

NOTICE TO THE MARKET



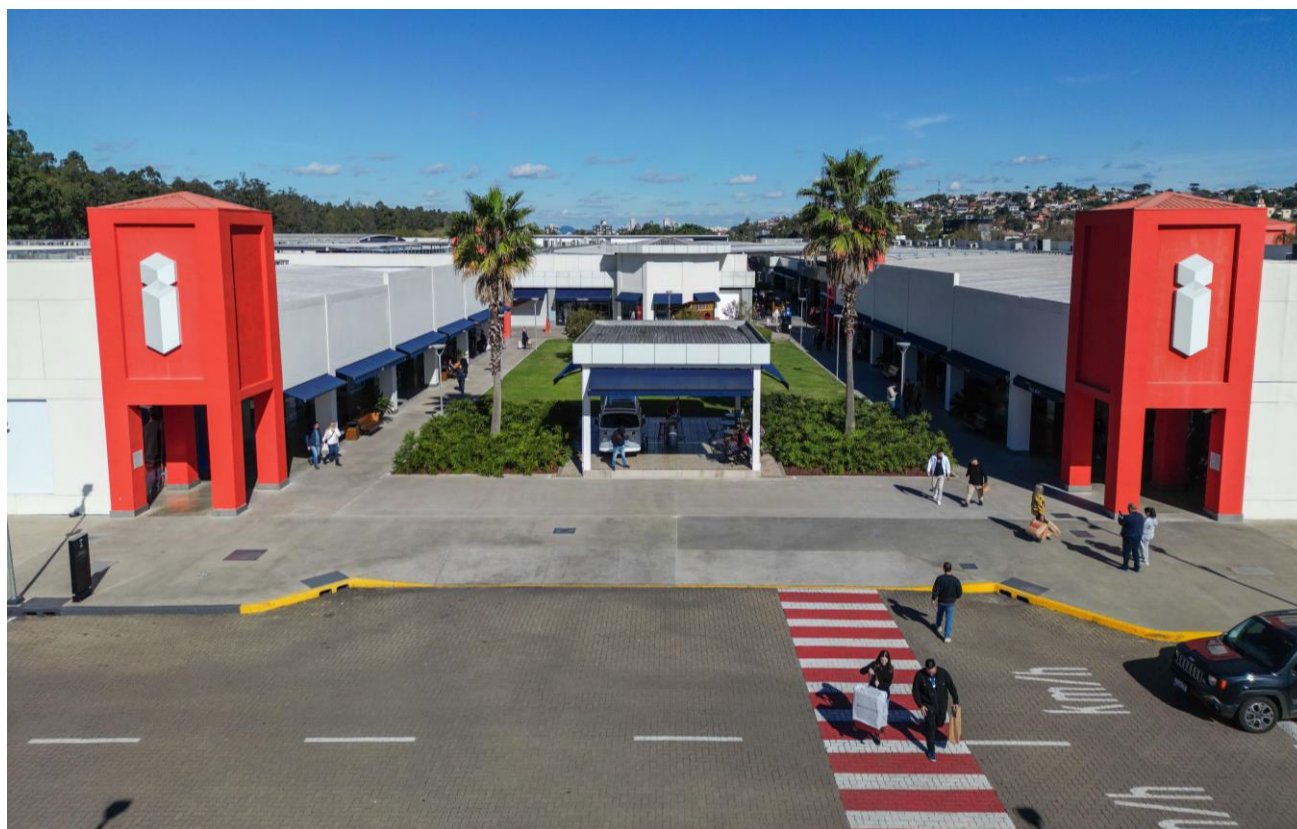
ACQUISITION OF 10% STAKE IN I FASHION OUTLET NOVO HAMBURGO

São Paulo, January 29, 2024 – Iguatemi SA (“Iguatemi” or “Company”) [B3: IGTI11], one of the largest full-service companies in the shopping center industry in Brazil, hereby informs its shareholders and the general market that it has signed, on this date, a contract for the acquisition of an additional 10% stake in I Fashion Outlet Novo Hamburgo.

The acquisition value will be R\$ 24.5 million, and it will be paid in 3 installments as follows: 1) 60% at closing; 2) 20% in 180 days (adjusted by IPCA); and 3) 20% in 360 days (adjusted by IPCA). This transaction, considering the estimated net operational income for 2024, represents a Cap Rate of 9.5%.

With this acquisition, Iguatemi's final stake increases to 51%, which reinforces the Company's strategy to increase its exposure to assets in the portfolio that are relevant in the markets where they are present and have growth potential. Over the last 5 years, the Outlet has shown a 9.6% compound annual growth rate (CAGR) of sales, contributing to a NOI CAGR of over 15% during the same period, and currently, the enterprise has reached an occupancy rate of 99.2%.

The completion of the operation is subject to the satisfactory outcome of due diligence and approval from the Administrative Council for Economic Defense (CADE).



About I Fashion Outlet Novo Hamburgo

Located in the city of Novo Hamburgo, just 40 km from Porto Alegre - RS, it's on the main road to the Serra Gaúcha and Rota Romântica region, which the most famous destinations are Gramado, Canela, Bento Gonçalves, among others.

In recent years, the mall mix, currently composed of 87 operations and 2 well known restaurants, has seen the opening of stores such as Reebok, NBA Store, Puma and Casa Maria, thus consolidating itself as one of the main consumption points in the region.

The Outlet, inaugurated in 2013, was the third asset of this format in Brazil, being the first in Rio Grande do Sul. It currently has 20,048m² of Gross Leasable Area (GLA), with the potential for expansion of an additional 12,500m².



Guido Barbosa de Oliveira

CFO and Investor Relations Director

ABOUT IGUATEMI S.A.

Iguatemi S.A. ("Iguatemi" or "Company") 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 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.