

NOTICE TO THE MARKET



IGUATEMI CONCLUDES SALE OF IGUATEMI SÃO CARLOS AND MINORITY STAKE IN IGUATEMI ALPHAVILLE

São Paulo, September 10, 2024 – Iguatemi S.A. (“Iguatemi” or “Company”) [B3: IGTI11], in addition to the Notice to the Market issued on June 28, 2024, announces to its shareholders and the market that, in today’s date, it has concluded the operation referring the sale of 50% of Iguatemi São Carlos, representing the company’s entire share in the asset, and the sale of 18% of Iguatemi Alphaville.

The Transaction was approved by the Administrative Council for Economic Defense (CADE) on August 21, 2024, with definitive judgment on September 6, 2024.

The transaction value was R\$ 205 million and will be paid as follows: 1) R\$111,5 million (54,4%) on today’s date; and 2) Three installments, the first R\$21,3 million (10,4%) in March 2025, the second R\$34,6 million (16,9%) in September 2025, and the third installment R\$37,6 million (18,4%) in March 2026, adjusted for inflation (IPCA).

The company maintain the administration and 60% participation in Shopping Iguatemi Alphaville, and ceases to be co-owner of Shopping Iguatemi São Carlos, which after a transition period will be managed by the buyer. The movement demonstrates the focus of the company in generating value for the shareholder through an efficient capital allocation, prioritizing assets with greater strategic relevance and growth potential in the markets in which it operates.

Guido Barbosa de Oliveira

CFO and Investor Relations Officer

ABOUT IGUATEMI S.A.

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

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

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

IR TEAM

Guido Oliveira
CFO and IRD

Marcos Souza
IR Director

Victor Barbosa
IR Manager

Pedro Roberti
IR Sr Analyst

Ana Beatriz Lima
IR Jr Analyst

Phone: +55 (11) 3137-7037 / 7134

ri@iguatemi.com.br
www.iguatemi.com.br

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