

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

Iguatemi S.A. and Subsidiaries

Interim Financial Information for the
Quarter Ended September 30, 2024 and
Independent Auditor's Report

Deloitte Touche Tohmatsu Auditores Independentes Ltda.

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REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

To Shareholders, Directors and Officers of
Iguatemi S.A. and Subsidiaries

Introduction

We have reviewed the accompanying individual and consolidated interim financial information of Iguatemi S.A. and Subsidiaries ("Company"), included in the Interim Financial Information Form (ITR) for the quarter ended September 30, 2024, which comprises the balance sheet as at September 30, 2024, 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, 2024, 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 the criteria set out in that technical pronouncement and consistently with the individual and consolidated interim financial information taken as a whole.

Convenience translation

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

São Paulo, November 5, 2024


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 09/30/2024
Paid-in capital	
Common shares	774,849,080
Preferred shares	443,082,050
Total	1,217,931,130
Treasure shares	
Common shares	3,581,612
Preferred shares	7,163,216
Total	10,744,828

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

Account Code	Account Description	Current Quarter 09/30/2024	Prior Year 12/31/2023
1	Total assets	5,519,502	5,457,215
1.01	Current assets	215,180	511,211
1.01.01	Cash and cash equivalents	1,999	9,884
1.01.02	Short-term investments	180,507	388,758
1.01.02.01	Short-term investments measured at fair value through profit or loss	180,507	388,758
1.01.02.01.01	Trading securities	180,507	388,758
1.01.03	Trade receivables	19,261	29,596
1.01.03.01	Trade receivables	19,121	24,781
1.01.03.02	Other receivables	140	4,815
1.01.06	Recoverable taxes	13,321	10,126
1.01.06.01	Recoverable current taxes	13,321	10,126
1.01.07	Prepaid expenses	92	0
1.01.08	Other current assets	0	72,847
1.01.08.03	Other	0	72,847
1.01.08.03.01	Dividends and interest on capital	0	72,847
1.02	Noncurrent assets	5,304,322	4,946,004
1.02.01	Long-term assets	107,716	100,616
1.02.01.03	Short-term investments measured at amortized cost	70	70
1.02.01.04	Trade receivables	13,414	19,677
1.02.01.04.01	Trade receivables	4,082	2,310
1.02.01.04.02	Other receivables	9,332	17,367
1.02.01.07	Deferred taxes	87,191	66,310
1.02.01.07.01	Deferred income tax and social contribution	87,191	66,310
1.02.01.09	Due from related parties	4,439	2,547
1.02.01.09.01	Due from associates	0	2,547
1.02.01.09.02	Due from subsidiaries	4,439	0
1.02.01.10	Other noncurrent assets	2,602	12,012
1.02.01.10.03	Deposits and legal restrictions	471	533
1.02.01.10.04	Other noncurrent assets	2,131	2,636
1.02.01.10.05	Derivative financial instruments	0	8,843
1.02.02	Investments	5,195,854	4,844,636
1.02.02.01	Equity Interests	4,199,917	3,851,473
1.02.02.01.02	Equity interests in subsidiaries	4,059,056	3,850,176
1.02.02.01.03	Equity interests in joint ventures	139,564	0
1.02.02.01.04	Other investments	1,297	1,297
1.02.02.02	Investment properties	995,937	993,163
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\$)**

Account Code	Account Description	Current Quarter 09/30/2024	Prior Year 12/31/2023
2	Total liabilities	5,519,502	5,457,215
2.01	Current liabilities	128,135	131,592
2.01.01	Payroll and related taxes	809	834
2.01.01.02	Payroll and related taxes	809	834
2.01.02	Trade payables	852	2,920
2.01.02.01	Domestic suppliers	852	2,920
2.01.03	Taxes payable	1,507	1,901
2.01.03.01	Federal taxes payable	1,452	1,796
2.01.03.01.03	Other federal taxes payable	1,452	1,796
2.01.03.03	Municipal taxes payable	55	105
2.01.04	Borrowings and financing	66,605	31,167
2.01.04.01	Borrowings and financing	66,605	31,167
2.01.04.01.01	In local currency	66,605	31,167
2.01.05	Other payables	58,362	94,770
2.01.05.01	Due to related parties	0	12,422
2.01.05.01.02	Due to subsidiaries	0	12,422
2.01.05.02	Other	58,362	82,348
2.01.05.02.01	Dividends and interest on capital payable	50,900	73,072
2.01.05.02.09	Other payables	7,462	9,276
2.02	Noncurrent liabilities	1,127,617	1,148,300
2.02.01	Borrowings and financing	1,112,608	1,131,824
2.02.01.01	Borrowings and financing	1,112,608	1,131,824
2.02.01.01.01	In local currency	1,112,608	1,131,824
2.02.02	Other payables	61	76
2.02.03	Deferred taxes	0	1,452
2.02.03.01	Deferred income tax and social contribution	0	1,452
2.02.03.01.02	Taxes on revenue (PIS and COFINS) on deferred revenues	0	1,452
2.02.04	Provisions	14,948	14,948
2.02.04.01	Provisions for tax, social security, labor and civil risks	14,948	14,948
2.02.04.01.02	Provisions for social security and labor risks	11,900	11,900
2.02.04.01.05	Other provisions for risks	3,048	3,048
2.03	Equity	4,263,750	4,177,323
2.03.01	Capital	1,759,393	1,759,393
2.03.02	Capital reserves	1,351,635	1,396,133
2.03.02.05	Treasury shares	-94,079	-45,932
2.03.02.09	Other capital reserves	1,445,714	1,442,065
2.03.04	Earnings reserves	894,166	1,021,797
2.03.04.01	Legal reserve	116,438	116,438
2.03.04.05	Earnings retention reserve	777,728	905,359
2.03.05	Retained earnings (accumulated losses)	258,556	0

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

Account Code	Account Description	Current Quarter 01/07/2024 to 09/30/2024	Accumulated – Current Year 01/01/2024 to 09/30/2024	Equal Quarter - Prior Year 07/01/2023 to 09/30/2023	Accumulated - Prior Year 01/01/2023 to 09/30/2023
3.01	Revenue from sales and/or services	41,303	120,751	31,385	64,650
3.02	Costs of sales and/or services	-5,925	-16,941	-4,450	-8,072
3.03	Gross profit	35,378	103,810	26,935	56,578
3.04	Operating income (expenses)	91,807	230,709	71,936	177,393
3.04.02	General and administrative expenses	-5,209	-15,047	-2,778	-13,361
3.04.04	Other operating income	983	3,126	474	862
3.04.05	Other operating expenses	-10	-617	1,839	-1,449
3.04.06	Share of profit (loss) of subsidiaries	96,043	243,247	72,401	191,341
3.05	Profit (loss) before finance income (costs) and taxes	127,185	334,519	98,871	233,971
3.06	Finance income (costs)	-28,704	-96,634	-46,750	-70,872
3.06.01	Finance income	5,147	30,344	485	15,324
3.06.02	Finance costs	-33,851	-126,978	-47,235	-86,196
3.07	Profit (loss) before income taxes	98,481	237,885	52,121	163,099
3.08	Income tax and social contribution	2,694	20,671	7,585	21,801
3.08.01	Current	1,339	0	0	0
3.08.02	Deferred	1,355	20,671	7,585	21,801
3.09	Profit (loss) from continuing operations	101,175	258,556	59,706	184,900
3.11	Profit (loss) for the period	101,175	258,556	59,706	184,900
3.99	Earnings per share - (Brazilian reais – R\$/share)				
3.99.01	Basic earnings per share				
3.99.01.01	Common shares	0.0825	0.2109	0.0497	0.1512
3.99.02	Diluted earnings per share				
3.99.02.01	Common shares	0.0825	0.2109	0.0497	0.1512

Individual Financial Statements / Statement of Comprehensive Income

(In thousands of Brazilian reais – R\$)

Account Code	Account Description	Current Quarter 01/07/2024 to 09/30/2024	Accumulated – Current Year		Equal Quarter - Prior Year	
			01/01/2024 to 09/30/2024		07/01/2023 to 09/30/2023	Accumulated - Prior Year 01/01/2023 to 09/30/2023
4.01	Profit for the period		101,175	258,556	59,706	184,900
4.03	Comprehensive income for the period		101,175	258,556	59,706	184,900

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

Account Code	Account Description	Accumulated – Current Year 01/01/2024 to 09/30/2024	Accumulated - Prior Year 01/01/2023 to 09/30/2023
6.01	Net cash from operating activities	7,995	-31,232
6.01.01	Cash provided by operating activities	111,711	22,847
6.01.01.01	Profit for the period	258,556	184,900
6.01.01.02	Depreciation and amortization	13,125	7,666
6.01.01.04	Share of profit (loss) of subsidiaries	-243,247	-191,341
6.01.01.05	Inflation adjustments, net	100,613	40,934
6.01.01.06	Provision for tax, labor and civil risks	0	1,701
6.01.01.07	Deferred income tax and social contribution	-20,671	-21,801
6.01.01.10	Allowance for doubtful debts	935	0
6.01.01.13	Amortization of borrowing costs	2,400	788
6.01.02	Variation in assets and liabilities	-23,505	-22,818
6.01.02.01	Rents receivable	15,663	-23,583
6.01.02.02	Recoverable taxes and tax credits	-3,195	-6,131
6.01.02.04	Due from related parties	-1,892	80
6.01.02.06	Other assets	356	784
6.01.02.07	Prepaid expenses	-92	0
6.01.02.09	Trade payables	-2,068	374
6.01.02.10	Taxes and contributions payable	-1,495	31
6.01.02.11	Accrued payroll and related taxes	-25	-15
6.01.02.12	Due to related parties	-10,849	0
6.01.02.13	Payables	-19,908	5,642
6.01.03	Other	-80,211	-31,261
6.01.03.01	Income tax and social contribution paid	-351	0
6.01.03.02	Interest payment	-79,860	-31,261
6.02	Net cash from investing activities	188,480	-498,977
6.02.01	Acquisitions of noncurrent assets	-15,899	-681,663
6.02.03	Dividends received from subsidiaries	246,837	0
6.02.04	Capital increase in subsidiaries	0	-31,317
6.02.05	Capital reduction	1,000	16,021
6.02.07	Advance for future capital increase	-271,700	-490,363
6.02.08	Short-term investments held-for-trading	228,242	688,345
6.03	Net cash from financing activities	-204,360	529,597
6.03.01	Repayment of borrowings, financing and debentures	0	-27,675
6.03.02	Dividends paid	-149,803	-82,392
6.03.03	Proceeds from borrowings	0	667,000
6.03.06	Treasury shares	-54,557	-27,336
6.05	Increase (decrease) in cash and cash equivalents	-7,885	-612
6.05.01	Opening balance of cash and cash equivalents	9,884	8,395
6.05.02	Closing balance of cash and cash equivalents	1,999	7,783

Individual Financial Statements / Statement of Changes in Equity - 01/01/2024 to 09/30/2024**(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	1,396,133	1,021,797	0	0	4,177,323
5.02	Prior-year adjustments	0	0	0	0	0	0
5.03	Adjusted opening balances	1,759,393	1,396,133	1,021,797	0	0	4,177,323
5.04	Capital transactions with shareholders	0	-55,154	-127,631	0	0	-182,785
5.04.04	Treasury shares acquired	0	-54,557	0	0	0	-54,557
5.04.06	Dividends	0	0	-127,631	0	0	-127,631
5.04.08	Other	0	-2,170	0	0	0	-2,170
5.04.09	Treasury shares assigned	0	1,573	0	0	0	1,573
5.05	Total comprehensive income	0	0	0	258,556	0	258,556
5.05.01	Profit for the period	0	0	0	258,556	0	258,556
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
5.07	Closing balances	1,759,393	1,351,635	894,166	258,556	0	4,263,750

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
5.02	Prior-year adjustments	0	0	0	0	0	0
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
5.07	Closing balances	1,759,393	1,419,600	789,453	184,900	0	4,153,346

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

Account Code	Account Description	Accumulated – Current Year 01/01/2024 to 09/30/2024	Accumulated - Prior Year 01/01/2023 to 09/30/2023
7.01	Revenue	133,583	70,743
7.01.01	Sales of goods, products and services	134,669	72,730
7.01.02	Other revenue	-151	-2,037
7.01.02.04	Other operating income (expenses), net	-151	-2,037
7.01.04	Allowance for/reversal of doubtful debts	-935	50
7.02	Inputs acquired from third parties	-11,891	-10,004
7.02.01	Costs of sales and services	-5,558	-2,422
7.02.02	Materials, electric power, outside services and other supplies	-6,333	-7,582
7.03	Gross value added	121,692	60,739
7.04	Withholdings	-13,125	-7,666
7.04.01	Depreciation, amortization and depletion	-13,125	-7,666
7.05	Net wealth created	108,567	53,073
7.06	Wealth received in transfer	273,591	206,665
7.06.01	Share of profit (loss) of subsidiaries	243,247	191,341
7.06.02	Finance income	30,344	15,324
7.07	Total wealth for distribution	382,158	259,738
7.08	Wealth distributed	382,158	259,738
7.08.01	Personnel	6,915	5,174
7.08.01.01	Salaries and wages	7,943	6,439
7.08.01.02	Benefits	-1,349	-1,394
7.08.01.03	Severance pay fund (FGTS)	321	129
7.08.02	Taxes, fees and contributions	-9,751	-15,649
7.08.02.01	Federal	-10,244	-15,753
7.08.02.03	Municipal	493	104
7.08.03	Lenders and lessors	126,438	85,313
7.08.03.01	Interest	126,978	86,196
7.08.03.03	Other	-540	-883
7.08.04	Shareholders	258,556	184,900
7.08.04.03	Retained earnings (accumulated losses)	258,556	184,900

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

Account Code	Account Description	Current Quarter 09/30/2024	Prior Year 12/31/2023
1	Total assets	8,360,860	7,791,679
1.01	Current assets	2,002,092	1,940,835
1.01.01	Cash and cash equivalents	21,480	59,473
1.01.02	Short-term investments	1,563,981	1,538,714
1.01.02.01	Short-term investments measured at fair value through profit or loss	1,563,981	1,538,714
1.01.02.01.01	Trading securities	1,563,981	1,538,714
1.01.03	Trade receivables	306,785	253,905
1.01.03.01	Trade receivables	157,051	179,213
1.01.03.02	Other receivables	149,734	74,692
1.01.04	Inventories	35,392	30,728
1.01.06	Recoverable taxes	48,853	41,324
1.01.06.01	Recoverable current taxes	48,853	41,324
1.01.07	Prepaid expenses	11,989	6,072
1.01.08	Other current assets	13,612	10,619
1.01.08.03	Other	13,612	10,619
1.01.08.03.01	Other assets	13,250	10,433
1.01.08.03.03	Loans receivable	362	186
1.02	Noncurrent assets	6,358,768	5,850,844
1.02.01	Long-term assets	555,608	310,939
1.02.01.03	Short-term investments measured at amortized cost	284,029	11,676
1.02.01.04	Trade receivables	181,761	219,948
1.02.01.04.01	Trade receivables	22,338	17,849
1.02.01.04.02	Other receivables	159,423	202,099
1.02.01.07	Deferred taxes	19,103	7,518
1.02.01.07.01	Deferred income tax and social contribution	19,103	7,518
1.02.01.09	Due from related parties	17,048	20,191
1.02.01.09.04	Due from other related parties	17,048	20,191
1.02.01.10	Other noncurrent assets	53,667	51,606
1.02.01.10.03	Deposits and legal restrictions	51,091	39,569
1.02.01.10.06	Other assets	2,142	2,648
1.02.01.10.10	Derivative financial instruments	0	8,843
1.02.01.10.11	Loans receivable	434	546
1.02.02	Investments	5,646,557	5,365,932
1.02.02.01	Equity interests	194,035	336,841
1.02.02.01.01	Equity interests in associates	171,521	314,327
1.02.02.01.05	Other investments	22,514	22,514
1.02.02.02	Investment properties	5,452,522	5,029,091
1.02.02.02.02	Investment properties	5,452,522	5,029,091
1.02.03	Property and equipment	39,766	51,490
1.02.03.01	Property and equipment in use	39,766	51,490
1.02.04	Intangible assets	116,837	122,483
1.02.04.01	Intangible assets	116,837	122,483
1.02.04.01.02	Data processing system	27,916	33,562
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\$)

Account Code	Account Description	Current Quarter 09/30/2024	Prior Year 12/31/2023
1.02.04.01.04	Other	752	752

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

Account Code	Account Description	Current Quarter 09/30/2024	Prior Year 12/31/2023
2	Total liabilities	8,360,860	7,791,679
2.01	Current liabilities	745,318	899,016
2.01.01	Payroll and related taxes	37,573	39,177
2.01.01.02	Payroll and related taxes	37,573	39,177
2.01.02	Trade payables	16,188	23,905
2.01.02.01	Domestic suppliers	16,188	23,905
2.01.03	Taxes payable	30,114	26,937
2.01.03.01	Federal taxes payable	9,378	12,227
2.01.03.01.03	Other federal taxes payable	9,378	12,227
2.01.03.02	State taxes payable	753	1,731
2.01.03.03	Municipal taxes payable	19,983	12,979
2.01.04	Borrowings and financing	293,864	695,028
2.01.04.01	Borrowings and financing	186,832	269,457
2.01.04.01.01	In local currency	186,832	269,457
2.01.04.02	Debentures	107,032	425,571
2.01.04.02.01	Charges on debentures	-1,054	-1,414
2.01.04.02.02	Debentures	108,086	426,985
2.01.05	Other payables	367,579	113,969
2.01.05.01	Due to related parties	3,112	775
2.01.05.01.04	Due to other related parties	3,112	775
2.01.05.02	Other	364,467	113,194
2.01.05.02.01	Dividends and interest on capital payable	50,900	73,072
2.01.05.02.09	Other payables	313,567	40,122
2.02	Noncurrent liabilities	3,351,594	2,715,145
2.02.01	Borrowings and financing	3,197,013	2,671,980
2.02.01.01	Borrowings and financing	2,262,927	1,674,769
2.02.01.01.01	In local currency	2,262,927	1,674,769
2.02.01.02	Debentures	934,086	997,211
2.02.02	Other payables	129,937	13,771
2.02.02.01	Due to related parties	3,793	8,555
2.02.02.01.01	Due to associates	3,793	8,555
2.02.02.02	Other	126,144	5,216
2.02.02.02.13	Other payables	126,144	5,216
2.02.03	Deferred taxes	8,192	12,804
2.02.03.01	Deferred income tax and social contribution	8,192	12,804
2.02.03.01.02	Other taxes on deferred revenue	8,192	12,804
2.02.04	Provisions	16,452	16,590
2.02.04.01	Provisions for tax, social security, labor and civil risks	12,386	12,399
2.02.04.01.02	Provisions for social security and labor risks	12,386	12,399
2.02.04.02	Other provisions	4,066	4,191
2.03	Consolidated equity	4,263,948	4,177,518
2.03.01	Capital	1,759,393	1,759,393
2.03.02	Capital reserves	1,351,635	1,396,133
2.03.02.05	Treasury shares	-94,079	-45,932
2.03.02.09	Other capital reserves	1,445,714	1,442,065

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

Account Code	Account Description	Current Quarter 09/30/2024	Prior Year 12/31/2023
2.03.04	Earnings reserves	894,166	1,021,797
2.03.04.01	Legal reserve	116,438	116,438
2.03.04.05	Earnings retention reserve	777,728	905,359
2.03.05	Retained earnings (accumulated losses)	258,556	0
2.03.09	Noncontrolling interests	198	195

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

Account Code	Account Description	Current Quarter 07/01/2024 to 09/30/2024	Accumulated – Current Year 01/01/2024 to 09/30/2024	Equal Quarter - Prior Year 07/01/2023 to 09/30/2023	Accumulated - Prior Year 01/01/2023 to 09/30/2023
3.01	Revenue from sales and/or services	307,330	885,367	279,547	845,953
3.02	Costs of sales and/or services	-101,622	-295,685	-94,761	-313,398
3.03	Gross profit	205,708	589,682	184,786	532,555
3.04	Operating income (expenses)	-29,850	-104,232	-20,954	-90,478
3.04.02	General and administrative expenses	-35,389	-111,203	-33,265	-101,935
3.04.04	Other operating income	94,829	112,563	12,185	26,344
3.04.05	Other operating expenses	-89,014	-93,316	696	-2,586
3.04.06	Share of profit (loss) of subsidiaries	-276	-12,276	-570	-12,301
3.05	Profit (loss) before finance income (costs) and taxes	175,858	485,450	163,832	442,077
3.06	Finance income (costs)	-54,300	-183,522	-96,422	-222,516
3.06.01	Finance income	74,727	181,129	24,588	153,284
3.06.02	Finance costs	-129,027	-364,651	-121,010	-375,800
3.07	Profit (loss) before income taxes	121,558	301,928	67,410	219,561
3.08	Income tax and social contribution	-20,357	-43,294	-6,197	-30,840
3.08.01	Current	-15,604	-56,095	-14,658	-55,416
3.08.02	Deferred	-4,753	12,801	8,461	24,576
3.09	Profit (loss) from continuing operations	101,201	258,634	61,213	188,721
3.11	Consolidated profit (loss) for the period	101,201	258,634	61,213	188,721
3.11.01	Attributable to Parent's shareholders	101,175	258,556	59,706	184,900
3.11.02	Attributable to noncontrolling shareholders	26	78	1,507	3,821
3.99	Earnings per share - (Brazilian reais - R\$/share)				
3.99.01	Basic earnings per share				
3.99.01.01	Common shares	0.0825	0.2109	0.0497	0.1512
3.99.02	Diluted earnings per share				
3.99.02.01	Common shares	0.0825	0.2109	0.0497	0.1512

Consolidated Financial Statements / Statement of Comprehensive Income

(In thousands of Brazilian reais – R\$)

Account Code	Account Description	Current Quarter 01/07/2024 to 09/30/2024	Accumulated – Current Year	Equal Quarter - Prior Year	Accumulated - Prior Year
			01/01/2024 to 09/30/2024	01/07/2023 to 09/30/2023	01/01/2023 to 09/30/2023
4.01	Consolidated profit for the period	101,201	258,634	61,213	188,721
4.03	Consolidated comprehensive income for the period	101,201	258,634	61,213	188,721
4.03.01	Attributable to the Company's owners	101,175	258,556	59,706	184,900
4.03.02	Attributable to noncontrolling interests	26	78	1,507	3,821

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

Account Code	Account Description	Accumulated – Current Year 01/01/2024 to 09/30/2024	Accumulated - Prior Year 01/01/2023 to 09/30/2023
6.01	Net cash from operating activities	312,799	216,165
6.01.01	Cash provided by operating activities	673,498	621,567
6.01.01.01	Profit for the period	258,634	188,721
6.01.01.02	Depreciation and amortization	140,530	131,069
6.01.01.03	Gain or loss on the sale of investment property	-135,204	-1,458
6.01.01.04	Share of profit (loss) of subsidiaries	12,276	12,301
6.01.01.05	Inflation adjustments, net	180,561	201,048
6.01.01.06	Provision for tax, labor and civil risks	-138	1,553
6.01.01.07	Deferred income tax and social contribution	-12,801	-24,576
6.01.01.08	Provision for share-based payment	10,656	10,656
6.01.01.09	Provision for bonus program	15,545	17,559
6.01.01.10	Allowance for doubtful debts	8,671	4,986
6.01.01.11	Gain/(loss) on equity interest	125,212	993
6.01.01.12	Fair value adjustment	0	10,402
6.01.01.13	Amortization of borrowing costs	5,485	6,188
6.01.01.15	Allowance for inventory impairment	128	114
6.01.01.16	Straight-lining of discounts - COVID-19 period	63,943	62,011
6.01.02	Variation in assets and liabilities	-15,472	-22,188
6.01.02.01	Rents receivable	9,577	-3,474
6.01.02.03	Loans receivable	-64	-536
6.01.02.04	Due from related parties	3,143	573
6.01.02.06	Other assets	-13,833	-14,665
6.01.02.07	Prepaid expenses	-5,917	-3,545
6.01.02.08	Inventories	-4,792	-558
6.01.02.09	Trade payables	-7,717	-2,419
6.01.02.10	Taxes and contributions payable	47,540	30,021
6.01.02.11	Accrued payroll and related taxes	-17,149	-31,230
6.01.02.12	Due to related parties	-8,567	-5,268
6.01.02.13	Payables	-17,693	8,913
6.01.03	Other	-345,227	-383,214
6.01.03.01	Income tax and social contribution paid	-55,288	-46,876
6.01.03.02	Interest payment	-289,939	-336,338
6.02	Net cash from investing activities	-256,683	75,123
6.02.01	Acquisitions of noncurrent assets	-219,668	-857,544
6.02.02	Sale of permanent assets	113,661	0
6.02.03	Dividends received from subsidiaries	1,086	1,116
6.02.08	Short-term investments held-for-trading	-151,687	933,134
6.02.10	Other	-75	-1,583
6.03	Net cash from financing activities	-94,109	-306,771
6.03.01	Repayment of borrowings, financing and debentures	-889,749	-864,043
6.03.02	Dividends paid	-149,803	-82,392
6.03.03	Proceeds from borrowings	1,000,000	667,000
6.03.06	Treasury shares	-54,557	-27,336
6.05	Increase (decrease) in cash and cash equivalents	-37,993	-15,483

Consolidated Financial Statements / Statement of Cash Flows (Indirect Method)

(In thousands of Brazilian reais – R\$)

Account Code	Account Description	Accumulated – Current Year 01/01/2024 to 09/30/2024	Accumulated - Prior Year 01/01/2023 to 09/30/2023
6.05.01	Opening balance of cash and cash equivalents	59,473	52,164
6.05.02	Closing balance of cash and cash equivalents	21,480	36,681

Consolidated Financial Statements / Statement of Changes in Equity - 01/01/2024 to 09/30/2024**(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	1,396,133	1,021,797	0	0	4,177,323	195	4,177,518
5.02	Prior-year adjustments	0	0	0	0	0	0	0	0
5.03	Adjusted opening balances	1,759,393	1,396,133	1,021,797	0	0	4,177,323	195	4,177,518
5.04	Capital transactions with shareholders	0	-55,154	-127,631	0	0	-182,785	-75	-182,860
5.04.04	Treasury shares acquired	0	-54,557	0	0	0	-54,557	0	-54,557
5.04.06	Dividends	0	0	-127,631	0	0	-127,631	0	-127,631
5.04.08	Other	0	-2,170	0	0	0	-2,170	-75	-2,245
5.04.09	Treasury shares assigned	0	1,573	0	0	0	1,573	0	1,573
5.05	Total comprehensive income	0	0	0	258,556	0	258,556	78	258,634
5.05.01	Profit for the period	0	0	0	258,556	0	258,556	78	258,634
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	1,351,635	894,166	258,556	0	4,263,750	198	4,263,948

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
5.02	Prior-year adjustments	0	0	0	0	0	0	0	0
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 Value Added**(In thousands of Brazilian reais – R\$)**

Account Code	Account Description	Accumulated –	Accumulated -
		Current Year 01/01/2024 to 09/30/2024	Prior Year 01/01/2023 to 09/30/2023
7.01	Revenue	1,080,171	946,341
7.01.01	Sales of goods, products and services	1,060,738	1,009,884
7.01.02	Other revenue	28,104	-58,557
7.01.02.02	Other operating income (expenses), net	28,104	-58,557
7.01.04	Allowance for/reversal of doubtful debts	-8,671	-4,986
7.02	Inputs acquired from third parties	-243,980	-163,791
7.02.01	Costs of sales and services	-118,394	-122,390
7.02.02	Materials, electric power, outside services and other supplies	-125,586	-41,401
7.03	Gross value added	836,191	782,550
7.04	Withholdings	-140,530	-131,069
7.04.01	Depreciation, amortization and depletion	-140,530	-131,069
7.05	Net wealth created	695,661	651,481
7.06	Wealth received in transfer	168,853	140,983
7.06.01	Share of profit (loss) of subsidiaries	-12,276	-12,301
7.06.02	Finance income	181,129	153,284
7.07	Total wealth for distribution	864,514	792,464
7.08	Wealth distributed	864,514	792,464
7.08.01	Personnel	105,230	117,149
7.08.01.01	Salaries and wages	64,743	71,739
7.08.01.02	Benefits	33,375	37,594
7.08.01.03	Severance pay fund (FGTS)	7,112	7,816
7.08.02	Taxes, fees and contributions	144,070	120,949
7.08.02.01	Federal	113,020	92,212
7.08.02.02	State	18,062	16,567
7.08.02.03	Municipal	12,988	12,170
7.08.03	Lenders and lessors	356,580	365,645
7.08.03.01	Interest	364,651	365,398
7.08.03.02	Rents	1,089	417
7.08.03.03	Other	-9,160	-170
7.08.04	Shareholders	258,634	188,721
7.08.04.03	Retained earnings (accumulated losses)	258,556	184,900
7.08.04.04	Noncontrolling interests in retained earnings	78	3,821

Comment on Performance

OPERATING PERFORMANCE

EXCELLENT PERFORMANCE OF THE OPERATING INDICATORS IN THE QUARTER

Operating Indicators	3Q24	3Q23	Var. %	09M24	09M23	Var. %
Total GLA, Average (sqm)	715,720	727,121	-1.6%	715,720	727,121	-1.6%
Owned GLA (sqm)	472,366	490,215	-3.6%	472,366	490,215	-3.6%
Average Owned GLA (sqm)	483,439	490,215	-1.4%	483,439	490,215	-1.4%
Total GLA, malls (sqm)	662,210	673,611	-1.7%	662,210	673,611	-1.7%
Owned GLA, malls (sqm)	439,111	449,565	-2.3%	439,111	449,565	-2.3%
Total number of malls ⁽¹⁾	15	16	-6.3%	15	16	-6.3%
Total sales (R\$ '000)	4,896,417	4,462,535	9.7%	14,152,919	12,990,608	8.9%
Same-store sales (SSS)	8.9%	6.3%	2.6 p.p.	6.6%	8.9%	-2.3 p.p.
Same-area sales (SAS)	10.3%	9.3%	1.0 p.p.	9.1%	11.0%	-1.9 p.p.
Same-store rents (SSR)	6.3%	8.3%	-2.0 p.p.	5.3%	12.0%	-6.7 p.p.
Same-area rents (SAR)	3.8%	6.5%	-2.7 p.p.	2.6%	10.1%	-7.5 p.p.
Occupancy cost (% of sales)	11.0%	11.9%	-0.9 p.p.	11.5%	12.0%	-0.5 p.p.
Occupancy rate	95.9%	93.4%	2.5 p.p.	95.0%	92.9%	2.1 p.p.
Net delinquency rate	-3.0%	-0.3%	-2.8 p.p.	-0.5%	1.9%	-2.4 p.p.
Sale/sqm - malls ⁽²⁾	7,923	7,079	11.9%	22,969	20,611	11.4%
Rent/sqm - malls ⁽²⁾	600	568	5.7%	1,775	1,689	5.1%
Rent/sqm ⁽³⁾	529	500	5.8%	1,562	1,487	5.0%

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

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

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

Comment on Performance

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

Portfolio	3Q24	3Q23	Var. %	09M24	09M23	Var. %
Iguatemi São Paulo	84,747	80,816	4.9%	251,851	239,964	5.0%
JK Iguatemi	43,471	38,474	13.0%	124,746	115,676	7.8%
Pátio Higienópolis	35,469	33,470	6.0%	105,874	98,283	7.7%
Market Place	6,399	7,522	-14.9%	19,970	23,778	-16.0%
Torres Market Place	6,568	5,576	17.8%	19,783	16,528	19.7%
Iguatemi Alphaville	11,301	11,038	2.4%	33,266	32,056	3.8%
Iguatemi Campinas	38,207	37,495	1.9%	113,046	111,907	1.0%
Galleria	8,253	8,980	-8.1%	24,866	26,766	-7.1%
Torre Sky Galleria	3,109	2,792	11.3%	9,259	8,581	7.9%
Iguatemi Esplanada	23,530	23,234	1.3%	71,175	69,422	2.5%
Iguatemi São Carlos	4,589	4,197	9.3%	13,118	12,313	6.5%
Iguatemi Ribeirão Preto	10,640	10,365	2.6%	31,664	30,771	2.9%
Iguatemi Rio Preto	12,204	12,019	1.5%	36,780	35,614	3.3%
Iguatemi Porto Alegre	45,462	45,170	0.6%	134,448	134,961	-0.4%
Torre Iguatemi Porto Alegre	2,823	2,685	5.1%	8,313	8,208	1.3%
Praia de Belas	16,222	15,549	4.3%	46,648	46,399	0.5%
Iguatemi Brasília	16,312	15,685	4.0%	47,690	45,685	4.4%
I Fashion Outlet Novo Hamburgo	5,547	5,311	4.4%	15,129	14,984	1.0%
I Fashion Outlet Santa Catarina	2,524	1,997	26.4%	6,675	6,237	7.0%
Power Center Iguatemi Campinas	1,176	1,148	2.4%	3,453	3,348	3.1%
Total	378,551	363,522	4.1%	1,117,756	1,081,480	3.4%
Revenue/sqm ⁽¹⁾	531	500	6.1%	1567	1487	5.3%

PARKING

Portfolio	3Q24	3Q23	Var. %	09M24	09M23	Var. %
Iguatemi São Paulo	10,991	10,345	6.2%	33,243	30,281	9.8%
JK Iguatemi	8,142	8,279	-1.7%	23,995	22,948	4.6%
Pátio Higienópolis	6,518	5,082	28.2%	18,388	14,945	23.0%
Market Place	4,177	4,194	-0.4%	12,505	11,430	9.4%
Torres Market Place	0	0	-	0	0	-
Iguatemi Alphaville	4,783	4,249	12.6%	14,154	12,514	13.1%
Iguatemi Campinas	10,747	10,108	6.3%	32,378	29,127	11.2%
Galleria	3,764	3,219	16.9%	11,395	8,976	27.0%
Torre Sky Galleria	0	0	-	0	0	-
Iguatemi Esplanada	8,727	7,968	9.5%	26,099	22,648	15.2%
Iguatemi São Carlos	1,167	1,036	12.6%	3,285	2,920	12.5%
Iguatemi Ribeirão Preto	2,608	2,393	9.0%	7,833	6,568	19.3%
Iguatemi Rio Preto	2,791	2,138	30.5%	8,310	6,021	38.0%
Iguatemi Porto Alegre	9,702	8,739	11.0%	27,246	24,757	10.1%
Torre Iguatemi Porto Alegre	0	0	-	0	0	-
Praia de Belas	4,216	4,230	-0.3%	10,558	12,059	-12.4%
Iguatemi Brasília	3,644	3,277	11.2%	11,093	9,403	18.0%
I Fashion Outlet Novo Hamburgo	1,056	0	-	2,285	0	-
I Fashion Outlet Santa Catarina	0	0	-	0	0	-
Power Center Iguatemi Campinas	240	366	-34.3%	872	1,005	-13.2%
Total	83,275	75,623	10.1%	243,640	215,601	13.0%

Comment on Performance

CONSOLIDATED ECONOMIC AND FINANCIAL PERFORMANCE

Consolidated Statement of Income - Accounting (R\$ '000)	3Q24	3Q23	Var. %
Gross revenue	362,933	337,857	7.4%
Taxes and discounts	-55,603	-58,310	-4.6%
Net revenue	307,330	279,547	9.9%
Costs and expenses	-89,133	-84,736	5.2%
Other operating income (expenses)	5,815	12,881	-54.9%
Share of profit (loss) of subsidiaries	-276	-570	-51.6%
EBITDA	223,736	207,122	8.0%
<i>EBITDA Margin</i>	<i>72.80%</i>	<i>74.09%</i>	-1.3 p.p.
Depreciation and amortization	-47,878	-43,290	10.6%
EBIT	175,858	163,832	7.3%
<i>EBIT Margin</i>	<i>57.22%</i>	<i>58.61%</i>	-1.4 p.p.
Finance income	74,727	24,588	203.9%
Finance costs	-129,027	-121,010	6.6%
Fair value of capital instruments	-	-	0.0%
Income tax and social contribution	-20,357	-6,197	228.5%
Profit	101,201	61,213	65.3%
<i>Net Margin</i>	<i>32.93%</i>	<i>21.90%</i>	11.0 p.p.
Attributable to the Company's owners	101,175	59,706	69.5%
Attributable to noncontrolling interests	26	1,507	-98.3%
FFO	149,079	104,503	42.66%
<i>FFO Margin</i>	<i>48.51%</i>	<i>37.4%</i>	11.1 p.p.

GROSS REVENUE

Iguatemi's Gross Revenue for the period reached R\$ 363 million, up by 7.4% compared to the same period of 2023.

Gross Revenue - Accounting (R\$ '000)	3Q24	3Q23	Var. %
Rentals	245,377	237,891	3.1%
Management fees	21,399	19,896	7.6%
Parking	54,483	50,630	7.6%
Retail transactions	41,674	29,182	42.8%
Other	-	258	-100.0%
Total	362,933	337,857	7.4%

Comment on Performance

Rental Revenue, comprising Minimum Rent, Overage and Temporary Rent, grew by 3.1% over 2023.

Rental Revenue - Accounting (R\$ '000)	3Q24	3Q23	Var. %
Minimum Rent	200,522	200,263	0.1%
Overage Temporary	19,167	15,784	21.4%
Rent	25,688	21,844	17.6%
Total	245,377	237,891	3.1%

This increase in Rental Revenue, compared to 2023, is mainly explained by:

- Minimum Rent: 0.1% increase due to the higher occupancy rate and real increase in rents during renewals.
- Overage: 21.4% increase, due to the growth in sales, in addition to more tenants at breakeven level in the portfolio.
- Temporary Rent: 17.6% increase due to demand for temporary stores, kiosks, merchandising in developments, and rental of event spaces.

Management Fees increased by 7.6% in relation the same period of 2023, affected by the growth in operating revenue of the projects.

Parking Revenue reached R\$ 54 million, 7.6% over 2023, due to the increase in the flow of vehicles, coupled with the tariff review.

DEDUCTIONS, TAXES AND CONTRIBUTIONS

Deductions, Taxes and Contributions totaled R\$ 56 million (negative).

NET REVENUE

Net Revenue for the period was R\$ 307 million, up by 9.9% in relation to the same period of 2023.

COSTS AND EXPENSES

Costs and Expenses - Accounting (R\$ '000)	3Q24	3Q23	Var. %
Rental and Service Costs	-63,295	-58,424	8.3%
Personnel	-9,046	-9,606	-5.8%
Outside services	-3,959	-1,720	130.2%
Promotion fund	-825	-823	0.2%
Parking	-11,485	-9,574	20.0%
Retail transactions	-27,682	-24,355	13.7%
Other	-10,298	-12,346	-16.6%

Comment on Performance

Expenses	-25,838	-26,312	-1.8%
Personnel	-14,509	-14,051	3.3%
Share-based compensation	-3,552	-3,552	0.0%
Outside services	-3,836	-3,347	14.6%
Other	-3,941	-5,362	-26.5%
Subtotal	-89,133	-84,736	5.2%
Depreciation and amortization	-47,878	-43,290	10.6%
Total	-137,011	-128,026	7.0%

Line item “Rental and Service Costs” totaled R\$ 63 million in the period (less depreciation and amortization), an increase of 8.3% over the same period of 2023, due to the increase in costs of outside service and parking. Expenses were 1.8% lower than the same period of 2023, primarily due to the decrease in expenses in the line of other.

OTHER OPERATING INCOME (EXPENSES)

Other Operating Income (Expenses) – Accounting (R\$ ‘000)	3Q24	3Q23	Var. %
Other	5,815	12,881	-54.9%
Other Operating Income (Expenses)	5,815	12,881	-54.9%

FINANCE INCOME (COSTS)

Finance Income (Costs), Net - Accounting (R\$ ‘000)	3Q24	3Q23	Var. %
Finance income	74,727	24,588	203.9%
Finance costs	-129,027	-121,010	6.6%
Finance income (costs), net	-54,300	-96,422	-43.7%

Iguatemi's Finance Income (Costs), net in the period was R\$ 54 million (negative), down by 43.7% when compared to the same period of 2023.

INCOME TAX AND SOCIAL CONTRIBUTION (CURRENT AND DEFERRED)

In the quarter, Income Tax and Social Contribution totaled R\$ 20 million.

Comment on Performance

CONSOLIDATED EBITDA

Reconciliation of EBIT (LAJIR) and EBITDA (LAJIDA) – Accounting (R\$ '000)	3Q24	3Q23	Var. %
Profit	101,201	61,213	65.3%
(+) Income tax and social contribution	20,357	6,197	228.5%
(+) Finance costs	129,027	121,010	6.6%
(-) Finance income	-74,727	-24,588	203.9%
EBIT (LAJIR)	175,858	163,832	7.3%
(+) Depreciation and amortization	47,878	43,290	10.6%
EBITDA	223,736	207,122	8.0%
Net revenue	307,330	279,547	9.9%
EBITDA Margin	72.80%	74.09%	-1.3 p.p.

INDEBTEDNESS

	09/30/2024	12/31/2023	Var. %
Total Debt⁽¹⁾	3,490,877	3,367,008	3.7%
Cash and cash equivalents	1,869,490	1,609,863	16.1%
Net Debt	1,621,387	1,757,145	-7.7%
EBITDA (LTM) ⁽¹⁾	884,904	833,283	6.2%
Net Debt/ EBITDA	1.83	2.11	-13.1%

The Company ended the period with a Total Debt of R\$ 3.5 billion. Cash and cash equivalents amounted to R\$1.9 billion, a 16.1% increase, reaching a Net Debt of R\$ 1.6 billion and a Net Debt/EBITDA multiple of 1.83, a 13.1% decrease compared the same period of 2023.

Comment on Performance

CAPITAL MARKETS

Shareholding structure (Iguatemi S.A.)	IGTI3 (ONs)	IGTI4 (PNs)	IGTI11 (Units)		Equivalent Unit	
	# Common shares	# Preferred shares	# Common shares	# Preferred shares	(theoretical)	Total %
Controlling shareholder	530,132,630	0	4,209,970	8,419,940	79,943,203	26.60%
Float	24,373,520	2,396,198	212,551,348	425,069,510	217,060,221	72.21%
Treasury	4	0	3,581,608	7,195,254	3,597,628	1.19%
Total	554,506,154	2,396,198	220,342,926	440,685,852	300,585,033	100.00%

Iguatemi's Unit ended the period at R\$ 21.08. Currently, 14 sell-side analysts have active coverage on Iguatemi shares.

IGTI11 ⁽¹⁾	
Closing price (09/30/2024)	R\$ 21.08
Highest price 3Q24	R\$ 23.53
Lowest price 3Q24	R\$ 20.74
Appreciation in 3Q24	2.43%
Number of equivalent units	300,585,033
Market Cap (09/30/2024)	R\$ 6,336,332,493
Average daily liquidity in 3Q24	R\$ 58,450,099

Source: Bloomberg. Base Date: 09/30/2024

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 Information

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. (“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 IGTI11 (UNT), IGTI4 (ON) and IGTI3 (ON), engaged in the commercial exploration and planning of shopping malls, the purchase and sale of properties, 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 – 9th floor.

The Company is a subsidiary of GJ Investimentos e Participações S.A. (“GJIP”), which, as at September 30, 2024, holds 40.87% 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, 2024, 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 malls”) 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), Black Friday (November) 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 Information

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

	Equity interest - %			
	09.30.2024		12.31.2023	
	Direct	Indirect	Total	Total
Shopping Center Iguatemi São Paulo ("SCISP")	-	59.57	59.57	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") (i)	-	60.00	60.00	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") (i)	-	-	-	50.00
Platinum Outlet Premium Novo Hamburgo ("IFONH")	-	51.00	51.00	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

- (i) Sale of the entire fraction of Shopping Center Iguatemi São Carlos ("SCISC") and a fraction of 18% of Shopping Center Iguatemi Alphaville ("SCIAAlpha"), as mentioned in note 7 item (i).

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 3 to the individual and consolidated financial statements for the year ended December 31, 2023.

Notes to the Interim Financial Information

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.

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 5, 2024.

2.2 New and revised standards and interpretations

In the period ended September 30, 2024, the new standards effective from January 1, 2024, including the revision of CPC 09 (R1) – Statement of Value Added (DVA), were assessed and did not have effects on the interim financial information disclosed, in addition, the Company did not early adopt the IFRS issued and not yet effective.

3 Cash, cash equivalents and short-term investments

	Parent		Consolidated	
	09.30.2024	12.31.2023	09.30.2024	12.31.2023
(a) Cash and cash equivalents				
Cash and banks	1,999	9,884	21,480	59,473
Total	<u>1,999</u>	<u>9,884</u>	<u>21,480</u>	<u>59,473</u>
(b) Short-term investments				
Domestic investment fund (i)	120,178	335,343	1,037,514	1,064,786
Foreign investment fund (ii)	60,329	53,415	80,081	73,046
Short-term investments under repurchase agreement (iii)	70	70	284,029	11,676
Multimarket investment funds (iv)	-	-	446,386	400,882
Total	<u>180,577</u>	<u>388,828</u>	<u>1,848,010</u>	<u>1,550,390</u>
Current	182,506	398,642	1,585,461	1,598,187
Noncurrent	70	70	284,029	11,676

Notes to the Interim Financial Information

- (i) These are represented by non-exclusive fixed-income investment fund, with daily liquidity and accumulated yield of 12.95% up to September 30, 2024 (13.03% - 2023). 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 a borrowing under Mortgage-backed Securities (CRI), maturing on September 17, 2025. The average annual yield was approximately 10.99% (12.91% - 2023). In addition to this investment, there is also an investment in a CRI in the amount of R\$271,477, with yield of up to 150% of the CDI.

(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	
	09.30.2024	12.31.2023	09.30.2024	12.31.2023
Fixed income securities (i)			346,252	313,142
Variable income securities (ii)			100,134	87,740
			446,386	400,882

- (i) Substantially comprises federal government bonds, debentures and receivables, among others. In the period ended September 30, 2024, the average yield was approximately 13.25% (2023: 14.95%).
- (ii) Comprises investments in ownership interests not subject to any exchange rate changes. In the period ended September 30, 2024, the average yield was approximately 15.49% (2023: -0.09%).

4 Trade receivables

	Parent		Consolidated	
	09.30.2024	12.31.2023	09.30.2024	12.31.2023
Rents, co-interests, retail and provision of services	36,499	39,475	299,770	313,425
Straight-lining, net of amortization (i)	-	-	49,994	113,937
Other (ii)	9,472	22,182	259,163	162,854
	45,971	61,657	608,927	590,216
Allowance for expected credit losses	(13,296)	(12,384)	(120,381)	(116,363)
	32,675	49,273	488,546	473,853
Current	19,261	29,596	306,785	253,905
Noncurrent	13,414	19,677	181,761	219,948

Notes to the Interim Financial Information

- (i) The straight-lining is substantially represented by discounts granted to shopkeepers, which are amortized over the remaining lease term, as provided for by CPC 06(R2)/IFRS 16.
- (ii) Represented by the sale of ownership interests in Shopping Center Iguatemi São Carlos (SCISC) and 18% in Shopping Center Iguatemi Alphaville (SCIALPHA), as mentioned in note 7 item (ii), in addition to 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:

	Parent		Consolidated	
	09.30.2024	12.31.2023	09.30.2024	12.31.2023
Current - 721 to 1440 days	699	644	95,022	154,208
Current - 361 to 720 days	12,715	19,033	86,739	65,740
Current - up to 360 days	17,918	24,636	292,041	241,360
Up to 30 days past due	380	682	8,176	7,886
31 to 60 days past due	206	572	4,266	4,596
61 to 90 days past due	609	180	2,938	1,696
91 to 120 days past due	267	378	3,365	2,995
121 to 360 days past due	1,637	5,665	22,240	19,591
Over 360 days past due	11,540	9,867	94,140	92,144
	<u>45,971</u>	<u>61,657</u>	<u>608,927</u>	<u>590,216</u>

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

	Parent		Consolidated	
	09.30.2024	12.31.2023	09.30.2024	12.31.2023
Current - 721 to 1440 days	699	644	65,239	86,331
Current - 361 to 720 days	12,715	19,033	76,528	42,468
Current - up to 360 days	17,918	24,636	282,042	218,573
Up to 30 days past due	380	682	8,175	7,886
31 to 60 days past due	206	572	4,266	4,596
61 to 90 days past due	609	180	2,938	1,696
91 to 120 days past due	267	378	3,365	2,995
121 to 360 days past due	1,637	5,665	22,240	19,591
Over 360 days past due	11,540	9,867	94,140	92,143
	<u>45,971</u>	<u>61,657</u>	<u>558,933</u>	<u>476,279</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, 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”.

Notes to the Interim Financial Information

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

	Parent		Consolidated	
	09.30.2024	12.31.2023	09.30.2024	12.31.2023
Opening balance	(12,384)	-	(116,363)	(119,195)
Recognition of allowance for expected credit losses	(935)	(362)	(8,671)	(10,971)
Write-off/reversal of uncollectible receivables	23	(12,022)	4,653	13,803
Closing balance	<u>(13,296)</u>	<u>(12,384)</u>	<u>(120,381)</u>	<u>(116,363)</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.

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

	%	
	09.30.2024	12.31.2023
Current	3.40%	3.57%
Up to 30 days past due	26.64%	26.71%
31 to 60 days past due	31.53%	31.68%
61 to 90 days past due	35.82%	37.64%
91 to 120 days past due	40.84%	42.07%
121 to 360 days past due	58.42%	62.15%
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:

	Parent		Consolidated	
	09.30.2024	12.31.2023	09.30.2024	12.31.2023
Current	(595)	(1,003)	(5,980)	(6,583)
Up to 30 days past due	(81)	(65)	(2,330)	(2,106)
31 to 60 days past due	(52)	(76)	(1,439)	(1,456)
61 to 90 days past due	(175)	(3)	(1,125)	(638)
91 to 120 days past due	(87)	(118)	(1,470)	(1,260)
121 to 360 days past due	(766)	(1,252)	(13,897)	(12,176)
Over 360 days past due	(11,540)	(9,86)	(94,140)	(92,144)
	<u>(13,296)</u>	<u>(12,384)</u>	<u>(120,381)</u>	<u>(116,363)</u>

Notes to the Interim Financial Information

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, 2024 and December 31, 2023, are as follows (information not reviewed):

	09.30.2024	12.31.2023
Up to one year	748,220	730,312
Between two and five years	2,004,970	1,952,434
More than five years	250,325	229,946
	<u>3,003,515</u>	<u>2,912,692</u>

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.

Notes to the Interim Financial Information

Related-party balances and transactions

Related-party balances and transactions as at September 30, 2024 and December 31, 2023 are as follows:

a) Balances

	Parent		Consolidated	
	09.30.2024	12.31.2023	09.30.2024	12.31.2023
Current assets:				
Dividends receivable:				
Iguatemi Empresa de Shopping Centers S.A	-	72,847	-	-
Total current assets	-	72,847	-	-
Noncurrent assets:				
With other related parties:				
Ifashion Outlet Santa Catarina (iii)	-	-	1,010	935
Ifashion Outlet Novo Hamburgo (iii)	-	-	436	355
Shopping Center Galleria (iii)	-	-	6,143	5,861
Shopping Center Iguatemi São Paulo (iii)	-	-	1,860	2,020
Federação das Entidades Assistenciais Campinas (i)	-	-	-	6,887
Shopping Center Iguatemi Ribeirão Preto (iii)	-	-	3,224	3,095
Other related parties (ii)	4,439	2,547	4,375	1,038
Total due from related parties	4,439	2,547	17,048	20,191
Total noncurrent assets	4,439	2,547	17,048	20,191
Current liabilities:				
Due to related parties:				
Lease Shopping Center Iguatemi São Paulo (iv)	-	-	3,112	775
Lasul Empresa de Shopping Centers Ltda. (v)	-	12,422	-	-
Total due to related parties	-	12,422	3,112	775
Dividends payable:				
Company x shareholders	50,900	73,072	50,900	73,072
Total dividends payable	50,900	73,072	50,900	73,072
Total current liabilities	50,900	85,494	54,012	73,847
Noncurrent liabilities:				
Due to related parties:				
With subsidiaries:				
Lease - Shopping Center Iguatemi São Paulo (iv)	-	-	3,793	8,555
Total due to related parties	-	-	3,793	8,555
Total noncurrent liabilities	-	-	3,793	8,555
Total due to related parties	50,900	85,494	57,805	82,402

- (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., which was settled in September 2024.
- (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).
- (v) Transfer of the 36% interest in Shopping Iguatemi Porto Alegre from Lasul Empresa de Shopping Centers Ltda. to Iguatemi S.A., settled in September 2024.

Notes to the Interim Financial Information

b) Transactions

	Consolidated			
	07.01.2024 to 09.30.2024	09.30.2024	07.01.2023 to 09.30.2023	09.30.2023
Services provided:				
CJ Investimentos S.A. (ii)	(390)	(1,170)	(390)	(1,170)
IFCM – Infracommerce CXAAS S/A	-	(208)	-	-
	<u>(390)</u>	<u>(1,378)</u>	<u>(390)</u>	<u>(1,170)</u>
Intragroup loans:				
Federação das Entidades Assistenciais de Campinas				
(i)	76	645	220	912
Ifashion Outlet Santa Catarina (iii)	17	50	(16)	33
Ifashion Outlet Novo Hamburgo (iii)	(9)	4	14	40
Shopping Center Galleria (iii)	161	462	181	529
Shopping Center Iguatemi Ribeirão Preto (iii)	81	235	122	248
	<u>326</u>	<u>1,396</u>	<u>521</u>	<u>1,762</u>

Management compensation

Management's annual compensation relating to short-term benefits, in the amount of R\$ 44,444, was approved at the Annual General Meeting held on April 18, 2024.

The amounts relating to key management personnel compensation under the Parent's responsibility are shown below, for the nine-month periods ended September 30, 2024 and 2023:

	Parent		Consolidated	
	09.30.2024	09.30.2023	09.30.2024	09.30.2023
Short-term benefits (i)	9,600	11,220	27,913	28,401
Share-based payment (ii)	-	-	7,194	5,376
	<u>9,600</u>	<u>11,220</u>	<u>35,107</u>	<u>33,777</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 Information

6 Investments

Breakdown of investments

	Parent		Consolidated	
	09.30.2024	12.31.2023	09.30.2024	12.31.2023
Iguatemi Empresa de Shopping Centers S/A	3,909,211	3,665,247	31,957	33,509
FIP – Venture Iguatemi (ii)	-	164,338	25,871	164,393
Iguatemi 365 Ltda.	286,203	16,826	-	-
EDSP66 Participações S/A	3,206	3,765	-	-
	<u>4,198,620</u>	<u>3,850,176</u>	<u>57,828</u>	<u>197,9020</u>
Investment surplus (i)	-	-	113,693	116,425
Other investments (iii)	1,297	1,297	22,514	22,514
	<u>4,199,917</u>	<u>3,851,473</u>	<u>194,035</u>	<u>336,841</u>

- (i) Goodwill arising on the acquisition of additional interest in Odivelas Participações S.A. and Maiojama Participações S.A., at Odivelas the useful life will be defined after the project completion. Maiojama, which owns 14% of Shopping Center Iguatemi Porto Alegre and of Iguatemi Business Tower attached to the mall, has a finite useful life. As both acquisitions refer to noncontrolling interests that do not hold control over the operation, goodwill was not reclassified to investment properties.
- (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 was an indirect interest of 4.8% in Infracommerce CXAAS S/A, which was fully sold in August 2024.
- (iii) The amounts of other investments substantially refer to the 5% equity interest in Rojo Entretenimento S.A. (“Teatro Santander”), measured at fair value.

Variations in equity interests

	Parent		Consolidated	
	09.30.2024	12.31.2023	09.30.2024	12.31.2023
Opening balance	3,850,176	3,209,893	197,902	193,579
Capital increase	-	619,708	-	-
Advance for future capital increase (ii)	271,700	(137)	-	-
Capital decrease	(1,000)	(16,021)	-	-
Acquisition of equity interest	-	4,122	-	39,658
Share of profit (loss) of subsidiaries	243,247	265,728	(12,276)	(33,787)
Dividends received	(173,990)	-	(1,086)	(1,548)
Minimum mandatory dividends	-	(72,847)	-	-
Other (i)	8,487	(160,270)	(126,712)	-
Closing balance	<u>4,198,620</u>	<u>3,850,176</u>	<u>57,828</u>	<u>197,902</u>

- (i) In 2023, the amount refers mainly to the transfer of 36% of Shopping Center Iguatemi Porto Alegre through free reserves.
- (ii) Refers to the advance for capital increase in subsidiary Iguatemi 365 Ltda.

Notes to the Interim Financial Information

Financial information on subsidiaries with noncontrolling interests and joint ventures

As at September 30, 2024 and December 31, 2023, Management analyzed the financial information on subsidiaries with noncontrolling 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 for the period	
	09.30.2024	12.31.2023	09.30.2024	12.31.2023	09.30.2024	12.31.2023	09.30.2024	12.31.2023
AGSC	742	200	74	74	498	(18)	3,536	3,245
Other	1,362	1,655	695	695	989	978	390	195

7 Investment properties

At cost

Description	Average remaining useful life in years	Buildings, facilities and other			
		Land		Accumulated depreciation	Total
Parent					
09.30.2024	49 to 60 (*)	322,836	699,128	(26,027)	995,937
12.31.2023	50 to 60 (*)	322,836	683,411	(13,084)	993,163
Consolidated before goodwill					
09.30.2024	26 to 60 (*)	744,900	6,162,990	(1,529,729)	5,378,161
12.31.2023	27 to 60 (*)	744,900	5,628,004	(1,419,111)	4,953,793
Reclassified goodwill (**)					
09.30.2024	39 to 60	34,785	58,576	(19,000)	74,361
12.31.2023	40 to 60	34,785	58,576	(18,063)	75,298
Total consolidated 2024		779,685	6,221,566	(1,548,729)	5,452,522
Total consolidated 2023		779,685	5,686,580	(1,437,174)	5,029,091

(*) 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 Information

	Parent		Consolidated	
	09.30.2024	12.31.2023	09.30.2024	12.31.2023
Opening balance	993,163	145,881	5,029,091	4,970,735
Additions (i)	15,899	859,063	604,972	216,294
Write-offs (ii)	-	-	(69,796)	(13,710)
Depreciation	(13,125)	(11,781)	(111,745)	(144,228)
Closing balance	995,937	993,163	5,452,522	5,029,091

- (i) As at September 30, 2024, the amount refers mainly to the acquisition of a 16.6% interest in Shopping Rio-Sul for R\$ 393,987. Detailed information about the transaction is disclosed in the notice to the market dated June 8, 2024.
- (ii) As at September 30, 2024, these refer to the sale of the 50% interest in Shopping Iguatemi São Carlos and 18% interest in Shopping Iguatemi Alphaville. Detailed information about these transactions is disclosed in the notice to the market dated June 28, 2024.

The Company reviewed the fair value of investment properties and maintained it unchanged according to the assumptions adopted as at December 31, 2023, given that no significant changes were identified. Accordingly, the fair value measured as at December 31, 2023, already considering the sales of Shopping Center Iguatemi São Carlos and 18% of Shopping Center Iguatemi Alphaville, is as follows:

	09.30.2024	12.31.2023
	Shopping malls in operation	Shopping malls in operation
Fair value	13,827,886	14,069,612
Own gross leasable area (thousand square meter)	473	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:

	12.31.2023
Real average discount rate	8.5% p.a.
Occupancy rate	96.4%
Effective growth rate in perpetuity	2% p.a.
Annual inflation in perpetuity	4.0% p.a.

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

Notes to the Interim Financial Information

8 Borrowings and financing

		Parent		Consolidated	
		09.30.2024	12.31.2023	09.30.2024	12.31.2023
Itaú TR + 6.0% to 8.6% p.a.	July 10, 2031	-	-	48,029	52,964
Itaú TR + 6.0% to 8.6% p.a.	December 15, 2030	-	-	86,847	96,662
Opea CDI + 0.15% p.a.	September 15, 2025	-	-	48,667	78,939
Opea CDI + 1.30% p.a.	December 15, 2034	-	-	90,112	92,388
Opea CDI + 1.30% p.a.	March 19, 2035	-	-	95,895	97,064
Opea 96% of CDI	September 18, 2024	-	-	-	143,496
Itaú TR + 5.0% to 8.6% p.a.	March 29, 2032	-	-	134,920	147,340
Itaú TR + 5.0% to 8.6% p.a.	March 29, 2032	-	-	66,280	72,382
Safra S.A. CDI + 1.75 p.a.	December 20, 2024	13,443	12,286	13,443	12,286
Itaú S.A. CDI + 1.40 p.a.	December 20, 2024	5,377	5,216	5,377	5,216
Opea CDI + 0.55% p.a.	October 16, 2028	185,986	181,350	185,986	181,350
Opea CDI + 0.60% p.a.	October 15, 2030	25,613	24,972	25,613	24,972
Opea 105% of CDI	October 16, 2028	255,723	249,423	255,723	249,423
Opea 106% of CDI	October 15, 2030	46,713	43,890	46,713	43,890
Banco Bradesco 99.95% of CDI	February 6, 2043	646,358	645,854	646,358	645,854
Opea CDI + 0.30% p.a.	June 11, 2032	(a) -	-	131,766	-
Opea 103% of CDI	June 11, 2032	(a) -	-	568,030	-
		1,179,213	1,162,991	2,449,759	1,944,226
Current		66,605	31,167	186,832	269,457
Noncurrent		1,112,608	1,131,824	2,262,927	1,674,769

- a) On May 29, 2024, its subsidiary Iguatemi Empresa de Shopping Centers S.A. was authorized by the Board of Directors to issue the 12th Issue of simple, non-convertible debentures, in 2 series, to be linked to the 298th issue of Mortgage-backed Securities (CRI) of Opea Securitizadora. The transaction was concluded on June 21, 2024 for a total amount of R\$700,000, comprised as follows: 1st series in the amount of R\$148,083 with remuneration of 100% of CDI + 0.30% p.a., maturity on June 11, 2032 and amortization on the same date; 2nd series in the amount of R\$551,917 with remuneration of 103% of CDI, maturity on June 11, 2032 and amortizations on June 11, 2031 and June 11, 2032. As at September 30, 2024, the balance is R\$699,796. This transaction does not have financial covenants.

Breakdown of debt by index

		Parent		Consolidated	
		09.30.2024	12.31.2023	09.30.2024	12.31.2023
TR		-	-	336,076	369,348
CDI		1,179,213	1,162,991	2,113,683	1,574,878
		1,179,213	1,162,991	2,449,759	1,944,226

Debt repayment schedule

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

		Parent		Consolidated	
		09.30.2024	12.31.2023	09.30.2024	12.31.2023
2025 to 2026		42,319	61,535	114,478	214,184
2027 to 2035		1,070,289	1,070,289	2,148,449	1,460,585
		1,112,608	1,131,824	2,262,927	1,674,769

Notes to the Interim Financial Information

Variations in borrowings and financing

	Parent		Consolidated	
	09.30.2024	12.31.2023	09.30.2024	12.31.2023
Opening balance	1,162,991	35,060	1,944,226	1,371,353
Borrowings	-	1,167,000	700,000	1,167,000
Repayment of principal and interest	(79,860)	(112,122)	(369,114)	(797,064)
Accrued interest	93,682	71,465	170,268	197,674
Borrowing costs	2,400	1,588	4,379	5,263
Closing balance	1,179,213	1,162,991	2,449,759	1,944,226

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, 2023, and remain applicable.

9 Debentures

	Consolidated	
	09.30.2024	12.31.2023
Debentures - 7 th issue	-	408,262
Debentures - 10 th issue	498,526	515,712
Debentures - 11 th issue	242,194	498,808
Debentures - 13 th issue	300,398	-
	1,041,118	1,422,782
Current	107,032	425,571
Noncurrent	934,086	997,211

- (i) On September 13, 2024, Iguatemi Empresa de Shopping Centers S.A. was authorized by the Board of Directors to issue the 13th Issue of simple, non-convertible Debentures, in a single series, with a total term of 6 years. The transaction was concluded on September 25, 2024 in the amount of R\$ 300,000 with remuneration of 100% of CDI + 0.45% p.a., with maturity on September 20, 2030 and amortization at the end of the 5th and 6th years. The funds raised were used to make the early payment of the 11th Issue of 1st Series Debentures, with maturity on June 24, 2026 and a cost of CDI +1.48% p.a. This transaction has financial covenants, as shown in the table below.

The main characteristics concerning the 7th, 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, 2023, and remain applicable.

Notes to the Interim Financial Information

Covenants

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

Debentures	Leverage and indebtedness level
7 th issue	Net debt/EBITDA < 3.50 and EBITDA-to-net finance cost > 2.00
10 th issue	Net debt/EBITDA < 4.00 and EBITDA-to-net finance cost > 2.00
11 th issue	Net debt/EBITDA < 4.00 and EBITDA-to-net finance cost > 2.00
13 th issue	Net debt/EBITDA < 4.50 and EBITDA-to-net finance cost > 1.50

The compliance with financial and non-financial ratios for borrowings, financings and debentures must be achieved on a quarterly basis. The covenants were met as at September 30, 2024 and there are no renegotiation clauses.

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

	Consolidated	
	09.30.2024	12.31.2023
Opening balance	1,422,782	1,729,059
Funding (*)	300,000	-
Principal repayment and interest payment	(810,574)	(530,287)
Issuance costs	1,106	2,701
Accrued interest	127,804	221,309
Closing balance	1,041,118	1,422,782

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

	Consolidated	
	09.30.2024	12.31.2023
2025 10 th issue	-	100,000
2026 11 th issue	-	263,871
2027 10 th issue	400,000	400,000
2028 11 th issue	236,129	236,129
2030 13 th issue	300,000	-
	936,129	1,000,000
Unrecognized issuance costs	(2,043)	(2,789)
	934,086	997,211

Notes to the Interim Financial Information

10 Other payables

This refers mainly to the acquisition of a 16.6% interest in Shopping Rio-Sul in the amount of R\$393,987 (R\$271,476 current and R\$122,511 noncurrent). Detailed information about this transaction is disclosed in the notice to the market dated June 8, 2024.

11 Taxes payable

	Parent		Consolidated	
	09.30.2024	12.31.2023	09.30.2024	12.31.2023
Deferred taxes (i)	-	1,452	8,192	12,804
PIS, COFINS and Finsocial (taxes on revenue)	1,452	1,796	9,378	12,227
Other taxes and contributions (ii)	55	105	20,736	14,710
	<u>1,507</u>	<u>3,353</u>	<u>38,306</u>	<u>39,741</u>
Current	1,507	1,901	30,114	26,937
Noncurrent	-	1,452	8,192	12,804

- (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, 2024 and December 31, 2023 substantially refers to the Urban Property Tax (IPTU).

12 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.

Notes to the Interim Financial Information

	Parent		Consolidated	
	09.30.2024	12.31.2023	09.30.2024	12.31.2023
Noncurrent:				
Labor (i)	11,900	11,900	12,400	12,400
Other (ii)	3,048	3,048	4,052	4,190
	<u>14,948</u>	<u>14,948</u>	<u>16,452</u>	<u>16,590</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, 2024, amounting to R\$ 11,900 (R\$ 11,900 in 2023) and R\$ 12,400 in Consolidated (R\$ 12,400 in 2023).
- (ii) These 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, 2024 (R\$ 1,210 in 2023).

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, 2024, the estimated losses on tax lawsuits total R\$82,030 (R\$89,542 in 2023) in Consolidated; civil lawsuits: R\$7,515 (R\$6,905 in 2023) in Consolidated; and indemnification lawsuits: R\$10,592 (R\$7,624 in 2023) in Consolidated. Most civil lawsuits are covered by an insurance policy, as stated in note 16 (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	
	09.30.2024	12.31.2023	09.30.2024	12.31.2023
Opening balance	14,948	13,223	16,590	15,342
Provisions, net of reversals	-	1,725	(138)	1,248
Closing balance	<u>14,948</u>	<u>14,948</u>	<u>16,452</u>	<u>16,590</u>

13 Financial instruments

13.1 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.

These financial instruments are managed based on policies, definition of strategies, and establishment of control systems, which are monitored by the Company’s Management.

Notes to the Interim Financial Information

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.

13.2 Financial instruments by category

The consolidated balances of the Company's financial instruments were classified into the following categories:

		Consolidated					
		09.30.2024			12.31.2023		
Nature	Fair value hierarchy	Fair value through profit or loss	Amortized cost	Total	Fair value through profit or loss	Amortized cost	Total
Assets							
Cash and cash equivalents	N/A	-	21,480	21,480	-	59,473	59,473
Short-term investments	Level 2	1,835,458	12,552	1,848,010	1,538,714	11,676	1,550,390
Trade receivables	N/A	-	229,383	229,383	-	310,999	310,999
Other receivables	N/A	-	259,163	259,163	-	162,854	162,854
Loans receivable	N/A	-	796	796	-	732	732
Due from other related parties	N/A	-	17,048	17,048	-	20,191	20,191
Other receivables	N/A	-	7,312	7,312	-	10,433	10,433
Other investments	Level 3	22,514	-	22,514	22,514	-	22,514
Total		1,857,972	547,734	2,405,706	1,561,228	576,358	2,137,586
Liabilities							
Trade payables	N/A	-	16,188	16,188	-	23,905	23,905
Borrowings and financing	N/A	-	2,449,759	2,449,759	-	1,944,226	1,944,226
Debentures and charges	N/A	-	1,041,118	1,041,118	-	1,422,782	1,422,782
Other payables	N/A	-	3,634	3,634	-	45,338	45,338
Due to related parties	N/A	-	6,905	6,905	-	9,330	9,330
Total		-	3,517,604	3,517,604	-	3,445,581	3,445,581

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).

13.3 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.

Notes to the Interim Financial Information

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 period.

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.

	Consolidated	
	09.30.2024	12.31.2023
Cash, cash equivalents and short-term investments	1,869,490	1,609,863
Borrowings, financing and debentures	<u>(3,490,877)</u>	<u>(3,462,427)</u>
Net financial position	<u>(1,621,387)</u>	<u>(1,852,564)</u>
Equity	4,263,948	4,177,518

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.

Notes to the Interim Financial Information

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, 2024, Management estimated scenarios for fluctuation in DI and TR rates, obtained at the websites of Portal Brasil and 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, 2024, 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.

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:

Notes to the Interim Financial Information

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

Transaction	Rate	Individual risk	Parent					Consolidated				
			09.30.2024					09.30.2024				
			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	122,248	232,411	615,342	427,838	1,397,839	378,579	552,162	974,847	1,273,248	3,178,836
Debts indexed to the TR	0,17	TR maintenance	-	-	-	-	-	27,671	44,226	28,807	11,381	112,085
Total indexed to interest rates			122,248	232,411	615,342	427,838	1,397,839	406,250	596,388	1,003,654	1,284,629	3,290,921
Possible scenario > 25%												
Debts indexed to the CDI	15,81	CDI increase	144,012	287,454	661,464	510,145	1,603,075	429,941	634,811	1,027,182	1,360,442	3,452,376
Debts indexed to the TR	0,21	TR increase	-	-	-	-	-	27,706	44,468	29,233	11,788	113,195
Total indexed to interest rates			144,012	287,454	661,464	510,145	1,603,075	457,647	679,279	1,056,415	1,372,230	3,565,571
Remote scenario > 50%												
Debts indexed to the CDI	18,98	High CDI increase	165,379	341,591	706,815	590,731	1,804,516	480,516	716,165	1,078,614	1,445,812	3,721,107
Debts indexed to the TR	0,25	High TR increase	-	-	-	-	-	27,740	44,710	29,662	12,200	114,312
Total indexed to interest rates			165,379	341,591	706,815	590,731	1,804,516	508,256	760,875	1,108,276	1,458,012	3,835,419
Possible scenario < 25%												
Debts indexed to the CDI	9,49	CDI decrease	100,063	176,406	568,403	343,708	1,188,580	326,383	468,143	921,557	1,184,123	2,900,206
Debts indexed to the TR	0,12	TR decrease	-	-	-	-	-	26,464	42,149	27,249	10,541	106,403
Total indexed to interest rates			100,063	176,406	568,403	343,708	1,188,580	352,847	510,292	948,806	1,194,664	3,006,609
Remote scenario < 50%												
Debts indexed to the CDI	6,33	CDI decrease	77,442	119,407	520,618	257,683	975,150	273,326	382,705	867,275	1,092,987	2,616,293
Debts indexed to the TR	0,08	TR decrease	-	-	-	-	-	20,809	33,152	21,473	8,156	83,590
Total indexed to interest rates			77,442	119,407	520,618	257,683	975,150	294,135	415,857	888,748	1,101,143	2,699,883

Estimated impacts on the Company's debts

Transaction	Parent					Consolidated				
	09.30.2024					09.30.2024				
	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	21,764	55,043	46,122	82,307	205,236	51,362	82,649	52,335	87,194	273,540
Debts indexed to the TR	-	-	-	-	-	35	242	426	407	1,110
Total impact	21,764	55,043	46,122	82,307	205,236	51,397	82,891	52,761	87,601	274,650
Remote scenario - Probable scenario										
Debts indexed to the CDI	43,131	109,180	91,473	162,893	406,677	101,937	164,003	103,767	172,564	542,271
Debts indexed to the TR	-	-	-	-	-	69	484	855	819	2,227
Total impact	43,131	109,180	91,473	162,893	406,677	102,006	164,487	104,622	173,383	544,498
Possible scenario - Probable scenario										
Debts indexed to the CDI	(22,185)	(56,005)	(46,939)	(84,130)	(209,259)	(52,196)	(84,019)	(53,290)	(89,125)	(278,630)
Debts indexed to the TR	-	-	-	-	-	(1,207)	(2,077)	(1,558)	(840)	(5,682)
Total impact	(22,185)	(56,005)	(46,939)	(84,130)	(209,259)	(53,403)	(86,096)	(54,848)	(89,965)	(284,312)
Remote scenario - Probable scenario										
Debts indexed to the CDI	(44,806)	(113,004)	(94,724)	(170,155)	(422,689)	(105,253)	(169,457)	(107,572)	(180,261)	(562,543)
Debts indexed to the IRR	-	-	-	-	-	(6,862)	(11,074)	(7,334)	(3,225)	(28,495)
Total impact	(44,806)	(113,004)	(94,724)	(170,155)	(422,689)	(112,115)	(180,531)	(114,906)	(183,486)	(591,038)

Notes to the Interim Financial Information

14 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			
	07.01.2024 to 09.30.2024	09.30.2024	07.01.2023 to 09.30.2023	09.30.2023	07.01.2024 to 09.30.2024	09.30.2024	07.01.2023 to 09.30.2023	09.30.2023
Current income tax and social contribution	1,339	-	-	-	(15,604)	(56,095)	(14,658)	(55,416)
Deferred income tax and social contribution	1,355	20,671	7,585	21,801	(4,753)	12,801	8,461	24,576
	2,694	20,671	7,585	21,801	(20,357)	(43,294)	(6,197)	(30,840)

Reconciliation of income tax and social contribution expenses in the periods

	Parent				Consolidated			
	07.01.2024 to 09.30.2024	09.30.2024	07.01.2023 to 09.30.2023	09.30.2023	07.01.2024 to 09.30.2024	09.30.2024	07.01.2023 to 09.30.2023	09.30.2023
Profit before income tax and social contribution	98,481	237,885	52,121	163,099	121,558	301,928	67,410	219,561
Statutory tax rate	34%	34%	34%	34%	34%	34%	34%	34%
Income tax and social contribution expenses at statutory rate	(33,484)	(80,881)	(17,721)	(55,454)	(41,330)	(102,656)	(22,919)	(74,651)
Tax effects on:								
Share of profit (loss) of subsidiaries	32,655	82,704	24,616	65,056	(94)	(4,174)	(194)	(4,182)
Difference in the tax basis for companies taxed under the deemed income regime	-	-	-	-	13,107	32,610	11,850	30,755
Recomposition of deferred income tax and social contribution	3,000	12,000	-	-	(3,000)	6,000	-	-
Permanent deductions (additions) and other	523	6,848	690	12,199	10,960	24,926	5,066	17,238
Income tax and social contribution expenses at effective rate	2,694	20,671	7,585	21,801	(20,357)	(43,294)	(6,197)	(30,840)

The net balance of deferred income tax and social contribution as at September 30, 2024 and December 31, 2023 is as follows:

	Parent		Consolidated	
	09.30.2024	12.31.2023	09.30.2024	12.31.2023
Tax loss carryforwards	98,998	83,800	351,024	324,967
Swap transaction	1,999	5,105	1,999	5,105
Other temporary additions ...	2,177	2,573	13,661	27,601
Fair value adjustment	-	-	-	6,736
Deferred taxes- assets	103,175	91,478	366,684	364,409
Temporary differences (Tax depreciation)	(10,475)	(5,899)	(301,977)	(287,773)
Straight-lining	(1,061)	(8,611)	(33,345)	(58,460)
Swap transaction	-	(8,112)	-	(8,112)
Fair value adjustment	(4,448)	(2,546)	(12,260)	(2,546)
Deferred taxes - liabilities	(15,984)	(25,168)	(347,582)	(356,891)
Deferred taxes, net	87,191	66,310	19,103	7,518

Realization schedule of deferred income tax and social contribution as at September 30, 2024:

Notes to the Interim Financial Information

Year	Parent		Consolidated	
	%	Amount	%	Amount
2024	3%	3,095	6%	22,001
2025	8%	8,254	13%	47,669
2026	15%	15,476	22%	80,671
2027	24%	24,762	33%	121,006
2028	35%	36,111	48%	176,008
2029	48%	49,524	62%	227,344
2030	64%	66,032	78%	286,014
2031	83%	85,635	90%	330,016
After 2032	100%	103,175	100%	366,684

15 Equity - Parent**a. Capital**

As at September 30, 2024, the Company's paid-in capital amounted to R\$1,819,552 (R\$1,819,552 as at December 31, 2023), represented by 774,849,080 registered common shares and 443,082,050 registered preferred shares, with no par value.

The Company's paid-in capital is R\$1,759,393 (R\$1,759,393 as at December 31, 2023), 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

The amount of R\$ 1,428,243 refers substantially to the gain on the merger of 100% of the shares of its subsidiary Iguatemi Empresa de Shopping Centers S.A., resulting from a corporate reorganization process.

Other capital reserves

The Company recognized a reserve for the share-based compensation plan in the amount of R\$11,113 (R\$7,464 as at December 31, 2023).

Treasury shares

As at September 30, 2024, the Company's treasury shares amounted to R\$94,079 (R\$45,932 in 2023), comprising 3,581,612 common shares and 7,163,216 preferred shares, to sponsor the share-based compensation plan and carry out the cancellation or disposal, as a way of benefiting its shareholders.

Notes to the Interim Financial Information

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 dividends 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.

On February 20, 2024, the Board of Directors approved the payment of dividends in the amount of R\$200,000, which was confirmed at the AGM held on April 18, 2024. This amount will be settled in four equal and consecutive installments: the first on March 4, 2024, the second on April 29, 2024, the third on July 29, 2024, all already settled, and the last installment, still pending, will be settled by November 2024.

16 Basic and diluted earnings per share

	Parent and consolidated	
	09.30.2024	09.30.2023
Basic earnings per share from operations (in R\$)	0.2109	0.1512
Diluted earnings per share from operations (in R\$)	0.2109	0.1512

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

Notes to the Interim Financial Information

	Parent and consolidated	
	09.30.2024	09.30.2023
Profit for the year attributable to the owners of the Company	258,556	184,900
Weighted average number of shares for calculating earnings per share	1,226,081,904	1,222,981,895

17 Insurance

As at September 30, 2024, 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\$1,162,473 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\$745,090 for property damages and loss of profits. The insured period is up to April 28, 2025.

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, 2025.

The insured amount contracted by the Company will have the maximum indemnity amount of R\$13,500, primarily covering: (a) shopping malls 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) pain and suffering for all coverages.

The insured amount contracted by Shopping Pátio Higienópolis will have the maximum indemnity amount of R\$30,000, primarily covering: (a) shopping malls 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 Information

18 Net revenue from rentals and services

Net revenue from rentals and services is represented by:

	Parent				Consolidated			
	07.01.2024 to 09.30.2024	09.30.2024	07.01.2023 to 09.30.2023	09.30.2023	07.01.2024 to 09.30.2024	09.30.2024	07.01.2023 to 09.30.2023	09.30.2023
Rents	42,603	124,860	36,058	72,730	245,377	727,176	237,891	708,309
Parking	3,493	9,809	-	-	54,483	160,987	50,630	143,344
Service rendering	-	-	-	-	21,399	67,341	19,896	59,291
Retail transactions (i)	-	-	-	-	41,674	105,234	29,182	98,465
Other	-	-	-	-	-	-	258	475
Gross revenue from rentals and services	46,096	134,669	36,058	72,730	362,933	1,060,738	337,857	1,009,884
Taxes and deductions	(4,793)	(13,918)	(4,673)	(8,080)	(55,603)	(175,371)	(58,310)	(163,931)
Net revenue from rentals and services	41,303	120,751	31,385	64,650	307,330	885,367	279,547	845,953

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

19 Cost of services and expenses by nature

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

Parent

	07.01.2024 to 09.30.2024	09.30.2024	07.01.2023 to 09.30.2023	09.30.2023	07.01.2024 to 09.30.2024	09.30.2024	07.01.2023 to 09.30.2023	09.30.2023
	Total	Cost of services	Administrative expenses	Total	Total	Cost of services	Administrative expenses	Total
Depreciation and amortization	(4,497)	(10,818)	(2,307)	(13,125)	(3,597)	(5,512)	(2,154)	(7,666)
Personnel	(4,419)	(566)	(11,900)	(12,466)	(2,444)	(401)	(9,704)	(10,105)
Third-party services	(1,128)	(2,571)	(387)	(2,958)	(348)	(718)	(685)	(1,403)
Promotion fund	(194)	(572)	-	(572)	(180)	(440)	-	(440)
Parking	(154)	(379)	-	(379)	(149)	(149)	-	(149)
Other	(742)	(2,035)	(453)	(2,488)	(509)	(852)	(818)	(1,670)
	(11,134)	(16,941)	(15,047)	(31,988)	(7,228)	(8,072)	(13,361)	(21,433)

Consolidated

	07.01.2024 to 09.30.2024	09.30.2024	07.01.2023 to 09.30.2023	09.30.2023	07.01.2024 to 09.30.2024	09.30.2024	07.01.2023 to 09.30.2023	09.30.2023
	Total	Cost of services	Administrative expenses	Total	Total	Cost of services	Administrative expenses	Total
Depreciation and amortization	(47,878)	(112,247)	(28,283)	(140,530)	(43,290)	(110,172)	(20,897)	(131,069)
Personnel	(23,555)	(28,389)	(46,945)	(75,334)	(23,657)	(30,781)	(44,693)	(75,474)
Share-based compensation	(3,552)	-	(10,656)	(10,656)	(3,552)	-	(10,656)	(10,656)
Third-party services	(7,795)	(9,686)	(12,856)	(22,542)	(5,067)	(4,953)	(14,198)	(19,151)
Promotion fund	(825)	(2,480)	-	(2,480)	(823)	(2,453)	-	(2,453)
Parking	(11,485)	(32,575)	-	(32,575)	(9,574)	(28,947)	-	(28,947)
Retail transactions (i)	(27,682)	(75,371)	-	(75,371)	(24,355)	(95,550)	-	(95,550)
Other	(14,239)	(34,937)	(12,463)	(47,400)	(17,708)	(40,542)	(11,491)	(52,033)
	(137,011)	(295,685)	(111,203)	(406,888)	(128,026)	(313,398)	(101,935)	(415,333)

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

Notes to the Interim Financial Information

20 Finance income (costs)

	Parent					Consolidated			
	07.01.2024 to 09.30.2024	09.30.2024	04.01.2024 to 06.30.2024	07.01.2023 to 09.30.2023	09.30.2023	07.01.2024 to 09.30.2024	09.30.2024	07.01.2023 to 09.30.2023	09.30.2023
Finance income:									
Interest receivable	606	712	65	234	291	5,394	8,977	1,568	7,359
Inflation adjustment and exchange gains	1,143	9,076	6,224	-	-	4,577	24,507	678	18,324
Income from short-term investments (i)	4,696	19,991	6,141	166	14,808	62,769	144,433	33,430	123,540
Gain on swap transactions (ii)	-	-	-	-	-	-	-	(12,492)	-
Other finance income	(1,298)	565	954	85	225	1,987	3,212	1,404	4,061
	5,147	30,344	13,384	485	15,324	74,727	181,129	24,588	153,284
Finance costs:									(154,774)
Interest on borrowings and financing	(32,573)	(96,082)	(30,862)	(20,684)	(46,691)	(70,421)	(174,647)	(49,925)	
Debentures interest	-	-	-	-	-	(43,304)	(128,910)	(52,181)	(177,102)
Losses on swap transactions (ii)	307	(26,922)	(19,067)	(22,332)	(24,552)	307	(26,922)	(9,839)	(9,839)
Taxes and fees	(520)	(1,685)	(396)	(92)	(926)	(4,732)	(12,579)	(4,910)	(13,183)
Other finance costs	(1,065)	(2,289)	(1,206)	(4,127)	(14,027)	(10,877)	(21,593)	(4,155)	(10,500)
	(33,851)	(126,978)	(51,531)	(47,235)	(86,196)	(129,027)	(364,651)	(121,010)	(365,398)
Finance costs, net	(28,704)	(96,634)	(38,147)	(46,750)	(70,872)	(54,300)	(183,522)	(96,422)	(212,114)
Fair value of capital instruments (iii)	-	-	-	-	-	-	-	-	(10,402)
	(28,704)	(96,634)	(38,147)	(46,750)	(70,872)	(54,300)	(183,522)	(96,422)	(222,516)

- (i). Substantially refers to the adjustments made to short-term investments, as stated in note 3 (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 3 (ii).

21 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. In addition to these transactions, we also had the sale of the main asset managed by FIP Venture Iguatemi ("FIP"), and the sales of the total fraction of Shopping Center Iguatemi São Carlos ("SCISC") and a fraction of 18% of Shopping Center Iguatemi Alphaville ("SCIAAlpha").

22 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 Mall segment, whose statement of profit and loss is the lowest level for the purpose of analyzing the Group's performance.

23 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.

Notes to the Interim Financial Information

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, 2023, and remain applicable.

24 Noncash transactions

In the period ended September 30, 2024, the total fraction of Shopping Center Iguatemi São Carlos ("SCISC") and a fraction of 18% of Shopping Center Iguatemi Alphaville ("SCIAAlpha") were sold, totaling R\$ 205,000, of which R\$ 96,884 will be received according to the financial flow. In the same period, a 16.6% interest in Shopping RIOSUL was acquired for R\$ 393,987, as mentioned in note 7 (i). As these transactions do not involve cash, the Company did not present the respective effects in the statements of cash flows – indirect method.

Comments on the Behavior of Business Projections

As at September 30, 2024, we revisited our projections disclosed in the 2023 financial statements and reiterated the projections therein (for further details see Comments on Performance hereof).