

(Convenience Translation into English from the
Original Previously Issued in Portuguese)

Iguatemi S.A. and Subsidiaries

Interim Financial Information
for the Quarter Ended
March 31, 2024 and
Independent Auditor's Report

Deloitte Touche Tohmatsu Auditores Independentes Ltda.

(Convenience Translation into English from the Original Previously Issued in Portuguese)

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

To the Management and Shareholders of
Iguatemi S.A. and Subsidiaries

Introduction

We have reviewed the accompanying individual and consolidated interim financial information of Iguatemi S.A. and subsidiaries ("Company"), included in the Interim Financial Information Form (ITR) for the quarter ended March 31, 2024, which comprises the balance sheet as at March 31, 2024 and the related statements of income, of comprehensive income, of changes in equity and of cash flows for the for the three-month period then ended, including the explanatory notes.

The Executive Board is responsible for the preparation of the individual and consolidated interim financial information in accordance with technical pronouncement CPC 21 (R1) and international standard IAS 34 - Interim Financial Reporting, issued by the International Accounting Standards Board - IASB, as well as for the presentation of such information in accordance with the standards issued by the Brazilian Securities and Exchange Commission (CVM), applicable to the preparation of ITR. Our responsibility is to express a conclusion on this interim financial information based on our review.

Scope of review

We conducted our review in accordance with Brazilian and international standards on review of interim financial information (NBC TR 2410 and ISRE 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity, respectively). A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the standards on auditing and, consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion on the individual and consolidated interim financial information

Based on our review, nothing has come to our attention that causes us to believe that the accompanying individual and consolidated interim financial information included in the interim financial information referred to above was not prepared, in all material respects, in accordance with technical pronouncement CPC 21 (R1) and international standard IAS 34 applicable to the preparation of ITR, and presented in accordance with the standards issued by the CVM.

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Other matters

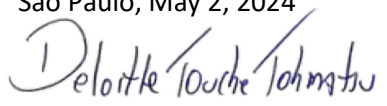
Statements of value added

The interim financial information referred to above includes the individual and consolidated statements of value added (DVA) for the three-month period ended March 31, 2024, prepared under the responsibility of the Company's Executive Board and disclosed as supplemental information for purposes of the international standard IAS 34. These statements were subject to review procedures performed together with the review of the ITR to reach a conclusion on whether they were reconciled with the interim financial information and accounting records, as applicable, and whether their form and content are in accordance with the criteria set out in technical pronouncement CPC 09 - Statement of Value Added. Based on our review, nothing has come to our attention that causes us to believe that these statements of value added were not prepared, in all material respects, in accordance with the criteria defined in such standard and consistently with the individual and consolidated interim financial information taken as a whole.

Convenience translation

The accompanying individual and consolidated interim financial information has been translated into English for the convenience of readers outside Brazil.

São Paulo, May 2, 2024


DELOITTE TOUCHE TOHMATSU
Auditores Independentes Ltda.


Ribas Gomes Simões
Engagement Partner

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Company Information / Shareholding Structure

Number of shares (Unit)	Current quarter 03/31/2024
Do Capital Integralizado	
Paid-in capital	797,612,750
Common shares	435,494,160
Preferred shares	1,233,106,910
Total	
Treasury shares	3,278,042
Common shares	6,522,672
Preferred shares	9,800,714

Individual Financial Statements / Balance Sheet – Assets**(In thousands of Brazilian reais – R\$)**

Account Code	Account Description	Current Quarter 03/31/2024	Prior Year 12/31/2023
1	Total assets	5,481,235	5,457,215
1.01	Current assets	447,795	511,211
1.01.01	Cash and cash equivalents	1,145	9,884
1.01.02	Short-term investments	348,954	388,758
1.01.02.01	Short-term investments measured at fair value through profit or loss	348,954	388,758
1.01.02.01.01	Trading securities	348,954	388,758
1.01.03	Trade receivables	17,998	29,596
1.01.03.01	Trade receivables	17,098	24,781
1.01.03.02	Other receivables	900	4,815
1.01.06	Recoverable taxes	10,826	10,126
1.01.06.01	Recoverable current taxes	10,826	10,126
1.01.07	Prepaid expenses	277	0
1.01.08	Other current assets	68,595	72,847
1.01.08.03	Other	68,595	72,847
1.01.08.03.01	Dividends and interest on capital	68,510	72,847
1.01.08.03.04	Other current assets	85	0
1.02	Noncurrent assets	5,033,440	4,946,004
1.02.01	Long-term assets	102,219	100,616
1.02.01.03	Short-term investments at amortized cost	70	70
1.02.01.04	Trade receivables	20,350	19,677
1.02.01.04.01	Trade receivables	3,018	2,310
1.02.01.04.02	Other receivables	17,332	17,367
1.02.01.07	Deferred taxes	74,877	66,310
1.02.01.07.01	Deferred income tax and social contribution	74,877	66,310
1.02.01.09	Due from related parties	3,938	2,547
1.02.01.09.01	Due from associates	3,938	2,547
1.02.01.10	Other noncurrent assets	2,984	12,012
1.02.01.10.03	Deposits and legal restrictions	569	533
1.02.01.10.04	Other noncurrent assets	2,415	2,636
1.02.01.10.05	Derivative financial instruments	0	8,843
1.02.02	Investments	4,930,469	4,844,636
1.02.02.01	Equity interests	3,931,231	3,851,473
1.02.02.01.02	Equity interests in subsidiaries	3,929,934	3,850,176
1.02.02.01.04	Other investments	1,297	1,297
1.02.02.02	Investment properties	999,238	993,163
1.02.04	Intangible assets	752	752
1.02.04.01	Intangible assets	752	752
1.02.04.01.02	Other	752	752

Individual Financial Statements / Balance Sheet – Liabilities**(In thousands of Brazilian reais – R\$)**

Account Code	Account Description	Current Quarter 03/31/2024	Prior Year 12/31/2023
2	Total liabilities	5,481,235	5,457,215
2.01	Current liabilities	101,933	131,592
2.01.01	Payroll and related taxes	883	834
2.01.01.02	Payroll and related taxes	883	834
2.01.02	Trade payables	1,365	2,920
2.01.02.01	Domestic suppliers	1,365	2,920
2.01.03	Taxes payable	2,027	1,901
2.01.03.01	Federal taxes payable	1,949	1,796
2.01.03.01.03	Other federal taxes payable	1,949	1,796
2.01.03.03	Municipal taxes payable	78	105
2.01.04	Borrowings and financing	48,618	31,167
2.01.04.01	Borrowings and financing	48,618	31,167
2.01.04.01.01	In local currency	48,618	31,167
2.01.05	Other payables	49,040	94,770
2.01.05.01	Due to related parties	12,422	12,422
2.01.05.01.02	Due to subsidiaries	12,422	12,422
2.01.05.02	Other	36,618	82,348
2.01.05.02.01	Dividends and interest on capital payable	23,138	73,072
2.01.05.02.09	Other payables	13,480	9,276
2.02	Noncurrent liabilities	1,144,820	1,148,300
2.02.01	Borrowings and financing	1,129,536	1,131,824
2.02.01.01	Borrowings and financing	1,129,536	1,131,824
2.02.01.01.01	In local currency	1,129,536	1,131,824
2.02.02	Other payables	71	76
2.02.03	Deferred taxes	265	1,452
2.02.03.01	Deferred income tax and social contribution	265	1,452
2.02.03.01.02	Taxes on revenue (PIS and COFINS) on deferred revenue	265	1,452
2.02.04	Provisions	14,948	14,948
2.02.04.01	Provisions for tax, social security, labor and civil risks	14,948	14,948
2.02.04.01.02	Provisions for social security and labor risks	11,900	11,900
2.02.04.01.05	Other provisions for risks	3,048	3,048
2.03	Equity	4,234,482	4,177,323
2.03.01	Capital	1,759,393	1,759,393
2.03.02	Capital reserves	1,372,229	1,396,133
2.03.02.05	Treasury shares	-73,388	-45,932
2.03.02.09	Other capital reserves	1,445,617	1,442,065
2.03.04	Earnings reserves	1,021,797	1,021,797
2.03.04.01	Legal reserve	116,438	116,438
2.03.04.05	Earnings retention reserve	905,359	905,359
2.03.05	Retained earnings (accumulated losses)	81,063	0

Individual Financial Statements / Statement of Income**(In thousands of Brazilian reais – R\$)**

Account Code	Account Description	Accumulated – Current Year 01/01/2024 to 03/31/2024	Accumulated – Prior Year 01/01/2023 to 03/31/2023
3.01	Revenue from sales and/or services	37,971	12,176
3.02	Costs of sales and/or services	-5,474	-877
3.03	Gross profit	32,497	11,299
3.04	Operating income (expenses)	70,650	41,269
3.04.02	General and administrative expenses	-6,092	-6,557
3.04.04	Other operating income	1,070	103
3.04.05	Other operating expenses	-332	-2,033
3.04.06	Share of profit (loss) of subsidiaries	76,004	49,756
3.05	Profit (loss) before finance income (costs) and taxes	103,147	52,568
3.06	Finance income (costs)	-29,783	-10,470
3.06.01	Finance income	11,813	14,671
3.06.01.01	Finance income	11,813	14,671
3.06.02	Finance costs	-41,596	-25,141
3.06.02.01	Finance costs	-41,596	-25,141
3.07	Profit (loss) before income taxes	73,364	42,098
3.08	Income tax and social contribution	7,699	5,718
3.08.01	Current	-868	-197
3.08.02	Deferred	8,567	5,915
3.09	Profit (loss) from continuing operations	81,063	47,816
3.11	Profit (loss) for the period	81,063	47,816
3.99	Earnings per share - (Brazilian reais - R\$/share)		
3.99.01	Basic earnings per share		
3.99.01.01	Common shares	0.0661	0.0388
3.99.02	Diluted earnings per share		
3.99.02.01	Common shares	0.0661	0.0388

Individual Financial Statements / Statement of Comprehensive Income

(In thousands of Brazilian reais – R\$)

Account Code	Account Description	Accumulated – Current	Accumulated – Prior Year
		Year 01/01/2024 to 03/31/2024	01/01/2023 to 03/31/2023
4.01	Profit for the period	81,063	47,816
4.03	Comprehensive income for the period	81,063	47,816

Individual Financial Statements / Statement of Cash Flows (Indirect Method)**(In thousands of Brazilian reais – R\$)**

Account Code	Account Description	Accumulated – Current Year 01/01/2024 to 03/31/2024	Accumulated – Prior Year 01/01/2023 to 03/31/2023
6.01	Net cash from operating activities	30,233	-26,002
6.01.01	Cash provided by operating activities	32,740	-11,229
6.01.01.01	Profit for the period	81,063	47,816
6.01.01.04	Share of profit (loss) of subsidiaries	-76,004	-49,756
6.01.01.05	Inflation adjustments, net	30,855	-6,722
6.01.01.06	Provision for tax, labor and civil risks	0	1,922
6.01.01.09	Depreciation and amortization	4,263	1,371
6.01.01.10	Deferred income tax and social contribution	-8,567	-5,915
6.01.01.11	Amortization of borrowing costs	800	55
6.01.01.13	Allowance for doubtful debts	330	0
6.01.02	Variation in assets and liabilities	17,263	-14,773
6.01.02.02	Trade payables	-1,555	74
6.01.02.03	Payroll, related taxes and benefits	49	16
6.01.02.04	Other assets	100	-5,699
6.01.02.07	Recoverable taxes and tax credits	-700	-7,216
6.01.02.08	Prepaid expenses	-277	-18
6.01.02.09	Taxes and contributions payable	1,225	2
6.01.02.10	Due from related parties	-1,391	-1,579
6.01.02.11	Rents receivable	10,595	0
6.01.02.13	Payables	4,880	-353
6.01.02.15	Dividends	4,337	0
6.01.03	Other	-19,770	0
6.01.03.03	Payment of income tax and social contribution	-2,286	0
6.01.03.04	Interest payment	-17,484	0
6.02	Net cash from investing activities	38,418	-592,984
6.02.03	Short-term investments - held-for-trading securities	48,958	688,042
6.02.06	Dividends received from subsidiaries	0	29,970
6.02.07	Acquisitions of noncurrent assets	-10,338	-669,475
6.02.08	Capital reduction	0	16,021
6.02.09	Advance for future capital increase	-202	-657,542
6.03	Net cash from financing activities	-77,390	626,362
6.03.01	Repayment of borrowings, financing and debentures	0	-13,351
6.03.02	Dividends paid	-49,934	-27,287
6.03.03	Proceeds from borrowings	0	667,000
6.03.06	Treasury shares	-27,456	0
6.05	Increase (decrease) in cash and cash equivalents	-8,739	7,376
6.05.01	Opening balance of cash and cash equivalents	9,884	8,395
6.05.02	Closing balance of cash and cash equivalents	1,145	15,771

Individual Financial Statements / Statement of Changes in Equity - 01/01/2024 to 03/31/2024**(In thousands of Brazilian reais – R\$)**

Account Code	Account Description	Paid-in capital	Capital reserves, granted stock options and treasury shares	Earnings reserves	Retained earnings (accumulated losses)	Other comprehensive income	Equity
5.01	Opening balances	1,759,393	1,396,133	1,021,797	0	0	4,177,323
5.02	Prior-year adjustments	0	0	0	0	0	0
5.03	Adjusted opening balances	1,759,393	1,396,133	1,021,797	0	0	4,177,323
5.04	Capital transactions with shareholders	0	-27,456	0	0	0	-27,456
5.04.04	Treasury shares acquired	0	-27,456	0	0	0	-27,456
5.05	Total comprehensive income	0	0	0	81,063	0	81,063
5.05.01	Profit for the period	0	0	0	81,063	0	81,063
5.06	Internal changes in equity	0	3,552	0	0	0	3,552
5.06.04	Stock option plan of subsidiaries	0	3,552	0	0	0	3,552
5.07	Closing balances	1,759,393	1,372,229	1,021,797	81,063	0	4,234,482

Individual Financial Statements / Statement of Changes in Equity - 01/01/2023 to 03/31/2023**(In thousands of Brazilian reais – R\$)**

Account Code	Account Description	Paid-in capital	Capital reserves, granted stock options and treasury shares	Earnings reserves	Retained earnings (accumulated losses)	Other comprehensive income	Equity
5.01	Opening balances	1,759,393	1,436,280	897,656	0	0	4,093,329
5.02	Prior-year adjustments	0	0	0	0	0	0
5.03	Adjusted opening balances	1,759,393	1,436,280	897,656	0	0	4,093,329
5.04	Capital transactions with shareholders	0	0	-108,203	0	0	-108,203
5.04.06	Dividends	0	0	-108,203	0	0	-108,203
5.05	Total comprehensive income	0	0	0	47,816	0	47,816
5.05.01	Profit for the period	0	0	0	47,816	0	47,816
5.06	Internal changes in equity	0	3,552	0	0	0	3,552
5.06.04	Stock option plan of subsidiaries	0	3,552	0	0	0	3,552
5.07	Closing balances	1,759,393	1,439,832	789,453	47,816	0	4,036,494

Individual Financial Statements / Statement of Value Added**(In thousands of Brazilian reais – R\$)**

Account Code	Account Description	Accumulated – Current Year 01/01/2024 to 03/31/2024	Accumulated – Prior Year 01/01/2023 to 03/31/2023
7.01	Revenue	41,871	13,063
7.01.01	Sales of goods, products and services	42,174	13,273
7.01.02	Other revenue	27	-74
7.01.04	Allowance for/reversal of doubtful debts	-330	-136
7.02	Inputs acquired from third parties	-5,100	-5,809
7.02.01	Costs of sales and services	-1,847	-177
7.02.02	Materials, electric power, outside services and other supplies	-3,253	-5,632
7.03	Gross value added	36,771	7,254
7.04	Withholdings	-4,263	-1,371
7.04.01	Depreciation, amortization and depletion	-4,263	-1,371
7.05	Net wealth created	32,508	5,883
7.06	Wealth received in transfer	87,817	64,427
7.06.01	Share of profit (loss) of subsidiaries	76,004	49,756
7.06.02	Finance income	11,813	14,671
7.07	Total wealth for distribution	120,325	70,310
7.08	Wealth distributed	120,325	70,310
7.08.01	Personnel	2,014	2,021
7.08.01.01	Salaries and wages	2,542	2,201
7.08.01.02	Benefits	-585	-217
7.08.01.03	Severance pay fund (FGTS)	57	37
7.08.02	Taxes, fees and contributions	-4,702	-3,954
7.08.02.01	Federal	-4,856	-3,954
7.08.02.03	Municipal	154	0
7.08.03	Lenders and lessors	41,950	24,427
7.08.03.01	Interest	41,596	25,141
7.08.03.03	Other	354	-714
7.08.04	Shareholders	81,063	47,816
7.08.04.03	Retained earnings (accumulated losses)	81,063	47,816

Consolidated Financial Statements / Balance Sheet – Assets**(In thousands of Brazilian reais – R\$)**

Account Code	Account Description	Current Quarter 03/31/2024	Prior Year 12/31/2023
1	Total assets	7,759,445	7,791,679
1.01	Current assets	1,911,668	1,940,835
1.01.01	Cash and cash equivalents	24,475	59,473
1.01.02	Short-term investments	1,567,033	1,538,714
1.01.02.01	Short-term investments measured at fair value through profit or loss	1,567,033	1,538,714
1.01.02.01.01	Trading securities	1,567,033	1,538,714
1.01.03	Trade receivables	206,306	253,905
1.01.03.01	Trade receivables	133,559	179,213
1.01.03.02	Other receivables	72,747	74,692
1.01.04	Inventories	33,024	30,728
1.01.06	Recoverable taxes	47,130	41,324
1.01.06.01	Recoverable current taxes	47,130	41,324
1.01.07	Prepaid expenses	19,324	6,072
1.01.08	Other current assets	14,376	10,619
1.01.08.03	Other	14,376	10,619
1.01.08.03.01	Other assets	14,236	10,433
1.01.08.03.03	Loans receivable	140	186
1.02	Noncurrent assets	5,847,777	5,850,844
1.02.01	Long-term assets	282,748	310,939
1.02.01.03	Short-term investments at amortized cost	11,904	11,676
1.02.01.04	Trade receivables	188,555	219,948
1.02.01.04.01	Trade receivables	14,354	17,849
1.02.01.04.02	Other receivables	174,201	202,099
1.02.01.07	Deferred taxes	16,799	7,518
1.02.01.07.01	Deferred income tax and social contribution	16,799	7,518
1.02.01.09	Due from related parties	20,123	20,191
1.02.01.09.04	Due from other related parties	20,123	20,191
1.02.01.10	Other noncurrent assets	45,367	51,606
1.02.01.10.03	Deposits and legal restrictions	42,430	39,569
1.02.01.10.06	Other assets	2,426	2,648
1.02.01.10.10	Derivative financial instruments	0	8,843
1.02.01.10.11	Loans receivable	511	546
1.02.02	Investments	5,394,248	5,365,932
1.02.02.01	Equity interests	327,538	336,841
1.02.02.01.01	Equity interests in associates	305,024	314,327
1.02.02.01.05	Other investments	22,514	22,514
1.02.02.02	Investment properties	5,066,710	5,029,091
1.02.02.02.02	Investment properties	5,066,710	5,029,091
1.02.03	Property and equipment	49,301	51,490
1.02.03.01	Property and equipment in use	49,301	51,490
1.02.04	Intangible assets	121,480	122,483
1.02.04.01	Intangible assets	121,480	122,483
1.02.04.01.02	Data processing system	32,559	33,562
1.02.04.01.03	Goodwill on acquisition of investments	88,169	88,169

Consolidated Financial Statements / Balance Sheet – Assets

(In thousands of Brazilian reais – R\$)

Account Code	Account Description	Current Quarter 03/31/2024	Prior Year 12/31/2023
1.02.04.01.04	Other	752	752

Consolidated Financial Statements / Balance Sheet – Liabilities**(In thousands of Brazilian reais – R\$)**

Account Code	Account Description	Current Quarter 03/31/2024	Prior Year 12/31/2023
2	Total liabilities	7,759,445	7,791,679
2.01	Current liabilities	846,216	899,016
2.01.01	Payroll and related taxes	23,351	39,177
2.01.01.02	Payroll and related taxes	23,351	39,177
2.01.02	Trade payables	22,523	23,905
2.01.02.01	Domestic suppliers	22,523	23,905
2.01.03	Taxes payable	37,084	26,937
2.01.03.01	Federal taxes payable	10,752	12,227
2.01.03.01.03	Other federal taxes payable	10,752	12,227
2.01.03.02	State taxes payable	294	1,731
2.01.03.03	Municipal taxes payable	26,038	12,979
2.01.04	Borrowings and financing	696,370	695,028
2.01.04.01	Borrowings and financing	285,620	269,457
2.01.04.01.01	In local currency	285,620	269,457
2.01.04.02	Debentures	410,750	425,571
2.01.04.02.01	Charges on debentures	-1,277	-1,414
2.01.04.02.02	Debentures	412,027	426,985
2.01.05	Other payables	66,888	113,969
2.01.05.01	Due to related parties	3,112	775
2.01.05.01.04	Due to other related parties	3,112	775
2.01.05.02	Dividends and interest on capital payable	63,776	113,194
2.01.05.02.01	Dividends and interest on capital payable	23,138	73,072
2.01.05.02.09	Other payables	40,638	40,122
2.02	Noncurrent liabilities	2,678,550	2,715,145
2.02.01	Borrowings and financing	2,643,032	2,671,980
2.02.01.01	Borrowings and financing	1,645,589	1,674,769
2.02.01.01.01	In local currency	1,645,589	1,674,769
2.02.01.02	Debentures	997,443	997,211
2.02.02	Other payables	9,054	13,771
2.02.02.01	Due to related parties	5,410	8,555
2.02.02.01.01	Due to associates	5,410	8,555
2.02.02.02	Other	3,644	5,216
2.02.02.02.13	Other payables	3,644	5,216
2.02.03	Deferred taxes	9,939	12,804
2.02.03.01	Deferred income tax and social contribution	9,939	12,804
2.02.03.01.02	Taxes on revenue (Pis and Cofins) on deferred revenue	9,939	12,804
2.02.04	Provisions	16,525	16,590
2.02.04.01	Provisions for tax, social security, labor and civil risks	12,399	12,399
2.02.04.01.02	Provisions for social security and labor risks	12,399	12,399
2.02.04.02	Other provisions	4,126	4,191
2.03	Consolidated equity	4,234,679	4,177,518
2.03.01	Capital	1,759,393	1,759,393
2.03.02	Capital reserves	1,372,229	1,396,133
2.03.02.05	Treasury shares	-73,388	-45,932
2.03.02.09	Other capital reserves	1,445,617	1,442,065

Consolidated Financial Statements / Balance Sheet – Liabilities**(In thousands of Brazilian reais – R\$)**

Account Code	Account Description	Current Quarter 03/31/2024	Prior Year 12/31/2023
2.03.04	Earnings reserves	1,021,797	1,021,797
2.03.04.01	Legal reserve	116,438	116,438
2.03.04.05	Earnings retention reserve	905,359	905,359
2.03.05	Retained earnings (accumulated losses)	81,063	0
2.03.09	Noncontrolling interests	197	195

Consolidated Financial Statements / Statement of Income**(In thousands of Brazilian reais – R\$)**

Account	Account	Accumulated – Current Year	Accumulated – Prior Year
Code	Description	01/01/2024 to 03/31/2024	01/01/2023 to 03/31/2023
3.01	Revenue from sales and/or services	280,002	267,133
3.02	Costs of sales and/or services	-91,997	-103,796
3.03	Gross profit	188,005	163,337
3.04	Operating income (expenses)	-38,514	-33,108
3.04.02	General and administrative expenses	-38,082	-31,689
3.04.04	Other operating income	8,381	6,106
3.04.05	Other operating expenses	-623	-910
3.04.06	Share of profit (loss) of subsidiaries	-8,190	-6,615
3.05	Profit (loss) before finance income (costs) and taxes	149,491	130,229
3.06	Finance income (costs)	-55,991	-70,620
3.06.01	Finance income	55,391	68,947
3.06.01.01	Finance income	55,391	68,947
3.06.02	Finance costs	-111,382	-139,567
3.06.02.01	Finance costs	-111,382	-131,307
3.06.02.02	Fair value of capital instrument	0	-8,260
3.07	Profit (loss) before income taxes	93,500	59,609
3.08	Income tax and social contribution	-12,412	-10,803
3.08.01	Current	-21,693	-21,253
3.08.02	Deferred	9,281	10,450
3.09	Profit (loss) from continuing operations	81,088	48,806
3.11	Consolidated profit (loss) for the period	81,088	48,806
3.11.01	Attributable to Parent's shareholders	81,063	47,816
3.11.02	Attributable to noncontrolling shareholders	25	990
3.99	Earnings per share - (Brazilian reais - R\$/share)		
3.99.01	Basic earnings per share		
3.99.01.01	Common shares	0.0661	0.0388
3.99.02	Diluted earnings per share		
3.99.02.01	Common shares	0.0661	0.0388

Consolidated Financial Statements / Statement of Comprehensive Income**(In thousands of Brazilian reais – R\$)**

Account Code	Account Description	Accumulated – Current Year 01/01/2024 to 03/31/2024	Accumulated – Prior Year 01/01/2023 to 03/31/2023
4.01	Consolidated profit for the period	81,088	48,806
4.03	Consolidated comprehensive income for the period	81,088	48,806
4.03.01	Attributable to the Company's owners	81,063	47,816
4.03.02	Attributable to noncontrolling interests	25	990

Consolidated Financial Statements / Statement of Cash Flows (Indirect Method)**(In thousands of Brazilian reais – R\$)**

Account Code	Account Description	Accumulated – Current Year 01/01/2024 to 03/31/2024	Accumulated – Prior Year 01/01/2023 to 03/31/2023
6.01	Net cash from operating activities	132,135	66,801
6.01.01	Cash provided by operating activities	216,613	182,526
6.01.01.01	Profit for the period	81,088	48,806
6.01.01.03	Depreciation and amortization	45,306	44,297
6.01.01.04	Losses on trade receivables	2,960	1,354
6.01.01.05	Provisions for (reversals of) risks	-65	1,930
6.01.01.07	Share of profit (loss) of subsidiaries	8,190	6,615
6.01.01.11	Straight-lining of discounts for the period	19,928	15,444
6.01.01.12	Gain/(loss) on interest	0	993
6.01.01.13	Inflation adjustments, net	59,918	55,691
6.01.01.14	Deferred income tax and social contribution	-9,281	-10,450
6.01.01.15	Provision for share-based payment	3,552	3,552
6.01.01.16	Provision for bonus program	5,125	3,443
6.01.01.17	Amortization of borrowing costs	1,776	2,313
6.01.01.18	Allowance for inventory impairment	-1,884	278
6.01.01.19	Fair value adjustment	0	8,260
6.01.02	Variation in assets and liabilities	33,708	4,084
6.01.02.01	Rents receivable	56,104	38,859
6.01.02.02	Inventories	-412	-3,297
6.01.02.03	Taxes and contributions payable	21,077	13,648
6.01.02.04	Trade payables	-1,382	-1,278
6.01.02.05	Payroll, related taxes and benefits	-20,951	-28,337
6.01.02.06	Other assets and liabilities	-6,442	-1,331
6.01.02.08	Prepaid expenses	-13,252	-12,154
6.01.02.10	Loans receivable	81	129
6.01.02.11	Due from related parties	68	3,104
6.01.02.13	Due to related parties	-808	-1,447
6.01.02.14	Payables	-375	-3,812
6.01.03	Other	-118,186	-119,809
6.01.03.01	Interest payment	-98,585	-104,966
6.01.03.02	Payment of income tax and social contribution	-19,601	-14,843
6.02	Net cash from investing activities	-64,420	-650,137
6.02.01	Acquisitions of property and equipment and intangible assets	-78,822	-738,198
6.02.02	Dividends received from subsidiaries	202	396
6.02.03	Short-term investments – Held-for-trading securities	14,223	87,839
6.02.06	Other	-23	-174
6.03	Net cash from financing activities	-102,713	569,510
6.03.01	Repayment of borrowings, financing and debentures	-25,323	-70,203
6.03.05	Borrowings, net of costs	0	667,000
6.03.06	Treasury shares	-27,456	0
6.03.07	Payment of dividends and interest on capital	-49,934	-27,287
6.05	Increase (decrease) in cash and cash equivalents	-34,998	-13,826
6.05.01	Opening balance of cash and cash equivalents	59,473	52,164
6.05.02	Closing balance of cash and cash equivalents	24,475	38,338

Consolidated Financial Statements / Statement of Changes in Equity - 01/01/2024 to 03/31/2024**(In thousands of Brazilian reais – R\$)**

Account Code	Account Description	Paid-in capital	Capital reserves, granted stock options and treasury shares	Earnings reserves	Retained earnings (accumulated losses)	Other comprehensive income	Equity	Noncontrolling interests	Consolidated equity
5.01	Opening balances	1,759,393	1,396,133	1,021,797	0	0	4,177,323	195	4,177,518
5.02	Prior-year adjustments	0	0	0	0	0	0	0	0
5.03	Adjusted opening balances	1,759,393	1,396,133	1,021,797	0	0	4,177,323	195	4,177,518
5.04	Capital transactions with shareholders	0	-27,456	0	0	0	-27,456	-23	-27,479
5.04.04	Treasury shares acquired	0	-27,456	0	0	0	-27,456	0	-27,456
5.04.08	Other	0	0	0	0	0	0	-23	-23
5.05	Total comprehensive income	0	0	0	81,063	0	81,063	25	81,088
5.05.01	Profit for the period	0	0	0	81,063	0	81,063	25	81,088
5.06	Internal changes in equity	0	3,552	0	0	0	3,552	0	3,552
5.06.04	Stock option plan of subsidiaries	0	3,552	0	0	0	3,552	0	3,552
5.07	Closing balances	1,759,393	1,372,229	1,021,797	81,063	0	4,234,482	197	4,234,679

Consolidated Financial Statements / Statement of Changes in Equity - 01/01/2023 to 03/31/2023**(In thousands of Brazilian reais – R\$)**

Account Code	Account Description	Paid-in capital	Capital reserves, granted stock options and treasury shares	Earnings reserves	Retained earnings (accumulated losses)	Other comprehensive income	Equity	Noncontrolling interests	Consolidated equity
5.01	Opening balances	1,759,393	1,436,280	897,656	0	0	4,093,329	14,359	4,107,688
5.02	Prior-year adjustments	0	0	0	0	0	0	0	0
5.03	Adjusted opening balances	1,759,393	1,436,280	897,656	0	0	4,093,329	14,359	4,107,688
5.04	Capital transactions with shareholders	0	0	-108,203	0	0	-108,203	-174	-108,377
5.04.06	Dividends	0	0	-108,203	0	0	-108,203	0	-108,203
5.04.11	Other	0	0	0	0	0	0	-174	-174
5.05	Total comprehensive income	0	0	0	47,816	0	47,816	2,501	50,317
5.05.01	Profit for the period	0	0	0	47,816	0	47,816	2,501	50,317
5.06	Internal changes in equity	0	3,552	0	0	0	3,552	0	3,552
5.06.04	Stock option plan of subsidiaries	0	3,552	0	0	0	3,552	0	3,552
5.07	Closing balances	1,759,393	1,439,832	789,453	47,816	0	4,036,494	16,686	4,053,180

Consolidated Financial Statements / Statement of Value Added**(In thousands of Brazilian reais – R\$)**

Account Code	Account Description	Accumulated – Current Year 01/01/2024 to 03/31/2024	Accumulated – Prior Year 01/01/2023 to 03/31/2023
7.01	Revenue	311,674	296,376
7.01.01	Sales of goods, products and services	338,253	322,745
7.01.02	Other revenue	-23,619	-25,015
7.01.02.02	Other operating income (expenses), net	-23,619	-25,015
7.01.04	Allowance for/reversal of doubtful debts	-2,960	-1,354
7.02	Inputs acquired from third parties	-49,665	-51,268
7.02.01	Costs of sales and services	-35,903	-38,942
7.02.02	Materials, electric power, outside services and other supplies	-13,762	-12,326
7.03	Gross value added	262,009	245,108
7.04	Withholdings	-45,306	-44,297
7.04.01	Depreciation, amortization and depletion	-45,306	-44,297
7.05	Net wealth created	216,703	200,811
7.06	Wealth received in transfer	47,201	62,332
7.06.01	Share of profit (loss) of subsidiaries	-8,190	-6,615
7.06.02	Finance income	55,391	68,947
7.07	Total wealth for distribution	263,904	263,143
7.08	Wealth distributed	263,904	263,143
7.08.01	Personnel	32,081	38,932
7.08.01.01	Salaries and wages	20,430	23,764
7.08.01.02	Benefits	9,057	12,690
7.08.01.03	Severance pay fund (FGTS)	2,594	2,478
7.08.02	Taxes, fees and contributions	41,263	38,699
7.08.02.01	Federal	32,637	29,981
7.08.02.02	State	4,298	4,931
7.08.02.03	Municipal	4,328	3,787
7.08.03	Lenders and lessors	109,472	136,706
7.08.03.01	Interest	111,382	131,307
7.08.03.02	Rents	99	350
7.08.03.03	Other	-2,009	5,049
7.08.04	Shareholders	81,088	48,806
7.08.04.03	Retained earnings (accumulated losses)	81,063	47,816
7.08.04.04	Noncontrolling interests in retained earnings	25	990

Comment on Performance

OPERATING PERFORMANCE

COMPANY SHOWS POSITIVE EVOLUTION IN THE PERFORMANCE OF THE OPERATING INDICATORS FOR THE YEAR.

Operating Indicators	1Q24	1Q23	Var. %
Total GLA (sqm)	726,242	726,333	0.0%
Owned GLA (sqm)	491,270	490,045	0.3%
Average Owned GLA (sqm)	489,934	490,045	0.0%
Total GLA, malls (sqm)	672,732	672,823	0.0%
Owned GLA, malls (sqm)	450,621	449,395	0.3%
Total number of malls ⁽¹⁾	16	16	0.0%
Total sales (R\$ '000)	4,306,839	3,903,522	10.3%
Sales	7.3%	15.1%	-7.8 p.p.
Sales	10.3%	16.8%	-6.5 p.p.
Rents	5.5%	19.7%	-14.2 p.p.
Rents	3.7%	17.3%	-13.7 p.p.
Occupancy cost (% of sales)	12.5%	13.2%	-0.7 p.p.
Occupancy rate	94.1%	92.7%	1.4 p.p.
Net delinquency rate	2.1%	4.4%	-2.2 p.p.
Sale/sqm ⁽²⁾	6,852	6,193	10.7%
Rent/sqm ⁽²⁾	561	550	2.0%
Rent/sqm ⁽³⁾	495	484	2.4%

(1) Considers Iguatemi Esplanada and Esplanada Shopping as one asset.

(2) Considers sales and revenue from rental of malls and total GLA total – malls (excluding towers, outlets and Power Center Iguatemi Campinas).

(3) Considers total GLA – malls, outlets and towers.

Comment on Performance

MINIMUM RENT + OVERAGE + TEMPORARY RENT (R\$ '000)

Portfolio	1Q24	1Q23	Var. %
Iguatemi São Paulo	79,984	76,826	4.1%
JK Iguatemi	37,643	37,458	0.5%
Pátio Higienópolis	34,734	32,155	8.0%
Market Place	6,838	7,776	-12.1%
Torres Market Place	6,468	5,360	20.7%
Iguatemi Alphaville	10,887	10,331	5.4%
Iguatemi Campinas	36,528	36,563	-0.1%
Galleria	8,384	8,812	-4.9%
Torre Sky Galleria	3,075	2,355	30.6%
Iguatemi Esplanada	23,402	23,194	0.9%
Iguatemi São Carlos	4,168	3,973	4.9%
Iguatemi Ribeirão Preto	10,274	10,048	2.3%
Iguatemi Rio Preto	12,032	11,685	3.0%
Iguatemi Porto Alegre	43,778	44,260	-1.1%
Torre Iguatemi Porto Alegre	2,743	2,713	1.1%
Praia de Belas	15,555	15,388	1.1%
Iguatemi Brasília	15,174	14,544	4.3%
I Fashion Outlet Novo Hamburgo	4,787	4,438	7.9%
I Fashion Outlet Santa Catarina	2,157	2,315	-6.8%
Power Center Iguatemi Campinas	1,134	1,098	3.3%
Total	359,746	351,290	2.4%
Revenue/sqm ⁽¹⁾	495	484	2.4%

PARKING

Portfolio	1Q24	1Q23	Var. %
Iguatemi São Paulo	10,650	9,214	15.6%
JK Iguatemi	7,646	6,735	13.5%
Pátio Higienópolis	6,006	4,692	28.0%
Market Place	4,157	3,330	24.8%
Torres Market Place	0	0	
Iguatemi Alphaville	4,509	3,718	21.3%
Iguatemi Campinas	10,674	8,709	22.6%
Galleria	3,854	2,709	42.3%
Torre Sky Galleria	0	0	
Iguatemi Esplanada	8,604	6,689	28.6%
Iguatemi São Carlos	1,016	858	18.4%
Iguatemi Ribeirão Preto	2,556	1,789	42.9%
Iguatemi Rio Preto	2,731	1,756	55.5%
Iguatemi Porto Alegre	8,530	7,511	13.6%
Torre Iguatemi Porto Alegre	0	0	
Praia de Belas	4,015	3,754	7.0%
Iguatemi Brasília	3,740	2,780	34.5%
I Fashion Outlet Novo Hamburgo	450	0	
I Fashion Outlet Santa Catarina	0	0	
Power Center Iguatemi Campinas	311	325	-4.1%
Total	79,449	64,568	23.0%

Comment on Performance

CONSOLIDATED ECONOMIC AND FINANCIAL PERFORMANCE

Consolidated Statement of Income - Accounting (R\$ '000)	1Q24	1Q23	Var. %
Gross revenue	338,253	322,745	4.8%
Taxes and discounts	-58,251	-55,612	4.7%
Net revenue	280,002	267,133	4.8%
Costs and expenses	-84,773	-91,188	-7.0%
Other operating income (expenses)	7,758	5,196	49.3%
Share of profit (loss) of subsidiaries	-8,190	-6,615	23.8%
EBITDA	194,797	174,526	11.6%
<i>EBITDA Margin</i>	<i>69.57%</i>	<i>65.33%</i>	4.2 p.p.
Depreciation and amortization	-45,306	-44,297	2.3%
EBIT	149,491	130,229	14.8%
<i>EBIT margin</i>	<i>53.39%</i>	<i>48.75%</i>	4.6 p.p.
Finance income	55,391	68,947	-19.7%
Finance costs	-111,382	-131,307	-15.2%
Fair value of capital instruments	-	-8,260	-100.0%
Income tax and social contribution	-12,412	-10,803	14.9%
Profit	81,088	48,806	66.1%
<i>Net margin</i>	<i>28.96%</i>	<i>18.27%</i>	10.7 p.p.
<i>Attributable to the Company's owners</i>	81,063	47,816	69.5%
<i>Attributable to noncontrolling interests</i>	25	990	-97.5%
FFO	126,394	93,103	35.76%
<i>FFO Margin</i>	<i>45.14%</i>	<i>34.85%</i>	10.3 p.p.

GROSS REVENUE

Iguatemi's Gross Revenue in the period reached R\$338 million, up by 4.8% in relation to the same period in 2023.

Gross Revenue - Accounting (R\$ '000)	1Q24	1Q23	Var. %
Rentals	234,003	230,637	1.5%
Management Fees	15,745	15,332	2.7%
Parking	52,711	42,484	24.1%
Retail transactions	25,616	30,021	-14.7%
Other	10,178	4,271	138.3%
Total	338,253	322,745	4.81%

Comment on Performance

Rental Revenue, comprising Minimum Rent, Overage and Temporary Rent, grew by 1.5% over 2023.

Rental Revenue - Accounting (R\$ '000)	1Q24	1Q23	Var. %
Minimum Rent	202,015	199,360	1.3%
Overage	13,045	13,100	-0.4%
Temporary Rents	18,943	18,177	4.2%
Total	234,003	230,637	1.5%

This increase in Rental Revenue, compared to 2023, is mainly explained by:

- Minimum Rent: 1.3% increase, due to the closing of vacant areas and positive spread leasing in renewals.
- Overage: 0.4% decrease, due to an impact on the annual variation as a result of the base in the 1Q23 which considered an extraordinary non-recurring accounting result.
- Temporary Rents: 4.2% increase due to the strong commercial attractiveness for temporary stores, kiosks and spaces for merchandising in projects.

Management Fees increased by 2.7% in relation to the same period in 2023, impacted by the growth in operating revenues (expenses) of the projects.

Parking Revenue reached R\$53 million, up by 24.1% when compared to 2023. Such growth is due to the increase in the flow of vehicles, coupled with the tariff review.

DEDUCTIONS, TAXES AND CONTRIBUTIONS

Deductions, Taxes and Contributions totaled R\$58 million (negative).

NET REVENUE

Iguatemi's Net Revenue in the period reached R\$280 million, up by 4.8% in relation to the same period in 2023.

COSTS AND EXPENSES

Costs and Expenses - Accounting (R\$ '000)	1Q24	1Q23	Var. %
Rental and Service Costs	-56,054	-66,454	-15.6%
Personnel	-8,471	-9,883	-14.3%
Outside services	-2,693	-1,354	98.9%
Promotion fund	-853	-809	5.4%
Parking	-10,422	-10,871	-4.1%
Retail transactions	-20,631	-29,765	-30.7%
Other	-12,984	-13,772	-5.7%
Expenses	-28,719	-24,734	16.1%

Comment on Performance

Personnel	-16,572	-13,892	19.3%
Share-based compensation	-3,552	-3,552	0.0%
Outside services	-4,503	-3,557	26.6%
Other	-4,092	-3,733	9.6%
Subtotal	-84,773	-91,188	-7.0%
Depreciation and amortization	-45,306	-44,297	2.3%
Total	-130,079	-135,485	-4.0%

Line item “Rental and Service Costs” totaled R\$56 million in the period (less depreciation and amortization), i.e., a decrease of 15.6% over the same period of 2023, due to the drop in retail and personnel costs. Expenses were 16.1% higher than the same period of 2023, primarily due to the increase in staff and third-party services.

OTHER OPERATING INCOME (EXPENSES)

Other Operating Income (Expenses) – Accounting (R\$ ‘000)	1Q24	1Q23	Var. %
Other	7,758	5,196	49.31%
Other Operating Income (Expenses)	7,758	5,196	49.31%

FINANCE INCOME (COSTS)

Finance Income (Costs), Net - Accounting (R\$ ‘000)	1Q24	1Q23	Var. %
Finance income	55,391	68,947	-19.66%
Finance costs	-111,382	-131,307	84.83%
Finance income (costs), net	-55,991	-62,360	-10.21%
Fair value of capital instruments	-	-8,260	-100.00%
Finance income (costs)	-55,991	-70,620	-20.72%

Iguatemi's Finance Income (Costs), net in the period was R\$56 million (negative), down by 10.2% when compared to the same period of 2023.

INCOME TAX AND SOCIAL CONTRIBUTION (CURRENT AND DEFERRED)

In 2024, Income Tax and Social Contribution totaled R\$12 million.

Comment on Performance

CONSOLIDATED EBITDA

Reconciliation of EBIT (LAJIR) and EBITDA (LAJIDA) – Accounting (R\$ '000)	1Q24	1Q23	Var. %
Profit	81,088	48,806	66.1%
(+) Income tax and social contribution	12,412	10,803	14.9%
(+) Finance costs	111,382	139,567	-20.2%
(-) Finance income	-55,391	-68,947	-19.7%
EBIT (LAJIR)	149,491	130,229	14.8%
(+) Depreciation and amortization	45,306	44,297	2.3%
EBITDA	194,797	174,526	11.6%
Net revenue	280,002	267,133	4.8%
EBITDA Margin	69.57%	65.33%	4.2 p.p.

INDEBTEDNESS

	03/31/2024	03/31/2023	Var. %
Total Debt⁽¹⁾	3,339,402	3,706,947	-9.9%
Cash and cash equivalents	1,603,412	1,840,877	-12.9%
Net Debt	1,735,990	1,866,070	-7.0%
EBITDA (LTM)	853,306	698,603	22.1%
Net Debt/EBITDA	2.03	2.67	-23.84%

The Company ended the year with a Total Debt of R\$3.3 billion. Cash and cash equivalents amounted to R\$1.6 billion, a 12.9% decrease, reaching a Net Debt of R\$1.7 billion and a Net Debt/EBITDA multiple of 2.03, a 23.8% decrease compared to the same period of 2023.

Comment on Performance

CAPITAL MARKETS

Shareholding Structure (Iguatemi S.A.)	IGTI3 (ONs)	IGTI4 (PNs)	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	26.6%
Float	36,682,526	2,972,346	210,763,884	421,527,768	217,278,107	72.3%
Treasury	16,706	0	3,361,336	6,722,672	3,363,723	1.1%
Total	566,831,862	2,972,346	218,335,190	436,670,380	300,585,033	100.0%

Iguatemi's Unit ended the period at R\$23.31. Currently, 13 sell-side analysts have active coverage on Iguatemi shares.

IGTI11 ⁽¹⁾

Closing Price (03/31/2024)	R\$ 23.31
Highest Price in 1Q24	R\$24.60
Lowest Price in 1Q24	R\$23.11
Appreciation in 1Q24	-4.39%
Number of Equivalent Units	300,585,033
Market Cap (03/31/2024)	R\$7,006,637,116
Average daily liquidity in 1Q24	R\$75,151,286

Source: Bloomberg. Base date: 03/31/2024

INDEPENDENT AUDITING SERVICES – COMPLIANCE WITH CVM INSTRUCTION 381/2003

The Company and its subsidiaries engaged Deloitte Touche Tohmatsu Auditores Independentes Ltda. to provide auditing services beginning the first quarter of 2022. The Company's policy adopted for the engagement of non-audit services complies with the principles that preserve the external auditor's independence. These internationally-accepted principles are: (a) the auditor must not audit his or her own work; (b) the auditor must not exercise management functions in the client; and (c) the auditor must not serve in a position of being an advocate for his or her client.

Note: Non-financial information, such as GLA, average sales, average rentals, occupancy costs, average prices, average quotations, EBITDA and pro-forma cash flows, has not been reviewed by our independent auditors.

The Company is subject to arbitration at the Market Arbitration Chamber as set forth in the arbitration clause included in its Bylaws.

Notes to the Interim Financial Information

Notes to the interim financial information

(Amounts in thousands of Brazilian reais - R\$, unless otherwise stated)

1 General information

a) Business purpose

Iguatemi S.A. (“Company” and, together with Iguatemi Empresa de Shopping Centers and its subsidiaries, “Group”), is a Brazilian publicly-held company whose shares are traded on B3 S.A. - Brasil, Bolsa, Balcão (“B3”) – under ticker symbols IGTI11 (UNT), IGTI4 (ON) and IGTI3 (ON), primarily engaged in holding interests in other companies and providing economic, financial and tax advisory and consulting services. The Company is a holding company with registered head office at Rua Angelina Maffei Vita, 200 – 9º andar, Jardim Paulistano, in the city of São Paulo, State of São Paulo, Brazil.

The Company is a subsidiary of GJ Investimentos e Participações S.A. (“GJIP”), which, as at March 31, 2024, holds 40.64% of the Company’s total outstanding shares.

Iguatemi Empresa de Shopping Centers S.A. and its subsidiaries (“Iguatemi” or “Iguatemi and its subsidiaries”) are the main asset of the Company. As at March 31, 2024, the Company holds 100% of Iguatemi’s total outstanding voting capital.

b) Information on investments in Iguatemi Empresa de Shopping Centers S.A.

Iguatemi, with head office at Rua Angelina Maffei Vita, nº 200, in the city of São Paulo – State of São Paulo, is engaged in the commercial exploration and planning of shopping malls, the rendering of services involving the management of regional shopping malls and mixed-use real estate complexes, the purchase and sale of properties, the exploration of short-stay parking lots, intermediation in the lease of promotional spaces, the preparation of studies, projects and planning in promotions and merchandising, the pursuit of other activities that are similar or related to its business purpose and holding interests in other companies as an owner, shareholder or member in any other form permitted by law.

The ventures (“mostly shopping centers”) are jointly managed by shareholders and set up as condominium of buildings and consortiums. Their operations are recorded by Iguatemi in its accounting books proportionally to their interests. Iguatemi and its subsidiaries hold interest in specific real estate projects, mostly shopping malls, located in the Southern, Southeastern and Midwestern Brazil.

Iguatemi’s results of operations are subject to seasonal changes that affect the shopping mall industry. Sales of shopping malls generally increase in seasonal periods, such as the weeks before Easter (April), Mother’s Day (May), Valentine’s Day (which in Brazil occurs in June), Father’s Day (which in Brazil occurs in August), Children’s Day (which in Brazil occurs in October) and Christmas (December). In addition, a large majority of the Iguatemi leaseholders pay rents twice in December under their lease agreements.

Notes to the Interim Financial Information

Direct and indirect equity interests in shopping malls are described below:

	Equity interest - %			
	03.31.2024			12.31.2023
	Direct	Indirect	Total	Total
Shopping Center Iguatemi São Paulo (“SCISP”)	-	58,58	58,58	58,58
Shopping Center JK Iguatemi (“JK Iguatemi”)	56,00	44,00	100,00	100,00
Shopping Center Iguatemi Campinas (“SCIC”)	-	70,00	70,00	70,00
Shopping Center Iguatemi Porto Alegre (“SCIPA”)	36,00	6,58	42,58	42,58
Shopping Center Iguatemi Brasília (“SCIBRA”)	-	64,00	64,00	64,00
Shopping Center Iguatemi Alphaville (“SCIAAlpha”)	-	78,00	78,00	78,00
Market Place Shopping Center (“MPSC”)	-	100,00	100,00	100,00
Praia de Belas Shopping Center (“PBSC”)	-	57,55	57,55	57,55
Shopping Center Galleria (“SCGA”)	-	100,00	100,00	100,00
Esplanada Shopping Center (“SCESP”)	-	53,21	53,21	53,21
Shopping Center Iguatemi Ribeirão Preto (“SCIRP”)	-	88,00	88,00	88,00
Shopping Center Iguatemi São José Rio Preto (“SCIRIOP”)	-	88,00	88,00	88,00
Shopping Center Iguatemi Esplanada (“SCIESP”)	-	65,71	65,71	65,71
Shopping Center Iguatemi São Carlos (“SCISC”)	-	50,00	50,00	50,00
Platinum Outlet Premium Novo Hamburgo (“IFONH”)	-	51,00	51,00	41,00
Ifashion Outlet Santa Catarina (“IFOSC”)	-	54,00	54,00	54,00
Boulevard Campinas	-	77,00	77,00	77,00
Praia de Belas Prime Offices	-	43,78	43,78	43,78
Market Place Tower (“MPT”)	-	100,00	100,00	100,00
Shopping Patio Higienópolis	-	11,54	11,54	11,54

2 Presentation and preparation of interim financial information

The significant accounting policies adopted in preparing this individual and consolidated interim financial information, included in the Interim Financial Information Form - ITR ("interim financial information"), are described below. These policies have been consistently applied to all reporting periods, unless otherwise stated.

2.1 Basis of preparation and presentation

The individual and consolidated interim financial information has been prepared in accordance with technical pronouncement NBC TG 21/CPC 21 – Demonstrações Intermediárias and international accounting standard IAS 34 - Interim Financial Reporting, and is presented in conformity with the standards issued by the Brazilian Securities and Exchange Commission ("CVM").

The Company asserts that the critical accounting judgments and key estimates and assumptions, as well as the significant accounting policies, adopted in presenting and preparing this interim financial information, are the same as those disclosed in note 3 to the individual and consolidated annual financial statements for the year ended December 31, 2023.

Therefore, this interim financial information does not comprise all notes and disclosures required by the standards and applicable to the individual and consolidated financial statements and, consequently, the related information should be read together with those individual and consolidated financial statements. Based on Management's judgments and assumptions concerning the relevance and changes that should be disclosed in notes to the interim financial information, this interim financial information includes selected explanatory notes and does not comprise all notes presented in the annual financial statements, as prescribed by CVM Circular Letter 03/2011.

Notes to the Interim Financial Information

The interim financial information has been prepared based on the historical cost, unless stated otherwise.

The interim financial information has been prepared in the ordinary course of business, assuming the Company's continuity as a going concern. Management assesses the Company's ability to continue as a going concern when preparing the interim financial information.

The interim financial information is presented in thousands of Brazilian reais (R\$), unless otherwise stated.

The non-financial information included in this interim financial information, such as areas, projections, insurance coverage, among others, has not been reviewed by the independent auditors.

The interim financial information was approved by the Company's Board of Directors and authorized for filing on May 2, 2024.

2.2 New and revised standards and interpretations

In the period ended March 31, 2024, the new standards effective beginning January 1, 2024, including the revision of CPC 09 (R1) – Statement of Value Added, were assessed and had no effects on the interim financial information disclosed; in addition, the Company did not early adopt the IFRS issued and not yet effective.

3 Cash, cash equivalents and short-term investments

	Parent		Consolidated	
	03.31.2024	12.31.2023	03.31.2024	12.31.2023
(a) Cash and cash equivalents				
Cash and banks	1,145	9,884	24,475	59,473
Total	<u>1,145</u>	<u>9,884</u>	<u>24,475</u>	<u>59,473</u>
(b) Short-term investments				
National investment fund (i)	293,830	335,343	1,072,236	1,064,786
Foreign investment fund (ii)	55,124	53,415	73,647	73,046
Short-term investments under repurchase agreements (iii)	70	70	11,904	11,676
Multimarket investment funds (iv)	-	-	421,150	400,882
Total	<u>349,024</u>	<u>388,828</u>	<u>1,578,937</u>	<u>1,550,390</u>
Current	350,099	398,642	1,591,508	1,598,187
Noncurrent	70	70	11,904	11,676

- (i) These are represented by non-exclusive fixed-income investment funds, with daily liquidity and accumulated annual yield of 13.87% up to March 31, 2024 (13.03% - 2023). Management manages the Company's cash through non-exclusive investment funds, expecting to use such resources for the development of the projects foreseen.

Notes to the Interim Financial Information

- (ii) It refers to the investment in a foreign investment fund, with investments in equity interests and in other investment funds, subject to exchange rate changes. This investment is made within the scope of the Corporate Venture Capital investment program, which aims to support companies with high growth potential at the beginning of their business journey. The investments can be partially or fully made in the short- and medium-term and the Company does not make these investments for the purpose of controlling or having significant influence in the investees.
- (iii) Short-term investments under repurchase agreements are aimed at securing borrowings under Mortgage-backed Securities (CRI), maturing on September 17, 2025. The average annual yield was approximately 12.24% (12.91% - 2023).

(iv) Multimarket investment funds

The investment managed by G5 Partners basically refers to an exclusive multimarket investment fund drawing on a wide and diversified investment strategy that seeks to ensure maximum return to its shareholders.

	Parent		Consolidated	
	03.31.2024	12.31.2023	03.31.2024	12.31.2023
Fixed-income securities (i)	-	-	319,837	313,142
Variable-income securities (ii)	-	-	101,313	87,740
	-	-	421,150	353,192

- (i) Substantially comprises federal government bonds, debentures and receivables, among others. In the period ended March 31, 2024, the average annual yield was approximately 14.43% (14.95% - 2023).
- (ii) Comprises investments in ownership interests not subject to any exchange rate changes. In the period ended March 31, 2024, the average annual yield was approximately 13.22% (-0.09% - 2023).

4 Trade receivables

	Parent		Consolidated	
	03.31.2024	12.31.2023	03.31.2024	12.31.2023
Rents, co-interests, retail and provision of services	32,817	39,475	266,537	313,425
Straight-lining, net of amortization (i)	-	-	94,009	113,937
Other (ii)	18,232	22,182	152,939	162,854
	51,049	61,657	513,485	590,216
Allowance for expected credit losses	(12,701)	(12,384)	(118,624)	(116,363)
	38,348	49,273	394,861	473,853
Current	17,998	29,596	206,306	253,905
Noncurrent	20,350	19,677	188,555	219,948

- (i) The straight-lining is substantially represented by contractual discounts. These discounts include full or partial exemptions, always based on each shopkeeper's condition. These discounts were straight-lined and will be amortized over the remaining lease term, as provided for by CPC 06(R2)/IFRS 16.
- (ii) Substantially represented by sales of plots of land for the development of real estate projects by the development buyers. Receipts will occur through transfers of funds related to units sold ("financial barter transaction") and installment payments, as provided for in the agreement. In addition, we highlight that these financial assets are monthly restated based on the INCC/FGV and/or IGP-M/FGV indexes.

Notes to the Interim Financial Information

The aging list of trade receivables is as follows:

	Parent		Consolidated	
	03.31.2024	12.31.2023	03.31.2024	12.31.2023
Current - 721 to 1440 days	398	644	129,605	154,208
Current - 361 to 720 days	19,952	19,033	58,950	65,740
Current - up to 360 days	14,962	24,636	185,850	241,360
Up to 30 days past due	660	682	9,139	7,886
31 to 60 days past due	551	572	5,317	4,596
61 to 90 days past due	508	180	5,422	1,696
91 to 120 days past due	220	378	923	2,995
121 to 360 days past due	2,347	5,665	20,363	19,591
Over 360 days past due	11,451	9,867	97,916	92,144
	<u>51,049</u>	<u>61,657</u>	<u>513,485</u>	<u>590,216</u>

The aging list of trade receivables without any impacts on the straight-lining recognition is as follows:

	Parent		Consolidated	
	03.31.2024	12.31.2023	03.31.2024	12.31.2023
Current - 721 to 1440 days	398	644	73,600	86,331
Current - 361 to 720 days	19,952	19,033	39,749	42,468
Current - up to 360 days	14,962	24,636	167,048	218,573
Up to 30 days past due	660	682	9,139	7,886
31 to 60 days past due	551	572	5,317	4,596
61 to 90 days past due	508	180	5,422	1,696
91 to 120 days past due	220	378	922	2,995
121 to 360 days past due	2,347	5,665	20,363	19,591
Over 360 days past due	11,451	9,867	97,916	92,143
	<u>51,049</u>	<u>61,657</u>	<u>419,476</u>	<u>476,279</u>

The Company and its subsidiaries adopted the calculation of expected losses on trade receivables based on an “allowance matrix”, taking into account historical default data that already include the effects of COVID-19, and defined a percentage of allowance for each maturity range of the receivables portfolio. The aging list reflects the original date of each security, with no change in the original dates of the securities overdue, which were renegotiated. The balance reported in line item “Trade receivables” was classified into the category of financial assets measured at “amortized cost”.

The variations in the allowance for expected credit losses are shown below:

	Parent		Consolidated	
	03.31.2024	12.31.2023	03.31.2024	12.31.2023
Opening balance	(12,384)	-	(116,363)	(119,195)
Recognition of allowance for expected credit losses	(330)	(362)	(2,960)	(10,971)
Write-off/reversal/transfer of uncollectible receivables	13	(12,022)	699	13,803
Closing balance	<u>(12,701)</u>	<u>(12,384)</u>	<u>(118,624)</u>	<u>(116,363)</u>

Notes to the Interim Financial Information

To determine the collectability of trade receivables, the Company and its subsidiaries consider any changes in the customer's creditworthiness from the date the credit was originally granted through the end of the reporting period.

The percentage rates attributable to the allowance for expected credit losses are broken down as follows:

	%	
	03.31.2024	12.31.2023
Current	3.15%	3.57%
Up to 30 days past due	23.50%	26.71%
31 to 60 days past due	27.88%	31.68%
61 to 90 days past due	33.12%	37.64%
91 to 120 days past due	37.02%	42.07%
121 to 360 days past due	54.69%	62.15%
Over 360 days past due	100.00%	100.00%

The aging list of amounts included in the allowance for expected credit losses is as follows:

	Parent		Consolidated	
	03.31.2024	12.31.2023	03.31.2024	12.31.2023
Current	(282)	(1,003)	(4,009)	(6,583)
Up to 30 days past due	(81)	(65)	(1,943)	(2,106)
31 to 60 days past due	(82)	(76)	(1,482)	(1,456)
61 to 90 days past due	(88)	(3)	(1,796)	(638)
91 to 120 days past due	(43)	(118)	(341)	(1,260)
121 to 360 days past due	(674)	(1,252)	(11,137)	(12,176)
Over 360 days past due	(11,451)	(9,867)	(97,916)	(92,144)
	<u>(12,701)</u>	<u>(12,384)</u>	<u>(118,624)</u>	<u>(116,363)</u>

Leases

The Company leases spaces in its shopping malls, with an effective term between four (4) and five (5) years, with the option of renewal after this period. Exceptionally, they may have contracts with different effective terms and conditions. The amounts are adjusted annually, according to market indexes. The future minimum rent installments to be billed on non-cancelable leases, considering the stores in operation as at March 31, 2024 and December 31, 2023, are as follows (information not reviewed):

	03.31.2024	12.31.2023
Up to one year	661,757	730,312
Between two and five years	1,649,086	1,952,434
More than five years	231,105	229,946
	<u>2,541,948</u>	<u>2,912,692</u>

Notes to the Interim Financial Information

5 Information on related-party balances and transactions

In the normal course of business, the Company carries out transactions with related parties at prices, terms, finance charges and other conditions determined by Management.

Related-party balances and transactions

Related-party balances and transactions as at March 31, 2024 and December 31, 2023 are as follows:

a) Balances

	Parent		Consolidated	
	03.31.2024	12.31.2023	03.31.2024	12.31.2023
Current assets:				
Dividends receivable:				
Iguatemi Empresa de Shopping Centers S.A.	68,510	72,847	-	-
Total current assets	68,510	72,847	-	-
Noncurrent assets:				
With other related parties:				
Ifashion Outlet Santa Catarina (iii)	-	-	960	935
Ifashion Outlet Novo Hamburgo (iii)	-	-	415	355
Shopping Center Galleria (iii)	-	-	5,955	5,861
Shopping Center Iguatemi São Paulo (iii)	-	-	1,956	2,020
Federação das Entidades Assistenciais Campinas (i)	-	-	4,650	6,887
Shopping Center Iguatemi Ribeirão Preto (iii)	-	-	3,125	3,095
Other related parties (ii)	3,938	2,547	3,062	1,038
Total due from related parties	3,938	2,547	20,123	20,191
Total noncurrent assets	3,938	2,547	20,123	20,191
Current liabilities:				
Due to related parties:				
Lease - Shopping Center Iguatemi São Paulo (iv)	-	-	3,112	775
Lasul Empresa de Shopping Centers Ltda. (v)	12,422	12,422	-	-
Total due to related parties	12,422	12,422	3,112	775
Dividends payable:				
Company x shareholders	23,138	73,072	23,138	73,072
Total dividends payable	23,138	73,072	23,138	73,072
Total current liabilities	35,560	85,494	26,250	73,847
Noncurrent liabilities:				
Due to related parties:				
With subsidiaries:				
Lease - Shopping Center Iguatemi São Paulo (iv)	-	-	5,410	8,555
Total due to related parties	-	-	5,410	8,555
Total noncurrent liabilities	-	-	5,410	8,555
Total due to related parties	35,560	85,494	31,660	82,402

- (i) Refers to a loan with FEAC – Campinas Assistance Entities Federation, which holds a 30% interest in Shopping Center Iguatemi Campinas, for the purpose of financing the expansion of the mall, bearing interest equivalent to 0.8% of the CDI rate p.a. and settlement expected for August 31, 2026.

Notes to the Interim Financial Information

- (ii) Refers substantially to the receivables from and payables to various mall condominiums, arising from the processes of refund of several payments, made by the Company.
- (iii) The related-party balances between the civil and the commercial condominium refer to reimbursements of expenses not paid by lessees that were paid by the entrepreneurs, as determined by Laws 4591/64 and 8245/91.
- (iv) Amount payable referring to a corporate office lease agreement entered into with Iguatemi São Paulo shopping mall, maturing on December 31, 2026, due to the adoption of IFRS 16/CPC 06 (R2).
- (v) Transfer of 36% interest in Shopping Iguatemi Porto Alegre from Lasul Empresa de Shopping Centers Ltda. to Iguatemi S.A.

b) Transactions

	Consolidated	
	03.31.2024	03.31.2023
Cost of services:		
GJ Investimentos S.A. (ii)	(390)	(390)
IFCM - Infracommerce CXAAS S.A.	(100)	-
	<u>(490)</u>	<u>(390)</u>
Intragroup loans:		
Campinas Assistance Entities Federation (i)	487	375
Ifashion Outlet Santa Catarina (iii)	16	24
Ifashion Outlet Novo Hamburgo (iii)	21	12
Shopping Center Galleria (iii)	154	175
Shopping Center Iguatemi Ribeirão Preto (iii)	37	65
	<u>715</u>	<u>651</u>

Management compensation

Management's annual compensation relating to short-term benefits, in the amount of R\$44,444, was approved at the Annual General Meeting held on April 18, 2024.

The amounts relating to key management personnel compensation under the Parent's responsibility are shown below, for the three-month periods ended March 31, 2024 and 2023:

	Parent		Consolidated	
	03.31.2024	03.31.2023	03.31.2024	03.31.2023
Short-term benefits (i)	4,371	5,069	14,617	14,242
Share-based payment (ii)	2,398	-	2,398	1,792
	<u>6,769</u>	<u>5,069</u>	<u>17,015</u>	<u>16,034</u>

- (i). These basically refer to Executive Board's fees and profit sharing, including a performance bonus, paid over the period.
- (ii). This refers to the cost of options granted to Management members.

Notes to the Interim Financial Information

6 Investments

Breakdown of investments

	Parent		Consolidated	
	03.31.2024	12.31.2023	03.31.2024	12.31.2023
Iguatemi Empresa de Shopping Centers S.A.	3,754,157	3,665,247	33,038	33,509
FIP -Venture Iguatemi (ii)	156,405	164,338	156,472	164,393
Iguatemi 365 Ltda.	16,232	16,826	-	-
EDSP66 Participações S.A.	3,140	3,765	-	-
	<u>3,929,934</u>	<u>3,850,176</u>	<u>189,510</u>	<u>197,902</u>
Goodwill on asset surplus (i)	-	-	115,514	116,425
Other investments (iii)	1,297	1,297	22,514	22,514
	<u>3,931,231</u>	<u>3,851,473</u>	<u>327,538</u>	<u>336,841</u>

- (i) Surplus of investment arising on the acquisition of additional interest in investees Odivelas Participações S.A and Maiojama Participações S.A. In Odivelas the useful life is defined after the project completion. In turn, Maiojoma has defined useful life, as it refers to a company which holds 14% interest in Shopping Iguatemi Porto Alegre and in tower Iguatemi Business at the side of the shopping mall. Both acquisitions, as they refer to noncontrolling interests that do not hold control over the operation, goodwill was not reclassified to investment property.
- (ii) The Company made a long-term investment in a FIP (“Fundo de Investimento em Participações Multiestratégia”) to concentrate the investments made within the scope of the Corporate Venture Capital investment program. This FIP’s main asset is the indirect interest of 4.8% (4.8% in December 2023) in Infracommerce CXAAS S.A. As prescribed by accounting pronouncement CPC 18, paragraph 18, since it has significant influence, the Company measures this interest through profit or loss to equity method.
- (iii) The amounts of other investments substantially refer to the equity interest in Rojo Entretenimento S.A. “Teatro Santander”. Such interest is equivalent to 5% of the capital of Rojo Entretenimento S.A.

Variations in equity interests

	Parent		Consolidated	
	03.31.2024	12.31.2023	03.31.2024	12.31.2023
Opening balance	3,850,176	3,209,893	197,902	193,579
Capital increase	-	619,708	-	-
Advance for future capital increase	202	(137)	-	-
Capital decrease	-	(16,021)	-	-
Acquisition of interest	-	4,122	-	39,658
Share of profit (loss) of subsidiaries	76,004	265,728	(8,190)	(33,787)
Dividends received	-	-	(202)	(1,548)
Minimum mandatory dividends	-	(72,847)	-	-
Other (i)	3,552	(160,270)	-	-
Closing balance	<u>3,929,934</u>	<u>3,850,176</u>	<u>189,510</u>	<u>197,902</u>

- (i) In 2023 the amount refers mainly to the transfer of 36% of Shopping Iguatemi Porto Alegre through capital reserve.

Notes to the Interim Financial Information

Financial information on subsidiaries with noncontrolling interests and joint ventures

As at March 31, 2024 and December 31, 2023, Management analyzed the financial information on subsidiaries with noncontrolling interests and joint ventures, and concluded that such information is immaterial for reporting purposes. However, the main balances below are disclosed as additional information:

	Assets		Capital		Equity		Profit for the year	
	03.31.2024	12.31.2023	03.31.2024	12.31.2023	03.31.2024	12.31.2023	03.31.2024	03.31.2023
AGSC	758	200	74	74	584	(18)	1,162	1,080
Other	1,640	1,655	695	695	985	978	126	(26)

7 Investment properties

At cost

Description	Average remaining useful life in years	Land	Buildings, facilities and other	Accumulated depreciation	Total
Parent					
03.31.2024	49 to 60 (*)	322,836	693,749	(17,347)	999,238
12.31.2023	50 to 60 (*)	322,836	683,411	(13,084)	993,163
Consolidated before goodwill					
03.31.2024	26 to 60 (*)	744,900	5,702,197	(1,455,372)	4,991,725
12.31.2023	27 to 60 (*)	744,900	5,628,004	(1,419,111)	4,953,793
Reclassified goodwill (**)					
03.31.2024	39 to 60	34,785	58,576	(18,376)	74,985
12.31.2023	40 to 60	34,785	58,576	(18,063)	75,298
Total consolidated 2024		779,685	5,760,773	(1,473,748)	5,066,710
Total consolidated 2023		779,685	5,686,580	(1,437,174)	5,029,091

(*) The useful life of other items classified as investment properties are assessed annually and reflect the nature of the assets and their use by the Company.

(**) This refers to the asset's surplus value reported as investments in the Parent and, due to its origin, reported as investment properties in Consolidated. The amounts are stated net of amortization.

Income and the substantial costs generated by investment properties are described in notes 17 and 18, respectively.

Variations in investment properties are as follows:

Notes to the Interim Financial Information

	Parent		Consolidated	
	03.31.2024	12.31.2023	03.31.2024	12.31.2023
Opening balance	993,163	145,881	5,029,091	4,970,735
Additions (i)	10,338	859,063	74,198	216,294
Write-offs	-	-	-	(13,710)
Depreciation	(4,263)	(11,781)	(36,579)	(144,228)
Closing balance	<u>999,238</u>	<u>993,163</u>	<u>5,066,710</u>	<u>5,029,091</u>

- (i) In the Parent, in 2023, the Company acquired 36% of Shopping Iguatemi JK and 36% of Shopping Iguatemi Porto Alegre, respectively, from its subsidiary, to centralize the interest of this asset in Iguatemi S.A.

The Company reviewed the fair value of investment properties and maintained it unchanged according to the assumptions adopted as at December 31, 2023, given that no significant changes were identified. Accordingly, the fair value measured as at December 31, 2023 is as follows:

	<u>12.31.2023</u>
	Shopping malls in operation
Fair value	14,069,612
Own gross leasable area (thousand square meter)	490

The Company adopted a methodology for calculating the fair value, considering the discounted cash flows – Nominal model (fair value – level III), which was prepared by internal specialists according to the physical qualifications, assumptions and estimates determined as per real estate market inputs, as well as macroeconomic trends for a ten-year period. The calculations did not include potential expansions, barter of land and unannounced projects (even those contained in the guidance).

Assumptions used in the evaluation:

	<u>12.31.2023</u>
Real average discount rate	8.5% p.a.
Occupancy rate	96.4%
Effective growth rate in perpetuity	2% p.a.
Annual inflation in perpetuity	4.0% p.a.

Based on the fair value of investment properties, Management concluded that there is no indication of impairment.

Notes to the Interim Financial Information

8 Borrowings and financing

		Parent		Consolidated		
		03.31.2024	12.31.2023	03.31.2024	12.31.2023	
Banco Itaú TR + 6.0% to 8.6% p.a.	July 10, 2031	-	-	51,311	52,964	(a)
Banco Itaú TR + 6.0% to 8.6% p.a.	December 15, 2030	-	-	93,377	96,662	(b)
RB Capital CDI + 0.15% p.a.	September 15, 2025	-	-	66,681	78,939	(c)
RB Capital CDI + 1.30% p.a.	December 15, 2034	-	-	91,635	92,388	(d)
RB Capital CDI + 1.30% p.a.	March 19, 2035	-	-	96,748	97,064	(e)
RB Capital 96% of CDI	September 18, 2024	-	-	139,804	143,496	(g)
Banco Itaú TR + 5.0% to 8.6% p.a.	March 29, 2032	-	-	143,167	147,340	(i)
Banco Itaú TR + 5.0% to 8.6% p.a.	March 29, 2032	-	-	70,332	72,382	(j)
Banco Safra S.A. CDI + 1.75 p.a.	December 20, 2024	12,662	12,286	12,662	12,286	(k)
Banco Itaú S.A. CDI + 1.40 p.a.	December 20, 2024	5,379	5,216	5,379	5,216	(l)
RB Capital CDI + 0.55% p.a.	October 16, 2028	186,358	181,350	186,358	181,350	
RB Capital CDI + 0.60% p.a.	October 15, 2030	25,664	24,972	25,664	24,972	
RB Capital 105% of CDI	October 16, 2028	256,301	249,423	256,301	249,423	
RB Capital 106% of CDI	October 15, 2030	45,921	43,890	45,921	43,890	
Banco Bradesco 99.95% of CDI	February 6, 2043	645,869	645,854	645,869	645,854	(m)
		1,178,154	1,162,991	1,931,209	1,944,226	
Current		48,618	31,167	285,620	269,457	
Noncurrent		1,129,536	1,131,824	1,645,589	1,674,769	

Breakdown of debt by index

	Parent		Consolidated	
	03.31.2024	12.31.2023	03.31.2024	12.31.2023
TR	-	-	358,187	369,348
CDI	1,178,154	1,162,991	1,573,022	1,574,878
	1,178,154	1,162,991	1,931,209	1,944,226

Debt repayment schedule

The repayment schedule of long-term debts with third parties is as follows:

	Parent		Consolidated	
	03.31.2024	12.31.2023	03.31.2024	12.31.2023
2025 to 2026	59,247	61,535	184,408	214,184
2027 to 2035	1,070,289	1,070,289	1,461,181	1,460,585
	1,129,536	1,131,824	1,645,589	1,674,769

Notes to the Interim Financial Information

Variations in borrowings and financing

	Parent		Consolidated	
	03.31.2024	12.31.2023	03.31.2024	12.31.2023
Opening balance	1,162,991	35,060	1,944,226	1,371,353
Borrowings	-	1,167,000	-	1,167,000
Repayment of principal and interest	(17,484)	(112,122)	(65,684)	(797,064)
Accrued interest	31,847	71,465	51,260	197,674
Borrowing costs	800	1,588	1,407	5,263
Closing balance	<u>1,178,154</u>	<u>1,162,991</u>	<u>1,931,209</u>	<u>1,944,226</u>

The main characteristics of other borrowings and financing, including collaterals and maturity dates, are the same as those described in note 11 to the individual and consolidated financial statements for the year ended December 31, 2023, and remain applicable.

9 Debentures

	Consolidated	
	03.31.2024	12.31.2023
Debentures – 7 th issue	395,823	408,262
Debentures – 10 th issue	498,395	515,712
Debentures – 11 th issue	513,975	498,808
	<u>1,408,193</u>	<u>1,422,782</u>
Current	410,750	425,571
Noncurrent	997,443	997,211

The main characteristics concerning the 7th, 10th and 11th issues of debentures are the same as those described in note 12 to the individual and consolidated annual financial statements for the year ended December 31, 2023, and remain applicable.

Covenants

All debentures have covenants determining the debt levels and leverage, as follows:

Debentures	Leverage and indebtedness level
7 th issue	Net debt / EBITDA < 3.50 and EBITDA-to-net finance cost > 2.00
10 th issue	Net debt / EBITDA < 4.00 and EBITDA-to-net finance cost > 2.00
11 th issue	Net debt / EBITDA < 4.00 and EBITDA-to-net finance cost > 2.00

Compliance with the financial and non-financial ratios for borrowings, financing and debentures must be achieved on a quarterly basis and based on Management's assessment, all covenants were met as at March 31, 2024 and there are no renegotiation clauses.

Notes to the Interim Financial Information

Variations in debentures, recorded in current and noncurrent liabilities, are as follows:

	Consolidated	
	03.31.2024	12.31.2023
Opening balance	1,422,782	1,729,059
Repayment of principal and interest	(58,224)	(530,287)
Issuance costs	369	2,701
Accrued interest	43,266	221,309
Closing balance	<u>1,408,193</u>	<u>1,422,782</u>

The repayment schedule for the principal amount, classified in noncurrent liabilities, is as follows:

	Consolidated	
	03.31.2024	12.31.2023
2025 10 th issue	100,000	100,000
2026 11 th issue	263,871	263,871
2027 10 th issue	400,000	400,000
2028 11 th issue	236,129	236,129
	<u>1,000,000</u>	<u>1,000,000</u>
Unrecognized issuance costs	(2,557)	(2,789)
	<u>997,443</u>	<u>997,211</u>

10 Taxes payable

	Parent		Consolidated	
	03.31.2024	12.31.2023	03.31.2024	12.31.2023
Deferred taxes (i)	265	1,452	9,939	12,804
PIS, Cofins and Finsocial (taxes on revenue)	1,949	1,796	10,751	12,227
Other taxes and contributions (ii)	78	105	26,333	14,710
	<u>2,292</u>	<u>3,353</u>	<u>47,023</u>	<u>39,741</u>
Current	2,027	1,901	37,084	26,937
Noncurrent	265	1,452	9,939	12,804

- (i). Substantially refers to taxes on revenue (Pis and Cofins) on discounts recorded on a straight-line basis, as stated in note 04, item (i).
- (ii). The balance reported as at March 31, 2024 and December 31, 2023 substantially refers to the Urban Property Tax (IPTU).

Notes to the Interim Financial Information

11 Provision for tax, labor and civil risks

The Company and its subsidiaries are defendants to lawsuits and administrative proceedings involving tax, labor and civil matters. Accordingly, a provision for risks was recognized in amounts considered sufficient to cover any probable future disbursements.

	Parent		Consolidated	
	03.31.2024	12.31.2023	03.31.2024	12.31.2023
Noncurrent:				
Labor (i)	11,900	11,900	12,400	12,400
Other (ii)	3,048	3,048	4,125	4,190
	<u>14,948</u>	<u>14,948</u>	<u>16,525</u>	<u>16,590</u>

- (i) The Company and its subsidiaries are defendants to various labor claims filed by former employees. Based on the likelihood of loss assessed by Management and its legal counsel, the Company recognized a provision, as at March 31, 2024, amounting to R\$11,900 (R\$11,900 in 2023) and R\$12,400 in Consolidated (R\$12,400 in 2023).
- (ii) Substantially refer to the provision for Urban Property Tax (IPTU)-related lawsuits filed by Votorantim and Sorocaba City Governments, which amount to R\$1,210 as at March 31, 2024 (R\$1,210 in 2023).

Tax, civil and indemnification claims assessed as possible losses

The Company and its subsidiaries are parties to other tax, civil and indemnification claims arising in the normal course of their business and involving a “possible” risk of loss. As at March 31, 2024, the estimated losses on tax lawsuits total R\$90,131 (R\$89,542 in 2023) in Consolidated; civil lawsuits: R\$7,167 (R\$6,905 in 2023) in Consolidated; and indemnification lawsuits: R\$7,479 (R\$7,624 in 2022) in Consolidated. Most civil lawsuits are covered by an insurance policy, as stated in note 16 - item (b).

Variations in the provision for tax, labor and civil risks

Variations in the provision for tax, labor and civil risks are broken down as follows:

	Parent		Consolidated	
	03.31.2024	12.31.2023	03.31.2024	12.31.2023
Opening balance	14,948	13,223	16,590	15,342
Provisions, net of reversals	-	1,725	(65)	1,248
Closing balance	<u>14,948</u>	<u>14,948</u>	<u>16,525</u>	<u>16,590</u>

12 Financial instruments

12.1 General considerations and policies

The Company and its subsidiaries enter into transactions involving financial instruments, where applicable, all recorded in balance sheet accounts, which are intended to meet their operating and financial needs. Short-term investments, borrowings and financing and intercompany loans, debentures, among others, are contracted.

Notes to the Interim Financial Information

These financial instruments are managed based on policies, definition of strategies and establishment of control systems, which are monitored by the Company's Management.

Treasury procedures set by the policy in effect include monthly projection routines and assessment of the consolidated foreign exchange exposure for the Company and its subsidiaries, based on which Management makes its decisions.

12.2 Financial instruments by category

The consolidated balances of the Company's financial instruments were classified into the following categories:

Nature	Fair value hierarchy	Consolidated					
		03.31.2024			12.31.2023		
		Fair value through profit or loss	Amortizable cost	Total	Fair value through profit or loss	Amortized cost	Total
Assets							
Cash and cash equivalents	N/A	-	24,475	24,475	-	59,473	59,473
Short-term investments	Level 2	1,567,033	11,904	1,578,937	1,538,714	11,676	1,550,390
Trade receivables	N/A	-	241,922	241,922	-	310,999	197,062
Other receivables	N/A	-	152,939	152,939	-	162,854	276,791
Loans receivable	N/A	-	651	651	-	732	732
Due from other related parties	N/A	-	20,123	20,123	-	20,191	20,191
Other receivables	N/A	-	14,236	14,236	-	10,433	10,433
Other investments	Level 3	22,514	-	22,514	22,514	-	22,514
Total		1,589,547	466,250	2,055,797	1,561,228	576,358	2,137,586
Liabilities							
Trade payables	N/A	-	22,523	22,523	-	23,905	23,905
Borrowings and financing	N/A	-	1,931,209	1,931,209	-	1,944,226	1,944,226
Debentures and charges	N/A	-	1,408,193	1,408,193	-	1,422,782	1,422,782
Other payables	N/A	-	44,282	44,282	-	45,338	45,338
Due to related parties	N/A	-	8,522	8,522	-	9,330	9,330
Total		-	3,414,729	3,414,729	-	3,445,581	3,445,581

The Company and its investees apply the hierarchy rules to measure the fair values of their financial instruments, for financial instruments measured in the balance sheet, which requires the disclosure of fair value measurements at the following hierarchy level:

- (i) Prices quoted (unadjusted) in markets for identical assets and liabilities (Level 1).
- (ii) In addition to the quoted prices included in Level 1, market inputs for assets or liabilities, either directly (i.e., as prices) or indirectly (i.e., derived from prices) (Level 2) are adopted.
- (iii) Assumptions for assets and liabilities that are not based on observable market inputs (unobservable inputs) (Level 3).

12.3 Risk factors

The main source of revenue for the Company and its subsidiaries is the leases from the shopping mall lessees.

According to their nature, financial instruments may involve known or unknown risks, and the potential risk assessment is important, in the best judgment of the Company and its investees. Thus, there may be risks with or without guarantees depending on circumstantial or legal aspects. The main market risk factors that may affect the business of the Company and its investees are as follows:

Notes to the Interim Financial Information

a. *Credit risk*

The Company and its investees have internal controls designed for monitoring the level of default of its clients to control the credit risk underlying the diversified customer portfolio. The assumptions considered by the Company to evaluate the acceptance of potential clients are: the collaterals accepted (property, letter of guarantee, insurance, etc.), the suitability of individuals and legal entities involved in the lease (partners and guarantors) and use of SERASA as a reference for consultation. The allowance for impairment losses is analyzed at each balance sheet date by analyzing the historical data of default and expected loss projections.

The maximum exposure to credit risk at the balance sheet date is the recorded amount of each class of financial assets.

The Company derecognizes its financial assets when there is no reasonable expectation of recovery (write-off). Receivables written off by the Company remain under collection to recover the amount of receivables. If any, recoveries are recognized as credit recovery proceeds in profit or loss for the year.

b. *Liquidity risk*

The cash flow forecast is performed at the Company's operating entities by finance professionals who continuously monitor liquidity to ensure that the Company has sufficient cash to meet its operating needs. This forecast takes into consideration the debt financing plans, compliance with internal balance sheet ratio goals and, if applicable, external regulatory or legal requirements.

c. *Capital management*

The Company's objectives in managing its capital are to safeguard its ability to continue as a going concern in order to provide returns for its shareholders and benefits for other stakeholders, as well as to maintain an optimal capital structure to reduce this cost. The net financial position is equivalent to total cash and cash equivalents, less short- and long-term borrowings, financing and debentures.

	Consolidated	
	03.31.2024	12.31.2023
Cash, cash equivalents and short-term investments	1,603,412	1,609,863
Borrowings, financing and debentures	(3,339,402)	(3,462,427)
Net financial position	(1,735,990)	(1,852,564)
Equity	4,234,679	4,177,518

Notes to the Interim Financial Information

d. Price fluctuation risk

Lease agreements, in general, are restated by reference to the annual variation of the IGP-M (General Market Price Index) and IPCA (Extended Consumer Price Index), as set forth in such agreements. Lease levels may vary due to adverse economic conditions and, consequently, the level of revenues may be affected. Management monitors these risks to minimize the impacts on its business.

e. Interest rate risk

The Company's interest rate risk substantially results from short- and long-term borrowings, financing and debentures, described in the prior notes. These financial instruments are subordinated to interest rates pegged to indexes such as TJLP and CDI, as well as the balance of taxes payable, subject to interest based on the Selic rate and TJLP. The risk inherent in these liabilities arises from the possibility of fluctuations in these rates.

Sensitivity analysis of fluctuations in inflation adjustment indexes

Management considers that the most significant risk of fluctuations in interest rates derives from the liabilities pegged to TR and mainly the CDI. The risk is related to fluctuations in those rates.

In the period ended March 31, 2024, Management estimated scenarios for fluctuation in DI and TR rates, obtained at the website of Portal Brasil and Bolsa do Brasil - B3. For the probable scenario, rates prevailing at the end of the reporting period were used. These rates were stressed by 25% and 50%, used as a basis for possible and remote scenarios, respectively.

As at March 31, 2024, Management estimated the future flow of interest payments on its debts pegged to the CDI and TR, based on the interest rates presented above, assuming that all interest payments would be made on the contractually established maturity dates. The impact of the hypothetical fluctuations in interest rates can be measured by the difference of the future flows under the possible and remote scenarios in relation to the probable scenario, where no increase is estimated. It should be noted that such a sensitivity analysis considers payment flows on future dates. Thus, the total amounts under each scenario are not equivalent to the fair value or the present value of these liabilities. The fair value of these liabilities, when considering the Company's credit risk unchanged, would not be affected by interest rate fluctuations, since the rates applied to cash flows discounted to future value would be the same as those applicable to discounting these cash flows to present value.

In addition, cash equivalents and short-term investments in floating securities that would increase yield accrued under the possible and remote scenarios are held, thus neutralizing part of the impact of interest rate increases on the flow of debt payments.

However, due to the lack of predictability of maturities equivalent to financial liabilities, the impact of the scenarios on these assets was not considered. The balances of cash equivalents and short-term investments are shown in note 3.

The effects of exposure to interest rates, in the sensitivity scenarios estimated by the Company, are shown in the following tables:

Notes to the Interim Financial Information

Total interest amounts to be paid in the estimated sensitivity scenarios:

Transaction	Rate	Individual risk	Parent					Consolidated				
			2024					2024				
			Up to 1 year	1 to 3 years	3 to 5 years	Over 5 years	Total	Up to 1 year	1 to 3 years	3 to 5 years	Over 5 years	Total
Probable scenario												
Debts indexed to the CDI	12,65	CDI maintenance	122,247	236,692	641,375	204,185	1,204,499	337,574	408,988	686,712	233,836	1,667,110
Debts indexed to the TR	0,17	TR maintenance	-	-	-	-	-	29,421	48,289	33,831	20,314	131,855
Total indexed to interest rates			<u>122,247</u>	<u>236,692</u>	<u>641,375</u>	<u>204,185</u>	<u>1,204,499</u>	<u>366,995</u>	<u>457,277</u>	<u>720,543</u>	<u>254,150</u>	<u>1,798,965</u>
Possible scenario > 25%												
Debts indexed to the CDI	15,81	CDI increase	144,657	292,750	693,672	233,684	1,364,763	405,401	499,992	748,348	269,549	1,923,290
Debts indexed to the TR	0,21	TR increase	-	-	-	-	-	29,480	48,701	34,563	21,302	134,046
Total indexed to interest rates			<u>144,657</u>	<u>292,750</u>	<u>693,672</u>	<u>233,684</u>	<u>1,364,763</u>	<u>434,881</u>	<u>548,693</u>	<u>782,911</u>	<u>290,851</u>	<u>2,057,336</u>
Remote scenario > 50%												
Debts indexed to the CDI	18,98	CDI high increase	166,665	347,880	745,119	262,590	1,522,254	472,256	589,592	808,962	304,537	2,175,347
Debts indexed to the TR	0,25	TR high increase	-	-	-	-	-	29,538	49,116	35,305	22,310	136,269
Total indexed to interest rates			<u>166,665</u>	<u>347,880</u>	<u>745,119</u>	<u>262,590</u>	<u>1,522,254</u>	<u>501,794</u>	<u>638,708</u>	<u>844,267</u>	<u>326,847</u>	<u>2,311,616</u>
Possible scenario < 25%												
Debts indexed to the CDI	9,49	CDI decrease	99,412	179,653	588,179	174,058	1,041,302	268,719	316,495	623,995	197,356	1,406,565
Debts indexed to the TR	0,12	TR decrease	-	-	-	-	-	28,121	45,910	31,837	18,728	124,596
Total indexed to interest rates			<u>99,412</u>	<u>179,653</u>	<u>588,179</u>	<u>174,058</u>	<u>1,041,302</u>	<u>296,840</u>	<u>362,405</u>	<u>655,832</u>	<u>216,084</u>	<u>1,531,161</u>
Remote scenario < 50%												
Debts indexed to the CDI	6,33	CDI decrease	76,134	121,597	534,052	143,277	875,060	198,804	222,465	560,157	160,077	1,141,503
Debts indexed to the TR	0,08	TR decrease	-	-	-	-	-	22,099	36,090	25,098	14,939	98,226
Total indexed to interest rates			<u>76,134</u>	<u>121,597</u>	<u>534,052</u>	<u>143,277</u>	<u>875,060</u>	<u>220,903</u>	<u>258,555</u>	<u>585,255</u>	<u>175,016</u>	<u>1,239,729</u>

Estimated impacts on the Company's debts

Transaction	Parent					Consolidated				
	2024					2024				
	Up to 1 year	1 to 3 years	3 to 5 years	Over 5 years	Total	Up to 1 year	1 to 3 years	3 to 5 years	Over 5 years	Total
Possible scenario – Probable scenario										
Debts indexed to the CDI	22,410	56,058	52,297	29,499	160,264	67,827	91,004	61,636	35,713	256,180
Debts indexed to the TR	-	-	-	-	-	59	412	732	988	2,191
Total impact	<u>22,410</u>	<u>56,058</u>	<u>52,297</u>	<u>29,499</u>	<u>160,264</u>	<u>67,886</u>	<u>91,416</u>	<u>62,368</u>	<u>36,701</u>	<u>258,371</u>
Remote scenario - Probable scenario										
Debts indexed to the CDI	44,418	111,188	103,744	58,405	317,755	134,682	180,604	122,250	70,701	508,237
Debts indexed to the TR	-	-	-	-	-	117	827	1,474	1,996	4,414
Total impact	<u>44,418</u>	<u>111,188</u>	<u>103,744</u>	<u>58,405</u>	<u>317,755</u>	<u>134,799</u>	<u>181,431</u>	<u>123,724</u>	<u>72,697</u>	<u>512,651</u>
Possible scenario – Probable scenario										
Debts indexed to the CDI	(22,835)	(57,039)	(53,196)	(30,127)	(163,197)	(68,855)	(92,493)	(62,717)	(36,480)	(260,545)
Debts indexed to the TR	-	-	-	-	-	(1,300)	(2,379)	(1,994)	(1,586)	(7,259)
Total impact	<u>(22,835)</u>	<u>(57,039)</u>	<u>(53,196)</u>	<u>(30,127)</u>	<u>(163,197)</u>	<u>(70,155)</u>	<u>(94,872)</u>	<u>(64,711)</u>	<u>(38,066)</u>	<u>(267,804)</u>
Remote scenario - Probable scenario										
Debts indexed to the CDI	(46,113)	(115,095)	(107,323)	(60,908)	(329,439)	(138,770)	(186,523)	(126,555)	(73,759)	(525,607)
Debts indexed to the TR	-	-	-	-	-	(7,322)	(12,199)	(8,733)	(5,375)	(33,629)
Total impact	<u>(46,113)</u>	<u>(115,095)</u>	<u>(107,323)</u>	<u>(60,908)</u>	<u>(329,439)</u>	<u>(146,092)</u>	<u>(198,722)</u>	<u>(135,288)</u>	<u>(79,134)</u>	<u>(559,236)</u>

Notes to the Interim Financial Information

13 Income tax and social contribution

Income tax and social contribution are calculated based on the prevailing rates, as follows:

Breakdown of income tax and social contribution expenses in the periods

	Parent		Consolidated	
	03.31.2024	03.31.2023	03.31.2024	03.31.2023
Current income tax and social contribution	(868)	(197)	(21,693)	(21,253)
Deferred income tax and social contribution	8,567	5,915	9,281	10,450
	<u>7,699</u>	<u>5,718</u>	<u>(12,412)</u>	<u>(10,803)</u>

Reconciliation of income tax and social contribution expenses in the periods

	Parent		Consolidated	
	03.31.2024	03.31.2023	03.31.2024	03.31.2023
Profit before income tax and social contribution	73,364	42,098	93,500	59,609
Statutory tax rate	34%	34%	34%	34%
Income tax and social contribution expenses at statutory rate	<u>(24,944)</u>	<u>(14,313)</u>	<u>(31,790)</u>	<u>(20,267)</u>
Tax effects on:				
Share of profit (loss) of subsidiaries	25,841	16,917	(2,785)	(2,249)
Difference in tax base of companies taxed based on deemed income	-	-	-	9,597
Write-off of deferred income tax and social contribution	-	-	15,403	-
Permanent deductions (additions) and other	<u>6,802</u>	<u>3,114</u>	<u>6,760</u>	<u>2,116</u>
Income tax and social contribution expenses at effective rate	<u>7,699</u>	<u>5,718</u>	<u>(12,412)</u>	<u>(10,803)</u>

The net balance of deferred income tax and social contribution as at March 31, 2024 and December 31, 2023 is as follows:

	Parent		Consolidated	
	03.31.2024	12.31.2023	03.31.2024	12.31.2023
Tax loss carryforwards	83,425	83,800	324,473	324,967
Swap transaction	947	5,105	947	5,105
Other temporary (Rev. points)	2,585	2,573	27,321	27,601
Fair value adjustment (i)	-	-	11,095	6,736
Deferred taxes - assets	<u>86,957</u>	<u>91,478</u>	<u>363,836</u>	<u>364,409</u>
Temporary differences (tax depreciation)	(6,494)	(5,899)	(288,438)	(287,773)
Straight-lining discounts - COVID	(1,507)	(8,611)	(54,520)	(58,460)
Swap transaction	-	(8,112)	-	(8,112)
Fair value adjustment (i)	<u>(4,079)</u>	<u>(2,546)</u>	<u>(4,079)</u>	<u>(2,546)</u>
Deferred tax - liabilities	<u>(12,080)</u>	<u>(25,168)</u>	<u>(347,037)</u>	<u>(356,891)</u>
Deferred taxes, net	<u>74,877</u>	<u>66,310</u>	<u>16,799</u>	<u>7,518</u>

Notes to the Interim Financial Information

Realization schedule of deferred income tax and social contribution as at March 31, 2024:

Year	Parent		Consolidated	
	%	Amount	%	Amount
2024	3%	2,609	6%	21,830
2025	8%	6,957	13%	47,299
2026	15%	13,044	22%	80,044
2027	24%	20,870	33%	120,066
2028	35%	30,435	48%	174,641
2029	48%	41,739	62%	225,578
2030	64%	55,652	78%	283,792
2031	83%	72,174	90%	327,452
After 2032	100%	86,957	100%	363,836

14 Equity - Parent

a. Capital

As at March 31, 2024, the Company's paid-in capital amounted to R\$1,819,552 (R\$1,819,552 as at December 31, 2023), represented by 797,612,750 registered common shares and 435,494,160 registered preferred shares, with no par value. The Company's paid-in capital is R\$1,759,393 (R\$1,759,393 as at December 31, 2023), due to the recognition of share issuance costs in the amount of R\$60,159 as a reduction of equity.

b. Authorized capital

The Company is authorized to increase its capital up to the limit of 150,000,000 common shares, regardless of any amendment to the bylaws, upon resolution of the Board of Directors, which will establish the share issue conditions, price and payment conditions.

c. Capital reserves

The amount of 1,428,243 refers mainly to the gain on the merger of 100% of the shares of its subsidiary Iguatemi Empresa de Shopping Centers S.A, due to the corporate restructuring process.

Other capital reserves

The Company recognized a reserve for the share-based compensation plan totaling R\$11,016 (R\$7,464 as at December 31, 2023).

Treasury shares

As at March 31, 2024, the Company's treasury shares amounted to R\$73,388 (R\$45,932 in 2023), comprising 3,278,042 common shares and 6,522,672 preferred shares, to sponsor the share-based compensation plan and for purposes of cancellation or disposal to benefit its shareholders.

Notes to the Interim Financial Information

d. Earnings reserves

Legal reserve

The legal reserve is recognized by allocating 5% of profit for the year, limited to 20% of capital, pursuant to the bylaws.

Earnings retention reserve

The earnings retention reserve, which corresponds to the remaining earnings after the allocation to the legal reserve and the proposed payment of dividends, is primarily intended to meet the investment plans comprising the Company's and its subsidiaries' working capital budgets.

Special dividend reserve

The special dividend reserve may be set up, as provided for by Law 6404/76 in its article 202. This reserve allows the Company to assess the best financial moment for the settlement of these dividends.

e. Dividends

Dividend policy

The mandatory dividend is equivalent to a certain percentage of the Company's net income, adjusted according to the Brazilian Corporate Law. Under the terms of the Articles of Incorporation currently in force, at least 25% of net income accrued in the previous year should be distributed as a mandatory dividend. For the Brazilian Corporate Law purposes, net income is defined as the income for any given year which remains after the deduction of the amounts related to income tax and social contribution, net of any prior-year accumulated losses, and any amounts used to pay officers' and employees' profit sharing.

On February 20, 2024, the Board of Directors approved the proposed dividend distribution in the amount of R\$200,000, which was ratified at the Annual General Meeting held on April 18, 2024. This amount will be settled in four equal and consecutive installments, the first of which was settled on March 4, 2024; the other installments will be settled in June, September and December 2024.

15 Basic and diluted earnings (loss) per share

	Parent and Consolidated	
	03.31.2024	03.31.2023
Basic earnings per share from operations (in R\$)	0,0661	0,0388
Diluted earnings per share from operations (in R\$)	0,0661	0,0388

Notes to the Interim Financial Information

Profit and the weighted average number of shares used to calculate basic and diluted earnings (loss) per share are as follows:

	Parent and Consolidated	
	03.31.2024	03.31.2023
Profit (loss) for the year attributable to the owners of the Company	81.063	47.816
Weighted average number of shares for calculating earnings per share	1.227.026.018	1.232.779.065

16 Insurance

As at March 31, 2024, the Company and its ventures had the following main insurance policies taken out from third parties:

a. Named peril insurance

The Company contracted an operational risk insurance, which covers the usual risks that may impact its activities, with Tóquio Marine Seguradora S.A. (61%), Axa Seguros S.A. (19%) and Somo Seguros S.A. (20%). This policy establishes a maximum indemnity limit of R\$1,162,472,641.28 for property damages and loss of profits. Shopping Pátio Higienópolis also contracted operational risk insurance with Tóquio Marine Seguradora S.A. 70%), Axa Seguros S.A. (15%) and Somo Seguros S.A. (15%), whose policy establishes a maximum indemnity limit of R\$745,089,703.79 for property damages and loss of profits. The insured period is up to April 28, 2025.

b. General civil liability insurance

The Company and Shopping Pátio Higienópolis have general liability insurance covering the usual risks applicable to their activities contracted with Somo Seguros S.A. (100%). Such policies refer to the amounts for which the Company may become liable in a final and unappealable court decision or in a settlement reached by the insurer with regard to the compensation for involuntary damages, bodily injuries and/or property damages caused to third parties. The insured period is up to April 28, 2025.

The insured amount contracted by the Company will have the maximum indemnity amount of R\$R\$13.5 million, primarily covering: (a) shopping malls and condominium; (b) commercial and/or industrial establishments: for the premises of the holding companies; (c) lodging establishments, restaurants, bars, nightclubs and similar establishments; (d) civil liability of the employers; (e) civil works of construction and/or renovation of real estate with additional coverage for: error of design, crusade and property damages/bodily injuries to the owner of the work; (f) pain and suffering for all coverages.

The insured amount contracted by Shopping Pátio Higienópolis will have the maximum indemnity amount of R\$30 million, primarily covering: (a) shopping malls and condominium; (b) commercial and/or industrial establishments: for the premises of the holding companies; (c) lodging establishments, restaurants, bars, nightclubs and similar establishments; (d) civil liability of the employers; (e) civil works of construction and/or renovation of real estate with additional coverage for: error of design, crusade and property damages/bodily injuries to the owner of the work; (f) civil liability of garage owner: fire/theft/flooding of vehicles to places that do not have Valet system and fire/theft/collision for places that have Valet system; and (g) pain and suffering for all coverages.

Notes to the Interim Financial Information

17 Net revenue from rentals and services

Net revenue from rentals and services is represented by:

	Parent		Consolidated	
	03.31.2024	03.31.2023	03.31.2024	03.31.2023
Rents	39,103	13,273	234,003	230,637
Parking	3,071	-	52,711	42,484
Service rendering	-	-	25,905	19,396
Retail transactions (i)	-	-	25,616	30,021
Other	-	-	18	207
Gross revenue from rentals and services	<u>42,174</u>	<u>13,273</u>	<u>338,253</u>	<u>322,745</u>
Taxes and deductions	<u>(4,203)</u>	<u>(1,097)</u>	<u>(58,251)</u>	<u>(55,612)</u>
Net revenue from rentals and services (ii)	<u>37,971</u>	<u>12,176</u>	<u>280,002</u>	<u>267,133</u>

(i). Refers to revenue from the sale of goods involving irectail and e-commerce transactions

(ii). The net revenue from rentals and services was impacted by the straight-lining of discounts, according to note 4, item (i).

18 Cost of services and expenses by nature

The Company elected to present the income statement by function. As required by the IFRS, detailed costs of services rendered and administrative expenses by nature are as follows:

Parent

	03.31.2024			03.31.2023		
	Cost of services	Administrative expenses	Total	Cost of services	Administrative expenses	Total
Depreciation and amortization	(3,484)	(779)	(4,263)	(700)	(671)	(1,371)
Personnel	(180)	(4,885)	(5,065)	(9)	(5,063)	(5,072)
Outside services	(808)	(89)	(897)	(13)	(248)	(261)
Promotion fund	(187)	-	(187)	(95)	-	(95)
Parking	(83)	-	(83)	-	-	-
Other	(732)	(339)	(1,071)	(60)	(575)	(635)
	<u>(5,474)</u>	<u>(6,092)</u>	<u>(11,566)</u>	<u>(877)</u>	<u>(6,557)</u>	<u>(7,434)</u>

Consolidated

	03.31.2024			03.31.2023		
	Cost of services	Administrative expenses	Total	Cost of services	Administrative expenses	Total
Depreciation and amortization	(35,943)	(9,363)	(45,306)	(37,342)	(6,955)	(44,297)
Personnel	(8,471)	(16,572)	(25,043)	(9,883)	(13,892)	(23,775)
Share-based compensation	-	(3,552)	(3,552)	-	(3,552)	(3,552)
Outside services	(2,693)	(4,503)	(7,196)	(1,354)	(3,557)	(4,911)
Promotion fund	(853)	-	(853)	(809)	-	(809)
Parking	(10,422)	-	(10,422)	(10,871)	-	(10,871)
Retail transactions (i)	(20,631)	-	(20,631)	(29,765)	-	(29,765)
Other	(12,984)	(4,092)	(17,076)	(13,772)	(3,733)	(17,505)
	<u>(91,997)</u>	<u>(38,082)</u>	<u>(130,079)</u>	<u>(103,796)</u>	<u>(31,689)</u>	<u>(135,485)</u>

(i) Refer to expenses on irectail and e-commerce transactions.

Notes to the Interim Financial Information

19 Finance income (costs)

	Parent		Consolidated	
	03.31.2024	03.31.2023	03.31.2024	03.31.2023
Finance income:				
Interest receivable	41	57	3,060	2,300
Inflation adjustment and exchange gains	1,709	-	4,435	15,944
Income from short-term investments (i)	9,154	14,491	47,216	43,986
Gain on swap transaction (ii)	-	-	-	5,473
Other finance income	909	123	680	1,244
	<u>11,813</u>	<u>14,671</u>	<u>55,391</u>	<u>68,947</u>
Finance costs:				
Interest on borrowings and financing	(32,647)	(7,824)	(52,667)	(48,887)
Debentures interest	-	-	(43,635)	(65,817)
Loss on swap transaction (ii)	(8,162)	(6,081)	(8,162)	-
Taxes and fees	(769)	(730)	(3,764)	(3,994)
Other finance costs	(18)	(10,506)	(3,154)	(12,609)
	<u>(41,596)</u>	<u>(25,141)</u>	<u>(111,382)</u>	<u>(131,307)</u>
Finance costs, net	<u>(29,783)</u>	<u>(10,470)</u>	<u>(55,991)</u>	<u>(62,360)</u>
Fair value of capital instruments (iii)	<u>-</u>	<u>-</u>	<u>-</u>	<u>(8,260)</u>
	<u>(29,783)</u>	<u>(10,470)</u>	<u>(55,991)</u>	<u>(70,620)</u>

- (i). Substantially refers to the adjustments made to short-term investments, as stated in note 3, items (i), (iii) and (iv).
- (ii). Substantially refers to gains on the return equity swap, as approved by the Board of Directors at the last meeting.
- (iii). Refers to adjustment to a short-term investment at fair value, which variation is not characterized as finance income or finance cost, pursuant to note 03, item (ii).

20 Other operating income (expenses)

Other operating income refers basically to revenues from the resale of spaces, store transfer fees, fines for termination of contracts with storekeepers and sale of other assets, while other operating expenses refer mainly to the allowance for doubtful debts.

21 Segment reporting

The information presented to the chief decision-maker to allocate resources and evaluate the performance of the Company and its subsidiaries includes the Shopping Center segment, whose statement of income is the lowest level for the purpose of analyzing the Group's performance.

Notes to the Interim Financial Information

22 Employee benefits

a. Supplementary private pension plan

Currently, the Group maintains a supplementary private pension plan (defined contribution) at Itaú Vida e Previdência S.A. This plan is optional for employees and the Company contributes 100% of the monthly amount contributed by employees. The Company does not have any obligation or right related to any surplus or deficit arising from the plan.

b. Iguatemi Bonus Plan

The Group grants eligible employees a bonus plan linked to the attainment of budget and operational goals, whose amounts are recognized on accrual basis in the Company's profit or loss and payments were annually made in March.

c. Share-based compensation plan

On April 19, 2018, a long-term incentive plan was approved. The main characteristics concerning such plan are the same as those described in note 27 to the individual and consolidated annual financial statements for the year ended December 31, 2023, and remain applicable.

Comments on the Behavior of Business Projections

As at March 31, 2024, we revisited our projections disclosed in the 2023 financial statements and reiterated the projections therein (for further details see Comments on Performance hereof).

Opinions and Statements / Special Review Report - Unqualified

To Management and Shareholders of
Iguatemi S.A. and Subsidiaries

Introduction

We have reviewed the accompanying individual and consolidated interim financial information of Iguatemi S.A. and subsidiaries ("Company"), included in the Interim Financial Information Form (ITR) for the quarter ended March 31, 2024, which comprises the balance sheet as at March 31, 2024 and the related statements of income, of comprehensive income, of changes in equity and of cash flows for the for the three-month period then ended, including the explanatory notes.

The Executive Board is responsible for the preparation of the individual and consolidated interim financial information in accordance with technical pronouncement CPC 21 (R1) and international standard IAS 34 - Interim Financial Reporting, issued by the International Accounting Standards Board - IASB, as well as for the presentation of such information in accordance with the standards issued by the Brazilian Securities and Exchange Commission (CVM), applicable to the preparation of ITR. Our responsibility is to express a conclusion on this interim financial information based on our review.

Scope of review

We conducted our review in accordance with Brazilian and international standards on review of interim financial information (NBC TR 2410 and ISRE 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity, respectively). A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the standards on auditing and, consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion on the individual and consolidated interim financial information

Based on our review, nothing has come to our attention that causes us to believe that the accompanying individual and consolidated interim financial information included in the interim financial information referred to above was not prepared, in all material respects, in accordance with technical pronouncement CPC 21 (R1) and international standard IAS 34 applicable to the preparation of ITR, and presented in accordance with the standards issued by the CVM.

Other matters

Statements of value added

The interim financial information referred to above includes the individual and consolidated statements of value added (DVA) for the three-month period ended March 31, 2024, prepared under the responsibility of the Company's Executive Board and disclosed as supplemental information for purposes of the international standard IAS 34. These statements were subject to review procedures performed together with the review of the ITR to reach a conclusion on whether they were reconciled with the interim financial information and accounting records, as applicable, and whether their form and content are in accordance with the criteria set out in technical pronouncement CPC 09 - Statement of Value Added. Based on our review, nothing has come to our attention that causes us to believe that these statements of value added were not prepared, in all material respects, in accordance with the criteria defined in such standard and consistently with the individual and consolidated interim financial information taken as a whole.

The accompanying individual and consolidated interim financial information has been translated into English for the convenience of readers outside Brazil.

São Paulo, May 2, 2024

DELOITTE TOUCHE TOHMATSU
Auditores Independentes Ltda.

Ribas Gomes Simões
Engagement Partner

Opinions and Statements/Report of the Supervisory Board or Equivalent Body

The Supervisory Body of Iguatemi S.A, in conformity with the duties set forth in the Company's Bylaws, as well as in items II and VII of article 163 of Law 6404/76, has examined the following (i) Management Report, Balance Sheet and Statements of Income, of Changes in Equity, of Cash Flows, of Value Added, the Notes to the Interim Financial Information and, based on the Independent Auditor's Report, issued by DELOITTE TOUCHE TOHMATSU Auditores Independentes it believes that the documentation mentioned above fairly reflects the Company's financial condition and position as at March 31, 2024.

São Paulo, May 2, 2024.

Jorge Moyses Dib Filho
Supervisory Board Member

Nestor Guimarães Neto
Supervisory Board Member

Leonardo Leirinha Souza Campos
Supervisory Board Member

Opinions and Statements / Management's Statement on the Financial Statements

Mrs. Cristina Anne Betts, as the Company's CEO, and Mr. Guido Barbosa de Oliveira, the Chief Financial and Investor Relations Officer declare that, in conformity with item VI, article 25 of CVM Instruction 480, of December 7, 2009, they have reviewed, discussed and agreed with the Company's Interim Financial Information for the period ended March 31, 2024.

São Paulo, May 2, 2024. Cristina Anne

Betts
Chief Executive Officer

Guido Barbosa de Oliveira
Chief Financial and Investor Relations Officer

Opinions and Statements / Management's Statement on the Independent Auditor's Report

Mrs. Cristina Anne Betts, as the Company's CEO, and Mr. Guido Barbosa de Oliveira, the Chief Financial and Investor Relations Officer declare that, in conformity with item V, article 25 of CVM Instruction 480, of December 7, 2009, they have reviewed, discussed and agreed with the independent auditor's report on the Interim Financial Information for the period ended March 31, 2024.

São Paulo, May 2, 2024. Cristina Anne

Betts
Chief Executive Officer

Guido Barbosa de Oliveira
Chief Financial and Investor Relations Officer