

# NOTICE TO MARKET



## IGUATEMI ANNOUNCES SALE OF FRACTION OF MARKET PLACE LAND FOR MULTIFAMILY PROJECT

**São Paulo, December 19, 2024** – Iguatemi S.A. ("Iguatemi" or the "Company") [B3: IGTI11], one of the largest full-service companies in the shopping mall sector in Brazil, announces to its shareholders and the market in general the sale of a fraction of the Shopping Market Place land for JFL Living, with the aim of developing a residential tower for income (multifamily).

The transaction generated a net value for Iguatemi of R\$34.1 million\* to be accounted for in the last quarter of 2024 (4Q24), in line with the Company's strategy to monetize its landbank and promote the qualified densification of its assets and immediate surroundings.



### The Residential Project

The new residential tower is part of the announced Market Place restructuring project ([Statement - Retrofit Market Place](#)), which seeks to promote the flow of people through the diversity of new uses of the complex, with exclusive experiences for consumption, entertainment, work and housing.

The multifamily project is born with contemporary architecture, privileged view of the Estaiada Bridge, access to the main circulation routes in the surroundings (Av. Marginal Pinheiros and Av. Dr. Chucri Zaidan) and important transport facilities nearby, such as train/subway lines, bike lanes and Congonhas Airport.

\*The information provided in this document is preliminary and unaudited and therefore subject to further revision.



The new project includes 140 residential units for rent (totaling an approximate private area of 11 thousand m<sup>2</sup>) and a *rooftop* with a complete leisure structure. In addition, future residents will have a range of exclusive services and amenities and will have direct access to the Market Place Shopping Mall. The project will be operated by JFL Living, one of the main operators in the high-end segment in the country with 6 projects already developed in the most desirable residential neighborhoods of São Paulo.



**Guido Barbosa de Oliveira**

Vice President of Finance and Investor Relations Officer

**ABOUT IGUATEMI S.A.**

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

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

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

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