

Iguatemi S.A.

CNPJ/ME n. 60.543.816/0001-93

NIRE 35.300.027.248

MATERIAL FACT

Guidance 2025

Iguatemi S.A. (“**Iguatemi**” ou “**Company**”), hereby informs its shareholders and the market in general that, pursuant to Art. 157 of Law nº 6.404/76 and CVM Instruction nº 44/21, as amended, the guidance for 2025 is as follows:

GUIDANCE ⁽¹⁾	Guidance 2025
Net revenue growth – Malls ⁽²⁾	7 – 11%
EBITDA Margin – Malls ⁽²⁾	82 – 85%
EBITDA Margin– Total ⁽³⁾	75 – 79%
Investments (R\$ million) ⁽⁴⁾	R\$330 – R\$400

(1) Excluding the straight-line effect,
(2) Includes only malls, outlets and commercial towers,
(3) Considers results from retail operations,
(4) Cash basis and does not include acquisitions. The amount for 2025 considers between R\$120 and R\$150 million for expansion and between R\$50 and R\$60 million for real estate development.

The information contained in this Material Fact is based on reasonable assumptions, subject to several factors, many of which are not and will not be under the control of the Company.

São Paulo, February 18, 2025.

Iguatemi S.A.

Guido Barbosa de Oliveira
CFO and Investor Relations Officer