

NOTICE TO MARKET



IGUATEMI CONCLUDES 13TH DEBENTURE ISSUE

São Paulo, September 26, 2024 – Iguatemi S.A. ("Iguatemi" or the "Company") through its subsidiary, Iguatemi Empresa de Shopping Centers S.A. ("Iguatemi" or the "Company") [B3: IGTA3], one of the largest full-service companies in the shopping center industry in Brazil, hereby informs the market in general that it has concluded, on September 26, 2024, the 13th issuance of simple debentures not convertible into shares, unsecured debentures, in a single series, which was offered through public distribution with restricted efforts, pursuant to CVM Instruction 476.

The issuance represented a funding in the amount of R\$300,000,000.00. The proceeds will be used to strengthen the Company's working capital and lengthen the Company's debt profile, all in accordance with the ordinary management of the Company's business.

1. **Issue Number.** 13th debenture issue of the Company.
2. **Quantity:** 300,000 Debentures.
3. **Total Amount Raised:** R\$300,000,000.00.
4. **Issue Date:** September 20, 2024.
5. **Issue Unit Price:** R\$1,000.00.
6. **Use of Proceeds:** Strengthen the Company's working capital and lengthen its debt profile.
7. **Maturity Dates:** 6 years from the Issue Date, i.e. September 20, 2030 ("Maturity Date").
8. **Amortization of the Nominal Unit Value:** amortized in two installments, starting in the 5th year, inclusive, counted from the Issue Date, the first installment being due on September 20, 2029, and the last, on the Due Date (each, an "Amortization Date").
9. **Monetary Restatement of Debentures.** There will be no monetary restatement.
10. **Financial Covenant.** Net Debt/EBITDA equal to or less than 4.5x and EBITDA/Net Financial Expenses equal to or greater than 1.5x
11. **Remuneration.** Single series: 100% DI Over plus a spread of 0.45% per year.
12. **Payment of Remuneration:** Every six months.
13. **Optional Early Redemption.** Issue Date until September 20, 2026 (exclusive): 0.40%. From September 20, 2026 (inclusive) to September 20, 2027 (exclusive): 0.30%. From September 20, 2027 (inclusive) to the Expiration Date (exclusive): 0.20%.
14. **Other characteristics of the Issue.** The other characteristics of the Issue will be those specified in the Deed.

São Paulo, September 26, 2024.

Guido Barbosa de Oliveira

Vice President of Finance and Investor Relations Officer

ABOUT IGUATEMI S.A.

Iguatemi S.A. ("Iguatemi" or "Company") is one of the largest full-service companies in the shopping mall sector in Brazil. Its activities include the design, planning, development and management of regional shopping centers, outlets and mixed-use real estate complexes with commercial towers.

Iguatemi holds interests in 14 shopping malls, 2 premium outlets and 3 commercial towers, which together total 727 thousand m² of total GLA, with its own GLA corresponding to 490 thousand m². The Company participates in the management of all its shopping malls, its premium outlets and its commercial towers.

Iguatemi's shares are listed on B3 [IGTI11] and are part of the Ibovespa index.

IR TEAM

Guido Oliveira

CFO and DRI

Marcos Souza

Director of IR and Planning.

Victor Barbosa

RI Manager

Pedro Roberti

IR Analyst

Ana Beatriz Lima

IR Analyst

Phone: +55 (11) 3137-7037 / 7134

ri@iguatemi.com.br

www.iguatemi.com.br

Considerations regarding the business prospects, estimates of operating and financial results, and Iguatemi's growth prospects, which may be expressed in this report, are only projections and, as such, are based exclusively on the expectations of Iguatemi's management regarding the future of the business and its continued access to capital to finance the Company's business plan. Such considerations depend substantially on changes in market conditions, government rules, competitive pressures, the performance of the sector and the Brazilian economy, among other factors, and are therefore subject to change without notice.