

# NOTICE TO MARKET



## COMMERCIAL LAUNCH EXPANSION OF IGUATEMI BRASILIA

**São Paulo, October 02, 2024** – Iguatemi S.A. ("Iguatemi" or the "Company") [B3: IGTI11], one of the largest full-service companies in the shopping center sector in Brazil, announces to its shareholders and the market in general the commercial launch of the expansion of Iguatemi Brasília.

The launch event took place today, October 2, at Iguatemi Brasília, with the presence of shopkeepers and partners of the enterprise. Additionally, on October 9, we will hold an event in São Paulo at JK Iguatemi, to present the project.



### The Project

The expansion of 15.5 thousand m<sup>2</sup> of GLA will introduce cutting-edge elements of design, architecture and sustainability, aligned with Iguatemi's ESG strategy. The new space will comprise two floors seamlessly integrated with the existing mall, creating an Open Mall area.

The project will further complement the mall's tenant mix by adding more than 90 new stores, which have been planned to welcome new international brands in a new wing. In addition, an area reserved for restaurants, other entertainment and leisure operations and a space dedicated to events will be created.





The expansion will be the first phase of a larger project that will include the construction of a boutique office tower, fully connected to the mall. With 5,300 m<sup>2</sup> of private area, the tower aligns with Iguatemi's strategy of enhancing the surrounding area of its projects.





## Financial Data and Timeline

The construction is scheduled to begin in the first quarter of 2025, with an estimated duration of 18 months. Upon completion, Iguatemi Brasília will have 50,100 square meters of GLA (Gross Leasable Area). Considering Iguatemi's 64% stake in the project, the Company projects a total investment of R\$ 236 million in the expansion, resulting for the mall in a stabilized NOI (Net Operating Income) of R\$ 39 million.



### Guido Barbosa de Oliveira

Vice President of Finance and Investor Relations Officer

#### ABOUT IGUATEMI S.A.

Iguatemi S.A. ("Iguatemi" or "Company") is one of the largest full-service companies in the shopping mall sector in Brazil. Its activities include the design, planning, development and management of regional shopping centers, outlets and mixed-use real estate complexes with commercial towers.

Iguatemi holds interests in 14 shopping malls, 2 premium outlets and 3 commercial towers, which together total 727 thousand m<sup>2</sup> of total GLA, with its own GLA corresponding to 490 thousand m<sup>2</sup>. The Company participates in the management of all its shopping malls, its premium outlets and its commercial towers.

Iguatemi's shares are listed on B3 [IGTI11] and are part of the Ibovespa and ISE B3 index

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Considerations regarding the business prospects, estimates of operating and financial results, and Iguatemi's growth prospects, which may be expressed in this report, are only projections and, as such, are based exclusively on the expectations of Iguatemi's management regarding the future of the business and its continued access to capital to finance the Company's business plan. Such considerations depend substantially on changes in market conditions, government rules, competitive pressures, the performance of the sector and the Brazilian economy, among other factors, and are therefore subject to change without notice.