

IGUATEMI S.A.

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MATERIAL FACT

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Iguatemi S.A. ("Iguatemi" or "Company"), in compliance with art. 157, §4 of Law No. 6,404/76 and in accordance with the provisions of CVM Resolution No. 44, of August 23, 2021, and its subsequent amendments, informs its shareholders and the market in general that it has become aware of the news published in the press regarding the acquisition of stakes in Shopping Pátio Higienópolis and Shopping Pátio Paulista ("Transaction").

As previously informed in market communications released on October 9, 2024, and today, Iguatemi is in negotiations regarding the Transaction and, in this context, signed a term sheet ("Term Sheet") with Brazil Retail Fundo de Investimento em Participações Multiestratégia ("FIP Retail") on October 7, 2024. This non-binding Term Sheet serves as a basis for discussions between the parties.

The Company has not signed any document other than the Term Sheet, which grants Iguatemi, for the agreed period, exclusivity for conducting due diligence. After this period, Iguatemi and FIP Retail may decide, by mutual agreement, to proceed with the negotiation of the definitive documents to be signed in the context of the Transaction.

Iguatemi is progressing in negotiations with other financial players who will eventually participate in the Transaction together with Iguatemi, including BB Premium Malls Fundo de Investimento Imobiliário de Responsabilidade Limitada ("Fund"). However, there are no contractual agreements with the Fund or other financial players in this regard. Iguatemi is also in discussions with shopping mall co-owners who may be interested in increasing their stakes in these assets, but there are no binding agreements signed concerning the Transaction.

Iguatemi is in the initial phase of due diligence, so the confirmation of the acquisition price of the two assets depends on the progress of these works. Therefore, it cannot confirm the values disclosed in the media regarding the price range of a potential offer.

Iguatemi also clarifies that there has been no corporate resolution regarding the issuance of debentures or other securities, although it continuously evaluates potential fundraising operations.

The Company reiterates its commitment to keeping its shareholders and the market in general informed about the Transaction.

São Paulo, October 10, 2024.

Guido Barbosa de Oliveira
CFO and Investor Relations Officer