

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

Iguatemi S.A. and Subsidiaries

Individual and consolidated
Interim Financial Information
for the Quarter Ended
March 31, 2026 and
Independent Auditor's Report on the
Review of Interim Financial Information

Deloitte Touche Tohmatsu Auditores Independentes Ltda.

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

INDEPENDENT AUDITOR'S REPORT ON THE REVIEW OF INDIVIDUAL AND CONSOLIDATED INTERIM FINANCIAL INFORMATION

To the Management and Shareholders of
Iguatemi S.A. and Subsidiaries
São Paulo - SP

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 March 31, 2026, which comprises the balance sheet as at March 31, 2026 and the related statements of profit and loss, of comprehensive income, of changes in equity and of cash flows for the three-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 Brazilian standard NBC TG 21 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 Interim Financial Information (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 Brazilian standard NBC TG 21 and international standard IAS 34, applicable to the preparation of ITR, and presented in accordance with the standards issued by the CVM.

Other matters

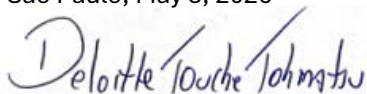
Statements of value added

The interim financial information referred to above includes the individual and consolidated statements of value added (DVA) for the three-month period ended March 31, 2026, prepared under the responsibility of the Company's Executive Board and disclosed as supplemental information for international standard IAS 34 purposes. These statements were subject to the review procedures performed together with the review of the ITR to reach a conclusion on whether they are reconciled with the interim financial information and the accounting records, as applicable, and whether their form and content are consistent with the criteria set out in Brazilian standard NBC TG 21 - 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 such standard 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, May 5, 2026


DELOITTE TOUCHE TOHMATSU
Auditores Independentes Ltda.


Ribas Gomes Simões
Engagement Partner

Contents

Company Information	
Corporate Structure	1
Individual Financial Statements	
Balance Sheet – Assets	2
Balance Sheet - Liabilities	3
Statement of Profit and Loss	4
Statement of Comprehensive Income	5
Statement of Cash Flows (Indirect Method)	6
Statement of Changes in Equity	
Statement of Changes in Equity - 01/01/2026 to 03/31/2026	7
Statement of Changes in Equity - 01/01/2025 to 03/31/2025	8
Statement of Value Added	9
Consolidated Financial Statements	
Balance Sheet – Assets	10
Balance Sheet - Liabilities	11
Statement of Profit and Loss	13
Statement of Comprehensive Income	14
Statement of Cash Flows (Indirect Method)	15
Statement of Changes in Equity	
Statement of Changes in Equity - 01/01/2026 to 03/31/2026	17
Statement of Changes in Equity - 01/01/2025 to 03/31/2025	18
Statement of Value Added	19
Comments on Performance	20
Notes to the Individual and Consolidated Interim Financial Information	27

Company Information / Corporate Structure

Number of shares (Unit)	Current Quarter 03/31/2026
Paid-in capital	
Common shares	770,992,429
Preferred shares	435,368,756
Total	1,206,361,185
Treasury shares	
Common shares	868,053
Preferred shares	1,736,106
Total	2,604,159

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

Account Code	Account description	Current quarter 03/31/2026	Previous year-end 12/31/2025
1	Total assets	6,130,821	5,956,348
1,01	Current assets	421,045	452,805
1,01,01	Cash and cash equivalents	1,102	3,816
1,01,02	Short-term investments	273,744	270,553
1,01,02,01	Short-term investments measured at fair value through profit or loss	273,744	270,553
1,01,02,01,01	Bonds for negotiation	273,744	270,553
1,01,03	Trade receivables	25,333	33,230
1,01,03,01	Clients	19,427	27,895
1,01,03,02	Other receivables	5,906	5,335
1,01,06	Recoverable taxes	10,194	9,846
1,01,06,01	Current recoverable taxes	10,194	9,846
1,01,07	Pre-paid expenses	302	0
1,01,08	Other current assets	110,370	135,360
1,01,08,03	Other	110,370	135,360
1,01,08,03,01	Dividends and interest on equity	110,286	135,273
1,01,08,03,04	Other current assets	84	87
1,02	Noncurrent assets	5,709,776	5,503,543
1,02,01	Long-term assets	100,898	106,820
1,02,01,04	Trade receivables	2,437	3,377
1,02,01,04,01	Clients	2,142	2,941
1,02,01,04,02	Other receivables	295	436
1,02,01,07	Deferred taxes	90,747	97,301
1,02,01,07,01	Deferred income tax and social contribution	90,747	97,301
1,02,01,09	Due from related parties	5,759	4,136
1,02,01,09,01	Due from affiliates	5,759	4,136
1,02,01,10	Other noncurrent assets	1,955	2,006
1,02,01,10,03	Escrow deposits and blockages	118	169
1,02,01,10,04	Other noncurrent assets	1,837	1,837
1,02,02	Investments	5,608,878	5,396,723
1,02,02,01	Shareholder interest	4,598,103	4,385,182
1,02,02,01,02	Interest in subsidiaries	4,597,771	4,384,850
1,02,02,01,04	Other investments	332	332
1,02,02,02	Property investments	1,010,775	1,011,541

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

Account Code	Account description	Current quarter 03/31/2026	Previous year-end 12/31/2025
2	Total liabilities	6,130,821	5,956,348
2,01	Current liabilities	172,273	205,270
2,01,01	Payroll and related taxes	12	778
2,01,01,02	Payroll and related taxes	12	778
2,01,02	Trade payables	1,453	1,103
2,01,02,01	Domestic suppliers	1,453	1,103
2,01,03	Taxes payable	1,784	2,187
2,01,03,01	Federal taxes payable	1,784	2,048
2,01,03,01,03	Other federal taxes payable	1,784	2,048
2,01,03,03	Municipal taxes payable	0	139
2,01,04	Borrowings and financing	73,672	55,016
2,01,04,01	Borrowings and financing	73,672	55,016
2,01,04,01,01	In local currency	73,672	55,016
2,01,05	Other payables	95,352	146,186
2,01,05,02	Other	95,352	146,186
2,01,05,02,01	Dividends and interest on capital payable	89,626	139,561
2,01,05,02,06	Deferred revenue	4,831	3,611
2,01,05,02,09	Other payables	895	3,014
2,02	Noncurrent liabilities	1,088,828	1,099,434
2,02,01	Borrowings and financing	1,061,825	1,070,289
2,02,01,01	Borrowings and financing	1,061,825	1,070,289
2,02,01,01,01	In local currency	1,061,825	1,070,289
2,02,02	Other payables	53	53
2,02,04	Provisions	14,924	14,924
2,02,04,01	Provisions for tax, social security, labor and civil risks	14,924	14,924
2,02,04,01,02	Provisions for social security and labor risks	11,876	11,876
2,02,04,01,05	Other provisions for risks	3,048	3,048
2,02,06	Unrecognized profits and revenue	12,026	14,168
2,02,06,02	Unrecognized revenue	12,026	14,168
2,02,06,02,01	Deferred revenue	12,026	14,168
2,03	Equity	4,869,720	4,651,644
2,03,01	Realized capital	1,759,393	1,759,393
2,03,02	Capital reserves	1,334,681	1,354,190
2,03,02,05	Treasury shares	-24,581	-516
2,03,02,09	Other capital reserves	1,359,262	1,354,706
2,03,04	Earnings reserves	1,538,061	1,538,061
2,03,04,01	Legal reserve	165,550	165,550
2,03,04,05	Withholding earnings reserve	1,372,511	1,372,511
2,03,05	Retained earnings/Accumulated losses	237,585	0

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

Account Code	Account description	Accumulated in the Current year-end 01/01/2026 to 03/31/2026	Accumulated in the Previous year-end 01/01/2026 to 03/31/2025
3,01	Revenue from sale of Goods and/or services	44,129	40,236
3,02	Cost of Goods and/or services sold	-4,841	-4,748
3,03	Gross income	39,288	35,488
3,04	Operating expenses/revenue	240,925	96,591
3,04,02	General and administrative expenses	-6,274	-6,641
3,04,04	Other operating revenue	1,612	969
3,04,05	Other operating expenses	-657	-147
3,04,06	Equity method income	246,244	102,410
3,05	Income before finance income and taxes	280,213	132,079
3,06	Finance income	-30,706	-29,948
3,06,01	Financial revenue	13,767	12,239
3,06,01,01	Financial revenue	13,767	12,239
3,06,02	Financial expenses	-44,473	-42,187
3,06,02,01	Financial expenses	-44,473	-42,187
3,07	Income before taxes	249,507	102,131
3,08	Income tax and social contribution	-11,922	5,303
3,08,02	Deferred	-11,922	5,303
3,09	Profit (loss) from continuing operations	237,585	107,434
3,11	Profit (loss) for the period	237,585	107,434
3,99	Earnings per share (Reais / share)		
3,99,01	Basic earnings per share		
3,99,01,01	Common shares	0.2	0,.9
3,99,02	Diluted earnings per share		
3,99,02,01	Common shares	0.2	0.09

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

Account Code	Account Description	Current Quarter	Accumulated - Current	Accumulated – Prior
		07/01/2025 to 03/31/2026	Year 01/01/2026 to 03/31/2026	Year 01/01/2025 to 03/31/2025
4,01	Profit for the period	237,585	437,392	107,434
4,03	Comprehensive income for the period	237,585	437,392	107,434

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

Account Code	Account description	Accumulated in the Current year-end 01/01/2026 to 03/31/2026	Accumulated in the Previous year-end 01/01/2026 to 03/31/2025
6,01	Net cash from operating activities	15,502	700,622
6,01,01	Cash provided by operating activities	39,318	28,460
6,01,01,01	Income for the period	237,585	107,434
6,01,01,04	Share of profit (loss) of subsidiaries	-246,244	-102,410
6,01,01,05	Inflation adjustments, net	32,244	23,918
6,01,01,09	Depreciation and amortization	3,666	2,853
6,01,01,10	Deferred income tax and social contribution	11,922	-5,303
6,01,01,11	Amortization of borrowing costs	800	800
6,01,01,13	Allowance for doubtful debts	90	80
6,01,01,14	Straight-lining recognition of discounts	-745	195
6,01,01,15	Gains or losses in the sale of investment properties	0	893
6,01,02	Variations in assets and liabilities	-2,462	690,879
6,01,02,02	Trade payables	350	719
6,01,02,03	Payroll and related taxes	-766	-3,994
6,01,02,04	Other assets	54	3,297
6,01,02,07	Taxes recoverable and tax credits	-348	-263
6,01,02,08	Pre-paid expenses	-302	-256
6,01,02,09	Taxes and contributions payable	-5,771	484
6,01,02,10	Due from related parties	-1,623	-3,183
6,01,02,11	Rentals receivable	8,570	7,420
6,01,02,12	Due to related parties	-507	688,762
6,01,02,13	Trade payables	-2,119	-2,107
6,01,03	Other	-21,354	-18,717
6,01,03,04	Interest payment	-21,354	-18,717
6,02	Net cash from investing activities	66,389	-638,720
6,02,03	Short-term investments - Bonds held for trading	4,575	-687,811
6,02,06	Dividends from subsidiaries	28,396	54,500
6,02,07	Acquisition of noncurrent assets	-2,900	-18,037
6,02,09	Advances for future capital increases	36,318	12,628
6,03	Net cash from financing activities	-84,605	-64,967
6,03,01	Amortization of borrowings, financing and debentures	-9,264	-3,088
6,03,02	Dividends paid	-49,935	-49,934
6,03,06	Treasury shares	-25,406	-11,945
6,05	Increase (Decrease) de Cash and cash equivalents	-2,714	-3,065
6,05,01	Cash and cash equivalents - Opening balance	3,816	4,132
6,05,02	Cash and cash equivalents - Closing balance	1,102	1,067

Individual Financial Statements / Statement of Changes in Equity - 01/01/2026 to 03/31/2026**(In thousands of Brazilian reais – R\$)**

Account Code	Account description	Paid-in capital	Capital reserves, granted options and treasury shares	Earnings reserves	Retained earnings/ Accumulated losses	Other comprehensive Income	Equity
5,01	Opening balance	1,759,393	1,354,190	1,538,061	0	0	4,651,644
5,02	Adjustments from prior years	0	0	0	0	0	0
5,03	Adjusted opening balance	1,759,393	1,354,190	1,538,061	0	0	4,651,644
5,04	Capital transactions with partners	0	-25,406	0	0	0	-25,406
5,04,04	Acquired treasury shares	0	-25,406	0	0	0	-25,406
5,05	Total comprehensive income	0	0	0	237,585	0	237,585
5,05,01	Net profit for the period	0	0	0	237,585	0	237,585
5,06	Internal changes in equity	0	5,897	0	0	0	5,897
5,06,04	Stock option plan for subsidiaries	0	5,897	0	0	0	5,897
5,07	Closing balance	1,759,393	1,334,681	1,538,061	237,585	0	4,869,720

Individual Financial Statements / Statement of Changes in Equity - 01/01/2025 to 03/31/2025**(In thousands of Brazilian reais – R\$)**

Account Code	Account description	Paid-in capital	Capital granted reserves, options and treasury shares	Earnings reserves	Retained earnings/ Accumulated losses	Other comprehensive Income	Equity
5,01	Opening balance	1,759,393	1,351,419	1,198,992	0	0	4,309,804
5,02	Adjustments from prior years	0	0	0	0	0	0
5,03	Adjusted opening balance	1,759,393	1,351,419	1,198,992	0	0	4,309,804
5,04	Capital transactions with partners	0	-11,945	0	0	0	-11,945
5,04,04	Treasury shares acquired	0	-11,945	0	0	0	-11,945
5,05	Total comprehensive income	0	0	0	107,434	0	107,434
5,05,01	Net profit for the period	0	0	0	107,434	0	107,434
5,06	Internal changes in equity	0	3,949	0	0	0	3,949
5,06,04	Stock option plan for subsidiaries	0	3,949	0	0	0	3,949
5,07	Closing balance	1,759,393	1,343,423	1,198,992	107,434	0	4,409,242

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

Account Code	Account description	Accumulated in the Current year-end 01/01/2026 to 03/31/2026	Accumulated in the Previous year-end 01/01/2026 to 03/31/2025
7,01	Revenue	49,340	44,461
7,01,01	Sales of goods, products and services	48,045	43,978
7,01,02	Other revenue	1,385	563
7,01,04	Recognition/reversal of allowance for doubtful debts	-90	-80
7,02	Inputs acquired from third parties	-8,240	-9,109
7,02,01	Costs of sales and services	-1,387	-2,253
7,02,02	Materials, electric power, outside services and other	-6,853	-6,856
7,03	Gross value added	41,100	35,352
7,04	Withholdings	-3,666	-3,605
7,04,01	Depreciation, amortization and depletion	-3,666	-3,605
7,05	Wealth created by the Company	37,434	31,747
7,06	Wealth received in transfer	260,011	114,649
7,06,01	Share of profit (loss) of subsidiaries	246,244	102,410
7,06,02	Finance income	13,767	12,239
7,07	Total wealth for distribution	297,445	146,396
7,08	Wealth distributed	297,445	146,396
7,08,01	Personnel	-202	-1,392
7,08,01,01	Salaries and wages	2,167	2,548
7,08,01,02	Benefits	-2,432	-3,997
7,08,01,03	Severance Pay Fund (FGTS)	63	57
7,08,02	Taxes, fees and contributions	16,350	-1,350
7,08,02,01	Federal	16,145	-1,518
7,08,02,03	Municipal	205	168
7,08,03	Interest from third-party capital	43,712	41,704
7,08,03,01	Interest	44,473	42,187
7,08,03,03	Other	-761	-483
7,08,04	Interest on own capital	237,585	107,434
7,08,04,03	Retained earnings (accumulated losses) for the period	237,585	107,434

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

Account Code	Account description	Current quarter 03/31/2026	Previous year-end 12/31/2025
1	Total assets	9,677,176	9,497,101
1,01	Current assets	2,561,984	2,332,708
1,01,01	Cash and cash equivalents	9,795	36,013
1,01,02	Short-term investments	2,023,472	1,717,841
1,01,02,01	Short-term investments measured at fair value through profit or loss	2,023,472	1,717,841
1,01,02,01,01	Trading securities	2,023,472	1,717,841
1,01,03	Trade receivables	435,503	487,717
1,01,03,01	Clients	187,713	252,659
1,01,03,02	Other receivables	247,790	235,058
1,01,04	Inventories	40,782	41,576
1,01,06	Recoverable taxes	20,903	32,365
1,01,06,01	Recoverable current taxes	20,903	32,365
1,01,07	Prepaid expenses	22,053	7,935
1,01,08	Other current assets	9,476	9,261
1,01,08,03	Other	9,476	9,261
1,01,08,03,01	Other assets	8,346	8,409
1,01,08,03,03	Loans receivable	1,130	852
1,02	Noncurrent assets	7,115,192	7,164,393
1,02,01	Long-term assets	581,845	519,279
1,02,01,04	Trade receivables	413,622	367,479
1,02,01,04,01	Clients	15,423	18,666
1,02,01,04,02	Other receivables	398,199	348,813
1,02,01,07	Deferred taxes	36,906	22,220
1,02,01,07,01	Deferred income tax and social contribution	36,906	22,220
1,02,01,09	Due from related parties	12,693	11,379
1,02,01,09,04	Due from other related parties	12,693	11,379
1,02,01,10	Other noncurrent assets	118,624	118,201
1,02,01,10,03	Escrow deposits and court-blocked bank accounts	115,081	116,046
1,02,01,10,06	Other assets	1,848	1,848
1,02,01,10,11	Loans receivable	1,695	307
1,02,02	Investments	6,374,799	6,485,833
1,02,02,01	Equity interests	269,432	270,108
1,02,02,01,01	Equity interests in associates	247,883	248,559
1,02,02,01,05	Other investments	21,549	21,549
1,02,02,02	Investment properties	6,105,367	6,215,725
1,02,02,02,02	Investment properties	6,105,367	6,215,725
1,02,03	Property and equipment	59,111	57,915
1,02,03,01	Property and equipment in use	59,111	57,915
1,02,04	Intangible assets	99,437	101,366
1,02,04,01	Intangible assets	99,437	101,366
1,02,04,01,02	Data processing system	11,268	13,197
1,02,04,01,03	Goodwill on acquisition of investments	88,169	88,169

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

Account Code	Account description	Current quarter 03/31/2026	Previous year-end 12/31/2025
2	Total liabilities	9,677,176	9,497,101
2,01	Current liabilities	907,354	935,402
2,01,01	Payroll and related taxes	28,703	47,978
2,01,01,02	Payroll and related taxes	28,703	47,978
2,01,02	Trade payables	54,520	28,233
2,01,02,01	Domestic suppliers	54,520	28,233
2,01,03	Taxes payable	55,454	41,404
2,01,03,01	Federal taxes payable	17,780	14,208
2,01,03,01,03	Other federal taxes payable	17,780	14,208
2,01,03,02	State taxes payable	3,441	6,459
2,01,03,03	Municipal taxes payable	34,233	20,737
2,01,04	Borrowings and financing	385,588	386,040
2,01,04,01	Borrowings and financing	175,972	157,519
2,01,04,01,01	In local currency	175,972	157,519
2,01,04,02	Debentures	209,616	228,521
2,01,04,02,01	Charges on debentures	-1,437	-1,437
2,01,04,02,02	Debentures	211,053	229,958
2,01,05	Other payables	383,089	431,747
2,01,05,01	Due to related parties	2,013	2,854
2,01,05,01,04	Due to other related parties	2,013	2,854
2,01,05,02	Other	381,076	428,893
2,01,05,02,01	Dividends and interest on capital payable	89,626	139,561
2,01,05,02,04	Deferred revenue	27,587	23,446
2,01,05,02,09	Other payables	263,863	265,886
2,02	Noncurrent liabilities	3,899,886	3,909,835
2,02,01	Borrowings and financing	3,556,138	3,578,010
2,02,01,01	Borrowings and financing	2,822,746	2,844,977
2,02,01,01,01	In local currency	2,822,746	2,844,977
2,02,01,02	Debentures	733,392	733,033
2,02,02	Other payables	246,243	222,193
2,02,02,02	Other	246,243	222,193
2,02,02,02,13	Other payables	246,243	222,193
2,02,03	Deferred taxes	11,289	13,083
2,02,03,01	Deferred income tax and social contribution	11,289	13,083
2,02,03,01,02	Other taxes on deferred revenue	11,289	13,083
2,02,04	Provisions	33,152	34,188
2,02,04,01	Provisions for tax, social security, labor and civil risks	12,487	12,487
2,02,04,01,02	Provisions for social security and labor risks	12,487	12,487
2,02,04,02	Other provisions	20,665	21,701
2,02,06	Unrecognized profits and revenue	53,064	62,361
2,02,06,02	Unrecognized revenue	53,064	62,361
2,03	Consolidated equity	4,869,936	4,651,864
2,03,01	Realized capital	1,759,393	1,759,393
2,03,02	Capital reserves	1,334,681	1,354,190
2,03,02,05	Treasury shares	-24,581	-516

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

Account Code	Account description	Current quarter 03/31/2026	Previous year-end 12/31/2025
2,03,02,09	Other capital reserves	1,359,262	1,354,706
2,03,04	Earnings reserves	1,538,061	1,538,061
2,03,04,01	Legal reserve	165,550	165,550
2,03,04,05	Withholding earnings reserve	1,372,511	1,372,511
2,03,05	Retained earnings/Accumulated losses	237,585	0
2,03,09	Noncontrolling interests	216	220

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

Account Code	Account description	Accumulated in the Current year-end 01/01/2026 to 03/31/2026	Accumulated in the Previous year-end 01/01/2026 to 03/31/2025
3,01	Revenue from sale de Goods and/or services	357,421	312,118
3,02	Cost of goods and/or services sold	-96,824	-74,443
3,03	Gross income	260,597	237,675
3,04	Operating expenses/revenue	101,656	-33,060
3,04,02	General and administrative expenses	-46,914	-4,266
3,04,04	Other operating revenue	346,931	15,620
3,04,05	Other operating expenses	-197,146	-939
3,04,06	Equity method income	-1,215	-475
3,05	Income before finance income and taxes	362,253	204,615
3,06	Finance income	-95,973	-75,447
3,06,01	Financial revenue	71,972	62,643
3,06,01,01	Financial revenue	71,972	62,643
3,06,02	Financial expenses	-167,945	-138,090
3,06,02,01	Financial expenses	-167,945	-138,090
3,07	Income before taxes	266,280	129,168
3,08	Income tax and social contribution	-28,672	-21,707
3,08,01	Current	-37,988	-25,592
3,08,02	Deferred	9,316	3,885
3,09	Profit (loss) from continuing operations	237,608	107,461
3,11	Consolidated profit (loss) for the period	237,608	107,461
3,11,01	Attributable to owners of the Company	237,585	107,434
3,11,02	Attributable to noncontrolling interests	23	27
3,99	Earnings per share (Reais / share)		
3,99,01	Basic earnings per share		
3,99,01,01	Common shares	0.2	0.09
3,99,02	Diluted earnings per share		
3,99,02,01	Common shares	0.2	0.09

Consolidated Financial Statements / Statement of Comprehensive Income**(In thousands of Brazilian reais – R\$)**

Account Code	Account description	Accumulated in the Current year-end 01/01/2026 to 03/31/2026	Accumulated in the Previous year-end 01/01/2026 to 03/31/2025
4,01	Consolidated profit for the period	237,608	107,461
4,03	Consolidated comprehensive income for the period	237,608	107,461
4,03,01	Attributable to owners of the Company	237,585	107,434
4,03,02	Attributable to noncontrolling interests	23	27

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

Account Code	Account description	Accumulated in the Current year-end 01/01/2026 to 03/31/2026	Accumulated in the Previous year-end 01/01/2026 to 03/31/2025
6,01	Net cash from operating activities	166,791	-139,634
6,01,01	Cash provided by operating activities	189,972	213,079
6,01,01,01	Profit for the period	237,608	107,461
6,01,01,02	Gain (loss) on the sale of investment properties	-188,762	141
6,01,01,03	Depreciation and amortization	35,242	24,620
6,01,01,04	Provision for doubtful debits	6,472	2,204
6,01,01,07	Share of profit (loss) of subsidiaries	1,215	475
6,01,01,11	Straight-lining recognition of discounts	3,236	13,576
6,01,01,13	Inflation adjustments, net	78,474	56,023
6,01,01,14	Deferred income tax and social contribution	-9,316	-3,885
6,01,01,15	Provision for share-based program	4,556	3,949
6,01,01,16	Provision for Bonus Program	3,434	7,190
6,01,01,17	Amortization of borrowing costs	2,461	2,754
6,01,01,18	Provision for inventory depletion	0	-1,445
6,01,01,20	Provision for tax, labor and civil risks	15,352	16
6,01,02	Variations in assets and liabilities	144,491	-248,719
6,01,02,01	Rentals receivable	102,794	40,905
6,01,02,02	Inventories	794	-2,990
6,01,02,03	Taxes and contributions payable	47,256	36,683
6,01,02,04	Trade payables	26,287	15,952
6,01,02,05	Payroll and related taxes	-22,709	-31,343
6,01,02,06	Other assets and liabilities	1,028	-2,499
6,01,02,08	Pre-paid expenses	-14,118	-12,595
6,01,02,10	Loans receivable	-1,666	-218
6,01,02,11	Due from related parties	-1,314	-7,137
6,01,02,13	Due to related parties	500	-841
6,01,02,14	Trade payables	5,639	-284,636
6,01,03	Other	-167,672	-103,994
6,01,03,01	Interest payment	-138,764	-83,921
6,01,03,02	Payment of income tax and social contribution	-28,908	-20,073
6,02	Net cash from investing activities	-92,634	-489,942
6,02,01	Acquisition of property and equipment and intangible assets	-106,933	-42,554
6,02,02	Dividends received from subsidiaries	477	367
6,02,03	Short-term investments - Bonds held for trading	-53,421	-447,729
6,02,06	Other	-27	-26
6,02,07	Sale of permanent assets	68,700	0
6,02,08	Capital increase in subsidiaries	-1,430	0
6,03	Net cash from financing activities	-100,375	595,129
6,03,01	Repayment of borrowings, financing and debentures	-25,034	-42,992
6,03,06	Treasury shares	-25,406	-11,945
6,03,08	Dividends paid	-49,935	-49,934
6,03,09	Borrowings	0	700,000
6,05	Increase (Decrease) in cash and cash equivalents	-26,218	-34,447
6,05,01	Cash and cash equivalents - Opening balance	36,013	49,040

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

Account Code	Account Description	Accumulated - Current Year 01/01/2026 to 03/31/2026	Accumulated – Prior Year 01/01/2026 to 03/31/2025
6,05,02	Cash and cash equivalents - Closing balance	9,795	14,593

Consolidated Financial Statements / Statement of Changes in Equity – 01/01/2026 to 03/31/2026 (In thousands of Brazilian reais – R\$)

Account Code	Account description	Paid-in capital	Capital reserves, granted options and treasury shares	Earnings reserves	Retained earnings/ Accumulated losses	Other comprehensive Income	Equity	Non-controlling interest	Consolidated Equity
5,01	Opening balance	1,759,393	1,354,190	1,538,061	0	0	4,651,644	220	4,651,864
5,02	Adjustments from prior years	0	0	0	0	0	0	0	0
5,03	Adjusted opening balance	1,759,393	1,354,190	1,538,061	0	0	4,651,644	220	4,651,864
5,04	Capital transaction with partners	0	-25,406	0	0	0	-25,406	-27	-25,433
5,04,04	Treasury shares acquired	0	-25,406	0	0	0	-25,406	0	-25,406
5,04,09	Other	0	0	0	0	0	0	-27	-27
5,05	Total comprehensive income	0	0	0	237,585	0	237,585	23	237,608
5,05,01	Net profit for the period	0	0	0	237,585	0	237,585	23	237,608
5,06	Internal changes in equity	0	5,897	0	0	0	5,897	0	5,897
5,06,04	Stock option plan for subsidiaries	0	5,897	0	0	0	5,897	0	5,897
5,07	Closing balance	1,759,393	1,334,681	1,538,061	237,585	0	4,869,720	216	4,869,936

Consolidated Financial Statements / Statement of Changes in Equity – 01/01/2025 to 03/31/2025**(In thousands of Brazilian reais – R\$)**

Account Code	Account description	Paid-in capital	Capital reserves, granted options and treasury shares	Earnings reserves	Retained earnings/ Accumulated losses	Other comprehensive Income	Equity	Non-controlling interest	Consolidated Equity
5,01	Opening balance	1,759,393	1,351,419	1,198,992	0	0	4,309,804	216	4,310,020
5,02	Adjustments from prior years	0	0	0	0	0	0	0	0
5,03	Adjusted opening balance	1,759,393	1,351,419	1,198,992	0	0	4,309,804	216	4,310,020
5,04	Capital transaction with partners	0	-11,945	0	0	0	-11,945	-26	-11,971
5,04,04	Treasury shares acquired	0	-11,945	0	0	0	-11,945	0	-11,945
5,04,08	Other	0	0	0	0	0	0	-26	-26
5,05	Total comprehensive income	0	0	0	107,434	0	107,434	27	107,461
5,05,01	Net profit for the period	0	0	0	107,434	0	107,434	27	107,461
5,06	Internal changes in equity	0	3,949	0	0	0	3,949	0	3,949
5,06,04	Stock option plan for subsidiaries	0	3,949	0	0	0	3,949	0	3,949
5,07	Closing balance	1,759,393	1,343,423	1,198,992	107,434	0	4,409,242	217	4,409,459

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

Account Code	Account description	Accumulated in the Current year-end 01/01/2026 to 03/31/2026	Accumulated in the Previous year-end 01/01/2026 to 03/31/2025
7,01	Revenue	736,859	357,165
7,01,01	Sales of goods, products and services	410,935	367,841
7,01,02	Other revenue	332,396	-8,472
7,01,02,02	Other operating income (expenses), net	332,396	-8,472
7,01,04	Recognition/reversal of allowance for doubtful debts	-6,472	-2,204
7,02	Inputs acquired from third parties	-242,850	-58,233
7,02,01	Costs of sales and services	-45,891	-38,212
7,02,02	Materials, electric power, outside services and other	-196,959	-20,021
7,03	Gross value added	494,009	298,932
7,04	Withholdings	-35,242	-24,620
7,04,01	Depreciation, amortization and depletion	-35,242	-24,620
7,05	Wealth created by the Company	458,767	274,312
7,06	Wealth received in transfer	70,757	62,168
7,06,01	Share of profit (loss) of subsidiaries	-1,215	-475
7,06,02	Financial revenue	71,972	62,643
7,07	Total wealth for distribution	529,524	336,480
7,08	Wealth distributed	529,524	336,480
7,08,01	Personnel	43,223	36,891
7,08,01,01	Salaries and wages	26,227	25,340
7,08,01,02	Benefits	14,340	7,914
7,08,01,03	Severance Pay Fund (FGTS)	2,656	3,637
7,08,02	Taxes, fees and contributions	84,283	56,912
7,08,02,01	Federal	69,195	46,115
7,08,02,02	State	9,962	5,949
7,08,02,03	Municipal	5,126	4,848
7,08,03	Interest on third-party capital	164,410	135,216
7,08,03,01	Interest	167,945	141,768
7,08,03,02	Rents	651	514
7,08,03,03	Other	-4,186	-7,066
7,08,04	Interest on equity	237,608	107,461
7,08,04,03	Retained earnings (accumulated losses) for the period	237,585	107,434
7,08,04,04	Noncontrolling interests in retained earnings	23	27

Comments on Performance

OPERATIONAL PERFORMANCE

EXCELLENT PERFORMANCE OF OPERATING INDICATORS DURING THE PERIOD,

Operating Indicators	1Q26	1Q25	Var, %
Total Average GLA (sqm)	789,836	751,052	5.2%
Owned GLA (sqm)	449,675	479,246	-6.2%
Average Owned GLA (sqm)	449,675	479,246	-6.2%
Total Average GLA, malls (sqm)	736,325	697,542	5.6%
Average Owned GLA, malls (sqm)	423,105	48,596	-3.5%
Total number of malls ⁽¹⁾	17	16	6.3%
Total sales (R\$ '000)	5,680,368	5,037,474	12.8%
Same-Store Sales (SSS)	5,2%	6,3%	-1.1 p.p
Same-area sales (SAS)	7,8%	7,6%	0.2 p.p
Same-store rents (SSR)	6,0%	5,9%	0.2 p.p
Same-area rents (SAR)	6,7%	4,1%	2.5 p.p
Occupancy cost (% of sales)	11,9%	11,8	0.1 p.p
Occupancy rate	97,3%	96,6%	0.7 p.p
Net default rate	0,7%	1,4%	-0.7 p.p
Sales/sqm – malls ⁽²⁾	8,245	7,684	7.3%
Rent/sqm - malls ⁽²⁾	667	613	8.8%
Rent/sqm ⁽³⁾	593	544	9.1%

1. Considers Iguatemi Esplanada and Esplanada Shopping as one asset,
2. Considers sales and revenue from rental of shopping malls and the total GLA of shopping malls (excluding towers, outlets and Power Center Iguatemi Campinas),
3. Considers the total GLA of shopping malls, outlets and towers,

Comments on Performance

MINIMUM RENT + OVERAGE + TEMPORARY RENT (R\$ '000)

Portfólio	1T26	1T25	Var. %
Iguatemi São Paulo	94,092	85,032	10.7%
JK Iguatemi	45,597	40,198	13.4%
Pátio Higienópolis	37,489	35,548	5.5%
Pátio Paulista	37,369	-	-
Market Place	5,600	5,856	-4.4%
Market Place Torre (I & II)	6,676	6,175	8.1%
Iguatemi Alphaville	11,675	11,201	4.2%
Iguatemi Campinas	40,126	37,695	6.4%
Galleria	8,278	8,391	-1.3%
Torre Sky Galleria	3,431	3,223	6.5%
Iguatemi Esplanada	24,609	24,734	-0.5%
Iguatemi Ribeirão Preto	10,752	10,573	1.7%
Iguatemi Rio Preto	12,463	11,894	4.8%
Iguatemi Porto Alegre	45,415	43,523	4.3%
Torre Iguatemi Porto Alegre	3,202	2,897	10.5%
Praia de Belas	15,360	16,297	-5.8%
Iguatemi Brasília	17,115	16,185	5.7%
Rio Sul	40,052	39,102	2.4%
I Fashion Outlet Novo Hamburgo	5,177	4,783	8.2%
I Fashion Outlet Santa Catarina	2,820	3,955	-28.7%
Power Center Iguatemi Campinas	1,235	1,188	4.0%
Total	468,535	408,450	14.7%
Rent/sqm	593	544	9.1%

PARKING

Portfólio	1T26	1T25	Var. %
Iguatemi São Paulo	14,032	11,945	17.5%
JK Iguatemi	10,016	8,832	13.4%
Pátio Higienópolis	7,856	7,879	-0.3%
Pátio Paulista	6,061	-	-
Market Place	5,331	4,593	16.1%
Iguatemi Alphaville	5,869	5,331	10.1%
Iguatemi Campinas	12,142	11,046	9.9%
Galleria	4,935	4,273	15.5%
Iguatemi Esplanada (2)	10,471	9,630	8.7%
Iguatemi Ribeirão Preto	3,362	3,262	3.1%
Iguatemi Rio Preto	3,457	3,242	6.6%
Iguatemi Porto Alegre	10,543	9,319	13.1%
Praia de Belas	4,423	4,407	0.4%
Iguatemi Brasília	4,482	4,239	5.7%
Rio Sul	5,322	4,738	12.3%
I Fashion Outlet Novo Hamburgo	1,617	1,371	17.9%
Power Center Iguatemi Campinas	463	616	-24.8
Total	110,383	94,721	16.5%

- (i) Considers total ABL of **shopping** malls, outlets and towers,
(ii) Considers Iguatemi Esplanada and Esplanada Shopping as a single venture,

Comments on Performance

CONSOLIDATED ECONOMIC AND FINANCIAL PERFORMANCE

Consolidated Statement of Profit and Loss - Accounting (R\$ '000)	1Q26	1Q25	Var, %
Gross revenue	410,935	367,841	11.7%
Taxes and discounts	-53,514	-55,723	-4.0%
Net revenue	357,421	312,118	14.5%
Costs and expenses	-108,496	-97,089	11.7%
Other operating income (expenses)	149,785	14,681	920.3%
Share of profit (loss) of subsidiaries	-1,215	-475	155.8%
EBITDA	397,495	229,235	73.4%
<i>EBITDA Margin</i>	<i>111,21%</i>	<i>73,44%</i>	37.8 p.p.
Depreciation and amortization	-35,242	-24,620	43.1%
EBIT	362,253	204,615	77.0%
<i>EBIT margin</i>	<i>101,35%</i>	<i>65,56%</i>	35.8 p.p.
Finance income	71,972	62,643	14.9%
Finance costs	-167,945	-138,090	21.6%
Income tax and social contribution	-28,672	-21,707	32.1%
Profit for the period	237,608	107,461	121.1%
<i>Net Margin</i>	<i>66,48%</i>	<i>34,43%</i>	32.0 p.p.
<i>Attributable to owners of the Company</i>	237,585	107,434	121.1%
<i>Attributable to noncontrolling interests</i>	23	27	-14.8%
FFO	272,850	132,081	106.58%
<i>FFO Margin</i>	<i>76,34%</i>	<i>42,32%</i>	34.0 p.p.

GROSS REVENUE

Iguatemi's Gross Revenue for the period reached R\$411 million, up by 11,72% in relation to the same period of 2025,

Gross Revenue - Accounting (R\$ '000)	1Q26	1Q25	Var, %
Rentals	262,634	246,957	6.3%
Management Fees	23,514	19,739	19.1%
Parking	62,688	59,439	5.5%
Retail transactions	56,646	35,427	59.9%
Other	5,453	6,279	-13.2%
Total	410,935	367,841	11.72%

Rental Revenue, comprising Minimum Rent, Overage and Temporary Rent, grew by 6,3% over 2025,

Comments on Performance

Rental Revenue - Accounting (R\$ '000)	1Q26	1Q25	Var, %
Minimum Rent	207,392	196,499	5,5%
Overage	19,705	15,594	26,4%
Temporary Rents	35,537	34,864	1,9%
Total	262,634	246,957	6,3%

This increase in Rental Revenue, compared to 2025, is mainly explained by:

- Minimum Rent: 5,5% due to the increase in the occupancy rate, in rentals upon contract renewals and the merger of Pátio Paulista into the portfolio,
- Overage: 26,4% increase arising from the sales growth as well as the increase in shop owners on the portfolio breakeven level,
- Temporary Rents: 1,9% increase stemming from the valuation of media outlets in ventures, revenue from kiosks and lease of event spaces,

Management Fees increased by 19,1% in relation to the same period of 2022, positively impacted by the growth in operating income of shopping malls, as well as the beginning of Pátio Paulista's management and the collection of the management fee at Market Place and Galleria malls, starting on 2025, due to the entry of new shareholders,

Parking Revenue reached R\$63 million, up by 5,5% when compared to 2025, reflecting the increase in vehicle flow coupled with the tariff review,

DEDUCTIONS, TAXES AND CONTRIBUTIONS

Deductions, Taxes and Contributions totaled R\$54 million (negative),

NET REVENUE

Net Revenue for the period reached R\$357 million, up by 14,5% in relation to the same period of 2025,

COSTS AND EXPENSES

Costs and Expenses - Accounting (R\$ '000)	1Q26	1Q25	Var, %
Rental and Service Costs	-70,941	-60,834	16.6%
Personnel	-8,863	-8,054	10.0%
Outside services	-3,488	-3,686	-5.4%
Promotion fund	-848	-796	6.5%
Parking	-9,743	-11,355	-14.2%
Retail transactions	-37,222	-26,517	40.4%
Other	-10,777	-10,426	3.4%
Expenses	-37,555	-36,255	3.6%
Personnel	-21,761	-22,249	-2.2%

Comments on Performance

Share-based compensation	-4,556	-3,949	15.4%
Outside services	-5,758	-5,116	12.5%
Other	-5,480	-4,941	10.9%
Subtotal	-108,496	-97,089	11.7%
Depreciation and amortization	-35,242	-24,620	43.1%
Total	-143,738	-121,709	18.1%

Line item “Rental and Service Costs” totaled R\$71 million in the period (less depreciation and amortization), i.e., an increase of 16,6% when compared to the same period of 2025, due to the increase in retail costs, promotion fund and personnel, Expenses were 3,6% higher than 2025’s figures, primarily due to the increase in share-based payment and outside services,

OTHER OPERATING INCOME (EXPENSES)

Other operating income (expenses) - Accounting (R\$ ‘000)	1Q26	1Q25	Var, %
Sale of interest	143,354	-	100%
Other	6,431	14,681	-56%
Other operating income (expenses)	149,785	14,681	920%

Line item “other revenue and expenses” amounted to R\$150 million for the period, presenting a 920% increase in comparison to the same period of 2025, due to income from sale of interest,

FINANCE INCOME (COSTS)

Finance Income (Costs), Net - Accounting (R\$ ‘000)	1Q26	1Q25	Var, %
Finance income	71,972	62,643	14.9%
Finance costs	-167,945	-138,090	21.6%
Finance income (costs)	-95,973	-75,447	27.2%

Iguatemi’s finance income (costs) for the period totaled R\$96 million (negative), up by 27,2% when compared to the same period of 2025, mainly impacted by the adjustments to receivables, present value adjustment (AVP) related to land and M&A operations,

INCOME TAX AND SOCIAL CONTRIBUTION (CURRENT AND DEFERRED)

In 2026, Income Tax and Social Contribution totaled R\$29 million,

Comments on Performance

CONSOLIDATED EBITDA

Reconciliation of EBIT and EBITDA – Accounting (R\$000)	1Q26	1Q25	Var, %
Profit for the period	237,608	107,461	121.1%
(+) Income tax and social contribution	28,672	21,707	32.1%
(+) Finance costs	167,945	138,090	21.6%
(-) Finance income	-71,972	-62,643	14.9%
EBIT	362,253	204,615	77.0%
(+) Depreciation and amortization	35,242	24,620	43.1%
EBITDA	397,495	229,235	73.4%
Net revenue	357,421	312,118	14.5%
EBITDA Margin	111,21%	73,44%	37.8 p.p.

INDEBTEDNESS

	03/31/2026	03/31/2025	Var, %
Total Debt⁽¹⁾	3,941,726	4,125,031	-4.4%
Cash and cash equivalents	2,033,267	2,284,613	-11.0%
Net Debt	1,908,459	1,840,418	3.7%
EBITDA (LTM)	1,437,961	968,031	48.5%
Net Debt/EBITDA	1,33	1,90	-30.19%

The Company ended the period with a Total Debt of R\$4 billion, Cash and cash equivalents amounted to R\$2 billion, a 11% decrease, reaching a Net Debt of R\$2,9 billion and a Net Debt/EBITDA multiple of 1,33, a 30,19% decrease in relation to the same period of 2025,

CAPITAL MARKETS

Corporate Structure (Iguatemi S,A,)	IGTI3 (ONs)		IGTI4 (PNs)		IGTI11 (Units)		Equivalent Unit	
	# common shares	# preferred shares	# common shares	# preferred shares	# common shares	# preferred shares	(theoretical)	% total
Controlling shareholder	530,132,630	-	4,209,970	-	8,419,940	-	79,943,203	26.94%
Float	24,301,447	2,252,052	211,480,329	422,960,658	211,480,329	422,960,658	215,917,129	72.77%
Treasury shares	-	-	868,053	-	1,736,106	-	868,053	0.29%
Total	544,434,077	2,252,052	216,558,352	422,960,658	33,116,704	422,960,658	296,728,385	100.00%

Iguatemi's Units ended the 1Q26 at R\$27,78, Currently, 14 sell-side analysts have active coverage on Iguatemi shares,

Comments on Performance

IGTI11

Closing price (03/31/2026)	R\$ 27,78
Highest price in 1Q26	R\$ 29,68
Lowest price in 1Q26	R\$ 25,02
Appreciation in 1Q26	8.64%
Number of equivalent units	296,728,385
Market Cap (03/31/2026)	R\$ 8,243,114,543
Average daily liquidity in 1Q26	R\$ 65,757,192

Source: Bloomberg, Reporting date: 03/31/2026

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 pro-forma 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 Individual and Consolidated Interim Financial Information

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

Notes to the Individual and Consolidated Interim Financial Information

(Amounts in thousands of Brazilian reais - R\$, unless otherwise stated)

1 General information

a) Business purpose

Iguatemi S,A, (“Company”, “Iguatemi” and, together with Iguatemi Empresa de Shopping Centers S,A, 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 provision of management services for regional shopping centers and mixed-purpose real estate complexes, purchase and sale of properties, exploration of parking lots and intermediation of promotional lease spaces, preparation of studies, projects and planning in advertisement and marketing, besides 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 – 9º andar, Jardim Paulistano, in the city of São Paulo, State of São Paulo, Brazil,

The Company is a subsidiary of GJ Investimentos e Participações S,A, (“GJIP”), which, as at March 31, 2026, holds 41.26% of the Company’s total outstanding shares,

Iguatemi and its subsidiaries hold interest in certain properties, mostly in shopping centers located in the South, Southeast and Midwest regions of Brazil, The ventures (“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,

The Iguatemi 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), and Christmas (December), In addition, a large majority of Iguatemi’s leaseholders pay rents twice in December under their lease agreements,

b) Information on investments in Iguatemi Empresa de Shopping Centers S,A,

Iguatemi and its subsidiaries hold interest in certain property ventures, such as shopping malls and office towers, as follows:

Notes to the Individual and Consolidated Interim Financial Information

	Equity interest - %			
	03,31,2026		12,31,2025	
	Direct	Indirect	Total	Total
Shopping Center Iguatemi São Paulo ("SCISP")	-	59,66	59,66	59,66
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")	-	60,00	60,00	60,00
Market Place Shopping Center ("MPSC")	-	51,00	51,00	51,00
Praia de Belas Shopping Center ("PBSC")	-	57,55	57,55	57,55
Shopping Center Galleria ("SCGA")	-	51,00	51,00	51,00
Torre Comercial Sky Galleria ("Torre SKY")	-	55,39	55,39	55,39
Esplanada Shopping Center ("SCESP")	-	53,21	53,21	53,21
Shopping Center Iguatemi Ribeirão Preto ("SCIRP")	-	88,96	88,96	88,96
Shopping Center Iguatemi São José Rio Preto ("SCIRIOP")	-	88,00	88,00	88,00
Platinum Outlet Premium Novo Hamburgo ("IFONH")	-	51,00	51,00	51,00
Boulevard Campinas	-	77,00	77,00	77,00
Praia de Belas Prime Offices	-	43,78	43,78	43,78
Market Place Tower ("MPT")	-	51,00	51,00	51,00
Shopping Patio Higienópolis ("SPH")	-	28,95	28,95	28,95
Shopping Riosul	-	16,63	16,63	16,63
Shopping Patio Paulista ("SPP")	-	11,45	11,45	11,45

(*) In March, the sale of non-controlling interest in four (04) assets of the portfolio. The transaction amounted to R\$372,000, of which R\$191,700 were received in cash via investment fund shares, R\$68,700 were received on cash and R\$111,600 will be received in twenty four (24) installments adjusted to CDI variation. The remaining interest were reflected from April 1, 2026 onwards. For further details on the transaction, see Earnings release from March 13, 2026,

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, 2025,

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,

Notes to the Individual and Consolidated Interim Financial Information

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 May 5, 2026,

2.2 New and revised standards and interpretations

In the period ended March 31, 2026, the new standards that came into effect beginning January 1, 2026 were assessed and had no impact on the interim financial information disclosed, Moreover, the Company did not early adopt the IFRS issued and not yet effective,

3 Cash, cash equivalents and short-term investments

	Parent		Consolidated	
	03,31,2026	12,31,2025	03,31,2026	12,31,2025
(a) Cash and cash equivalents				
Cash and banks	1,102	3,816	9,795	36,013
Total	<u>1,102</u>	<u>3,816</u>	<u>9,795</u>	<u>36,013</u>
(b) Short-term investments				
National investment fund (i)	228,117	222,453	1,505,890	1,223,647
Foreign investment fund (ii)	45,627	48,100	60,951	64,255
Multimarket investment funds (iv)	-	-	456,631	429,939
Total	<u>273,744</u>	<u>270,553</u>	<u>2,023,472</u>	<u>1,717,841</u>
Current	274,846	274,369	2,033,267	1,753,854

(i) These are represented by non-exclusive fixed-income investment fund, with daily liquidity and accumulated yield of 15.18% up to March 31, 2026 (14.98% - 2025), 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,

Notes to the Individual and Consolidated Interim Financial Information

(iii) 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,

	Parent		Consolidated	
	03,31,2026	12,31,2025	03,31,2026	12,31,2025
Fixed-income securities (i)	-	-	344,764	323,736
Variable-income securities (ii)	-	-	111,867	106,203
	-	-	456,631	429,939

- (i) Substantially comprises federal government bonds, debentures and receivables, among others, In the period ended March 31, 2026, the average yield was approximately 16.58% (15.69% - 2025),
- (ii) Comprises investments in ownership interests not subject to any exchange rate changes, In the period ended March 31, 2026, the average yield was approximately 3.58% (2.98% - 2025),

4 Trade receivables

	Parent		Consolidated	
	03,31,2026	12,31,2025	03,31,2026	12,31,2025
Rents, co-interests, retail and provision of services	34,700	43,877	335,006	396,888
Straight-lining, net of amortization (i)	369	546	58,491	66,883
Due from partners (ii)	-	-	140,407	135,774
Receivables - M&A (iii)	-	-	314,451	238,735
Other (iv)	5,832	5,225	132,640	142,479
	40,901	49,648	980,995	980,759
Allowance for expected credit losses	(13,131)	(13,041)	(131,870)	(125,563)
	27,770	36,607	849,125	855,196
Current	25,333	33,230	435,503	487,717
Noncurrent	2,437	3,377	413,622	367,479

- (i) The straight-lining is substantially represented by contractual discounts granted to shopkeepers, which are amortized over the remaining lease term, as prescribed by CPC 06 (R2)/IFRS 16,
- (ii) Corresponds to receivables from partners stemming from the disposal of equity interests acquired in April 2025 in Shopping Pátio Paulista and Shopping Pátio Higienópolis, adjusted for inflation based on the CDI rate, with the last installment falling due in April 2027,
- (iii) Refer to the disposal of equity interests in shopping malls, 23.96% in Shopping Center Iguatemi Ribeirão Preto (SCIRP), 9% in Shopping Center Iguatemi Alphaville (SCIALPHA), 18% in Shopping Center Iguatemi São José do Rio Preto (SCIRIOP), 7% in Shopping Praia de Bellas (PBSC) sold in March 2026, falling due in March 2028 and adjusted for inflation based on the CDI rate, as well as 49% of Galleria Shopping (SCGA), Shopping Market Place (MPSC) and Market Place Towers (MPT) sold in June 2025, falling due in December 2028, adjusted for inflation based on the IPCA/IBGE rate,

Notes to the Individual and Consolidated Interim Financial Information

- (iv) Represented by 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	
	03,31,2026	12,31,2025	03,31,2026	12,31,2025
Current - 721 to 1440 days	579	853	197,286	292,664
Current - 361 to 720 days	1,858	2,524	216,336	74,815
Current - up to 360 days	25,194	32,502	411,999	463,422
Up to 30 days past due	1,065	1,382	15,531	21,079
31 to 60 days past due	225	518	6,361	5,695
61 to 90 days past due	346	59	6,337	3,490
91 to 120 days past due	213	56	4,024	3,107
121 to 360 days past due	850	972	24,268	23,245
Over 360 days past due	10,571	10,782	98,853	93,242
	40,901	49,648	980,995	980,759

The aging list of trade receivables from rentals, co-participation, retail and service provision is as follows:

	Parent		Consolidated	
	03,31,2026	12,31,2025	03,31,2026	12,31,2025
Current - 721 to 1440 days	360	525	4,609	5,269
Current - 361 to 720 days	1,784	2,415	10,938	13,452
Current - up to 360 days	19,286	27,169	164,085	228,308
Up to 30 days past due	1,065	1,381	15,531	21,080
31 to 60 days past due	225	518	6,361	5,695
61 to 90 days past due	346	59	6,337	3,490
91 to 120 days past due	213	56	4,024	3,107
121 to 360 days past due	850	972	24,268	23,245
Over 360 days past due	10,571	10,782	98,853	93,242
	34,700	43,877	335,006	396,888

Notes to the Individual and Consolidated Interim Financial Information

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

	Parent		Consolidated	
	03,31,2026	12,31,2025	03,31,2026	12,31,2025
Current - 721 to 1440 days	359	526	162,191	252,534
Current - 361 to 720 days	1,784	2,415	204,638	61,439
Current - up to 360 days	25,119	32,393	400,301	450,046
Up to 30 days past due	1,065	1,381	15,531	21,079
31 to 60 days past due	225	518	6,361	5,694
61 to 90 days past due	346	59	6,337	3,490
91 to 120 days past due	213	56	4,024	3,107
121 to 360 days past due	850	972	24,268	23,245
Over 360 days past due	10,571	10,782	98,853	93,242
	40,532	49,102	922,504	913,876

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”,

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

	Parent		Consolidated	
	03,31,2026	12,31,2025	03,31,2026	12,31,2025
Opening balance	(13,041)	(12,684)	(125,563)	(113,487)
Recognition of allowance for expected credit losses	(90)	(359)	(6,472)	(6,904)
Write-off/reversal/transfer of uncollectible receivables	-	2	165	(5,172)
Closing balance	(13,131)	(13,041)	(131,870)	(125,563)

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:

	%	
	03,31,2026	12,31,2025
Current	3.31%	3.10%
Up to 30 days past due	29.62%	27.75%
31 to 60 days past due	37.38%	35.01%
61 to 90 days past due	41.45%	38.83%
91 to 120 days past due	44.77%	41.94%
121 to 360 days past due	63.71%	59.68%
Over 360 days past due	100.00%	100.00%

Notes to the Individual and Consolidated Interim Financial Information

The aging list of amounts included in the allowance for expected credit losses is as follows:

	Parent		Consolidated	
	03,31,2026	12,31,2025	03,31,2026	12,31,2025
Current	(1,380)	(1,069)	(6,150)	(7,945)
Up to 30 days past due	(316)	(383)	(4,601)	(5,850)
31 to 60 days past due	(84)	(181)	(2,377)	(1,994)
61 to 90 days past due	(143)	(23)	(2,627)	(1,355)
91 to 120 days past due	(95)	(23)	(1,801)	(1,303)
121 to 360 days past due	(542)	(580)	(15,461)	(13,874)
Over 360 days past due	(10,571)	(10,782)	(98,853)	(93,242)
	<u>(13,131)</u>	<u>(13,041)</u>	<u>(131,870)</u>	<u>(125,563)</u>

Leases

The Company leases spaces in its shopping malls, with an effective term between 4 (four) 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 March 31, 2026 and December 31, 2025, are as follows (information not reviewed):

	Consolidated	
	03,31,2026	12,31,2025
Up to one year	833,196	859,765
Two to five years	1,902,201	2,308,768
Over five years	248,341	248,060
	<u>2,983,738</u>	<u>3,416,593</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,

Related-party balances and transactions

Related-party balances and transactions as at March 31, 2026 and December 31, 2025 are as follows:

Notes to the Individual and Consolidated Interim Financial Information

a) Balances

	Parent		Consolidated	
	03,31,2026	12,31,2025	03,31,2026	12,31,2025
Current assets:				
Dividends receivable				
Iguatemi Empresa de Shopping Centers S,A,	110,286	135,273	-	-
Total current assets	110,286	135,273	-	-
Noncurrent assets:				
With other related parties: Ifashion				
Outlet Santa Catarina (ii)	-	-	-	1,312
Ifashion Outlet Novo Hamburgo (ii)	-	-	-	504
Shopping Center Iguatemi São Paulo (ii)	-	-	1,428	1,501
Shopping Center Iguatemi Ribeirão Preto (ii)	-	-	-	3,756
Shopping CenterJK Iguatemi(ii)	2,150	-	3,840	-
Other related parties (i)	3,609	4,136	7,425	4,306
Total due from related parties	5,759	4,136	12,693	11,379
Total noncurrent assets	5,759	4,136	12,693	11,379
Current liabilities:				
Due to related parties:				
Lease - Shopping Center Iguatemi São Paulo (iii)	-	-	2,013	2,854
Total due to related parties	-	-	2,013	2,854
Dividends payable:				
Company x	89,626	139,561	89,626	139,561
shareholders				
Total dividends payable	89,626	139,561	89,626	139,561
Total current liabilities	89,626	139,561	91,639	142,415

- (i) Refers substantially to the receivables from and payables to various mall condominiums, arising from the processes of refund of several payments made by the Company,
- (ii) 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, For Outlets and Shopping Ribeirão Preto, a provision for losses was recognized,
- (iii) 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),

Notes to the Individual and Consolidated Interim Financial Information

b) Transactions

	Consolidated	
	03,31,2026	03,31,2025
Cost of services:		
GJ Investimentos S,A,	<u>(408)</u>	<u>(390)</u>
	<u>(408)</u>	<u>(390)</u>
Intragroup loans:		
Ifashion Outlet Santa Catarina (ii)	105	112
Ifashion Outlet Novo Hamburgo (ii)	17	19
Shopping Center Galleria (ii)	231	58
Shopping Center Iguatemi Ribeirão Preto (ii)	<u>126</u>	<u>253</u>
	479	442

Management compensation

Management's annual compensation relating to short-term benefits, in the amount of R\$56,410, was approved at the Annual General Meeting held on April 16, 2026,

The amounts relating to key management personnel compensation under the Parent's responsibility are shown below, for the periods ended March 31, 2026 and 2025:

	Parent		Consolidated	
	03,31,2026	03,31,2025	03,31,2026	03,31,2025
Short-term benefits (i)	7,765	7,328	21,748	22,570
Share-based payment (ii)	-	-	2,990	2,507
	<u>7,765</u>	<u>7,328</u>	<u>24,738</u>	<u>25,077</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 long-term incentive granted to Management members,

Notes to the Individual and Consolidated Interim Financial Information

6 Investments

Breakdown of investments

	<u>Parent</u>		<u>Consolidated</u>	
	<u>03,31,2026</u>	<u>12,31,2025</u>	<u>03,31,2026</u>	<u>12,31,2025</u>
Iguatemi Empresa de Shopping Centers S/A	4,163,549	3,941,733	123,598	123,860
FIP -Venture Iguatemi	-	-	25,254	25,254
Iguatemi 365 Ltda,	337,395	344,291	-	-
EDSP66 Participações S/A	96,827	98,826	-	-
	<u>4,597,771</u>	<u>4,384,850</u>	<u>148,852</u>	<u>149,114</u>
Investment surplus value (i)	-	-	99,031	99,445
Other investments (iii)	332	332	21,549	21,549
	<u>4,598,103</u>	<u>4,385,182</u>	<u>269,432</u>	<u>270,108</u>

- (i) Investment surplus value arising on the acquisition of additional interest in investees Odivelas Participações S,A and Maiojoma Participações S,A, with useful life to be defined after the project completion for Odivelas, As for Maiojoma, which holds a 14% interest in Shopping Center Iguatemi Porto Alegre and Torre Iguatemi Business attached to the shopping mall, there is definite useful life, As both acquisitions refer to noncontrolling interests that do not hold control over the operation, goodwill was not reclassified to line item “Investment property”,
- (ii) Other investments substantially refer to a 5% equity interest in Rojo Entretenimento S,A, (“Teatro Santander”), measured at fair value,

Variations in equity interests

	<u>Parent</u>		<u>Consolidated</u>	
	<u>03,31,2026</u>	<u>12,31,2025</u>	<u>03,31,2026</u>	<u>12,31,2025</u>
Opening balance	4,384,850	4,223,046	149,114	58,599
Capital increase	-	59,937	1,430	31,240
Advance for future capital increase	(36,318)	11,982	-	-
Capital decrease	-	(5,639)	-	-
Share of profit (loss) of subsidiaries	246,244	570,961	(1,215)	(1,883)
Acquisition of equity interest	-	-	-	63,400
Dividends received	(3,409)	(356,540)	(477)	(1,625)
Mandatory minimum dividends	-	(135,273)	-	-
Other	6,404	16,376	-	(617)
Closing balance	<u>4,597,771</u>	<u>4,384,850</u>	<u>148,852</u>	<u>149,114</u>

Financial information on subsidiaries with noncontrolling interests and joint ventures

As at March 31, 2026 and December 31, 2025, 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:

Notes to the Individual and Consolidated Interim Financial Information

	Assets		Capital		Equity		Profit for the period	
	03,31,2026	12,31,2025	03,31,2026	12,31,2025	03,31,2026	12,31,2025	03,31,2026	03,31,2025
AGSC	658	601	74	74	456	459	1,323	1,098
Other	1,217	1,344	1,406	1,406	984	1,002	117	133

7 Investment properties

At cost

Description	Average remaining useful life in years	Facilities and other				Total
		Land	Facilities and other	Accumulated depreciation	Total	
Parent						
03,31,2026	56 a 68 (*)	322,837	734,765	(46,827)	1,010,775	
12,31,2025	57 a 68 (*)	322,836	731,865	(43,160)	1,011,541	
Consolidated before surplus value						
03,31,2026	56 a 68 (*)	736,234	6,487,013	(1,680,848)	5,542,399	
12,31,2025	57 a 68 (*)	718,540	6,572,172	(1,653,889)	5,636,823	
Reclassified surplus value (**)						
03,31,2026	38 a 60	34,785	549,056	(20,873)	562,968	
12,31,2025	39 a 60	34,785	564,678	(20,561)	578,902	
Total consolidated 2026		771,019	7,036,069	(1,701,721)	6,105,367	
Total consolidated 2025		753,325	7,136,850	(1,674,450)	6,215,725	

(*) The useful lives of other 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 investment 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 18 and 19, respectively,

Variations in investment properties are as follows:

Notes to the Individual and Consolidated Interim Financial Information

	Parent		Consolidated	
	03.31.2026	12.31.2025	03.31.2026	12.31.2025
Opening balance	1.011.541	998.321	6.215.725	5.520.922
Additions	2.900	25.795	102.339	1.031.237
Write-offs (i)	-	(141)	(183.196)	(249.652)
Depreciation	(3.666)	(12.434)	(29.501)	(86.782)
Closing balance	1,010,775	1,011,541	6,105,367	6,215,725

- (i) It refers to the sale of equity interest in shopping malls, 23.96% in Shopping Center Iguatemi Ribeirão Preto (SCIRP), 9% in Shopping Center Iguatemi Alphaville(SCIAIPHA), 18% Shopping Center Iguatemi São José do Rio Preto (SCIRIOP), 7% Shopping Praia de Bellas (PBSC), As at 2025, refers to sale of 49% of Galleria Shopping (SCGA), Market Place (MPSC) and Market Place Towers (MPT),

The Company reviewed the fair value of investment properties and maintained it unchanged according to the assumptions adopted as at December 31, 2025, given that no significant changes were identified, Accordingly, the fair value determined as at December 31, 2025, considering the sale of non-controlling interest, as stated in note 1, item (b):

	<u>03.31.2026</u>
	Shopping malls in operation
Fair value	16,762,606
Gross leasable area (thousand m2)	450

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:

	<u>12.31.2025</u>
Real average discount rate	9,2. p,a,
Occupancy rate	97,5.
Effective growth rate in perpetuity	2. p,a,
Annual inflation in perpetuity	3,6. p,a,

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

Notes to the Individual and Consolidated Interim Financial Information

8 Borrowings and financing

		03,31,2026	12,31,2025	03,31,2026	12,31,2025
Itaú TR + 6,0. to 8,6. p,a,	July 10, 2031	-	-	38,465	40,078
Itaú TR + 6,0. to 8,6. p,a,	December 15, 2030	-	-	67,702	70,934
Opea CDI + 1,30. p,a,	December 15, 2034	-	-	82,655	85,697
Opea CDI + 1,30. p,a,	March 19, 2035	-	-	93,407	93,802
Itaú TR + 5,0. to 8,6. p,a,	March 29, 2032	-	-	111,176	115,147
Itaú TR + 5,0. to 8,6. p,a,	March 29, 2032	-	-	54,610	56,535
Opea CDI + 0,55. p,a,	October 16, 2028	189,010	182,531	189,010	182,531
Opea CDI + 0,60. p,a,	October 15, 2030	26,030	25,134	26,030	25,134
Opea 105. of CDI	October 16, 2028	260,115	251,111	260,115	251,111
Opea 106. of CDI	October 15, 2030	50,489	47,972	50,489	47,972
Banco Bradesco 99,95. of CDI	February 6, 2043	609,853	618,557	609,853	618,557
Opea CDI + 0,30. p,a,	June 11, 2032	-	-	138,319	132,352
Opea 103. CDI	June 11, 2032	-	-	575,555	556,005
Opea 96. CDI	February 18, 2030	-	-	345,773	358,020
Opea 96% CDI	February 16, 2032	-	-	355,559	368,621
		<u>1,135,497</u>	<u>1,125,305</u>	<u>2,998,718</u>	<u>3,002,496</u>
Current		73,672	55,016	175,972	157,519
Noncurrent		1,061,825	1,070,289	2,822,746	2,844,977

Breakdown of debt by index

	Parent		Consolidated	
	03,31,2026	12,31,2025	03,31,2026	12,31,2025
TR	-	-	271,953	282,694
CDI	1,135,497	1,125,305	2,726,765	2,719,802
	<u>1,135,497</u>	<u>1,125,305</u>	<u>2,998,718</u>	<u>3,002,496</u>

Debt repayment schedule

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

	Parent		Consolidated	
	03,31,2026	12,31,2025	03,31,2026	12,31,2025
2027 to 2028	479,845	488,309	591,405	614,326
2029 to 2035	<u>581,980</u>	<u>581,980</u>	<u>2,231,341</u>	<u>2,230,651</u>
	1,061,825	1,070,289	2,822,746	2,844,977

Notes to the Individual and Consolidated Interim Financial Information

Variations in borrowings and financing

	Parent		Consolidated	
	03.31.2026	12.31.2025	03.31.2026	12.31.2025
Opening balance	1,125,305	1,148,271	3,002,496	2,380,039
Borrowings	-	-	-	700,000
Repayment of principal and interest	(30,618)	(185,093)	(108,191)	(481,664)
Accrued interest	40,010	158,927	102,311	396,710
Borrowing costs	800	3,200	2,102	7,411
Closing balance	1,135,497	1,125,305	2,998,718	3,002,496

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, 2025, and remain applicable,

9 Debentures

	Consolidated	
	03.31.2026	12.31.2025
Debentures - 10 th issue	399,568	416,382
Debentures – 11 th issue	244,760	235,619
Debentures - 13 th issue	298,680	309,553
	943,008	961,554
Current	209,616	228,521
Noncurrent	733,392	733,033

The main characteristics concerning the 10th, 11th and 13th 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, 2025, and remain applicable,

Covenants

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

Debentures	Leverage and indebtedness level
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

Compliance with the financial and non-financial ratios must be achieved on a quarterly basis for borrowings, financing and debentures, As assessed by the Company, all covenants were met as at March 31, 2026 and there are no renegotiation clauses,

Notes to the Individual and Consolidated Interim Financial Information

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

	<u>Consolidated</u>	
	<u>03,31,2026</u>	<u>12,31,2025</u>
Opening balance	961,554	1,056,160
Repayment of principal and interest	(55,607)	(252,775)
Issuance costs	359	1,437
Accrued interest	<u>36,702</u>	<u>156,732</u>
Closing balance	<u>943,008</u>	<u>961,554</u>

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

	<u>Consolidated</u>	
	<u>03,31,2026</u>	<u>12,31,2025</u>
2027 – 10 th issue	200,000	200,000
2028 - 11 th issue	236,129	236,129
2030 – 13 th issue	<u>300,000</u>	<u>300,000</u>
	736,129	736,129
Unrecognized issuance costs	<u>(2,737)</u>	<u>(3,096)</u>
	<u>733,392</u>	<u>733,033</u>

10 Other payables

	<u>Parent</u>		<u>Consolidated</u>	
	<u>03,31,2026</u>	<u>12,31,2025</u>	<u>03,31,2026</u>	<u>12,31,2025</u>
Acquisition of undivided interest in Riosul(ii)	-	-	78,256	75,805
Acquisition of undivided interest in Pátio Paulista and Higienópolis - IPPPH (ii)	-	-	379,275	366,761
Other payables (iii)	948	3,067	52,575	45,513
	948	3,067	510,106	488,079
Current	895	3,014	263,863	265,886
Noncurrent	53	53	246,243	222,193

- (i) Amount related to the acquisition of a portion of Shopping Riosul, The remaining installments are adjusted for inflation based on the CDI and IPCA rates, falling due on September 19, 2030,
- (ii) Refer to remaining installments related to the acquisition of Shoppings Pátio Paulista and Pátio Higienópolis, adjusted for inflation based on the CDI rate, with final maturity on April 14, 2027,
- (iii) Substantially refers to the provision for performance obligations arising from the disposal of 49% interest in Galleria Shopping (SCGA), Shopping Market Place (MPSC) and Edifício Market Place Towers (MPT),

Notes to the Individual and Consolidated Interim Financial Information

11 Taxes payable

	Parent		Consolidated	
	03.31.2026	12.31.2025	03.31.2026	12.31.2025
Deferred taxes (i)	-	-	11,296	13,083
PIS, COFINS and Social Investment Fund (Finsocial)	1,784	2,048	17,780	15,094
Other taxes and contributions (ii)	-	139	37,667	26,310
	1,784	2,187	66,743	54,487
Current	1,784	2,187	55,454	41,404
Noncurrent	-	-	11,289	13,083

- (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 substantially refers to Urban Property Tax (IPTU) amounts,

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,

	Parent		Consolidated	
	03.31.2026	12.31.2025	03.31.2026	12.31.2025
Noncurrent:				
Tax (i)	-	-	17,400	18,429
Labor (ii)	11,876	11,876	12,547	12,547
Other	<u>3,048</u>	<u>3,048</u>	<u>3,205</u>	<u>3,212</u>
	14,924	14,924	33,152	34,188

- (i) Refer to provisions for tax risks of acquiree BRASC SHOPPING CENTERS S.A., relating to income tax (R\$44), Property Transfer Tax (ITBI) (R\$1,645) and Urban Property Tax (IPTU) (R\$15,711), Escrow deposits have been made in the same amount to collateralize such contingencies,
- (ii) 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 March 31, 2026, amounting to R\$11,876 (R\$11,876 in 2025) and R\$12,547 in Consolidated (R\$12,547 in 2025),

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 March 31, 2026, the estimated losses on tax lawsuits total R\$76,366 (R\$86,249 in 2025) in Consolidated; civil lawsuits: R\$10,351 (R\$4,009 in 2025) in Consolidated; and indemnification lawsuits: R\$10,902 (R\$20,227 in 2025) in Consolidated, Most civil lawsuits are covered by an insurance policy, as stated in note 17 - item (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:

Notes to the Individual and Consolidated Interim Financial Information

	Parent		Consolidated	
	03.31.2026	12.31.2025	03.31.2026	12.31.2025
Opening balance	14,924	14,948	34,188	16,823
Provisions, net of reversals	-	(24)	(1,036)	17,365
Closing balance	14,924	14,924	33,152	34,188

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,

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:

Nature	Consolidated						
	Fair value Hierarchy	03.31.2026		12.31.2025			
		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	-	9,795	9,795	-	36,013	36,013
Short-term investments	Level 2	2,023,472	-	2,023,472	1,717,841	-	1,717,841
Trade receivables	N/A	-	261,627	261,627	-	338,208	338,208
Other receivables	N/A	-	587,498	587,498	-	516,988	516,988
Loans receivable	N/A	-	2,825	2,825	-	1,159	1,159
Due from other related parties	N/A	-	12,693	12,693	-	11,379	11,379
Other receivables	N/A	-	8,346	8,346	-	8,409	8,409
Other investments	Level 3	21,549	-	21,549	21,549	-	21,549
Total		2,045,021	882,784	2,927,805	1,739,390	912,156	2,651,546
Liabilities							
Trade payables	N/A	-	54,520	54,520	-	28,233	28,233
Borrowings and financing	N/A	-	2,998,718	2,998,718	-	3,002,496	3,002,496
Debentures and charges	N/A	-	943,008	943,008	-	961,554	961,554
Other payables	N/A	-	510,106	510,106	-	488,079	488,079
Due to related parties	N/A	-	2,013	2,013	-	2,854	2,854
Total		-	4,508,365	4,508,365	-	4,483,216	4,483,216

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:

Notes to the Individual and Consolidated Interim Financial Information

- (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 investees 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 investees, 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 investees are as follows:

a. *Credit risk*

The Company and its investees have internal controls designed for monitoring the level of default of their 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,

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,

Notes to the Individual and Consolidated Interim Financial Information

	<u>Consolidated</u>	
	<u>03,31,2026</u>	<u>12,31,2025</u>
Cash and cash equivalents and short-term investments	2,033,267	1,821,355
Borrowings, financing and debentures	<u>(3,941,726)</u>	<u>(3,436,199)</u>
Net financial position	<u>(1,908,459)</u>	<u>(1,614,844)</u>
Equity	4,869,936	4,310,020

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, 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 March 31, 2026, Management estimated scenarios involving fluctuations in the DI and TR rates, obtained on the website of Portal Brasil e Bolsa do Brasil - B3, The rates in effect at the end of the reporting period were used as a basis to determine the probable scenario, These rates were stressed by 25% and 50%, used as a basis for possible and remote scenarios, respectively,

As at March 31, 2026, 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,

Notes to the Individual and Consolidated Interim Financial Information

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:

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

Transaction	Rate	Individual risk	Parent					Consolidated				
			03.31.2026					03.31.2026				
			Up to 1 year	1 to 3 years	3 to 5 years	Over 5 years	Total	Up to 1 year	1 to 3 years	3 to 5 years	Over 5 years	Total
Probable scenario												
Debits pegged to the CDI rate	12,65	Unchanged CDI rate	157,030	719,619	228,828	363,533	1,469,010	500,056	1,113,976	1,158,423	1,538,437	4,310,892
Debits pegged to the TR rate	0,17	Unchanged TR rate	-	-	-	-	-	24,642	39,913	26,361	5,023	95,939
Total amount pegged to interest rates			157,030	719,619	228,828	363,533	1,469,010	524,698	1,153,889	1,184,784	1,543,460	4,406,831
Possible scenario > 25%												
Debits pegged to the CDI rate	15,81	CDI increase	184,137	789,601	263,539	447,739	1,685,016	552,579	1,196,408	1,198,405	1,625,617	4,573,009
Debits pegged to the TR rate	0,21	TR increase	-	-	-	-	-	24,723	40,473	27,305	5,096	97,597
Total amount pegged to interest rates			184,137	789,601	263,539	447,739	1,685,016	577,302	1,236,881	1,225,710	1,630,713	4,670,606
Remote scenario > 50%												
Debits pegged to the CDI rate	18,98	High increase in CDI	210,599	858,081	297,334	529,591	1,895,605	604,010	1,277,036	1,237,324	1,710,361	4,828,731
Debits pegged to the TR rate	0,25	High increase in TR	-	-	-	-	-	24,804	41,039	28,268	5,171	99,282
Total amount pegged to interest rates			210,599	858,081	297,334	529,591	1,895,605	628,814	1,318,075	1,265,592	1,715,532	4,928,013
Possible scenario < 25%												
Debits pegged to the CDI rate	9,49	CDI decrease	129,242	648,053	193,147	276,830	1,247,272	446,383	1,029,639	1,117,315	1,448,671	4,042,008
Debits pegged to the TR rate	0,12	TR decrease	-	-	-	-	-	24,562	39,359	25,435	4,953	94,309
Total amount pegged to interest rates			129,242	648,053	193,147	276,830	1,247,272	470,945	1,068,998	1,142,750	1,453,624	4,136,317
Remote scenario < 50%												
Debits pegged to the CDI rate	6,33	CDI decrease	100,726	574,798	156,429	187,456	1,019,409	391,484	943,270	1,075,003	1,356,140	3,765,897
Debits pegged to the TR rate	0,08	TR decrease	-	-	-	-	-	23,557	37,486	23,929	4,823	89,795
Total amount pegged to interest rates			100,726	574,798	156,429	187,456	1,019,409	415,041	980,756	1,098,932	1,360,963	3,855,692

Estimated impacts on the Company's debts

Transaction years	Parent					Consolidate				
	d					Over 5				
	03,31,2026					03,31,2026				
	Up to 1 year	1 to 3 years	3 to 5 years	Over 5 years	Total	Up to 1 year	1 to 3 years	3 to 5 years	Over 5 years	Total
Possible Scenario – Probable Scenario										
Debits pegged to the CDI rate	27,107	69,982	34,711	84,206	216,006	52,523	82,432	39,982	87,180	262,117
Debits pegged to the TR rate	-	-	-	-	-	81	560	944	73	1,658
Total impact	27,107	69,982	34,711	84,206	216,006	52,604	82,992	40,926	87,253	263,775
Remote Scenario – Probable Scenario										
Debits pegged to the CDI rate	53,569	138,462	68,506	166,058	426,595	103,954	163,060	78,901	171,924	517,839
Debits pegged to the TR rate	-	-	-	-	-	162	1,126	1,907	148	3,343
Total impact	53,569	138,462	68,506	166,058	426,595	104,116	164,186	80,808	172,072	521,182
Possible Scenario – Probable Scenario										
Debits pegged to the CDI rate	(27,788)	(71,566)	(35,681)	(86,703)	(221,738)	(53,673)	(84,337)	(41,108)	(89,766)	(268,884)
Debits pegged to the TR rate	-	-	-	-	-	(80)	(554)	(926)	(70)	(1,630)
Total impact	(27,788)	(71,566)	(35,681)	(86,703)	(221,738)	(53,753)	(84,891)	(42,034)	(89,836)	(270,514)
Remote Scenario – Probable Scenario										
Debits pegged to the CDI rate	(56,304)	(144,821)	(72,399)	(176,077)	(449,601)	(108,572)	(170,706)	(83,420)	(182,297)	(544,995)
Debits pegged to the TR rate	-	-	-	-	-	(1,085)	(2,427)	(2,432)	(200)	(6,144)
Total impact	(56,304)	(144,821)	(72,399)	(176,077)	(449,601)	(109,657)	(173,133)	(85,852)	(182,497)	(551,139)

Notes to the Individual and Consolidated 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	
	03.31.2026	03.31.2025	03.31.2026	03.31.2025
Current income tax and social contribution	-	-	(37,988)	(25,592)
Deferred income tax and social contribution	(11,922)	5,303	9,316	3,885
	(11,922)	5,303	(28,672)	(21,707)

Reconciliation of income tax and social contribution expenses in the periods

	Parent		Consolidated	
	03.31.2026	03.31.2025	03.31.2026	03.31.2025
Profit (loss) before income tax and social contribution	249,507	102,131	266,280	129,168
Statutory tax rate	34%	34%	34%	34%
Expenses with income tax and social contribution at the effective tax rate	(84,832)	(34,725)	(90,535)	(43,917)
Tax effects on:				
Share of profit (loss) of subsidiaries	83,723	34,819	(413)	(161)
Difference in tax base of entities subject to taxation under the deemed income regime	-	-	52,961	16,245
Breakdown of deferred income tax and social contribution	(10,000)	-	-	-
Permanent deductions (additions) and other	(813)	5,209	9,315	6,126
Income tax and social contribution expenses at effective rate	(11,922)	5,303	(28,672)	(21,707)

The net balance of deferred income tax and social contribution as at March 31, 2026 and December 31, 2025 is as follows:

	Parent		Consolidated	
	03.31.2026	12.31.2025	03.31.2026	12.31.2025
Tax loss carryforwards	100,352	107,005	377,600	369,045
Other temporary additions (review of points)	17,870	20,978	-	19,691
Deferred taxes - assets	118,222	127,983	377,600	388,736
Temporary differences (tax depreciation)	(27,352)	(24,693)	(303,495)	(312,585)
Straight-lining	-	(5,859)	(7,563)	(43,166)
Fair value adjustment	(123)	(130)	(15,473)	(10,765)
Other temporary differences	-	-	(14,163)	-
Deferred taxes - liabilities	(27,475)	(30,682)	(340,694)	(366,516)
Deferred taxes, net	90,747	97,301	36,906	22,220

Realization schedule of deferred income tax and social contribution as at March 31, 2026:

Notes to the Individual and Consolidated Interim Financial Information

Year	Parent		Consolidated	
	%	Amount	%	Amount
2026	0%	-	4%	15,104
2027	0%	-	12%	45,312
2028	5%	5,911	24%	90,624
2029	11%	13,004	40%	151,040
2030	23%	27,191	58%	219,008
2031	36%	42,560	74%	279,424
2032	53%	62,658	80%	302,080
2033	76%	89,849	86%	324,736
After 2033	100%	118,222	100%	377,600

15 Equity - Parent

a. Capital

As at March 31, 2026, the Company's paid-in capital amounted to R\$1,819,552 (R\$1,819,552 as at December 31, 2025), represented by 770,992,429 registered common shares and 435,368,756 registered preferred shares (770,992,429 common shares and 435,368,756 preferred shares in 2025), with no par value, The Company's capital is R\$1,759,393 (R\$1,759,393 as at December 31, 2024), due to the recording 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\$1,450,853 substantially refers to gains on the merger of 100% of the shares issued by subsidiary Iguatemi Empresa de Shopping Centers S,A, as a result of a corporate restructuring process,

Other capital reserves

The Company recognized a reserve for the share-based compensation plan totaling R\$24,094 (R\$19,538 as at December 31, 2025),

Treasury shares

As at March 31, 2026, the Company's treasury shares amounted to R\$24,581 (R\$515 in 2025), comprising 868,053 common shares and 1,736 preferred shares, to sponsor the share-based compensation plan and cancel or dispose of shares with a view to adding value for shareholders,

Notes to the Individual and Consolidated 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,

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, 2026, the Board of Directors approved the proposed payment of dividends in the amount of R\$200,000, which was ratified at the Annual General Meeting held on April 16, 2026, This amount will be settled in four equal and consecutive installments: the first one was paid on March 4, 2026, the second one was paid on April 29, 2026, the third one will be paid on July 15, 2026, and the last installment was paid on October 15, 2026,

16 Basic and diluted earnings (loss) per share

	<u>Parent and Consolidated</u>	
	<u>03,31,2026</u>	<u>03,31,2025</u>
Basic earnings per share from operations (in R\$)	0,20	0,09
Diluted earnings per share from operations (in R\$)	0,20	0,09

Profit and the weighted average number of shares used to calculate basic and diluted earnings (loss) per share are as follows:

Notes to the Individual and Consolidated Interim Financial Information

	Parent and Consolidated	
	03,31,2026	03,31,2025
Profit (loss) for the year attributable to the owners of the Company	237,585	107,434
Weighted average number of shares for calculating earnings (loss) per share	1,203,925,344	1,239,052,020

17 Insurance

As at March 31, 2026, 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, (60.20%), Axa Seguros S,A, (16%) and Sompo Seguros S,A, (23.80%), This policy establishes a maximum indemnity limit of R\$1,213,998 for property damages and loss of profits,

Shopping Pátio Higienópolis also contracted operational risk insurance with Tóquio Marine Seguradora S,A, (60%), Axa Seguros S,A (20%) and Sompo Seguros S,A (20%), whose policy establishes a maximum indemnity limit of R\$823,981 for property damages and loss of profits,

Shopping Riosul contracted operational risk and named peril insurance with Chubb Seguros Brasil S,A, (100%), whose policy establishes a maximum indemnity limit of R\$1,918,599 for property damages and loss of profits,

The insured period is up to April 28, 2026,

Shopping Pátio Paulista contracted operational risk and named peril insurance with Chubb Seguros Brasil S,A, (66%), Axa Seguros S,A, (20%) and Zurich Minas Brasil Seguradora S,A, (14%), whose policy establishes a maximum indemnity limit of R\$1,042,981 for property damages and loss of profits,

The insured period is up to May 30, 2027,

b. General civil liability insurance

The Company, Shopping Pátio Higienópolis and Shopping Pátio Paulista have general civil liability insurance covering the usual risks applicable to their activities contracted with Tóquio Marine Seguradora 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, 2026 for the Company and Shopping Pátio Higienópolis and up to May 30, 2027 for Shopping Pátio Paulista,

The insured amount contracted by the Company will have the maximum indemnity amount of R\$15,000, primarily covering: (a) shopping centers and condominium; (b) commercial and/or industrial establishments: for the premises of the holding companies; (c) civil liability of the employers; (d) 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; and (e) pain and suffering for all coverages,

Notes to the Individual and Consolidated Interim Financial Information

The insured amount contracted by Shopping Pátio Higienópolis will have the maximum indemnity amount of R\$30,000, primarily covering: (a) shopping centers and condominium; (b) commercial and/or industrial establishments: for the premises of the holding companies; (c) civil liability of the employers; (d) 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; (e) 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 (f) pain and suffering for all coverages,

The insured amount contracted by Shopping Pátio Paulista will have the maximum indemnity amount of R\$15,000, primarily covering: (a) shopping centers and condominium; (b) civil liability of the employers; (c) 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; (d) 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 (e) pain and suffering for all coverages,

Shopping Riosul has general civil liability insurance covering the usual risks applicable to its 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 amount contracted by Shopping Riosul will have the maximum indemnity amount of R\$20,000, primarily covering: (a) shopping centers and condominium; (b) civil liability of the employers; (c) 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; (d) 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; (e) pain and suffering for all coverages, and (f) own products or goods handled by third parties,

18 Net revenue from rentals and services

Net revenue from rentals and services is represented by:

	Parent		Consolidated	
	03.31.2026	03.31.2025	03.31.2026	03.31.2025
Rentals	44,250	40,623	262,634	246,957
Parking	3,796	3,355	62,688	59,439
Services provided	-	-	28,967	26,018
Retail transactions (i)	-	-	-	-
Gross revenue from rentals and services	<u>48,046</u>	<u>43,978</u>	<u>410,935</u>	<u>367,841</u>
Taxes and deductions	<u>(3,917)</u>	<u>(3,742)</u>	<u>(53,514)</u>	<u>(55,723)</u>
Net revenue from rentals and services	<u>44,129</u>	<u>40,236</u>	<u>357,421</u>	<u>312,118</u>

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

Notes to the Individual and Consolidated Interim Financial Information

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

	03,31,2026			03,31,2025		
	Cost of services	Administrative expenses	Total	Cost of services	Administrative expenses	Total
Depreciation and amortization	(3,094)	(572)	(3,666)	(2,284)	(1,321)	(3,605)
Personnel	(194)	(5,152)	(5,346)	(219)	(4,874)	(5,093)
Outside services	(691)	(303)	(994)	(1,268)	(232)	(1,500)
Promotion fund	(212)	-	(212)	(200)	-	(200)
Parking	(203)	-	(203)	(127)	-	(127)
Other	(447)	(247)	(694)	(650)	(214)	(864)
	<u>(4,841)</u>	<u>(6,274)</u>	<u>(11,115)</u>	<u>(4,748)</u>	<u>(6,641)</u>	<u>(11,389)</u>

Consolidated

	03,31,2026			03,31,2025		
	Cost of services	Administrative expenses	Total	Cost of services	Administrative expenses	Total
Depreciation and amortization	(25,883)	(9,359)	(35,242)	(13,609)	(11,011)	(24,620)
Personnel	(8,863)	(21,761)	(30,624)	(8,054)	(22,249)	(30,303)
Share-based compensation	-	(4,556)	(4,556)	-	(3,949)	(3,949)
Outside services	(3,488)	(5,758)	(9,246)	(3,686)	(5,116)	(8,802)
Promotion fund	(848)	-	(848)	(796)	-	(796)
Parking	(9,743)	-	(9,743)	(11,355)	-	(11,355)
Retail transactions (i)	(37,222)	-	(37,222)	(26,517)	-	(26,517)
Other	(10,777)	(5,480)	(16,257)	(10,426)	(4,941)	(15,367)
	<u>(96,824)</u>	<u>(46,914)</u>	<u>(143,738)</u>	<u>(74,443)</u>	<u>(47,266)</u>	<u>(121,709)</u>

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

Notes to the Individual and Consolidated Interim Financial Information

20 Finance income (costs)

	Parent		Consolidated	
	03,31,2026	03,31,2025	03,31,2026	03,31,2025
Financial Revenue				
Interest	-	190	813	2,918
Inflation adjustments and exchange losses	5,946	207	9,535	6,028
Gains on swap transactions (ii)	7,766	8,829	60,539	49,976
Other financial revenue	-	2,950	-	2,950
	55	63	1,085	771
	13,767	12,239	71,972	62,643
Financial expenses:				
Interest on borrowings and financing	(40,810)	(36,497)	(104,413)	(79,806)
Charges with debentures	-	-	(37,061)	(35,939)
Taxes	(508)	(552)	(5,358)	(4,465)
Other finance costs (iii)	(3,155)	(5,138)	(21,113)	(17,880)
	(44,473)	(42,187)	(167,945)	(138,090)
Finance income (costs)	(30,706)	(29,948)	(95,973)	(75,447)

- (i). Adjustments made to short-term investments, as stated in note 3, items (i), (iii) and (iv),
- (ii). Refers to gains (losses) on the return equity swap, as approved by the Board of Directors at the last meeting,
- (iii). Substantially refers to present value adjustments to the long-term installments referring to the sale of plots of land and undivided interests in the shopping malls, as disclosed in note 4, item (ii), (iii) and (iv),

21 Other operating income (expenses)

Other operating income refers basically to revenues from the resale of spaces, store transfer fees and fines for termination of contracts with storekeepers, while other operating expenses refer mainly to the allowance for doubtful debts and income from the disposal of part of shopping center ventures,

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 Center segment, whose statement of income 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 Individual and Consolidated 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, 2025, and remain applicable,

24 Subsequent events

On April 9, 2026, alongside BB Premium Malls Fundo de Investimento Imobiliário de Responsabilidade Limitada, the Company concluded the acquisition of 3% of equity interest in Shopping Pátio Paulista, For further details on the transaction, see earnings release published on the same date,