

Iguatemi S.A.

CNPJ/ME n. 60.543.816/0001-93

NIRE 35.300.027.248

MATERIAL FACT

Guidance 2024

Iguatemi S.A. (“**Iguatemi**” ou “**Company**”), hereby informs its shareholders and the market in general that, pursuant to Art. 157 of Law nº 6.404/76 and CVM Instruction nº 44/21, as amended, the guidance for 2024 is as follows:

GUIDANCE ⁽¹⁾	Annual Guidance
Net Revenue Growth – Malls ⁽²⁾	4 – 8%
EBITDA Margin – Malls ⁽²⁾	82 – 85%
EBITDA Margin – Total ⁽³⁾	75 – 79%
Investment (R\$ million) ⁽⁴⁾	190 - 230

1) Excluding the straight-line effect,

2) Includes only malls, outlets and commercial towers,

3) Considers results from retail operations,

4) Cash basis. Does not include acquisitions,

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

São Paulo, February 20, 2024.

Iguatemi S.A.

Guido Barbosa de Oliveira

CFO and Investor Relations Officer