados de Recebíveis Imobiliários – “CRI”) backed by commercial notes representing real estate credits owed by Parshop, whose funds were used for the acquisition of the stake in Shopping RIOSUL.

On this date, Iguatemi has been engaged to assume the management of Shopping RIOSUL, following a transition schedule established with the current administrator.

As previously informed, upon the fulfillment of certain steps provided for in the Investment Agreement, Iguatemi and BBIG FII will acquire a stake in Shopping RIOSUL, and the parties’ stakes in the venture will be as follows:

- Combrashop will hold 50.1%;
- Iguatemi will hold 16.6%; and
- BBIG FII will hold 33.3%.

The Transaction was submitted to the Administrative Council for Economic Defense (CADE) and approved without restrictions.

São Paulo, September 17, 2024

Guido Barbosa de Oliveira
CFO and Investor Relations Officer

Iguatemi 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 and ISE B3.

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Any statements on the outlook for the business, estimates for operational or financing 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 the 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.