

# NOTICE TO MARKET



## FULL SETTLEMENT AND TERMINATION OF REAL ESTATE CERTIFICATES AND TRANSFER OF INTERESTS IN SHOPPING PÁTIO HIGIENÓPOLIS AND SHOPPING PÁTIO PAULISTA

São Paulo, June 30, 2025 – IGUATEMI S.A. ("Iguatemi" or "Company"), in compliance with article 157, paragraph 4 of Law No. 6,404/76 and in compliance with the provisions of CVM Resolution No. 44, of August 23, 2021 and its subsequent amendments, hereby informs its shareholders and the market in general, as a complement to the Notices to the Market and Material Facts disclosed on October 9 and 10, 2024, December 18, 2024, March 11, 2025, and April 15, 2025, that, **on June 30, 2025, the Real Estate Receivables Certificates ("CRIs") backed by a debt instrument issued by its affiliate IGUATEMI PPPH PARTICIPAÇÕES LTDA. ("Iguatemi PPPH") were fully settled. The proceeds from such CRIs were used to acquire all of the quotas and/or shares of the entities that collectively hold, directly or indirectly, the real estate assets of Shopping Pátio Higienópolis and Shopping Pátio Paulista ("Assets"), represented by the following stakes: (i) 60% in the condominium of the main venture of Shopping Pátio Paulista; (ii) 44.16% in the expansion of Shopping Pátio Paulista; and (iii) 50.1% in the main venture and expansion of Shopping Pátio Higienópolis ("Transaction").**

The CRIs settled and terminated on this date (417<sup>th</sup> Issuance ISIN BRRBRACRIU32 IF 25C5963364 and 437<sup>th</sup> Issuance ISIN BRRBRACRIUC4 IF 25C6013673), that represents a total of approximately R\$795 million in investment, were originally subscribed by the co-owners and financial partners previously disclosed to the market, who participated in the Transaction alongside Iguatemi PPPH. These co-owners and financial partners received special purpose entities that hold their respective interests in the Assets, through a payment in kind of the CRIs they had subscribed to. The amount subscribed in the CRIs corresponds to 70% of the value related to the acquisition of the Assets by the co-owners and financial partners, who, through the acquiring entities, will be responsible for the remaining 30%, to be paid in two annual installments in 2026 and 2027 to the sellers of the Assets. One CRI issuance (438<sup>th</sup> Issuance ISIN BRRBRACRIUE0 IF 25C6041422), in the amount of approximately R\$240 million, remains outstanding and will be settled and canceled shortly, through the same mechanism of payment in kind of interests in special purpose entities mentioned above.

Upon completion of the Transaction, the settlement of the CRIs, and the transactions still underway with co-owners and financial partners, Iguatemi and Iguatemi PPPH will jointly hold approximately 29.0% of Shopping Pátio Higienópolis, and Iguatemi PPPH will hold approximately 11.5% of Shopping Pátio Paulista.

**Guido Barbosa de Oliveira**

Vice President of Finance and Investor Relations Officer

### ABOUT IGUATEMI S.A.

Iguatemi S.A. ("Iguatemi" or "Company") is one of the largest full-service companies in the shopping mall sector in Brazil. Its activities include the design, planning, development and management of regional shopping centers, outlets and mixed-use real estate complexes with commercial towers.

Iguatemi holds interests in 17 shopping malls, 2 premium outlets and 3 commercial towers, which together total 768 thousand sqm of total GLA, with its own GLA corresponding to 500 thousand sqm. The Company participates in the management of all its shopping malls, its premium outlets and its commercial towers.

Iguatemi's shares are listed on B3 [IGTI11] and are part of the Ibovespa and ISE B3 index

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Considerations regarding the business prospects, estimates of operating and financial results, and Iguatemi's growth prospects, which may be expressed in this report, are only projections and, as such, are based exclusively on the expectations of Iguatemi's management regarding the future of the business and its continued access to capital to finance the Company's business plan. Such considerations depend substantially on changes in market conditions, government rules, competitive pressures, the performance of the sector and the Brazilian economy, among other factors, and are therefore subject to change without notice.