

REAL ESTATE PROPERTY DEVELOPMENT CASE

CASA FIGUEIRA NEIGHBORHOOD: URBAN CONCEPT, EVENTS AND EXHIBITIONS CENTER, AND ADVANCE IN WORKS

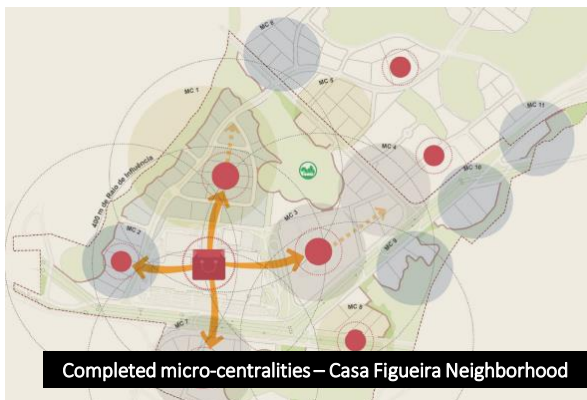
The **Casa Figueira Neighborhood** is one of the most recent real estate property developments announced by the company. Designed in a partnership between Iguatemi and FEAC Foundation, the neighborhood with approximately **1 million square meters** is **expected to welcome around 50 thousand new visitors**, between residents and workers.

Developed by **Broadway Malyan**, one of the most renowned international "Urban Design" companies, it is an **open and planned Neighborhood, designed for people**, promoting life quality in green areas, public spaces, and overcoming urban barriers, all inspired on Jan Gehl's four principles of urbanism—**alive, safe, healthy, and sustainable**:

- **Alive:** by showing diversity, synergy of uses, and pedestrian circulation.
- **Healthy:** as it will promote well-being, with access to the healthcare system already projected in the neighborhood's design.
- **Safe:** with streets and sidewalks booming with people, active facades and the use of technology for public security and accident prevention.
- **Sustainable:** with mobility, water, energy, waste, environment, social, economy, and smart neighborhood fronts.

The Neighborhood will be a new centrality in the city of Campinas, connected to Downtown and other surrounding neighborhoods. Also, the masterplan concept involves the **creation of urban micro-centralities** that offer comfort to users without requiring long travels. **Inside each micro-centrality it will be possible to find services for those who live or work there, within walking distances**, making everyday life more dynamic and improving people's life quality.

The entire principle of the micro-centralities is **maximized by Iguatemi Campinas, with the mall being the main anchor of Casa Figueira**. With an area of around 73 thousand square meters of GLA, the Mall offers a complete mix of retail, services, food, and leisure for future visitors to the neighborhood.



Completed micro-centralities – Casa Figueira Neighborhood



Perspective – Casa Figueira Neighborhood

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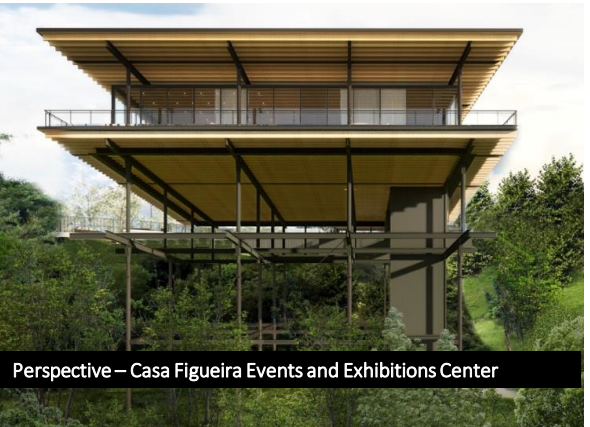
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Casa Figueira Events and Exhibitions Center

In april this year, works on the Casa Figueira Events and Exhibitions Center have started. The space, designed by the renowned architecture firm Andrade Morettin, will hold exhibitions about the neighborhood, in order to ensure visitors' understanding of the concepts of urbanism and sustainability implemented in urban development, through experiences, with informative panels, interactive mockups, and an immersion room, where visitors can feel like they are inside the neighborhood. The space will also serve as support for developers and the future neighborhood association.



Located at Rua Protótipo, next to Iguatemi Campinas, the Events and Exhibitions Center will have a privileged view of the entire neighborhood. Inauguration is expected to occur in the 1st half of 2025.



For further information about the urban concept of Casa Figueira Neighborhood, we recommend reading the development's [institutional website](#).

Works

The progress of the infrastructure works of stage 1 of the Casa Figueira neighborhood has been strictly following the schedule previously established by Iguatemi and FEAC Foundation. We ended the 2nd quarter of 2024 with around 17% of the works completed, with progress mainly in the preliminary services, earthworks, and public access drainage fronts. We reaffirm our commitment to completing the infrastructure works of stage 1 of the development by the 4th quarter of 2025. Furthermore, we started selling lots from this second half of the year.

