

# NOTICE TO THE MARKET



## IGUATEMI ANNOUNCES SALE OF IGUATEMI SÃO CARLOS AND MINORITY STAKE IN IGUATEMI ALPHAVILLE

**São Paulo, June 28, 2024** – Iguatemi S.A. (“Iguatemi” or “Company”) [B3: IGTI11], one of the largest full service companies in the shopping center sector in Brazil, communicates to its shareholders and the market in general that, on this date, signed the definitive contracts referring to the sale of 50% of Iguatemi São Carlos Mall, its entire stake in the asset, and 18% of Iguatemi Alphaville Mall.

**The total value of the transaction is R\$205 million**, corresponding to an average cap rate of 8.3% based on the net operating result (NOI) of the last twelve months. The price will be paid as follows: 1) R\$111.5 million (54.4%) in cash upon closing of the transaction; and 2) another three installments: the second of R\$21.3 million (10.4%), in February 2025, the third of R\$34.6 million (16.9%), in August 2025, and the fourth of R\$37.6 million (18.4%), in February 2026, adjusted by inflation (IPCA).

With the completion of the operation, **Iguatemi maintains a 60% stake of Iguatemi Alphaville Mall and continue to manage the asset, and is no longer co-owner of Iguatemi São Carlos Mall, and after a transition period it will be managed by the buyer.**

This movement demonstrates the Company's focus on generating value for shareholders, through efficient capital allocation, prioritizing assets with greater strategic relevance and growth potential in the markets where we operate.

The completion of the operation is subject exclusively to approval by the Administrative Council for Economic Defense (CADE).

	Alphaville	São Carlos
Total GLA (m <sup>2</sup> )	30,968	22,071
GLA % Iguatemi (m <sup>2</sup> )	24,155	11,036
% sold	18%	50%
Transaction value (R\$ milion)	205.0	
NOI multiple of the transaction (LTM)	12.1x	
Transaction cap rate (LTM)	8.3%	

**Guido Barbosa de Oliveira**

CFO and Investor Relations Director

### ABOUT IGUATEMI S.A.

Iguatemi Empresa de Shopping Centers S.A. ('Iguatemi') is one of the largest full-service companies in the Brazilian shopping mall sector. Its activities cover the whole range of the business, from conception, through

### IR TEAM

**Guido Oliveira**  
CFO and IRD

**Marcos Souza**  
IR Director

planning, to development and management of regional shopping malls, outlets, and mixed-use real estate complexes with office towers.

Iguatemi has equity holdings in 14 malls, 2 premium outlets, 1 power center and 3 commercial towers, with a total GLA of 727 thousand sqm and an owned GLA of 490 thousand sqm (based on the percentage owned by Iguatemi at each mall). Iguatemi manages its 14 malls, its premium outlets and its office towers.

Iguatemi shares [IGTI11] are listed on the São Paulo Stock Exchange (B3) and are part of the Ibovespa Index.

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Any statements on the outlook for the business, estimates for operational or financial results, or the growth outlook for Iguatemi, that may be expressed in this report are projections, and as such are based exclusively on the expectations of Iguatemi's management in relation to the future of the business, and its continuing access to capital to finance the Company's business plan. Such statements are subject, substantially, to changes in market conditions, government rules, competitive pressures, the performance of the sector and the performance of the Brazilian economy, among other factors, and are, therefore, subject to change without prior notice.