

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

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

Individual and Consolidated Financial Information (ITR)  
for the Quarter Ended September 30, 2023 and  
Independent Auditor's Report on Special Review

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 Shareholders, Board of Directors and Management of Iguatemi S.A. and Subsidiaries

### **Introduction**

We have reviewed the accompanying individual and consolidated interim financial information of Iguatemi S.A. ("Company"), included in the Interim Financial Information Form (ITR) for the quarter ended September 30, 2023, which comprises the individual and consolidated balance sheets as at September 30, 2023 and the related statements of profit and loss and of comprehensive income for the three- and nine-month periods then ended, and of changes in equity and of cash flows for the nine-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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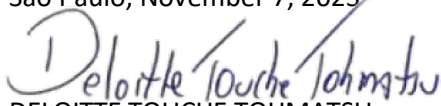
## Other matters


### *Statements of value added*

The interim financial information referred to above includes the individual and consolidated statements of value added (DVA) for the nine-month period ended September 30, 2023, 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 technical pronouncement CPC 09 and consistently with the accompanying individual and consolidated interim financial information taken as a whole.

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

Sao Paulo, November 7, 2023

  
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 09/30/2023
<b>Paid-in capital</b>	
Common shares	785,167,052
Preferred shares	439,642,726
<b>Total</b>	<b>1,224,809,778</b>
<b>Treasury shares</b>	
Common shares	838,995
Preferred shares	1,644,578
<b>Total</b>	<b>2,483,573</b>

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

<b>Account Code</b>	<b>Account Description</b>	<b>Current Quarter 09/30/2023</b>	<b>Prior Year 12/31/2022</b>
1	Total assets	4,906,726	4,148,570
1.01	Current assets	87,258	745,800
1.01.01	Cash and cash equivalents	7,783	8,395
1.01.02	Short-term investments	56,225	729,762
1.01.02.01	Short-term investments measured at fair value through profit or loss	56,225	729,762
1.01.02.01.01	Trading securities	56,225	729,762
1.01.03	Trade receivables	10,637	0
1.01.03.01	Trade receivables	10,161	0
1.01.03.02	Other receivables	476	0
1.01.06	Recoverable taxes	12,542	6,411
1.01.06.01	Recoverable current taxes	12,542	6,411
1.01.08	Other current assets	71	1,232
1.01.08.03	Other	71	1,232
1.01.08.03.01	Dividends and interest on capital	0	489
1.01.08.03.04	Other current assets	71	743
1.02	Noncurrent assets	4,819,468	3,402,770
1.02.01	Long-term assets	79,992	44,947
1.02.01.04	Trade receivables	12,946	0
1.02.01.04.02	Other receivables	12,946	0
1.02.01.07	Deferred taxes	62,137	40,335
1.02.01.07.01	Deferred income tax and social contribution	62,137	40,335
1.02.01.09	Due from related parties	1,740	1,820
1.02.01.09.04	Due from other related parties	1,740	1,820
1.02.01.10	Other noncurrent assets	3,169	2,792
1.02.01.10.03	Deposits and legal restrictions	533	0
1.02.01.10.04	Other noncurrent assets	2,636	2,792
1.02.02	Investments	4,738,724	3,357,071
1.02.02.01	Equity interests	3,750,206	3,211,190
1.02.02.01.02	Equity interests in subsidiaries	3,748,909	3,209,893
1.02.02.01.04	Other investments	1,297	1,297
1.02.02.02	Investment properties	988,518	145,881
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 09/30/2023</b>	<b>Prior Year 12/31/2022</b>
2	Total liabilities	4,906,726	4,148,570
2.01	Current liabilities	72,029	24,051
2.01.01	Payroll and related taxes	749	764
2.01.01.02	Payroll and related taxes	749	764
2.01.02	Trade payables	860	486
2.01.02.01	Domestic suppliers	860	486
2.01.03	Taxes payable	1,112	855
2.01.03.01	Federal taxes payable	1,112	855
2.01.03.01.03	Other federal taxes payable	1,112	855
2.01.04	Borrowings and financing	23,681	17,611
2.01.04.01	Borrowings and financing	23,681	17,611
2.01.04.01.01	In local currency	23,681	17,611
2.01.05	Other payables	45,627	4,335
2.01.05.02	Other	45,627	4,335
2.01.05.02.01	Dividends and interest on capital payable	28,168	2,357
2.01.05.02.09	Other payables	17,459	1,978
2.02	Noncurrent liabilities	681,351	31,190
2.02.01	Borrowings and financing	666,134	17,449
2.02.01.01	Borrowings and financing	666,134	17,449
2.02.01.01.01	In local currency	666,134	17,449
2.02.03	Deferred taxes	293	518
2.02.03.01	Deferred income tax and social contribution	293	518
2.02.03.01.02	Taxes on revenue (PIS and COFINS) on deferred revenue	293	518
2.02.04	Provisions	14,924	13,223
2.02.04.01	Provisions for tax, social security, labor and civil risks	14,924	13,223
2.02.04.01.02	Provisions for social security and labor risks	11,876	10,175
2.02.04.01.05	Other provisions for risks	3,048	3,048
2.03	Equity	4,153,346	4,093,329
2.03.01	Capital	1,759,393	1,759,393
2.03.02	Capital reserves	1,419,600	1,436,280
2.03.02.05	Treasury shares	-20,629	-11,884
2.03.02.09	Other capital reserves	1,440,229	1,448,164
2.03.04	Earnings reserves	789,453	897,656
2.03.04.01	Legal reserve	101,203	101,203
2.03.04.05	Earnings retention reserve	688,250	796,453
2.03.05	Retained earnings (accumulated losses)	184,900	0

**Individual Financial Statements/Statement of Profit and Loss****(In thousands of Brazilian reais - R\$)**

Account Code	Account Description	Current Quarter 07/01/2023 to 09/30/2023	Accumulated – Current Year 01/01/2023 to 09/30/2023	Equal Quarter - Prior Year 07/01/2022 to 09/30/2022	Accumulated - Prior Year 01/01/2022 to 09/30/2022
3.01	Revenue from sales and/or services	31,385	64,650	4,767	4,771
3.02	Costs of sales and/or services	-4,450	-8,072	-530	-535
3.03	Gross profit	26,935	56,578	4,237	4,236
3.04	Operating income (expenses)	71,936	177,393	59,421	-57,393
3.04.02	General and administrative expenses	-2,778	-13,361	-2,647	-3,844
3.04.04	Other operating income	474	862	12	12
3.04.05	Other operating expenses	1,839	-1,449	-601	937
3.04.06	Share of profit (loss) of subsidiaries	72,401	191,341	62,657	-54,498
3.05	Profit (loss) before finance income (costs) and taxes	98,871	233,971	63,658	-53,157
3.06	Finance income (costs)	-46,750	-70,872	1,379	-44,672
3.06.01	Finance income	485	15,324	10,248	2,071
3.06.02	Finance costs	-47,235	-86,196	-8,869	-46,743
3.07	Profit (loss) before income taxes	52,121	163,099	65,037	-97,829
3.08	Income tax and social contribution	7,585	21,801	-223	12,002
3.08.02	Deferred	7,585	21,801	-223	12,002
3.09	Profit (loss) from continuing operations	59,706	184,900	64,814	-85,827
3.11	Profit (loss) for the period	59,706	184,900	64,814	-85,827
3.99	Earnings per share - (Brazilian reais - R\$/share)				
3.99.01	Basic earnings per share				
3.99.01.01	Common shares	0.0512	0.1512	0.0662	-0.0762
3.99.02	Diluted earnings per share				
3.99.02.01	Common shares	0.0512	0.1512	0.0662	-0.0762



Individual Financial Statements/Statement of Comprehensive Income

(In thousands of Brazilian reais - R\$)

Account Code	Account Description	Current Quarter 07/01/2023 to 09/30/2023	Accumulated – Current Year 01/01/2023 to 09/30/2023	Equal Quarter - Prior Year 07/01/2022 to 09/30/2022	Accumulated - Prior Year 01/01/2022 to 09/30/2022
4.01	Profit for the period	59,706	184,900	64,814	-85,827
4.03	Comprehensive income for the period	59,706	184,900	64,814	-85,827

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

Account Code	Account Description	Accumulated –	Accumulated –
		Current Year 01/01/2023 to 09/30/2023	Prior Year 01/01/2022 to 09/30/2022
6.01	Net cash from operating activities	-31,232	-17,190
6.01.01	Cash provided by operating activities	22,847	13,669
6.01.01.01	Profit for the period	184,900	-85,827
6.01.01.02	Depreciation and amortization	7,666	412
6.01.01.04	Share of profit (loss) of subsidiaries	-191,341	54,498
6.01.01.05	Inflation adjustments, net	40,934	16,898
6.01.01.06	Provision for tax, labor and civil risks	1,701	961
6.01.01.07	Deferred income tax and social contribution	-21,801	-12,002
6.01.01.11	Gain (loss) on equity interest	0	119
6.01.01.12	Fair value adjustment	0	38,610
6.01.01.13	Amortization of borrowing costs	788	0
6.01.02	Variation in assets and liabilities	-22,818	-22,030
6.01.02.01	Rents receivable	-23,583	0
6.01.02.02	Recoverable taxes and tax credits	-6,131	-1,087
6.01.02.04	Due from related parties	80	-3,380
6.01.02.06	Other assets	784	-2,339
6.01.02.09	Trade payables	374	1,146
6.01.02.10	Taxes and contributions payable	31	-962
6.01.02.11	Accrued payroll and related taxes	-15	-1,743
6.01.02.12	Due to related parties	0	-1,868
6.01.02.13	Payables	5,642	-11,797
6.01.03	Other	-31,261	-8,829
6.01.03.02	Interest payment	-31,261	-8,829
6.02	Net cash from investing activities	-498,977	-554,521
6.02.01	Acquisitions of non-current assets	-681,663	-722
6.02.03	Dividends received from subsidiaries	0	150,008
6.02.04	Capital increase in subsidiaries	-31,317	0
6.02.05	Capital reduction	16,021	0
6.02.07	Advance for future capital increase	-490,363	-2,361
6.02.08	Short-term investments held-for-trading	688,345	-701,446
6.03	Net cash from financing activities	529,597	572,507
6.03.01	Repayment of borrowings, financing and debentures	-27,675	-50,000
6.03.02	Dividends paid	-82,392	-59,909
6.03.03	Proceeds from borrowings	667,000	0
6.03.04	Proceeds from share issuance	0	694,269
6.03.06	Treasury shares	-27,336	-11,853
6.05	Increase (decrease) in cash and cash equivalents	-612	796
6.05.01	Opening balance of cash and cash equivalents	8,395	300
6.05.02	Closing balance of cash and cash equivalents	7,783	1,096

**Individual Financial Statements/Statement of Changes in Equity - 01/01/2023 to 09/30/2023****(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
5.03	Adjusted opening balances	1,759,393	1,436,280	897,656	0	0	4,093,329
5.04	Capital transactions with shareholders	0	-27,336	-108,203	0	0	-135,539
5.04.04	Treasury shares acquired	0	-27,336	0	0	0	-27,336
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	184,900	0	184,900
5.05.01	Profit for the period	0	0	0	184,900	0	184,900
5.06	Internal changes in equity	0	10,656	0	0	0	10,656
5.06.04	Stock option plan of subsidiaries	0	10,656	0	0	0	10,656

**Individual Financial Statements/Statement of Changes in Equity - 01/01/2022 to 09/30/2022****(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	1,069,691	1,431,299	928,388	0	0	3,429,378
5.03	Adjusted opening balances	1,069,691	1,431,299	928,388	0	0	3,429,378
5.04	Capital transactions with shareholders	694,269	-8,581	-36,504	0	0	649,184
5.04.01	Capital increases	720,036	0	0	0	0	720,036
5.04.02	Share issuance costs	-25,767	0	0	0	0	-25,767
5.04.04	Treasury shares acquired	0	-11,853	0	0	0	-11,853
5.04.06	Dividends	0	0	-33,232	0	0	-33,232
5.04.11	Other	0	3,272	-3,272	0	0	0
5.05	Total comprehensive income	0	0	0	-85,827	0	-85,827
5.05.01	Profit for the period	0	0	0	-85,827	0	-85,827
5.06	Internal changes in equity	0	10,172	0	0	0	10,172
5.06.04	Stock option plan of subsidiaries	0	10,172	0	0	0	10,172

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

Account Code	Account Description	Accumulated –	Accumulated –
		Current Year 01/01/2023 to 09/30/2023	Prior Year 01/01/2022 to 09/30/2022
7.01	Revenue	70,743	5,164
7.01.01	Sales of goods, products and services	72,730	5,231
7.01.02	Other revenue	-2,037	-80
7.01.02.04	Other operating income (expenses), net	-2,037	-80
7.01.04	Allowance for/reversal of doubtful debts	50	13
7.02	Inputs acquired from third parties	-10,004	-2,642
7.02.01	Costs of sales and services	-2,422	-521
7.02.02	Materials, electric power, outside services and other supplies	-7,582	-2,121
7.03	Gross value added	60,739	2,522
7.04	Withholdings	-7,666	-412
7.04.01	Depreciation, amortization and depletion	-7,666	-412
7.05	Net wealth created	53,073	2,110
7.06	Wealth received in transfer	206,665	-52,427
7.06.01	Share of profit (loss) of subsidiaries	191,341	-54,498
7.06.02	Finance income	15,324	2,071
7.07	Total wealth for distribution	259,738	-50,317
7.08	Wealth distributed	259,738	-50,317
7.08.01	Personnel	5,174	2,118
7.08.01.01	Salaries and wages	6,439	1,333
7.08.01.02	Benefits	-1,394	692
7.08.01.03	Severance pay fund (FGTS)	129	93
7.08.02	Taxes, fees and contributions	-15,649	-12,083
7.08.02.01	Federal	-15,753	-12,083
7.08.02.03	Municipal	104	0
7.08.03	Lenders and lessors	85,313	45,475
7.08.03.01	Interest	86,196	20,023
7.08.03.03	Other	-883	25,452
7.08.04	Shareholders	184,900	-85,827
7.08.04.03	Retained earnings (accumulated losses)	184,900	-85,827

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

<b>Account Code</b>	<b>Account Description</b>	<b>Current Quarter 09/30/2023</b>	<b>Prior Year 12/31/2022</b>
1	Total assets	7,267,227	8,048,137
1.01	Current assets	1,409,752	2,176,945
1.01.01	Cash and cash equivalents	36,681	52,164
1.01.02	Short-term investments	1,023,301	1,777,694
1.01.02.01	Short-term investments measured at fair value through profit or loss	1,023,301	1,777,694
1.01.02.01.01	Trading securities	1,023,301	1,777,694
1.01.03	Trade receivables	256,008	274,192
1.01.03.01	Trade receivables	132,275	173,887
1.01.03.02	Other receivables	123,733	100,305
1.01.04	Inventories	38,013	37,569
1.01.06	Recoverable taxes	42,664	26,472
1.01.06.01	Recoverable current taxes	42,664	26,472
1.01.07	Prepaid expenses	9,947	6,402
1.01.08	Other current assets	3,138	2,452
1.01.08.03	Other	3,138	2,452
1.01.08.03.01	Other assets	2,787	2,194
1.01.08.03.03	Loans receivable	351	258
1.02	Noncurrent assets	5,857,475	5,871,192
1.02.01	Long-term assets	302,094	378,156
1.02.01.01	Short-term investments measured at fair value through profit or loss	0	20,878
1.02.01.01.01	Securities designated at fair value	0	20,878
1.02.01.03	Short-term investments measured at amortized cost	11,355	56,080
1.02.01.04	Trade receivables	210,190	237,270
1.02.01.04.01	Trade receivables	17,446	20,175
1.02.01.04.02	Other receivables	192,744	217,095
1.02.01.07	Deferred taxes	10,106	0
1.02.01.07.01	Deferred income tax and social contribution	10,106	0
1.02.01.09	Due from related parties	30,753	39,346
1.02.01.09.04	Due from other related parties	30,753	39,346
1.02.01.10	Other noncurrent assets	39,690	24,582
1.02.01.10.03	Deposits and legal restrictions	36,599	21,778
1.02.01.10.06	Other assets	2,648	2,804
1.02.01.10.10	Loans receivable	443	0
1.02.02	Investments	5,376,033	5,330,332
1.02.02.01	Equity interests	357,542	359,597
1.02.02.01.01	Equity interests in associates	335,028	310,004
1.02.02.01.05	Other investments	22,514	49,593
1.02.02.02	Investment properties	5,018,491	4,970,735
1.02.02.02.02	Investment properties	5,018,491	4,970,735
1.02.03	Property and equipment	57,399	45,318
1.02.03.01	Property and equipment in use	57,399	45,318
1.02.04	Intangible assets	121,949	117,386
1.02.04.01	Intangible assets	121,949	117,386
1.02.04.01.02	Data processing system	33,028	28,465
1.02.04.01.03	Goodwill on acquisition of investments	88,169	88,169

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

<b>Account Code</b>	<b>Account Description</b>	<b>Current Quarter 09/30/2023</b>	<b>Prior Year 12/31/2022</b>
1.02.04.01.04	Other	752	752

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

<b>Account Code</b>	<b>Account Description</b>	<b>Current Quarter 09/30/2023</b>	<b>Prior Year 12/31/2022</b>
2	Total liabilities	7,267,227	8,048,137
2.01	Current liabilities	824,157	1,707,808
2.01.01	Payroll and related taxes	39,268	52,939
2.01.01.02	Payroll and related taxes	39,268	52,939
2.01.02	Trade payables	15,682	18,101
2.01.02.01	Domestic suppliers	15,682	18,101
2.01.03	Taxes payable	21,925	17,762
2.01.03.01	Federal taxes payable	7,736	8,960
2.01.03.01.03	Other federal taxes payable	7,736	8,960
2.01.03.02	State taxes payable	379	1,557
2.01.03.03	Municipal taxes payable	13,810	7,245
2.01.04	Borrowings and financing	670,089	924,016
2.01.04.01	Borrowings and financing	255,874	585,919
2.01.04.01.01	In local currency	255,874	585,919
2.01.04.02	Debentures	414,215	338,097
2.01.04.02.01	Charges on debentures	-1,463	-2,690
2.01.04.02.02	Debentures	415,678	340,787
2.01.05	Other payables	77,193	694,990
2.01.05.01	Due to related parties	1,075	557
2.01.05.01.04	Due to other related parties	1,075	557
2.01.05.02	Other	76,118	694,433
2.01.05.02.01	Dividends and interest on capital payable	28,168	2,357
2.01.05.02.05	Derivative financial instruments	0	9,618
2.01.05.02.09	Other payables	47,950	682,458
2.02	Noncurrent liabilities	2,273,127	2,232,641
2.02.01	Borrowings and financing	2,228,820	2,176,396
2.02.01.01	Borrowings and financing	1,231,928	785,434
2.02.01.01.01	In local currency	1,231,928	785,434
2.02.01.02	Debentures	996,892	1,390,962
2.02.02	Other payables	14,557	8,752
2.02.02.01	Due to related parties	9,336	0
2.02.02.01.03	Due to controlling shareholders	9,336	0
2.02.02.02	Other	5,221	8,752
2.02.02.02.13	Other payables	5,221	8,752
2.02.03	Deferred taxes	12,854	32,150
2.02.03.01	Deferred income tax and social contribution	12,854	32,150
2.02.03.01.01	Deferred income tax and social contribution	0	14,465
2.02.03.01.02	Other taxes on deferred revenue	12,854	17,685
2.02.04	Provisions	16,896	15,343
2.02.04.01	Provisions for tax, social security, labor and civil risks	12,564	10,863
2.02.04.01.02	Provisions for social security and labor risks	12,564	10,863
2.02.04.02	Other provisions	4,332	4,480
2.03	Consolidated equity	4,169,943	4,107,688
2.03.01	Capital	1,759,393	1,759,393
2.03.02	Capital reserves	1,419,600	1,436,280
2.03.02.05	Treasury shares	-20,629	-11,884



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

<b>Account Code</b>	<b>Account Description</b>	<b>Current Quarter 09/30/2023</b>	<b>Prior Year 12/31/2022</b>
2.03.02.09	Other capital reserves	1,440,229	1,448,164
2.03.04	Earnings reserves	789,453	897,656
2.03.04.01	Legal reserve	101,203	101,203
2.03.04.05	Earnings retention reserve	688,250	796,453
2.03.05	Retained earnings (accumulated losses)	184,900	0
2.03.09	Noncontrolling interests	16,597	14,359

**Consolidated Financial Statements/Statement of Profit and Loss****(In thousands of Brazilian reais - R\$)**

Account Code	Account Description	Current Quarter 07/01/2023 to 09/30/2023	Accumulated – Current Year 01/01/2023 to 09/30/2023	Equal Quarter - Prior Year 07/01/2022 to 09/30/2022	Accumulated - Prior Year 01/01/2022 to 09/30/2022
3.01	Revenue from sales and/or services	279,547	845,953	251,276	727,603
3.02	Costs of sales and/or services	-94,761	-313,398	-103,123	-302,639
3.03	Gross profit	184,786	532,555	148,153	424,964
3.04	Operating income (expenses)	-20,954	-90,478	-27,401	-73,848
3.04.02	General and administrative expenses	-33,265	-101,935	-34,803	-96,680
3.04.04	Other operating income	12,185	26,344	6,199	18,207
3.04.05	Other operating expenses	696	-2,586	2,166	6,255
3.04.06	Share of profit (loss) of subsidiaries	-570	-12,301	-963	-1,630
3.05	Profit (loss) before finance income (costs) and taxes	163,832	442,077	120,752	351,116
3.06	Finance income (costs)	-96,422	-222,516	-55,594	-534,389
3.06.01	Finance income	24,588	153,284	98,309	149,850
3.06.02	Finance costs	-121,010	-375,800	-153,903	-684,239
3.07	Profit (loss) before income taxes	67,410	219,561	65,158	-183,273
3.08	Income tax and social contribution	-6,197	-30,840	992	101,273
3.08.01	Current	-14,658	-55,416	-18,704	-55,418
3.08.02	Deferred	8,461	24,576	19,696	156,691
3.09	Profit (loss) from continuing operations	61,213	188,721	66,150	-82,000
3.11	Consolidated profit (loss) for the period	61,213	188,721	66,150	-82,000
3.11.01	Attributable to Parent's shareholders	59,706	184,900	64,813	-85,827
3.11.02	Attributable to noncontrolling shareholders	1,507	3,821	1,337	3,827
3.99	Earnings per share - (Brazilian reais - R\$/share)				
3.99.01	Basic earnings per share				
3.99.01.01	Common shares	0.0512	0.1512	0.0662	-0.0762
3.99.02	Diluted earnings per share				
3.99.02.01	Common shares	0.0512	0.1512	0.0662	-0.0762

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

Account Code	Account Description	Current Quarter 07/01/2023 to 09/30/2023	Accumulated – Current Year 01/01/2023 to 09/30/2023	Equal Quarter - Prior Year 07/01/2022 to 09/30/2022	Accumulated - Prior Year 01/01/2022 to 09/30/2022
4.01	Consolidated profit for the period	61,213	188,721	66,150	-82,000
4.03	Consolidated comprehensive income for the period	61,213	188,721	66,150	-82,000
4.03.01	Attributable to the Company's owners	59,706	184,900	64,813	-85,827
4.03.02	Attributable to noncontrolling interests	1,507	3,821	1,337	3,827

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

Account Code	Account Description	Accumulated –	Accumulated –
		Current Year 01/01/2023 to 09/30/2023	Prior Year 01/01/2022 to 09/30/2022
6.01	Net cash from operating activities	216,165	86,856
6.01.01	Cash provided by operating activities	621,567	476,434
6.01.01.01	Profit for the period	188,721	-82,001
6.01.01.02	Depreciation and amortization	131,069	118,652
6.01.01.03	Gain or loss on the sale of investment property	-1,458	0
6.01.01.04	Share of profit (loss) of subsidiaries	12,301	1,630
6.01.01.05	Inflation adjustments, net	201,048	188,125
6.01.01.06	Provision for tax, labor and civil risks	1,553	23,022
6.01.01.07	Deferred income tax and social contribution	-24,576	-156,690
6.01.01.08	Provision for share-based payment	10,656	10,172
6.01.01.09	Provision for bonus program	17,559	19,687
6.01.01.10	Allowance for doubtful debts	4,986	3,106
6.01.01.11	Gain/(loss) on interest	993	0
6.01.01.12	Fair value adjustment	10,402	311,937
6.01.01.13	Amortization of borrowing costs	6,188	6,980
6.01.01.15	Allowance for inventory impairment	114	838
6.01.01.16	Straight-lining of discounts - COVID-19 period	62,011	30,976
6.01.02	Variation in assets and liabilities	-22,188	-69,249
6.01.02.01	Rents receivable	-3,474	11,523
6.01.02.03	Loans receivable	-536	20
6.01.02.04	Due from related parties	573	-5,003
6.01.02.06	Other assets	-14,665	-28,892
6.01.02.07	Prepaid expenses	-3,545	-453
6.01.02.08	Inventories	-558	-10,503
6.01.02.09	Trade payables	-2,419	-2,152
6.01.02.10	Taxes and contributions payable	30,021	21,544
6.01.02.11	Accrued payroll and related taxes	-31,230	-16,412
6.01.02.12	Due to related parties	-5,268	-795
6.01.02.13	Payables	8,913	-38,126
6.01.03	Other	-383,214	-320,329
6.01.03.01	Income tax and social contribution paid	-46,876	-40,362
6.01.03.02	Interest payment	-336,338	-279,967
6.02	Net cash from investing activities	75,123	-489,164
6.02.01	Acquisitions of non-current assets	-857,544	-115,895
6.02.03	Dividends received from subsidiaries	1,116	1,237
6.02.08	Short-term investments – Held-for-trading securities	933,134	-372,554
6.02.10	Other	-1,583	-1,952
6.03	Net cash from financing activities	-306,771	401,962
6.03.01	Payment of principal of borrowings, financing and debentures	-864,043	-220,545
6.03.02	Dividends paid	-82,392	-59,909
6.03.03	Borrowings	667,000	0
6.03.04	Proceeds from share issuance	0	694,269
6.03.06	Treasury shares	-27,336	-11,853
6.05	Increase (decrease) in cash and cash equivalents	-15,483	-346
6.05.01	Opening balance of cash and cash equivalents	52,164	38,930

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

Account Code	Account Description	Accumulated -	Accumulated -
		Current Year 01/01/2023 to 09/30/2023	Prior Year 01/01/2022 to 09/30/2022
6.05.02	Closing balance of cash and cash equivalents	36,681	38,584

**Consolidated Financial Statements/Statement of Changes in Equity - 01/01/2023 to 09/30/2023****(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
5.03	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	-27,336	-108,203	0	0	-135,539	-1,583	-137,122
5.04.04	Treasury shares acquired	0	-27,336	0	0	0	-27,336	0	-27,336
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	-1,583	-20,173
5.05	Total comprehensive income	0	0	0	184,900	0	184,900	3,821	188,721
5.05.01	Profit for the period	0	0	0	184,900	0	184,900	3,821	188,721
5.06	Internal changes in equity	0	10,656	0	0	0	10,656	0	10,656
5.06.04	Stock option plan of subsidiaries	0	10,656	0	0	0	10,656	0	10,656
5.07	Closing balances	1,759,393	1,419,600	789,453	184,900	0	4,153,346	16,597	4,169,943

**Consolidated Financial Statements/Statement of Changes in Equity - 01/01/2022 to 09/30/2022****(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	1,069,691	1,431,299	928,388	0	0	3,429,378	11,156	3,440,534
5.03	Adjusted opening balances	1,069,691	1,431,299	928,388	0	0	3,429,378	11,156	3,440,534
5.04	Capital transactions with shareholders	694,269	-8,581	-36,504	0	0	649,184	-1,952	647,232
5.04.01	Capital increases	720,036	0	0	0	0	720,036	0	720,036
5.04.02	Share issuance costs	-25,767	0	0	0	0	-25,767	0	-25,767
5.04.04	Treasury shares acquired	0	-11,853	0	0	0	-11,853	0	-11,853
5.04.06	Dividends	0	0	-33,232	0	0	-33,232	0	-33,232
5.04.11	Other	0	3,272	-3,272	0	0	0	-1,952	-1,952
5.05	Total comprehensive income	0	0	0	-85,827	0	-85,827	3,827	-82,000
5.05.01	Profit for the period	0	0	0	-85,827	0	-85,827	3,827	-82,000
5.06	Internal changes in equity	0	10,172	0	0	0	10,172	0	10,172
5.06.04	Stock option plan of subsidiaries	0	10,172	0	0	0	10,172	0	10,172
5.07	Closing balances	1,763,960	1,432,890	891,884	-85,827	0	4,002,907	13,031	4,015,938

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

Account Code	Account Description	Accumulated –	Accumulated –
		Current Year 01/01/2023 to 09/30/2023	Prior Year 01/01/2022 to 09/30/2022
7.01	Revenue	946,341	810,605
7.01.01	Sales of goods, products and services	1,009,884	881,467
7.01.02	Other revenue	-58,557	-70,862
7.01.02.01	Losses on doubtful debts	0	-3,106
7.01.02.02	Other operating income (expenses), net	-58,557	-67,756
7.01.04	Allowance for/reversal of doubtful debts	-4,986	0
7.02	Inputs acquired from third parties	-163,791	-162,991
7.02.01	Costs of sales and services	-122,390	-124,602
7.02.02	Materials, electric power, outside services and other supplies	-41,401	-38,389
7.03	Gross value added	782,550	647,614
7.04	Withholdings	-131,069	-118,651
7.04.01	Depreciation, amortization and depletion	-131,069	-118,651
7.05	Net wealth created	651,481	528,963
7.06	Wealth received in transfer	140,983	148,220
7.06.01	Share of profit (loss) of subsidiaries	-12,301	-1,630
7.06.02	Finance income	153,284	149,850
7.07	Total wealth for distribution	792,464	677,183
7.08	Wealth distributed	792,464	677,183
7.08.01	Personnel	117,149	106,345
7.08.01.01	Salaries and wages	71,739	69,060
7.08.01.02	Benefits	37,594	30,991
7.08.01.03	Severance pay fund (FGTS)	7,816	6,294
7.08.02	Taxes, fees and contributions	120,949	-34,332
7.08.02.01	Federal	92,212	-60,443
7.08.02.02	State	16,567	15,302
7.08.02.03	Municipal	12,170	10,809
7.08.03	Lenders and lessors	365,645	687,170
7.08.03.01	Interest	365,398	372,302
7.08.03.02	Rents	417	3,134
7.08.03.03	Other	-170	311,734
7.08.04	Shareholders	188,721	-82,000
7.08.04.03	Retained earnings (accumulated losses)	184,900	-85,827
7.08.04.04	Noncontrolling interests in retained earnings	3,821	3,827



## Comments on Performance

### OPERATING PERFORMANCE

COMPANY SHOWS POSITIVE EVOLUTION IN THE PERFORMANCE OF THE OPERATING INDICATORS FOR THE QUARTER

Operating Indicators	3Q23	3Q22	Var, %	9M23	9M22	Var, %
Total GLA (sqm)	727,121	708,945	2,6%	727,121	708,945	2,6%
Owned GLA (sqm)	490,215	481,263	1,9%	490,215	481,263	1,9%
Average Owned GLA (sqm)	490,215	481,263	1,9%	490,215	481,263	1,9%
Total GLA, malls (sqm)	673,611	669,935	0,5%	673,611	669,935	0,5%
Owned GLA, malls (sqm)	449,565	448,154	0,3%	449,565	448,154	0,3%
Total number of malls <sup>(1)</sup>	16	16	0,0%	16	16	0,0%
Total sales (R\$ '000)	4,462,535	4,084,237	9,3%	12,990,608	11,705,670	11,0%
Same-Store Sales (SSS)	6,3%	19,6%	-13,2 p,p,	8,9%	14,4%	-5,5 p,p,
Same-area sales (SAS)	9,3%	22,5%	-13,2 p,p,	11,0%	47,1%	-36,1 p,p,
Same-store rents (SSR)	8,3%	35,7%	-27,4 p,p,	12,0%	52,0%	-40,0 p,p,
Same-area rents (SAR)	6,5%	32,4%	-25,9 p,p,	10,1%	49,6%	-39,5 p,p,
Occupancy cost (% of sales)	11,9%	12,2%	-0,3 p,p,	12,0%	12,3%	-0,3 p,p,
Occupancy rate	93,4%	93,2%	0,2 p,p,	92,9%	92,8%	0,1 p,p,
Net delinquency rate	-0,3%	-0,7%	0,5 p,p,	1,9%	1,2%	0,7 p,p,
Sales/sqm - malls <sup>(2)</sup>	7,079	6,512	8,7%	20,611	18,670	10,4%
Rent/sqm - malls <sup>(2)</sup>	568	545	4,3%	1,689	1,583	6,7%
Rent/sqm <sup>(3)</sup>	500	485	3,1%	1,487	1,411	5,4%

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

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

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

## Comments on Performance

### MINIMUM RENT + OVERAGE + TEMPORARY RENT (R\$ THOUSAND)

Portfolio	3Q23	3Q22	Var, %	9M23	9M22	Var, %
Iguatemi São Paulo	80,816	77,084	4,8%	239,964	223,224	7,5%
JK Iguatemi	38,474	36,417	5,6%	115,676	104,606	10,6%
Pátio Higienópolis	33,470	31,416	6,5%	98,283	91,225	7,7%
Market Place	7,522	7,998	-5,9%	23,778	23,575	0,9%
Torres Market Place	5,576	5,491	1,5%	16,528	16,811	-1,7%
Iguatemi Alphaville	11,038	11,049	-0,1%	32,056	31,620	1,4%
Iguatemi Campinas	37,495	36,402	3,0%	111,907	106,359	5,2%
Galleria	8,980	8,416	6,7%	26,766	24,853	7,7%
Torre Sky Galleria	2,792	-	-	8,581	-	-
Iguatemi Esplanada	23,234	21,280	9,2%	69,422	63,568	9,2%
Iguatemi São Carlos	4,197	3,954	6,2%	12,313	12,200	0,9%
Iguatemi Ribeirão Preto	10,365	9,775	6,0%	30,771	27,918	10,2%
Iguatemi Rio Preto	12,019	11,270	6,6%	35,614	32,894	8,3%
Iguatemi Porto Alegre	45,170	42,545	6,2%	134,961	122,885	9,8%
Torre Iguatemi Porto Alegre	2,685	2,621	2,4%	8,208	7,741	6,0%
Praia de Belas	15,549	15,784	-1,5%	46,399	46,735	-0,7%
Iguatemi Brasília	15,685	14,754	6,3%	45,685	41,962	8,9%
I Fashion Outlet Novo Hamburgo	5,311	4,557	16,5%	14,984	13,265	13,0%
I Fashion Outlet Santa Catarina	1,997	1,793	11,4%	6,237	5,787	7,8%
Power Center Iguatemi Campinas	1,148	1,094	4,9%	3,348	3,096	8,2%
Total	363,522	343,699	5,8%	1,081,480	1,000,325	8,1%
Revenue/sqm <sup>(1)</sup>	500	485	3,1%	1,487	1,411	5,4%

### PARKING

Portfolio	3Q23	3Q22	Var, %	9M23	9M22	Var, %
Iguatemi São Paulo	10,345	9,073	14,0%	30,281	25,738	17,7%
JK Iguatemi	8,279	6,136	34,9%	22,948	17,552	30,7%
Pátio Higienópolis	5,082	4,069	24,9%	14,945	11,824	26,4%
Market Place	4,194	3,764	11,4%	11,430	10,894	4,9%
Torres Market Place	-	-	-	-	-	-
Iguatemi Alphaville	4,249	4,175	1,8%	12,514	12,039	3,9%
Iguatemi Campinas	10,108	8,860	14,1%	29,127	24,426	19,2%
Galleria	3,219	2,467	30,5%	8,976	6,973	28,7%
Torre Sky Galleria	-	-	-	-	-	-
Iguatemi Esplanada	7,968	7,002	13,8%	22,648	19,961	13,5%
Iguatemi São Carlos	1,036	844	22,8%	2,920	2,309	26,5%
Iguatemi Ribeirão Preto	2,393	1,764	35,6%	6,568	5,107	28,6%
Iguatemi Rio Preto	2,138	1,750	22,2%	6,021	4,912	22,6%
Iguatemi Porto Alegre	8,739	7,315	19,5%	24,757	21,222	16,7%
Torre Iguatemi Porto Alegre	-	-	-	-	-	-
Praia de Belas	4,230	3,714	13,9%	12,059	10,195	18,3%
Iguatemi Brasília	3,277	2,537	29,2%	9,403	7,226	30,1%
I Fashion Outlet Novo Hamburgo	-	-	-	-	-	-
I Fashion Outlet Santa Catarina	-	-	-	-	-	-
Power Center Iguatemi Campinas	366	401	-8,6%	1,005	1,142	-12,0%
Total	75,623	63,871	18,4%	215,601	181,522	18,8%

## Comments on Performance

### CONSOLIDATED ECONOMIC AND FINANCIAL PERFORMANCE

Consolidated Statement of Income - Accounting (R\$ '000)	3Q23	3Q22	Var, %
<b>Gross revenue</b>	<b>337,857</b>	<b>306,596</b>	<b>10,2%</b>
Taxes and discounts	-58,310	-55,320	5,4%
<b>Net revenue</b>	<b>279,547</b>	<b>251,276</b>	<b>11,3%</b>
Costs and expenses	-84,736	-96,771	-12,4%
Other operating income (expenses)	12,881	8,366	54,0%
Share of profit (loss) of subsidiaries	-570	-963	-40,8%
<b>EBITDA</b>	<b>207,122</b>	<b>161,908</b>	<b>27,9%</b>
<i>EBITDA Margin</i>	<i>74,09%</i>	<i>64,43%</i>	<b>9,7 p.p,</b>
Depreciation and amortization	-43,290	-41,155	5,2%
<b>EBIT</b>	<b>163,832</b>	<b>120,753</b>	<b>35,7%</b>
<i>EBIT margin</i>	<i>58,61%</i>	<i>48,06%</i>	10,6 p.p,
Finance income	24,588	65,546	-62,5%
Finance costs	-121,010	-153,903	-21,4%
Fair value of capital instruments	-	32,763	-100,0%
Income tax and social contribution	-6,197	991	-725,3%
<b>Profit</b>	<b>61,213</b>	<b>66,150</b>	<b>-7,5%</b>
<i>Net Margin</i>	<i>21,90%</i>	<i>26,33%</i>	-4,4 p.p,
<b>Attributable to the Company's owners</b>	<b>59,706</b>	<b>64,814</b>	<b>-7,9%</b>
<b>Attributable to noncontrolling interests</b>	<b>1,507</b>	<b>1,336</b>	<b>12,8%</b>
<b>FFO</b>	<b>104,503</b>	<b>107,305</b>	<b>-2,61%</b>
<i>FFO Margin</i>	<i>37,38%</i>	<i>42,7%</i>	-5,3 p.p,

### GROSS REVENUE

Iguatemi's Gross Revenue for the quarter reached R\$337,8 million, up by 10,2% in relation to the same period in 2022.

Gross Revenue - Accounting (R\$ '000)	3Q23	3Q22	Var, %
Rentals	237,891	210,159	13,2%
Management Fees	16,035	15,463	3,7%
Parking	50,630	45,506	11,3%
Retail transactions	29,182	35,435	-17,6%
Other	4,119	33	12381,8%
<b>Total</b>	<b>337,857</b>	<b>306,596</b>	<b>10,2%</b>

Rental Revenue, comprising Minimum Rent, Overage and Temporary Rent, grew by 13,2% over 2022.

Rental Revenue - Accounting (R\$ '000)	3Q23	3Q22	Var, %
Minimum Rent	200,263	180,258	11,1%
Overage Temporary	15,784	11,559	36,6%
Rents	21,844	18,342	19,1%
<b>Total</b>	<b>237,891</b>	<b>210,159</b>	<b>13,2%</b>

## Comments on Performance

This increase in Rental Revenue, compared to 2022, is mainly explained by:

- Minimum Rent: 11,1% increase, due to the closing of vacant areas and positive spread leasing in renewals.
- Overage: 36,6% increase, due to the continuing sales growth.
- Temporary Rents: 19,1% increase due to the strong event schedule, continuous search for temporary stores, kiosks and spaces for merchandising in projects.

Management Fees increased by 3,7% in relation to 2022, in line with the growth in operating revenues of the projects.

Parking Revenue reached R\$50,6 million, up by 11,3% when compared to 2022, Such growth is due to the increase in the flow of vehicles, coupled with the tariff review.

## DEDUCTIONS, TAXES AND CONTRIBUTIONS

Deductions, Taxes and Contributions totaled R\$58,3 million (negative).

## NET REVENUE

Net Revenue for the quarter was R\$279,5 million, up by 11,3% in relation to the same period of 2022.

## COSTS AND EXPENSES

Costs and Expenses - Accounting (R\$ '000)	3Q23	3Q22	Var, %
<b>Rental and Service Costs</b>	<b>-58,424</b>	<b>-68,501</b>	<b>-14,7%</b>
Personnel	-9,606	-9,150	5,0%
Outside services	-1,720	-1,893	-9,1%
Promotion fund Parking	-823	-710	15,9%
Retail transactions Other	-9,574	-10,422	-8,1%
<b>Administrative</b>	<b>-24,355</b>	<b>-33,162</b>	<b>-26,6%</b>
Personnel	-12,346	-13,164	-6,2%
Share-based compensation	<b>-26,312</b>	<b>-28,270</b>	<b>-6,9%</b>
Outside services	-14,051	-15,455	-9,1%
Other	-3,552	-3,068	15,8%
	-3,347	-5,766	-42,0%
	-5,362	-3,981	34,7%
<b>Subtotal</b>	<b>-84,736</b>	<b>-96,771</b>	<b>-12,4%</b>
Depreciation and amortization	-43,290	-41,155	5,2%
<b>Total</b>	<b>-128,026</b>	<b>-137,926</b>	<b>-7,2%</b>

Line item "Rental and Service Costs" totaled R\$58,4 million in the quarter (less depreciation and amortization), i.e., a decrease of 14,7% over the same period of 2022, due to the drop in parking costs and decrease of the costs linked to vacant areas. Expenses were 6,9% lower than the same period of 2022, primarily due to the decrease in personnel and third-party services.

## Comments on Performance

### OTHER OPERATING INCOME (EXPENSES)

Other Operating Income (Expenses) - Accounting (R\$ '000)	3Q23	3Q22	Var, %
Other	12,881	8,366	54,0%
<b>Other Operating Income (Expenses)</b>	<b>12,881</b>	<b>8,366</b>	<b>54,0%</b>

Other Operating Income (Expenses) totaled R\$12,9 million (positive); the main impact on this variation was the sale of the point of sales.

### FINANCE INCOME (COSTS)

Finance Income (Costs), Net - Accounting (R\$ '000)	3Q23	3Q22	Var, %
Finance income	24,588	65,546	-62,5%
Finance costs	-121,010	-153,903	-21,4%
<b>Finance income (costs), net</b>	<b>-96,422</b>	<b>-88,357</b>	<b>9,1%</b>
Fair value of capital instruments	-	32,763	-100,0%
<b>Finance income (costs)</b>	<b>-96,422</b>	<b>-55,594</b>	<b>73,4%</b>

Iguatemi's Finance Income (Costs), net in the quarter was R\$96 million (negative), up by 9,1% when compared to the same period of 2022.

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

In the quarter, Income Tax and Social Contribution totaled R\$6 million.

### CONSOLIDATED EBITDA

Reconciliation of EBIT (LAJIR) and EBITDA (LAJIDA) - Accounting (R\$ '000)	3Q23	3Q22	Var, %
<b>Profit</b>	<b>61,213</b>	<b>66,150</b>	<b>-7,5%</b>
(+) Income tax and social contribution	6,197	-991	-725,3%
(+) Finance costs	121,010	153,903	-21,4%
(-) Finance income	-24,588	-65,546	-62,5%
(-) Fair value of capital instruments	-	-32,763	-100,0%
<b>EBIT (LAJIR)</b>	<b>163,832</b>	<b>120,753</b>	<b>35,7%</b>
(+) Depreciation and amortization	43,290	41,155	5,2%
<b>EBITDA</b>	<b>207,122</b>	<b>161,908</b>	<b>27,9%</b>
<b>Net revenue</b>	<b>279,547</b>	<b>251,276</b>	<b>11,3%</b>
<b>EBITDA Margin</b>	<b>74,09%</b>	<b>64,43%</b>	<b>9,7 p,p,</b>

## Comments on Performance

### INDEBTEDNESS

	09/30/2023	12/31/2022	Var, %
<b>Total Debt</b>	<b>2,898,907</b>	<b>3,100,412</b>	<b>-6,5%</b>
Cash and cash equivalents	1,071,337	1,906,816	-43,8%
<b>Net Debt</b>	<b>1,827,570</b>	<b>1,193,596</b>	<b>53,1%</b>
EBITDA (LTM)	772,877	667,899	15,7%
<b>Net Debt/EBITDA</b>	<b>2,36</b>	<b>1,79</b>	<b>32,3%</b>

The Company ended the quarter with a Total Debt of R\$2,9 billion, Cash and cash equivalents amounted to R\$1,1 billion, a 43,8% decrease, reaching a Net Debt of R\$1,8 billion and a Net Debt/EBITDA multiple of 2,36, a 32,3% increase compared to December 31, 2022.

### CAPITAL MARKETS

Shareholding structure (Iguatemi S.A.)	IGT13 (ONs)	IGT14 (PNs)	IGT111 (Units)		Equivalent Unit	
	# common shares	# preferred shares	# common shares	# preferred shares	(theoretical)	% Total
Controlling Shareholder	530,132,630	-	4,209,970	8,419,940	79,943,203	26,6%
Float	36,619,126	2,845,546	213,366,331	426,732,662	219,817,154	73,1%
Treasury	16,706	-	822,289	1,644,578	824,676	0,3%
<b>Total</b>	<b>566,768,462</b>	<b>2,845,546</b>	<b>218,398,590</b>	<b>436,797,180</b>	<b>300,585,033</b>	<b>100,0%</b>

Iguatemi's units ended 3Q23 at R\$20,25. Currently, 13 sell-side analysts have active coverage on Iguatemi shares.

#### IGT111 <sup>(1)</sup>

Closing Price (09/30/2023)	R\$20,25
Maior preço 3T23	R\$ 22,61
Lowest Price in 3Q23	R\$19,63
Valorização no 3T23	-9,68%
Number of Equivalent Units	300,585,033
Market Cap (30/09/2023)	R\$ 6,086,846,915
Average daily liquidity in 3Q23	R\$73,826,491

Source: Bloomberg, Base date: 09/30/2023

## Comments on Performance

### **INDEPENDENT AUDITING SERVICES - COMPLIANCE WITH CVM INSTRUCTION 381/2003**

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

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

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

## Notes to the interim financial

### 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., the new corporate name adopted by Jereissati Participações 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 IGTH1 (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 - 9<sup>th</sup> floor, 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 September 30, 2023, holds 40,64% (40,37% as at December 31, 2022) 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 September 30, 2023, the Company holds 100% of Iguatemi’s total outstanding voting capital.

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

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

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

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



## Notes to the interim financial

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

	Equity interest - %			
	09.30.2023		12.31.2022	
	Direct	Indirect	Total	Total
Shopping Center Iguatemi São Paulo ("SCISP")	-	58,58	58,58	58,58
Shopping Center JK Iguatemi ("JK Iguatemi")	56,00	44,00	100,00	100,00
Shopping Center Iguatemi Campinas ("SCIC")	-	70,00	70,00	70,00
Shopping Center Iguatemi Porto Alegre ("SCIPA")	36,00	6,58	42,58	42,58
Shopping Center Iguatemi Brasília ("SCIBRA")	-	64,00	64,00	64,00
Shopping Center Iguatemi Alphaville ("SCIAAlpha")	-	78,00	78,00	78,00
Market Place Shopping Center ("MPSC")	-	100,00	100,00	100,00
Praia de Belas Shopping Center ("PBSC")	-	57,55	57,55	57,55
Shopping Center Galleria ("SCGA")	-	100,00	100,00	100,00
Esplanada Shopping Center ("SCESP")	-	53,21	53,21	53,21
Shopping Center Iguatemi Ribeirão Preto ("SCIRP")	-	88,00	88,00	88,00
Shopping Center Iguatemi São José Rio Preto ("SCIRIOP")	-	88,00	88,00	88,00
Shopping Center Iguatemi Esplanada ("SCIESP")	-	65,71	65,71	65,71
Shopping Center Iguatemi São Carlos ("SCISC")	-	50,00	50,00	50,00
Platinum Outlet Premium Novo Hamburgo ("IFONH")	-	41,00	41,00	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 2 to the individual and consolidated financial statements for the year ended December 31, 2022.

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

## Notes to the interim financial

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 November 7, 2023.

### 2.2 New and revised standards and interpretations

The following new standards, amendments and interpretations of standards were issued and came into effect since January 1, 2023.

Pronouncement	Description	Application
Amendments to IFRS 17	Insurance contracts	01/01/2023
IFRS 10 - Consolidated Financial Statements and IAS 28 (amendments)	Sale or contribution of assets between an investor and its associate or joint venture	Undetermined
Amendments to IAS 1	Classification of liabilities as current or noncurrent	01/01/2023
Amendments to IAS 8	Definition of accounting estimates	01/01/2023
Amendments to IAS 12	Deferred tax related to assets and liabilities arising from a single transaction	01/01/2023

For the period ended September 30, 2023, Management did not identify any significant impacts arising from the adoption of these new standards, amendments and interpretations of standards.

## Notes to the interim financial

### 3 Cash, cash equivalents and short-term investments

	Parent		Consolidated	
	09.30.2023	12.31.2022	09.30.2023	12.31.2022
(a) Cash and cash equivalents				
Cash and banks	7,783	8,395	36,681	52,164
Total	<u>7,783</u>	<u>8,395</u>	<u>36,681</u>	<u>52,164</u>
(b) Short-term investments				
Domestic investment fund (i)	975	672,568	501,703	1,300,020
Foreign investment fund (ii)	55,250	57,194	74,876	79,687
Short-term investments under repurchase agreements (iii)	-	-	11,355	56,080
Multimarket investment funds	-	-	446,722	418,865
Total	<u>56,225</u>	<u>729,762</u>	<u>1,034,656</u>	<u>1,854,652</u>
Current	64,008	738,157	1,059,982	1,829,858
Noncurrent	-	-	11,355	76,958

- (i) These are represented by non-exclusive fixed-income investment fund, with daily liquidity and accumulated yield of 13,22% up to September 30, 2023 (11,50% - 2022) Management manages the Company's cash through non-exclusive investment funds, expecting to use such resources for the development of the projects foreseen.
- (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.
- (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	
	09.30.2023	12.31.2022	09.30.2023	12.31.2022
Fixed income securities (i)	-	-	359,005	347,787
Variable income securities (ii)	-	-	87,717	71,078
	<u>-</u>	<u>-</u>	<u>446,722</u>	<u>418,865</u>

- (i) Substantially comprises federal government bonds, debentures and receivables, among others. In the year ended September 30, 2023, the average yield was approximately 15,25% (2022: 14,93%).
- (ii) Comprises investments in ownership interests not subject to any exchange rate changes, In the year ended September 30, 2023, the average yield was approximately -1,65% (2022: -8,26%).

## Notes to the interim financial

### 4 Trade Receivables

	Consolidated	
	09.30.2023	12.31.2022
Rents, co-interests, retail and provision of services	275,279	313,257
Straight-lining, net of amortization (i)	129,839	191,850
Other (ii)	186,638	125,550
	591,756	630,657
Allowance for expected credit losses	(125,558)	(119,195)
	466,198	511,462
Current	256,008	274,192
Noncurrent	210,190	237,270

- (i) The straight-lining is substantially represented by discounts granted during the COVID-19 pandemic, in which Management adopted new discount policies in order to create financial breathing room in the shopkeepers' cash flows. These discounts include full or partial exemptions, always based on each shopkeeper's condition (these conditions reach most shopkeepers in the Company's portfolio, but consider exceptions relating to establishments whose operations were not halted when the shopping malls closed). 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.

The aging list of trade receivables is as follows:

	Consolidated	
	09.30.2023	12.31.2022
Current - 721 to 1440 days	156,614	146,093
Current - 361 to 720 days	53,576	91,177
Current - up to 360 days	241,202	266,818
Up to 30 days past due	6,267	7,883
31 to 60 days past due	3,733	4,004
61 to 90 days past due	1,366	1,111
91 to 120 days past due	2,673	3,498
121 to 360 days past due	23,450	19,770
Over 360 days past due	102,875	90,303
	591,756	630,657

## Notes to the interim financial

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

	Consolidated	
	09.30.2023	12.31.2022
Current - 721 to 1440 days	77,053	46,108
Current - 361 to 720 days	27,056	56,896
Current - up to 360 days	217,444	209,235
Up to 30 days past due	6,267	7,883
31 to 60 days past due	3,733	4,004
61 to 90 days past due	1,366	1,111
91 to 120 days past due	2,673	3,498
121 to 360 days past due	23,450	19,769
Over 360 days past due	102,875	90,303
	<u>461,917</u>	<u>438,807</u>

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

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

	Consolidated	
	09.30.2023	12.31.2022
Opening balance	(119,195)	(109,786)
Recognition of allowance for expected credit losses	(4,986)	(9,337)
Write-off/reversal of uncollectible receivables	<u>(1,377)</u>	<u>(72)</u>
Closing balance	<u>(125,558)</u>	<u>(119,195)</u>

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.

## Notes to the interim financial

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

	%	
	<u>09.30.2023</u>	<u>12.31.2022</u>
Current	3,38%	3,97%
Up to 30 days past due	25,96%	30,55%
31 to 60 days past due	30,46%	35,83%
61 to 90 days past due	35,19%	41,40%
91 to 120 days past due	39,33%	46,27%
121 to 360 days past due	58,25%	68,52%
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:

	Consolidated	
	<u>09.30.2023</u>	<u>12.31.2022</u>
Current	(4,729)	(10,454)
Up to 30 days past due	(1,627)	(1,899)
31 to 60 days past due	(1,137)	(1,405)
61 to 90 days past due	(481)	(429)
91 to 120 days past due	(1,051)	(1,561)
121 to 360 days past due	(13,658)	(13,144)
Over 360 days past due	(102,875)	(90,303)
	<u>(125,558)</u>	<u>(119,195)</u>

### Leases

The Company leases spaces in its shopping malls, with an effective term between four (4) and five (5) years, with the option of renewal after this period. Exceptionally, they may have contracts with different effective terms and conditions. The amounts are adjusted annually, according to market indexes. The future minimum rent installments to be billed on non-cancelable leases, considering the stores in operation as at September 30, 2023 and December 31, 2022, are as follows (information not reviewed):

	Consolidated	
	<u>09.30.2023</u>	<u>12.31.2022</u>
Up to one year	653,748	700,361
Between two and five years	1,882,394	1,716,817
More than five years	226,537	206,733
	<u>2,762,679</u>	<u>2,623,911</u>

## Notes to the interim financial

### 5 Information on related-party balances and transactions

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

#### Related-party balances and transactions

Related-party balances and transactions as at September 30, 2023 and December 31, 2022 are as follows:

##### a) Balances

	Parent		Consolidated	
	09.30.2023	12.31.2022	09.30.2023	12.31.2022
Current assets:				
Dividends receivable:				
EDS66 Participações S.A.	-	489	-	-
Total current assets	-	489	-	-
Noncurrent assets:				
With other related parties:				
Ifashion Outlet Santa Catarina (iii)	-	-	910	963
Ifashion Outlet Novo Hamburgo (iii)	-	-	342	302
Shopping Center Galleria (iii)	-	-	5,758	5,409
Shopping Center Iguatemi São Paulo (iii)	-	-	2,083	6,367
Federação das Entidades Assistenciais Campinas (i)	-	-	9,056	15,289
Shopping Center Iguatemi Ribeirão Preto (iii)	-	-	3,022	2,860
Other related parties (ii)	1,740	1,820	9,582	8,156
Total due from related parties	1,740	1,820	30,753	39,346
Total noncurrent assets	1,740	1,820	30,753	39,346
Current liabilities:				
Due to related parties				
Lease Shopping Center Iguatemi São Paulo (iv)	-	-	1,075	557
Total due to related parties	-	-	1,075	557
Dividends payable:				
Controlling shareholders				
Company x shareholders	28,168	2,357	28,168	2,357
Total dividends payable	28,168	2,357	28,168	2,357
Total current liabilities	28,168	2,357	29,243	2,914
Noncurrent liabilities:				
Due to related parties:				
With subsidiaries:				
Lease - Shopping Center Iguatemi São Paulo (iv)	-	-	9,336	-
Total due to related parties	-	-	9,336	-
Total noncurrent liabilities	-	-	9,336	-
Total due to related parties	28,168	2,357	38,579	2,914

## Notes to the interim financial

- (i) Refers to a loan with FEAC - Federação das Entidades Assistenciais de Campinas, which holds a 30% interest in Shopping Center Iguatemi Campinas, for the purpose of financing the expansion of the mall, bearing interest of CDI + 0,8% p.a. and settlement expected for August 31, 2026.
- (ii) Refers substantially to the receivables from 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).

### b) Transactions

	Consolidated			
	07.01.2023 to 09.30.2023	09.30.2023	07.01.2022 to 09.30.2022	09.30.2022
Services provided:				
GJ Investimentos S.A.	<u>(390)</u>	<u>(1,170)</u>	<u>(390)</u>	<u>(1,170)</u>
Finance income:				
Intragroup loans:				
Federação das Entidades				
Assistenciais de Campinas (i)	220	912	588	1,689
Ifashion Outlet Santa Catarina (iii)	(16)	33	(1)	60
Ifashion Outlet Novo Hamburgo (iii)	14	40	12	31
Shopping Center Galleria (iii)	181	529	170	434
Shopping Center Iguatemi São Carlos (iii)	-	-	19	88
Shopping Center Iguatemi Ribeirão Preto (iii)	122	248	(37)	106
	<u>521</u>	<u>1,762</u>	<u>751</u>	<u>2,408</u>

### Management compensation

Management's annual compensation relating to short-term benefits, in the amount of R\$40,089, was approved at the Annual General Meeting held on April 20, 2023.

The amounts relating to key management personnel compensation under the Parent's responsibility are shown below, for the nine-month periods ended September 30, 2023 and 2022:

	Parent		Consolidated	
	09.30.2023	30.09.2022	09.30.2023	30.09.2022
Short-term benefits (i)	11,220	2,828	28,401	20,836
Share-based payment (ii)	-	-	5,376	5,211
	<u>11,220</u>	<u>2,828</u>	<u>33,777</u>	<u>26,047</u>

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



## Notes to the interim financial

### 6 Investments

#### Breakdown of investments

	Parent		Consolidated	
	09.30.2023	12.31.2022	09.30.2023	12.31.2022
Iguatemi Empresa de Shopping Centers S.A.	3,541,765	3,042,766	145,231	147,966
FIP -Venture Iguatemi (ii)	186,256	159,033	186,302	158,543
Iguatemi 365 Ltda. (ii)	17,748	-	-	-
EDSP66 Participações S.A.	3,140	8,094	-	-
Equity interests	<u>3,748,909</u>	<u>3,209,893</u>	<u>331,533</u>	<u>306,509</u>
Goodwill on asset surplus (i)	-	-	3,495	3,495
Other investments (iii)	1,297	1,297	22,514	49,593
	<u>3,750,206</u>	<u>3,211,190</u>	<u>357,542</u>	<u>359,597</u>

- (i) Goodwill arising on the acquisition of additional interest in Odivelas Participações S.A. with useful life to be defined after the project completion. As it refers to a noncontrolling interest that does not hold control over the operation, goodwill was not reclassified to investment property.
- (ii) The Company made a long-term investment in a FIP (“Fundo de Investimento em Participações Multiestratégia”) to concentrate the investments made within the scope of the Corporate Venture Capital investment program. This FIP’s main asset is the indirect interest of 7,1% in Infracommerce CXAAS S.A.. As prescribed by accounting pronouncement CPC 18, paragraph 18, since it has significant influence, the Company prospectively changed the measurement of the interest held in Infracommerce from fair value through profit or loss to equity method. In turn, Iguatemi I365 was transferred to Iguatemi S.A. due to an investment management strategy.
- (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	
	09.30.2023	12.31.2022	09.30.2023	12.31.2022
Opening balance	3,209,893	3,396,057	306,509	145,328
Capital increase	31,317	98,179	-	6,251
Advance for future capital increase	490,363	5,579	-	-
Capital decrease	(16,021)	-	-	-
Acquisition of equity interest	4,122	161,900	38,441	160,945
Share of profit (loss) of subsidiaries	191,341	(21,176)	(12,301)	(4,400)
Dividends received	-	(306,043)	(1,116)	(1,615)
Other (i)	(162,106)	(124,603)	-	-
Closing balance	<u>3,748,909</u>	<u>3,209,893</u>	<u>331,533</u>	<u>306,509</u>

- (i) The amount refers mainly to the transfer of 36% of Shopping Iguatemi Porto Alegre through capital reserve. In 2022, the amount substantially refers to the transfer of 20% of Shopping Iguatemi JK through dividend distribution.

## Notes to the interim financial

### Financial information on subsidiaries with non-controlling interests and joint ventures

As at September 30, 2023 and December 31, 2022, 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 (loss) for the period	
	09.30.2023	12.31.2022	09.30.2023	12.31.2022	09.30.2023	12.31.2022	09.30.2023	30.09.2022
AGSC	325	108	74	74	127	(18)	3,245	3,126
Other	6,757	5,908	11,807	11,807	6,083	5,888	195	9

## 7 Investment properties

### At cost

Description	Average remaining useful life in years	Land	Buildings, facilities and other	Accumulated depreciation	Total
Parent					
09.30.2023	49 to 60 (*)	322,836	674,651	(8,969)	988,518
12.31.2022	50 to 60 (*)	19,285	127,658	(1,062)	145,881
Consolidated before goodwill					
09.30.2023	27 to 60 (*)	744,905	5,581,417	(1,383,489)	4,942,833
12.31.2022	28 to 60 (*)	632,789	5,290,512	(1,277,274)	4,646,027
Reclassified goodwill (**)					
09.30.2023	39 to 60	34,785	58,576	(17,703)	75,658
12.31.2022	40 to 60	147,654	193,867	(16,813)	324,708
Total consolidated 2023		779,690	5,639,993	(1,401,192)	5,018,491
Total consolidated 2022		780,443	5,484,379	(1,294,087)	4,970,735

(\*) 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:

## Notes to the interim financial

	Parent		Consolidated	
	09.30.2023	12.31.2022	09.30.2023	12.31.2022
Opening balance	145,881	-	4,970,735	4,319,121
Additions (i)	850,303	146,943	160,040	810,023
Write-offs	-	-	(4,000)	(25,915)
Depreciation	(7,666)	(1,062)	(108,284)	(132,494)
Closing balance	<u>988,518</u>	<u>145,881</u>	<u>5,018,491</u>	<u>4,970,735</u>

- (i) As at December 31, 2022, the amount reported in Consolidated refers mainly to the acquisition of the notional fraction of 36% of Shopping Center Iguatemi JK, through the acquisition, by its subsidiary Mutuall Soluções Financeiras Ltda., of 100% of shares from Adeoti Empreendimentos Imobiliários Ltda. In the Parent, as at March 31 and September 30, 2023, the Company acquired 36% of Shopping Iguatemi JK and 36% of Shopping Iguatemi Porto Alegre, respectively, from its subsidiary, to centralize the interest of this asset in Iguatemi S.A.

The Company reviewed the fair value of investment properties and maintained it unchanged according to the assumptions adopted as at December 31, 2022, given that no significant changes were identified. Accordingly, the fair value measured as at December 31, 2022 is as follows:

	<u>12.31.2022</u>
	<u>Shopping malls in operation</u>
Fair value	13,752,192
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>12.31.2022</u>
Real average discount rate	8,9% p.a.
Occupancy rate	96,7%
Effective growth rate in perpetuity	2% p.a.
Annual inflation in perpetuity	3,7% p.a.

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

## Notes to the interim financial

### 8 Borrowings and financing

		Parent		Consolidated	
		09.30.2023	12.31.2022	09.30.2023	12.31.2022
Banco Itaú TR + 6,0% to 8,6% p.a.	July 10, 2031	-	-	54,537	58,853
Banco Itaú TR + 6,0% to 8,6% p.a.	December 15, 2030	-	-	99,803	108,482
RB Capital CDI + 0,15% p.a.	September 15, 2025	-	-	87,917	112,467
RB Capital CDI + 1,30% p.a.	December 15, 2034	-	-	93,168	95,125
RB Capital CDI + 1,30% p.a.	March 19, 2035	-	-	97,442	98,349
RB Capital CDI - 0,10% p.a.	July 12, 2023	-	-	-	78,976
RB Capital 96% do CDI	September 18, 2024	-	-	139,402	287,673
Apice 97,5% do CDI	June 27, 2023	-	-	-	254,679
Banco Itaú TR + 5,0% to 8,6% p.a.	March 29, 2032	-	-	151,360	162,066
Banco Itaú TR + 5,0% to 8,6% p.a.	March 29, 2032	-	-	74,358	79,623
Banco Safra S.A. CDI + 1,75 p.a..	December 20, 2024	27,380	24,611	27,380	24,611
Banco Itaú S.A. CDI + 1,40 p.a..	December 20, 2024	10,848	10,449	10,848	10,449
Banco Bradesco TR + 9,48% p.a.	February 6, 2043 (a)	651,587	-	651,587	-
		<u>689,815</u>	<u>35,060</u>	<u>1,487,802</u>	<u>1,371,353</u>
Current		23,681	17,611	255,874	585,919
Noncurrent		666,134	17,449	1,231,928	785,434

- (a) In order to increase its interest in Shopping Iguatemi JK, the Parent contracted a financing with Banco Bradesco S.A. on March 6, 2023, in the amount of R\$667,000, subject to TR + 9,48% paid on a monthly basis. The Parent pledged 36% of Shopping Iguatemi JK as collateral. The repayment will occur within 216 months and will begin on March 6, 2025, through the Constant Amortization System (SAC). As at September 30, 2023, the balance is R\$651,587 in the Parent and consolidated. The transaction is not subject to any covenants.

#### Breakdown of debt by index

	Parent		Consolidated	
	09.30.2023	12.31.2022	09.30.2023	12.31.2022
TR	651,587	-	1,031,645	409,024
CDI	38,228	35,060	456,157	962,329
	<u>689,815</u>	<u>35,060</u>	<u>1,487,802</u>	<u>1,371,353</u>

#### Debt repayment schedule

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

	Parent		Consolidated	
	09.30.2023	12.31.2022	09.30.2023	12.31.2022
2024 to 2025	46,974	17,449	160,530	337,706
2026 to 2035	619,160	-	1,071,398	447,728
	<u>666,134</u>	<u>17,449</u>	<u>1,231,928</u>	<u>785,434</u>

## Notes to the interim financial

### Variations in borrowings and financing

	Parent		Consolidated	
	09.30.2023	12.31.2022	09.30.2023	12.31.2022
Opening balance	35,060	170,132	1,371,353	1,713,972
Borrowings	667,000	-	667,000	-
Repayment of principal and interest	(58,936)	(156,028)	(705,325)	(529,179)
Accrued interest	45,903	20,956	150,918	181,249
Borrowing costs	778	-	3,856	5,311
Closing balance	689,815	35,060	1,487,802	1,371,353

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, 2022, and remain applicable.

## 9 Debentures

	Consolidated	
	09.30.2023	12.31.2022
Debentures 7th issuance	395,909	409,530
Debentures 9th issuance	-	303,308
Debentures 10th issuance	498,449	517,445
Debentures 11th issuance	516,747	498,776
	<u>1,411,105</u>	<u>1,729,059</u>
Current	414,213	338,097
Noncurrent	996,892	1,390,962

The main characteristics concerning the 7th, 9th, 10th and 11th issues of debentures are the same as those described in note 12 to the individual and consolidated financial statements for the year ended December 31, 2022, and remain applicable.

### Covenants

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

Debentures	Leverage and indebtedness level			
7th issue	Net debt/EBITDA	< 3,50	and	EBITDA-to-net finance cost > 2,00
9th issue	Net debt/EBITDA	< 4,00	and	EBITDA-to-net finance cost > 2,00
10th issue	Net debt/EBITDA	< 4,00	and	EBITDA-to-net finance cost > 2,00
11th issue	Net debt/EBITDA	< 4,00	and	EBITDA-to-net finance cost > 2,00

## Notes to the interim financial

Compliance with the financial ratios must be achieved on a quarterly basis. The covenants were met as at September 30, 2023 and there are no renegotiation clauses.

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

	Consolidated	
	09.30.2023	12.31.2022
Opening balance	1,729,059	1,709,954
Principal repayment and interest payment	(495,056)	(222,170)
Issuance costs	2,332	3,929
Accrued interest	174,770	237,346
Closing balance	<u>1,411,105</u>	<u>1,729,059</u>

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

	Consolidated	
	09.30.2023	12.31.2022
2024 7th issue	-	395,176
2025 10th issue	100,000	100,000
2026 11th issue	263,871	263,871
2027 10th issue	400,000	400,000
2028 11th issue	<u>236,129</u>	<u>236,129</u>
	1,000,000	1,395,176
Unrecognized issuance costs	<u>(3,108)</u>	<u>(4,214)</u>
	996,892	1,390,962

## 10 Taxes payable

	Parent		Consolidated	
	09.30.2023	12.31.2022	09.30.2023	12.31.2022
Deferred taxes (i)	293	518	12,854	17,685
PIS, COFINS and Finsocial (taxes on revenue)	1,112	853	7,736	8,960
Other taxes and contributions (ii)	-	2	14,189	8,802
	<u>1,405</u>	<u>1,373</u>	<u>34,779</u>	<u>35,447</u>
Current	1,112	855	21,925	17,762
Noncurrent	293	518	12,854	17,685

- (i). Substantially refers to taxes on revenue (PIS and COFINS) on discounts recorded on a straight-line basis, as stated in note 4, item (i).
- (ii). The balance reported as at September 30, 2023 substantially refers to the Urban Property Tax (IPTU), in the amount of R\$11,007 - Consolidated.

## Notes to the interim financial

### 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	
	09.30.2023	12.31.2022	09.30.2023	12.31.2022
Noncurrent:				
Labor (i)	11,876	10,175	12,564	10,863
Other (ii)	3,048	3,048	4,332	4,479
	<u>14,924</u>	<u>13,223</u>	<u>16,896</u>	<u>15,342</u>

- (i) The Company and its subsidiaries are defendants to various labor claims filed by former employees, Based on the likelihood of loss assessed by Management and its legal counsel, the Company recognized a provision, as at September 30, 2023, amounting to R\$11,876 (R\$10,175 in 2022) and R\$12,416 in Consolidated (R\$10,863 in 2022).
- (ii) They 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 September 30, 2023 (R\$1,196 in 2022).

#### *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 September 30, 2023, the estimated losses on tax lawsuits total R\$85,882 (R\$57,027 in 2022) in Consolidated; civil lawsuits: R\$7,294 (R\$12,341 in 2022) in Consolidated; and indemnification lawsuits: R\$7,790 (R\$5,787 in 2022) in Consolidated. Most civil lawsuits are covered by an insurance policy, as stated in note 16 - item (b).

#### *Variations in the provision for tax, labor and civil risks*

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

	Parent		Consolidated	
	09.30.2023	12.31.2022	09.30.2023	12.31.2022
Opening balance	13,223	12,808	15,342	45,558
Provisions, net of reversals	1,701	415	1,554	(30,216)
Closing balance	<u>14,924</u>	<u>13,223</u>	<u>16,896</u>	<u>15,342</u>

### 12 Financial instruments

#### 12.1 General considerations and policies

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

## Notes to the interim financial

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:

	09.30.2023			12.31.2022		
	Fair value through profit or loss	Amortizable Total cost	Total	Fair value through profit or loss	Amortizable Total cost	Total
<b>Assets</b>						
Cash and cash equivalents	-	36,681	36,681	-	52,164	52,164
Short-term investments	1,023,301	11,355	1,034,656	1,798,572	56,080	1,854,652
Trade receivables	-	279,560	279,560	-	385,912	385,912
Other receivables	-	186,638	186,638	-	125,550	125,550
Loans receivable	-	794	794	-	258	258
Due from other related parties	-	30,753	30,753	-	39,346	39,346
Other current assets	-	2,787	2,787	-	2,194	2,194
Other investments	22,514	-	22,514	49,593	-	49,593
<b>Total</b>	<b>1,045,815</b>	<b>548,568</b>	<b>1,594,383</b>	<b>1,848,165</b>	<b>661,504</b>	<b>2,509,669</b>
<b>Liabilities</b>						
Trade payables	-	15,682	15,682	-	18,101	18,101
Borrowings and financing	-	1,487,802	1,487,802	-	1,371,353	1,371,353
Debentures and charges	-	1,411,105	1,411,105	-	1,729,059	1,729,059
Other payables	-	5,221	5,221	-	691,210	691,210
<b>Total</b>	<b>-</b>	<b>2,919,810</b>	<b>2,919,810</b>	<b>-</b>	<b>3,809,723</b>	<b>3,809,723</b>

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

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

As at September 30, 2023 and December 31, 2022, the instruments recorded at fair value were classified as follows:



## Notes to the interim financial

Description	Fair value hierarchy	09.30.2023	12.31.2022
Short-term investments	Level 2	1,023,301	1,798,572
Other investments	Level 3	22,514	49,593

### 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 subsidiaries. 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 subsidiaries 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,

## Notes to the interim financial

	Consolidated	
	09.30.2023	12.31.2022
Cash, cash equivalents and short-term investments	1,071,337	1,906,816
Borrowings, financing and debentures	<u>(2,898,907)</u>	<u>(3,100,412)</u>
Net financial position	<u>(1,827,570)</u>	<u>(1,193,596)</u>
Equity	4,169,943	4,107,688

### 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 September 30, 2023. 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 September 30, 2023. 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.

## Notes to the interim financial

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:

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

Transaction	Rate	Individual risk	Parent					Consolidated				
			2023					2023				
			Up to 1 year	1 to 3 years	3 to 5 years	More than 5 years	Total	Up to 1 year	1 to 3 years	3 to 5 years	More than 5 years	Total
Probable scenario												
Debts indexed to the CDI	12.65	CDI maintenance	4,840	2,178	-	-	7,018	308,104	242,869	69,433	42,373	662,779
Debts indexed to the TR	0.17	TR maintenance	61,955	126,804	121,200	592,554	902,513	93,426	179,921	160,279	620,938	1,054,564
Total indexed to interest rates			<u>66,795</u>	<u>128,982</u>	<u>121,200</u>	<u>592,554</u>	<u>909,531</u>	<u>401,530</u>	<u>422,790</u>	<u>229,712</u>	<u>663,311</u>	<u>1,717,343</u>
Possible scenario > 25%												
Debts indexed to the CDI	15.81	CDI increase	5,155	2,656	-	-	7,811	374,156	293,157	83,813	51,319	802,445
Debts indexed to the TR	0.21	TR increase	62,124	128,766	125,177	660,206	976,273	93,684	182,523	165,404	690,645	1,132,256
Total indexed to interest rates			<u>67,279</u>	<u>131,422</u>	<u>125,177</u>	<u>660,206</u>	<u>984,084</u>	<u>467,840</u>	<u>475,680</u>	<u>249,217</u>	<u>741,964</u>	<u>1,934,701</u>
Remote scenario > 50%												
Debts indexed to the CDI	18.98	High CDI increase	5,464	3,133	-	-	8,597	439,240	342,653	97,904	60,043	939,840
Debts indexed to the TR	0.25	High TR increase	62,293	130,750	129,236	732,419	1,054,698	93,943	185,153	170,632	764,978	1,214,706
Total indexed to interest rates			<u>67,757</u>	<u>133,883</u>	<u>129,236</u>	<u>732,419</u>	<u>1,063,295</u>	<u>533,183</u>	<u>527,806</u>	<u>268,536</u>	<u>825,021</u>	<u>2,154,546</u>
Possible scenario < 25%												
Debts indexed to the CDI	9.49	CDI decrease	4,519	1,699	-	-	6,218	241,053	191,761	54,749	33,195	520,758
Debts indexed to the TR	0.12	TR decrease	61,787	124,863	117,302	529,151	833,103	93,170	177,346	155,256	555,545	981,317
Total indexed to interest rates			<u>66,306</u>	<u>126,562</u>	<u>117,302</u>	<u>529,151</u>	<u>839,321</u>	<u>334,223</u>	<u>369,107</u>	<u>210,005</u>	<u>588,740</u>	<u>1,502,075</u>
Remote scenario < 50%												
Debts indexed to the CDI	6.33	CDI decrease	4,191	1,219	-	-	5,410	172,948	139,786	39,744	23,769	376,247
Debts indexed to the TR	0.08	TR decrease	61,620	122,943	113,481	469,710	767,754	87,526	166,013	144,305	490,459	888,303
Total indexed to interest rates			<u>65,811</u>	<u>124,162</u>	<u>113,481</u>	<u>469,710</u>	<u>773,164</u>	<u>260,474</u>	<u>305,799</u>	<u>184,049</u>	<u>514,228</u>	<u>1,264,550</u>

## Notes to the interim financial

### *Estimated impacts on the Company's debts*

Transaction	Parent					Consolidated				
	2023					2023				
	Up to 1 year	1 to 3 years	3 to 5 years	More than 5 years	Total	Up to 1 year	1 to 3 years	3 to 5 years	More than 5 years	Total
Possible scenario - Probable scenario										
Debts indexed to the CDI	315	478	-	-	793	66,052	50,288	14,380	8,946	139,666
Debts indexed to the TR	169	1,962	3,977	67,652	73,760	258	2,602	5,125	69,707	77,692
Total impact	<u>484</u>	<u>2,440</u>	<u>3,977</u>	<u>67,652</u>	<u>74,553</u>	<u>66,310</u>	<u>52,890</u>	<u>19,505</u>	<u>78,653</u>	<u>217,358</u>
Remote scenario - Probable scenario										
Debts indexed to the CDI	624	955	-	-	1,579	131,136	99,784	28,471	17,670	277,061
Debts indexed to the TR	338	3,946	8,036	139,865	152,185	517	5,232	10,353	144,040	160,142
Total impact	<u>962</u>	<u>4,901</u>	<u>8,036</u>	<u>139,865</u>	<u>153,764</u>	<u>131,653</u>	<u>105,016</u>	<u>38,824</u>	<u>161,710</u>	<u>437,203</u>
Transaction	Up to 1 year	1 to 3 years	3 to 5 years	More than 5 years	Total	Up to 1 year	1 to 3 years	3 to 5 years	More than 5 years	Total
Possible scenario - Probable scenario										
Debts indexed to the CDI	(321)	(479)	-	-	(800)	(67,051)	(51,108)	(14,684)	(9,178)	(142,021)
Debts indexed to the TR	(168)	(1,941)	(3,898)	(63,403)	(69,410)	(256)	(2,575)	(5,023)	(65,393)	(73,247)
Total impact	<u>(489)</u>	<u>(2,420)</u>	<u>(3,898)</u>	<u>(63,403)</u>	<u>(70,210)</u>	<u>(67,307)</u>	<u>(53,683)</u>	<u>(19,707)</u>	<u>(74,571)</u>	<u>(215,268)</u>
Remote scenario - Probable scenario										
Debts indexed to the CDI	(649)	(959)	-	-	(1,608)	(135,156)	(103,083)	(29,689)	(18,604)	(286,532)
Debts indexed to the TR	(335)	(3,861)	(7,719)	(122,844)	(134,759)	(5,900)	(13,908)	(15,974)	(130,479)	(166,261)
Total impact	<u>(984)</u>	<u>(4,820)</u>	<u>(7,719)</u>	<u>(122,844)</u>	<u>(136,367)</u>	<u>(141,056)</u>	<u>(116,991)</u>	<u>(45,663)</u>	<u>(149,083)</u>	<u>(452,793)</u>

## 13 Income tax and social contribution

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

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

	Parent				Consolidated			
	07.01.2023 to 09.30.2023	09.30.2023	07.01.2022 to 09.30.2022	09.30.2022	07.01.2023 to 09.30.2023	09.30.2023	07.01.2022 to 09.30.2022	09.30.2022
Current income tax and social contribution	-	-	-	-	(14,658)	(55,416)	(18,704)	(55,418)
Deferred income tax and social contribution	7,585	21,801	(223)	12,002	8,461	24,576	19,696	156,691
	<u>7,585</u>	<u>21,801</u>	<u>(223)</u>	<u>12,002</u>	<u>(6,197)</u>	<u>(30,840)</u>	<u>992</u>	<u>101,273</u>

## Notes to the interim financial

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

	Parent				Consolidated			
	07.01.2023 to 09.30.2023	09.30.2023	07.01.2022 to 09.30.2022	09.30.2022	07.01.2023 to 09.30.2023	09.30.2023	07.01.2022 to 09.30.2022	09.30.2022
Profit (loss) before income tax and social contribution	52,121	163,099	65,037	(97,829)	67,410	219,561	65,158	(183,273)
Statutory tax rate	34%	34%	34%	34%	34%	34%	34%	34%
Income tax and social contribution expenses at statutory rate	(17,721)	(55,454)	(22,113)	33,262	(22,919)	(74,651)	(22,154)	62,313
Tax effects on:								
Share of profit (loss) of subsidiaries	24,616	65,056	21,303	(18,529)	(194)	(4,182)	(327)	(554)
Difference in the tax basis for companies taxed under the deemed income regime	-	-	-	-	11,850	30,755	12,608	32,346
Permanent deductions (additions) and other	690	12,199	587	(2,731)	5,066	17,238	10,865	7,168
Income tax and social contribution expenses at effective rate	7,585	21,801	(223)	12,002	(6,197)	(30,840)	992	101,273

The net balance of deferred income tax and social contribution as at September 30, 2023 and December 31, 2022 is as follows:

	Parent		Consolidated	
	09.30.2023	12.31.2022	09.30.2023	12.31.2022
Tax loss carryforwards	58,086	45,000	317,070	285,886
Swap transaction	10,298	-	10,298	3,270
Other temporary additions	1,658	-	29,159	41,604
Fair value adjustment	-	-	7,379	-
Deferred taxes - assets	70,042	45,000	363,906	330,760
Temporary differences (tax depreciation)	(3,922)	(132)	(289,988)	(262,063)
Straight-lining of discounts - COVID 19	(678)	(239)	(60,505)	(77,147)
Fair value adjustment	(3,305)	(4,294)	(3,307)	(6,015)
Deferred taxes - liabilities	(7,905)	(4,665)	(353,800)	(345,225)
Deferred taxes, net	62,137	40,335	10,106	(14,465)

Realization schedule of deferred income tax and social contribution as at September 30, 2023:

Year	Parent		Consolidated	
	%	Amount	%	Amount
2023	0%	-	2%	7,278
2024	0%	-	6%	21,834
2025	0%	-	11%	40,030
2026	1%	700	17%	61,864
2027	3%	2,101	26%	94,616
2028	7%	4,903	37%	134,645
2029	11%	7,705	48%	174,675
2030	18%	12,608	64%	232,900
2031	26%	18,211	81%	294,764
2032	36%	25,215	85%	309,320
2033	47%	32,920	88%	320,237
After 2033	100%	70,042	100%	363,906

## Notes to the interim financial

### 14 Equity - Parent

#### a. Capital

As at September 30, 2023, the Company's paid-in capital amounted to R\$1,819,552 (R\$1,819,552 as at December 31, 2022), represented by 797,612,750 registered common shares and 435,494,160 registered preferred shares, with no par value.

After these transactions, the Company's paid-in capital is R\$1,759,393 (R\$1,759,393 as at December 31, 2022), 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

##### *Other capital reserves*

The Company recognized a reserve for the share-based compensation plan in the amount of R\$5,629 (R\$13,563 as at December 31, 2022). In June 2023, 645,135 shares were exercised, in the total amount of R\$18,590.

##### *Treasury shares*

As at September 30, 2023, the Company's treasury shares amounted to R\$20,629 (R\$11,884 in 2022), comprising 838,995 common shares and 1,644,578 preferred shares, to sponsor the share-based compensation plan.

#### d. Earnings reserves

##### *Legal reserve*

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

##### *Earnings retention reserve*

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

##### *Special dividend reserve*

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

#### e. Dividends

##### *Dividend policy*

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

## Notes to the interim financial

On February 28, 2023, the Board of Directors approved the payment of dividends in the amount of R\$110,000. This amount will be settled in four equal and consecutive installments, and the last installment will be settled in December 2023.

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

	Parent and Consolidated	
	09.30.2023	30.09.2022
Basic earnings (loss) per share from operations (in R\$)	0,1512	(0,0762)
Diluted earnings (loss) per share from operations (in R\$)	0,1512	(0,0762)

#### a. Basic earnings per share

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

	Parent and Consolidated	
	09.30.2023	30.09.2022
Profit (loss) for the year attributable to the owners of the Company	184,900	(85,827)
Weighted average number of shares for calculating earnings (loss) per share	1,222,981,895	1,125,691,090

#### b. Diluted earnings per share

Profit used to calculate diluted earnings/loss per share is as follows:

	Parent and Consolidated	
	09.30.2023	30.09.2022
Profit (loss) used to calculate basic and diluted earnings (loss) per share	184,900	(85,827)

The weighted average number of common shares used to calculate diluted earnings per share is reconciled with the weighted average number of common shares used to calculate basic earnings per share, as follows:

	Parent and Consolidated	
	09.30.2023	09.30.2022
Weighted average number of shares used to calculate earnings (loss) per share	1,222,981,895	1,125,691,090
Weighted average number of employee options	12,490	23,469
Weighted average number of shares for calculating diluted earnings (loss) per share	1,222,994,385	1,125,714,559

## Notes to the interim financial

### 16 Insurance

As at September 30, 2023, the Company and its ventures had the following main insurance policies taken out from third parties:

#### a. Named peril insurance

The Company contracted an operational risk insurance, which covers the usual risks that may impact its activities, with Tóquio Marine Seguradora S.A. (61%), Axa Seguros S.A. (19%) and Sompo Seguros S.A. (20%). This policy establishes a maximum indemnity limit of R\$1,162,472,641,28 for property damages and loss of profits. Shopping Pátio Higienópolis also contracted operational risk insurance with Tóquio Marine Seguradora S.A. 70%), Axa Seguros S.A. (15%) and Sompo Seguros S.A. (15%), whose policy establishes a maximum indemnity limit of R\$745,089,703,79 for property damages and loss of profits. The insured period is up to April 28, 2024.

#### 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, 2024.

The insured amount contracted by the Company will have the maximum indemnity amount of R\$13,5 million, primarily covering: (a) shopping centers 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 million, primarily covering: (a) shopping centers and condominium; (b) commercial and/or industrial establishments: for the premises of the holding companies; (c) lodging establishments, restaurants, bars, nightclubs and similar establishments; (d) civil liability of the employers; (e) civil works of construction and/or renovation of real estate with additional coverage for: error of design, crusade and property damages/bodily injuries to the owner of the work; (f) civil liability of garage owner: fire/theft/flooding of vehicles to places that do not have Valet system and fire/theft/collision for places that have Valet system; and (g) pain and suffering for all coverages.



## Notes to the interim financial

### 17 Net revenue from rentals and services

Net revenue from rentals and services is represented by:

	Consolidated			
	07.01.2023 to 09.30.2023	09.30.2023	07.01.2022 to 09.30.2022	09.30.2022
Rents	237,891	708,309	210,159	613,846
Parking	50,630	143,344	42,506	120,578
Service rendering	19,896	59,291	18,517	53,501
Retail transactions (i)	29,182	98,465	35,435	93,429
Other	258	475	(21)	113
Gross revenue from leases and services	<u>337,857</u>	<u>1,009,884</u>	<u>306,596</u>	<u>881,467</u>
Taxes and deductions	<u>(58,310)</u>	<u>(163,931)</u>	<u>(55,320)</u>	<u>(153,864)</u>
Net revenue from rentals and services (ii)	<u>279,547</u>	<u>845,953</u>	<u>251,276</u>	<u>727,603</u>

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

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

### 18 Cost of services and expenses by nature

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

#### Consolidated

	07.01.2023 to 09.30.2023	09.30.2023		07.01.2022 to 09.30.2022	09.30.2022	
	Total	Cost of services	Administrative expenses	Total	Cost of services	Administrative expenses
Depreciation and amortization	(43,290)	(110,172)	(20,897)	(131,069)	(41,155)	(99,823)
Personnel	(23,657)	(30,781)	(44,693)	(75,474)	(24,605)	(22,507)
Share-based compensation	(3,552)	-	(10,656)	(10,656)	(3,068)	-
Third-party services	(5,067)	(4,953)	(14,198)	(19,151)	(7,659)	(6,726)
Promotion fund	(823)	(2,453)	-	(2,453)	(710)	(2,009)
Parking	(9,574)	(28,947)	-	(28,947)	(10,422)	(32,648)
Retail transactions (i)	(24,355)	(95,550)	-	(95,550)	(33,162)	(102,053)
Other	(17,708)	(40,542)	(11,491)	(52,033)	(17,145)	(36,873)
	<u>(128,026)</u>	<u>(313,398)</u>	<u>(101,935)</u>	<u>(415,333)</u>	<u>(302,639)</u>	<u>(96,680)</u>

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

## Notes to the interim financial

### 19 Finance income (costs)

	Consolidated			
	07.01.2023 to 09.30.2023	09.30.2023	07.01.2022 to 09.30.2022	09.30.2022
Finance income:				
Interest receivable	1,568	7,359	5,857	9,949
Inflation adjustment and exchange gains	678	18,324	2,124	2,463
Income from short-term investments (i)	33,430	123,540	42,429	115,921
Gains on swap transactions (ii)	(12,492)	-	12,893	16,774
Other finance income	1,404	4,061	2,243	4,743
	<u>24,588</u>	<u>153,284</u>	<u>65,546</u>	<u>149,850</u>
	Consolidated			
	07.01.2023 to 09.30.2023	09.30.2023	07.01.2022 to 09.30.2022	09.30.2022
Finance costs:				
Interest on borrowings and financing	(49,925)	(154,774)	(51,324)	(140,467)
Debentures interest	(52,181)	(177,102)	(67,012)	(176,844)
Losses on swap transactions (ii)	(9,839)	(9,839)	(3,223)	(10,489)
Taxes and fees	(4,910)	(13,183)	(6,088)	(11,595)
Other finance costs	(4,155)	(10,500)	(26,256)	(32,907)
	<u>(121,010)</u>	<u>(365,398)</u>	<u>(153,903)</u>	<u>(372,302)</u>
Finance costs, net	<u>(96,422)</u>	<u>(212,114)</u>	<u>(88,357)</u>	<u>(222,452)</u>
Fair value of capital instruments (iii)	<u>-</u>	<u>(10,402)</u>	<u>32,763</u>	<u>(311,937)</u>
	<u>(96,422)</u>	<u>(222,516)</u>	<u>(55,594)</u>	<u>(534,389)</u>

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

### 20 Other operating income (expenses)

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

### 21 Segment reporting

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

## Notes to the interim financial

### 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 financial statements for the year ended December 31, 2022, and remain applicable.

## **Comments on the Behavior of Business Projections**

As at September 30, 2023, we revisited our projections disclosed in the 2022 financial statements and reiterated the projections therein (for further details see Comments on Performance hereof).

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

The Supervisory Body of Iguatemi S.A. in conformity with the duties set forth in the Company's Bylaws, as well as in items II and VII of article 163 of Law 6404/76, has examined the following (i) Management Report, Balance Sheet and Statements of Profit and Loss, of Changes in Equity, of Cash Flows, of Value Added, the Notes to the Interim Financial Information and, based on the Independent Auditor's Report, issued by DELOITTE TOUCHE TOHMATSU Auditores Independentes it believes that the documentation mentioned above fairly reflects the Company's financial condition and position as at September 30, 2023.

São Paulo, November ,2023, Jorge Moyses

Dib Filho  
Supervisory Board Member

Nestor Guimarães Neto  
Supervisory Board Member

Leonardo Leirinha Souza Campos  
Supervisory Board Member

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

Mrs. Cristina Anne Betts, as the Company's CEO, and Mr. Guido Barbosa de Oliveira, the Chief Financial and Investor Relations Officer declare that, in conformity with item VI, article 25 of CVM Instruction 480, of December 7, 2009, they have reviewed, discussed and agreed with the Company's Interim Financial Information for the period ended September 30, 2023.

São Paulo, November 7, 2023, Cristina

Anne Betts  
Chief Executive Officer

Guido Barbosa de Oliveira  
Chief Financial and Investor Relations Officer

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

Mrs. Cristina Anne Betts, as the Company's CEO, and Mr. Guido Barbosa de Oliveira, the Chief Financial and Investor Relations Officer declare that, in conformity with item V, article 25 of CVM Instruction 480, of December 7, 2009, they have reviewed, discussed and agreed with the independent auditor's report on the Interim Financial Information for the period ended September 30, 2023.

São Paulo, November 7, 2023, Cristina

Anne Betts  
Chief Executive Officer

Guido Barbosa de Oliveira  
Chief Financial and Investor Relations Officer