

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

## **Iguatemi S.A. and Subsidiaries**

Interim Financial Information for the  
Quarter Ended June 30, 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 Shareholders, Directors and Officers 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 June 30, 2024, which comprises the balance sheet as at June 30, 2024 and the related statements of income and of comprehensive income for the three- and six-month periods then ended, and the statements of changes in equity and of cash flows for the six-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

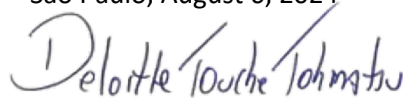
### *Statements of value added*

The interim financial information referred to above includes the individual and consolidated statements of value added (DVA) for the six-month period ended June 30, 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 technical pronouncement 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, August 6, 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 06/30/2024
Paid-in capital	
Common shares	774,849,080
Preferred shares	443,082,050
Total	1,217,931,130
Treasury shares	
Common shares	3,597,631
Preferred shares	7,195,254
Total	10,792,885

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

<b>Account Code</b>	<b>Account Description</b>	<b>Current Quarter 06/30/2024</b>	<b>Prior Year 12/31/2023</b>
1	Total assets	5,485,655	5,457,215
1.01	Current assets	371,277	511,211
1.01.01	Cash and cash equivalents	10,687	9,884
1.01.02	Short-term investments	252,836	388,758
1.01.02.01	Short-term investments measured at fair value through profit or loss	252,836	388,758
1.01.02.01.01	Trading securities	252,836	388,758
1.01.03	Trade receivables	21,514	29,596
1.01.03.01	Trade receivables	20,312	24,781
1.01.03.02	Other receivables	1,202	4,815
1.01.06	Recoverable taxes	13,224	10,126
1.01.06.01	Recoverable current taxes	13,224	10,126
1.01.07	Prepaid expenses	185	0
1.01.08	Other current assets	72,831	72,847
1.01.08.03	Other	72,831	72,847
1.01.08.03.01	Dividends and interest on capital	72,737	72,847
1.01.08.03.04	Other current assets	94	0
1.02	Noncurrent assets	5,114,378	4,946,004
1.02.01	Long-term assets	116,047	100,616
1.02.01.03	Short-term investments at amortized cost	70	70
1.02.01.03.01	Short-term investments at amortized cost	70	70
1.02.01.04	Trade receivables	21,004	19,677
1.02.01.04.01	Trade receivables	3,672	2,310
1.02.01.04.02	Other receivables	17,332	17,367
1.02.01.07	Deferred taxes	85,625	66,310
1.02.01.07.01	Deferred income tax and social contribution	85,625	66,310
1.02.01.09	Due from related parties	6,364	2,547
1.02.01.09.01	Due from associates	6,364	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	4,997,579	4,844,636
1.02.02.01	Equity interests	4,004,965	3,851,473
1.02.02.01.02	Equity interests in subsidiaries	4,003,668	3,850,176
1.02.02.01.04	Other investments	1,297	1,297
1.02.02.02	Investment properties	992,614	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\$)**

<b>Account Code</b>	<b>Account Description</b>	<b>Current Quarter 06/30/2024</b>	<b>Prior Year 12/31/2023</b>
2	Total liabilities	5,485,655	5,457,215
2.01	Current liabilities	186,768	131,592
2.01.01	Payroll and related taxes	1,077	834
2.01.01.02	Payroll and related taxes	1,077	834
2.01.02	Trade payables	1,022	2,920
2.01.02.01	Domestic suppliers	1,022	2,920
2.01.03	Taxes payable	1,846	1,901
2.01.03.01	Federal taxes payable	1,762	1,796
2.01.03.01.03	Other federal taxes payable	1,762	1,796
2.01.03.03	Municipal taxes payable	84	105
2.01.04	Borrowings and financing	39,470	31,167
2.01.04.01	Borrowings and financing	39,470	31,167
2.01.04.01.01	In local currency	39,470	31,167
2.01.05	Other payables	143,353	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	130,931	82,348
2.01.05.02.01	Dividends and interest on capital payable	100,834	73,072
2.01.05.02.09	Other payables	30,097	9,276
2.02	Noncurrent liabilities	1,139,267	1,148,300
2.02.01	Borrowings and financing	1,124,160	1,131,824
2.02.01.01	Borrowings and financing	1,124,160	1,131,824
2.02.01.01.01	In local currency	1,124,160	1,131,824
2.02.02	Other payables	66	76
2.02.03	Deferred taxes	93	1,452
2.02.03.01	Deferred income tax and social contribution	93	1,452
2.02.03.01.02	Taxes on revenue (PIS and COFINS) on deferred revenue	93	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	4,159,620	4,177,323
2.03.01	Capital	1,759,393	1,759,393
2.03.02	Capital reserves	1,348,680	1,396,133
2.03.02.05	Treasury shares	-100,489	-45,932
2.03.02.09	Other capital reserves	1,449,169	1,442,065
2.03.04	Earnings reserves	894,166	1,021,797
2.03.04.01	Legal reserve	116,438	116,438
2.03.04.05	Earnings retention reserve	777,728	905,359
2.03.05	Retained earnings (accumulated losses)	157,381	0

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

Account Code	Account Description	Current Quarter	Accumulated – Current	Quarter Equal to the	Accumulated – Prior
		04/01/2024 to 06/30/2024	Year 01/01/2024 to 06/30/2024	Prior Year 04/01/2023 to 06/30/2023	Year 01/01/2023 to 06/30/2023
3.01	Revenue from sales and/or services	41,477	79,448	21,089	33,265
3.02	Costs of sales and/or services	-5,542	-11,016	-2,745	-3,622
3.03	Gross profit	35,935	68,432	18,344	29,643
3.04	Operating income (expenses)	68,252	138,902	64,188	105,457
3.04.02	General and administrative expenses	-3,746	-9,838	-4,026	-10,583
3.04.04	Other operating income	1,073	2,143	285	388
3.04.05	Other operating expenses	-275	-607	-1,255	-3,288
3.04.06	Share of profit (loss) of subsidiaries	71,200	147,204	69,184	118,940
3.05	Profit (loss) before finance income (costs) and taxes	104,187	207,334	82,532	135,100
3.06	Finance income (costs)	-38,147	-67,930	-13,652	-24,122
3.06.01	Finance income	13,384	25,197	168	14,839
3.06.02	Finance costs	-51,531	-93,127	-13,820	-38,961
3.07	Profit (loss) before income taxes	66,040	139,404	68,880	110,978
3.08	Income tax and social contribution	10,278	17,977	8,498	14,216
3.08.01	Current	-471	-1,339	197	0
3.08.02	Deferred	10,749	19,316	8,301	14,216
3.09	Profit (loss) from continuing operations	76,318	157,381	77,378	125,194
3.11	Profit (loss) for the period	76,318	157,381	77,378	125,194
3.99	Earnings per share - (Brazilian reais - R\$/share)				
3.99.01	Basic earnings per share				
3.99.01.01	Common shares	0.0268	0.1284	0.0661	0.1016
3.99.02	Diluted earnings per share				
3.99.02.01	Common shares	0.0623	0.1284	0.0628	0.1016
3.99.02.02	Preferred shares	0.0623	0.1284	0.0628	0.1016



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

Account Code	Account Description	Current Quarter	Accumulated – Current	Quarter Equal to the	Accumulated – Prior
		04/01/2024 to 06/30/2024	Year 01/01/2024 to 06/30/2024	Prior Year 04/01/2023 to 06/30/2023	Year 01/01/2023 to 06/30/2023
4.01	Profit for the period	76,318	157,381	77,378	125,194
4.03	Comprehensive income for the period	76,318	157,381	77,378	125,194

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

Account Code	Account Description	Accumulated –	Accumulated –
		Current Year 01/01/2024 to 06/30/2024	Prior Year 01/01/2023 to 06/30/2023
6.01	Net cash from operating activities	11,274	-34,672
6.01.01	Cash provided by operating activities	75,662	10,274
6.01.01.01	Profit (loss) for the period	157,381	125,194
6.01.01.02	Charges, finance income and inflation adjustments	73,843	11,095
6.01.01.04	Share of profit (loss) of subsidiaries	-147,204	-118,940
6.01.01.08	Depreciation and amortization	8,628	4,068
6.01.01.09	Allowance for doubtful debts	730	0
6.01.01.13	Deferred income tax and social contribution	-19,316	-14,216
6.01.01.14	Provision for tax, labor and civil risks	0	2,623
6.01.01.15	Amortization of borrowing costs	1,600	450
6.01.02	Variation in assets and liabilities	-1,167	-28,978
6.01.02.03	Trade payables	-1,898	536
6.01.02.08	Payables	2,425	2,959
6.01.02.09	Recoverable taxes and tax credits	-3,098	-7,428
6.01.02.10	Rents receivable	6,025	-16,768
6.01.02.11	Due from related parties	-3,817	-919
6.01.02.12	Other assets	91	-7,125
6.01.02.13	Prepaid expenses	-185	-12
6.01.02.14	Taxes and contributions payable	-1,063	-63
6.01.02.15	Accrued payroll and charges	243	-158
6.01.02.16	Dividends	110	0
6.01.03	Other	-63,221	-15,968
6.01.03.02	Payment of income tax and social contribution	-351	0
6.01.03.03	Interest payment	-62,870	-15,968
6.02	Net cash from investing activities	143,955	-536,101
6.02.07	Advance for future capital increase	-183	-637,841
6.02.08	Acquisitions of noncurrent assets	-8,079	-671,279
6.02.09	Dividends received from subsidiaries	0	98,017
6.02.10	Capital increase in subsidiaries	0	-31,317
6.02.11	Capital reduction	1,000	16,021
6.02.12	Short-term investments - held-for-trading securities	151,217	690,298
6.03	Net cash from financing activities	-154,426	571,054
6.03.08	Repayment of borrowings, financing and debentures	-54,557	-13,994
6.03.09	Dividends paid	0	-27,024
6.03.10	Proceeds from borrowings	-99,869	-54,928
6.03.11	Treasury shares	0	667,000
6.05	Increase (decrease) in cash and cash equivalents	803	281
6.05.01	Opening balance of cash and cash equivalents	9,884	8,395
6.05.02	Closing balance of cash and cash equivalents	10,687	8,676

**Individual Financial Statements / Statement of Changes in Equity - 01/01/2024 to 06/30/2024**  
**(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	-54,557	-127,631	0	0	-182,188
5.04.04	Treasury shares acquired	0	-54,557	0	0	0	-54,557
5.04.06	Dividends	0	0	-127,631	0	0	-127,631
5.05	Total comprehensive income	0	0	0	157,381	0	157,381
5.05.01	Profit for the period	0	0	0	157,381	0	157,381
5.06	Internal changes in equity	0	7,104	0	0	0	7,104
5.06.04	Stock option plan of subsidiaries	0	7,104	0	0	0	7,104
5.07	Closing balances	1,759,393	1,348,680	894,166	157,381	0	4,159,620

**Individual Financial Statements / Statement of Changes in Equity - 01/01/2023 to 06/30/2023**  
**(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	-13,994	-108,203	0	0	-122,197
5.04.04	Treasury shares acquired	0	-13,994	0	0	0	-13,994
5.04.06	Dividends	0	0	-108,203	0	0	-108,203
5.04.08	Treasury shares assigned	0	18,590	0	0	0	18,590
5.04.09	Other	0	-18,590	0	0	0	-18,590
5.05	Total comprehensive income	0	0	0	125,194	0	125,194
5.05.01	Profit for the period	0	0	0	125,194	0	125,194
5.06	Internal changes in equity	0	7,104	0	0	0	7,104
5.06.04	Stock option plan of subsidiaries	0	7,104	0	0	0	7,104
5.07	Closing balances	1,759,393	1,429,390	789,453	125,194	0	4,103,430

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

Account Code	Account Description	Accumulated – Current Year 01/01/2024 to 06/30/2024	Accumulated – Prior Year 01/01/2023 to 06/30/2023
7.01	Revenue	87,705	35,409
7.01.01	Sales of goods, products and services	88,573	36,672
7.01.02	Other revenue	-138	-478
7.01.04	Allowance for/reversal of doubtful debts	-730	-785
7.02	Inputs acquired from third parties	-7,752	-8,750
7.02.01	Costs of sales and services	-3,570	-974
7.02.02	Materials, electric power, outside services and other supplies	-4,182	-7,776
7.03	Gross value added	79,953	26,659
7.04	Withholdings	-8,628	-4,069
7.04.01	Depreciation, amortization and depletion	-8,628	-4,069
7.05	Net wealth created	71,325	22,590
7.06	Wealth received in transfer	172,401	133,779
7.06.01	Share of profit (loss) of subsidiaries	147,204	118,940
7.06.02	Finance income	25,197	14,839
7.07	Total wealth for distribution	243,726	156,369
7.08	Wealth distributed	243,726	156,369
7.08.01	Personnel	4,347	3,767
7.08.01.01	Salaries and wages	5,305	4,355
7.08.01.02	Benefits	-1,085	-668
7.08.01.03	Severance pay fund (FGTS)	127	80
7.08.02	Taxes, fees and contributions	-11,061	-10,375
7.08.02.01	Federal	-11,378	-10,375
7.08.02.03	Municipal	317	0
7.08.03	Lenders and lessors	93,059	37,783
7.08.03.01	Interest	93,127	38,961
7.08.03.03	Other	-68	-1,178
7.08.04	Shareholders	157,381	125,194
7.08.04.03	Retained earnings (accumulated losses)	157,381	125,194

## Consolidated Financial Statements / Balance Sheet – Assets

(In thousands of Brazilian reais – R\$)

Account Code	Account Description	Current Quarter 06/30/2024	Prior Year 12/31/2023
1	Total assets	8,434,479	7,791,679
1.01	Current assets	2,688,938	1,940,835
1.01.01	Cash and cash equivalents	43,081	59,473
1.01.02	Short-term investments	2,202,808	1,538,714
1.01.02.01	Short-term investments measured at fair value through profit or loss	2,202,808	1,538,714
1.01.02.01.01	Trading securities	2,202,808	1,538,714
1.01.03	Trade receivables	229,603	253,905
1.01.03.01	Trade receivables	143,357	179,213
1.01.03.02	Other receivables	86,246	74,692
1.01.04	Inventories	33,442	30,728
1.01.06	Recoverable taxes	57,535	41,324
1.01.06.01	Recoverable current taxes	57,535	41,324
1.01.07	Prepaid expenses	15,037	6,072
1.01.08	Other current assets	107,432	10,619
1.01.08.03	Other	107,432	10,619
1.01.08.03.01	Other assets	107,226	10,433
1.01.08.03.03	Loans receivable	206	186
1.02	Noncurrent assets	5,745,541	5,850,844
1.02.01	Long-term assets	270,282	310,939
1.02.01.03	Short-term investments at amortized cost	12,337	11,676
1.02.01.04	Trade receivables	168,049	219,948
1.02.01.04.01	Trade receivables	13,935	17,849
1.02.01.04.02	Other receivables	154,114	202,099
1.02.01.07	Deferred taxes	23,638	7,518
1.02.01.07.01	Deferred income tax and social contribution	23,638	7,518
1.02.01.09	Due from related parties	17,040	20,191
1.02.01.09.04	Due from other related parties	17,040	20,191
1.02.01.10	Other noncurrent assets	49,218	51,606
1.02.01.10.03	Deposits and legal restrictions	46,336	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	456	546
1.02.02	Investments	5,307,944	5,365,932
1.02.02.01	Equity interests	320,862	336,841
1.02.02.01.01	Equity interests in associates	298,348	314,327
1.02.02.01.05	Other investments	22,514	22,514
1.02.02.02	Investment properties	4,987,082	5,029,091
1.02.02.02.02	Investment properties	4,987,082	5,029,091
1.02.03	Property and equipment	47,056	51,490
1.02.03.01	Property and equipment in use	47,056	51,490
1.02.04	Intangible assets	120,259	122,483
1.02.04.01	Intangible assets	120,259	122,483
1.02.04.01.02	Data processing system	31,338	33,562
1.02.04.01.03	Goodwill on acquisition of investments	88,169	88,169
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 06/30/2024	Prior Year 12/31/2023
2	Total liabilities	8,434,479	7,791,679
2.01	Current liabilities	947,460	899,016
2.01.01	Payroll and related taxes	32,723	39,177
2.01.01.02	Payroll and related taxes	32,723	39,177
2.01.02	Trade payables	20,719	23,905
2.01.02.01	Domestic suppliers	20,719	23,905
2.01.03	Taxes payable	32,603	26,937
2.01.03.01	Federal taxes payable	9,811	12,227
2.01.03.01.03	Other federal taxes payable	9,811	12,227
2.01.03.02	State taxes payable	967	1,731
2.01.03.03	Municipal taxes payable	21,825	12,979
2.01.04	Borrowings and financing	706,886	695,028
2.01.04.01	Borrowings and financing	284,321	269,457
2.01.04.01.01	In local currency	284,321	269,457
2.01.04.02	Debentures	422,565	425,571
2.01.04.02.01	Charges on debentures	-1,129	-1,414
2.01.04.02.02	Debentures	423,694	426,985
2.01.05	Other payables	154,529	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	Other	151,417	113,194
2.01.05.02.01	Dividends and interest on capital payable	100,834	73,072
2.01.05.02.09	Other payables	50,583	40,122
2.02	Noncurrent liabilities	3,327,202	2,715,145
2.02.01	Borrowings and financing	3,293,246	2,671,980
2.02.01.01	Borrowings and financing	2,295,583	1,674,769
2.02.01.01.01	In local currency	2,295,583	1,674,769
2.02.01.02	Debentures	997,663	997,211
2.02.02	Other payables	8,241	13,771
2.02.02.01	Due to related parties	4,602	8,555
2.02.02.01.01	Due to associates	4,602	8,555
2.02.02.02	Other	3,639	5,216
2.02.02.02.13	Other payables	3,639	5,216
2.02.03	Deferred taxes	9,179	12,804
2.02.03.01	Deferred income tax and social contribution	9,179	12,804
2.02.03.01.02	Other taxes on deferred revenue	9,179	12,804
2.02.04	Provisions	16,536	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	4,137	4,191
2.03	Consolidated equity	4,159,817	4,177,518
2.03.01	Capital	1,759,393	1,759,393
2.03.02	Capital reserves	1,348,680	1,396,133
2.03.02.05	Treasury shares	-100,489	-45,932
2.03.02.09	Other capital reserves	1,449,169	1,442,065

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

Account Code	Account Description	Current Quarter 06/30/2024	Prior Year 12/31/2023
2.03.04	Earnings reserves	894,166	1,021,797
2.03.04.01	Legal reserve	116,438	116,438
2.03.04.05	Earnings retention reserve	777,728	905,359
2.03.05	Retained earnings (accumulated losses)	157,381	0
2.03.09	Noncontrolling interests	197	195



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

Account Code	Account Description	Current Quarter 04/01/2024 to 06/30/2024	Accumulated – Current Year 01/01/2024 to 06/30/2024	Quarter Equal to the Prior Year 04/01/2023 to 06/30/2023	Accumulated – Prior Year 01/01/2023 to 06/30/2023
3.01	Revenue from sales and/or services	298,035	578,037	299,273	566,406
3.02	Costs of sales and/or services	-102,066	-194,063	-114,841	-218,637
3.03	Gross profit	195,969	383,974	184,432	347,769
3.04	Operating income (expenses)	-35,868	-74,382	-36,416	-69,524
3.04.02	General and administrative expenses	-37,732	-75,814	-36,981	-68,670
3.04.04	Other operating income	9,353	17,734	8,053	14,159
3.04.05	Other operating expenses	-3,679	-4,302	-2,372	-3,282
3.04.06	Share of profit (loss) of subsidiaries	-3,810	-12,000	-5,116	-11,731
3.05	Profit (loss) before finance income (costs) and taxes	160,101	309,592	148,016	278,245
3.06	Finance income (costs)	-73,231	-129,222	-55,474	-126,094
3.06.01	Finance income	51,011	106,402	59,749	128,696
3.06.02	Finance costs	-124,242	-235,624	-115,223	-254,790
3.07	Profit (loss) before income taxes	86,870	180,370	92,542	152,151
3.08	Income tax and social contribution	-10,525	-22,937	-13,840	-24,643
3.08.01	Current	-18,798	-40,491	-19,505	-40,758
3.08.02	Deferred	8,273	17,554	5,665	16,115
3.09	Profit (loss) from continuing operations	76,345	157,433	78,702	127,508
3.11	Consolidated profit (loss) for the period	76,345	157,433	78,702	127,508
3.11.01	Attributable to Parent's shareholders	76,318	157,381	77,378	125,194
3.11.02	Attributable to noncontrolling shareholders	27	52	1,324	2,314
3.99	Earnings per share - (Brazilian reais - R\$/share)				
3.99.01	Basic earnings per share				
3.99.01.01	Common shares	0.0268	0.1284	0.0661	0.1016
3.99.02	Diluted earnings per share				
3.99.02.01	Common shares	0.0623	0.1284	0.0628	0.1016
3.99.02.02	Preferred shares	0.0623	0.1284	0.0628	0.1016

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

Account Code	Account Description	Current Quarter	Accumulated – Current	Quarter Equal to the	Accumulated – Prior
		04/01/2024 to 06/30/2024	Year 01/01/2024 to 06/30/2024	Prior Year 04/01/2023 to 06/30/2023	Year 01/01/2023 to 06/30/2023
4.01	Consolidated profit for the period	76,345	157,433	78,702	127,508
4.03	Consolidated comprehensive income for the period	76,345	157,433	78,702	127,508
4.03.01	Attributable to the Company's owners	76,318	157,381	77,378	125,194
4.03.02	Attributable to noncontrolling interests	27	52	1,324	2,314

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

Account Code	Account Description	Accumulated – Current Year	Accumulated – Prior Year
		01/01/2024 to 06/30/2024	01/01/2023 to 06/30/2023
6.01	Net cash from operating activities	222,255	122,035
6.01.01	Cash provided by operating activities	443,855	397,550
6.01.01.01	Profit (loss) for the period	157,433	127,508
6.01.01.02	Charges, finance income and inflation adjustments	131,846	120,916
6.01.01.03	Depreciation and amortization	92,652	87,779
6.01.01.04	Allowance for doubtful debts	5,926	4,171
6.01.01.06	Provision for share-based payment	7,104	7,104
6.01.01.07	Share of profit (loss) of subsidiaries	12,000	11,731
6.01.01.09	Provision for bonus program	11,558	12,136
6.01.01.11	Provision for tax, labor and civil risks	-54	2,578
6.01.01.12	Fair value adjustment	0	10,402
6.01.01.13	Gain/(loss) on interest	0	993
6.01.01.17	Allowance for inventory impairment	92	-977
6.01.01.18	Straight-lining of discounts	39,301	24,449
6.01.01.19	Deferred income tax and social contribution	-17,554	-16,115
6.01.01.20	Amortization of borrowing costs	3,551	4,875
6.01.02	Variation in assets and liabilities	5,879	-27,109
6.01.02.01	Trade receivables	30,974	8,505
6.01.02.02	Inventories	-2,806	5,234
6.01.02.04	Prepaid expenses	-8,965	-7,905
6.01.02.05	Trade payables	-3,186	2,922
6.01.02.10	Loans receivable	70	-752
6.01.02.11	Due from related parties	3,151	-392
6.01.02.12	Due to related parties	-1,616	-4,228
6.01.02.13	Payables	-9,502	-13,608
6.01.02.15	Other assets	-10,537	-8,207
6.01.02.16	Taxes and contributions payable	26,308	21,254
6.01.02.17	Accrued payroll and taxes	-18,012	-29,932
6.01.03	Other	-227,479	-248,406
6.01.03.01	Finance charges paid	-188,435	-217,466
6.01.03.02	Payment of income tax and social contribution - Company	-39,044	-30,940
6.02	Net cash from investing activities	-715,948	-35,099
6.02.01	Acquisitions of noncurrent assets	-134,965	-802,838
6.02.03	Dividends received from subsidiaries	658	720
6.02.05	Short-term investments – Held-for-trading securities	-581,591	767,320
6.02.08	Other	-50	-301
6.03	Net cash from financing activities	477,301	-93,781
6.03.02	Repayment of principal of borrowings, financing, debentures and issuance costs	-68,273	-691,859
6.03.04	Treasury shares	-54,557	-13,994
6.03.06	Payment of dividends and interest on capital	-99,869	-54,928
6.03.10	Borrowings	700,000	667,000
6.05	Increase (decrease) in cash and cash equivalents	-16,392	-6,845
6.05.01	Opening balance of cash and cash equivalents	59,473	52,164
6.05.02	Closing balance of cash and cash equivalents	43,081	45,319

## Consolidated Financial Statements / Statement of Changes in Equity - 01/01/2024 to 06/30/2024

(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	-54,557	-127,631	0	0	-182,188	-50	-182,238
5.04.04	Treasury shares acquired	0	-54,557	0	0	0	-54,557	0	-54,557
5.04.06	Dividends	0	0	-127,631	0	0	-127,631	0	-127,631
5.04.08	Other	0	0	0	0	0	0	-50	-50
5.05	Total comprehensive income	0	0	0	157,381	0	157,381	52	157,433
5.05.01	Profit for the period	0	0	0	157,381	0	157,381	52	157,433
5.06	Internal changes in equity	0	7,104	0	0	0	7,104	0	7,104
5.06.04	Stock option plan of subsidiaries	0	7,104	0	0	0	7,104	0	7,104
5.07	Closing balances	1,759,393	1,348,680	894,166	157,381	0	4,159,620	197	4,159,817

## Consolidated Financial Statements / Statement of Changes in Equity - 01/01/2023 to 06/30/2023

(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	-13,994	-108,203	0	0	-122,197	-301	-122,498
5.04.04	Treasury shares acquired	0	-13,994	0	0	0	-13,994	0	-13,994
5.04.06	Dividends	0	0	-108,203	0	0	-108,203	0	-108,203
5.04.08	Treasury shares assigned	0	-18,590	0	0	0	18,590	0	18,590
5.04.09	Other	0	18,590	0	0	0	-18,590	-301	-18,891
5.05	Total comprehensive income	0	0	0	125,194	0	125,194	2,314	127,508
5.05.01	Profit for the period	0	0	0	125,194	0	125,194	2,314	127,508
5.06	Internal changes in equity	0	7,104	0	0	0	7,104	0	7,104
5.06.04	Stock option plan of subsidiaries	0	7,104	0	0	0	7,104	0	7,104
5.07	Closing balances	1,759,393	1,429,390	789,453	125,194	0	4,103,430	16,372	4,119,802

## Consolidated Financial Statements / Statement of Value Added

(In thousands of Brazilian reais – R\$)

Account Code	Account Description	Accumulated –	Accumulated –
		Current Year 01/01/2024 to 06/30/2024	Prior Year 01/01/2023 to 06/30/2023
7.01	Revenue	647,648	630,220
7.01.01	Sales of goods, products and services	697,805	672,027
7.01.02	Other revenue	-44,231	-37,636
7.01.02.02	Other operating income (expenses), net	-44,231	-37,636
7.01.04	Allowance for/reversal of doubtful debts	-5,926	-4,171
7.02	Inputs acquired from third parties	-104,186	-116,287
7.02.01	Costs of sales and services	-77,207	-88,316
7.02.02	Materials, electric power, outside services and other supplies	-26,979	-27,971
7.03	Gross value added	543,462	513,933
7.04	Withholdings	-92,652	-87,779
7.04.01	Depreciation, amortization and depletion	-92,652	-87,779
7.05	Net wealth created	450,810	426,154
7.06	Wealth received in transfer	94,402	116,965
7.06.01	Share of profit (loss) of subsidiaries	-12,000	-11,731
7.06.02	Finance income	106,402	128,696
7.07	Total wealth for distribution	545,212	543,119
7.08	Wealth distributed	545,212	543,119
7.08.01	Personnel	70,171	81,607
7.08.01.01	Salaries and wages	43,161	49,186
7.08.01.02	Benefits	22,263	27,217
7.08.01.03	Severance pay fund (FGTS)	4,747	5,204
7.08.02	Taxes, fees and contributions	86,633	85,645
7.08.02.01	Federal	67,199	66,077
7.08.02.02	State	10,816	11,603
7.08.02.03	Municipal	8,618	7,965
7.08.03	Lenders and lessors	230,975	248,359
7.08.03.01	Interest	235,624	244,388
7.08.03.02	Rents	599	336
7.08.03.03	Other	-5,248	3,635
7.08.04	Shareholders	157,433	127,508
7.08.04.03	Retained earnings (accumulated losses)	157,381	125,194
7.08.04.04	Noncontrolling interests in retained earnings	52	2,314

## Comment on Performance

### OPERATING PERFORMANCE

#### OUTSTANDING PERFORMANCE OF THE OPERATING INDICATORS IN THE QUARTER

Operating Indicators	2Q24	2Q23	Var. %	06M24	06M23	Var. %
Total GLA (sqm)	726,324	727,106	-0.1%	726,324	727,106	-0.1%
Owned GLA (sqm)	491,431	490,213	0.2%	491,431	490,213	0.2%
Average Owned GLA (sqm)	491,431	490,213	0.2%	491,431	490,213	0.2%
Total GLA, malls (sqm)	672,814	680,643	-1.2%	672,814	680,643	-1.2%
Owned GLA, malls (sqm)	450,781	449,564	0.3%	450,781	449,564	0.3%
Total number of malls <sup>(1)</sup>	16	16	0.0%	16	16	0.0%
Total sales (R\$ '000)	4,949,663	4,624,551	7.0%	9,263,597	8,528,074	8.6%
Same-Store Sales (SSS)	4.0%	6.5%	-2.5 p.p.	5.5%	10.2%	-4.7 p.p.
Same-area sales (SAS)	7.0%	8.0%	-1.0 p.p.	8.6%	11.9%	-3.3 p.p.
Same-store rents (SSR)	2.9%	10.5%	-7.6 p.p.	4.0%	14.3%	-10.3 p.p.
Same-area rents (SAR)	2.1%	9.0%	-6.9 p.p.	2.7%	12.4%	-9.7 p.p.
Occupancy cost (% of sales)	10.8%	11.3%	-0.5 p.p.	11.5%	12.1%	-0.6 p.p.
Occupancy rate	94.3%	92.4%	1.9 p.p.	94.2%	92.6%	1.6 p.p.
Net delinquency rate	-1.4%	0.1%	-1.5 p.p.	0.4%	2.6%	-2.2 p.p.
Sales/sqm – malls <sup>(2)</sup>	7,941	7,345	8.1%	14,792	13,532	9.3%
Rent/sqm – malls <sup>(2)</sup>	593	572	3.7%	1,154	1,122	2.9%
Rent/sqm <sup>(3)</sup>	522	504	3.6%	1,018	987	3.1%

(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	2Q24	2Q23	Var. %	06M24	06M23	Var. %
Iguatemi São Paulo	87,121	82.323	5.8%	167,104	159.149	5,0%
JK Iguatemi	43,632	39.745	9.8%	81,275	77.203	5,3%
Pátio Higienópolis	35,671	32.658	9.2%	70,405	64.813	8,6%
Market Place	6,733	8.480	-20.6%	13,571	16.256	-16,5%
Torres Market Place	6,747	5.592	20.6%	13,215	10.952	20,7%
Iguatemi Alphaville	11,077	10.686	3.7%	21,965	21.017	4,5%
Iguatemi Campinas	38,312	37.848	1.2%	74,839	74.411	0,6%
Galleria	8,229	8.999	-8.6%	16,613	17.786	-6,6%
Torre Sky Galleria	3,075	3.434	-10.4%	6,150	5.788	6,2%
Iguatemi Esplanada	24,244	22.994	5.4%	47,645	46.189	3,2%
Iguatemi São Carlos	4,361	4.144	5.2%	8,529	8.116	5,1%
Iguatemi Ribeirão Preto	10,750	10.359	3.8%	21,024	20.406	3,0%
Iguatemi Rio Preto	12,544	11.910	5.3%	24,576	23.595	4,2%
Iguatemi Porto Alegre	45,209	45.531	-0.7%	88,986	89.791	-0,9%
Torre Iguatemi Porto Alegre	2,747	2.810	-2.2%	5,490	5.523	-0,6%
Praia de Belas	14,871	15.437	-3.7%	30,426	30.849	-1,4%
Iguatemi Brasília	16,204	15.456	4.8%	31,378	30.000	4,6%
I Fashion Outlet Novo Hamburgo	4,795	5.235	-8.4%	9,582	9.673	-0,9%
I Fashion Outlet Santa Catarina	1,994	1.925	3.6%	4,152	4.240	-2,1%
Power Center Iguatemi Campinas	1,143	1.102	3.8%	2,277	2.200	3,5%
Total	379,459	366,668	3,5%	739,205	717,958	3,0%
Revenue/sqm <sup>(1)</sup>	522	504	3,6%	1,018	987	3,1%

### PARKING

Portfolio	2Q24	2Q23	Var. %	06M24	06M23	Var. %
Iguatemi São Paulo	11,602	10,722	8.2%	22,252	19,936	11.6%
JK Iguatemi	8,208	7,935	3.4%	15,854	14,669	8.1%
Pátio Higienópolis	5,865	5,170	13.4%	11,870	9,863	20.4%
Market Place	4,171	3,906	6.8%	8,328	7,236	15.1%
Torres Market Place	0	0	-	0	0	-
Iguatemi Alphaville	4,861	4,547	6.9%	9,370	8,265	13.4%
Iguatemi Campinas	10,957	10,310	6.3%	21,631	19,019	13.7%
Galleria	3,778	3,048	23.9%	7,632	5,757	32.6%
Torre Sky Galleria	0	0	-	0	0	0.0%
Iguatemi Esplanada	8,768	7,990	9.7%	17,372	14,680	18.3%
Iguatemi São Carlos	1,102	1,025	7.5%	2,118	1,884	12.4%
Iguatemi Ribeirão Preto	2,669	2,387	11.8%	5,225	4,175	25.1%
Iguatemi Rio Preto	2,787	2,126	31.1%	5,518	3,882	42.1%
Iguatemi Porto Alegre	9,013	8,507	5.9%	17,544	16,018	9.5%
Torre Iguatemi Porto Alegre	0	0	-	0	0	-
Praia de Belas	2,327	4,076	-42.9%	6,342	7,830	-19.0%
Iguatemi Brasília	3,709	3,346	10.8%	7,449	6,126	21.6%
I Fashion Outlet Novo Hamburgo	778	0	-	1,229	0	-
I Fashion Outlet Santa Catarina	0	0	-	0	0	-
Power Center Iguatemi Campinas	320	314	1.9%	631	639	-1.2%
Total	80,916	75,410	7.3%	160,365	139,978	14.6%



## Comment on Performance

### CONSOLIDATED ECONOMIC AND FINANCIAL PERFORMANCE

Consolidated Statement of Income - Accounting (R\$ '000)		2Q24	2Q23	Var. %
<b>Gross revenue</b>	<b>359,552</b>	<b>349,282</b>	<b>2.9%</b>	
Taxes and discounts	-61,518	-50,009	23.0%	
<b>Net revenue</b>	<b>298,034</b>	<b>299,273</b>	<b>-0.4%</b>	
Costs and expenses	-92,452	-108,340	-14.7%	
Other operating income (expenses)	5,675	5,681	-0.1%	
Share of profit (loss) of subsidiaries	-3,810	-5,116	-25.5%	
<b>EBITDA</b>	<b>207,447</b>	<b>191,498</b>	<b>8.3%</b>	
<i>EBITDA Margin</i>	<i>69.61%</i>	<i>63.99%</i>	<b>5.6 p.p.</b>	
Depreciation and amortization	-47,346	-43,482	8.9%	
<b>EBIT</b>	<b>160,101</b>	<b>148,016</b>	<b>8.2%</b>	
<i>EBIT margin</i>	<i>53.72%</i>	<i>49.46%</i>	4.3 p.p.	
Finance income	51,011	59,749	-14.6%	
Finance costs	-124,242	-113,081	9.9%	
Fair value of capital instruments	-	-2,142	-100.0%	
Income tax and social contribution	-10,525	-13,840	-24.0%	
<b>Profit</b>	<b>76,345</b>	<b>78,702</b>	<b>-3.0%</b>	
<i>Net margin</i>	<i>25.62%</i>	<i>26.30%</i>	-0.7 p.p.	
<b>Attributable to the Company's owners</b>	<b>76,318</b>	<b>77,378</b>	<b>-1.4%</b>	
<b>Attributable to noncontrolling interests</b>	<b>27</b>	<b>1,324</b>	<b>-98.0%</b>	
<b>FFO</b>	<b>123,691</b>	<b>122,184</b>	<b>1.23%</b>	
<i>FFO Margin</i>	<i>41.50%</i>	<i>40.8%</i>	0.7 p.p.	

### GROSS REVENUE

Iguatemi's Gross Revenue in the period reached R\$360 million, up by 2.9% in relation to the same period in 2023.

Gross Revenue - Accounting (R\$ '000)	2Q24	2Q23	Var. %
Rentals	247,796	239,781	3.3%
Management Fees	20,037	19,999	0.2%
Parking	53,793	50,230	7.1%
Retail transactions	37,944	39,262	-3.4%
Other	-18	10	-280.0%
<b>Total</b>	<b>359,552</b>	<b>349,282</b>	<b>2.9%</b>

## Comment on Performance

Rental Revenue, comprising Minimum Rent, Overage and Temporary Rent, grew by 3.3% over 2023.

<b>Rental Revenue - Accounting (R\$ '000)</b>	<b>2Q24</b>	<b>2Q23</b>	<b>Var. %</b>
Minimum Rent	203,757	199,622	2%
Overage	21,606	18,456	17.1%
Temporary Rents	22,433	21,703	3.4%
<b>Total</b>	<b>247,796</b>	<b>239,781</b>	<b>3.3%</b>

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

- Minimum Rent: 2% increase, due to the higher occupancy rate and real increase of rents upon renewals.
- Overage: 17.1% increase, deriving from the growth in sales, in addition to more shopkeepers with breakeven in the portfolio.
- Temporary Rents: 3.4% increase due to the demand for temporary shops and kiosks, merchandising in the malls and rentals of areas for events.

Management Fees increased by 0.2% in relation to the same period in 2023, impacted by the growth in operating revenues (expenses) of the projects.

Parking Revenue reached R\$54 million, up by 7.1% 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\$62 million (negative).

## NET REVENUE

Iguatemi's Net Revenue in the period reached R\$298 million, down by 0.4% in relation to the same period in 2023.

## Comment on Performance

### COSTS AND EXPENSES

Costs and Expenses - Accounting (R\$ '000)	2Q24	2Q23	Var. %
<b>Rental and Service Costs</b>	<b>-64,089</b>	<b>-78,348</b>	<b>-18.2%</b>
Personnel	-10,872	-11,292	-3.7%
Outside services	-3,034	-1,879	61.5%
Promotion fund Parking	-802	-821	-2.3%
Retail transactions Other	-10,668	-8,502	25.5%
<b>Expenses</b>	<b>-27,058</b>	<b>-41,430</b>	<b>-34.7%</b>
Personnel	-11,655	-14,424	-19.2%
Share-based compensation Outside	<b>-28,363</b>	<b>-29,992</b>	<b>-5.4%</b>
services	-15,864	-16,750	-5.3%
Other	-3,552	-3,552	0.0%
	-4,517	-7,294	-38.1%
	-4,430	-2,396	84.9%
<b>Subtotal</b>	<b>-92,452</b>	<b>-108,340</b>	<b>-14.7%</b>
Depreciation and amortization	-47,346	-43,482	8.9%
<b>Total</b>	<b>-139,798</b>	<b>-151,822</b>	<b>-7.9%</b>

Line item “Rental and Service Costs” totaled R\$64 million in the period (less depreciation and amortization), i.e., a decrease of 18.2% over the same period of 2023, due to the drop in retail and personnel costs. Expenses were 5.4% lower than the same period of 2023, primarily due to the decrease in personnel and third-party services.

### OTHER OPERATING INCOME (EXPENSES)

Other Operating Income (Expenses) – Accounting (R\$ '000)	2Q24	2Q23	Var. %
Other	5,675	5,681	-0.1%
<b>Other Operating Income (Expenses)</b>	<b>5,675</b>	<b>5,681</b>	<b>-0.1%</b>

### FINANCE INCOME (COSTS)

Finance Income (Costs), Net - Accounting (R\$ '000)	2Q24	2Q23	Var. %
Finance income	51,011	59,749	-14.6%
Finance costs	-124,242	-113,081	9.9%
<b>Finance income (costs), net</b>	<b>-73,231</b>	<b>-53,332</b>	<b>37.3%</b>
Fair value of capital instruments	-	-2,142	-100.0%
<b>Finance income (costs)</b>	<b>-73,231</b>	<b>-55,474</b>	<b>32.0%</b>

## Comment on Performance

Iguatemi's Finance Income (Costs), net in the period was R\$73 million (negative), up by 37.3% when compared to the same period of 2023.

### INCOME TAX AND SOCIAL CONTRIBUTION (CURRENT AND DEFERRED)

In the quarter, Income Tax and Social Contribution totaled R\$11 million.

### CONSOLIDATED EBITDA

Reconciliation of EBIT (LAJIR) and EBITDA (LAJIDA) – Accounting (R\$ '000)	2Q24	2Q23	Var. %
<b>Profit</b>	<b>76,345</b>	<b>78,702</b>	<b>-3.0%</b>
(+) Income tax and social contribution	10,525	13,840	-24.0%
(+) Finance costs	124,242	113,081	9.9%
(-) Finance income	-51,011	-59,749	-14.6%
(-) Fair value of capital instruments	-	2,142	-100.0%
<b>EBIT (LAJIR)</b>	<b>160,101</b>	<b>148,016</b>	<b>8.2%</b>
(+) Depreciation and amortization	47,346	43,482	8.9%
<b>EBITDA</b>	<b>207,447</b>	<b>191,498</b>	<b>8.3%</b>
<b>Net revenue</b>	<b>298,034</b>	<b>299,273</b>	<b>-0.4%</b>
<b>EBITDA Margin</b>	<b>69,61%</b>	<b>63,99%</b>	<b>5.6 p.p.</b>

### INDEBTEDNESS

	06/30/2024	12/31/2023	Var. %
<b>Total Debt <sup>(1)</sup></b>	<b>4,000,132</b>	<b>3,367,008</b>	<b>18.8%</b>
Cash and cash equivalents	2,258,226	1,609,863	40.3%
<b>Net Debt</b>	<b>1,741,906</b>	<b>1,757,145</b>	<b>-0.9%</b>
EBITDA (LTM) <sup>(1)</sup>	868,627	833,283	4.2%
<b>Net Debt/EBITDA</b>	<b>2.01</b>	<b>2.11</b>	<b>-4.9%</b>

The Company ended the year with a Total Debt of R\$4 billion. Cash and cash equivalents amounted to R\$2.3 billion, a 40.3% increase, reaching a Net Debt of R\$1.7 billion and a Net Debt/EBITDA multiple of 2.01, a 4.9% decrease compared to the same period of 2023.

## Comment on Performance

### CAPITAL MARKETS

Shareholding Structure (Iguatemi S.A.)	IGT13 (ONs)	IGT14 (PNs)	IGTI11 (Units)		Equivalent Unit	
	# common shares common shares	# preferred shares # preferred shares	#	#	(theoretical)	% total
Controlling Shareholder	530,132,630	0	4,209,970	8,419,940	79,943,203	26.60%
Float	24,374,094	2,397,346	212,534,755	425,069,510	217,044,202	72.21%
Treasury	4	0	3,597,627	7,195,254	3,597,628	1.20%
<b>Total</b>	<b>554,506,728</b>	<b>2,397,346</b>	<b>220,342,352</b>	<b>440,684,704</b>	<b>300,585,033</b>	<b>100.00%</b>

Iguatemi's Unit ended the period at R\$20.58. Currently, 14 sell-side analysts have active coverage on Iguatemi shares.

#### IGTI11 <sup>(1)</sup>

Closing Price (06/30/2024)	R\$20.58
Highest Price in 2Q24	R\$23.01
Lowest Price in 2Q24	R\$19.31
Appreciation in 2Q24	-9.57%
Number of Equivalent Units	300,585,033
Market Cap (06/30/2024)	R\$6,186,039,976
Average daily liquidity in 2Q24	R\$87,948,359

Source: Bloomberg. Base date: 06/30/2024

### 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.**

## Notas Explicativas

### 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), 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 June 30, 2024, holds 40.87% 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 June 30, 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 malls”) 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.

The Company’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), Black Friday (November) and Christmas (December). In addition, a large majority of the Company’s leaseholders pay rents twice in December under their lease agreements.

## Notas Explicativas

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

	Equity interest - %			
	06.30.2024		12.31.2023	
	Direct	Indirect	Total	Total
Shopping Center Iguatemi São Paulo ("SCISP")	-	58.82	58.82	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.

## Notas Explicativas

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 August 6, 2024.

### 2.2 New and revised standards and interpretations

In the period ended June 30, 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	
	06.30.2024	12.31.2023	06.30.2024	12.31.2023
(a) Cash and cash equivalents				
Cash and banks	10,687	9,884	43,081	59,473
Total	<u>10,687</u>	<u>9,884</u>	<u>43,081</u>	<u>59,473</u>
(b) Short-term investments				
National investment fund (i)	191,280	335,343	1,719,159	1,064,786
Foreign investment fund (ii)	61,556	53,415	81,014	73,046
Short-term investments under repurchase agreements (iii)	70	70	12,337	11,676
Multimarket investment funds (iv)	-	-	402,635	400,882
Total	<u>252,906</u>	<u>388,828</u>	<u>2,215,145</u>	<u>1,550,390</u>
Current	263,523	398,642	2,245,889	1,598,187
Noncurrent	70	70	12,337	11,676

- (i) These are represented by non-exclusive fixed-income investment funds, with daily liquidity and accumulated annual yield of 12.99% up to June 30, 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.



## Notas Explicativas

- (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 11.57% (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	
	06.30.2024	12.31.2023	06.30.2024	12.31.2023
Fixed-income securities (i)	-	-	295,753	313,142
Variable-income securities (ii)	-	-	106,882	87,740
	-	-	402,635	400,882

- (i) Substantially comprises federal government bonds, debentures and receivables, among others. In the period ended June 30, 2024, the average annual yield was approximately 13.56% (14.95% - 2023).
- (ii) Comprises investments in ownership interests not subject to any exchange rate changes. In the period ended June 30, 2024, the average annual yield was approximately 10.06% (-0.09% - 2023).

## 4 Trade receivables

	Parent		Consolidated	
	06.30.2024	12.31.2023	06.30.2024	12.31.2023
Rents, co-interests, retail and provision of services	37,030	39,475	277,310	313,425
Straight-lining, net of amortization (i)	-	-	74,636	113,937
Other (ii)	18,534	22,182	165,724	162,854
	55,564	61,657	517,670	590,216
Allowance for expected credit losses	(13,046)	(12,384)	(120,018)	(116,363)
	42,518	49,273	397,652	473,853
Current	21,514	29,596	229,603	253,905
Noncurrent	21,004	19,677	168,049	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.

## Notas Explicativas

The aging list of trade receivables is as follows:

	Parent		Consolidated	
	06.30.2024	12.31.2023	06.30.2024	12.31.2023
Current - 721 to 1440 days	681	644	113,327	154,208
Current - 361 to 720 days	20,323	19,033	54,722	65,740
Current - up to 360 days	18,084	24,636	207,788	241,360
Up to 30 days past due	997	682	9,754	7,886
31 to 60 days past due	446	572	5,456	4,596
61 to 90 days past due	279	180	3,875	1,696
91 to 120 days past due	68	378	1,762	2,995
121 to 360 days past due	2,885	5,665	25,515	19,591
Over 360 days past due	11,801	9,867	95,471	92,144
	55,564	61,657	517,670	590,216

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

	Parent		Consolidated	
	06.30.2024	12.31.2023	31.06.2024	12.31.2023
Current - 721 to 1440 days	681	644	68,863	86,331
Current - 361 to 720 days	20,323	19,033	39,477	42,468
Current - up to 360 days	18,084	24,636	192,861	218,573
Up to 30 days past due	997	682	9,754	7,886
31 to 60 days past due	446	572	5,456	4,596
61 to 90 days past due	279	180	3,875	1,696
91 to 120 days past due	68	378	1,762	2,995
121 to 360 days past due	2,885	5,665	25,515	19,591
Over 360 days past due	11,801	9,867	95,471	92,143
	55,564	61,657	443,034	476,279

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	
	06.30.2024	12.31.2023	06.30.2024	12.31.2023
Opening balance	(12,384)	-	(116,363)	(119,195)
Recognition of allowance for expected credit losses	(730)	(362)	(5,926)	(10,971)
Write-off/reversal/transfer of uncollectible receivables	68	(12,022)	2,271	13,803
Closing balance	(13,046)	(12,384)	(120,018)	(116,363)

## Notas Explicativas

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:

	%	
	06.30.2024	12.31.2023
Current	3.18%	3.57%
Up to 30 days past due	24.94%	26.71%
31 to 60 days past due	29.52%	31.68%
61 to 90 days past due	33.53%	37.64%
91 to 120 days past due	38.23%	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	
	06.30.2024	12.31.2023	31.06.2024	12.31.2023
Current	(298)	(1,003)	(4,355)	(6,583)
Up to 30 days past due	(113)	(65)	(2,460)	(2,106)
31 to 60 days past due	(60)	(76)	(1,629)	(1,456)
61 to 90 days past due	(43)	(3)	(1,314)	(638)
91 to 120 days past due	(12)	(118)	(680)	(1,260)
121 to 360 days past due	(719)	(1,252)	(14,109)	(12,176)
Over 360 days past due	(11,801)	(9,867)	(95,471)	(92,144)
	(13,046)	(12,384)	(120,018)	(116,363)

### 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 June 30, 2024 and December 31, 2023, are as follows (information not reviewed):

	06.30.2024	12.31.2023
Up to one year	685,481	730,312
Between two and five years	1,759,123	1,952,434
More than five years	232,923	229,946
	<u>2,677,527</u>	<u>2,912,692</u>

## 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.

## Notas Explicativas

### Related-party balances and transactions

Related-party balances and transactions as at June 30, 2024 and December 31, 2023 are as follows:

#### a) Balances

	Parent		Consolidated	
	06.30.2024	12.31.2023	06.30.2024	12.31.2023
Current assets:				
Dividends receivable:				
Iguatemi Empresa de Shopping Centers S.A.	72,737	72,847	-	-
Total current assets	72,737	72,847	-	-
Noncurrent assets:				
Due from other related parties:				
Ifashion Outlet Santa Catarina (iii)	-	-	984	935
Ifashion Outlet Novo Hamburgo (iii)	-	-	425	355
Shopping Center Galleria (iii)	-	-	6,044	5,861
Shopping Center Iguatemi São Paulo (iii)	-	-	1,901	2,020
Campinas Assistance Entities Federation (i)	-	-	2,228	6,887
Shopping Center Iguatemi Ribeirão Preto (iii)	-	-	3,172	3,095
Other related parties (ii)	6,364	2,547	2,286	1,038
Total due from related parties	6,364	2,547	17,040	20,191
Total noncurrent assets	6,364	2,547	17,040	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	100,834	73,072	100,834	73,072
Total dividends payable	100,834	73,072	100,834	73,072
Total current liabilities	113,256	85,494	103,946	73,847
Noncurrent liabilities:				
Due to related parties:				
With subsidiaries:				
Lease - Shopping Center Iguatemi São Paulo (iv)	-	-	4,602	8,555
Total due to related parties	-	-	4,602	8,555
Total noncurrent liabilities	-	-	4,602	8,555
Total due to related parties	113,256	85,494	108,548	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.

## Notas Explicativas

- (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			
	01.04.2024 à 30.06.2024	30.06.2024	01.04.2024 à 30.06.2024	30.06.2024
Cost of services:				
GJ Investimentos S.A. (ii)	(390)	(780)	(390)	(780)
IFCM - Infracommerce CXAAS S/A	(108)	(208)	(7)	(7)
	(108)	(988)	(397)	(787)
Intragroup loans:				
Campinas Assistance Entities Federation (i)	82	569	317	692
Ifashion Outlet Santa Catarina (iii)	17	33	25	49
Ifashion Outlet Novo Hamburgo (iii)	(8)	13	14	26
Shopping Center Galleria (iii)	147	301	173	348
Shopping Center Iguatemi Ribeirão Preto (iii)	117	154	61	126
	355	1,070	590	1,241

### 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 six-month periods ended June 30, 2024 and 2023:

	Parent		Consolidated	
	06.30.2024	06.30.2023	06.30.2024	06.30.2023
Short-term benefits (i)	11,175	9,338	23,221	25,752
Share-based payment (ii)	-	-	4,796	3,584
	11,175	9,338	28,017	29,336

- (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.

## Notas Explicativas

### 6 Investments

#### Breakdown of investments

	Parent		Consolidated	
	30.06.2024	31.12.2023	30.06.2024	31.12.2023
Iguatemi Empresa de Shopping Centers S/A	3,985,139	3,665,247	32,661	33,509
FIP -Venture Iguatemi (ii)	-	164,338	151,083	164,393
Iguatemi 365 Ltda	14,937	16,826	-	-
EDSP66 Participações S/A	3,592	3,765	-	-
	4,003,668	3,850,176	183,744	197,902
Investment surplus (i)	-	-	114,604	116,425
Other investments (iii)	1,297	1,297	22,514	22,514
	4,004,965	3,851,473	320,862	336,841

- (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; accordingly, 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. In June 2024, this investment was transferred to subsidiary Iguatemi Empresa de Shopping Centers S/A through capital increase.
- (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	
	06.30.2024	12.31.2023	06.30.2024	12.31.2023
Opening balance	3,850,176	3,209,893	197,902	193,579
Capital increase	-	619,708	-	-
Advance for future capital increase	183	(137)	-	-
Capital decrease	(1,000)	(16,021)	-	-
Acquisition of interest	-	4,122	-	39,658
Share of profit (loss) of subsidiaries	147,204	265,728	(12,000)	(33,787)
Dividends received	-	-	(658)	(1,548)
Minimum mandatory dividends	-	(72,847)	-	-
Other (i)	7,105	(160,270)	(1,500)	-
Closing balance	4,003,668	3,850,176	183,744	197,902

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

## Notas Explicativas

### Financial information on subsidiaries with noncontrolling interests and joint ventures

As at June 30, 2024 and December 31, 2023, Management analyzed the financial information on subsidiaries with non-controlling 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 period	
	30.06.2024	31.12.2023	30.06.2024	31.12.2023	30.06.2024	31.12.2023	30.06.2024	31.12.2023
AGSC	696	200	74	74	483	(18)	2,331	2,164
Other	1,655	1,655	695	695	987	978	259	92

## 7 Investment properties

### At cost

Description	Average remaining useful life in years	Land	Buildings, facilities and other	Accumulated depreciation	Total
Parent					
06.30.2024	49 to 60 (*)	322,836	691,307	(21,529)	992,614
12.31.2023	50 to 60 (*)	322,836	683,411	(13,084)	993,163
Consolidated before surplus					
06.30.2024	26 to 60 (*)	744,900	5,659,654	(1,492,146)	4,912,408
12.31.2023	27 to 60 (*)	744,900	5,628,004	(1,419,111)	4,953,793
Surplus – reclassified (**)					
06.30.2024	39 to 60	34,785	58,576	(18,687)	74,674
12.31.2023	40 to 60	34,785	58,576	(18,063)	75,298
Total consolidated 2024		779,685	5,718,230	(1,510,833)	4,987,082
Total consolidated 2023		779,685	5,686,580	(1,437,174)	5,029,091

(\*) The useful lives of 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:

	Parent		Consolidated	
	06.30.2024	12.31.2023	06.30.2024	12.31.2023
Opening balance	993,163	145,881	5,029,091	4,970,735
Additions	8,079	859,063	124,642	216,294
Write-offs (i)	-	-	(92,801)	(13,710)
Depreciation	(8,628)	(11,781)	(73,850)	(144,228)
Closing balance	992,614	993,163	4,987,082	5,029,091

- (i) As at June 30, 2024, refer to the transfer to other assets, as a result of the sale of 50% interest in Shopping Iguatemi São Carlos and 18% interest in Shopping Iguatemi Alphaville. The transaction completion is exclusively contingent on the approval from the Administrative Council for Economic Defense (CADE), which must occur up to August 2024. The detailed information on the transaction is disclosed in the notice to market of June 28, 2024.

## Notas Explicativas

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>
	<u>Shopping malls in operation</u>
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.

## 8 Borrowings and financing

		Parent		Consolidated	
		06.30.2024	12.31.2023	06.30.2024	12.31.2023
Itaú TR + 6.0% to 8.6% p.a.	July 10, 2031	-	-	49,669	52,964
Itaú TR + 6.0% to 8.6% p.a.	December 15, 2030	-	-	90,110	96,662
Opea CDI + 0.15% p.a.	September 15, 2025	-	-	57,914	78,939
Opea CDI + 1.30% p.a.	December 15, 2034	-	-	90,902	92,388
Opea CDI + 1.30% p.a.	March 19, 2035	-	-	96,336	97,064
Opea 96% of the CDI	September 18, 2024	-	-	143,480	143,496
Itaú TR + 5.0% to 8.6% p.a.	March 29, 2032	-	-	139,034	147,340
Itaú TR + 5.0% to 8.6% p.a.	March 29, 2032	-	-	68,302	72,382
Safra S.A. CDI + 1.75 p.a.	December 20, 2024	13,039	12,286	13,039	12,286
Itaú S.A. CDI + 1.40 p.a.	December 20, 2024	5,215	5,216	5,215	5,216
Opea CDI + 0.55% p.a.	October 16, 2028	180,956	181,350	180,956	181,350
Opea CDI + 0.60% p.a.	October 15, 2030	24,917	24,972	24,917	24,972
Opea 105% of the CDI	October 16, 2028	248,843	249,423	248,843	249,423
Opea 106% of the CDI	October 15, 2030	44,681	43,890	44,681	43,890
Banco Bradesco 99.95% of CDI	February 6, 2043	645,979	645,854	645,979	645,854
Opea CDI + 0.30% p.a.	June 11, 2032	(a) -	-	127,493	-
Opea 103% of the CDI	June 11, 2032	(a) -	-	553,034	-
		<u>1,163,630</u>	<u>1,162,991</u>	<u>2,579,904</u>	<u>1,944,226</u>
Current		39,470	31,167	284,321	269,457
Noncurrent		1,124,160	1,131,824	2,295,583	1,674,769



## Notas Explicativas

- a) On May 29, 2024, subsidiary Iguatemi Empresa de Shopping Centers S.A. was authorized by the Board of Directors to carry out the 12<sup>th</sup> Issuance of simple, non-convertible debentures, in 2 series, to be linked to the 298<sup>th</sup> issuance of Real Estate Receivable Certificates ("CRI") of Opea Securitizadora. The transaction was completed on June 21, 2024 in the total amount of R\$700,000, as follows: 1<sup>st</sup> series in the amount of R\$148,083 subject to 100% CDI+ 0.30% p.a., with maturity on June 11, 2032 and repayment on the same date; 2<sup>nd</sup> series in the amount of R\$551,917 subject to 103% of CDI, with maturity on June 11, 2032 and repayment on June 11, 2031 and June 11, 2032. As at June 30, 2024, the balance is R\$680,527. This transaction is not subject to financial covenants.

### Breakdown of debt by index

	Parent		Consolidated	
	06.30.2024	12.31.2023	06.30.2024	12.31.2023
TR	-	-	347,115	369,348
CDI	1,163,630	1,162,991	2,232,789	1,574,878
	<u>1,163,630</u>	<u>1,162,991</u>	<u>2,579,904</u>	<u>1,944,226</u>

### Debt repayment schedule

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

	Parent		Consolidated	
	06.30.2024	12.31.2023	06.30.2024	12.31.2023
2025 to 2026	50,783	61,535	147,243	214,184
2027 to 2035	<u>1,073,377</u>	<u>1,070,289</u>	<u>2,148,340</u>	<u>1,460,585</u>
	<u>1,124,160</u>	<u>1,131,824</u>	<u>2,295,583</u>	<u>1,674,769</u>

### Variations in borrowings and financing

	Parent		Consolidated	
	06.30.2024	12.31.2023	06.30.2024	12.31.2023
Opening balance	1,162,991	35,060	1,944,226	1,371,353
Borrowings	-	1,167,000	700,000	1,167,000
Repayment of principal and interest	(62,870)	(112,122)	(168,548)	(797,064)
Accrued interest	61,909	71,465	101,412	197,674
Borrowing costs	<u>1,600</u>	<u>1,588</u>	<u>2,814</u>	<u>5,263</u>
Closing balance	<u>1,163,630</u>	<u>1,162,991</u>	<u>2,579,904</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	
	06.30.2024	12.31.2023
Debentures – 7 <sup>th</sup> issue	406,857	408,262
Debentures – 10 <sup>th</sup> issue	514,191	515,712
Debentures – 11 <sup>th</sup> issue	<u>499,180</u>	<u>498,808</u>
	<u>1,420,228</u>	<u>1,422,782</u>
Current	422,565	425,571
Noncurrent	997,663	997,211

## Notas Explicativas

The main characteristics concerning the 7<sup>th</sup>, 10<sup>th</sup> and 11<sup>th</sup> 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 <sup>th</sup> issue	Net debt / EBITDA < 3,50 and EBITDA-to-net finance cost > 2.00
10 <sup>th</sup> issue	Net debt / EBITDA < 4,00 and EBITDA-to-net finance cost > 2.00
11 <sup>th</sup> 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 June 30, 2024 and there are no renegotiation clauses.

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

	Consolidated	
	06.30.2024	12.31.2023
Opening balance	1,422,782	1,729,059
Repayment of principal and interest	(88,160)	(530,287)
Issuance costs	737	2,701
Accrued interest	84,869	221,309
Closing balance	1,420,228	1,422,782

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

	Consolidated	
	06.30.2024	12.31.2023
2025 10 <sup>th</sup> issue	100,000	100,000
2026 11 <sup>th</sup> issue	263,871	263,871
2027 10 <sup>th</sup> issue	400,000	400,000
2028 11 <sup>th</sup> issue	236,129	236,129
	1,000,000	1,000,000
Unrecognized issuance costs	(2,337)	(2,789)
	997,663	997,211

## Notas Explicativas

### 10 Taxes payable

	Parent		Consolidated	
	06.30.2024	12.31.2023	06.30.2024	12.31.2023
Deferred taxes (i)	93	1,452	9,179	12,804
PIS, COFINS and FINSOCIAL (taxes on revenue)	1,762	1,796	9,811	12,227
Other taxes and contributions (ii)	84	105	22,792	14,710
	1,939	3,353	41,782	39,741
Current	1,846	1,901	32,603	26,937
Noncurrent	93	1,452	9,179	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 June 30, 2024 and December 31, 2023 substantially refers to the Urban Property Tax (IPTU) in the amount of R\$18,827 (R\$9,519 in 2023).

### 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	
	06.30.2024	12.31.2023	06.30.2024	12.31.2023
Noncurrent:				
Labor (i)	11,900	11,900	12,400	12,400
Other (ii)	3,048	3,048	4,136	4,190
	14,948	14,948	16,536	16,590

- (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 June 30, 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 June 30, 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 June 30, 2024, the estimated losses on tax lawsuits total R\$80,033 (R\$89,542 in 2023) in Consolidated; civil lawsuits: R\$7,442 (R\$6,905 in 2023) in Consolidated; and indemnification lawsuits: R\$7,879 (R\$7,624 in 2023) in Consolidated. Most civil lawsuits are covered by an insurance policy, as stated in note 16 - item (b).

## Notas Explicativas

### *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	
	06.30.2024	12.31.2023	06.30.2024	12.31.2023
Opening balance	14,948	13,223	16,590	15,342
Provisions, net of reversals	-	1,725	(54)	1,248
Closing balance	14,948	14,948	16,536	16,590

## 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.

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:

		Consolidated					
		06.30.2024			12.31.2023		
	Assets	Fair value hierarchy	Fair value through profit or loss	Amortized Total cost	Total	Fair value through profit or loss	Amortized Total cost
Assets							
Cash and cash equivalents		N/A	-	43,081	43,081	-	59,473
Short-term investments		Level 2	2,202,808	12,337	2,215,145	1,538,714	11,676
Trade receivables		N/A	-	231,928	231,928	-	310,999
Other receivables		N/A	-	165,724	165,724	-	162,854
Loans receivable		N/A	-	662	662	-	732
Due from other related parties		N/A	-	17,040	17,040	-	20,191
Other receivables		N/A	-	107,226	107,226	-	10,433
Other investments		Level 3	22,514	-	22,514	22,514	-
Total			2,225,322	577,998	2,803,320	1,561,228	576,358
Liabilities							
Trade payables		N/A	-	20,719	20,719	-	23,905
Borrowings and financing		N/A	-	2,579,904	2,579,904	-	1,944,226
Debentures and charges		N/A	-	1,420,228	1,420,228	-	1,422,782
Other payables		N/A	-	3,639	3,639	-	45,338
Due to related parties		N/A	-	7,714	7,714	-	9,330
Total			-	4,032,204	4,032,204	-	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.

## Notas Explicativas

- (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:

#### 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	
	06.30.2024	12.31.2023
Cash, cash equivalents and short-term investments	2,258,226	1,609,863
Borrowings, financing and debentures	(4,000,132)	(3,462,427)
Net financial position	(1,741,906)	(1,852,564)
Equity	4,159,817	4,177,518

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### **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 June 30, 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 June 30, 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:

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

			Parent					Consolidated				
			30.06.2024					30.06.2024				
Transaction	Rate	Individual risk	Up to 1 year	1 to 3 years	3 to 5 years	than 5 years	Total	Up to 1 year	1 to 3 years	3 to 5 years	than 5 years	Total
Probable scenario												
Debts indexed to the CDI	12.65	CDI maintenance	122,251	229,088	612,670	433,108	1,397,117	376,524	487,782	733,360	954,249	2,551,915
Debts indexed to the TR	0.17	TR maintenance	-	-	-	-	-	28,620	46,420	31,319	14,789	121,148
Total indexed to interest rates			122,251	229,088	612,670	433,108	1,397,117	405,144	534,202	764,679	969,038	2,673,063
Possible scenario > 25% debts indexed to the CDI												
CDI	15.81	CDI increase	147,152	283,387	658,196	516,767	1,605,502	440,284	572,838	786,559	1,043,321	2,843,002
Debts indexed to the TR	0.21	TR increase	-	-	-	-	-	28,667	46,750	31,903	15,460	122,780
Total indexed to interest rates			147,152	283,387	658,196	516,767	1,605,502	468,951	619,588	818,462	1,058,781	2,965,782
Remote scenario > 50% debts indexed to the CDI												
to the CDI	18.98	CDI high increase	171,615	336,802	702,970	598,704	1,810,091	503,062	656,595	838,866	1,130,559	3,129,082
Debts indexed to the TR	0.25	TR high increase	-	-	-	-	-	28,714	47,082	32,493	16,142	124,431
Total indexed to interest rates			171,615	336,802	702,970	598,704	1,810,091	531,776	703,677	871,359	1,146,701	3,253,513
Possible scenario < 25% debts indexed to the CDI												
CDI	9.49	CDI decrease	96,890	173,861	566,354	347,640	1,184,745	311,734	401,361	679,224	863,248	2,255,567
Debts indexed to the TR	0.12	TR decrease	-	-	-	-	-	27,359	44,166	29,512	13,586	114,623
Total indexed to interest rates			96,890	173,861	566,354	347,640	1,184,745	339,093	445,527	708,736	876,834	2,370,190
Remote scenario < 50% debts indexed to the CDI												
to the CDI	6.33	CDI decrease	71,051	117,671	519,219	260,283	968,224	245,875	313,526	624,115	770,237	1,953,753
Debts indexed to the TR	0.08	TR decrease	-	-	-	-	-	20,560	33,158	22,137	9,936	85,791
Total indexed to interest rates			71,051	117,671	519,219	260,283	968,224	266,435	346,684	646,252	780,173	2,039,544

### Estimated impacts on the Company's debts

Transaction	Parent					Consolidated				
	30.06.2024					30.06.2024				
	Up to 1 year	1 to 3 years	3 to 5 years	than 5 years	Total	Up to 1 year	1 to 3 years	3 to 5 years	than 5 years	Total
Possible scenario – Probable scenario										
Debts indexed to the CDI	24,901	54,299	45,526	83,659	208,385	63,760	85,056	53,199	89,072	291,087
Debts indexed to the TR	-	-	-	-	-	47	330	584	671	1,632
Total impact	24,901	54,299	45,526	83,659	208,385	63,807	85,386	53,783	89,743	292,719
Remote scenario - Probable scenario										
Debts indexed to the CDI	49,364	107,714	90,300	165,596	412,974	126,538	168,813	105,506	176,310	577,167
Debts indexed to the TR	-	-	-	-	-	94	662	1,174	1,353	3,283
Total impact	49,364	107,714	90,300	165,596	412,974	126,632	169,475	106,680	177,663	580,450
Transaction	Up to 1 year	1 to 3 years	3 to 5 years	Higher than 5 years	Total	Up to 1 year	1 to 3 years	3 to 5 years	Higher than 5 years	Total
Possible scenario – Probable scenario										
Debts indexed to the CDI	(25,361)	(55,227)	(46,316)	(85,468)	(212,372)	(64,790)	(86,421)	(54,136)	(91,001)	(296,348)
Debts indexed to the TR	-	-	-	-	-	(1,261)	(2,254)	(1,807)	(1,203)	(6,525)
Total impact	(25,361)	(55,227)	(46,316)	(85,468)	(212,372)	(66,051)	(88,675)	(55,943)	(92,204)	(302,873)
Remote scenario – Probable scenario										
Debts indexed to the CDI	(51,200)	(111,417)	(93,451)	(172,825)	(428,893)	(130,649)	(174,256)	(109,245)	(184,012)	(598,162)
Debts indexed to the TR	-	-	-	-	-	(8,060)	(13,262)	(9,182)	(4,853)	(35,357)
Total impact	(51,200)	(111,417)	(93,451)	(172,825)	(428,893)	(138,709)	(187,518)	(118,427)	(188,865)	(633,519)

## Notas Explicativas

### 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

	Paren				Consolidated			
	01.04.2024 à 30.06.2024	30.06.2024	01.04.2023 à 30.06.2023	30.06.2023	01.04.2024 à 30.06.2024	30.06.2024	01.04.2023 à 30.06.2023	30.06.2023
Income tax and social contribution - current	(471)	(1,339)	197	-	(18,798)	(40,491)	(19,505)	(40,758)
Income tax and social contribution - deferred	10,749	19,316	8,301	14,216	8,273	17,554	5,665	16,115
	<u>10,278</u>	<u>17,977</u>	<u>8,498</u>	<u>14,216</u>	<u>(10,525)</u>	<u>(22,937)</u>	<u>(13,840)</u>	<u>(24,643)</u>

#### Reconciliation of income tax and social contribution expenses in the periods

	Paren				Consolidated			
	01.04.2024 à 30.06.2024	30.06.2024	01.04.2023 à 30.06.2023	30.06.2023	01.04.2024 à 30.06.2024	30.06.2024	01.04.2023 à 30.06.2023	30.06.2023
Income before income tax and social contribution	66,040	139,404	68,880	110,978	86,870	180,370	92,542	152,151
Statutory tax rate	34%	34%	34%	34%	34%	34%	34%	34%
Income tax and social contribution expense at the statutory rate	(22,454)	(47,397)	(23,419)	(37,733)	(29,536)	(61,326)	(31,464)	(51,731)
Tax effects on:								
Share of profit (loss) of subsidiaries	24,208	50,049	23,522	40,440	(1,295)	(4,080)	(1,740)	(3,989)
Difference in tax base of companies taxed based on deemed income	-	-	-	-	4,100	19,503	9,308	18,905
Recomposition - Deferred income tax and social contribution	9,000	9,000	-	-	9,000	9,000	-	-
Permanent deductions (additions) and other	(476)	6,325	8,395	11,509	7,206	13,966	10,056	12,172
Income tax and social contribution expenses at effective rate	<u>10,278</u>	<u>17,977</u>	<u>8,498</u>	<u>14,216</u>	<u>(10,525)</u>	<u>(22,937)</u>	<u>(13,840)</u>	<u>(24,643)</u>

The net balance of deferred income tax and social contribution as at June 30, 2024 and December 31, 2023 is as follows:

	Parent		Consolidated	
	06.30.2024	12.31.2023	06.30.2024	12.31.2023
Tax loss carryforwards	92,221	83,800	330,588	324,967
Swap transaction	624	5,105	624	5,105
Other temporary (Rev. points)	7,194	2,573	36,107	27,601
Fair value adjustment	-	-	10,816	6,736
Deferred taxes - assets	<u>100,039</u>	<u>91,478</u>	<u>378,135</u>	<u>364,409</u>
Temporary differences (tax depreciation)	(8,492)	(5,899)	(295,522)	(287,773)
Straight-lining	(1,383)	(8,611)	(54,436)	(58,460)
Swap transaction	-	(8,112)	-	(8,112)
Fair value adjustment	(4,539)	(2,546)	(4,539)	(2,546)
Deferred tax - liabilities	<u>(14,414)</u>	<u>(25,168)</u>	<u>(354,497)</u>	<u>(356,891)</u>
Deferred taxes, net	<u>85,625</u>	<u>66,310</u>	<u>23,638</u>	<u>7,518</u>



## Notas Explicativas

Realization schedule of deferred income tax and social contribution as at June 30, 2024:

Parent			Consolidated	
Year	%	Amount	%	Amount
2024	3%	3,001	6%	22,688
2025	8%	8,003	13%	49,158
2026	15%	15,006	22%	83,190
2027	24%	24,009	33%	124,785
2028	35%	35,014	48%	181,505
2029	48%	48,019	62%	234,444
2030	64%	64,025	78%	294,945
2031	83%	83,032	90%	340,322
After 2032	100%	100,039	100%	378,135

## 14 Equity - Parent

### a. Capital

As at June 30, 2024, the Company's paid-in capital amounted to R\$1,819,552 (R\$1,819,552 as at December 31, 2023), represented by 774,849,080 registered common shares and 443,082,050 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 R\$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\$14,568 (R\$7,464 as at December 31, 2023).

#### *Treasury shares*

As at June 30, 2024, the Company's treasury shares amounted to R\$100,489 (R\$45,932 in 2023), comprising 3,597,631 common shares and 7,195,254 preferred shares, to sponsor the share-based compensation plan and for purposes of cancellation or disposal to benefit its shareholders.

### 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.

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### ***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 and the second on April 29, 2024; the other installments will be settled in August and October 2024.

## **15 Basic and diluted earnings (loss) per share**

	Parent and Consolidated	
	06.30.2024	06.30.2023
Basic earnings per share from operations (in R\$)	0.1284	0.1016
Diluted earnings per share from operations (in R\$)	0.1284	0.1016

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

	Parent and Consolidated	
	06.30.2024	06.30.2023
Profit (loss) for the year attributable to the owners of the Company		
Weighted average number of shares for calculating earnings (loss) per share	157,381	125,194
	1,226,033,847	1,232,854,020

## **16 Insurance**

As at June 30, 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 Tókió Marine Seguradora S.A. (61%), Axa Seguros S.A. (19%) and Sampo Seguros S.A. (20%). This policy establishes a maximum indemnity limit of R\$1,162,473 for property damages and loss of profits. Shopping Pátio Higienópolis also contracted operational risk insurance with Tókió Marine Seguradora S.A. 70%), Axa Seguros S.A (15%) and Sampo Seguros S.A (15%), whose policy establishes a maximum indemnity limit of R\$745,090 for property damages and loss of profits. The insured period is up to April 28, 2025.

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### 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 Sompo 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\$13,500, 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 for all coverages.

The insured amount contracted by Shopping Pátio Higienópolis will have the maximum indemnity amount of R\$30,000, 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.

## 17 Net revenue from rentals and services

Net revenue from rentals and services is represented by:

	Paren				Consolidated			
	01.04.2024 à 30.06.2024	30.06.2024	01.04.2024 à 30.06.2024	30.06.2023	01.04.2024 à 30.06.2024	30.06.2024	01.04.2024 à 30.06.2024	30.06.2023
Rents	43,154	82,257	23,399	36,672	247,796	481,799	239,781	470,418
Parking	3,245	6,316	-	-	53,793	106,504	50,230	92,714
Service rendering	-	-	-	-	20,037	45,942	19,999	39,395
Retail transactions (i)	-	-	-	-	37,944	63,560	39,262	69,283
Other	-	-	-	-	(18)	-	10	217
Gross revenue from rentals and services	46,399	88,573	23,399	36,672	359,552	697,805	349,282	672,027
Taxes and deductions	(4,922)	(9,125)	(2,310)	(3,407)	(61,517)	(119,768)	(50,009)	(105,621)
Net revenue from rentals and services (ii)	41,477	79,448	21,089	33,265	298,035	578,037	299,273	566,406

(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).

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### 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

	01.04.2024 à 30.06.2024			01.04.2023 à 30.06.2023				
	Total	services expenses	Expenditure Administrative	Total	Total	services expenses	Expenditure Administrative	Total
Depreciation and amortization	(4,365)	(7,080)	(1,548)	(8,628)	(2,698)	(2,656)	(1,413)	(4,069)
Personnel	(2,982)	(375)	(7,672)	(8,047)	(2,589)	(211)	(7,450)	(7,661)
Outside services	(933)	(1,645)	(185)	(1,830)	(794)	(131)	(924)	(1,055)
Promotion fund	(191)	(378)	-	(378)	(165)	(260)	-	(260)
Parking	(142)	(225)	-	(225)	-	-	-	-
Other	(675)	(1,313)	(433)	(1,746)	(525)	(364)	(796)	(1,160)
	<u>(9,288)</u>	<u>(11,016)</u>	<u>(9,838)</u>	<u>(20,854)</u>	<u>(6,771)</u>	<u>(3,622)</u>	<u>(10,583)</u>	<u>(14,205)</u>

#### Consolidated

	01.04.2024 à 30.06.2024			01.04.2023 à 30.06.2023				
	Total	services expenses	Expenditure Administrative	Total	Total	services expenses	Expenditure Administrative	Total
Depreciation and amortization	(47,346)	(73,920)	(18,732)	(92,652)	(43,482)	(73,835)	(13,944)	(87,779)
Personnel	(26,736)	(19,343)	(32,436)	(51,779)	(28,042)	(21,175)	(30,642)	(51,817)
Share-based compensation	(3,552)	-	(7,104)	(7,104)	(3,552)	-	(7,104)	(7,104)
Outside services	(7,551)	(5,727)	(9,020)	(14,747)	(9,173)	(3,233)	(10,851)	(14,084)
Promotion fund	(802)	(1,655)	-	(1,655)	(821)	(1,630)	-	(1,630)
Parking	(10,668)	(21,090)	-	(21,090)	(8,502)	(19,373)	-	(19,373)
Retail transactions (i)	(27,058)	(47,689)	-	(47,689)	(41,430)	(71,195)	-	(71,195)
Outros	(16,085)	(24,639)	(8,522)	(33,161)	(16,820)	(28,196)	(6,129)	(34,325)
	<u>(139,798)</u>	<u>(194,063)</u>	<u>(75,814)</u>	<u>(269,877)</u>	<u>(151,822)</u>	<u>(218,637)</u>	<u>(68,670)</u>	<u>(287,307)</u>

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

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### 19 Finance income (costs)

	Parent		Consolidated					
	04.01.2024 to 06.30.2024	06.30.2024	04.01.2023 to 06.30.2023	06.30.2023	04.01.2024 to 06.30.2024	06.30.2024	04.01.2023 to 06.30.2023	06.30.2023
Finance income:								
Interest receivable	65	106	-	57	523	3,583	3,491	5,791
Inflation adjustment and exchange gains	6,224	7,933	-	-	15,495	19,930	1,702	17,646
Income from short-term investments (i)	6,141	15,295	151	14,642	34,448	81,664	46,124	90,110
Gain on swap transaction (ii)	-	-	-	-	-	-	7,019	12,492
Other finance income	954	1,863	17	140	545	1,225	1,413	2,657
	13,384	25,197	168	14,839	51,011	106,402	59,749	128,696
Finance costs:								
Interest on borrowings and financing	(30,862)	(63,509)	(18,183)	(26,007)	(51,559)	(104,226)	(55,962)	(104,849)
Debentures interest	-	-	-	-	(41,971)	(85,606)	(59,104)	(124,921)
Loss on swap transaction (ii)	(19,067)	(27,229)	3,861	(2,220)	(19,067)	(27,229)	-	-
Taxes and fees	(396)	(1,165)	(104)	(834)	(4,083)	(7,847)	(4,279)	(8,273)
Other finance costs	(1,206)	(1,224)	606	(9,900)	(7,562)	(10,716)	6,264	(6,345)
	(51,531)	(93,127)	(13,820)	(38,961)	(124,242)	(235,624)	(113,081)	(244,388)
Finance costs, net	(38,147)	(67,930)	(13,652)	(24,122)	(73,231)	(129,222)	(53,332)	(115,692)
Fair value of capital instruments (iii)	-	-	-	-	-	-	(2,142)	(10,402)
	(38,147)	(67,930)	(13,652)	(24,122)	(73,231)	(129,222)	(55,474)	(126,094)

- (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.

### 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.

## Notas Explicativas

### 23 Events after the reporting period

On July 8, 2024, the Company entered into an investment agreement with Combrashop Cia Brasileira de Shopping Centers. The purpose of this agreement is the acquisition of a 16.6% interest in Shopping RIOSUL. This transaction completion is contingent on certain conditions precedent, one of which is the approval by the Administrative Council of Economic Defense (CADE). For further information on the transaction, see material event notice issued by the Company on July 8, 2024.

On July 23, 2024, the Company carried out an additional acquisition of 0.8% interest in Iguatemi São Paulo. The acquisition amount was R\$25,000. For further information on the transaction, see notice to the market issued by the Company.