

NOTICE TO THE MARKET



IGUATEMI ANNOUNCES BRASILIA MALL EXPANSION

São Paulo, March 13, 2024 – Iguatemi S.A. (“Iguatemi” or “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 expansion project for Iguatemi Brasília that will add 15.5 thousand m² to the mall's current area, totaling 50.1 thousand m² of GLA.



The project

The expansion of 15,500 m² of GLA will introduce cutting-edge elements of design, architecture, and sustainability. These include energy efficiency, the use of recycled materials, renewable energy sources, and biophilic design, integrating natural elements such as plants, water, and natural light. All these elements are aligned with Iguatemi's ESG strategy.



The new space will comprise two floors seamlessly integrated with the existing shopping mall, creating an Open Mall area within the development. This environment encourages airflow, natural light, and offers visitors new outdoor consumption with leisure experiences. It will feature spaces for restaurants, stores, services, and playgrounds, fostering a diverse and inviting ambiance.



This expansion marks the first phase of a larger project that includes the construction of a boutique office tower, directly connected to the shopping mall. With 5,300 m² of private area, the tower aligns with Iguatemi's strategy of enhancing the surrounding areas of its projects.



Store mix

The expansion will further complement the mall's tenant mix, adding more than 90 new stores. Approximately half of the GLA will be allocated to satellite stores, while the remaining area will accommodate restaurants, other entertainment and leisure operations and dedicated event space. This mix will further complement the differentiated curation of the mall, which has taken luxury brands to the central-west region of the country.

The expansion is designed to welcome new international stores, creating a new wing with exclusive access and drop-off points. This move will further enhance the project's position as a premier destination in Brasília and its surroundings.



Financial data and timeline

Construction is scheduled for the first quarter of 2025, with an estimated duration of 18 months. Upon completion, Iguatemi Brasília will boast a GLA of 50.1 thousand m². The total investment for the expansion is estimated at R\$236 million, with Iguatemi solely responsible for 64% of the project's investment. For the 3rd year of operations, the net operation income (NOI) is expected to reach R\$ 36,5 million.

About Iguatemi Brasília

Opened in March 2010 in Lago Norte, Brasília, Brazil's federal capital, on an 81,000 m² plot of land, the shopping mall was Iguatemi's inaugural venture in the central-west region. Brasília, serving as the country's political and administrative hub, plays a vital role in the economy, attracting both public and private investments. Additionally, it hosts numerous embassies and public sector entities, contributing to a high income per capita and job creation.

The mall offers a diverse range of national and international brands, including Zara, Gucci, Tiffany & Co, Louis Vuitton, Sephora, Dolce&Gabbana, Prada, Birkenstock, Boss, Fast Shop, and Vivara. It was the first shopping mall outside the Rio-São Paulo axis to feature international luxury stores. Besides fashion, the mall is renowned for its gastronomy,

entertainment, and leisure options, featuring notable establishments like Piselli, Pobre Juan, Coco Bambu, Outback, Madero, and Abbraccio.

The project has been maturing and consolidating itself in the region, with a significant increase of 11.1% in average NOI growth over the last 5 years.

Guido Barbosa de Oliveira

CFO and Investor Relations Director

ABOUT IGUATEMI S.A.

Iguatemi Empresa de Shopping Centers S.A. ('Iguatemi') is one of the largest full-service companies in the Brazilian shopping mall sector. Its activities cover the whole range of the business, from conception, through planning, to development and management of regional shopping malls, outlets, and mixed-use real estate complexes with office towers.

Iguatemi has equity holdings in 14 malls, 2 premium outlets, 1 power center and 3 commercial towers, with a total GLA of 727 thousand sqm and an owned GLA of 490 thousand sqm (based on the percentage owned by Iguatemi at each mall). Iguatemi manages its 14 malls, its premium outlets and its office towers.

Iguatemi shares [IGTI11] are listed on the São Paulo Stock Exchange (B3) and are part of the Ibovespa Index and ISE B3

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Any statements on the outlook for the business, estimates for operational or financial results, or the growth outlook for Iguatemi, that may be expressed in this report are projections, and as such are based exclusively on the expectations of Iguatemi's management in relation to the future of the business, and its continuing access to capital to finance the Company's business plan. Such statements are subject, substantially, to changes in market conditions, government rules, competitive pressures, the performance of the sector and the performance of the Brazilian economy, among other factors, and are, therefore, subject to change without prior notice.