(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
June 30, 2026 and
Independent Auditor’s Report on the
Review of Interim Financial Information

Deloitte Touche Tohmatsu Auditores Independentes Ltda.

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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 June 30, 2026, which comprises the balance sheet as at June 30, 2026 and the related statements of profit and loss and of comprehensive income for the three- and six-month periods then ended, and of changes in equity and of cash flows for the six-month period then ended, including the explanatory notes.

The Executive Board is responsible for the preparation of the individual and consolidated interim financial information in accordance with technical pronouncement CPC 21 (R1) and international standard IAS 34 - Interim Financial Reporting, issued by the International Accounting Standards Board - IASB, as well as for the presentation of such information in accordance with the standards issued by the Brazilian Securities and Exchange Commission (CVM), applicable to the preparation of 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 technical pronouncement CPC 21 (R1) and international standard IAS 34, applicable to the preparation of ITR, and presented in accordance with the standards issued by the CVM.

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 six-month period ended June 30, 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 technical pronouncement NBC TG 09 - Statement of Value Added. Based on our review, nothing has come to our attention that causes us to believe that these statements of value added were not prepared, in all material respects, in accordance with such technical pronouncement and consistently with the individual and consolidated interim financial information taken as a whole.

Convenience translation

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

São Paulo, August 4, 2026

Deloitte Touche Tohmatsu

DELOITTE TOUCHE TOHMATSU
Auditores Independentes Ltda.

Ribas Gomes Simões
Engagement Partner

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Contents

Company Information / Corporate Structure

Number of shares (Unit)	Current Quarter 06/30/2026
Paid-in capital	
Common shares	770,992,429
Preferred shares	435,368,756
Total	1,206,361,185
Treasury shares	
Common shares	1,592,454
Preferred shares	201,108
Total	1,793,562

Individual Financial Statements / Balance Sheet – Assets

(In thousands of Brazilian reais – R$)

Account Code	Account description	Current Quarter 06/30/2026	Prior Year 12/31/2025
1	Total assets	6,183,871	5,956,348
1.01	Current assets	288,277	452,805
1.01.01	Cash and cash equivalents	1,524	3,816
1.01.02	Short-term investments	247,812	270,553
1.01.02.01	Short-term investments measured at fair value through profit or loss	247,812	270,553
1.01.02.01.01	Trading securities	247,812	270,553
1.01.03	Trade receivables	26,466	33,230
1.01.03.01	Clients	17,967	27,895
1.01.03.02	Other receivables	8,499	5,335
1.01.06	Recoverable taxes	12,188	9,846
1.01.06.01	Current recoverable taxes	12,188	9,846
1.01.07	Prepaid expenses	201	0
1.01.08	Other current assets	86	135,360
1.01.08.03	Other	86	135,360
1.01.08.03.01	Dividends and interest on capital	0	135,273
1.01.08.03.04	Other current assets	86	87
1.02	Noncurrent assets	5,895,594	5,503,543
1.02.01	Long-term assets	89,149	106,820
1.02.01.04	Trade receivables	2,419	3,377
1.02.01.04.01	Clients	1,632	2,941
1.02.01.04.02	Other receivables	787	436
1.02.01.07	Deferred taxes	82,840	97,301
1.02.01.07.01	Deferred income tax and social contribution	82,840	97,301
1.02.01.09	Due from related parties	1,975	4,136
1.02.01.09.01	Due from associates	1,975	4,136
1.02.01.10	Other noncurrent assets	1,915	2,006
1.02.01.10.03	Escrow deposits and court-blocked bank accounts	78	169
1.02.01.10.04	Other noncurrent assets	1,837	1,837
1.02.02	Investments	5,806,445	5,396,723
1.02.02.01	Shareholder interest	4,791,346	4,385,182
1.02.02.01.02	Interest in subsidiaries	4,791,014	4,384,850
1.02.02.01.04	Other investments	332	332
1.02.02.02	Investment properties	1,015,099	1,011,541

Individual Financial Statements / Balance Sheet – Liabilities

(In thousands of Brazilian reais – R$)

Account Code	Account description	Current Quarter 06/30/2026	Prior Year 12/31/2025
2	Total liabilities	6,183,871	5,956,348
2.01	Current liabilities	169,930	205,270
2.01.01	Payroll and related taxes	963	778
2.01.01.02	Payroll and related taxes	963	778
2.01.02	Trade payables	5,034	1,103
2.01.02.01	Domestic suppliers	5,034	1,103
2.01.03	Taxes payable	1,861	2,187
2.01.03.01	Federal taxes payable	1,478	2,048
2.01.03.01.03	Other federal taxes payable	1,478	2,048
2.01.03.03	Municipal taxes payable	383	139
2.01.04	Borrowings and financing	53,593	55,016
2.01.04.01	Borrowings and financing	53,593	55,016
2.01.04.01.01	In local currency	53,593	55,016
2.01.05	Other payables	108,479	146,186
2.01.05.02	Other	108,479	146,186
2.01.05.02.01	Dividends and interest on capital payable	101,358	139,561
2.01.05.02.06	Deferred revenue	4,897	3,611
2.01.05.02.09	Other payables	2,224	3,014
2.02	Noncurrent liabilities	1,076,803	1,099,434
2.02.01	Borrowings and financing	1,053,361	1,070,289
2.02.01.01	Borrowings and financing	1,053,361	1,070,289
2.02.01.01.01	In local currency	1,053,361	1,070,289
2.02.02	Other payables	53	53
2.02.04	Provisions	12,393	14,924
2.02.04.01	Provision for tax, social security, labor and civil risks	12,393	14,924
2.02.04.01.02	Provision for social security and labor risks	9,345	11,876
2.02.04.01.05	Other provisions for risks	3,048	3,048
2.02.06	Unrecognized profits and revenue	10,996	14,168
2.02.06.02	Unrecognized revenue	10,996	14,168
2.02.06.02.01	Deferred revenue	10,996	14,168
2.03	Equity	4,937,138	4,651,644
2.03.01	Realized capital	1,759,393	1,759,393
2.03.02	Capital reserves	1,328,714	1,354,190
2.03.02.05	Treasury shares	-13,389	-516
2.03.02.09	Other capital reserves	1,342,103	1,354,706
2.03.04	Earnings reserves	1,476,392	1,538,061
2.03.04.01	Legal reserve	165,550	165,550
2.03.04.05	Withholding earnings reserve	1,310,842	1,372,511
2.03.05	Retained earnings/Accumulated losses	372,639	0

Individual Financial Statements / Statement of Profit and Loss

(In thousands of Brazilian reais – R$)

Account Code	Account Description	Current Quarter 04/01/2026 to 06/30/2026	Accumulated in the Current Year 01/01/2026 to 06/30/2026	Same Quarter in the Prior Year 04/01/2025 to 06/30/2025	Accumulated in the Prior Year 01/01/2025 to 06/30/2025
3.01	Revenue from sale of goods and/or services	49,816	93,945	45,883	86,119
3.02	Costs of sales and services	-5,257	-10,098	-3,981	-8,729
3.03	Gross income	44,559	83,847	41,902	77,390
3.04	Operating expenses/revenue	124,919	365,844	202,398	298,989
3.04.02	General and administrative expenses	-7,323	-13,597	-5,929	-12,570
3.04.04	Other operating revenue	1,570	3,182	1,400	2,369
3.04.05	Other operating expenses	2,044	1,387	-9,568	-9,715
3.04.06	Share of profit of investees	128,628	374,872	216,495	318,905
3.05	Income before finance income and taxes	169,478	449,691	244,300	376,379
3.06	Finance income	-31,885	-62,591	-39,219	-69,167
3.06.01	Financial revenue	14,537	28,304	4,224	16,463
3.06.02	Financial expenses	-46,422	-90,895	-43,443	-85,630
3.07	Income before taxes	137,593	387,100	205,081	307,212
3.08	Income tax and social contribution	-2,539	-14,461	4,013	9,316
3.08.02	Deferred	-2,539	-14,461	4,013	9,316
3.09	Profit (loss) from continuing operations	135,054	372,639	209,094	316,528
3.11	Profit (loss) for the period	135,054	372,639	209,094	316,528
3.99	Earnings per share (Reais / share)				
3.99.01	Basic earnings per share				
3.99.01.01	Common shares	0.11	0.31	0.17	0.26
3.99.02	Diluted earnings per share				
3.99.02.01	Common shares	0.11	0.31	0.17	0.26

Individual Financial Statements / Statement of Comprehensive Income

(In thousands of Brazilian reais – R$)

Account Code	Account Description	Current Quarter 04/01/2026 to 06/30/2026	Accumulated in the Current Year 01/01/2026 to 06/30/2026	Same Quarter in the Prior Year 04/01/2025 to 06/30/2025	Accumulated in the Prior Year 01/01/2025 to 06/30/2025
4.01	Profit for the period	135,054	372,639	209,094	316,528
4.03	Comprehensive income for the period	135,054	372,639	209,094	316,528

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

(In thousands of Brazilian reais – R$)

Account Code	Account Description	Accumulated in the Current Year 01/01/2026 to 06/30/2026	Accumulated in the Prior Year 01/01/2025 to 06/30/2025
6.01	Net cash from operating activities	3,655	-18,971
6.01.01	Cash provided by operating activities	80,248	56,625
6.01.01.01	Income for the period	372,639	316,528
6.01.01.02	Depreciation and amortization	7,542	5,849
6.01.01.03	Gain or loss on the sale of investment properties	0	893
6.01.01.04	Share of profit (loss) of subsidiaries	-374,872	-318,905
6.01.01.05	Provision for tax, labor and civil risks	-2,531	0
6.01.01.06	Provision for Bonus Program	5,740	0
6.01.01.09	Inflation adjustments, net	56,792	59,396
6.01.01.12	Deferred income tax and social contribution	14,461	-9,316
6.01.01.13	Allowance for doubtful debts	325	206
6.01.01.15	Amortization of borrowing costs	1,599	1,600
6.01.01.16	Straight-lining recognition of discounts	-1,447	374
6.01.02	Variations in assets and liabilities	2,078	-4,354
6.01.02.01	Rentals receivable	6,958	13,522
6.01.02.02	Taxes recoverable and tax credits	-2,342	-3,656
6.01.02.03	Due from related parties	2,161	153
6.01.02.04	Other assets	92	3,228
6.01.02.05	Prepaid expenses	-201	-192
6.01.02.06	Trade payables	3,931	767
6.01.02.07	Taxes and contributions payable	-326	60
6.01.02.08	Accrued payroll and related taxes	-5,555	-3,859
6.01.02.09	Trade payables	-792	-14,377
6.01.02.10	Due to related parties	-1,848	0
6.01.03	Other	-78,671	-71,242
6.01.03.03	Interest payment	-78,671	-71,242
6.02	Net cash from investing activities	147,037	143,074
6.02.01	Acquisition of non-current assets	-11,100	-24,689
6.02.02	Dividends received from subsidiaries	68,622	161,292
6.02.04	Short-term investments - Trading securities	43,197	85,118
6.02.07	Advances for future capital increases	46,318	-78,647
6.03	Net cash from financing activities	-152,984	-127,167
6.03.08	Treasury shares	-34,587	-14,947
6.03.09	Amortization of borrowings, financing and debentures	-18,527	-12,352
6.03.10	Dividends paid	-99,870	-99,868
6.05	Increase (Decrease) in cash and cash equivalents	-2,292	-3,064
6.05.01	Cash and cash equivalents - Opening balance	3,816	4,132
6.05.02	Cash and cash equivalents - Opening balance	1,524	1,068

Individual Financial Statements / Statement of Changes in Equity – 01/01/2026 to 06/30/2026

(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	-34,587	-61,669	0	0	-96,256
5.04.04	Acquired treasury shares	0	-34,587	0	0	0	-34,587
5.04.06	Dividends	0	0	-61,669	0	0	-61,669
5.05	Total comprehensive income	0	0	0	372,639	0	372,639
5.05.01	Profit for the period	0	0	0	372,639	0	372,639
5.06	Internal changes in equity	0	9,111	0	0	0	9,111
5.06.04	Stock option plan for subsidiaries	0	9,111	0	0	0	9,111
5.07	Closing balance	1,759,393	1,328,714	1,476,392	372,639	0	4,937,138

Individual Financial Statements / Statement of Changes in Equity – 01/01/2025 to 06/30/2025

(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
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	-14,947	-105,057	0	0	-120,004
5.04.04	Treasury shares acquired	0	-14,947	0	0	0	-14,947
5.04.06	Dividends	0	0	-105,057	0	0	-105,057
5.05	Total comprehensive income	0	0	0	316,528	0	316,528
5.05.01	Profit for the period	0	0	0	316,528	0	316,528
5.06	Internal changes in equity	0	7,898	0	0	0	7,898
5.06.04	Stock option plan for subsidiaries	0	7,898	0	0	0	7,898
5.07	Closing balance	1,759,393	1,344,370	1,093,935	316,528	0	4,514,226

Individual Financial Statements / Statement of Value Added

(In thousands of Brazilian reais – R$)

Account Code	Account Description	Accumulated in the Current Year 01/01/2026 to 06/30/2026	Accumulated in the Prior Year 01/01/2025 to 06/30/2025
7.01	Revenue	104,719	95,543
7.01.01	Sales of goods, products and services	101,522	94,475
7.01.02	Other revenue	3,522	1,274
7.01.04	Recognition/reversal of allowance for doubtful debts	-325	-206
7.02	Inputs acquired from third parties	-10,105	-22,609
7.02.01	Costs of sales and services	-3,024	-3,610
7.02.02	Materials, electric power, outside services and other	-7,081	-18,999
7.03	Gross value added	94,614	72,934
7.04	Withholdings	-7,542	-6,601
7.04.01	Depreciation, amortization and depletion	-7,542	-6,601
7.05	Wealth created by the Company	87,072	66,333
7.06	Wealth received in transfer	403,176	335,368
7.06.01	Share of profit (loss) of subsidiaries	374,872	318,905
7.06.02	Finance income	28,304	16,463
7.07	Total wealth for distribution	490,248	401,701
7.08	Wealth distributed	490,248	401,701
7.08.01	Personnel	3,816	1,355
7.08.01.01	Salaries and wages	5,745	5,286
7.08.01.02	Benefits	-2,056	-4,046
7.08.01.03	Severance Pay Fund (FGTS)	127	115
7.08.02	Taxes, fees and contributions	24,097	-1,531
7.08.02.01	Federal	23,637	-1,890
7.08.02.03	Municipal	460	359
7.08.03	Interest from third-party capital	89,696	85,349
7.08.03.01	Interest	90,895	85,630
7.08.03.03	Other	-1,199	-281
7.08.04	Interest on capital	372,639	316,528
7.08.04.03	Retained earnings (accumulated losses) for the period	372,639	316,528

Consolidated Financial Statements / Balance Sheet - Assets

(In thousands of Brazilian reais – R$)

Account Code	Account Description	Current Quarter 06/30/2026	Prior Year 12/31/2025
1	Total assets	10,066,034	9,497,101
1.01	Current assets	2,869,551	2,332,708
1.01.01	Cash and cash equivalents	18,980	36,013
1.01.02	Short-term investments	2,279,089	1,717,841
1.01.02.01	Short-term investments measured at fair value through profit or loss	2,279,089	1,717,841
1.01.02.01.01	Trading securities	2,279,089	1,717,841
1.01.03	Trade receivables	441,674	487,717
1.01.03.01	Clients	172,741	252,659
1.01.03.02	Other receivables	268,933	235,058
1.01.04	Inventories	46,551	41,576
1.01.06	Recoverable taxes	56,084	32,365
1.01.06.01	Current recoverable taxes	56,084	32,365
1.01.07	Prepaid expenses	16,871	7,935
1.01.08	Other current assets	10,302	9,261
1.01.08.03	Other	10,302	9,261
1.01.08.03.01	Other assets	8,949	8,409
1.01.08.03.03	Loans receivable	1,353	852
1.02	Noncurrent assets	7,196,483	7,164,393
1.02.01	Long-term assets	477,516	519,279
1.02.01.04	Trade receivables	330,916	367,479
1.02.01.04.01	Clients	11,861	18,666
1.02.01.04.02	Other receivables	319,055	348,813
1.02.01.07	Deferred taxes	17,864	22,220
1.02.01.07.01	Deferred income tax and social contribution	17,864	22,220
1.02.01.09	Due from related parties	8,894	11,379
1.02.01.09.04	Due from other related parties	8,894	11,379
1.02.01.10	Other noncurrent assets	119,842	118,201
1.02.01.10.03	Escrow deposits and court-blocked bank accounts	116,455	116,046
1.02.01.10.06	Other assets	1,848	1,848
1.02.01.10.11	Loans receivable	1,539	307
1.02.02	Investments	6,548,319	6,485,833
1.02.02.01	Equity interests	270,574	270,108
1.02.02.01.01	Equity interests in associates	249,025	248,559
1.02.02.01.05	Other investments	21,549	21,549
1.02.02.02	Investment properties	6,277,745	6,215,725
1.02.02.02.02	Investment properties	6,277,745	6,215,725
1.02.03	Property and equipment	73,392	57,915
1.02.03.01	Property and equipment in use	73,392	57,915
1.02.04	Intangible assets	97,256	101,366
1.02.04.01	Intangible assets	97,256	101,366
1.02.04.01.02	Data processing system	9,087	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 06/30/2026	Prior Year 12/31/2025
2	Total liabilities	10,066,034	9,497,101
2.01	Current liabilities	1,049,718	935,402
2.01.01	Payroll and related taxes	36,719	47,978
2.01.01.02	Payroll and related taxes	36,719	47,978
2.01.02	Trade payables	45,090	28,233
2.01.02.01	Domestic suppliers	45,090	28,233
2.01.03	Taxes payable	36,526	41,404
2.01.03.01	Federal taxes payable	5,818	14,208
2.01.03.01.03	Other federal taxes payable	5,818	14,208
2.01.03.02	State taxes payable	2,072	6,459
2.01.03.03	Municipal taxes payable	28,636	20,737
2.01.04	Borrowings and financing	498,474	386,040
2.01.04.01	Borrowings and financing	153,786	157,519
2.01.04.01.01	In local currency	153,786	157,519
2.01.04.02	Debentures	344,688	228,521
2.01.04.02.01	Charges on debentures	-1,437	-1,437
2.01.04.02.02	Debentures	346,125	229,958
2.01.05	Other payables	432,909	431,747
2.01.05.01	Due to related parties	1,173	2,854
2.01.05.01.04	Due to other related parties	1,173	2,854
2.01.05.02	Other	431,736	428,893
2.01.05.02.01	Dividends and interest on capital payable	101,358	139,561
2.01.05.02.04	Deferred revenue	27,715	23,446
2.01.05.02.09	Other payables	302,663	265,886
2.02	Noncurrent liabilities	4,078,960	3,909,835
2.02.01	Borrowings and financing	3,938,192	3,578,010
2.02.01.01	Borrowings and financing	3,322,504	2,844,977
2.02.01.01.01	In local currency	3,322,504	2,844,977
2.02.01.02	Debentures	615,688	733,033
2.02.02	Other payables	43,571	222,193
2.02.02.02	Other	43,571	222,193
2.02.02.02.13	Other payables	43,571	222,193
2.02.03	Deferred taxes	15,341	13,083
2.02.03.01	Deferred income tax and social contribution	15,341	13,083
2.02.03.01.02	Other taxes on deferred revenue	15,341	13,083
2.02.04	Provisions	33,049	34,188
2.02.04.01	Provision for tax, social security, labor and civil risks	9,856	12,487
2.02.04.01.02	Provision for social security and labor risks	9,856	12,487
2.02.04.02	Other provisions	23,193	21,701
2.02.06	Unrecognized profits and revenue	48,807	62,361
2.02.06.02	Unrecognized revenue	48,807	62,361
2.03	Consolidated equity	4,937,356	4,651,864
2.03.01	Realized capital	1,759,393	1,759,393
2.03.02	Capital reserves	1,328,714	1,354,190
2.03.02.05	Treasury shares	-13,389	-516

Consolidated Financial Statements / Balance Sheet - Liabilities

(In thousands of Brazilian reais – R$)

Account Code	Account Description	Current Quarter 06/30/2026	Prior Year 12/31/2025
2.03.02.09	Other capital reserves	1,342,103	1,354,706
2.03.04	Earnings reserves	1,476,392	1,538,061
2.03.04.01	Legal reserve	165,550	165,550
2.03.04.05	Withholding earnings reserve	1,310,842	1,372,511
2.03.05	Retained earnings/Accumulated losses	372,639	0
2.03.09	Noncontrolling interests	218	220

Consolidated Financial Statements / Statement of Profit and Loss

(In thousands of Brazilian reais – R$)

Account Code	Account Description	Current Quarter 04/01/2026 to 06/30/2026	Accumulated in the Current Year 01/01/2026 to 06/30/2026	Same Quarter in the Prior Year 04/01/2025 to 06/30/2025	Accumulated in the Prior Year 01/01/2025 to 06/30/2025
3.01	Revenue from sale of goods and/or services	389,255	746,676	393,982	706,100
3.02	Costs of sales and services	-100,268	-197,092	-93,975	-168,418
3.03	Gross income	288,987	549,584	300,007	537,682
3.04	Operating expenses/revenue	-39,580	62,076	101,115	68,055
3.04.02	General and administrative expenses	-47,404	-94,318	-43,808	-91,074
3.04.04	Other operating revenue	9,931	356,862	412,593	428,213
3.04.05	Other operating expenses	-818	-197,964	-267,423	-268,362
3.04.06	Share of profit of investees	-1,289	-2,504	-247	-722
3.05	Income before finance income and taxes	249,407	611,660	401,122	605,737
3.06	Finance income	-79,371	-175,344	-171,503	-246,950
3.06.01	Financial revenue	77,967	149,939	47,976	110,619
3.06.02	Financial expenses	-157,338	-325,283	-219,479	-357,569
3.07	Income before taxes	170,036	436,316	229,619	358,787
3.08	Income tax and social contribution	-34,951	-63,623	-20,496	-42,203
3.08.01	Current	-21,280	-59,268	-35,897	-61,489
3.08.02	Deferred	-13,671	-4,355	15,401	19,286
3.09	Profit (loss) from continuing operations	135,085	372,693	209,123	316,584
3.11	Consolidated profit (loss) for the period	135,085	372,693	209,123	316,584
3.11.01	Attributable to owners of the Company	135,054	372,639	209,094	316,528
3.11.02	Attributable to noncontrolling interests	31	54	29	56
3.99	Earnings per share (Reais / share)				
3.99.01	Basic earnings per share				
3.99.01.01	Common shares	0.11	0.31	0.17	0.26
3.99.02	Diluted earnings per share				
3.99.02.01	Common shares	0.11	0.31	0.17	0.26

Consolidated Financial Statements / Statement of Comprehensive Income

(In thousands of Brazilian reais – R$)

Account Code	Account Description	Current Quarter 04/01/2026 to 06/30/2026	Accumulated in the Current Year 01/01/2026 to 06/30/2026	Same Quarter in the Prior Year 04/01/2025 to 06/30/2025	Accumulated in the Prior Year 01/01/2025 to 06/30/2025
4.01	Consolidated profit for the period	135,085	372,693	209,123	316,584
4.03	Consolidated comprehensive income for the period	135,085	372,693	209,123	316,584
4.03.01	Attributable to owners of the Company	135,054	372,639	209,094	316,528
4.03.02	Attributable to noncontrolling interests	31	54	29	56

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

(In thousands of Brazilian reais – R$)

Account Code	Account Description	Accumulated in the Current Year 01/01/2026 to 06/30/2026	Accumulated in the Prior Year 01/01/2025 to 06/30/2025
6.01	Net cash from operating activities	217,562	201,396
6.01.01	Cash provided by operating activities	478,151	307,324
6.01.01.01	Profit for the period	372,693	316,584
6.01.01.02	Inflation adjustments, net	154,461	120,343
6.01.01.03	Depreciation and amortization	72,364	56,543
6.01.01.04	Allowance for doubtful debts	9,247	2,569
6.01.01.05	Gain or loss on the sale of investment properties	-188,707	-268,029
6.01.01.06	Provision for share-based payment	9,111	7,898
6.01.01.07	Share of profit (loss) of subsidiaries	2,504	722
6.01.01.09	Provision for Bonus Program	16,411	11,910
6.01.01.11	Provision for tax, labor and civil risks	15,249	38,937
6.01.01.17	Provision for inventory depletion	0	1,004
6.01.01.18	Straight-lining recognition of discounts	5,542	32,565
6.01.01.19	Deferred income tax and social contribution	4,355	-19,286
6.01.01.20	Amortization of borrowing costs	4,921	5,564
6.01.02	Variations in assets and liabilities	80,094	149,425
6.01.02.01	Rentals receivable	58,513	128,047
6.01.02.02	Inventories	-4,975	-6,586
6.01.02.04	Prepaid expenses	-8,936	-9,643
6.01.02.05	Trade payables	16,857	29,797
6.01.02.10	Loans receivable	-1,733	-210
6.01.02.11	Due from related parties	2,485	594
6.01.02.12	Due to related parties	0	-1,617
6.01.02.13	Trade payables	9,743	-12,027
6.01.02.14	Taxes recoverable and tax credits	0	8,638
6.01.02.15	Other assets	-949	-29,397
6.01.02.16	Taxes and contributions payable	38,440	69,945
6.01.02.17	Accrued payroll and related taxes	-27,670	-28,116
6.01.02.18	Due to related parties	-1,681	0
6.01.03	Other	-340,683	-255,353
6.01.03.01	Interest payment	-275,905	-213,084
6.01.03.02	Payment of income tax and social contribution	-64,778	-42,269
6.02	Net cash from investing activities	-379,207	-734,868
6.02.01	Acquisition of non-current assets	-305,484	-1,187,183
6.02.02	Sale of permanent assets	180,306	294,206
6.02.03	Dividends received from subsidiaries	537	786
6.02.05	Short-term investments - Trading securities	-250,176	157,377
6.02.08	Other	-56	-54
6.02.09	Capital increase in subsidiaries	-4,334	0
6.03	Net cash from financing activities	144,612	496,015
6.03.02	Payment of principal of borrowings, financing, debentures and issuance costs	-65,262	-89,170
6.03.04	Treasury shares	-34,587	-14,947
6.03.05	Acquisition of non-current assets	-190,669	0

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

(In thousands of Brazilian reais – R$)

Account Code	Account Description	Accumulated in the Current Year 01/01/2026 to 06/30/2026	Accumulated in the Prior Year 01/01/2025 to 06/30/2025
6.03.06	Payments of dividends and interest on capital	-99,870	-99,868
6.03.10	Borrowings	535,000	700,000
6.05	Increase (Decrease) in cash and cash equivalents	-17,033	-37,457
6.05.01	Cash and cash equivalents - Opening balance	36,013	49,040
6.05.02	Cash and cash equivalents - Closing balance	18,980	11,583

Consolidated Financial Statements / Statement of Changes in Equity – 01/01/2026 to 06/30/2026

(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	Noncontrolling interests	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 transactions with partners	0	-34,587	-61,669	0	0	-96,256	-56	-96,312
5.04.04	Treasury shares acquired	0	-34,587	0	0	0	-34,587	0	-34,587
5.04.06	Dividends	0	0	-61,669	0	0	-61,669	0	-61,669
5.04.08	Other	0	0	0	0	0	0	-56	-56
5.05	Total comprehensive income	0	0	0	372,639	0	372,639	54	372,693
5.05.01	Profit for the period	0	0	0	372,639	0	372,639	54	372,693
5.06	Internal changes in equity	0	9,111	0	0	0	9,111	0	9,111
5.06.04	Stock option plan for subsidiaries	0	9,111	0	0	0	9,111	0	9,111
5.07	Closing balance	1,759,393	1,328,714	1,476,392	372,639	0	4,937,138	218	4,937,356

Consolidated Financial Statements / Statement of Changes in Equity – 01/01/2025 to 06/30/2025

(In thousands of Brazilian reais – R$)

Account Code	Account Description	Paid-in capital	Capital reserves, granted options and treasury shares	Earnings reserve	Retained earnings/ Accumulated losses	Other comprehensive income	Equity	Noncontrolling interests	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 transactions with partners	0	-14,947	-105,057	0	0	-120,004	-54	-120,058
5.04.04	Treasury shares acquired	0	-14,947	0	0	0	-14,947	0	-14,947
5.04.06	Dividends	0	0	-105,057	0	0	-105,057	0	-105,057
5.04.08	Other	0	0	0	0	0	0	-54	-54
5.05	Total comprehensive income	0	0	0	316,528	0	316,528	56	316,584
5.05.01	Profit for the period	0	0	0	316,528	0	316,528	56	316,584
5.06	Internal changes in equity	0	7,898	0	0	0	7,898	0	7,898
5.06.04	Stock option plan for subsidiaries	0	7,898	0	0	0	7,898	0	7,898
5.07	Closing balance	1,759,393	1,344,370	1,093,935	316,528	0	4,514,226	218	4,514,444

Consolidated Financial Statements / Statement of Value Added

(In thousands of Brazilian reais – R$)

Account Code	Account Description	Accumulated in the Current Year 01/01/2026 to 06/30/2026	Accumulated in the Prior Year 01/01/2025 to 06/30/2025
7.01	Revenue	1,168,604	1,205,499
7.01.01	Sales of goods, products and services	848,117	822,670
7.01.02	Other revenue	329,734	385,398
7.01.02.02	Other operating income (expenses), net	329,734	385,398
7.01.04	Recognition/reversal of allowance for doubtful debts	-9,247	-2,569
7.02	Inputs acquired from third parties	-308,892	-376,570
7.02.01	Costs of sales and services Sold	-93,922	-86,127
7.02.02	Materials, electric power, outside services and other	-214,970	-290,443
7.03	Gross value added	859,712	828,929
7.04	Withholdings	-72,364	-56,543
7.04.01	Depreciation, amortization and depletion	-72,364	-56,543
7.05	Wealth created by the Company	787,348	772,386
7.06	Wealth received in transfer	147,435	109,897
7.06.01	Share of profit (loss) of subsidiaries	-2,504	-722
7.06.02	Financial revenue	149,939	110,619
7.07	Total wealth for distribution	934,783	882,283
7.08	Wealth distributed	934,783	882,283
7.08.01	Personnel	84,242	75,895
7.08.01.01	Salaries and wages	52,094	48,448
7.08.01.02	Benefits	26,726	21,527
7.08.01.03	Severance Pay Fund (FGTS)	5,422	5,920
7.08.02	Taxes, fees and contributions	159,625	137,494
7.08.02.01	Federal	127,769	112,221
7.08.02.02	State	21,078	15,274
7.08.02.03	Municipal	10,778	9,999
7.08.03	Interest on third-party capital	318,223	352,310
7.08.03.01	Interest	325,283	357,569
7.08.03.02	Rents	1,470	1,164
7.08.03.03	Other	-8,530	-6,423
7.08.04	Interest on capital	372,693	316,584
7.08.04.03	Retained earnings (accumulated losses) for the period	372,639	316,528
7.08.04.04	Portion Noncontrolling interests in retained earnings	54	56

Comments on Performance

OPERATIONAL PERFORMANCE

EXCELLENT PERFORMANCE OF OPERATING INDICATORS IN THE PERIOD.

Operating Indicators	2Q26	2Q25	Var. %	06M26	06M25	Var. %
Total Average GLA (sqm)	789,465	788,588	0.1%	780,732	769,694	1.4%
Final Owned GLA (sqm)	449,470	495,299	-9.3%	427,517	495,299	-13.7%
Average Owned GLA (sqm)	449,470	495,299	-9.3%	427,517	420,722	1.6%
Total Average GLA, malls (sqm)	735,955	735,078	0.1%	736,140	716,184	2.8%
Average Owned GLA, malls (sqm)	422,900	454,650	-7.0%	400,947	394,153	1.7%
Total Number of Malls (1)	17	17	0.0%	17	17	0.0%
Total Sales (R$ ‘000)	6,594,833	6,303,976	4.6%	12,275,201	11,341,449	8.2%
Same-Store Sales (SSS)	1.7%	12.1%	-10.4 p.p.	3.1%	9.4%	-6.3 p.p.
Same-Area Sales (SAS)	4.2%	14.4%	-10.1 p.p.	5.6%	11.7%	-6.1 p.p.
Same-Store Rents (SSR)	2.7%	10.4%	-7.7 p.p.	4.1%	8.3%	-4.2 p.p.
Same-Area Rents (SAR)	2.5%	10.0%	-7.4 p.p.	4.3%	7.1%	-2.8 p.p.
Occupancy Cost (% of sales)	10.8%	10.5%	0.3 p.p.	11.4%	11.2%	0.2 p.p.
Occupancy Rate	96.9%	96.4%	0.5 p.p.	97.3%	96.5%	0.8 p.p.
Net Default Rate	0.1%	0.3%	-0.2 p.p.	0.7%	0.7%	0.0 p.p.
Sales/sqm - Malls (2)	9,609	9,190	4.6%	17,853	17,388	2.7%
Rent/sqm - Malls (2)	711	688	3.3%	1,393	1,346	3.4%
Rent/sqm (3)	631	610	3.3%	1,251	1,162	7.6%

(1) Considers Iguatemi Esplanada and Esplanada Shopping as a single venture.
(2) Considers sales and revenue from rental of shopping malls and the total GLA of shoppping-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)

Portfolio	2Q26	2Q25	Var. %	06M26	06M25	Var. %
Iguatemi São Paulo	100,785	95,619	5.4%	194,877	180,651	7.9%
JK Iguatemi	51,017	47,340	7.8%	96,613	87,537	10.4%
Pátio Higienópolis	39,733	37,664	5.5%	77,222	73,212	5.5%
Pátio Paulista	38,804	36,181	7.3%	76,174	36,181	110.5%
Market Place	6,741	6,196	8.8%	12,342	12,051	2.4%
Market Place Torre (I & II)	6,754	6,488	4.1%	13,430	12,662	6.1%
Iguatemi Alphaville	13,404	12,636	6.1%	25,080	23,838	5.2%
Iguatemi Campinas	41,443	40,891	1.4%	81,569	78,586	3.8%
Galleria	8,217	8,545	-3.8%	16,495	16,936	-2.6%
Torre Sky Galleria	3,432	3,254	5.5%	6,863	6,476	6.0%
Iguatemi Esplanada (2)	26,037	25,514	2.0%	60,642	54,908	10.4%
Iguatemi Ribeirão Preto	11,360	11,115	2.2%	22,112	21,687	2.0%
Iguatemi Rio Preto	13,238	13,103	1.0%	25,701	24,997	2.8%
Iguatemi Porto Alegre	49,476	48,429	2.2%	94,892	91,952	3.2%
Torre Iguatemi Porto Alegre	3,130	2,997	4.4%	6,332	5,894	7.4%
Praia de Belas	14,643	16,615	-11.9%	30,003	32,913	-8.8%
Iguatemi Brasília	18,493	17,547	5.4%	35,608	33,732	5.6%
Rio Sul	41,472	41,532	-0.1%	81,524	80,634	1.1%
I Fashion Outlet Novo Hamburgo	6,214	5,903	5.3%	11,391	10,687	6.6%
I Fashion Outlet Santa Catarina	2,229	2,615	-14.8%	5,049	6,570	-23.2%
Power Center Iguatemi Campinas	1,247	1,127	10.6%	2,482	2,315	7.2%
Total	497,870	481,311	3.4%	976,400	894,421	9.2%
Rent/sqm (1)	745	610	22.1%	1,461	1,162	25.7%

PARKING

Portfolio	2Q26	2Q25	Var. %	06M26	06M25	Var. %
Iguatemi São Paulo	13,863	13,364	3.7%	27,895	25,309	10.2%
JK Iguatemi	10,870	10,360	4.9%	20,886	19,191	8.8%
Pátio Higienópolis	7,841	6,551	19.7%	15,697	14,431	8.8%
Pátio Paulista	6,003	5,880	2.1%	12,064	5,880	105.2%
Market Place	6,202	5,128	20.9%	11,532	9,721	18.6%
Iguatemi Alphaville	6,367	5,959	6.8%	12,236	11,290	8.4%
Iguatemi Campinas	13,326	12,116	10.0%	25,468	23,161	10.0%
Galleria	4,714	4,203	12.2%	9,649	8,476	13.8%
Iguatemi Esplanada (1)	11,625	10,344	12.4%	22,096	19,974	10.6%
Iguatemi Ribeirão Preto	3,463	3,268	6.0%	6,826	6,530	4.5%
Iguatemi Rio Preto	3,656	3,367	8.6%	7,112	6,608	7.6%
Iguatemi Porto Alegre	11,699	10,594	10.4%	22,242	19,912	11.7%
Praia de Belas	4,620	4,898	-5.7%	9,044	9,304	-2.8%
Iguatemi Brasília	4,687	4,293	9.2%	9,169	8,531	7.5%
Rio Sul	5,545	4,601	20.5%	10,867	9,339	16.4%
I Fashion Outlet Novo Hamburgo	1,921	1,649	16.5%	3,539	3,020	17.2%
Power Center Iguatemi Campinas	434	387	12.0%	897	1,004	-10.6%
Total	116,835	106,961	9.2%	227,218	201,682	12.7%

(1) 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)	2Q26	2Q25	Var. %
Gross revenue	**437,182**	**454,829**	**-3.9%**
Taxes and discounts	-47,927	-60,847	-21.2%
Net revenue	**389,255**	**393,982**	**-1.2%**
Costs and expenses	-110,550	-105,860	4.4%
Other operating income (expenses)	9,113	145,170	-93.7%
Share of profit (loss) of subsidiaries	-1,289	-247	421.9%
EBITDA	**286,529**	**433,045**	-33.8%
EBITDA Margin	*73.61%*	*109.91%*	**-36.3 p.p.**
Depreciation and amortization	-37,122	-31,923	16.3%
EBIT	**249,407**	**401,122**	**-37.8%**
EBIT margin	*64.07%*	*101.81%*	-37.7 p.p.
Finance income	77,967	47,976	62.5%
Finance costs	-157,338	-219,479	-28.3%
Income tax and social contribution	-34,951	-20,496	70.5%
Profit for the period	**135,085**	**209,123**	**-35.4%**
Net Margin	*34.70%*	*53.08%*	-18.4 p.p.
Attributable to owners of the Company	135,054	209,094	-35.4%
Attributable to noncontrolling interests	31	29	6.9%
FFO	**172,207**	**241,046**	**-28.56%**
FFO Margin	*44.24%*	*61.18%*	-16.9 p.p.

GROSS REVENUE

Iguatemi's Gross Revenue for the period reached R$ 437 million, down 3.9% compared to the same period of 2025.

Gross Revenue - Accounting (R$ '000)	2Q26	2Q25	Var. %
Rentals	275,370	304,511	-9.6%
Management fees	30,128	24,964	20.7%
Parking	64,583	71,842	-10.1%
Retail transactions	67,101	53,146	26.3%
Other	-	366	-100.0%
Total	**437,182**	**454,829**	**-3.9%**

Rental Revenue, comprising Minimum Rent, Overage and Temporary Rent, decreased by 9.6% over 2025.

Comments on Performance

Rental Revenue - Accounting (R$ '000)`	2Q26	2Q25	Var. %
Minimum Rent	215,177	243,485	-11.6%
Overage	29,443	29,603	-0.5%
Temporary Rents	30,750	31,423	-2.1%
Total	**275,370**	**304,511**	**-9.6%**

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

- Minimum Rent: 11.6% decrease; excluding the effect of partners' stakes in the acquisition of Pátio Higienópolis and Pátio Paulista, there is a 6.2% decrease, due to the decrease in stake in various assets over the past year, which contributed to the remainder of the drop.
- Overage: 0.5% decrease; excluding the effect of partners' stakes in the acquisition of Pátio Higienópolis and Pátio Paulista, there is a 2.9% increase arising from the sales growth, as well as more tenants reaching the breakeven point across the portfolio.
- Temporary Rents: 2.1% decrease; excluding the effect of partners' stakes in the acquisition of Pátio Higienópolis and Pátio Paulista, there is a 3.4% increase stemming from the valuation of media outlets in ventures, revenue from kiosks and lease of event spaces.

Management Fee increased by 20.7% compared to the same period of 2025, 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 in 2025, due to the entry of new shareholders.

- Parking Revenue reached R$ 65 million, down by 10.1% compared to 2025; excluding the effect of partners' stakes in the acquisition of Pátio Higienópolis and Pátio Paulista, there is a 5.3% decrease, due to the decrease in stake in various assets over the past year, which contributed to the remainder of the drop.

DEDUCTIONS, TAXES AND CONTRIBUTIONS

Deductions, Taxes and Contributions totaled R$48 million (negative).

NET REVENUE

Net Revenue for the period was R$ 389 million, down by 1.2% compared to the same period of 2025.

Comments on Performance

COSTS AND EXPENSES

Costs and Expenses - Accounting (R$ '000)	2Q26	2Q25	Var. %
Rental and Service Costs	**-73,097**	**-72.428**	**0,9%**
Personnel	-10,007	-9.870	1,4%
Outside services	-4,395	-4.786	-8,2%
Promotion fund	-898	-1.230	-27,0%
Parking	-6,874	-11.500	-40,2%
Retail transactions	-40,238	-34.298	17,3%
Other	-10,685	-10.744	-0,5%
Expenses	**-37,453**	**-33.432**	**12,0%**
Personnel	-19,876	-18.654	6,6%
Share-based compensation	-4,555	-3.949	15,3%
Outside services	-7.696	-5.818	32,3%
Other	-5,326	-5.011	6,3%
Subtotal	**-110,550**	**-105.860**	**4,4%**
Depreciation and amortization	-37,122	-31.923	16,3%
Total	**-147.672**	**-137.783**	**7,2%**

Line item "Rental and Service Costs" totaled R$ 73 million in the period (less depreciation and amortization), an increase of 0.9% when compared to the same period of 2025, due to the increase in retail costs. Expenses were 12% 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)	2Q26	2Q25	Var. %
Other	9,113	145,170	-93.72%
Other operating income (expenses)	**9,113**	**145,170**	**-93.72%**

Line item "other income and expenses" amounted to R$ 9 million for the period, a 93.7% decrease in comparison to the same period of 2025, which included the sale of the Market Place Complex and Shopping Galleria.

FINANCE INCOME (COSTS)

Finance Income (Costs), Net - Accounting (R$ '000)	2Q26	2Q25	Var. %
Finance income	77,967	47,976	62.51%
Finance costs	-157,338	-219,479	71.69%
Finance income (costs)	**-79,371**	**-171,503**	**-53.72%**

Iguatemi's net finance income (costs) for the period totaled R$ 79 million (negative), down by 537% compared to the same period of 2025, mainly impacted by the adjustments to receivables, present value adjustment (PVA) related to land, and M&A operations.

Comments on Performance

INCOME TAX AND SOCIAL CONTRIBUTION (CURRENT AND DEFERRED)

In 2026, Income Tax and Social Contribution totaled R$ 35 million.

CONSOLIDATED EBITDA

Reconciliation of EBIT and EBITDA – Accounting (R$ '000)	2Q26	2Q25	Var. %
Profit for the period	**135,085**	**209,123**	**-35.4%**
(+) Income tax and social contribution	34,951	20,496	**70.5%**
(+) Finance costs	157,338	219,479	**-28.3%**
(-) Finance income	-77,967	-47,976	**62.5%**
EBIT	**249,407**	**401,122**	**-37.8%**
(+) Depreciation and amortization	37,122	31,923	16.3%
EBITDA	**286,529**	**433,045**	**-33.8%**
Net revenue	**389,255**	**393,982**	**-1.2%**
EBITDA Margin	**73.61%**	**109.91%**	***-36.3 p.p.***

INDEBTEDNESS

	06/30/2025	12/31/2025	Var. %
Total Debt	**4,436,666**	**3,964,050**	11.9%
Cash and cash equivalents	2,298,069	1,753,854	31.0%
Net Debt	**2,138,597**	**2,210,196**	-3.2%
EBITDA (LTM)	1,292,762	1,250,129	3.4%
Net Debt/ EBITDA	**1.65**	**1.77**	-6.43%

The Company ended the period with a Total Debt of R$ 4 billion. Cash and cash equivalents amounted to R$ 2 billion, a 31% increase, reaching a Net Debt of R$ 2.1 billion and a Net Debt/EBITDA multiple of 1.65, a 6.43% decrease compared 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	(theoretical)	Total %
Controlling shareholder	530,132,630	-	4,209,970	8,419,940	79,943,203	26.94%
Float	22,810,520	2,253,998	212,246,855	424,493,710	216,471,500	72.95%
Treasury shares	1,510,000	36,200	82,454	164,908	313,683	0.11%
Total	**554,453,150**	**2,290,198**	**216,539,279**	**433,078,558**	**296,728,385**	**100.0%**

Comments on Performance

Iguatemi's Unit ended 2Q26 at R$ 25.01. Currently, 14 sell-side analysts have active coverage on Iguatemi shares.

IGTI11	
Closing price (06/30/2026)	R$ 25.01
Highest price in 2Q26	R$ 30.19
Lowest price in 2Q26	R$ 23.30
Appreciation in 2Q26	-11.58%
Number of equivalent units	296,728,385
Market Cap (06/30/2026)	R$7.421. 176,916
Average daily liquidity in 2Q26	R$ 58,191,018

Source: Bloomberg. Reporting date: 0/30/2026

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, pro forma EBITDA and pro forma cash flows, has not been reviewed by our independent auditors.

The Company is subject to arbitration at the Market Arbitration Chamber as set forth in the arbitration clause included in its Bylaws.

Notes to the 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 malls 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 floor, 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 June 30, 2026, holds 41.26% of the Company's total outstanding shares.

Iguatemi and its subsidiaries hold interest in certain properties, mostly in shopping malls 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 %			
	06/30/2026			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 (“SCIAlpha”) (i)	-	51.00	51.00	60.00
Market Place Shopping Center (“MPSC”)	-	51.00	51.00	51.00
Praia de Belas Shopping Center (“PBSC”) (i)	-	50.55	50.55	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”) (i)	-	32.50	32.50	88.96
Shopping Center Iguatemi São José Rio Preto (“SCIRIOP”) (i)	-	70.00	70.00	88.00
Shopping Center Iguatemi Esplanada (“SCIESP”)	-	65.71	65.71	65.71
Platinum Outlet Premium Novo Hamburgo (“IFONH”)	-	51.00	51.00	51.00
Ifashion Outlet Santa Catarina ("IFOSC)	-	54.00	54.00	54.00
Boulevard Campinas	-	77.00	77.00	77.00
Praia de Belas Prime Offices (i)	-	36.78	36.78	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") (ii)	-	14.45	14.45	11.45

(i) In March 2026, the sale of non-controlling interest in four (04) assets of the portfolio was completed. The remaining interest were reflected from April 1, 2026 onwards. For further details on the transaction, see earnings release of March 13, 2026.

(ii) On April 9, 2026, the Company completed the process for the acquisition of 3% additional interest in Shopping Patio Paulista. For further details on the transaction, see earnings release of April 9, 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 Quarterly Information Form - ITR (“quarterly 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.

Notes to the Individual and Consolidated Interim Financial Information

Based on Management's judgments and assumptions concerning the relevance and changes that should be disclosed in notes to the interim financial information, this interim financial information includes selected explanatory notes and does not comprise all notes presented in the annual financial statements, as prescribed by CVM Circular Letter 03/2011.
The interim financial information has been prepared based on the historical cost, unless stated otherwise.

The interim financial information has been prepared in the ordinary course of business, assuming the Company's continuity as a going concern. Management assesses the Company's ability to continue as a going concern when preparing the interim financial information.

The interim financial information is presented in thousands of Brazilian reais (R$), unless otherwise stated.

The non-financial information included in this interim financial information, such as areas, projections, insurance coverage, among others, has not been reviewed by the independent auditors.

The interim financial information was approved by the Company's Board of Directors and authorized for filing on August 4, 2026

2.2 New and revised standards and interpretations

In the period ended June 30, 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	
	06/30/2026	12/31/2025	06/30/2026	12/31/2025
(A) Cash and cash equivalents				
Cash and banks	1,524	3,816	18,980	36,013
Total	1,524	3,816	18,980	36,013
(b) Short-term investments				
National investment fund (i)	196,671	222,453	1,741,546	1,223,647
Foreign investment fund (ii)	51,141	48,100	68,645	64,255
Multimarket investment funds (iii)	-	-	468,898	429,939
Total	247,812	270,553	2,279,089	1,717,841
Current	249,336	274,369	2,298,069	1,753,854

(i) These are represented by non-exclusive fixed-income investment fund, with daily liquidity and accumulated yield of 15.06% up to June 30, 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.

Notes to the Individual and Consolidated Interim Financial Information

(ii) It refers to the investment in a foreign investment fund, with investments in equity interests and in other investment funds, subject to exchange rate changes. This investment is made within the scope of the Corporate Venture Capital investment program, which aims to support companies with high growth potential at the beginning of their business journey. The investments can be partially or fully made in the short- and medium-term and the Company does not make these investments for the purpose of controlling or having significant influence in the investees.

(iii) **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	
	06/30/2026	12/31/2025	06/30/2026	12/31/2025
Fixed-income securities (i)	-	-	356,221	323,736
Variable-income securities (ii)	-	-	112.677	106.203
	-	-	468,898	429,939

(i) Substantially comprises federal government bonds, debentures and receivables, among others. In the period ended June 30, 2026, the average yield was approximately 17.12% (15.69% - 2025).

(ii) Comprises investments in ownership interests not subject to any exchange rate changes. In the period ended June 30, 2026, the average yield was approximately 3.27% (2.98% - 2025).

4 Trade receivables

	Parent		Consolidated	
	06/30/2026	12/31/2025	06/30/2026	12/31/2025
Rents, co-interests, retail and provision of services	32,969	43,877	312,848	396,888
Straight-lining, net of amortization (i)	985	546	52,056	66,883
Due from partners (ii)	-	-	72,535	135,774
Receivables - M&A (iii)	-	-	324,184	238,735
Other (iv)	8,301	5,225	139,213	142,479
	42,255	49,648	900,836	980,759
Allowance for expected credit losses	(13,370)	(13,041)	(128,246)	(125,563)
	28,885	36,607	772,590	855,196
Current	26,466	33,230	441,674	487,717
Noncurrent	2,419	3,377	330,916	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	
	06/30/2026	12/31/2025	06/30/2026	12/31/2025
Current - 721 to 1440 days	924	853	196,875	292,664
Current - 361 to 720 days	1,495	2,524	134,041	74,815
Current - up to 360 days	25,915	32,502	420,161	463,422
Up to 30 days past due	1,774	1,382	24,086	21,079
31 to 60 days past due	267	518	6,653	5,695
61 to 90 days past due	62	59	3,806	3,490
91 to 120 days past due	44	56	2,438	3,107
121 to 360 days past due	333	972	19,093	23,245
Over 360 days past due	11,441	10,782	93,683	93,242
	42,255	49,648	900,836	980,759

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

	Parent		Consolidated	
	06/30/2026	12/31/2025	06/30/2026	12/31/2025
Current - 721 to 1440 days	334	525	3,793	5,269
Current - 361 to 720 days	1,298	2,415	8,068	13,452
Current - up to 360 days	17,416	27,169	151,228	228,308
Up to 30 days past due	1,774	1,381	24,086	21,080
31 to 60 days past due	267	518	6,653	5,695
61 to 90 days past due	62	59	3,806	3,490
91 to 120 days past due	44	56	2,438	3,107
121 to 360 days past due	333	972	19,093	23,245
Over 360 days past due	11,441	10,782	93,683	93,242
	32,969	43,877	312,848	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	
	06/30/2026	12/31/2025	06/30/2026	12/31/2025
Current - 721 to 1440 days	334	526	165,641	252,534
Current - 361 to 720 days	1,298	2,415	123,630	61,439
Current - up to 360 days	25,717	32,393	409,750	450,046
Up to 30 days past due	1,774	1,381	24,086	21,079
31 to 60 days past due	267	518	6,653	5,694
61 to 90 days past due	62	59	3,806	3,490
91 to 120 days past due	44	56	2,438	3,107
121 to 360 days past due	333	972	19,093	23,245
Over 360 days past due	11,441	10,782	93,683	93,242
	41,270	49,102	848,780	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	
	06/30/2026	12/31/2025	06/30/2026	12/31/2025
Opening balance	(13,041)	(12,684)	(125,563)	(113,487)
Recognition of allowance for expected credit losses	(325)	(359)	(9,247)	(6,904)
Write-off/reversal/transfer of uncollectible receivables	(4)	2	6,564	(5,172)
Closing balance	(13,370)	(13,041)	(128,246)	(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:

	%	
	06/30/2026	12/31/2025
Current	3.83%	3.10%
Up to 30 days past due	34.30%	27.75%
31 to 60 days past due	43.28%	35.01%
61 to 90 days past due	48.00%	38.83%
91 to 120 days past due	51.84%	41.94%
121 to 360 days past due	73.77%	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	
	06/30/2026	12/31/2025	06/30/2026	12/31/2025
Current	(905)	(1,069)	(6,247)	(7,945)
Up to 30 days past due	(609)	(383)	(8,262)	(5,850)
31 to 60 days past due	(116)	(181)	(2,879)	(1,994)
61 to 90 days past due	(30)	(23)	(1,827)	(1,355)
91 to 120 days past due	(23)	(23)	(1,264)	(1,303)
121 to 360 days past due	(246)	(580)	(14,084)	(13,874)
Over 360 days past due	(11,441)	(10,782)	(93,683)	(93,242)
	(13,370)	(13,041)	(128,246)	(125,563)

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 June 30, 2026 and December 31, 2025, are as follows (information not reviewed):

	Consolidated	
	06/30/2026	12/31/2025
Up to one year	866,658	859,765
Two to five years	2,031,980	2,308,768
Over five years	247,551	248,060
	3,146,189	3,416,593

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 June 30, 2026 and December 31, 2025 are as follows:

Notes to the Individual and Consolidated Interim Financial Information

a) Balances

	Parent		Consolidated	
	06/30/2026	12/31/2025	06/30/2026	12/31/2025
Current assets:				
Dividends receivable:				
Iguatemi Empresa de Shopping Centers S.A.	-	135,273	-	-
Total current assets	-	135,273	-	-
Noncurrent assets:				
With other related parties: Ifashion				
Outlet Santa Catarina (ii)	-	-	1,402	1,312
Ifashion Outlet Novo Hamburgo (ii)	-	-	539	504
Shopping Center Iguatemi São Paulo (ii)	-	-	1,356	1,501
Shopping Center Iguatemi Ribeirão Preto (ii)	-	-	3,947	3,756
Other related parties (i)	1,975	4,136	1,650	4,306
Total due from related parties	1,975	4,136	8,894	11,379
Total noncurrent assets	1,975	4,136	8,894	11,379
Current liabilities:				
Due to related parties:				
Lease - Shopping Center Iguatemi São Paulo (iii)	-	-	1,173	2,854
Total due to related parties	-	-	1,173	2,854
Dividends payable:				
Company x shareholders	101,358	139,561	101,358	139,561
Total dividends payable	101,358	139,561	101,358	139,561
Total current liabilities	101,358	139,561	102,531	142,415
Total due to related parties	101,358	139,561	102,531	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 Shopping Iguatemi São Paulo, 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			
	04/01/2026 to 06/30/2026	06/30/2026	04/01/2025 to 06/30/2025	06/30/2025
Cost of services:				
GJ Investimentos S.A.	(407)	(815)	(390)	(780)
	(407)	(815)	(498)	(988)
Intragroup loans:				
Ifashion Outlet Santa Catarina (ii)	105	210	129	241
Ifashion Outlet Novo Hamburgo (ii)	18	35	15	34
Shopping Center Galleria (ii)	230	461	340	398
Shopping Center Iguatemi Ribeirão Preto (ii)	126	252	116	369
	479	958	600	1,042

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 June 30, 2026 and 2025:

	Parent		Consolidated	
	06/30/2026	06/30/2025	06/30/2026	06/30/2025
Short-term benefits (i)	11,267	10,716	29,821	30,296
Share-based payment (ii)	-	-	5,979	5,013
	11,267	10,716	35,800	35,309

(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

	Parent		Parent	
	06/30/2026	12/31/2025	06/30/2026	12/31/2025
Iguatemi Empresa de Shopping Centers S/A	4,337,997	3,941,733	125,153	123,860
FIP -Venture Iguatemi	-	-	25,254	25,254
Iguatemi 365 Ltda	356,216	344,291	-	-
EDSP66 Participações S/A	96,801	98,826	-	-
	4,791,014	4,384,850	150,407	149,114
Investment surplus value (i)	-	-	98,618	99,445
Other investments (ii)	332	332	21,549	21,549
	4,791,346	4,385,182	270,574	270,108

(i) Investment surplus value arising on the acquisition of additional interest in investees Odivelas Participações S,A and Maiojama 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

	Parent		Consolidated	
	06/30/2026	12/31/2025	06/30/2026	12/31/2025
Opening balance	4,384,850	4,223,046	149,114	58,599
Capital increase	-	59,937	4,334	31,240
Advance for future capital increase	(46,318)	11,982	-	-
Capital decrease	-	(5,639)	-	-
Share of profit (loss) of subsidiaries	374,872	570,961	(2,504)	(1,883)
Acquisition of equity interest	-	-	-	63,400
Dividends received	66,651	(356,540)	-	(1,625)
Mandatory minimum dividends	-	(135,273)	(537)	-
Other	10,959	16,376	-	(617)
Closing balance	4,791,014	4,384,850	150,407	149,114

Financial information on subsidiaries with noncontrolling interests and joint ventures

As at June 30, 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:

	Assets		Capital		Equity		Profit for the period	
	06/30/2026	12/31/2025	06/30/2026	12/31/2025	06/30/2026	12/31/2025	06/30/2026	06/30/2025
AGSC	561	601	74	74	389	459	2,346	2,246
Other	1,306	1,344	1,406	1,406	996	1,002	270	278

7 Investment properties

At cost

Description	Average remaining useful life in years	Land	Facilities and other	Accumulated depreciation	Total
Parent					
06/30/2026	56 to 68 (*)	322,836	742,965	(50,702)	1,015,099
12/31/2025	57 to 68 (*)	322,836	731,865	(43,160)	1,011,541
Consolidated before surplus value					
06/30/2026	56 to 68 (*)	720,663	6,691,683	(1,708,421)	5,703,925
12/31/2025	57 to 68 (*)	718,540	6,572,172	(1,653,889)	5,636,823
Reclassified surplus value (**)					
06/30/2026	38 to 60	34,785	560,220	(21,185)	573,820
12/31/2025	39 to 60	34,785	564,678	(20,561)	578,902
Total consolidated 2026		755,448	7,251,903	(1,729,606)	6,277,745
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	
	06/30/2026	12/31/2025	06/30/2026	12/31/2025
Opening balance	1,011,541	998,321	6,215,725	5,520,922
Additions	11,100	25,795	304,988	1,031,237
Write-offs (i)	-	(141)	(183,196)	(249,652)
Depreciation	(7,542)	(12,434)	(59,772)	(86,782)
Closing balance	1,015,099	1,011,541	6,277,745	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 (SCIAlPHA),18% Shopping Center Iguatemi São José do Rio Preto (SCIRIOP), 7% Shopping Praia de Bellas (PBSC). In 2025, refers to sale of 49% of Galleria Shopping (SCGA), Shopping 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 and acquisition of non-controlling interest, as stated in note 1, item (b), is as follows:

	12/31/2025
	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, barters of land and unannounced projects (even those contained in the guidance).

Assumptions used in the evaluation:

	12/31/2025
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

			Parent		Consolidated	
			06/30/2026	12/31/2025	06/30/2026	12/31/2025
Itaú TR + 6.0% to 8.6% p.a	July 10, 2031		-	-	36,838	40,078
Itaú TR + 6.0% to 8.6% p.a	December 15, 2030		-	-	64,443	70,934
Opea CDI + 1.30% p.a	December 15, 2034		-	-	79,511	85,697
Opea CDI + 1.30% p.a	March 19, 2035		-	-	92,440	93,802
Itaú TR + 5.0% to 8.6% p.a	March 29, 2032		-	-	107,126	115,147
Itaú TR + 5.0% to 8.6% p.a	March 29, 2032		-	-	52,597	56,535
Opea CDI + 0.55% p.a	October 16, 2028		182,166	182,531	182,166	182,531
Opea CDI + 0.60% p.a	October 15, 2030		25,084	25,134	25,084	25,134
Opea 105% of CDI	October 16, 2028		250,595	251,111	250,595	251,111
Opea 106% of CDI	October 15, 2030		48,778	47,972	48,778	47,972
Banco Bradesco 99.95% of CDI	February 6, 2043		600,331	618,557	600,331	618,557
Opea CDI + 0.30% p.a	June 11, 2032		-	-	133,838	132,352
Opea 103% CDI	June 11, 2032		-	-	555,842	556,005
Opea 96% CDI	February 18, 2030		-	-	357,506	358,020
Opea 96% CDI	February 16, 2032		-	-	367,249	368,621
Opea 97% CDI	June 25, 2034	(a)	-	-	521,946	-
			1,106,954	1,125,305	3,476,290	3,002,496
Current			53,593	55,016	153,786	157,519
Noncurrent			1,053,361	1,070,289	3,322,504	2,844,977

(a) On June 22, 2026, Iguatemi Empresa de Shopping Centers S.A. conducted the 14th Issue of Simple Debentures, non-convertible into shares, unsecured, in a single series, linked to the 608th issue of Real Estate Receivables (“CRIs”) of Opea Securitizadora. The transaction was completed on June 25, 2026, in the total amount of R$535,000, yielding interest of 97% of the CDI rate, maturing on June 25, 2034, with full amortization of the principal on the same date. In June 2026, the balance is R$ 521,946. No financial covenants apply to this transaction.

Breakdown of debt by index

	Parent		Consolidated	
	06/30/2026	12/31/2025	06/30/2026	12/31/2025
TR	-	-	261,004	282,694
CDI	1,106,954	1,125,305	3,215,286	2,719,802
	1,106,954	1,125,305	3,476,290	3,002,496

Debt repayment schedule

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

	Parent		Consolidated	
	06/30/2026	12/31/2025	06/30/2026	12/31/2025
2027 to 2028	471,381	488,309	565,530	614,326
2029 to 2035	581,980	581,980	2,756,974	2,230,651
	1,053,361	1,070,289	3,322,504	2,844,977

Notes to the Individual and Consolidated Interim Financial Information

Variations in borrowings and financing

	Parent		Consolidated	
	06/30/2026	12/31/2025	06/30/2026	12/31/2025
Opening balance	1,125,305	1,148,271	3,002,496	2,380,039
Borrowings	-	-	535,000	700,000
Repayment of principal and interest	(97,198)	(185,093)	(267,387)	(481,664)
Accrued interest	77,248	158,927	201,978	396,710
Borrowing costs	1,599	3,200	4,203	7,411
Closing balance	1,106,954	1,125,305	3,476,290	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	
	06/30/2026	12/31/2025
Debentures – 10th issue	415,406	416,382
Debentures – 11th issue	235,807	235,619
Debentures – 13th issue	309,163	309,553
	960,376	961,554
Current	344,688	228,521
Noncurrent	615,688	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
10th Issue	Net debt / EBITDA < 4.00 and EBITDA-to-net finance cost > 2.00 11th Issue
	Net debt / EBITDA < 4.00 and EBITDA-to-net finance cost > 2.00 13th 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 June 30, 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:

	Consolidated	
	06/30/2026	12/31/2025
Opening balance	961,554	1,056,160
Repayment of principal and interest	(73,780)	(252,775)
Issuance costs	718	1,437
Accrued interest	71,884	156,732
Closing balance	960,376	961,554

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

	Consolidated	
	06/30/2026	12/31/2025
2027 10th issue	200,000	200,000
2028 11th issue	118,065	236,129
2030 13th issue	300,000	300,000
	618,065	736,129
Unrecognized issuance costs	(2,377)	(3,096)
	615,688	733,033

10 Other payables

	Parent		Consolidated	
	06/30/2026	12/31/2025	06/30/2026	12/31/2025
Acquisition of undivided interest in Riosul (i)	-	-	80,481	75,805
Acquisition of undivided interest in Pátio Paulista and Higienópolis - IPPPH (ii)	-	-	195,937	366,761
Acquisition of undivided interest in Pátio Paulista (iii)	-	-	23,381	-
Other payables (iv)	2,277	3,067	46,435	45,513
	2,277	3,067	346,234	488,079
Current	2,224	3,014	302,663	265,886
Noncurrent	53	53	43,571	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.

Notes to the Individual and Consolidated Interim Financial Information

(iii) Refers to the acquisition of noncontrolling interest in Shopping Patio Paulista, adjusted for inflation based on the CDI rate, with final maturity on April 10, 2028.

(iv) Substantially refers to the provision for performance obligations arising from the disposal of 49% interest in Galleria Shopping (SCGA), Shopping Market Place (MPSC) and Edificio Market Place Towers (MPT).

11 Taxes payable

	Parent		Consolidated	
	06/30/2026	12/31/2025	06/30/2026	12/31/2025
Deferred taxes (i)	-	-	15,348	13,083
PIS, COFINS and Social Investment Fund (Finsocial)	1,478	2,048	5,752	15,094
Other taxes and contributions (ii)	383	139	30,767	26,310
	1,861	2,187	51,867	54,487
Current	1,861	2,187	36,526	41,404
Noncurrent	-	-	15,341	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	
	06/30/2026	12/31/2025	06/30/2026	12/31/2025
Noncurrent:				
Tax (i)	-	-	19,931	18,429
Labor (ii)	9,345	11,876	9,891	12,547
Other	3,048	3,048	3,227	3,212
	12,393	14,924	33,049	34,188

(i) Substantially refer to provision for tax risks of acquiree BRASC SHOPPING CENTERS S.A., relating to corporate income tax (IRPJ) (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 June 30, 2026, amounting to R$9,345 (R$11,876 in 2025) and R$9,891 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 June 30, 2026, the estimated losses on tax lawsuits total R$84,300 (R$86,249 in 2025) in Consolidated; civil lawsuits: R$10,176 (R$4,009 in 2025) in Consolidated; and indemnification lawsuits: R$11,268 (R$20,227 in 2025) in Consolidated.

Notes to the Individual and Consolidated Interim Financial Information

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:

	Parent		Consolidated	
	06/30/2026	12/31/2025	06/30/2026	12/31/2025
Opening balance	14,924	14,948	34,188	16,823
Provisions, net of reversals	(2,531)	(24)	(1,139)	17,365
Closing balance	12,393	14,924	33,049	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:

Notes to the Individual and Consolidated Interim Financial Information

		Consolidated					
		06/30/2026			12/31/2025		
Nature	Hierarchy through Fair value	Hierarchy through profit or loss	Amortized cost	Total	Hierarchy through profit or loss	Amortized cost	Total
Assets							
Cash and cash equivalents	N/A	-	18,980	18,980	-	36,013	36,013
Short-term investments	Level 2	2,279,089	-	2,279,089	1,717,841	-	1,717,841
Trade receivables	N/A	-	236,658	236,658	-	338,208	338,208
Other receivables	N/A	-	139,213	139,213	-	516,988	516,988
Loans receivable	N/A	-	2,892	2,892	-	1,159	1,159
Due from other related parties	N/A	-	8,894	8,894	-	11,379	11,379
Other receivables	N/A	-	8,949	8,949	-	8,409	8,409
Other investments	Level 3	21,549	-	21,549	21,549	-	21,549
Total		2,300,638	415,586	2,716,224	1,739,390	912,156	2,651,546
Liabilities							
Trade payables	N/A	-	45,090	45,090	-	28,233	28,233
Borrowings and financing	N/A	-	3,476,290	3,476,290	-	3,002,496	3,002,496
Debentures and charges	N/A	-	960,376	960,376	-	961,554	961,554
Other payables	N/A	-	43,571	43,571	-	488,079	488,079
Due to related parties	N/A	-	1,173	1,173	-	2,854	2,854
Total		-	4,526,500	4,526,500	-	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:

(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.

Notes to the Individual and Consolidated Interim Financial Information

The maximum exposure to credit risk at the balance sheet date is the recorded amount of each class of financial assets.

The Company derecognizes its financial assets when there is no reasonable expectation of recovery (write-off). Receivables written off by the Company remain under collection to recover the amount of receivables. If any, recoveries are recognized as credit recovery proceeds in profit or loss for the period.

b. Liquidity risk

The cash flow forecast is performed at the Company's operating entities by finance professionals who continuously monitor liquidity to ensure that the Company has sufficient cash to meet its operating needs. This forecast takes into consideration the debt financing plans, compliance with internal balance sheet ratio goals and, if applicable, external regulatory or legal requirements.

c. Capital management

The Company's objectives in managing its capital are to safeguard its ability to continue as a going concern in order to provide returns for its shareholders and benefits for other stakeholders, as well as to maintain an optimal capital structure to reduce this cost. The net financial position is equivalent to total cash and cash equivalents, less short- and long-term borrowings, financing and debentures.

	Consolidated	
	06/30/2026	12/31/2025
Cash and cash equivalents and short-term investments	2,298,069	1,821,355
Borrowings, financing and debentures	(4,436,666)	(3,436,199)
Net financial position	(2,138,597)	(1,614,844)
Equity	4,937,356	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.

Notes to the Individual and Consolidated Interim Financial Information

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 June 30, 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 June 30, 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.

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:

Notes to the Individual and Consolidated Interim Financial Information

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			Parent						Consolidated			
			06/30/2026						06/30/2026			
Transaction	Rate	Individual risk	Up to 1 year	1 to 3 years		Over 5 years		Total	Up to 1 year	1 to 3 years	Over 5 years	Total
Probable scenario												
Debts pegged to the CDI rate	12.65	Unchanged CDI rate	129,537	678,090	215,947	337,269	1,360,843	532,578	1,331,130	1,956,265	1,995,824	5,815,797
Debts pegged to the TR rate	0.17	Unchanged TR rate	-	-	-	-	-	23,794	38,167	23,832	3,281	89,074
Total amount pegged to interest rates			129,537	678,090	215,947	337,269	1,360,843	556,372	1,369,297	1,980,097	1,999,105	5,904,871
Possible scenario > 25%												
Debts pegged to the CDI rate	15.81	CDI increase	159,713	738,391	247,711	415,576	1,561,391	583,545	1,401,564	1,992,610	2,076,671	6,054,390
Debts pegged to the TR rate	0.21	TR increase	-	-	-	-	-	23,873	38,720	24,664	3,299	90,556
Total amount pegged to interest rates			159,713	738,391	247,711	415,576	1,561,391	607,418	1,440,284	2,017,274	2,079,970	6,144,946
Remote scenario > 50% Debts pegged to the CDI rate	18.98	High increase in CDI	189,199	797,391	278,647	491,752	1,756,989	633,415	1,470,456	2,028,002	2,155,317	6,287,190
Debts pegged to the TR rate	0.25	High increase in TR	-	-	-	-	-	23,953	39,280	25,512	3,317	92,062
Total amount pegged to interest rates			189,199	797,391	278,647	491,752	1,756,989	657,368	1,509,736	2,053,514	2,158,634	6,379,252
Possible scenario< 25%												
Debts pegged to the CDI rate	9.49	CDI decrease	98,634	616,418	183,305	256,705	1,155,062	480,454	1,259,069	1,918,910	1,912,648	5,571,081
Debts pegged to the TR rate	0.12	TR decrease	-	-	-	-	-	23,714	37,619	23,016	3,264	87,613
Total amount pegged to interest rates			98,634	616,418	183,305	256,705	1,155,062	504,168	1,296,688	1,941,926	1,915,912	5,658,694
Remote scenario< 50% Debts pegged to the CDI rate	6.33	CDI decrease	66,959	553,293	149,730	173,741	943,723	427,107	1,185,284	1,880,483	1,826,995	5,319,869
Debts pegged to the TR rate	0.08	TR decrease	-	-	-	-	-	21,204	33,669	20,809	3,154	78,836
Total amount pegged to interest rates			66,959	553,293	149,730	173,741	943,723	448,311	1,218,953	1,901,292	1,830,149	5,398,705

Estimated impacts on the Company’s debts

	Parent					Consolidated				
	06/30/2026					06/30/2026				
Transaction	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										
Debts pegged to the CDI rate	30,176	60,301	31,764	78,307	200,548	50,967	70,434	36,345	80,847	238,593
Debts pegged to the TR rate	-	-	-	-	-	79	553	832	18	1,482
Total impact	30,176	60,301	31,764	78,307	200,548	51,046	70,987	37,177	80,865	240,075
Remote Scenario – Probable Scenario										
Debts pegged to the CDI rate	59,662	119,301	62,700	154,483	396,146	100,837	139,326	71,737	159,493	471,393
Debts pegged to the TR rate	-	-	-	-	-	159	1,113	1,680	36	2,988
Total impact	59,662	119,301	62,700	154,483	396,146	100,996	140,439	73,417	159,529	474,381

Transaction	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 Debts pegged to the CDI rate	(30,903)	(61,672)	(32,642)	(80,564)	(205,781)	(52,124)	(72,061)	(37,355)	(83,176)	(244,716)
Debts pegged to the TR rate	-	-	-	-	-	(80)	(548)	(816)	(17)	(1,461)
Total impact	(30,903)	(61,672)	(32,642)	(80,564)	(205,781)	(52,204)	(72,609)	(38,171)	(83,193)	(246,177)
Remote scenario – Probable Scenario Debts pegged to the CDI rate	(62,578)	(124,797)	(66,217)	(163,528)	(417,120)	(105,471)	(145,846)	(75,782)	(168,829)	(495,928)
Debts pegged to the TIR rate	-	-	-	-	-	(2,590)	(4,498)	(3,023)	(127)	(10,238)
Total impact	(62,578)	(124,797)	(66,217)	(163,528)	(417,120)	(108,061)	(150,344)	(78,805)	(168,956)	(506,166)

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			
	04/01/2026 to 06/30/2026	06/30/2026	04/01/2026 to 06/30/2025	06/30/2025	04/01/2026 to 06/30/2026	06/30/2026	04/01/2026 to 06/30/2025	06/30/2025
Current income tax and social contribution	-	-	-	-	(21,280)	(59,268)	(35,897)	(61,489)
Deferred income tax and social contribution	(2,539)	(14,461)	4,013	9,316	(13,671)	(4,355)	15,401	19,286
	(2,539)	(14,461)	4,013	9,316	(34,951)	(63,623)	(20,496)	(42,203)

Reconciliation of income tax and social contribution expenses in the periods

	Parent				Consolidated			
	04/01/2026 to 06/30/2026	06/30/2026	04/01/2025 to 06/30/2025	06/30/2025	04/01/2026 to 06/30/2026	06/30/2026	04/01/2025 to 06/30/2025	06/30/2025
Profit (loss) before income tax and social contribution	137,593	387,100	205,081	307,212	170,036	436,316	229,619	358,787
Statutory tax rate	34%	34%	34%	34%	34%	34%	34%	34%
Expenses with income tax and social contribution at the effective tax rate	(46,782)	(131,614)	(69,728)	(104,452)	(57,812)	(148,347)	(78,070)	(121,988)
Tax effects on:								
Share of profit (loss) of subsidiaries	43,734	127,456	73,608	108,428	(438)	(851)	(84)	(245)
Difference in tax base of entities subject to taxation under the deemed income regime	-	-	-	-	15,883	68,844	59,568	75,814
Breakdown of deferred income tax and social contribution	-	(10,000)	1,360	1,360	-	-	1,360	1,360
Permanent deductions (additions) and other	509	(303)	(1,227)	3,980	7,416	16,731	(3,270)	2,856
Income tax and social contribution expenses at effective rate	(2,539)	(14,461)	4,013	9,316	(34,951)	(63,623)	(20,496)	(42,203)

The net balance of deferred income tax and social contribution as at June 30, 2026 and December 31, 2025 is as follows:

	Parent		Consolidated	
	06/30/2026	12/31/2025	06/30/2026	12/31/2025
Tax loss carryforwards	103,121	107,005	387,020	369,045
Other temporary additions (review of points)	11,840	20,978	-	19,691
Deferred tax - assets	114,961	127,983	387,020	388,736
Temporary differences (tax depreciation)	(29,996)	(24,693)	(314,684)	(312,585)
Straight-lining	-	(5,859)	(31,482)	(43,166)
Fair value adjustment	(2,125)	(130)	(22,990)	(10,765)
Deferred taxes - liabilities	(32,121)	(30,682)	(369,156)	(366,516)
Deferred taxes, net	82,840	97,301	17,864	22,220

Realization schedule of deferred income tax and social contribution as at June 30, 2026:

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	Parent		Consolidated	
Year	%	Amount	%	Amount
2026	0%	-	3%	11,611
2027	4%	4,598	10%	38,702
2028	9%	10,346	20%	77,404
2029	20%	22,992	33%	127,717
2030	32%	36,788	50%	193,510
2031	46%	52,882	62%	239,952
2032	62%	71,276	70%	270,914
2033	85%	97,717	79%	305,746
After 2033	100%	114,961	100%	387,020

15 Equity - Parent

a. Capital

As at June 30, 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, 2025), 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$6,936 (R$19,538 as at December 31, 2025).

Treasury shares

As at June 30, 2026, the Company's treasury shares amounted to R$13,389 (R$515 in 2025), comprising 1,592,454 common shares and 201,108 preferred shares, to sponsor the share-based compensation plan and cancel or dispose of shares with a view to adding value for shareholders.

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 was paid on July 30, 2026, and the last installment will be paid on October 15, 2026.

16 Basic and diluted earnings (loss) per share

	Parent and Consolidated	
	06/30/2026	06/30/2025
Basic earnings per share from operations (in R$)	0.31	0.26
Diluted earnings per share from operations (in R$)	0.31	0.26

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

	Parent and Consolidated	
	06/30/2026	06/30/2025
Profit (loss) for the year attributable to the owners of the Company	372,639	316,528
Weighted average number of shares for calculating earnings (loss) per share	1,204,735,941	1,240,905,159

17 Insurance

As at June 30, 2026, the Company and its ventures had the following main insurance policies taken out from third parties:

a. Property risk insurance

The Company contracted an operational risk insurance, which covers the usual risks that may impact its activities, with Tókio Marine Seguradora S.A. (58%), Axa Seguros S.A. (10%), Sompo Seguros S.A. (20%), Fairfax Brasil Seguros Corporativos S.A. (7%) and Chubb Seguros Brasil S.A. (5%). This policy establishes a maximum indemnity limit of R$1,274,975 for property damages and loss of profits.

Shopping Pátio Higienópolis also contracted operational risk insurance with Tókio Marine Seguradora S.A. (65%), Sompo Seguros S.A. (20%), Fairfax Brasil Seguros Corporativos S.A. (7.5%), Chubb Seguros Brasil (7.5%), whose policy establishes a maximum indemnity limit of R$869,745 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$1,933,746 for property damages and loss of profits.

The insured period is up to April 28, 2027.

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$1,042,982 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, Shopping Riosul and Shopping Pátio Paulista have general civil liability insurance covering the usual risks applicable to their activities contracted with Tókio 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, 2027 for the Company, Shopping Pátio Higienópolis and Shopping Riosul 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 malls 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.

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The insured amount contracted by Shopping Pátio Higienópolis will have the maximum indemnity amount of R$30,000, primarily covering: (a) shopping malls and condominium; (b) commercial and/or industrial establishments: for the premises of the holding companies; (c) 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 Riosul will have the maximum indemnity amount of R$20,000, primarily covering: (a) shopping malls 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.

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.

18 Net revenue from rentals and services

Net revenue from rentals and services is represented by:

	Parent				Consolidated			
	04/01/2026 to 06/30/2026	06/30/2026	04/01/2025 to 06/30/2025	06/30/2025	04/01/2026 to 06/30/2026	06/30/2026	04/01/2025 to 06/30/2025	06/30/2025
Rents	49,264	93,514	46,684	87,307	275,370	538,004	304,511	551,468
Parking	4,211	8,007	3,813	7,168	64,583	127,271	71,842	131,281
Services provided					30,128	59,095	24,964	50,982
Retail transactions (i)					67,101	123,747	53,146	88,573
Other							366	366
Gross revenue from rentals and services	53,475	101,521	50,497	94,475	437,182	848,117	454,829	822,670
Taxes and deductions	(3,659)	(7,576)	(4,614)	(8,356)	(47,927)	(101,441)	(60,847)	(116,570)
Net revenue from rentals and services	49,816	93,945	45,883	86,119	389,255	746,676	393,982	706,100

(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:

	04/01/2026 to 06/30/2026	06/30/2026			04/01/2026 to 06/30/2026	06/30/2025		
	Total	Cost of services	Administrative expenses	Total	Total	Cost of services	Administrative expenses	Total
Depreciation and amortization	(3,876)	(6,397)	(1,145)	(7,542)	(2,996)	(4,710)	(1,891)	(6,601)
Personnel	(6,616)	(399)	(11,563)	(11,962)	(5,194)	(458)	(9,829)	(10,287)
Outside services	(978)	(1,472)	(500)	(1,972)	(815)	(1,873)	(442)	(2,315)
Promotion fund	(217)	(429)	-	(429)	(206)	(406)	-	(406)
Parking	(139)	(342)	-	(342)	(130)	(257)	-	(257)
Other	(754)	(1,059)	(389)	(1,448)	(569)	(1,025)	(408)	(1,433)
	(12,580)	(10,098)	(13,597)	(23,695)	(9,910)	(8,729)	(12,570)	(21,299)

Consolidated

	04/01/2026 to 06/30/2026	06/30/2026			04/01/2026 to 06/30/2026	06/30/2025		
	Total	Cost of services	Administrative expenses	Total	Total	Cost of services	Administrative expenses	Total
Depreciation and amortization	(37,122)	(53,054)	(19,310)	(72,364)	(31,923)	(35,156)	(21,387)	(56,543)
Personnel	(29,883)	(18,870)	(41,637)	(60,507)	(28,524)	(17,924)	(40,903)	(58,827)
Share-based compensation	(4,555)	-	(9,111)	(9,111)	(3,949)	-	(7,898)	(7,898)
Outside services	(12,091)	(7,883)	(13,454)	(21,337)	(10,604)	(8,472)	(10,934)	(19,406)
Promotion fund	(898)	(1,746)	-	(1,746)	(1,230)	(2,026)	-	(2,026)
Parking	(6,874)	(16,617)	-	(16,617)	(11,500)	(22,855)	-	(22,855)
Retail transactions (i)	(40,238)	(77,460)	-	(77,460)	(34,298)	(60,815)	-	(60,815)
Other	(16,011)	(21,462)	(10,806)	(32,268)	(15,755)	(21,170)	(9,952)	(31,122)
	(147,672)	(197,092)	(94,318)	(291,410)	(137,783)	(168,418)	(91,074)	(259,492)

(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			
	04/01/2026 to 06/30/2026	06/30/2026	04/01/2025 to 06/30/2025	06/30/2025	04/01/2026 to 06/30/2026	06/30/2026	04/01/2025 to 06/30/2025	06/30/2025
Financial revenue:								
Interest	-	-	67	257	1,170	1,983	1,562	4,480
Inflation adjustments and exchange gains	1,710	7,656	532	739	16,849	26,384	598	6,626
Income from short-term investments (i)	12,690	20,456	(6,632)	2,197	58,862	119,401	34,521	84,497
Gains on swap transactions (ii)	-	-	9,940	12,890	-	-	9,940	12,890
Other financial revenue	137	192	317	380	1,086	2,171	1,355	2,126
	14,537	28,304	4,224	16,463	77,967	149,939	47,976	110,619
Financial expenses:								
Interest on borrowings and financing	(38,037)	(78,847)	(39,586)	(76,083)	(101,768)	(206,181)	(103,747)	(183,553)
Inflation adjustments and exchange losses	-	(5,237)	(8,609)	(8,609)	(33,968)	(33,968)	(50,006)	(50,006)
Charges with debentures	-	-	-	-	(35,541)	(72,602)	(39,398)	(75,337)
Taxes	(471)	(979)	(386)	(938)	(4,970)	(10,328)	(4,305)	(8,770)
Other finance costs (iii)	(2,677)	(5,832)	5,138	-	18,909	(2,204)	(22,023)	(39,903)
	(46,422)	(90,895)	(43,443)	(85,630)	(157,338)	(325,283)	(219,479)	(357,569)
Finance income (costs)	(31,885)	(62,591)	(39,219)	(69,167)	(79,371)	(175,344)	(171,503)	(246,950)
	(31,885)	(62,591)	(39,219)	(69,167)	(79,371)	(175,344)	(171,503)	(246,950)

(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 mall 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 Mall 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.