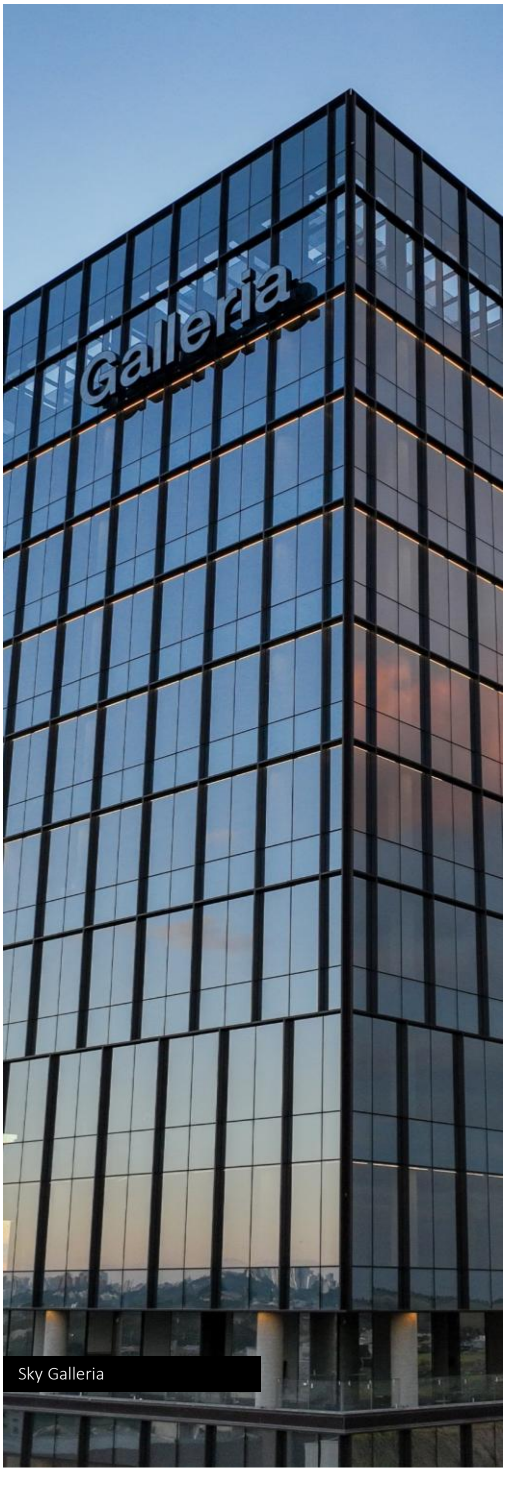
IGUATEMI S.A.

RESULTS

2Q26

INDEX



Sky Galleria

CONFERENCE CALL ON
2Q26 RESULTS

5
AUG.2026

10:00 AM (BRT)
Brasília, Brazil

9:00 AM (GMT-4)
New York, USA

Conference Call in Portuguese

Simultaneous translation into English

Webcast: Click here to access.

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Iguatemi S.A. [B3: IGTI11], one of the largest full-service companies in the Brazilian shopping mall sector, announces today its results for the second quarter of 2026 (2Q26). The following accounting and operating information is presented based on accounting figures and in thousands of Reais, in accordance with Brazilian corporate law and international financial reporting standards (IFRS), through the CPCs issued and endorsed by the Brazilian Securities and Exchange Commission (CVM), except with regard to Iguatemi's indirect 6.58% interest in Shopping Iguatemi Porto Alegre Mall (and its Iguatemi Business office tower), which is presented in the equity equivalence in the accounting information and is reflected, line by line, in revenues and costs, as of January 2020. These changes were made to more comprehensively represent the Company's results. The Company's accounting and management information has been reviewed by independent auditors.

HIGHLIGHTS OF 2Q26

To ensure comparability with 2Q26, the 2Q25 was recalculated on a pro forma basis, excluding: (i) the temporary interest held by partners and co-investors in Pátio Higienópolis and Pátio Paulista; (ii) capital gain from the sale of Market Place Complex and Shopping Galleria; and (iii) the results from assets whose ownership interest changed between these periods. These movements were duly disclosed to the market at the time. Further details on page 5 e Appendix.

- **Total sales reached R$ 6.6 billion in 2Q26, up 4.6% from 2Q25;**
- **Sales per square meter (m²) grew 13.3% in proportion to Iguatemi's interest. Same-store sales (SSS) grew 1.7%** and **same-area sales (SAS) grew 4.2%** in 2Q26 versus 2Q25;
- **Rental per square meter grew 11.8% in proportion to Iguatemi's interest. Same-store rents (SSR) grew 2.7%** and **same-area rents (SAR) grew 2.5%** in 2Q26 versus 2Q25.
- **Gross revenue reached R$ 441.4 million** in 2Q26, representing a decrease of 3.8% compared to 2Q25. **Growth of 8.8% versus the 2Q25 pro forma;**
- **Adjusted net revenue[1] reached R$ 396.0 million in 2Q26, representing a decrease of 2.7%** compared to 2Q25. **Growth of 11.6%** compared to the 2Q25 **pro Forma**;
- **Consolidated adjusted EBITDA[2] reached R$ 290.5 million** in 2Q26, a decrease of 34.8% compared to 2Q25, with an adjusted EBITDA margin of 73.4%. **Growth of 10.8% versus the 2Q25 pro forma;**
- **Adjusted net profit[2] reached R$ 133.8 million in 2Q26, a decrease of 35.8%** compared to 2Q25, with an **adjusted net margin of 33.8%**. **Recurring net income [3] grew 22.1% versus the previous year;**
- **Adjusted FFO[2] was R$ 170.9 million in 2Q26,** 28.9% lower than 2Q25, **with an adjusted FFO margin of 74.5%**. **Recurring FFO[3] grew 21.0% versus the previous year;**
- **Adjusted NOI reached R$ 298.5 million in 2Q26**, with record margin of 94.6%**.**
- **Iguatemi ´s leverage ended the 2Q26 at 1.62x** Net Debt/Adjusted EBITDA. **Excluding the impact of capital gains** from the sale of minority interests in 1Q26, **it would be 1.81x**;
- **Completion, on April 09, of the acquisition of an additional 3% interest in the Pátio Paulista shopping mall, for R$ 75.6 million**, reinforcing the investment strategy in strategic assets of the portfolio;
- **Completion, on June 25, of the new CRI (Real Estate Receivables Certificate) issuance with enrollment of R$ 535.0 million**, at a cost of 97% of the Interbank Deposit Certificate (CDI) rate and a term of 8 years;
- **New Share Buyback Program approved by the Company in the amount of R$ 60 million** (approximately 2,500 Units) with a term of validity until December 2027;
- **1st edition of Iguatemi Talks Wellness**, bringing national and international experts to discuss on well-being, longevity, health, innovation, and quality of life at JK Iguatemi;
- **4th** edition of **Annual Sustainability Report**, referring to the 2025 fiscal year (Link);

Subsequent events:

- **Completion of early redemption**, on July 1, of the entirety of the 2nd series of the 11th **bond** issuance (IGTAB1), **totaling R$ 236.1 million**, reflecting liability management.
- Fitch reaffirmed Iguatemi S.A.'s **AAA(BRA) rating**.

TOTAL SALES **R$ 6.6 billion** + 4.6% vs. 2Q25	*OCCUPANCY RATE* **96.9% in 2Q26** +0.5 p.p. vs 2Q25	*ADJUSTED NET REVENUE[1]* **R$ 396.0 million** **+11.6% vs. 2Q25 pro forma** -2.7% vs. 2Q25
SALES /M² **+13.3% in the IGTI % vision**	*LEVERAGE* **1.62x** + 0.32x vs 1Q26	*ADJUSTED EBITDA[2]* **R$ 290.5 million** **+10.8% vs. 2Q25 pro forma** -34.8% vs. 2Q25
RENTAL/M² **+11.8% in the IGTI % vision**	*ADJUSTED RETAIL EBITDA 2Q26* **R$ 8.1 million** +225.5% vs 2Q25	*FFO ADJUSTED[2]* **R$ 170.9 million** **+21.0% vs. 2Q25 Recurring[3]** -28.9% vs. 2Q25

1) Excluding the straight-line effect;
2) Excluding the straight-line effect, the result of the SWAP of shares.
3) Recurring view, disregards the interests of Pátio Higienópolis and Pátio Paulista of the partner investors in the transaction, as well as the capital gain from the sales of Market Place and Galleria.

COMPARISON OF RESULTS ADJUSTED FOR M&A´S

AFTER M&A TRANSACTIONS OVER THE LAST 12 MONTHS, THE CURRENT PORTFOLIO SHOWS GROWTH IN ALL INDICATORS WHEN COMPARED ON THE SAME BASIS

The comparison between Net Revenue, EBITDA, Net Income, and FFO for 2Q26 and 2Q25 is affected by **non-recurring effects arising from the portfolio movements carried out in that quarter**. In the acquisitions of the Pátio Higienópolis and Pátio Paulista malls, the **Company temporarily recognized the interest held by partners and co-investors, generating a positive impact of R$17.9 million on EBITDA and R$6.9 million on FFO**.

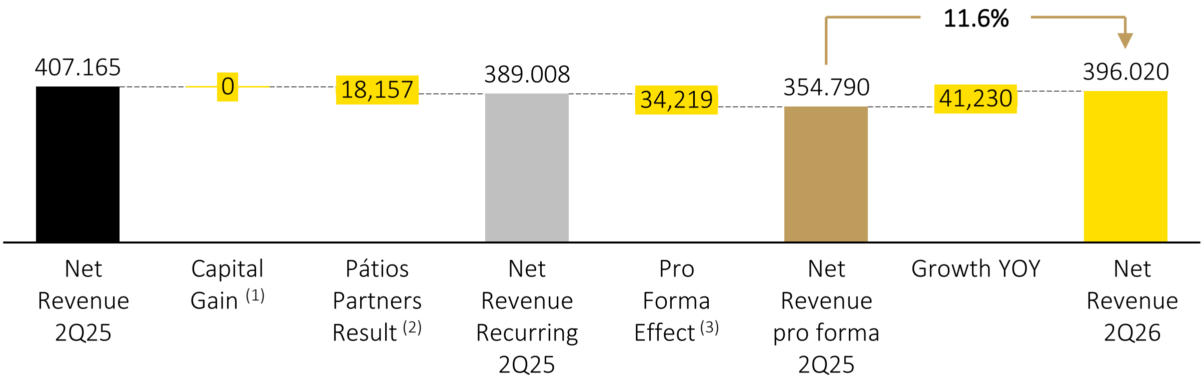
Additionally, the completion of the sale of the **Market Place Complex and Shopping Galleria, also in 2Q25, generated a capital gain of R$139.1 million on EBITDA and R$92.3 million on FFO.**

Over the last 12 months, Iguatemi also carried out new portfolio recyclings and corporate restructurings, reducing its owned GLA and making the comparison between periods less representative of the operating performance of the business (see table below for details).

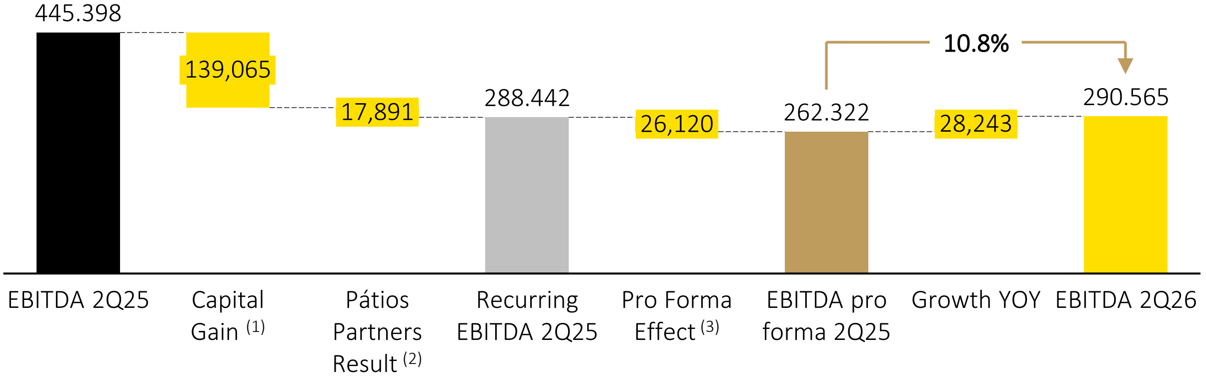
To ensure comparability, **2Q25 was recalculated on a pro forma basis, excluding the results from assets whose ownership interest changed between the two periods**. On this comparable basis, the operation shows growth across all indicators, reinforcing the operating strength of the business.

% Iguatemi Portfolio	2Q26	2Q25	Var. p.p.
Pátio Paulista	14.5%	11.5%	**+3.0**
Market Place	51.0%	100.0%	**-49.0**
Market Place Towers	51.0%	100.0%	**-49.0**
Iguatemi Alphaville	51.0%	60.0%	**-9.0**
Galleria	51.0%	100.0%	**-49.0**
Iguatemi Ribeirão Preto	65.0%	89.0%	**-23.9**
Iguatemi Rio Preto	70.0%	88.0%	**-18.0**
Praia de Belas	50.6%	57.6%	**-7.0**

Adjusted Net Revenue Breakdown (R$ million)



Adjusted EBITDA Breakdown (R$ million)

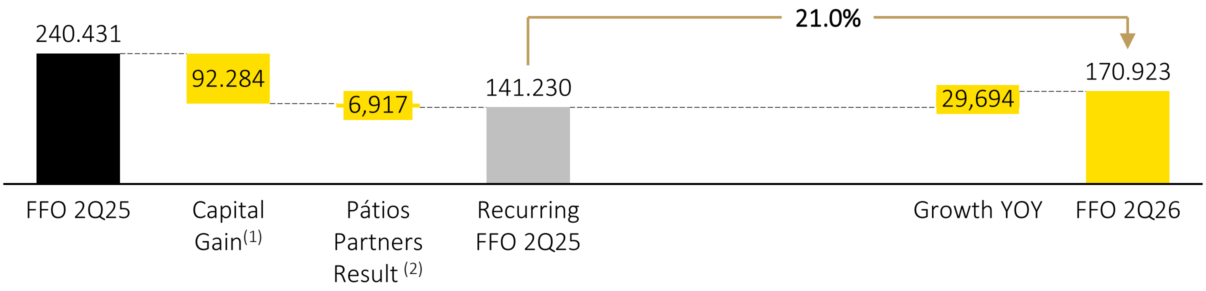


(1) Capital Gain from the sale of Interests in Market Place Shopping Center and Shopping Center Galleria
(2) Recurring view, excluding the interests in Pátio Higienópolis and Pátio Paulista held by the operation's partner investors, as well as the capital gain from the sales of Market Place and Galleria.
(3) Pro forma view excludes the results from assets whose corporate ownership interest changed between the two periods, in accordance with the comparability table.

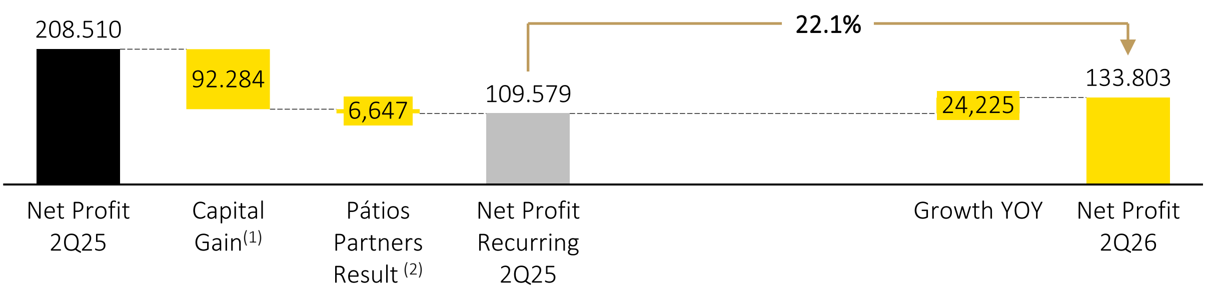
COMPARISON OF RESULTS ADJUSTED FOR M&AS

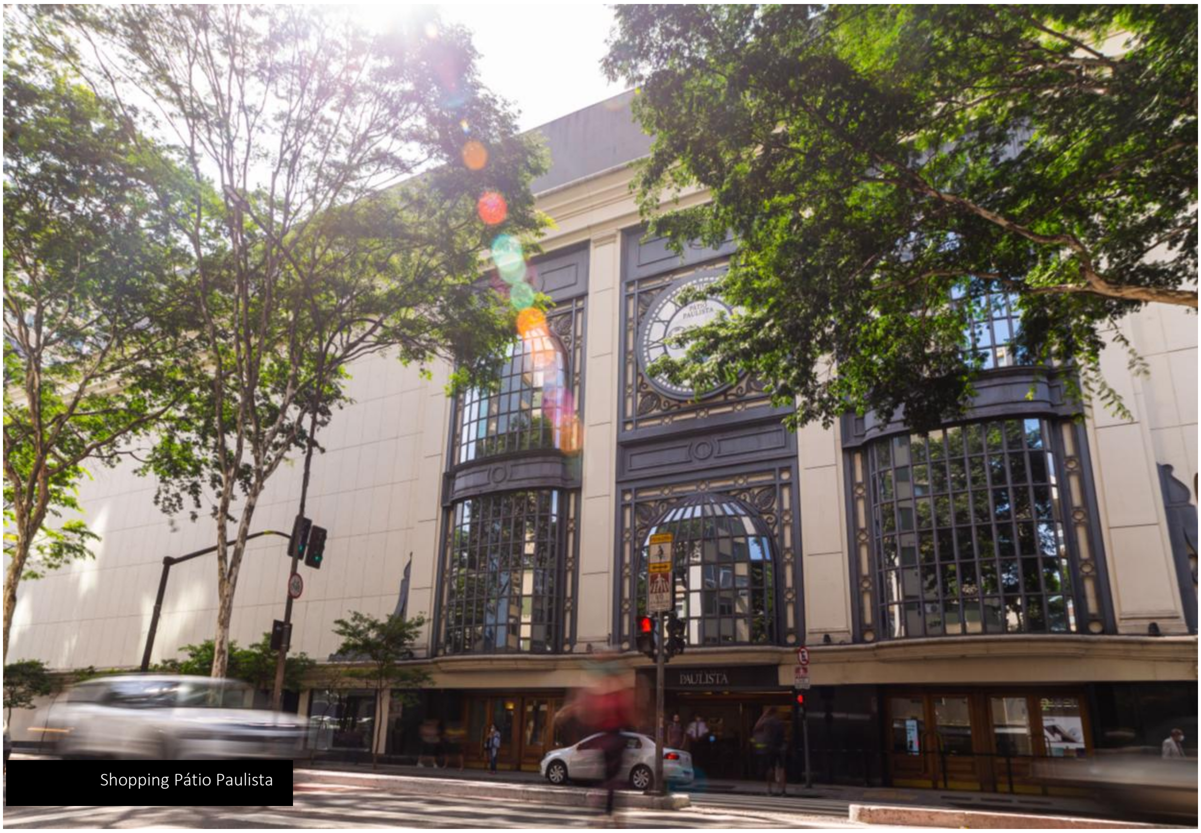
AFTER M&A TRANSACTIONS OVER THE LAST 12 MONTHS, THE CURRENT PORTFOLIO SHOWS GROWTH IN ALL INDICATORS WHEN COMPARED ON THE SAME BASIS

Recurring Adjusted FFO Breakdown (BRL million)



Recurring Adjusted Net Profit Breakdown (BRL million)





Shopping Pátio Paulista

(1) Capital Gain from the sale of Interests in Market Place Shopping Center and Shopping Center Galleria

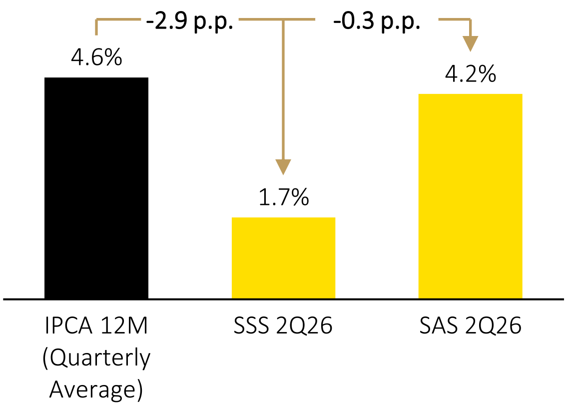
(2) Recurring view, excluding the interests in Pátio Higienópolis and Pátio Paulista held by the operation's partner investors, as well as the capital gain from the sales of Market Place and Galleria.

(3) Pro forma view excludes the results from assets whose corporate ownership interest changed between the two periods, in accordance with the comparability table.

TOTAL SALES GROW 4.6% AND SAS MAINTAINS PROGRESS IN LINE WITH INFLATION

In 2Q26, **total sales of the Iguatemi portfolio reached R$ 6.6 billion, up 4.6% over 2Q25**, a result achieved in in a quarter atypically impacted by the 2026 FIFA World Cup, with a broader match schedule than in previous editions, and by the calendar mismatch of Easter. **On a same-area sales (SAS) basis, growth of 4.2% reinforces the portfolio's resilience and its ability to sustain a positive trajectory even in a more demanding consumption environment.**

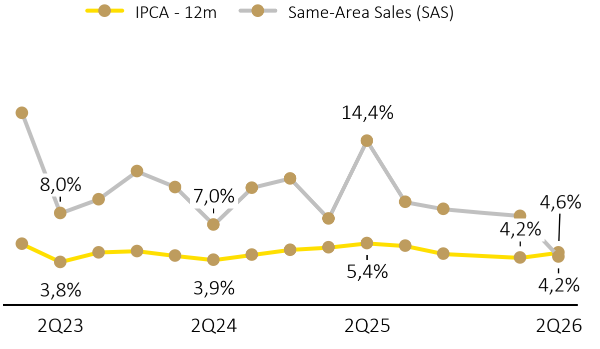
Real growth SAS vs. total sales in 2Q26



This performance reflects the continuous evolution of the portfolio, which is increasingly aligned with customer profiles, through recurring investments in content, events, experiences, and the enhancement of the store mix, a process that, quarter after quarter, widens Iguatemi's competitive differentiation relative to the rest of the industry.

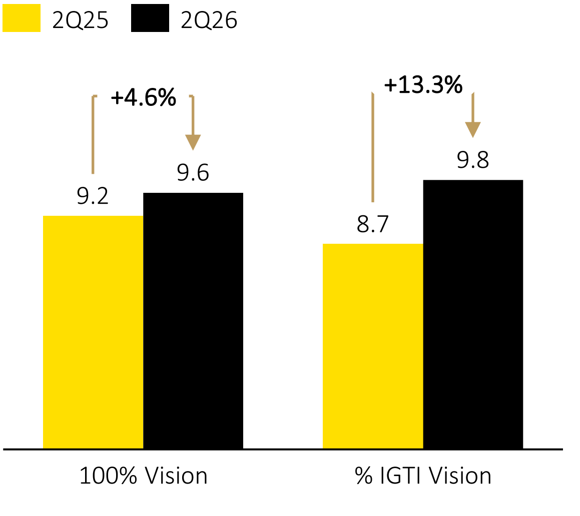
Iguatemi São José do Rio Preto

Real SAS growth for the period (SAS vs.. average IPCA for the period)



The capital allocation and portfolio optimization strategy has been expanding the Company's exposure to **higher quality and more productive assets**, a movement confirmed in sales per m², which grew 4.6% year-over-year and, on a basis proportional to the Company's ownership interest (% IGTI), 13.3%. The difference between the two indicators captures the effect of the strategy: greater concentration in more productive properties and lower exposure to assets with relatively smaller contribution, reinforcing the long-term value capture from portfolio recycling.

Sales in shopping malls per square meter at 100% and in interest (BRL thousand per quarter)



WORLD CUP EFFECT ON SALES IS CONCENTRATED ON BRAZIL'S MATCH DAYS; ON ALL OTHER DAYS, SALES GREW 6.3%

FIFA World Cup

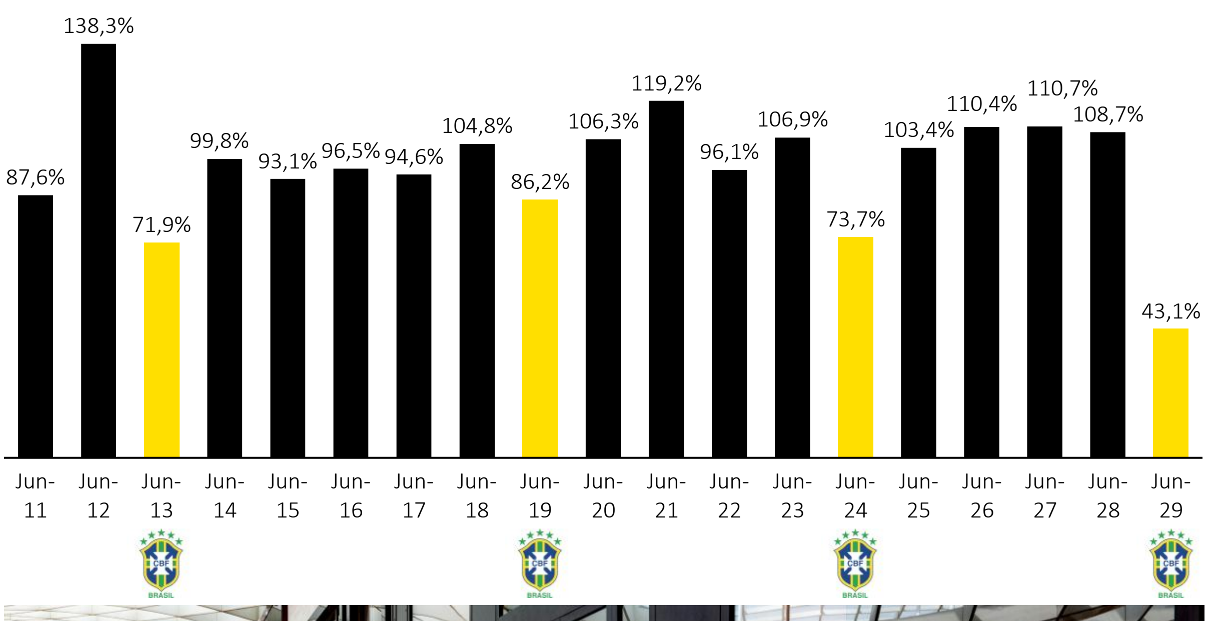
The month of June was marked by the start of the 2026 FIFA World Cup, to be held between June 11 and July 19. The Brazilian national team played five matches throughout the tournament, with four of those matches concentrated in June. The chart below compares the daily same-store sales of our shopping malls from the start of the FIFA World Cup with the equivalent day of the week in 2025: in the period from June 11 to 30, sales totaled 97.8% of the same period of the previous year.

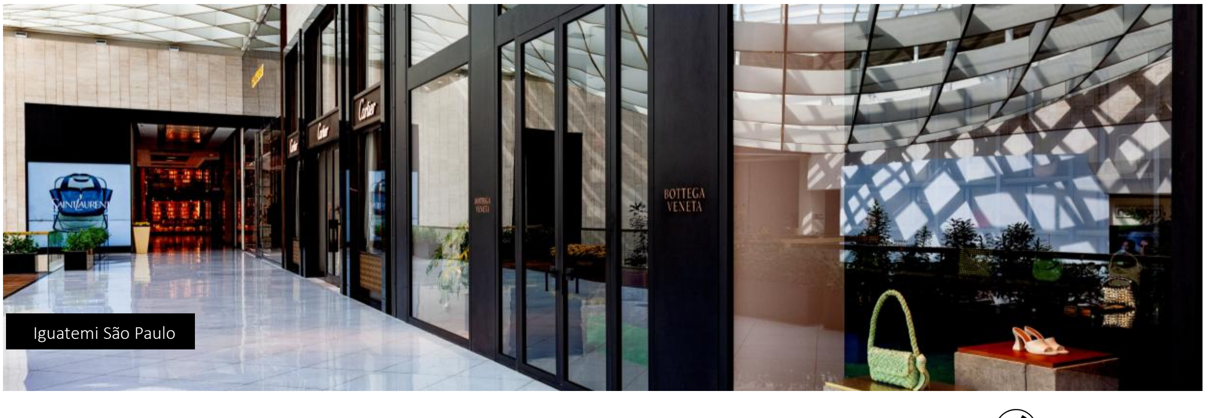
Brazilian National Team Matches

Sales behavior reflects a calendar effect associated with the Brazilian national team's matches. During the four days of matches in June, sales accounted for 68.5% of the comparable figure for 2025. On the other days of the period, however, the index reached 106.3%, almost entirely offsetting the decline on match days.

The pattern observed, with declines concentrated on match days and recovery on the following days suggests a significant consumption-shift effect throughout the period. Although the recovery in sales on non-match days offset much of the impact, the cumulative result indicates that the World Cup exerted a temporary pressure on the quarter's performance.

Same-store sales growth – 2026 FIFA World Cup (26 vs. 25)





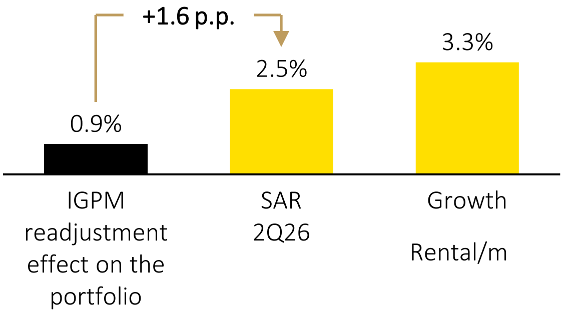
RENTALS ARE RISING FASTER THAN INFLATION, LEAVING ROOM FOR FURTHER PRICE INCREASES

In 2Q26, rental revenue at 100% grew 3.4%[(1)] compared to 2Q25—a base that already reflected the full consolidation of the Pátio Higienópolis and Pátio Paulista starting in April 2025. The result is supported by renewals with positive leasing spreads, increases in percentage rental, and a rise in occupancy rates.

Same-store rents **(SAR) increased by 2.5%, maintaining growth above the IGP-M for the period and the average inflation pass-through in our portfolio of 1.6 p.p.**, reflecting the Company's ability to capture organic growth in rents.

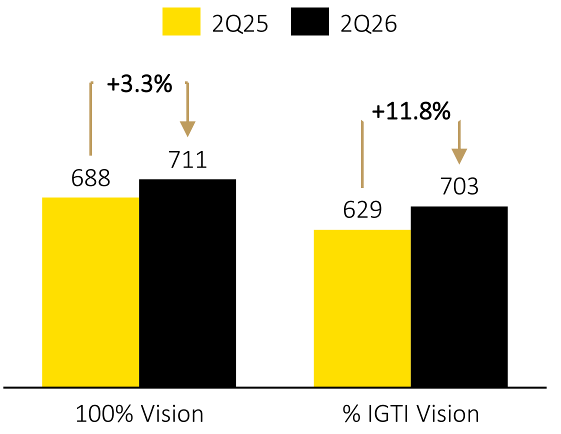
This performance stems from three complementary factors: **(i) IGP-M transfers accumulated over the last 12 months of 0.9%; (ii) renewals with positive leasing spreads and closing of vacant area; and (iii) increased percentage rental revenues**, driven by sales growth and asset productivity.

Real growth - SAR and Rental/m²



In the 100% view, the indicator per square meter grew 3.3% year-on-year; **in terms of the proportion of Iguatemi's interest (% IGTI), growth reached 11.8%**, reflecting greater exposure to more productive assets and the benefits of the portfolio recycling strategy on the recurring revenue base.

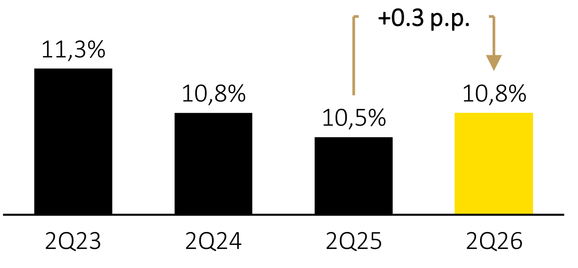
Rental per square meter (m²) – Shopping Malls (quarterly)



Occupancy costs remained at a healthy level, **ending 2Q26 at 10.8%, up 0.3 p.p compared to 2Q25** and below the levels observed in previous years.

The combination of a positive real spread over the IGP-M, controlled occupancy costs, and growth in rent per square meter supports the argument that the Iguatemi portfolio retains additional repricing potential, as agreements are renewed and capture the operational progress of the ventures observed over the past few years.

Progress in occupancy cost (% of sales) - quarter



Galleria Shopping

(1) Rental revenue at 100% considers minimum rent, percentage rent, and temporary leasing

PORTFOLIO QUALIFICATION ACCELERATES RESULTS GENERATION AND EXPANDS GROWTH BASE

The acceleration of Iguatemi's results in recent years stems **from the qualification of its asset base through disciplined capital allocation and the consistent operational growth** of the ventures that make up its portfolio.

On the portfolio side, the Company conducted a **significant cycle of transactions combining strategic acquisitions, increased interest in dominant ventures, and recycling of assets with lower relative potential**. In a comparison between 2Q25 and 2Q26, we saw a change in interest in 10 assets, as shown in the table below.

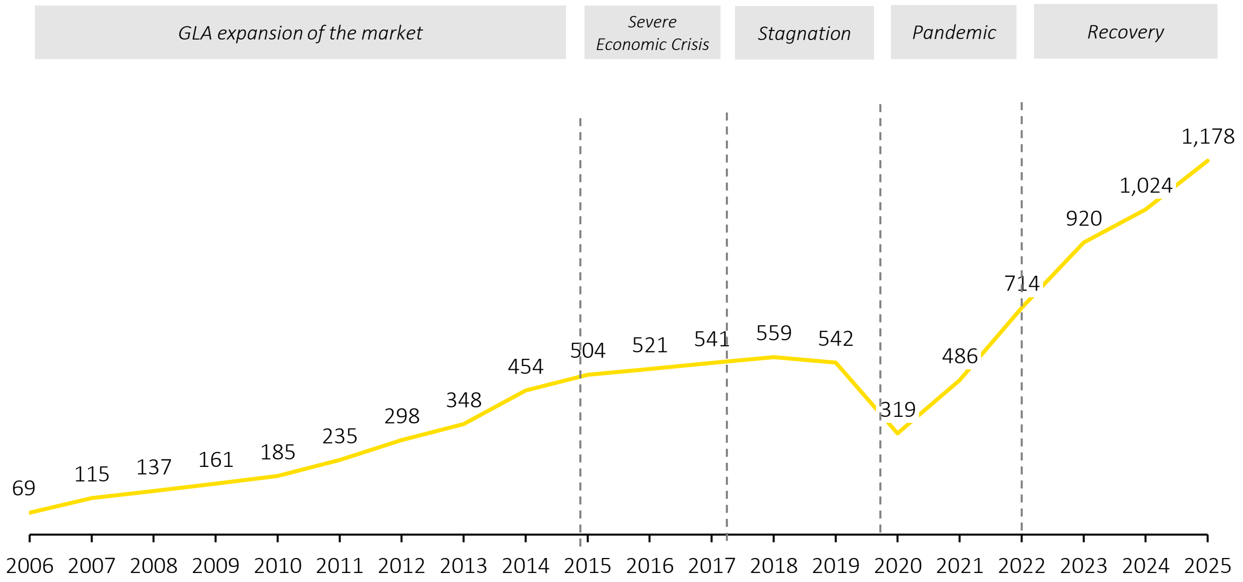
% Iguatemi Portfolio	2Q26	2Q25	1Q25
Pátio Higienópolis	↑29.0%	↑29.0%	11.5%
Pátio Paulista	↑14.5%	↑11.5%	0.0%
Rio Sul	16.6%	16.6%	↑16.6%
Market Place	↓51.0%	100.0%	100.0%
Market Place Towers	↓51.0%	100.0%	100.0%
Iguatemi Alphaville	↓51.0%	60.0%	60.0%
Galleria	↓51.0%	100.0%	100.0%
Iguatemi Ribeirão Preto	↓65.0%	89.0%	89.0%
Iguatemi Rio Preto	↓70.0%	88.0%	88.0%
Praia de Belas	↓50.6%	57.6%	57.6%

Thus, amidst reductions and increases in interest, **the Company redirected capital to more productive assets such as Pátio Paulista, Pátio Higienópolis and Rio Sul.**

From an operational standpoint, **the assets that remained in the portfolio throughout this cycle also contributed significantly to the growth in results**. Consistent sales growth exceeding inflation, real rental progress in agreement renewals quarter-on-quarter, reduced discount levels, growth in percentage rent and consistent growth in temporary leasing, events, media, and parking sustain a dynamic of sustainable growth for the asset portfolio, all underpinned by the intrinsic quality of the properties. **This discipline is even recognized in industry reports, which have named Iguatemi the best capital allocator in organic projects among its industry peers.**

The combined result of these two movements is visible in the Adjusted EBITDA trajectory: Since 2022, the indicator has recorded a CAGR of 18.1%, a rate significantly higher than the growth of the industry.

Historical progress - Adjusted EBITDA[(1)] (R$ million)



(1) Excludes capital gains effects and the straight-line effect

STATUS OF DEVELOPMENT AND PORTFOLIO EXPANSION PROJECTS

As disclosed by the Company at its last Investor Day, Iguatemi currently has 4 construction sites underway: Two expansions (Iguatemi São Paulo and Iguatemi Brasília) and two real estate development projects (Iguatemi Tower, formerly known as Tower A, and the Casa Figueira neighborhood), in addition to the retrofit of the Market Place Mall.

In this second quarter, we are following our construction schedule as planned. Below are some images showing the physical progress of each construction site. It is worth noting that the construction of Iguatemi Tower Campinas officially began on July 6, 2026.

Casa Figueira - Campinas

Rooftop Iguatemi São Paulo

Iguatemi Brasília

Iguatemi Tower Campinas construction

	Iguatemi São Paulo	Iguatemi Brasília	Iguatemi Tower (Tower A)	Casa Figueira – Infrastructure
Expected Opening	1Q27	4Q27	2Q28	3Q26
Total GLA (thousand m2)	4.9	15.5	16.7	-
% Iguatemi	60.0%	64.0%	52.0%	24.8%
% Sold	70.0%	60.0%	-	6.1%
% Completed Physical Work	42.2%	1.5%	1.5%	87.7%
% Capex (million)	35.4%	12.5%	2.5%	46.6%

OPERATIONAL PERFORMANCE

OPERATIONAL INDICATORS CONTINUE TO GROW WITH PORTFOLIO ENHANCEMENT

Operational Indicators	2Q26	2Q25	Change %	06M26	06M25	Change %
Average Total GLA (m²)	789,465	788,588	0.1%	780,732	769,820	1.4%
Final Owned GLA (m²)	426,327	489,095	-12.8%	427,517	484,170	-11.7%
Average Owned GLA (m²)	426,327	489,095	-12.8%	427,517	484,170	-11.7%
GLA Total Average Shopping Mall (m²)	735,955	735,078	0.1%	736,140	716,310	2.8%
Average Owned GLA Shopping Mall (m²)	399,757	448,445	-10.9%	400,947	443,521	-9.6%
Total Shopping Malls (1)	17	17	0.0%	17	17	0.0%
Total Sales (BRL thousand)	6,594,833	6,303,976	4.6%	12,275,201	11,341,450	8.2%
Same-Store Sales (SSS)	1.7%	12.1%	-10.4 p.p.	3.1%	9.4%	-6.3 p.p.
Same-Area Sales (SAS)	4.2%	14.4%	-10.1 p.p.	5.6%	11.7%	-6.1 p.p.
Same-Store Rents (SSR)	2.7%	10.4%	-7.7 p.p.	4.1%	7.4%	-3.3 p.p.
Same-area rents (SAR)	2.5%	10.0%	-7.4 p.p.	4.3%	7.2%	-2.9 p.p.
Occupancy Cost (% of sales)	10.8%	10.5%	0.3 p.p.	11.4%	11.1%	0.3 p.p.
Occupancy rate	96.9%	96.4%	0.5 p.p.	97.1%	96.5%	0.6 p.p.
Net Delinquency Rate	0.1%	0.3%	-0.2 p.p.	0.7%	0.7%	0.0 p.p.
Sales/m² - Shopping Malls (2)	9,609	9,190	4.6%	17,853	16,439	8.6%
Rental/m² - Shopping Malls (2)	711	688	3.3%	1,393	1,310	6.3%
Rental/m² (3)	631	610	3.3%	1,251	1,162	7.6%
Sales/m² - Shopping Malls % IGTI (4)	9,837	8,686	13.3%	17,976	15,949	12.7%
Rental/m² - Shopping Malls % IGTI (4)	703	629	11.8%	1,334	1,189	12.2%

(1) It considers Iguatemi Esplanada and Esplanada Shopping as one venture.
(2) It considers sales and rental revenue from shopping malls and total GLA shopping malls (excluding towers, outlets, and Power Center Iguatemi Campinas).
(3) It considers total GLA of shopping malls, outlets, and towers.
(4) Considers sales and rental revenue from shopping malls and GLA of shopping malls in the Company's participation (excludes towers, outlets and Power Center Iguatemi Campinas).

SALES (BRL THOUSAND) (assets at 100%)

Portfolio	2Q26	06M26
Iguatemi São Paulo	1,387,752	2,540,597
JK Iguatemi	769,634	1,408,483
Pátio Higienópolis	434,244	816,316
Pátio Paulista	408,710	765,519
Market Place	90,510	175,220
Iguatemi Alphaville	204,907	376,509
Iguatemi Campinas	563,485	1,047,552
Galleria	115,238	227,866
Iguatemi Esplanada (1)	387,608	715,681
Iguatemi Ribeirão Preto	165,263	323,557
Iguatemi Rio Preto	167,865	321,420
Iguatemi Porto Alegre	695,306	1,259,167
Praia de Belas	168,174	315,959
Iguatemi Brasília	316,098	578,164
Rio Sul	510,844	995,933
I Fashion Outlet Novo Hamburgo	111,035	195,483
I Fashion Outlet Santa Catarina	66,123	147,368
Power Center Iguatemi Campinas	32,037	64,408
Total	**6,594,833**	**12,275,201**
Sales/m² - Shopping Mall	**9,609**	**17,853**

(1) It considers Iguatemi Esplanada and Esplanada Shopping as one venture.

OPERATIONAL PERFORMANCE (ASSETS AT 100%)

MINIMUM RENTAL REVENUE + PERCENTAGE RENTAL + TEMPORARY LEASE (BRL THOUSAND)

Portfolio	2Q26	2Q25	Change %	06M26	06M25	Change %
Iguatemi São Paulo	100,785	95,619	5.4%	194,877	180,651	7.9%
JK Iguatemi	51,017	47,340	7.8%	96,613	87,537	10.4%
Pátio Higienópolis	39,733	37,664	5.5%	77,222	73,212	5.5%
Pátio Paulista	38,804	36,181	7.3%	76,174	36,181	110.5%
Market Place	6,741	6,196	8.8%	12,342	12,051	2.4%
Market Place Tower (I & II)	6,754	6,488	4.1%	13,430	12,662	6.1%
Iguatemi Alphaville	13,404	12,636	6.1%	25,080	23,838	5.2%
Iguatemi Campinas	41,443	40,891	1.4%	81,569	78,586	3.8%
Galleria	8,217	8,545	-3.8%	16,495	16,936	-2.6%
Sky Galleria Tower	3,432	3,254	5.5%	6,863	6,476	6.0%
Iguatemi Esplanada (2)	26,037	25,514	2.0%	60,642	54,908	10.4%
Iguatemi Ribeirão Preto	11,360	11,115	2.2%	22,112	21,687	2.0%
Iguatemi Rio Preto	13,238	13,103	1.0%	25,701	24,997	2.8%
Iguatemi Porto Alegre	49,476	48,429	2.2%	94,892	91,952	3.2%
Iguatemi Tower Porto Alegre	3,130	2,997	4.4%	6,332	5,894	7.4%
Praia de Belas	14,643	16,615	-11.9%	30,003	32,913	-8.8%
Iguatemi Brasília	18,493	17,547	5.4%	35,608	33,732	5.6%
Rio Sul	41,472	41,532	-0.1%	81,524	80,634	1.1%
I Fashion Outlet Novo Hamburgo	6,214	5,903	5.3%	11,391	10,687	6.6%
I Fashion Outlet Santa Catarina	2,229	2,615	-14.8%	5,049	6,570	-23.2%
Power Center Iguatemi Campinas	1,247	1,127	10.6%	2,482	2,315	7.2%
Total	**497,870**	**481,311**	**3.4%**	**976,400**	**894,421**	**9.2%**
Rental/m² (1)	**631**	**610**	**3.3%**	**1,251**	**1,162**	**7.6%**

PARKING REVENUE (BRL THOUSAND)

Portfolio	2Q26	2Q25	Change %	06M26	06M25	Change %
Iguatemi São Paulo	13,863	13,364	3.7%	27,895	25,309	10.2%
JK Iguatemi	10,870	10,360	4.9%	20,886	19,191	8.8%
Pátio Higienópolis	7,841	6,551	19.7%	15,697	14,431	8.8%
Pátio Paulista	6,003	5,880	2.1%	12,064	5,880	105.2%
Market Place	6,202	5,128	20.9%	11,532	9,721	18.6%
Market Place Tower (I & II)	0	0	-	0	0	-
Iguatemi Alphaville	6,367	5,959	6.8%	12,236	11,290	8.4%
Iguatemi Campinas	13,326	12,116	10.0%	25,468	23,161	10.0%
Galleria	4,714	4,203	12.2%	9,649	8,476	13.8%
Sky Galleria Tower	0	0	-	0	0	-
Iguatemi Esplanada (2)	11,625	10,344	12.4%	22,096	19,974	10.6%
Iguatemi Ribeirão Preto	3,463	3,268	6.0%	6,826	6,530	4.5%
Iguatemi Rio Preto	3,656	3,367	8.6%	7,112	6,608	7.6%
Iguatemi Porto Alegre	11,699	10,594	10.4%	22,242	19,912	11.7%
Iguatemi Tower Porto Alegre	0	0	-	0	0	-
Praia de Belas	4,620	4,898	-5.7%	9,044	9,304	-2.8%
Iguatemi Brasília	4,687	4,293	9.2%	9,169	8,531	7.5%
Rio Sul	5,545	4,601	20.5%	10,867	9,339	16.4%
I Fashion Outlet Novo Hamburgo	1,921	1,649	16.5%	3,539	3,020	17.2%
I Fashion Outlet Santa Catarina	0	0	-	0	0	-
Power Center Iguatemi Campinas	434	387	12.0%	897	1,004	-10.6%
Total	**116,835**	**106,961**	**9.2%**	**227,218**	**201,682**	**12.7%**

(1) It considers total GLA of shopping malls, outlets, and towers.
(2) It considers Iguatemi Esplanada and Esplanada Shopping as one venture.

SALES

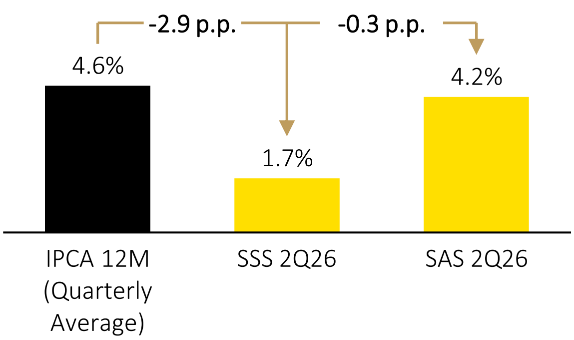
SAME-AREA SALES GROW 4.2%, STILL ABOVE MARKET PERFORMANCE

In 2Q26, total sales of the Iguatemi portfolio reached BRL 6.6 billion (+4.6% vs. 2Q25), in a quarter marked first by a mismatch in the Easter calendar and the FIFA World Cup, which negatively impacted retail during that period, as reported in the media. It is also worth highlighting that this is the first quarter with all ventures on the same comparative basis.

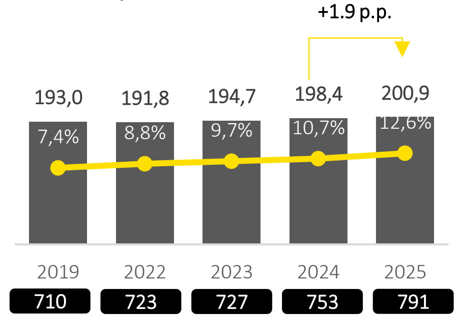
The results for 2Q26, as in previous quarters, reflect the continuation of the asset qualification strategy, with several **new retailer openings such as H&M in Iguatemi Porto Alegre, Praia de Belas Shopping and Iguatemi Esplanada**, and the continued offering of experiences and events to consumers.

Same-store sales (SSS) grew 1.7%, while same-area sales (SAS) advanced 4.2%. Although SAS recorded a real decrease of 0.4 p.p compared to the average IPCA for the period (4.6%), the indicator remained on a positive trajectory, reflecting the operational resilience of the Company's portfolio. Even in a difficult quarter for retail, the spread between the two metrics reflects the effects of new stores bringing sales spread to the portfolio.

Real growth SAS x SSS in 2Q26

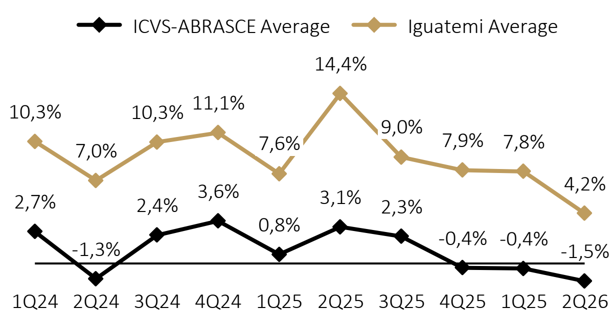


Sales Industry SC and % IGTI (R$ Billion)



The result once again surpassed the industry average, with a positive gap of 5.7 p.p. compared to the Abrasce ICVS (Consumer Confidence Index). It is worth noting that the quarterly SAS absorbed the temporary vacancy of the Nacional supermarket in the Praia de Belas Shopping Mall, whose space will be occupied by Zaffari in 2S26, excluding this effect, the indicator would have reached 4.4%. The indicator was also impacted by the Market Place Mall vacancy due to the retrofit project.

Sales growth (SAS) vs. Industry (1)



In the segment analysis, the highlights were Services, Entertainment, and Others, with Entertainment growing 24.6%; and Miscellaneous Items, Health & Beauty, Jewelry, with Miscellaneous Items advancing 18.8%.

		2Q26 x 2Q25			06M26 x 06M25		
Same-store sales (SSS)	% GLA	Anchor Stores(2)	Other stores	Total	Anchor Stores(2)	Other stores	Total
Meals	19.7%	3.5%	0.6%	1.1%	2.7%	2.7%	2.7%
Fashion, Footwear, Leather Goods	36.9%	5.0%	0.8%	1.7%	4.5%	2.7%	3.1%
Housewares, Bookstores, Stationery, Tech	9.7%	-22.2%	-8.2%	-10.3%	-21.2%	-7.9%	-10.0%
Miscellaneous, Health & Beauty, Jewelry	16.7%	10.7%	3.9%	4.4%	11.6%	6.2%	6.5%
Services, Entertainment, Others	17.1%	14.8%	0.8%	7.7%	9.4%	2.4%	5.9%
Total	**100.0%**	**4.9%**	**1.0%**	**1.7%**	**3.7%**	**2.9%**	**3.1%**

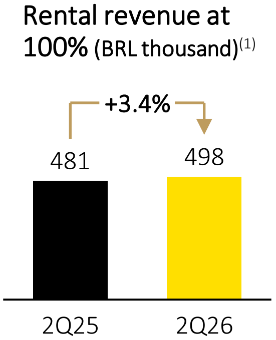
(1) Average sales growth compared to the previous year, according to the ICVS – Cielo Retail Index in Shopping Centers Abrasce (ICVS Abrasce)
(2) Considering anchors as stores with GLA equal to or greater than 1,000 square meters and other stores with GLA less than 1,000 square meters

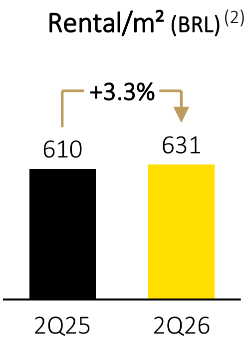
RENTAL

RENTAL MAINTAINS GROWTH TRAJECTORY WITH REAL GAINS AND STRONG PERFORMANCE FROM SUPPLEMENTARY REVENUES

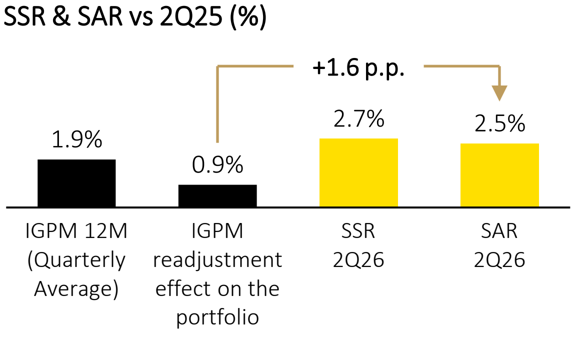
In 2Q26, Iguatemi's rental revenue[(1)] (100% vision) grew 3.4% compared to 2Q25.

When measured per square meter, this indicator grew by 3.3% compared to the same period of the previous year, reinforcing the productivity gains of the asset base.

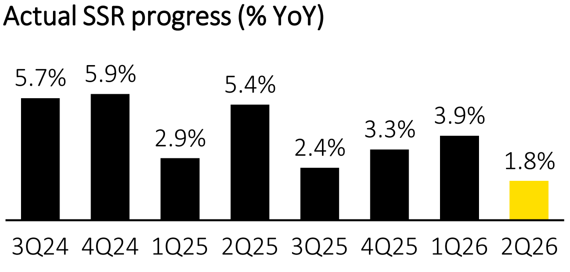




On a comparable basis, SAR grew 2.5%, with a real gain of 1.6 p.p. over the IGP-M applied to the portfolio, resulting from contractual adjustments above inflation. The indicator continued to reflect the temporary impacts resulting from the repositioning project of Shopping Market Place and Praia de Belas, whose interventions still partially affect the revenue generation of the venture.

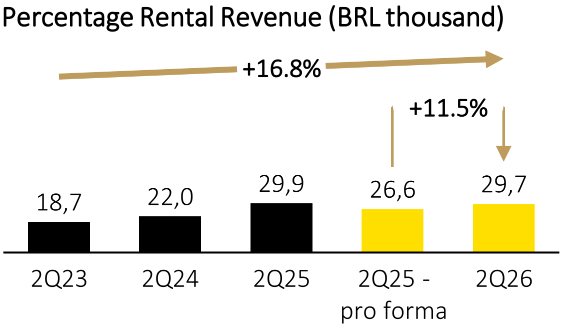


SSR maintained the real growth trajectory of recent periods, reaching 1.8% in the quarter.

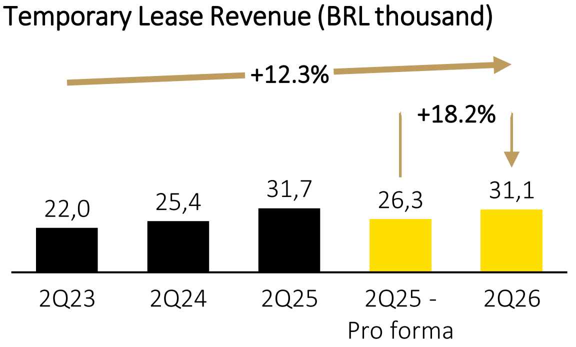


Discounts granted continue to decline, consolidating at historically low levels and reinforcing the favorable environment for price increases to be passed on.

In pro forma terms, percentage rental increased by 11.5%, showing a CAGR of 16.8% between 2Q23 and 2Q26, consolidating itself as a relevant and recurring component of the Company's rental revenue. Compared to the reported 2Q25, revenue decreased by 0.7%. Performance continues to demonstrate the assets' ability to capture retailers' operational performance throughout the cycle.



Although revenue from temporary lease decreased by 2.0% compared to the reported 2Q25, on a pro forma basis it showed growth of 18.3%, with a CAGR of 12.3% over the last three years, reinforcing its relevance as a complementary and recurring source of revenue through kiosks, events, and the use of spaces in ventures.



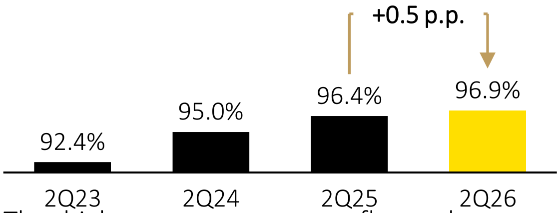
(1) Rental revenue consists of: minimum rent, percentage rental, and temporary lease
(2) Consider total GLA including malls, outlets, and towers.

OCCUPANCY RATE AND PRODUCT MIX

OCCUPANCY RATE RISES TO 96.9% WITH THE EXPANSION OF GLOBAL BRANDS REINFORCING THE QUALITY OF THE PORTFOLIO

In 2Q26, Iguatemi ended the quarter with an occupancy rate of **96.9%**, representing an increase of **0.5 p.p.** compared to 2Q25. This result reinforces the dynamic of continuous portfolio improvement, with increasingly complete shopping malls, a dense and diversified product mix, which sustains customer flow, sales performance, and the expansion of the recurring revenue base.

Occupancy rate progression (% GLA)



The high occupancy rate reflects the strong demand for space in the Company's ventures and highlights one of its main differentiators, which is its ability to actively manage the retailer mix. Throughout the 2Q26, one of the main moves announced last quarter materialized: **the expansion of H&M within Iguatemi's portfolio**. The brand **opened stores in RIOSUL, Iguatemi Porto Alegre, Esplanada, and Praia de Belas**.

Birkenstock – RIOSUL Shopping Mall

Similarly, **Birkenstock**, a brand operated by Iguatemi through i-Retail, opened a store at RIOSUL and signed an agreement with Iguatemi Campinas, reinforcing the Company's role as a preferred platform for leading brands expanding nationally. More details on the i-Retail results can be found on page 21 (link).

Iguatemi Campinas stood out in the quarter with the **opening of the Zara expansion in an innovative project spanning 2,800 square meters** and the **inauguration of Carolina Herrera**, moves that broaden the offering of international fashion and reinforce the asset's positioning as the main luxury address in the interior of São Paulo state.

DIOR – IGUATEMI SÃO PAULO

Iguatemi São Paulo was chosen by Dior to house a new 600 square meters store for the Maison, inspired by the brand's flagship store in Paris. The relevance of this project reinforces the asset's position as an unavoidable benchmark for the leading global luxury real estate companies. The decision solidifies the shopping mall as a preferred destination for ultra-high-end consumers and reflects the brand's confid ... ower.

Other relevant agreements

Shopping Iguatemi São Paulo Mall: the opening of the **Ara Vartanian jewelry store and the Dominique kiosk, which operates Diptyque, and soon will open a spa by the German cosmetics brand, Augustinus Bader**. In addition, the shopping mall will also welcome the iconic French patisserie, **Ladurée**;

Shopping Pátio Higienópolis Mall: signing of agreements such as restaurant **Casa Europa and the brands Foxton and Oceane**;

Shopping Iguatemi Esplanada Mall: Inauguration of Life by Vivara and signing of Kiko Milano.

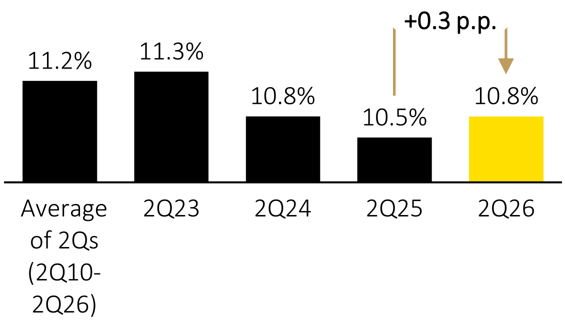
OCCUPANCY COST AND DELINQUENCY RATE

LOW DELINQUENCY RATE AND INCREASED OCCUPANCY COSTS MAINTAIN VALUE CAPTURE THROUGH RENTALS

OCCUPANCY COST

In 2Q26, Iguatemi ended the quarter with an occupancy cost of 10.8%, an increase of 0.3 p.p compared to 2Q25. Even with the annual variation, the indicator remained at a healthy level and below the average of recent years, reflecting the capacity for rent growth without compromising the operational sustainability of retailers.

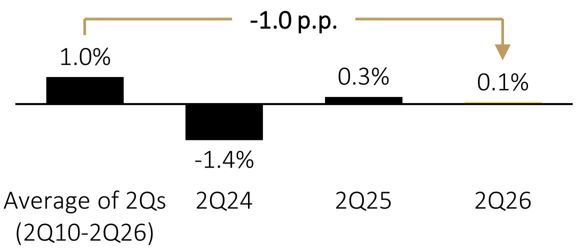
Occupancy cost progression (%)



NET DELINQUENCY RATE

In 2Q26, gross monthly delinquency remained at low levels, in line with the behavior observed over the last few quarters. Low gross delinquency rate, combined with recoveries of loans from previous periods, resulted in net delinquency rate of only 0.1%, a reduction of 1.0 p.p. compared to the historical average for second quarters and still lower than that presented in 1Q26. Compared to 2Q25, net delinquency decreased by 0.2 p.p, reinforcing the quality of the Company's portfolio, the healthy occupancy costs for retailers, and the effectiveness of Iguatemi's collection and credit management mechanisms.

Net delinquency progression (%)



Iguatemi Campinas

ECONOMIC AND FINANCIAL PERFORMANCE

As announced at the time, the financial results for 2Q25 began to reflect the full consolidation of the interests in the Pátio Higienópolis and Pátio Paulista assets—both by Iguatemi and its partner investors—raising the basis for comparison. It is worth noting that partner interests ceased to be included in our results as of 06/30/2025. The movements were duly communicated through the Market Announcements of April 15, August 5, and August 29, 2025.

Consolidated Income Statement - Management (BRL thousand)	2Q26	2Q25	Change %	06M26	06M25	Change %
Minimum monthly rental	217,947	246,127	-11.4%	438,436	456,611	-4.0%
Percentage Rental	29,742	29,943	-0.7%	49,447	45,537	8.6%
Temporary lease	31,123	31,749	-2.0%	56,689	55,658	1.9%
Management fee	23,882	20,469	16.7%	46,796	39,688	17.9%
Parking	65,354	72,539	-9.9%	128,735	132,591	-2.9%
Others (Mall)	6,236	4,717	32.2%	12,246	11,295	8.4%
Retail (Iguatemi 365 and I-Retail)	67,111	53,334	25.8%	123,800	88,939	39.2%
Gross Revenue	**441,394**	**458,878**	**-3.8%**	**856,148**	**830,319**	**3.1%**
Taxes and discounts	-45,175	-51,002	-11.4%	-90,472	-91,373	-1.0%
Straight-line effect of discounts (1)	-2,837	-10,158	-72.1%	-11,266	-25,803	-56.3%
Net Revenue	**393,382**	**397,718**	**-1.1%**	**754,410**	**713,143**	**5.8%**
Costs	-72,979	-72,555	0.6%	-143,601	-133,595	7.5%
Administrative expenses	-36,019	-32,359	11.3%	-72,972	-68,292	6.9%
Pre-Operational Expenses	-1,704	-1,088	56.6%	-2,786	-1,543	80.6%
Other Revenues (Exp.) Operating	4,881	143,824	-96.6%	149,416	155,116	-3.7%
Straight-line effect of outlet	4,311	1,486	190.1%	9,655	4,879	97.9%
Income using the equity equivalence	366	411	-10.9%	838	804	4.3%
EBITDA	**292,237**	**437,436**	**-33.2%**	**694,961**	**670,512**	**3.6%**
Depreciation and amortization	-37,120	-31,921	16.3%	-72,363	-56,542	28.0%
EBIT	**255,117**	**405,515**	**-37.1%**	**622,598**	**613,970**	**1.4%**
Financial Revenues	61,555	25,674	139.8%	118,760	63,313	87.6%
Result from SWAP operation	0	9,941	-100.0%	0	12,890	-100.0%
Financial Expenses	-146,051	-211,147	-30.8%	-304,006	-330,826	-8.1%
Income Tax & Social Contribution on Net Profit (CSLL)	-35,533	-20,854	70.4%	-64,653	-42,771	51.2%
Minority interest	-31	-29	5.5%	-54	-56	-2.8%
Net profit	**135,058**	**209,099**	**-35.4%**	**372,644**	**316,521**	**17.7%**

Financial Indicators - Management	2Q26	2Q25	Change %	06M26	06M25	Change %
Net Revenue	**393,382**	**397,718**	**-1.1%**	**754,410**	**713,143**	**5.8%**
EBITDA (BRL thousand)	**292,237**	**437,436**	**-33.2%**	**694,961**	**670,512**	**3.6%**
EBITDA Margin	74.3%	110.0%	-35.7 p.p.	92.1%	94.0%	-1.9 p.p.
Net profit (BRL thousand)	**135,058**	**209,099**	**-35.4%**	**372,644**	**316,521**	**17.7%**
Net margin	34.3%	52.6%	-18.2 p.p.	49.4%	44.4%	5.0 p.p.
FFO (BRL thousand)	**172,178**	**241,021**	**-28.6%**	**445,007**	**373,063**	**19.3%**
FFO Margin	43.8%	60.6%	-16.8 p.p.	59.0%	52.3%	6.7 p.p.
Adjusted net revenue (1)	**396,020**	**407,165**	**-2.7%**	**764,887**	**737,140**	**3.8%**
Adjusted EBITDA (BRL thousand) (1)	**290,565**	**445,398**	**-34.8%**	**695,783**	**689,630**	**0.9%**
Adjusted EBITDA Margin	73.4%	109.4%	-36.0 p.p.	91.0%	93.6%	-2.6 p.p.
Adjusted net profit (BRL thousand) (1)	**133,803**	**208,510**	**-35.8%**	**373,261**	**322,352**	**15.8%**
Adjusted net margin	33.8%	51.2%	-17.4 p.p.	48.8%	43.7%	5.1 p.p.
Adjusted FFO (BRL thousand) (1)	**170,923**	**240,431**	**-28.9%**	**445,624**	**378,894**	**17.6%**
Adjusted FFO Margin	43.2%	59.0%	-15.9 p.p.	58.3%	51.4%	6.9 p.p.
Adjusted NOI (BRL thousand) (2)	**304,604**	**295,841**	**3.0%**	**580,572**	**551,581**	**5.3%**
Adjusted NOI margin	94.3%	93.0%	1.3 p.p.	93.3%	92.6%	0.7 p.p.
NOI pro forma (BRL thousand) (3)	**298,500**	**286,960**	**4.0%**	**574,467**	**542,700**	**5.9%**
NOI pro forma margin	94.3%	93.3%	1.0 p.p.	93.4%	92.7%	0.7 p.p.

(1) Excluding the straight-line effect, SWAP of shares.
(2) NOI Shopping Malls consolidated in Iguatemi interest
(3) NOI pro forma, considers the same interest for both periods

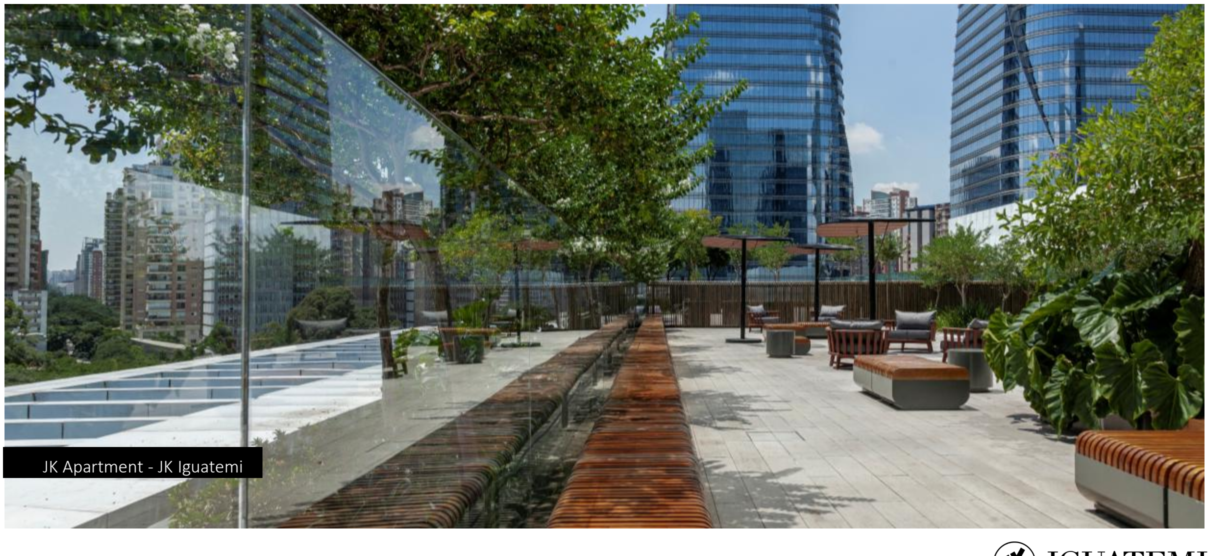
ECONOMIC AND FINANCIAL PERFORMANCE

STATEMENT OF INCOME FOR THE YEAR – MANAGERIAL RECONCILIATION WITH AND WITHOUT STRAIGHT-LINE EFFECT

As announced at the time, the financial results for 2Q25 began to reflect the full consolidation of the interests in the Pátio Higienópolis and Pátio Paulista assets—both by Iguatemi and its partner investors—raising the basis for comparison. It is worth noting that partner interests ceased to be included in our results as of 06/30/2025. The movements were duly communicated through the Market Announcements of April 15, August 5, and August 29, 2025.

Income Statement - Reconciliation between the management statement with and without straight-line effect	2Q26 with straight-line effect	2Q26 without straight-line effect	2Q25 with straight-line effect	2Q25 without straight-line effect
Minimum monthly rental	217,947	217,947	246,127	246,127
Percentage Rental	29,742	29,742	29,943	29,943
Temporary lease	31,123	31,123	31,749	31,749
Management fee	23,882	23,882	20,469	20,469
Parking	65,354	65,354	72,539	72,539
Others (Mall)	6,236	6,236	4,717	4,717
Retail (Iguatemi 365 and I-Retail)	67,111	67,111	53,334	53,334
Gross Revenue	**441,394**	**441,394**	**458,878**	**458,878**
Taxes and discounts	-45,175	-45,374	-51,002	-51,713
Straight-line effect of discounts (1)	-2,837		-10,158	
Net Revenue	**393,382**	**396,020**	**397,718**	**407,165**
Costs	-72,979	-72,979	-72,555	-72,555
Administrative expenses	-36,019	-36,019	-32,359	-32,359
Pre-Operational Expenses	-1,704	-1,704	-1,088	-1,088
Other Revenues (Exp.) Operating	4,881	4,881	143,824	143,824
Straight-line effect on outlet (1)	4,311		1,486	
Income using the equity equivalence	366	366	411	411
EBITDA	**292,237**	**290,565**	**437,436**	**445,398**
Depreciation and amortization	-37,120	-37,120	-31,921	-31,921
EBIT	**255,117**	**253,445**	**405,515**	**413,477**
Financial Revenues	61,555	61,555	25,674	25,674
Result from SWAP operation	0		9,941	
Financial Expenses	-146,051	-146,051	-211,147	-211,147
Income Tax & Social Contribution on Net Profit (CSLL)	-35,533	-35,114	-20,854	-19,465
Minority interest	-31	-31	-29	-29
Net profit	**135,058**	**133,803**	**209,099**	**208,510**
FFO	**172,178**	**170,923**	**241,021**	**240,431**

(1) Straight-line effect net of amortization.



JK Apartment - JK Iguatemi

ECONOMIC AND FINANCIAL PERFORMANCE

STATEMENT OF INCOME FOR THE YEAR – MANAGERIAL RECONCILIATION WITH AND WITHOUT STRAIGHT-LINE EFFECT

As announced at the time, the financial results for 2Q25 began to reflect the full consolidation of the interests in the Pátio Higienópolis and Pátio Paulista assets—both by Iguatemi and its partner investors—raising the basis for comparison. It is worth noting that partner interests ceased to be included in our results as of 06/30/2025. The movements were duly communicated through the Market Announcements of April 15, August 5, and August 29, 2025.

Income Statement - Reconciliation between the management statement with and without straight-line effect and Infracommerce	06M26 with straight-line effect	06M25 without straight-line effect	06M25 with straight-line effect	06M25 without straight-line effect
Minimum monthly rental	438,436	438,436	456,611	456,611
Percentage Rental	49,447	49,447	45,537	45,537
Temporary lease	56,689	56,689	55,658	55,658
Management fee	46,796	46,796	39,688	39,688
Parking	128,735	128,735	132,591	132,591
Others (Mall)	12,246	12,246	11,295	11,295
Retail (Iguatemi 365 and I-Retail)	123,800	123,800	88,939	88,939
Gross Revenue	**856,148**	**856,148**	**830,319**	**830,319**
Taxes and discounts	-90,472	-91,261	-91,373	-93,179
Straight-line effect of discounts (1)	-11,266		-25,803	
Net Revenue	**754,410**	**764,887**	**713,143**	**737,140**
Costs	-143,601	-143,601	-133,595	-133,595
Administrative expenses	-72,972	-72,972	-68,292	-68,292
Pre-Operational Expenses	-2,786	-2,786	-1,543	-1,543
Other Revenues (Exp.) Operating	149,416	149,416	155,116	155,116
Straight-line effect on outlet (1)	9,655		4,879	
Income using the equity equivalence	838	838	804	804
EBITDA	**694,961**	**695,783**	**670,512**	**689,630**
Depreciation and amortization	-72,363	-72,363	-56,542	-56,542
EBIT	**622,598**	**623,420**	**613,970**	**633,088**
Financial Revenues	118,760	118,760	63,313	63,313
Result from SWAP operation	0		12,890	
Financial Expenses	-304,006	-304,006	-330,826	-330,826
Income Tax & Social Contribution on Net Profit (CSLL)	-64,653	-64,859	-42,771	-43,168
Minority interest	-54	-54	-56	-56
Net profit	**372,644**	**373,261**	**316,521**	**322,352**
FFO	**445,007**	**445,624**	**373,063**	**378,894**

(1) Straight-line effect net of amortization.

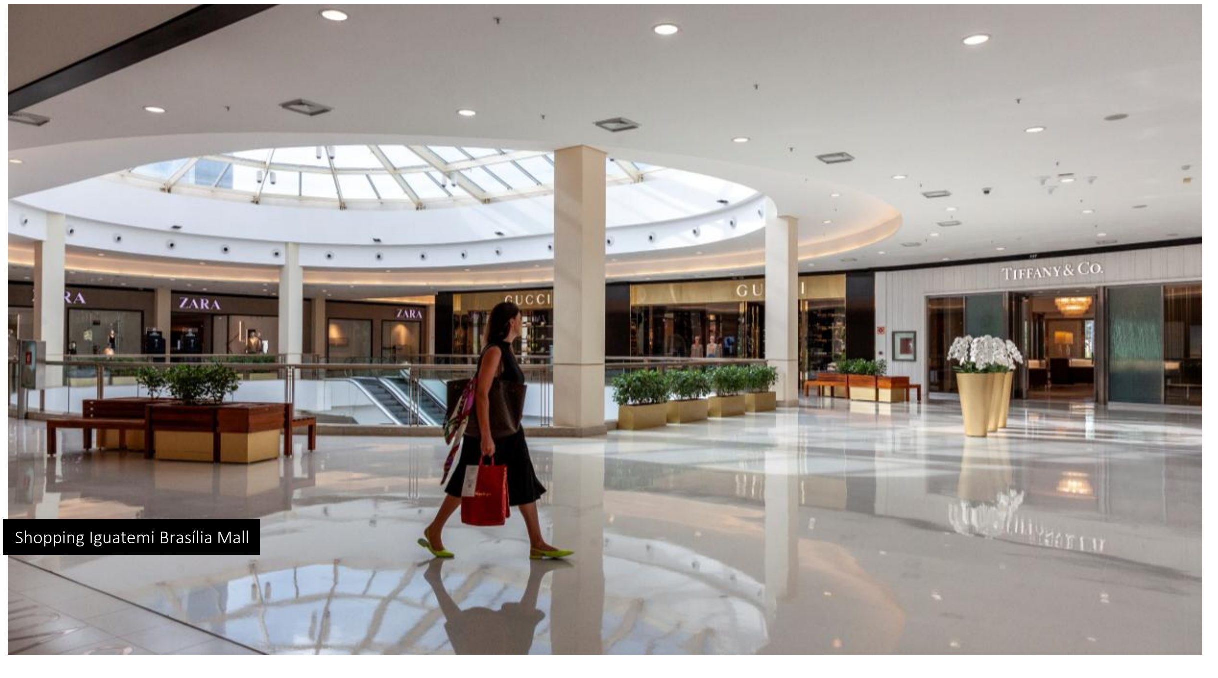
Shopping Iguatemi Brasília Mall

ECONOMIC AND FINANCIAL PERFORMANCE - MALLS

As announced at the time, the financial results for 2Q25 began to reflect the full consolidation of the interests in the Pátio Higienópolis and Pátio Paulista assets—both by Iguatemi and its partner investors—raising the basis for comparison. It is worth noting that partner interests ceased to be included in our results as of 06/30/2025. The movements were duly communicated through the Market Announcements of April 15, August 5, and August 29, 2025.

Income Statement - Shopping Malls Management (BRL thousand)[1]	2Q26	2Q25	Change %	06M26	06M25	Change %
Minimum monthly rental	217,947	246,127	-11.4%	438,436	456,611	-4.0%
Percentage Rental	29,742	29,943	-0.7%	49,447	45,537	8.6%
Temporary lease	31,123	31,749	-2.0%	56,689	55,658	1.9%
Management fee	23,882	20,469	16.7%	46,796	39,688	17.9%
Parking	65,354	72,539	-9.9%	128,735	132,591	-2.9%
Others (Mall)	6,236	4,717	32.2%	12,246	11,295	8.4%
Gross Revenue	**374,283**	**405,544**	**-7.7%**	**732,348**	**741,380**	**-1.2%**
Taxes and discounts	-27,348	-38,077	-28.2%	-58,608	-69,939	-16.2%
Net Revenue	**346,935**	**367,467**	**-5.6%**	**673,741**	**671,441**	**0.3%**
Costs	-31,659	-38,257	-17.2%	-64,969	-72,780	-10.7%
Administrative expenses	-36,019	-32,359	11.3%	-72,972	-68,292	6.9%
Pre-Operational Expenses	-1,704	-1,088	56.6%	-2,786	-1,543	80.6%
Other Revenues (Exp.) Operating	4,553	146,739	-96.9%	149,037	156,986	-5.1%
Income using the equity equivalence	366	411	-10.9%	838	804	4.3%
EBITDA	**282,471**	**442,912**	**-36.2%**	**682,890**	**686,616**	**-0.5%**
EBITDA Margin	81.4%	120.5%	-39.1 p.p.	101.4%	102.3%	-0.9 p.p.

(1) Excluding the straight-line effect



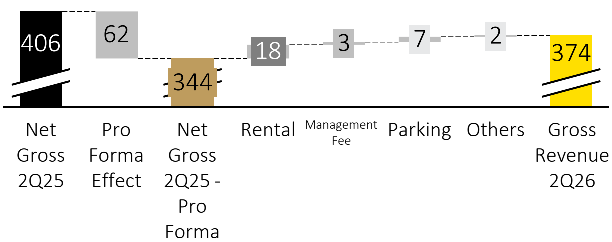
Shopping Iguatemi Brasília Mall

GROSS REVENUE - MALLS

RENTAL SHOWS REAL GROWTH ON THE SAME BASIS OF INTEREST, AND ANCILLARY REVENUES MAINTAINS SUSTAINABLE GROWTH

Gross revenue from Shopping Malls totaled **R$ 374 million in 2Q26**, a 7.7% decrease compared to 2Q25, reflecting a higher comparative basis in 2025 due to the structure of the asset purchase operation, Pátio Paulista and Pátio Higienópolis, where the Company accounted for interests related to investors in the operation specifically in this quarter. The chart below shows the effect of these movements, which, when excluded, reflect growth in Gross Revenue "pro forma" of approximately 8.8%.

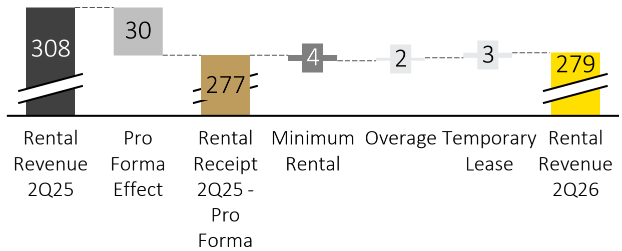
Gross revenue growth 2Q26 (R$ million)



Rental revenue decreased by 9.4% compared to 2Q25; the variations will be explained below:

- **Minimum Rental:** The minimum rent shows a decrease of 11.4%, justified by the accounting of partners that occurred in 2Q25. In addition to the effect generated by the reduction in interest in some assets in the last twelve months. Disregarding these effects, rental revenue would show **growth of 4.8% versus 2Q25**;
- **Percentage Rental (overage):** It showed a reduction of 0.7%, due to the same effects mentioned above, both from the accounting of partners and the reduction in interest in assets. **Disregarding the aforementioned effects, growth would be 11.5% versus 2Q25**, reflecting the portfolio's ability to capture sales growth from its retailers;
- **Temporary Leases:** a 2.0% reduction, reflecting the same effects already mentioned. **According to Pro Forma vision, growth would be 18.2% compared to the previous year**, given the capacity for monetization through sponsorships, spaces for exclusive events, and other initiatives.

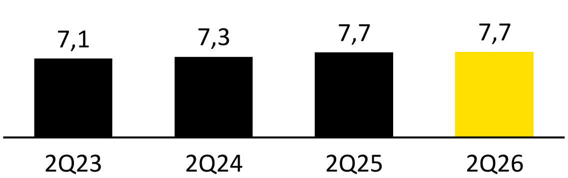
Rental revenue growth 2Q26 (R$ million)



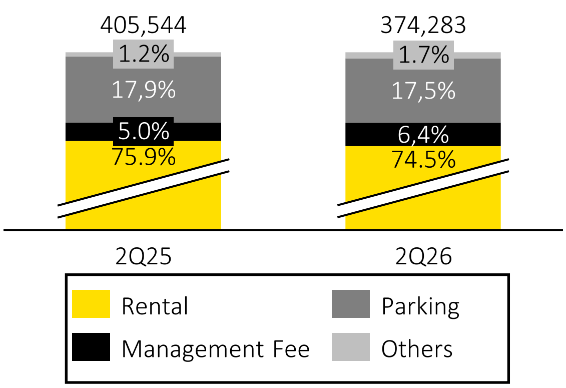
The **management fee increased by 16.7%,** reflecting the start of charging this fee at Galleria, the Market Place complex, and Shopping Pátio Paulista (from August 1, 2025), in addition to the increased charge on assets in which we reduced our interest over the past 12 months.

Parking Revenue in 2Q26 showed a decrease of 9.9% compared to 2Q25, reflecting the same effect explained in the rent item. **Disregarding the effects mentioned, the line would have grown 12.4% compared to the previous year**, due to the tariff adjustments applied to the portfolio. Vehicle traffic remained stable year-over-year, totaling 7.7 million vehicles in 2Q26, reflecting the consistency of demand and the attractiveness of the Company's assets.

Vehicle flow (# millions of vehicles)



Breakdown of gross revenue in 2Qs (% total)



COSTS AND EXPENSES - SHOPPING MALLS

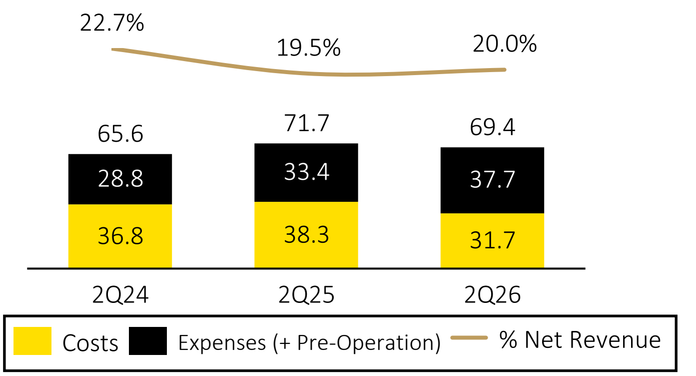
OPERATIONAL EFFICIENCY SUSTAINS COSTS AND EXPENSES AS A PERCENTAGE OF NET REVENUE, KEEPING THEM VIRTUALLY STABLE

Rental and Service Costs are down 17.2% compared to 2Q25, resulting from reduced parking and unleased area costs, as well as reflecting equity interests after M&As completed in the last 12 months.

Administrative Expenses increased by 11.3% compared to 2Q25. The personnel line showed an increase of 6.6% compared to the same period of the previous year, reflecting annual salary adjustments and the filling of open positions in some areas of the holding company. Expenses related to share-based compensation increased by 15.4%, due to the expansion in 2026 of the number of employees eligible for the program. The increases observed in the other lines are mainly related to recurring expenses for consulting and executive training programs, aligned with strengthening governance and corporate management.

It is worth highlighting that Costs and Expenses as a percentage of Net Revenue remain stable, reinforcing the Company's financial discipline.

Costs and Expenses Progression (R$ millions) and % of Net Revenue

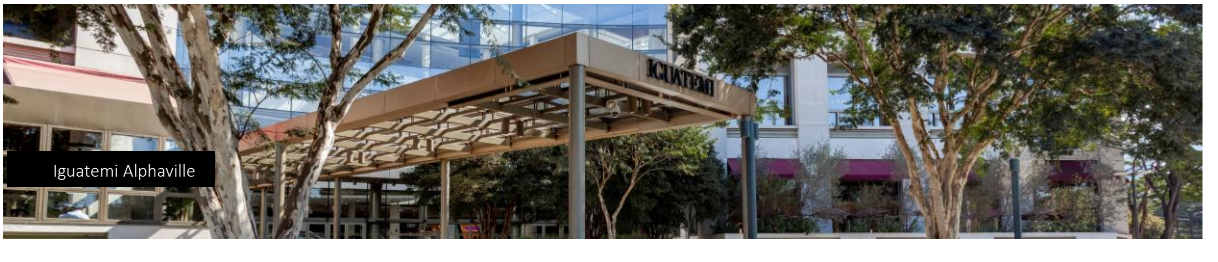


Expenses - Shopping Mall (BRL MM)	06M26	06M25	Change (%)
Personnel	-41.6	-40.8	1.9%
(-) Non-recurring	3.0	7.1	-57.7%
Adjusted Personnel	-38.6	-33.7	14.5%

Pre-operational expenses

Pre-operational expenses totaled R$ 1,704 in 2Q26, representing a 56.6% increase due to the progress of real estate expansion and development projects, including Casa Figueira and the expansions of the Iguatemi Brasília and Iguatemi São Paulo shopping malls.

Costs and expenses — Malls (R$ thousand)	2Q26	2Q25	Change %	06M26	06M25	Change %
Rental and Service Costs	-31,659	-38,257	-17.2%	-64,969	-72,780	-10.7%
Personnel	-9,374	-9,870	-5.0%	-18,237	-17,924	1.7%
Third-party services	-4,360	-4,769	-8.6%	-7,368	-8,445	-12.7%
Promotion Fund	-898	-1,230	-27.0%	-1,746	-2,026	-13.8%
Parking	-6,793	-11,503	-40.9%	-16,540	-22,864	-27.7%
Others	-10,233	-10,884	-6.0%	-21,077	-21,521	-2.1%
Administrative Expenses	-36,019	-32,359	11.3%	-72,972	-68,292	6.9%
Personnel	-19,879	-18,643	6.6%	-41,637	-40,872	1.9%
Share-based compensation	-4,556	-3,949	15.4%	-9,112	-7,898	15.4%
Third-party services	-6,833	-5,395	26.7%	-12,324	-10,491	17.5%
Others	-4,752	-4,373	8.7%	-9,899	-9,031	9.6%
Total	-67,679	-70,616	-4.2%	-137,941	-141,071	-2.2%



Iguatemi Alphaville

OTHER OPERATING REVENUES - MALLS

OTHER REVENUES AND EXPENSES FALL DUE TO THE CAPITAL GAIN IN 2Q25

Other Operating Revenues And Expenses totaled R$ 4.5 million in the quarter, representing a 96.9% reduction compared to 2Q25. The drop reflects a capital gain of R$ 139.1 million related to the sale of minority interests in shopping malls in the previous year. It is worth noting that on a year-to-date basis these effects are comparable.

In other lines, outlet fell 46.2% year-on-year, due to a mismatch in the commercial agenda compared to the previous year, while the Other line item registered a drop of 31.1%.

Other Operating Revenue (Expenses) - Malls (R$ thousand)	2Q26	2Q25	Change %	06M26	06M25	Change %
Real estate property development	0	0	0.0%	0	0	-
Outlet	2,619	4,866	-46.2%	4,072	7,319	-44.4%
Mall sales results	0	139,065	-100.0%	143,354	139,065	3.1%
Others	1,935	2,807	-31.1%	1,611	10,602	-84.8%
Total	**4,553**	**146,739**	**-96.9%**	**149,037**	**156,985**	**-5.1%**

RETAIL RESULT

PORTFOLIO MATURATION DRIVES REVENUE GROWTH AND MARGIN EXPANSION

In 2Q26, retail operations recorded a 25.8% growth in gross revenue compared to 2Q25, driven by recent openings, such as the arrival of Birkenstock at RIOSUL, and the reopening of the new Goyard store at JK Iguatemi. Even with a strong comparison base from 2Q25, with the openings of Birkenstock at Pátio Higienópolis, Comme des Garçons, and the reopening of Polo Ralph Lauren at Iguatemi São Paulo, same-store sales (SSS) growth reached 15% vs. 2Q25.

The costs of goods sold and operating expenses lagged behind revenue growth, increasing by 20.5% compared to the same period of the previous year. The operation showed efficiency gains, resulting in a positive EBITDA of R$ 8 million, with growth of 225.5% compared to 2Q25, and a margin increase of 10.2 p.p., ending at 16.5%. This result highlights the operational leverage of the business model as sales volume grows and the fixed structure is diluted.

The quarterly results reinforce I-Retail's execution capabilities, with recent openings contributing to the dilution of the fixed structure and the expansion of profitability. The combination of maturing brands and high-potential new openings sustains the segment's growth trajectory and proves Iguatemi's thesis of developing its own operations aligned with the premium audience of its ventures.

Retail Income Statement (I-Retail and Iguatemi 365)	2Q26	2Q25	Change %	06M26	06M25	Change %
Gross Revenue	**67,111**	**53,334**	**25.8%**	**123,800**	**88,939**	**39.2%**
Taxes and discounts	-18,026	-13,636	32.2%	-32,654	-23,240	40.5%
Net Revenue	**49,085**	**39,699**	**23.6%**	**91,146**	**65,699**	**38.7%**
Costs and Expenses	-41,320	-34,298	20.5%	-78,632	-60,815	29.3%
Other Revenues (Exp.) Operating	328	-2,915	-111.3%	379	-1,870	-120.3%
EBITDA	**8,093**	**2,486**	**225.5%**	**12,893**	**3,015**	**327.7%**
EBITDA Margin	16.5%	6.3%	10.2 p.p.	14.1%	4.6%	9.6 p.p.

(1) Without straight-line effect.

FINANCIAL RESULT

FINANCIAL RESULTS SHOW IMPROVEMENT EVEN IN AN ENVIRONMENT OF HIGH INTEREST RATES

Recurring Net Financial Result totaled R$ 84 million in 2Q26, showing a 32.8% improvement compared to 2Q25.

Financial Revenues increased 72.8% vs. 2Q25, driven by a 10.2% increase in income from financial investments and the positive variation in the Other Financial Revenues line item, which ended the quarter at R$ 14.6 million, benefiting from the appreciation of assets held in foreign currency as well as the updating of trade receivables associated with M&A transactions during the period.

Financial Expenses decreased by 9.5% compared to 2Q25 recurring, reflecting lower capital costs as well as a reduction in accounts payable associated with M&A transactions carried out in recent quarters.

Net Financial Result - Management (R$ thousand)	2Q26	2Q25	Change %	06M26	06M25	Change %
Financial Revenues	**61,555**	**35,615**	**72.8%**	**118,760**	**76,203**	**55.8%**
Income from investments	46,882	42,537	10.2%	101,935	88,595	15.1%
Result from SWAP operation		9,941	n/a		12,890	n/a
Others	14,673	-16,863	-187.0%	16,825	-25,282	-166.5%
Financial Expenses	**-146,051**	**-161,409**	**-9.5%**	**-304,006**	**-281,088**	**8.2%**
Interest expenses	-140,386	-144,600	-2.9%	-284,337	-261,429	8.8%
Others	-5,666	-16,809	-66.3%	-19,669	-19,659	0.0%
Total - Recurring	**-84,496**	**-125,795**	**-32.8%**	**-185,246**	**-204,885**	**-9.6%**
Non-recurring Financial Result (R$ thousand)	2Q26	2Q25	Change %	06M26	06M25	Change %
CRI Partners Interest		-14,876	n/a		-14,876	n/a
AVP sale of assets (CPC-12)		-34,862	n/a		-34,862	n/a
Total - Non-Recurring		**-49,738**	**n/a**		**-49,738**	**n/a**
Total	-84,496	-175,533	-51.9%	-185,246	-254,623	-27.2%

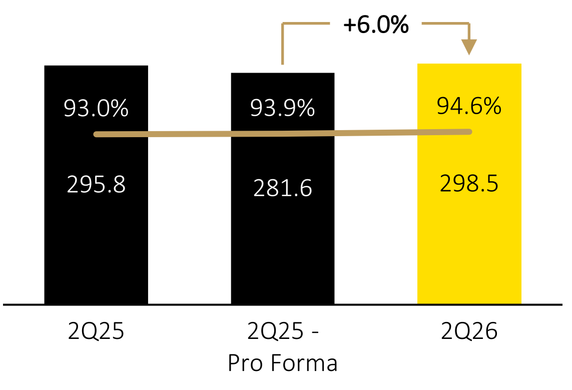

Casa Jereissati

INCOME TAX AND SOCIAL CONTRIBUTION (CURRENT AND DEFERRED)

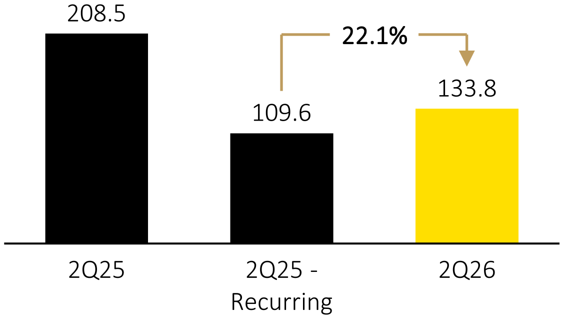
The effective income tax and social contribution rate ended 2Q26 at 20.8%, an **increase of 12.2 p.p.** compared to 2Q25, which had closed at 8.5%, due to the impact of the rate reduction from the sale of asset interest.

NOI, NET PROFIT, AND FFO

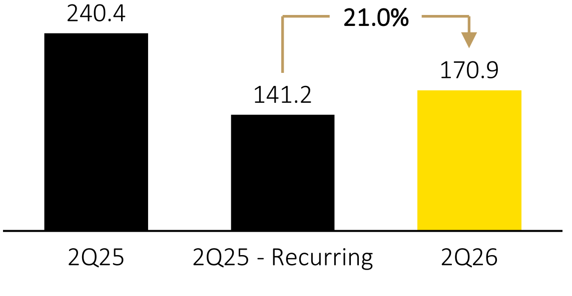
NOI Progress (R$ millions)



Adjusted Net Profit Progress[1] (R$ millions)



Adjusted FFO Progress[1] (BRL millions)



(1) Excluding the straight-line effect and the result of the SWAP of shares

INDEBTEDNESS

CRI ENROLLMENT OF R$ 535 MILLION AT 97% OF THE CDI RATE ENABLES LIABILITY MANAGEMENT

Iguatemi ended 2Q26 with leverage of 1.62x (Net Debt/Adjusted EBITDA), compared to 1.29x in 1Q26. The progress of Total Debt and Cash and Cash Equivalents in the quarter incorporates the **R$ 535 million enrollment** at the end of 2Q26 through CRI that registered demand of 1.2x the **offered volume, demonstrating the market's recognition of the Company's credit quality**. The transaction was issued at 97% of the CDI rate, taking advantage of a favorable market window.

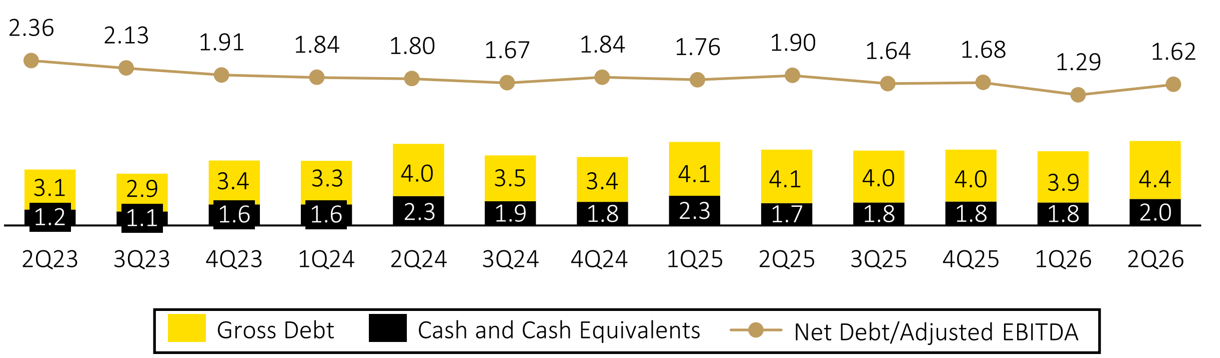
Cash and cash equivalents ended the quarter with a 13% increase. During the period, cash flow was impacted by dividend payments and disbursements related to the acquisitions of Pátio Higienópolis and Pátio Paulista, effects that were more than offset by the enrollment of CRI. Excluding capital gains from the sale of minority interests in 2Q25 and 1Q26, adjusted leverage would end the quarter at 1.81x.

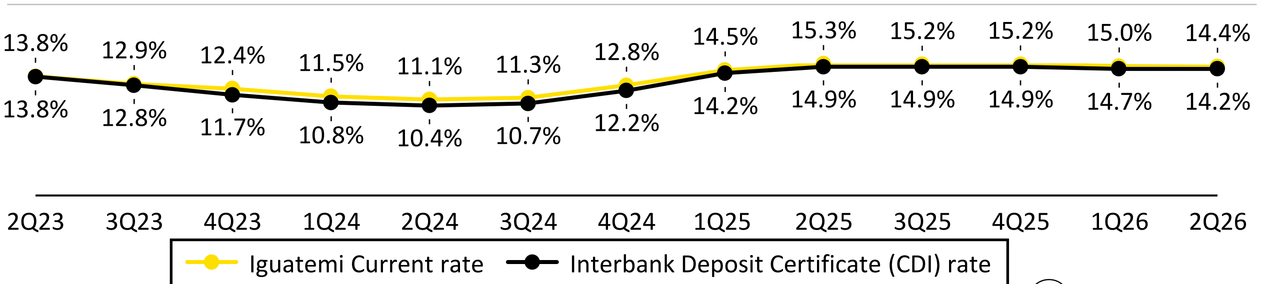
The enrollment is part of a liability management operation. In early July, the Company prepaid bonds with a cost of CDI rate + 1.63% and maturities in 2027 and 2028. With this substitution, the average cost of debt should decrease in the coming quarters to approximately 100.5% to 101.0% of the CDI rate, a more favorable level than that reported at the end of 2Q26 (101.9% of the CDI rate), and the average maturity will increase from the current 4.7 years to 4.9 years, combining a longer maturity profile and a reduction in financial expenses in the coming periods.

Consolidated Data (R$ thousand)	06/30/26	03/31/26	Change %
Total Debt	**4,436,282**	**3,941,725**	**12.5%**
Cash and Cash Equivalents	2,298,069	2,033,267	13.0%
Net Debt	2,138,213	1,908,458	12.0%
EBITDA (LTM)	1,292,761	1,437,961	-10.1%
Adjusted EBITDA (LTM)(1)	**1,322,778**	**1,477,612**	**-10.5%**
Net Debt/EBITDA	1.65x	1.33x	0.33x
Net Debt/Adjusted EBITDA (1)	1,81x without capital gain **1.62x**	1,60x without capital gain **1.29x**	**0.32x**
Cost of Debt (% CDI rate)	**101.9%**	**102.2%**	**-0.3 p.p.**
Debt Term (years)	**4.7**	**4.5**	**0.22**

(1) Excluding the straight-line effect and swap of shares.

Debt and leverage progress





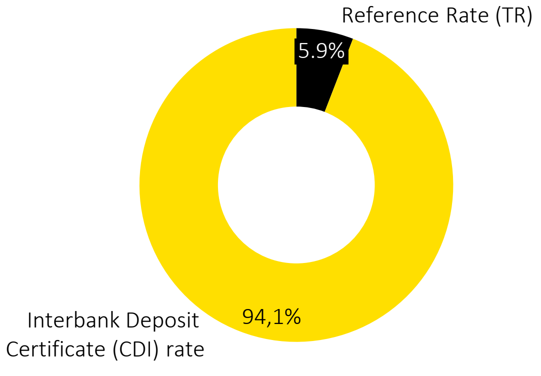
INDEBTEDNESS

THE COST OF DEBT REMAINS STABLE, EVEN IN AN ENVIRONMENT OF HIGH INTEREST RATES

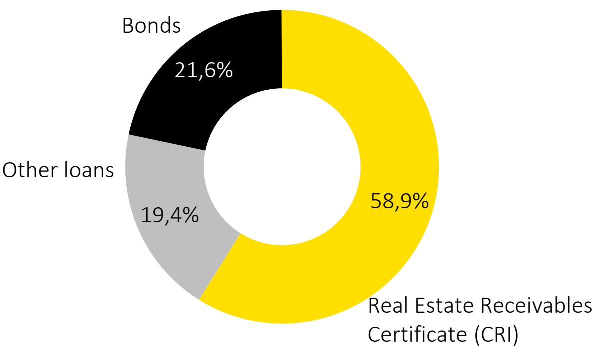
	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24	1Q25	2Q25	3Q25	4Q25	1Q26	2Q26
Debt Term (years)	4.7	4.7	4.6	4.3	4.7	5.5	5.3	5.1	4.9	4.8	4.7	4.5	4.7
Cost of Debt (% CDI rate)	101%	102%	106%	107%	107%	106%	105%	103%	102%	102%	102%	102%	102%

Total Debt by Index and Term (R$ thousand)	06/30/2026	%	03/31/2026	%
Reference Rate (TR)	261,003	5.9%	271,954	6.9%
Interbank Deposit Certificate (CDI) rate	4,175,279	94.1%	3,669,772	93.1%
Short term	498,422	11.2%	385,588	9.8%
Long Term	3,937,860	88.8%	3,556,137	90.2%

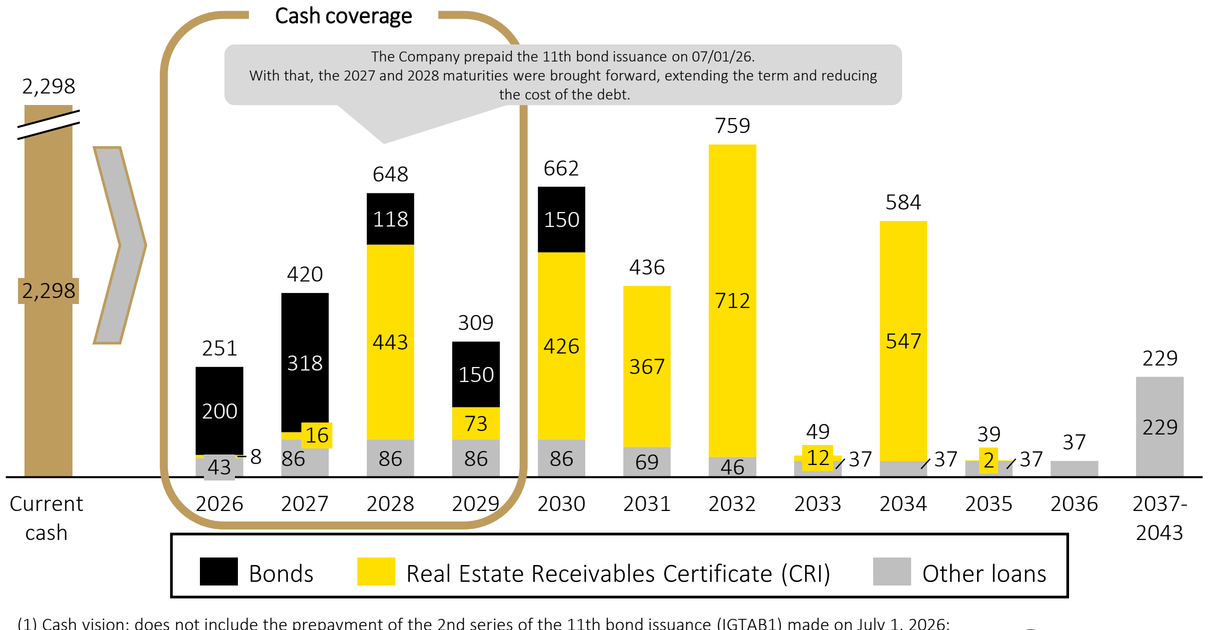
Debt profile by index



Debt profile by type[1]



Debt amortization schedule (1) - Annual (R$ millions)



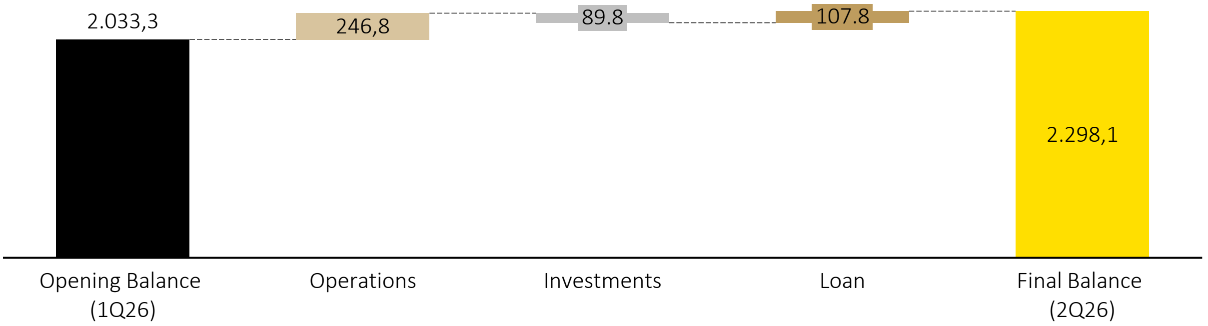
(1) Cash vision; does not include the prepayment of the 2nd series of the 11th bond issuance (IGTAB1) made on July 1, 2026;

CASH FLOW

Iguatemi's adjusted cash balance (considering the balance of Cash, Cash Equivalents, and Financial Investments) increased by R$ 264.8 million compared to the previous quarter (1Q26), ending at R$ 2,298 million.

The main variations were (R$ million):

- Net cash generated from operating activities(1) of R$ 246.8 million;
- Net cash from investing activities(2) negative by R$ 89.8 million;
- Net cash from financing activities(3) of positive R$ 107.8 million.



(1) Operating Cash adjusted to negative R$ 196.0 million relating to interest payments and net monetary variations.

(2) Investment Cash adjusted to negative R$ 196.8 million classified as "Financial Investments."

(3) Financing Cash adjusted to R$ 137.1 million in "Others."

INVESTMENTS

In 2Q26, Iguatemi invested R$ 132.3 million in total CAPEX. Considering M&As (Acquisitions and sales), the total net investment was R$ 186.6 million in the quarter.

CAPEX (R$ thousand)	2Q26	06M26
Maintenance	23,443	32,977
Real Estate Property Development	80,639	141,765
Others	28,206	51,702
Total(1)	**132,289**	**226,444**
Acquisitions	54,272	54,680
Divestments(2)	-	**-260,371**
Total Net Investment	**186,561**	**20,753**

Shopping Higienópolis Mall

(1) This does not include capitalization amounts, which totaled R$ 24.3 million on a year-to-date basis.

(2) The value takes into account the R$ 191.7 million received in XPML11 shares in March 2026, in addition to the R$ 68.7 million received in cash.

IGUATEMI PORTFOLIO

Portfolio	City	Total Average GCA (m^2)(1)	Average Total GLA (m^2)	Iguatemi Interest	Iguatemi GLA (m^2)	Occupancy rate
Iguatemi São Paulo	São Paulo	48,459	48,459	59.66%	28,911	98.1%
JK Iguatemi	São Paulo	34,083	34,083	100.00%	34,083	98.3%
Pátio Higienópolis	São Paulo	34,118	34,118	28.95%	9,877	98.3%
Pátio Paulista	São Paulo	38,135	38,135	14.45%	5,510	99.0%
Market Place	São Paulo	20,729	20,729	51.00%	10,572	93.5%
Iguatemi Alphaville	Barueri	30,961	30,961	51.00%	15,790	96.5%
Iguatemi Campinas	Campinas	77,499	73,330	70.00%	51,331	95.9%
Galleria	Campinas	32,161	32,161	51.00%	16,402	97.2%
Iguatemi Esplanada (2)	Sorocaba	64,109	64,109	61.01%	39,115	96.7%
Iguatemi Esplanada - proprietary area (3)	Sorocaba	6,556	3,678	100.00%	3,678	100.0%
Shopping Rio Sul Mall	Rio de Janeiro	51,812	51,812	16.63%	8,616	99.1%
Iguatemi Ribeirão Preto	Ribeirão Preto	43,382	43,382	65.00%	28,198	92.7%
Iguatemi Rio Preto	São José do Rio Preto	43,748	43,748	70.00%	30,624	91.3%
Southeast Subtotal		**525,752**	**518,705**	**54.50%**	**282,708**	**96.4%**
Iguatemi Porto Alegre (4)	Porto Alegre	68,823	68,823	42.58%	29,305	98.6%
Praia de Belas	Porto Alegre	46,168	46,168	50.55%	23,338	95.5%
South Subtotal		**114,991**	**114,991**	**45.78%**	**52,643**	**97.9%**
Iguatemi Brasília	Brasília	34,551	34,551	64.00%	22,113	98.2%
Federal District Subtotal		**34,551**	**34,551**	**64.00%**	**22,113**	**98.2%**
I Fashion Outlet Novo Hamburgo	Novo Hamburgo	20,054	20,054	51.00%	10,228	98.1%
I Fashion Outlet Santa Catarina	Tijucas	20,119	20,119	54.00%	10,865	96.8%
Power Center Iguatemi Campinas (5)	Campinas	27,534	27,534	77.00%	21,201	99.8%
Outlet and Power Center Subtotal		**67,708**	**67,708**	**62.46%**	**42,293**	**98.4%**
Shopping Malls Subtotal		**743,002**	**735,955**	**54.32%**	**399,757**	**96.9%**
Market Place Tower I	São Paulo	15,345	15,345	51.00%	7,826	100.0%
Market Place Tower II	São Paulo	13,389	13,389	51.00%	6,828	81.4%
Iguatemi Tower Porto Alegre (4)	Porto Alegre	10,276	10,276	42.58%	4,376	100.0%
Sky Galleria Tower	Campinas	14,500	14,500	52.00%	7,540	100.0%
Towers Subtotal		**53,510**	**53,510**	**49.65%**	**26,570**	**95.3%**
Total		**796,512**	**789,465**	**54.00%**	**426,327**	**96.8%**

1) Gross Commercial Area (GCA) includes, in some ventures, proprietary areas that do not belong to Iguatemi.
2) Considers the Iguatemi Esplanada complex, including Esplanada Shopping and Iguatemi Esplanada.
3) Area owned by Iguatemi on the Esplanada held through a subsidiary.
4) Considers the indirect interest of 6.58% held through Maiojama Participações.
5) Power Center located attached to Shopping Iguatemi Campinas.

CONSTRUCTION POTENTIAL

OUR EXTENSIVE LAND INVENTORY ALLOWS US TO CONTINUE WITH OUR DENSIFICATION STRATEGY AND POTENTIAL EXPANSIONS

In the medium/long term, Iguatemi will continue to use its construction potential of approximately 1,568 thousand square meters of private/real estate area to strengthen its existing properties.

As mentioned in the latest results reports, part of our strategy comes from densifying the areas surrounding our ventures. For this reason, we have been selling fractions of our land for the development of mixed-use projects (commercial, residential, mixed, and multifamily).

Enterprise	Land area (m²)	Potential Development m² (shopping mall and tower)	% Iguatemi
Iguatemi Campinas - Annex Land (1)	303,352	1,009,072	24.8%
Iguatemi Campinas	124,892	67,600	70.0%
Iguatemi Campinas - Power Center	59,400	181,635	77.0%
Iguatemi Porto Alegre	96,440	30,600	42.6%
Iguatemi Esplanada	240,782	188,355	41.3%
Galleria	92,309	43,500	51.0%
Iguatemi Brasília	80,967	5,292	64.0%
Iguatemi Rio Preto	108,112	41,500	70.0%
Total	**1,106,254**	**1,567,554**	**37.2%**
Built/commercialized GLA		**365,420**	
Percentage of expansion		**429.0%**	

(1) Exchange option + preference.
Note: Indicative landbank. Projects may be altered, changing the coefficients of use and usage of the construction potential.

Iguatemi Brasília

INVESTMENT PROPERTIES

THE ESTIMATED FAIR VALUE OF THE PROPERTIES IN OPERATION IS 78.8% ABOVE THE COMPANY'S ENTERPRISE VALUE.

The fair value of properties in operation and under development, already considering the interests acquired in the Pátio Paulista and Pátio Higienópolis shopping mallsand the sales of minority interests that took place in 1Q26, ended the first half of 2026 at R$16.8 billion, 78.8% above the Company's *Enterprise Value* in 2Q26.

The fair value of investment properties was estimated using the Discounted Cash Flow methodology. All calculations are based on the analysis of the physical qualifications of the properties under study and on various information gathered in the market, which are used to determine the fair value of the developments.

The following assumptions were used:

i. Actual discount rate of 9.2% p.a.;

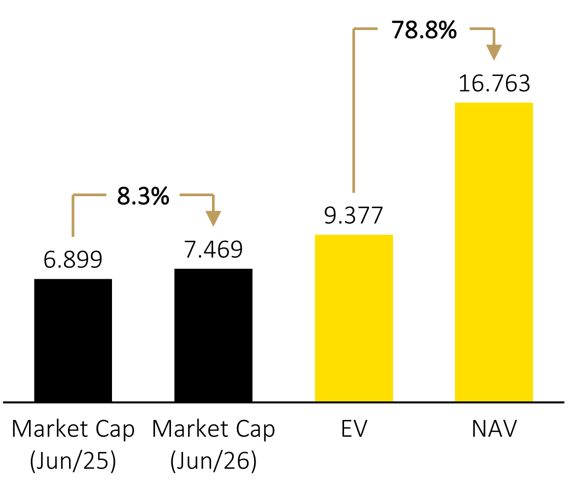
ii. Perpetuity real growth rate of 2.0% p.a.;

iii. No greenfield projects are included in the calculation.

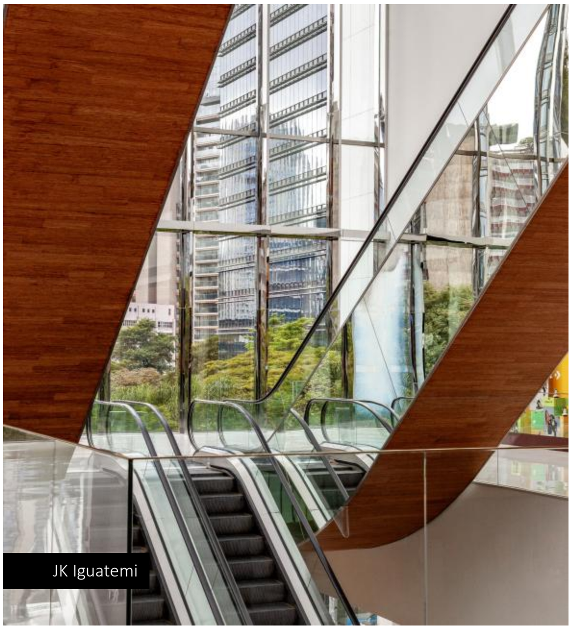
					Equivalent Unit					
	2017	2018	2019	2020	2021	2022	2023	2024	2025	6M26
Value at 100% (BRL million)	19,328	21,830	24,780	24,888	23,859	20,908	22,728	26,988	32,203	32,203
Iguatemi Interest (BRL million)	10,534	11,872	14,011	14,612	14,034	12,752	14,070	15,631	17,168	16,763
Total GLA (thousand m²)	746	757	710	711	709	723	727	753	753	751
Owned GLA (thousand m²)	455	459	453	471	469	489	490	481	481	450
Number of Shares (thousand)	176,612	176,612	176,612	176,612	264,109	300,585	300,585	300,585	296,728	296,728
Share price (BRL)	37.14	36.86	52.98	39.97	16.90	17.59	23.63	17.27	25.57	25.01
NAV per Share (BRL)	59.65	67.22	79.33	82.74	53.14	42.42	46.81	52.00	57.86	56.49

Base date: 06/30/2026

NAV and Company Market Cap (R$ millions)[1]



(1) Market Cap and EV base date: 06/30/2026;



JK Iguatemi

EVENTS

NEW INITIATIVES REINFORCE THE POSITIONING OF THE ASSETS AS CENTERS OF CULTURE, WELL-BEING, AND EXPERIENCES

CONTEMPORARY BRAZIL

Reinforcing its position as a promoter of culture and knowledge, Iguatemi launched the **Contemporary Brazil series, led by Professor Fernando Schüler and held at the new Teatro Iguatemi São Paulo Theater**. The initiative brings together experts to discuss topics relevant to the country's development.

In recent editions, **Professor HOC**, **Marcos Troyjo**, and **Luiz Felipe Pondé** discussed Brazil's position in the face of global economic, technological, and geopolitical changes, promoting reflection on the challenges and opportunities for the country's development.


Teatro Iguatemi Theater - Contemporary Brazil

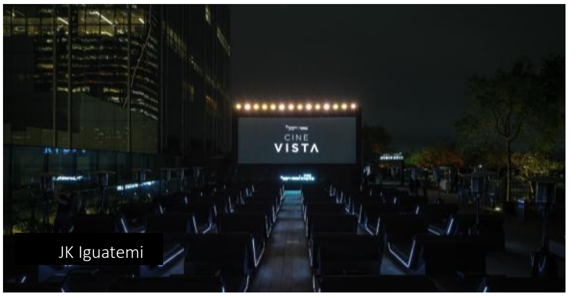
Following the success of Iguatemi Talks Fashion, **JK Iguatemi launched the 1st edition of Iguatemi Talks Wellness in June**, an initiative focused on the themes of well-being, longevity, and quality of life. The event brought together major national and international figures in a program of panels and immersive experiences.

With **20% participation from Iguatemi One customers**, the event featured **activations from partner brands**, such as **ALO Yoga**, and generated widespread media coverage, with the potential to reach over 2 million people.

JK Iguatemi

12th EDITION OF CINE VISTA - JK IGUATEMI

Reinforcing its role as one of the main cultural and entertainment hubs in the city of São Paulo, **JK Iguatemi held the 12th edition of Cine Vista between May and June**, a proprietary event already established in the city's cultural calendar. The event **featured 23 films and achieved 100% occupancy, bringing together more than 2,000 people**, 37.5% of whom were Iguatemi One customers, and was sponsored by Bradesco Principal.



JK Iguatemi

ARRAIÁ - SHOPPING RIOSUL MALL

Reinforcing its position as an important leisure and entertainment hub, **Shopping RIOSUL Mall held the second edition of its traditional *Arraiá* (Brazilian June Festival) on June 27 and 28, under the management of Iguatemi**. The event brought together more than 5,000 people in a program that combined musical attractions, children's activities, and food options, and was sponsored by Bradesco and iFood. In addition to strengthening relationships with customers and sponsors, **the initiative raised 1.4 tons of food for the Viva Rio NGO** and generated wide media visibility, with 12 articles published.


RIOSUL

PÁTIO GOURMET - PÁTIO HIGIENÓPOLIS

On **June 27 and 28**, Pátio Higienópolis hosted the **13th edition of Pátio Gourmet**, bringing together **15 restaurants from São Paulo** in an open-air experience focused on gastronomy, entertainment, and socializing. With an audience exceeding 8,000 people, the event featured sponsorship and activations from brands such as Bradesco Principal, American Express, and Gourmet iFood, in addition to musical performances and children's activities in partnership with Ri Happy.

ESG

IGUATEMI RELEASES ITS 4TH SUSTAINABILITY REPORT

Iguatemi has published its **4th Sustainability Report**, consolidating another cycle of an ESG agenda integrated into its business strategy. The document reflects a journey that **has evolved from laying the groundwork in 2021 to a stage of maturity**, translating into concrete progress in all three dimensions of the agenda.

Environmental | Decarbonization with method

The year 2025 marked the structuring of the decarbonization plan aligned with the SBTi (Science Based Targets initiative) methodology, guiding the reduction of Scope 1 and 2 emissions in the coming years. The results already reflect this trajectory: The Company operates with **100% renewable energy**, has achieved **94.3% waste reuse**, and maintains its **Gold Seal in the GHG Protocol** for the third consecutive year. Furthermore, the progress towards LEED certification of the portfolio continues as an active front in the sustainable construction strategy.


Casa Figueira Campinas - LEED Gold

Social | Diversity that reflects culture

In the people-focused agenda, the highlight was the representation of women at all levels of leadership: **56% of the Executive Committee**, **40% of the statutory executive board**, and **54% of leadership positions** are held by women. This result is in addition to a consistent investment in development, training and well-being, recognized by maintaining the Top Employer seal for the 5th consecutive year. Iguatemi also structured a new Private Social Investment strategy, which reached BRL 12 million in 2025, distributed among Cities, Citizenship, Education, and Culture.

Iguatemi Ribeirão Preto - Pink October

Governance | Maturity and transparency

In governance, the annual evaluation of the Board of Directors achieved a **94.3% approval rating** (+3 p.p. vs. 2024), reinforcing the soundness of internal practices. In the market, the Company renewed its presence in the **ISE B3 portfolio (75.83 points)**, and **maintained its B rating in the CDP**, in addition to advancing in the prototyping of adjustments to IFRS S1 and S2.

These advancements reinforce Iguatemi's commitment to generating long-term sustainable value, supported by responsible management of environmental, social, and governance aspects.


Offsite Leadership - 2025

CAPITAL MARKETS

Iguatemi is listed on the B3 stock exchange, with the ticker symbols IGTI11, IGTI3, and IGTI4, and is part of several indices, such as: GPTW, IBOV, ISE, IBRA, IBXX, ICO2, IDVR, IGCT, IGCX, IMOB, ITAG, SMLL, TEVA, FTSE Emerging Markets.

Our main shareholders and the Company's free float, as of 06/30/2026, are described in the table below:

Shareholding Structure (Iguatemi S.A.)	IGTI3 (Common)	IGTI4 (Preferred)	IGTI11 (Units)		Equivalent Unit	
	# Common shares	# Preferred shares	# Common shares	# Preferred shares	(theoretical)	% total
Controlling Shareholder	530,132,630	0	4,209,970	8,419,940	79,943,203	26.94%
Free Float	22,810,520	2,253,998	212,246,855	424,493,710	216,471,500	72.95%
Treasury	1,510,000	36,200	82,454	164,908	313,683	0.11%
Total	**554,453,150**	**2,290,198**	**216,539,279**	**433,078,558**	**296,728,385**	**100.0%**

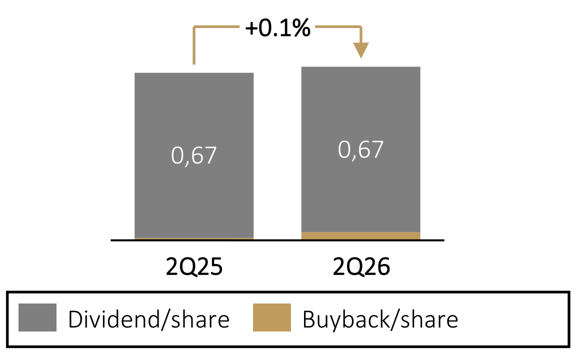
Iguatemi's Unit closed the 2Q26 trading at R$ 25.01. Currently, 14 market analysts have active coverage at Iguatemi.

IGTI11	
Final price (06/30/2026)	R$ 25.01
Highest price 2Q26	R$ 30.19
Lowest price 2Q26	R$ 23.30
Appreciation in 2Q26	-11.58%
Number of equivalent units	296,728,385
Market Cap (06/30/2026)	R$ 7,421,176,916
Average daily liquidity 2Q26	R$ 58,191,018

Source: Bloomberg. Base date: 06/30/2026

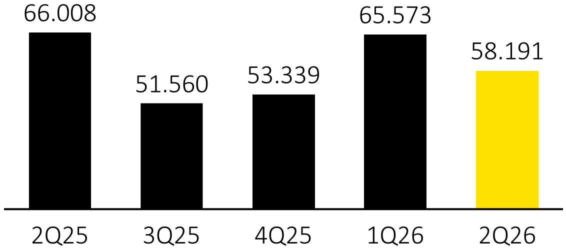
The return generated for shareholders closed 2Q26 with an increase of 3.5% compared to 2Q25.

Return generated to the shareholder (R$/share)*



*Dividends + Treasury shares buyback divided by equivalent Units in the period

Quarterly average daily volume (R$ thousand)



Source: Bloomberg. Base date: 06/30/2026


Shopping JK Iguatemi

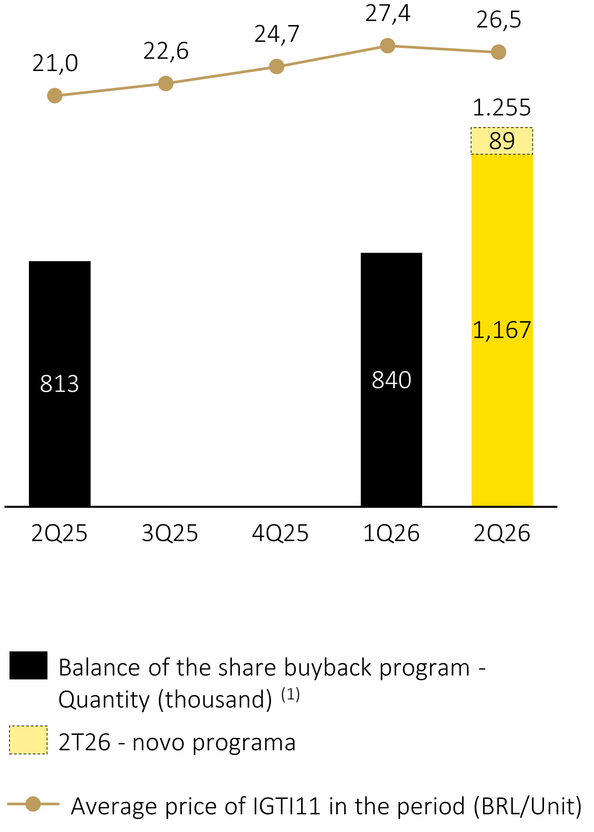
CAPITAL MARKETS

Following the conclusion of the previous program, in which the Company executed 26% of the approved volume, **Iguatemi approved, on June 9, 2026, a new share buyback program of R$ 60.3 million** (~2.5 million equivalent units).

The continuation of the program reflects the Company's discipline in capital allocation and its opportunistic approach to acquiring shares at attractive levels.

By the end of 2Q26, 72,286 equivalent units (IGTI11, IGTI3 and IGTI4) **had been acquired under the new program**, representing approximately 3% of the approved volume and an investment of R$ 1.7 million. Taking both programs into account, the total number of shares acquired in 2Q26 was 398,943 equivalent units.

Progress in the share buyback program and SWAP



(1)Equivalent units, considers buyback of IGTI11, IGTI3, and IGTI4.

INDEPENDENT AUDITING SERVICES — COMPLIANCE WITH CVM INSTRUCTION 381/2003

As of the first quarter of 2022, the Company and its subsidiaries began using the auditing services of Deloitte Touche Tohmatsu Limited. The Company's policy for contracting services not related to external auditing from our independent auditors is based on the principles that preserve the independent auditor's independence. These internationally accepted principles are: (a) the auditor must not audit their own work; (b) the auditor must not hold a management position in their customer; and (c) the auditor must not promote their customer's interests.

Note: Non-financial data, such as GLA, average sales, average rents, occupancy costs, average prices, average quotes, EBITDA and Pro-forma Cash Flow, have not been reviewed by our independent auditors.

The Company is bound by arbitration at the Market Arbitration Chamber, as per the arbitration clause contained in its Articles of Incorporation.

ABOUT IGUATEMI S.A.

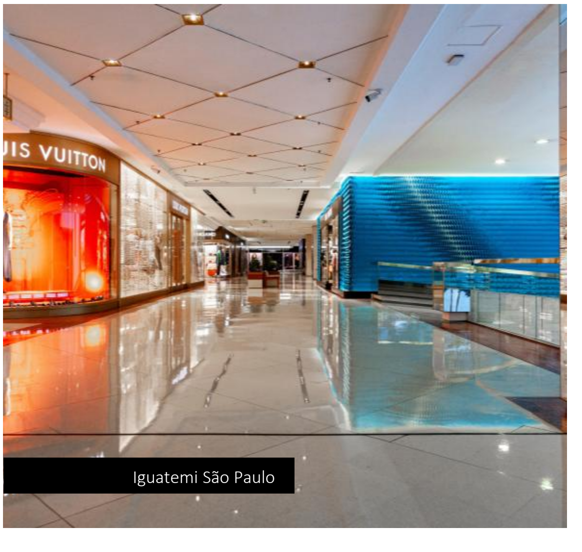
Iguatemi is one of the largest full-service companies in the Brazilian shopping mall industry. Its activities cover the whole range of the business, from conception, planning to development and management of regional shopping malls, premium e-commerce under the marketplace model, premium outlets and mixed-use real estate complexes with office and residential towers.

The Company was a pioneer in opening the country's first shopping center, Iguatemi São Paulo, which is celebrating 60 years in the market in 2026, and currently holds interest in 17 shopping malls, two premium outlets, a premium e-commerce marketplace, and four commercial towers.

The ventures together total 789.4 thousand square meters of average total GLA, with their owned GLA corresponding to 449.5 thousand square meters.

Iguatemi shares are traded on the B3 [IGTI11] and are part of the Ibovespa Index. Also, since January 2, 2024, the Company has been part of the B3 Corporate Sustainability Index ("ISE B3") portfolio, a national reference in corporate sustainability.

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



Iguatemi São Paulo

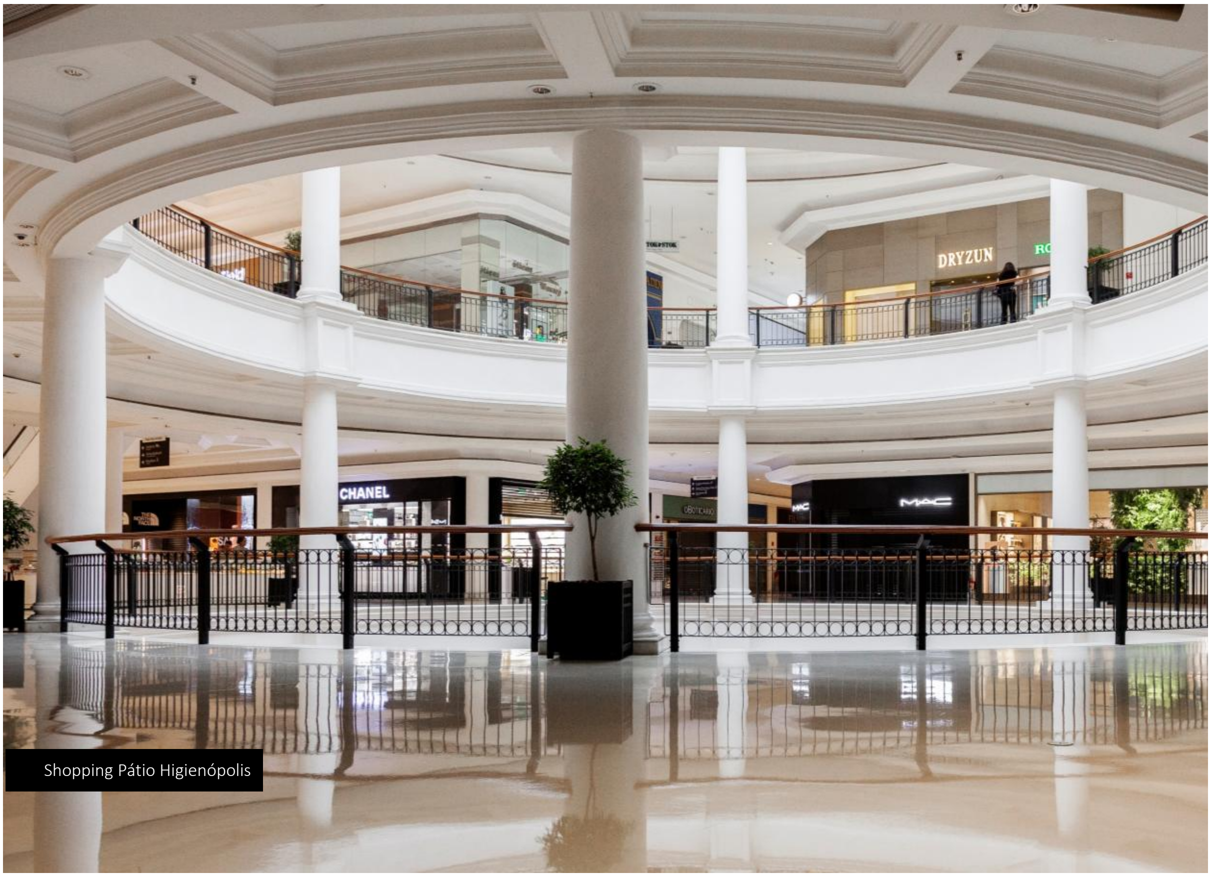
APPENDIX

As announced at the time, the results for 2Q25 began to reflect the full consolidation of the interests in the Pátio Higienópolis and Pátio Paulista assets—both by Iguatemi and its partner investors—, raising the basis for comparison for that quarter. Effective 06/30/2025, the partners' interests will no longer be included in the Company's result. The movements were duly communicated in the Market Announcements of April 15, August 5, and August 29, 2025. This effect is not isolated.

In the last year, the Company conducted a significant cycle of portfolio movements, combining strategic acquisitions, increased interest in dominant ventures, and recycling of assets with lower relative potential—in total, **8 assets had changes in interest**, as detailed in the table on the side.

To ensure comparability between 2Q25 and 2Q26, the Company recalculated 2Q25 on a pro forma basis, excluding the results of assets that experienced changes in interest during the period, as per the reconciliation in the next page.

% Iguatemi Portfolio	2Q26	2Q25	Var. p.p.
Pátio Paulista	14.5%	11.5%	+3.0
Market Place	51.0%	100.0%	-49.0
Market Place Towers	51.0%	100.0%	-49.0
Iguatemi Alphaville	51.0%	60.0%	-9.0
Galleria	51.0%	100.0%	-49.0
Iguatemi Ribeirão Preto	65.0%	89.0%	-23.9
Iguatemi Rio Preto	70.0%	88.0%	-18.0
Praia de Belas	50.6%	57.6%	-7.0



Shopping Pátio Higienópolis

APPENDIX

Adjusted Managerial Income Statement – Reconciliation of Recurring and pro forma	2Q26 excluding straight-line effect	2Q25 excluding straight-line effect	% partners and capital gain adjustment(1)	2Q25 Recurring	2Q26 vs 2Q25 Recurring	Pro Forma adjustment (2)	2Q25 pro forma	2Q26 vs 2Q25 pro forma
Minimum monthly rental	217,947	246,127	13,696	232,431	-6.2%	-24,489	207,942	4.8%
Percentage Rental	29,742	29,943	1,048	28,895	2.9%	-2,216	26,679	11.5%
Temporary lease	31,123	31,749	1,658	30,091	3.4%	-3,767	26,323	18.2%
Management fee	23,882	20,469	0	20,469	16.7%	0	20,469	16.7%
Parking	65,354	72,539	3,512	69,027	-5.3%	-10,893	58,134	12.4%
Others (Mall)	6,236	4,717	0	4,717	32.2%	-349	4,368	42.8%
Retail (Iguatemi 365 and I-Retail)	67,111	53,334	0	53,334	25.8%	0	53,334	25.8%
Gross Revenue	**441,394**	**458,878**	**19,915**	**438,964**	**0.6%**	**-41,715**	**397,249**	**11.1%**
Taxes and discounts	-45,374	-51,713	-1,758	-49,955	-9.2%	7,496	-42,459	6.9%
Net Revenue	**396,020**	**407,165**	**18,157**	**389,008**	**1.8%**	**-34,219**	**354,790**	**11.6%**
Costs	-72,979	-72,555	-1,671	-70,883	3.0%	8,347	-62,536	16.7%
Administrative expenses	-36,019	-32,359	-172	-32,187	11.9%	0	-32,187	11.9%
Pre-Operational Expenses	-1,704	-1,088	0	-1,088	56.6%	0	-1,088	56.6%
Other Revenues (Exp.) Operating	4,881	143,824	140,643	3,181	53.5%	-248	2,933	66.4%
Income using the equity equivalence	366	411	0	411	-10.9%	0	411	-10.9%
EBITDA	**290,565**	**445,398**	**156,956**	**288,442**	**0.7%**	**-26,120**	**262,322**	**10.8%**
Depreciation and amortization	-37,120	-31,921	-270	-31,651	17.3%	-	-	-
EBIT	**253,445**	**413,477**	**156,686**	**256,790**	**-1.3%**	**-**	**-**	**-**
Financial Revenues	61,555	25,674	0	25,674	139.8%	-	-	-
Result from SWAP operation	0	0	0	0	n/a	-	-	-
Financial Expenses	-146,051	-211,147	-49,738	-161,408	-9.5%	-	-	-
Income Tax & Social Contribution on Net Profit (CSLL)	-35,114	-19,465	-8,017	-11,448	206.7%	-	-	-
Minority interest	-31	-29	0	-29	5.2%	-	-	-
Net profit	**133,803**	**208,510**	**98,932**	**109,579**	**22.1%**	**-**	**-**	**-**
FFO	**170,923**	**240,431**	**99,202**	**141,230**	**21.0%**	**-**	**-**	**-**

Adjusted Managerial Income Statement – Reconciliation of Recurring and pro forma	6M26 excluding straight-line effect	6M25 excluding straight-line effect	% partners and capital gain adjustment(1)	6M25 Recurring	6M26 vs 6M25 Recurring	Pro Forma adjustment (2)	6M25 pro forma	6M26 vs 6M25 pro forma
Minimum monthly rental	438,436	456,611	13,696	442,915	-1.0%	-24,489	418,426	4.8%
Percentage Rental	49,447	45,537	1,048	44,489	11.1%	-2,216	42,273	17.0%
Temporary lease	56,689	55,658	1,658	54,000	5.0%	-3,767	50,232	12.9%
Management fee	46,796	39,688	0	39,688	17.9%	0	39,688	17.9%
Parking	128,735	132,591	3,512	129,079	-0.3%	-10,893	118,186	8.9%
Others (Mall)	12,246	11,295	0	11,295	8.4%	-349	10,945	11.9%
Retail (Iguatemi 365 and I-Retail)	123,800	88,939	0	88,939	39.2%	0	88,939	39.2%
Gross Revenue	**856,148**	**830,319**	**19,915**	**810,404**	**5.6%**	**-41,715**	**768,690**	**11.4%**
Taxes and discounts	-91,261	-93,179	-1,758	-91,422	-0.2%	7,496	-83,925	8.7%
Net Revenue	**764,887**	**737,140**	**18,157**	**718,983**	**6.4%**	**-34,219**	**684,764**	**11.7%**
Costs	-143,601	-133,595	-1,671	-131,923	8.9%	8,347	-123,576	16.2%
Administrative expenses	-72,972	-68,292	-172	-68,119	7.1%	0	-68,119	7.1%
Pre-Operational Expenses	-2,786	-1,543	0	-1,543	80.6%	0	-1,543	80.6%
Other Revenues (Exp.) Operating	6,062(3)	155,116	140,643	14,473	932.4%	-248	14,225	950.4%
Income using the equity equivalence	838	804	0	804	4.3%	0	804	4.3%
EBITDA	**552,429**	**689,630**	**156,956**	**532,674**	**30.6%**	**-26,120**	**506,554**	**37.4%**
Depreciation and amortization	-72,363	-56,542	-270	-56,272	28.6%	-	-	-
EBIT	**480,066**	**633,088**	**156,686**	**476,402**	**30.9%**	**-**	**-**	**-**
Financial Revenues	118,760	63,313	0	63,313	87.6%	-	-	-
Result from SWAP operation	0	0	0	0	n/a	-	-	-
Financial Expenses	-304,006	-330,826	-49,738	-281,087	8.2%	-	-	-
Income Tax & Social Contribution on Net Profit (CSLL)	-64,859	-43,168	-8,017	-35,151	84.5%	-	-	-
Minority interest	-54	-56	0	-56	-2.9%	-	-	-
Net profit	**229,907**	**322,352**	**98,932**	**223,421**	**67.1%**	**-**	**-**	**-**
FFO	**302,270**	**378,894**	**99,202**	**279,694**	**59.3%**	**-**	**-**	**-**

(1) Recurring view, excluding the interests held by partner investors in Pátio Higienópolis and Pátio Paulista, as well as the capital gains from the sale of Market Place and Galleria.

(2) Pro forma view excludes the results of assets whose ownership stakes changed between the two periods, in accordance with the comparability table.

(3) This line excludes capital gains for comparability purposes in the analysis.

APPENDIX

As announced at the time, the financial results for 2Q25 began to reflect the full consolidation of the interests in the Pátio Higienópolis and Pátio Paulista assets—both by Iguatemi and its partner investors—raising the basis for comparison. It is worth noting that partner interests ceased to be included in our results as of 06/30/2025. The movements were duly communicated through the Market Announcements of April 15, August 5, and August 29, 2025.

RECONCILIATION BETWEEN CONSOLIDATED FINANCIAL AND MANAGEMENT STATEMENTS.

The Company's managerial information, based on the statement of profit or loss for the consolidated year, was prepared to reflect the Company's interest in all Malls and Towers in its portfolio, including consolidating the indirect interest of 6.58% in Shopping Iguatemi Porto Alegre Mall and attached Tower (Iguatemi Business) as of January 1, 2020. In accordance with the accounting standards, this interest is recorded in the income using the Equity Equivalence in the statement of profit or loss for the period.

Furthermore, the Company presents adjusted management figures, which exclude the effects of discount straight-line effect and outlets, believing that this view reflects the best possible understanding of the financial results for the period. Finally, for a better understanding of the shopping mall business results, the shopping mall and retail results have been separated between pages 16 and 18.

CONSOLIDATED FINANCIAL STATEMENTS FOR THE SECOND QUARTER OF 2026

MANAGERIAL CONSOLIDATED STATEMENT OF INCOME FOR THE FISCAL YEAR

Management Income Statement	2Q26	2Q25	Change %	06M26	06M25	Change %
Gross Revenue	**441,394**	**458,878**	**-3.8%**	**856,148**	**830,319**	**3.1%**
Deductions, taxes, and contributions	-48,012	-61,160	-21.5%	-101,738	-117,177	-13.2%
Net Revenue	**393,382**	**397,718**	**-1.1%**	**754,410**	**713,143**	**5.8%**
Cost of Goods and/or Services Sold	-95,119	-94,871	0.3%	-170,613	-152,249	12.1%
Gross Result	**298,263**	**302,847**	**-1.5%**	**583,797**	**560,894**	**4.1%**
Operating Revenues/Expenses	-43,146	102,668	-142.0%	38,801	53,076	-26.9%
General & Administrative Expenses	-52,704	-43,052	22.4%	-121,109	-107,722	12.4%
Other Operating Revenues and Expenses	9,192	145,310	-93.7%	159,071	159,995	-0.6%
Equity Equivalence	366	411	-10.9%	838	804	4.3%
Result Before Financ. Income and Taxes	**255,117**	**405,515**	**-37.1%**	**622,598**	**613,970**	**1.4%**
Financial Result	-84,496	-175,533	-51.9%	-185,246	-254,623	-27.2%
Financial Revenues	61,555	25,674	139.8%	118,760	76,203	55.8%
Financial Expenses	-146,051	-201,207	-27.4%	-304,006	-330,826	-8.1%
Result Before Income Taxes	**170,621**	**229,982**	**-25.8%**	**437,352**	**359,347**	**21.7%**
Income Tax and Social Contribution on Profit	-35,533	-20,854	70.4%	-64,653	-42,771	51.2%
Profit/Loss for the Period	**135,088**	**209,128**	**-35.4%**	**372,698**	**316,577**	**17.7%**
Attributable to Member of the Controlling Shareholder	135,058	209,099	-35.4%	372,644	316,521	17.7%
Attributable to Non-Controlling Members	31	29	5.5%	54	56	-2.8%

APPENDIX

As announced at the time, the financial results for 2Q25 began to reflect the full consolidation of the interests in the Pátio Higienópolis and Pátio Paulista assets—both by Iguatemi and its partner investors—raising the basis for comparison. It is worth noting that partner interests ceased to be included in our results as of 06/30/2025. The movements were duly communicated through the Market Announcements of April 15, August 5, and August 29, 2025.

CONSOLIDATED FINANCIAL AND RECONCILIATION STATEMENT OF INCOME FOR THE FISCAL YEAR

Financial Income Statement (BRL thousand)	2Q26	2Q25	Change %	06M26	06M25	Change %
Gross Revenue	**437,182**	**454,829**	**-3.9%**	**848,117**	**822,670**	**3.1%**
Deductions, taxes, and contributions	-47,927	-60,847	-21.2%	-101,441	-116,570	-13.0%
Net Revenue	**389,255**	**393,982**	**-1.2%**	**746,676**	**706,100**	**5.7%**
Cost of Goods and/or Services Sold	-100,268	-93,975	6.7%	-197,092	-168,418	17.0%
Gross Result	**288,987**	**300,007**	**-3.7%**	**549,584**	**537,682**	**2.2%**
Operating Revenues/Expenses	-39,580	101,115	-139.1%	62,076	68,055	-8.8%
General & Administrative Expenses	-47,404	-43,808	8.2%	-94,318	-91,074	3.6%
Other Operating Revenues and Expenses	9,113	145,170	-93.7%	158,898	159,851	-0.6%
Other Operating Revenues	9,931	412,593	-97.6%	356,862	428,213	-16.7%
Other Operating Expenses	-818	-267,423	-99.7%	-197,964	-268,362	-26.2%
Equity Equivalence	-1,289	-247	421.9%	-2,504	-722	246.8%
Result Before Financ. Income and Taxes	**249,407**	**401,122**	**-37.8%**	**611,660**	**605,737**	**1.0%**
Financial Result	-79,371	-171,503	-53.7%	-175,344	-246,950	-29.0%
Financial Revenues	77,967	47,976	62.5%	149,939	110,619	35.5%
Financial Expenses	-157,338	-219,479	-28.3%	-325,283	-357,569	-9.0%
Result Before Income Taxes	**170,036**	**229,619**	**-25.9%**	**436,316**	**358,787**	**21.6%**
Income Tax and Social Contribution on Profit	-34,951	-20,496	70.5%	-63,623	-42,203	50.8%
Profit/Loss for the Period	**135,085**	**209,123**	**-35.4%**	**372,693**	**316,584**	**17.7%**

STATEMENT OF INCOME FOR THE FISCAL YEAR — MANAGERIAL X FINANCIAL RECONCILIATION

Income Statement – Reconciliation between the financial statement and the management statement (BRL thousand)	Financial 2Q26	Adjustments	Management 2Q26	Financial 06M26	Adjustments	Management 06M26
Gross Revenue	**437,182**	**4,212**	**441,394**	**848,117**	**8,031**	**856,148**
Deductions, taxes, and contributions	-47,927	-85	-48,012	-101,441	-297	-101,738
Net Revenue	**389,255**	**4,127**	**393,382**	**746,676**	**7,734**	**754,410**
Cost of Goods and/or Services Sold	-100,268	5,149	-95,119	-197,092	26,479	-170,613
Gross Result	**288,987**	**9,276**	**298,263**	**549,584**	**34,213**	**583,797**
Operating Revenues/Expenses	-39,580	-3,566	-43,146	62,076	-23,275	38,801
General & Administrative Expenses	-47,404	-5,300	-52,704	-94,318	-26,791	-121,109
Other Operating Revenues and Expenses	9,113	79	9,192	158,898	173	159,071
Equity Equivalence	-1,289	1,655	366	-2,504	3,342	838
Result Before Financ. Income and Taxes	**249,407**	**5,710**	**255,117**	**611,660**	**10,938**	**622,598**
Financial Result	-79,371	-5,125	-84,496	-175,344	-9,902	-185,246
Financial Revenues	77,967	-16,412	61,555	149,939	-31,179	118,760
Financial Expenses	-157,338	11,287	-146,051	-325,283	21,277	-304,006
Result Before Income Taxes	**170,036**	**585**	**170,621**	**436,316**	**1,036**	**437,352**
Income Tax and Social Contribution on Profit	-34,951	-582	-35,533	-63,623	-1,030	-64,653
Profit/Loss for the Period	**135,085**	**3**	**135,088**	**372,693**	**5**	**372,698**
Attributable to Member of the Controlling Shareholder	135,054	4	135,058	372,639	5	372,644
Attributable to Non-Controlling Members	31	0	31	54	0	54

APPENDIX

STATEMENT OF INCOME FOR THE FISCAL YEAR – RECONCILIATION OF MANAGEMENT EBITDA VS. FINANCIAL EBITDA

Income Statement - Reconciliation between the financial statement and the management statement	Financial 2Q26	Adjustments [1]	Management 2Q26	Financial 2Q25	Adjustments	Management 2Q25
Gross Revenue	**437,182**	**4,212**	**441,394**	**454,829**	**4,049**	**458,878**
Taxes and discounts	-47,927	-85	-48,012	-60,847	-313	-61,160
Net Revenue	**389,255**	**4,127**	**393,382**	**393,982**	**3,736**	**397,718**
Costs	-73,097	118	-72,979	-72,428	-127	-72,555
Administrative expenses	-35,749	-271	-36,019	-32,344	-15	-32,359
Pre-Operational Expenses	-1,704	0	-1,704	-1,088	0	-1,088
Other Revenues (Exp.) Operating	9,113	79	9,192	145,170	140	145,310
Income using the equity equivalence	-1,289	1,655	366	-247	658	411
EBITDA	**286,529**	**5,708**	**292,237**	**433,045**	**4,391**	**437,436**
Depreciation and amortization	-37,122	2	-37,120	-31,923	2	-31,921
EBIT	**249,407**	**5,710**	**255,117**	**401,122**	**4,393**	**405,515**
Financial Revenues	77,967	-16,412	61,555	47,976	-22,302	25,674
Financial Expenses	-157,338	11,287	-146,051	-219,479	8,332	-211,147
Income Tax & Social Contribution on Net Profit (CSLL)	-34,951	-582	-35,533	-20,496	-358	-20,854
Minority interest	-31	0	-31	-29	0	-29
Net profit	**135,054**	**4**	**135,058**	**209,094**	**5**	**209,099**

STATEMENT OF INCOME FOR THE FISCAL YEAR – RECONCILIATION OF ADJUSTED AND SEGMENT-BASED EBITDA

Income Statement - Reconciliation between the financial statement and the management statement	Financial 2Q26	Adjustments [1]	Management 2Q26	Financial 2Q25	Adjustments [1]	Management 2Q25
Net profit	**135,085**	**3**	**135,088**	**209,123**	**5**	**209,128**
(+) Income tax / Social contribution	34,951	582	35,533	20,496	358	20,854
(+) Net Financial Expenses	79,371	5,125	84,496	171,503	4,030	175,533
EBIT (*LAJIR*)	**249,407**	**5,710**	**255,117**	**401,122**	**4,393**	**405,515**
(+) Depreciation and Amortization	37,122	-2	37,120	31,923	-2	31,921
EBITDA	**286,529**	**5,708**	**292,237**	**433,045**	**4,391**	**437,436**
(+) Straight-line effect [2]	-1,672	0	-1,672	7,961	0	7,961
Adjusted EBITDA	**284,857**	**5,708**	**290,565**	**441,006**	**4,391**	**445,398**
Adjusted EBITDA - Shopping Malls	**276,763**	**5,708**	**282,471**	**438,520**	**4,391**	**442,912**
Adjusted EBITDA - Retail	**8,093**	**0**	**8,093**	**2,486**	**0**	**2,486**

(1) Indirect participation in Shopping Iguatemi Porto Alegre Mall and attached tower (Iguatemi Business).

APPENDIX

STATEMENT OF INCOME FOR THE FISCAL YEAR – RECONCILIATION OF MANAGEMENT EBITDA VS. FINANCIAL EBITDA

Income Statement - Reconciliation between the financial statement and the management statement	Financial 06M26	Adjustments [1]	Management 06M26	Financial 06M25	Adjustments [1]	Management 06M25
Gross Revenue	**848,117**	**8,031**	**856,148**	**822,670**	**7,649**	**830,319**
Taxes and discounts	-101,441	-297	-101,738	-116,570	-607	-117,177
Net Revenue	**746,676**	**7,734**	**754,410**	**706,100**	**7,043**	**713,143**
Costs	-144,038	437	-143,601	-133,262	-333	-133,595
Administrative expenses	-72,222	-750	-72,972	-68,144	-147	-68,291
Pre-Operational Expenses	-2,786	0	-2,786	-1,543	0	-1,543
Other Revenues (Exp.) Operating	158,898	173	159,071	159,851	144	159,995
Income using the equity equivalence	-2,504	3,342	838	-722	1,526	804
EBITDA	**684,024**	**10,937**	**694,961**	**662,280**	**8,233**	**670,513**
Depreciation and amortization	-72,364	1	-72,363	-56,543	1	-56,542
EBIT	**611,660**	**10,938**	**622,598**	**605,737**	**8,234**	**613,971**
Financial Revenues	149,939	-31,179	118,760	110,619	-47,306	63,313
Financial Expenses	-325,283	21,277	-304,006	-357,569	26,743	-330,826
Income Tax & Social Contribution on Net Profit (CSLL)	-63,623	-1,030	-64,653	-42,203	-568	-42,771
Minority interest	-54	0	-54	-56	0	-56
Net profit	**372,639**	**5**	**372,644**	**316,528**	**6**	**316,522**

STATEMENT OF INCOME FOR THE FISCAL YEAR – RECONCILIATION OF ADJUSTED AND SEGMENT-BASED EBITDA

Income Statement - Reconciliation between the financial statement and the management statement	Financial 06M26	Adjustments [1]	Management 06M26	Financial 06M25	Adjustments [1]	Management 06M25
Net profit	**372,693**	**6**	**372,699**	**316,584**	**-7**	**316,577**
(+) Income tax / Social contribution	63,623	1,030	64,653	42,203	568	42,771
(+) Net Financial Expenses	175,344	9,902	185,246	246,950	7,673	254,623
EBIT (*LAJIR*)	**611,660**	**10,938**	**622,598**	**605,737**	**8,234**	**613,971**
(+) Depreciation and Amortization	72,364	-1	72,363	56,543	-1	56,542
EBITDA	**684,024**	**10,937**	**694,961**	**662,280**	**8,233**	**670,513**
(+) Straight-line effect [2]	822	0	822	19,118	0	19,118
Adjusted EBITDA	**684,846**	**10,937**	**695,783**	**681,398**	**8,233**	**689,631**
Adjusted EBITDA - Shopping Malls	**671,953**	10,937	**682,890**	**678,383**	8,233	**686,616**
Adjusted EBITDA - Retail	**12,893**	0	**12,893**	**3,015**	0	**3,015**

(1) Indirect participation in Shopping Iguatemi Porto Alegre Mall and attached tower (Iguatemi Business).

APPENDIX

FINANCIAL CONSOLIDATED BALANCE SHEET

Assets (BRL thousand)	06/30/2026	03/31/2026	Change %
Current assets	**2,869,551**	**2,561,984**	**12.0%**
Cash and Cash Equivalents	2,298,069	2,033,267	13.0%
Trade receivables	441,674	435,503	1.4%
Inventories	46,551	40,782	14.1%
Recoverable taxes	56,084	20,903	168.3%
Prepaid Expenses	16,871	22,053	-23.5%
Other current assets	10,302	9,476	8.7%
Non-current assets	**7,196,483**	**7,115,192**	**1.1%**
Long-term assets	477,516	581,845	-17.9%
Financial investments	0	0	n/a
Trade receivables	330,916	413,622	-20.0%
Deferred taxes	17,864	36,906	-51.6%
Credits with Related Parties	8,894	12,693	-29.9%
Other non-current assets	119,842	118,624	1.0%
Investments	6,548,319	6,374,799	2.7%
Equity interests	270,574	269,432	0.4%
Investment Properties	6,277,745	6,105,367	2.8%
Property, plant, and equipment	73,392	59,111	24.2%
Intangible assets	97,256	99,437	-2.2%
Total Assets	**10,066,034**	**9,677,176**	**4.0%**

Liabilities (BRL thousand)	06/30/2026	03/31/2026	Change %
Current Liabilities	**1,049,718**	**907,354**	**15.7%**
Social and labor obligations	36,719	28,703	27.9%
Suppliers	45,090	54,520	-17.3%
Tax obligations	36,526	55,454	-34.1%
Loans and financing	153,786	175,972	-12.6%
Bonds	344,688	209,616	64.4%
Other Obligations	405,194	355.502	14.0%
Profits and revenues to be appropriated	27,715	27,587	0.5%
Non-current liabilities	**4,078,960**	**3,899,886**	**4.6%**
Loans and financing	3,322,504	2,822,746	17.7%
Bonds	615,688	733,392	-16.0%
Liabilities owed to related parties	0	0	n/a
Others	43,571	246,243	-82.3%
Deferred taxes	15,341	11,289	35.9%
Provisions	33,049	33,152	-0.3%
Profits and revenues to be appropriated	48,807	53,064	-8.0%
Net worth	**4,937,356**	**4,869,936**	**1.4%**
Paid-In Share Capital	1,759,393	1,759,393	0.0%
Capital reserves	1,328,714	1,334,681	-0.4%
Profit Reserves	1,476,392	1,538,061	-4.0%
Accumulated Profit/Loss	372,639	237,585	56.8%
Non-Controlling Shareholders' Interest	218	216	0.9%
Total Liabilities	**10,066,034**	**9,677,176**	**4.0%**

APPENDIX

CASH FLOW STATEMENT

Consolidated (BRL thousand)	06/30/2026	03/31/2026
Net Cash - Operating Activities	**50,771**	**166,791**
Cash from operations	288,179	189,972
Net profit for the year	135,085	237,608
Depreciation and amortization	37,122	35,242
Gain or Loss on disposal of Permanent Assets	55	-188.762
Income using the equity equivalence	1,289	1,215
Monetary variations, net	75,987	78,474
Provisions for tax, labor, and civil risks	-103	15,352
Deferred income tax and social contribution	13,671	-9,316
Provision for share-based payments	4,555	4,556
Provision for bonus program	12,977	3,434
Provision for doubtful accounts	2,775	6,472
Loss (gain) in interest	0	0
Deferred Revenues	0	0
Amortization of enrollment costs	2,460	2,461
Non-Controlling Shareholders' Interest	0	0
Provision for inventory devaluation	0	0
Straight-line effect of COVID-19 discounts	2,306	3,236
Changes in assets and liabilities	-64,397	144,491
Others	-173,011	-167,672
Net Cash - Investing Activities	**-286,573**	**-92,634**
Financial investments	-196,755	-53,421
Acquisitions of non-current assets	-198,551	-106,933
Sale of Fixed Assets	111,606	68,700
Others	-2,873	-980
Net Cash - Financing Activities	**244,987**	**-100,375**
Amortization of financings	-40,228	-25,034
Dividends Paid	-49,935	-49,935
Loan enrollment	535,000	0
Proceeds from Bond Issuance	0	0
Proceeds from Share Issuance	0	0
Others	-199,850	-25,406
Increase (Decrease) in Cash and Cash Equivalents	**9,185**	**-26.218**
Initial balance of Cash and Cash Equivalents	9,795	36,013
Closing balance of Cash and Cash Equivalents	18,980	9,795

1- In 4Q25, a reclassification was carried out to better present the net investment for the period. Therefore, sales of interest to Funcef and RBR were included in the Non-Current Asset Acquisitions line item, providing greater clarity in the financial statements from an annual perspective.

APPENDIX

ADJUSTED CASH FLOW STATEMENT

Consolidated (adjusted)	06/30/2026	03/31/2026
Net Cash - Operating Activities	**246,774**	**366,094**
Cash from operations	347,041	250,511
Net profit for the year	135,085	237,608
Depreciation and amortization	37,122	35,242
Gain or Loss on disposal of Permanent Assets	55	-188.762
Income using the equity equivalence	1,289	1,215
Monetary variations, net	134,849	139,013
Provisions for tax, labor, and civil risks	-103	15,352
Deferred income tax and social contribution	13,671	-9,316
Provision for share-based payments	4,555	4,556
Provision for bonus program	12,977	3,434
Provision for doubtful accounts	2,775	6,472
Loss (gain) in interest	0	0
Adjustment to fair value	0	0
Amortization of enrollment costs	2,460	2,461
Non-Controlling Shareholders' Interest	0	0
Provision for inventory devaluation	0	0
Straight-line effect of COVID-19 discounts	2,306	3,236
Changes in assets and liabilities	-64,397	144,491
Others	-35,870	-28.908
Net Cash - Investing Activities	**-89,818**	**152,458**
Financial investments	0	191,671
Acquisitions of non-current assets	-198,551	-106,933
Sale of Fixed Assets	111,606	68,700
Others	-2,873	-980
Net Cash - Financing Activities	**107,846**	**-239,139**
Amortization of financings	-40,228	-25,034
Dividends Paid	-49,935	-49,935
Loan enrollment	535,000	0
Proceeds from Bond Issuance	0	0
Proceeds from Share Issuance	0	0
Payment of interest	-137,141	-138,764
Others	-199,850	-25,406
Increase (Decrease) in Cash and Cash Equivalents	**264,802**	**279,413**
Initial Balance of Cash, Cash Equivalents, and Financial Investments	2,033,267	1,753,854
Closing Balance of Cash, Cash Equivalents, and Financial Investments	2,298,069	2,033,267

Operating Cash adjusted to negative BRL 196.0 million relating to interest payments and net monetary variations.

Investment Cash adjusted to negative BRL 196.8 million classified as "Financial Investments."

Financing Cash adjusted to BRL 137.1 million in "Others."

GLOSSARY

GLA: Gross Leasable Area.

Own GLA: Total GLA x Iguatemi's interest in each Mall.

Average Owned GLA: Arithmetic mean of the owned GLA for each period. To avoid distortions, in the months in which acquisitions took place, we weighted the average over the number of current days that each acquisition contributed revenue to the Company.

Total GLA: GLA which corresponds to the sum of all areas available for lease, except for kiosks, in the Malls in which Iguatemi holds an interest.

Average Total GLA: Arithmetic mean of total GLA in a period.

Rental per m²: Minimum rental, overage, and temporary lease divided by total GLA.

Capex: Amounts allocated for improvements to ventures, real estate development, development of new shopping malls, expansions, IT projects, and equipment, and other investments.

Occupancy cost as a percentage of sales: Total rental (minimum + overage) + condominium costs + promotional fund divided by total sales. Reported in the "cash" vision.

EBITDA: Non-accounting measurement prepared by Iguatemi's management, calculated in accordance with the provisions of CVM Circular Letter No. 156/2022, consisting of operating profit plus net financial result and depreciation and amortization.

FFO: Net profit + Depreciation and Amortization.

NOI Margin: NOI of the ventures over Net Revenue of discounts of the venture

NAV (Net Asset Value): Fair value of the Company's investment portfolio.

NOI: Net operating income from ventures consolidated in the Iguatemi interest.

Occupancy rate: Total leased and occupied GLA divided by Total GLA.

Total Shopping Malls: Number of malls in which Iguatemi holds an interest.

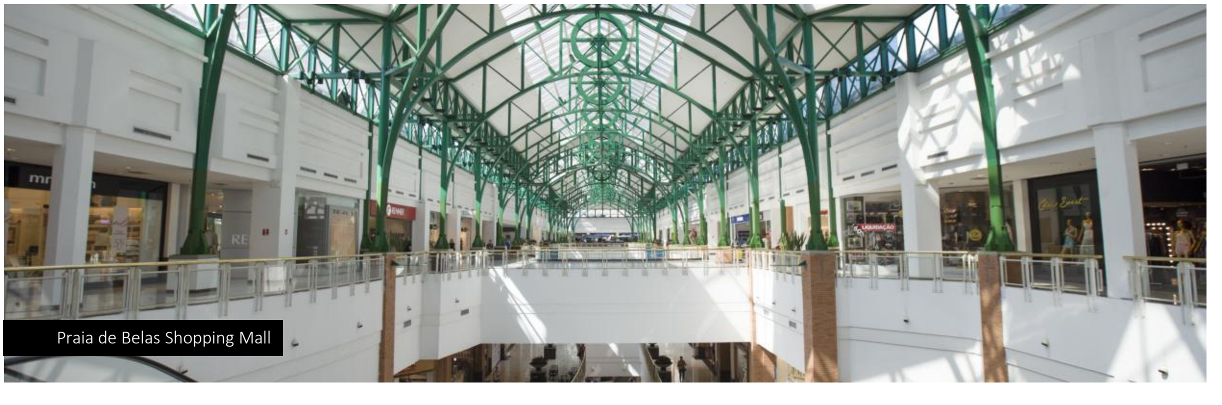
Total Sales: Total sales reported by stores in each of the malls in which Iguatemi holds an interest.

Total Sales per m²: Total sales divided by total malls GLA.

Shopping Mall View: Management numbers include only malls, therefore excluding towers, Outlets, and Power Center Iguatemi Campinas.

Retail Vision: Management numbers include Iguatemi 365 and i-Retail operations.

Pro forma vision: A management presentation that adjusts the comparative periods to reflect the Company's current portfolio composition, allowing for a more comparable analysis of operational performance.



Praia de Belas Shopping Mall