
Iguatemi Campinas

IGUATEMI S.A.

TELECONFERÊNCIA DE RESULTADOS

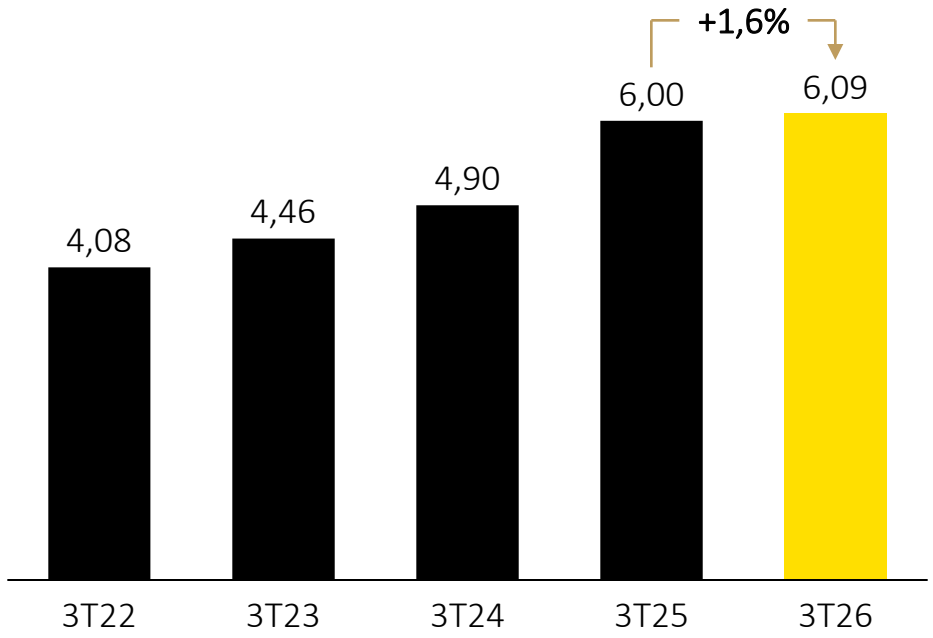
3T26

Agenda

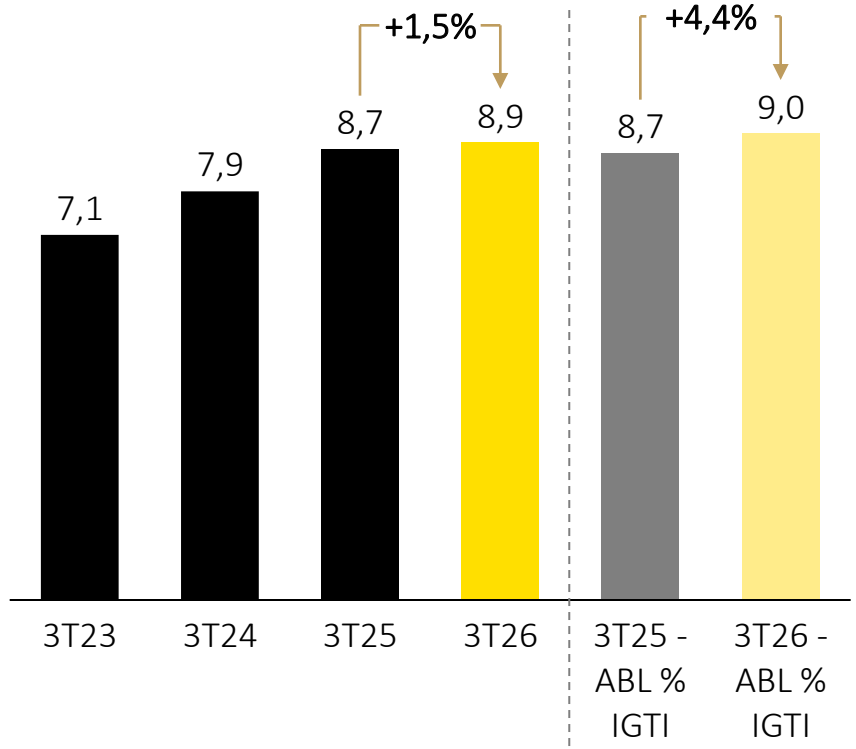
1. **Destaques do trimestre**
2. Desempenho Operacional e Financeiro

VENDAS TOTAIS CRESCEM 1,6% E VENDAS/M² CRESCEM 4,4% NA PARTICIPAÇÃO IGTI NO 3T26

Vendas totais em 3T's (R$ bilhões)

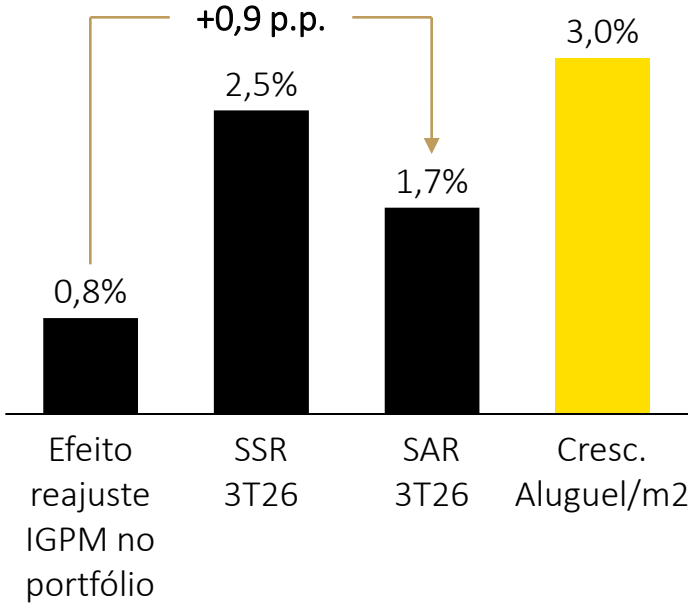


Vendas Shoppings por m² (R$ mil)

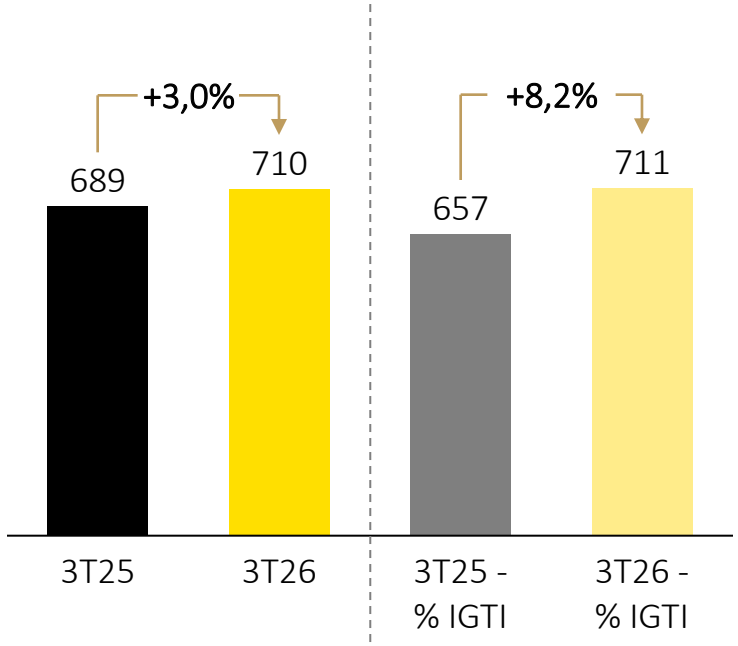


ALUGUEL/M² CRESCE 3,0% NO 3T26 E SAR SUPERA O REAJUSTE DO IGPM EM 0,9 P.P.

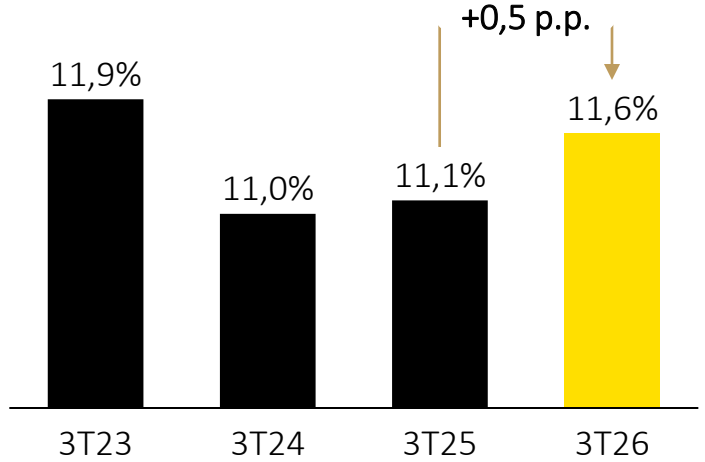
Crescimento real SAR - Shoppings



Crescimento Aluguel/m² - Shoppings

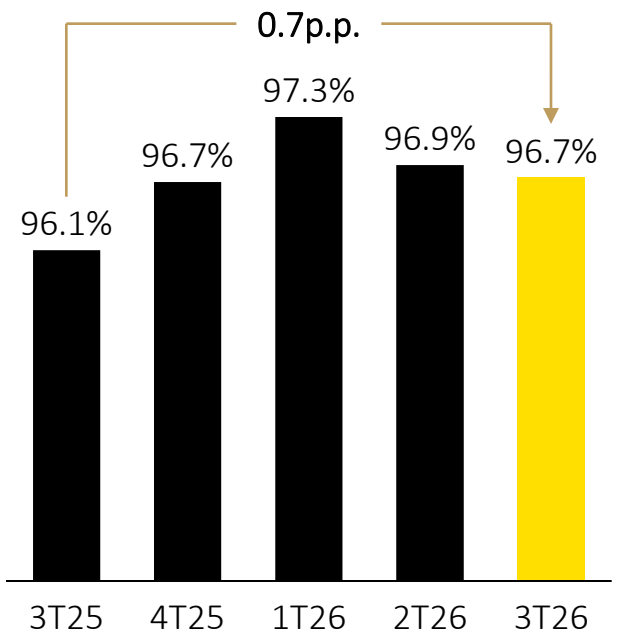


Evolução custo ocupação (% sobre as vendas)

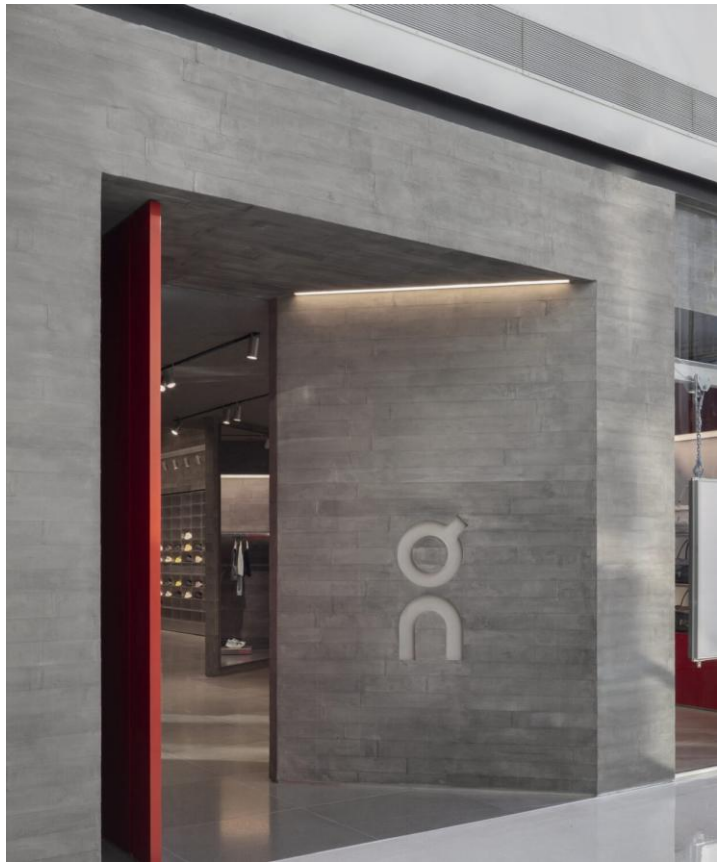


TAXA DE OCUPAÇÃO ENCERRA O 3T26 EM 96,7%, 0,7 P.P. ACIMA DO 3T25, COM NOVAS MARCAS NACIONAIS E INTERNACIONAIS NO PORTFÓLIO

Evolução da
taxa de ocupação (% ABL)



Inauguração da ON no JK Iguatemi traz a primeira loja da marca suíça ao Brasil



HIGHLIGHTS

- Shopping JK Iguatemi: Assinatura de contrato para abertura da **Longchamp**, maison francesa de artigos de luxo;
- Shopping Iguatemi Campinas: Assinatura de contrato para abertura da **Mondepars**, grife brasileira de moda minimalista, atemporal e autoral;
- Shopping Pátio Higienópolis: Assinatura de contrato para abertura da **Sauer**

RECICLAGEM DE CAPITAL QUALIFICA O PORTFÓLIO E GERA R$ 734 MILHÕES PARA ALOCAÇÕES DE MAIOR RETORNO

MOVIMENTAÇÕES NO PORTFÓLIO

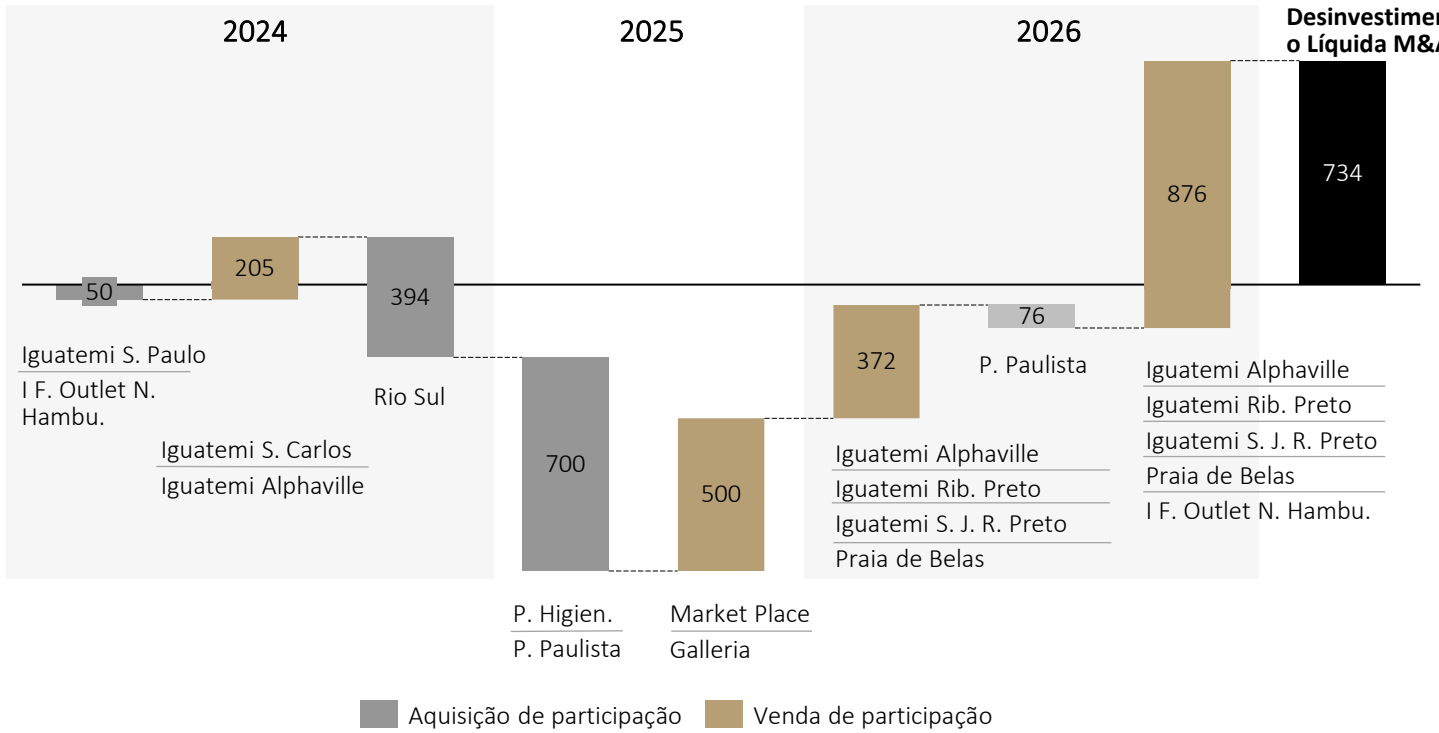
DESINVESTIMENTO: Em setembro, a Companhia concluiu a venda ao **TRXF11** de participações minoritárias em cinco ativos do portfólio por **R$ 876,1 milhões, sendo:**

- **Iguatemi Alphaville (36,0%);**
- **Iguatemi Ribeirão Preto (10,0%);**
- **Iguatemi São José do Rio Preto (10,0%);**
- **Praia de Belas (35,55%);**
- **I Fashion Outlet Novo Hamburgo (36,0%)**

Cap rate de 7,3% sobre o NOI dos últimos 12 meses.

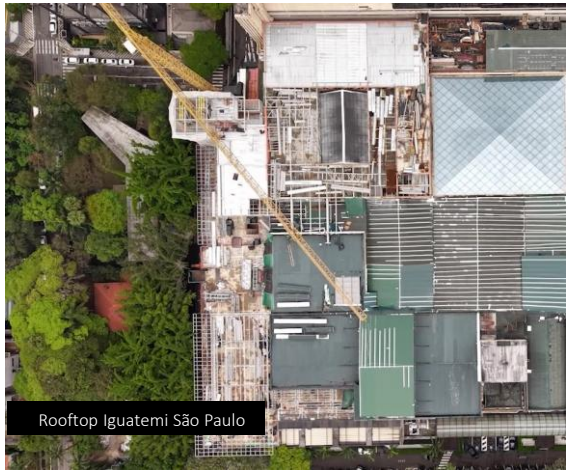
A operação contabilizou um **ganho de capital** de **R$353,5 milhões no 3T26**.

Movimentação de Capital em M&A - 2024 a 2026 (R$ Milhões)



STATUS DAS OBRAS DE DESENVOLVIMENTO E EXPANSÕES DO PORTFÓLIO


Casa Figueira - Campinas


Rooftop Iguatemi São Paulo


Iguatemi Brasília


Obras Iguatemi Tower Campinas

	Iguatemi São Paulo	Iguatemi Brasília	Iguatemi Tower (Torre A)	Casa Figueira - infraestrutura
Inauguração Prevista	**3T27**	**3T27**	**4T28**	**1T27**
ABL total (mil m²)	4,9	15,5	16,6	-
% Iguatemi	60,0%	64,0%	52,0%	24,8%
% Comercializado	75,0%	70,0%	-	6,1%
% Realizado Obra física	49,6%	13,7%	3,4%	93,3%
% Capex Realizado	43,7%	23,7%	4,2%	89,5%

IGUATEMI – EXPERIÊNCIAS, CULTURA E COMPROMISSO ESG

IGUATEMI TALKS FASHION - 10ª EDIÇÃO

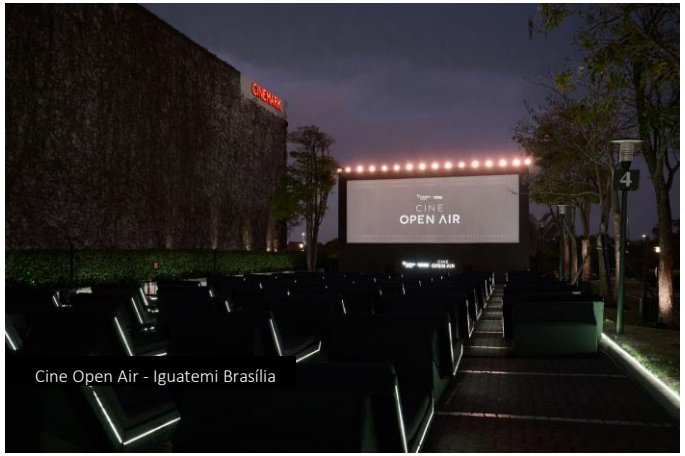
- Celebrando uma década como um dos principais fóruns de discussão sobre moda no Brasil.
- Em dois dias de programação, o evento reuniu painéis, entrevistas e workshops com nomes nacionais e internacionais como Anok Yai, Marylin Fitoussi, Isabeli Fontana, Airon Martin e Alexandre Herchcovitch.



Iguatemi Talks Fashion - JK Iguatemi

CULTURA & EVENTOS

- **Cine Open Air – Iguatemi Brasília:** 3ª edição, realizada de 20 a 23 de agosto, com 10 sessões e 1.000 pessoas. A ocupação foi de 90,4%, sendo 12,3% de clientes Iguatemi One;



Cine Open Air - Iguatemi Brasília

- **Rafael Pavarotti – Musée des Arts Décoratifs (Paris):** apoio à exposição "Rafael Pavarotti, photographe", com 130 imagens, em cartaz de outubro de 2026 a maio de 2027.

REFERÊNCIA ESG

- **Ambiental:** Selo Ouro do Programa Brasileiro GHG Protocol pelo terceiro ano consecutivo, reconhecendo a transparência no inventário de emissões;



- **Social:** certificação Great Place to Work (GPTW, ago/2026 a ago/2027), com favorabilidade geral de 80% na pesquisa Vozes Iguatemi 2026.
- **Governança:** Compliance Day 2026, na Semana ESG, com o lançamento dos treinamentos corporativos obrigatórios.

Agenda

1. Destaques do trimestre

2. **Desempenho Operacional e Financeiro**

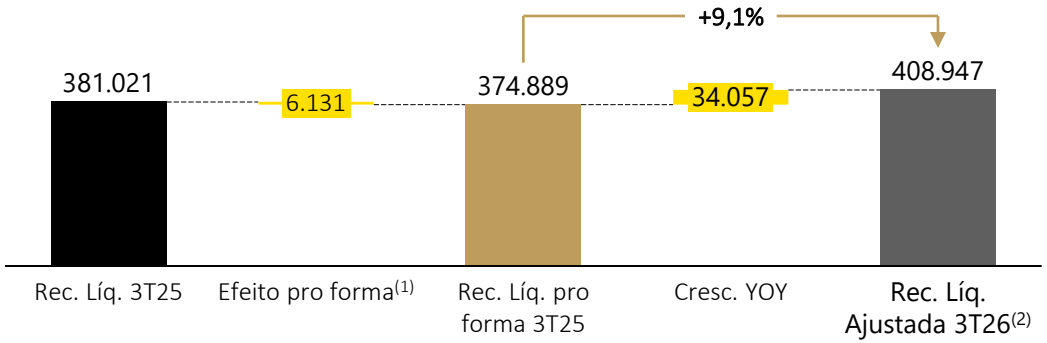
PRINCIPAIS INDICADORES OPERACIONAIS

Indicadores Operacionais	3T26	3T25	Var. %	09M26	09M25	Var. %
ABL Total Média (m²)	789.334	788.569	0,1%	789.545	770.169	2,5%
ABL Própria Final (m²) (1)	426.237	448.966	-5,1%	426.363	445.655	-4,3%
ABL Própria Média (m²) (1)	426.237	448.966	-5,1%	426.363	445.655	-4,3%
ABL Total Média Shopping (m²)	735.824	735.059	0,1%	736.035	716.659	2,7%
ABL Própria Média Shopping (m²)	399.668	422.397	-5,4%	399.793	419.085	-4,6%
Total Shoppings (2)	17	17	0,0%	17	17	0,0%
Vendas Totais (R$ mil)	6.092.931	5.999.147	1,6%	18.368.133	17.340.597	5,9%
Vendas mesmas lojas (SSS)	0,1%	5,8%	-5,7 p.p.	2,0%	8,2%	-6,1 p.p.
Vendas mesma área (SAS)	1,6%	9,0%	-7,4 p.p.	4,2%	10,8%	-6,5 p.p.
Aluguéis mesmas lojas (SSR)	2,5%	7,1%	-4,6 p.p.	3,5%	7,3%	-3,8 p.p.
Aluguéis mesma área (SAR)	1,7%	7,5%	-5,7 p.p.	3,4%	7,2%	-3,9 p.p.
Custo de Ocupação (% das vendas)	11,6%	11,1%	0,5 p.p.	11,4%	11,2%	0,2 p.p.
Taxa de Ocupação	96,7%	96,1%	0,7 p.p.	97,0%	96,3%	0,6 p.p.
Inadimplência líquida	-0,3%	-0,3%	0,0 p.p.	0,4%	0,6%	-0,2 p.p.
Venda/m² - Shoppings (3)	8.871	8.739	1,5%	26.724	26.130	2,3%
Aluguel/m² - Shoppings (3)	710	689	3,0%	2.102	2.037	3,2%
Aluguel/m² (4)	630	612	3,0%	1.866	1.788	4,4%
Venda/m² - Shoppings % IGTI (5)	9.045	8.663	4,4%	26.961	24.995	7,9%
Aluguel/m² - Shoppings % IGTI (5)	711	657	8,2%	2.078	1.913	8,6%

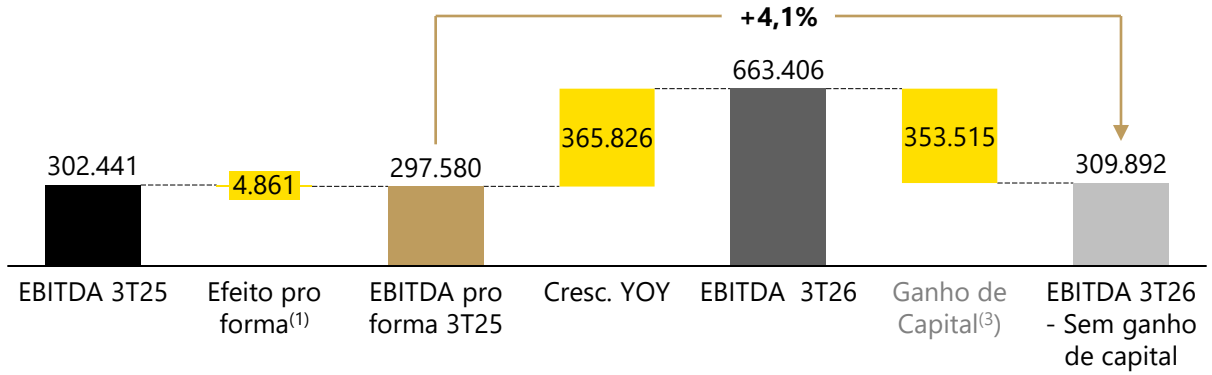
(1) A ABL própria não reflete a venda de participações em cinco ativos ao TRXF11, concluída em 30 de setembro de 2026, cujos efeitos serão considerados a partir do 4T26.
(2) Considera Iguatemi Esplanada e Esplanada Shopping como um único empreendimento.
(3) Considera vendas e receita de aluguel dos shoppings e ABL total shoppings (exclui torres, outlets e Power Center Iguatemi Campinas).
(4) Considera ABL total shoppings, outlets e torres.
(5) Considera vendas e receita de aluguel dos shoppings e ABL dos shoppings na participação da Cia. (exclui torres, outlets e Power Center Iguatemi Campinas).

RESULTADO AJUSTADOS PARA AQUISIÇÕES

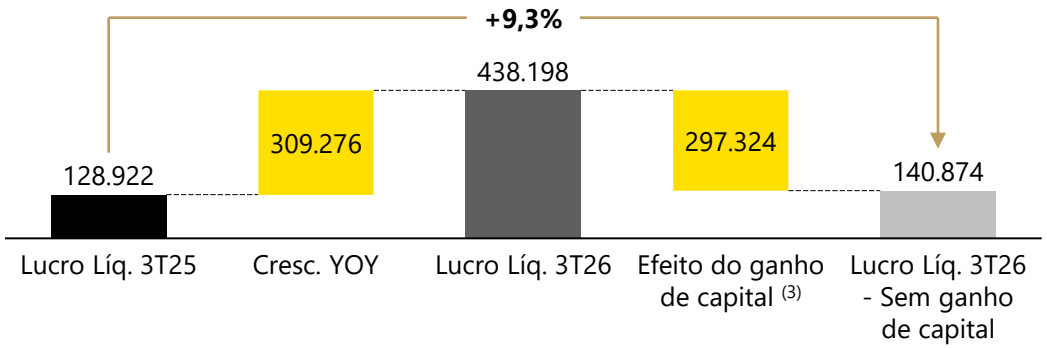
Abertura Receita Líquida Ajustada (R$ milhões)



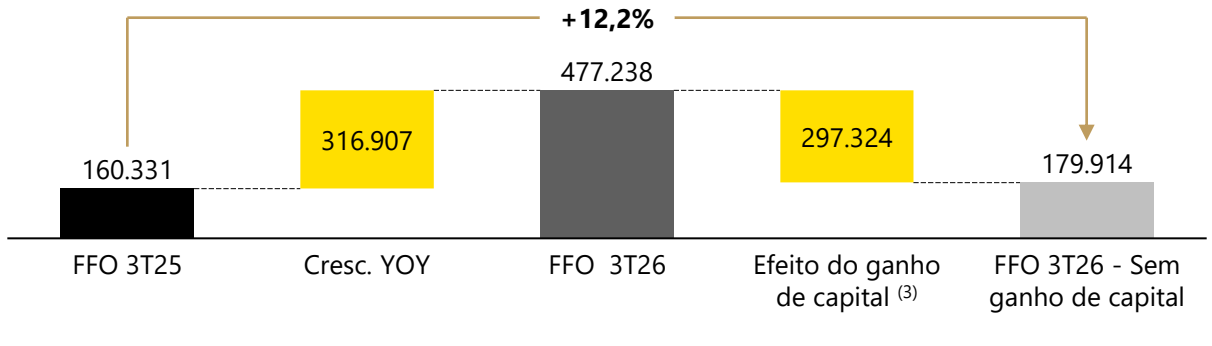
Abertura EBITDA Ajustado (R$ milhões)



Abertura Lucro Líquido Ajustado (R$ milhões)



Abertura FFO Ajustado (R$ milhões)



(1) Visão pro forma: exclui do 3T25 o resultado correspondente às participações vendidas ao XP Malls (9% do Iguatemi Alphaville, 23,96% do Iguatemi Ribeirão Preto, 18% do Iguatemi São José do Rio Preto e 7% do Praia de Belas).
(2) Receita Líquida: exclui o efeito da linearização dos descontos concedidos aos lojistas.
(3) Ganho de Capital da venda de participações em cinco ativos do portfólio ao TRXF11, líquido de impostos.

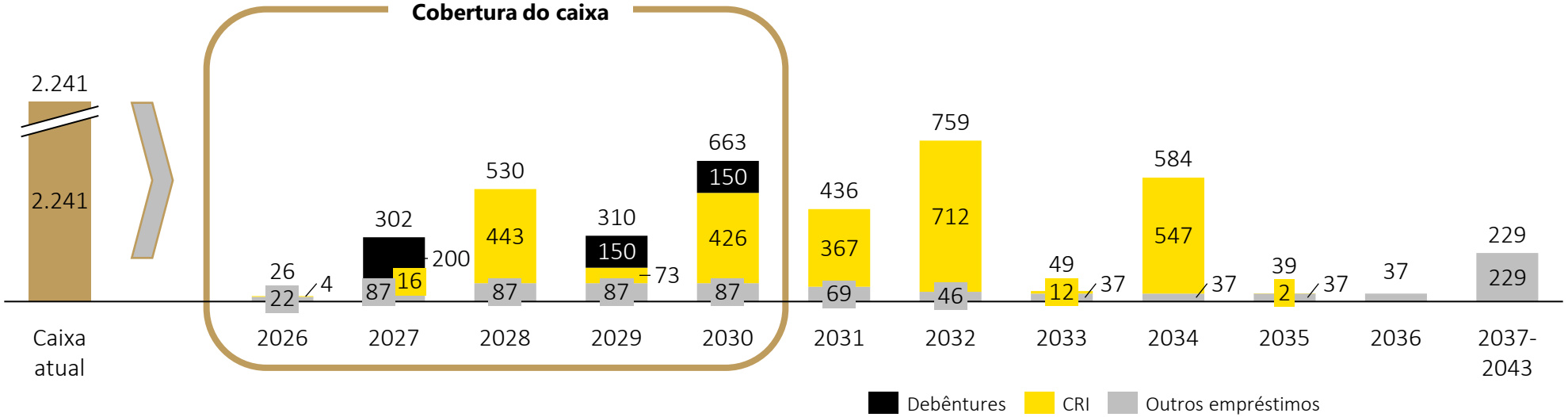
DESEMPENHO ECONÔMICO E FINANCEIRO

	3T26	3T25	Var. %	09M26	09M25	Var. %
Receita líquida	**407.314**	**372.864**	**9,2%**	**1.161.724**	**1.086.007**	**7,0%**
EBITDA (R$ mil)	**659.091**	**291.703**	**125,9%**	**1.354.052**	**962.216**	**40,7%**
Margem EBITDA	161,8%	78,2%	83,6 p.p.	116,6%	88,6%	28,0 p.p.
Lucro líquido (R$ mil)	**434.962**	**120.869**	**259,9%**	**807.606**	**437.391**	**84,6%**
Margem líquida	106,8%	32,4%	74,4 p.p.	69,5%	40,3%	29,2 p.p.
FFO (R$ mil)	**474.002**	**152.279**	**211,3%**	**919.009**	**525.342**	**74,9%**
Margem FFO	116,4%	40,8%	75,5 p.p.	79,1%	48,4%	30,7 p.p.
Receita líquida ajustada (1)	**408.947**	**381.021**	**7,3%**	**1.173.834**	**1.118.160**	**5,0%**
EBITDA ajustado (R$ mil) (1)	**663.406**	**302.441**	**119,4%**	**1.359.189**	**992.071**	**37,0%**
Margem EBITDA ajustado	162,2%	79,4%	82,8 p.p.	115,8%	88,7%	27,1 p.p.
Lucro líquido ajustado (R$ mil) (1)	**438.198**	**128.922**	**239,9%**	**811.459**	**451.273**	**79,8%**
Margem líquida ajustada	107,2%	33,8%	73,3 p.p.	69,1%	40,4%	28,8 p.p.
FFO ajustado (R$ mil) (1)	**477.238**	**160.331**	**197,7%**	**922.862**	**539.225**	**71,1%**
Margem FFO ajustada	116,7%	42,1%	74,6 p.p.	78,6%	48,2%	30,4 p.p.
NOI ajustado (R$ mil) (2)	**299.049**	**298.016**	**0,3%**	**873.516**	**889.699**	**-1,8%**
Margem NOI ajustada	95,6%	97,5%	-1,8 p.p.	94,2%	94,5%	-0,3 p.p.
NOI ajustado - Pro Forma (2)	**299.049**	**291.862**	**2,5%**	**873.516**	**834.562**	**4,7%**
Margem NOI - Pro Forma	94,3%	97,8%	-3,5 p.p.	94,2%	92,7%	1,4 p.p.

(1) Excluindo o efeito da linearização, SWAP de ações.
(2) NOI Shoppings consolidado na participação Iguatemi

ENDIVIDAMENTO E LIABILITY MANAGEMENT

Cronograma de Amortização da Dívida



Dados Consolidados (R$ mil)	30/09/26	30/06/26	Var. %
Dívida Total	**3.990.386**	**4.436.282**	**-10,1%**
Disponibilidades	2.241.088	2.298.069	-2,5%
Dívida Líquida	1.749.298	2.138.213	-18,2%
EBITDA (LTM)	1.660.149	1.292.761	28,4%
EBITDA Ajustado (LTM)[1]	**1.683.744**	**1.322.778**	**27,3%**
Dívida Líquida/EBITDA	1,05x	1,65x	-0,60x
Dívida Líquida/EBITDA Ajustado [1]	**1,04x**	**1,62x**	**-0,58**
Custo da Dívida (% CDI)	**100,6%**	**101,9%**	**-1,2 p.p.**
Prazo da Dívida (anos)	**4,9**	**4,7**	**0,20**

Dívida Líquida/EBITDA Ajustado: 1,47x desconsiderando os ganhos de capital das vendas de participações ao XP Malls, no 1T26, e ao TRXF11, no 3T26

(1) Excluindo o efeito da linearização e o resultado do SWAP das ações;

Contato

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Considerações referentes às perspectivas do negócio, estimativas de resultados operacionais e financeiros, e às perspectivas de crescimento da Iguatemi, eventualmente expressas neste relatório, se constituem apenas em projeções e, como tal, baseiam-se exclusivamente nas expectativas da administração da Iguatemi em relação ao futuro do negócio e seu contínuo acesso a capitais para financiar o plano de negócios da Companhia. Tais considerações dependem, substancialmente, de mudanças nas condições de mercado, regras governamentais, pressões da concorrência, do desempenho do setor e da economia brasileira, entre outros fatores e estão, portanto, sujeitas a mudanças sem aviso prévio.


Iguatemi Campinas

IGUATEMI
S.A.

CONFERENCE CALL

3Q26

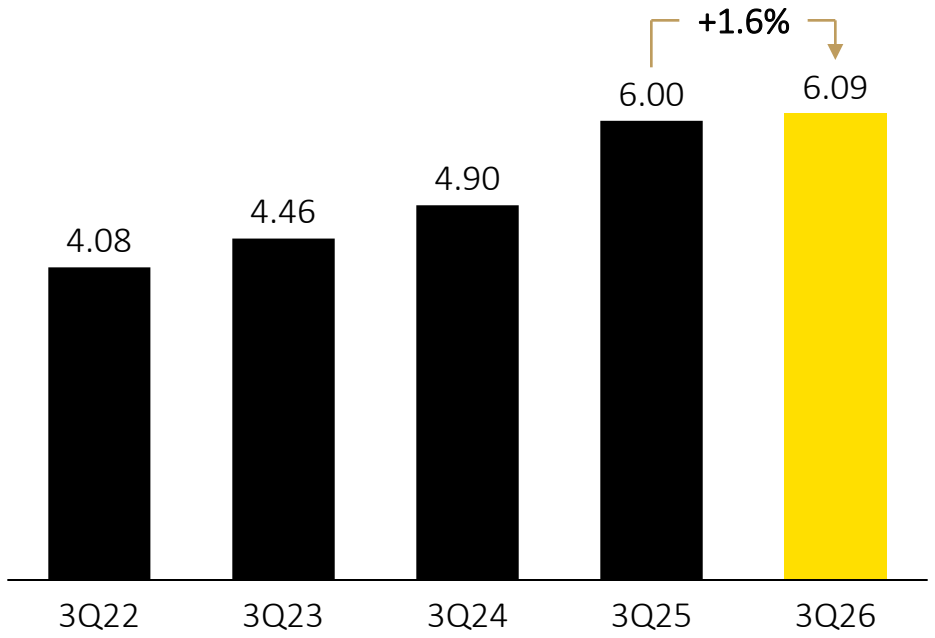
Agenda

1. **Quarter Highlights**

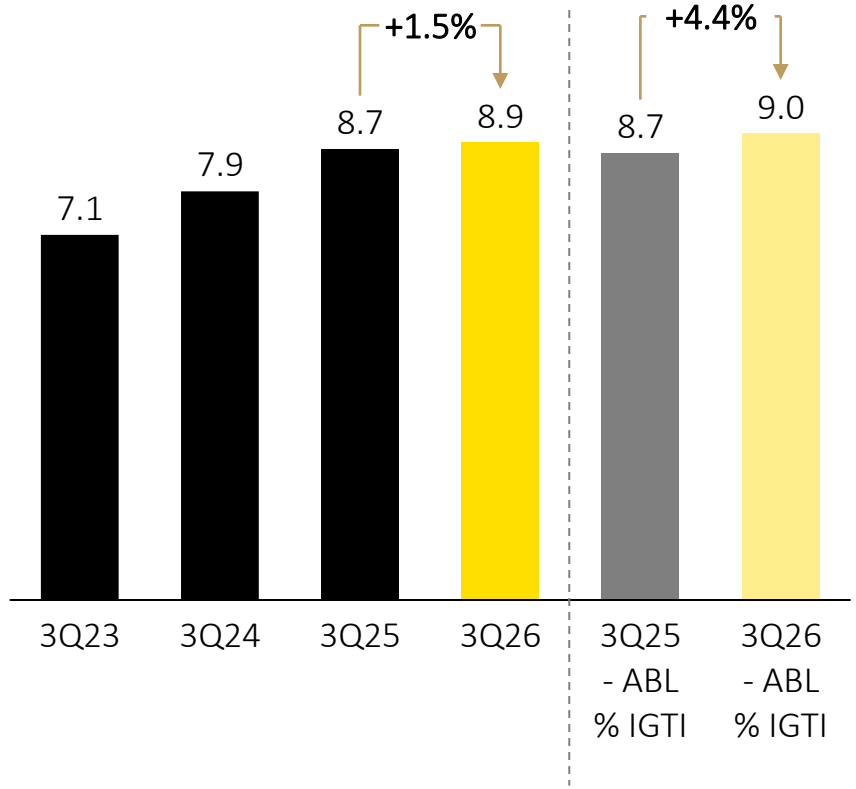
2. Operational and Financial Performance

TOTAL SALES GROW 1.6% AND SALES/M² RISE 4.4% IN PROPORTION TO IGUATEMI'S INTEREST IN 3Q26

Total sales in 3Q's (R$ billion)

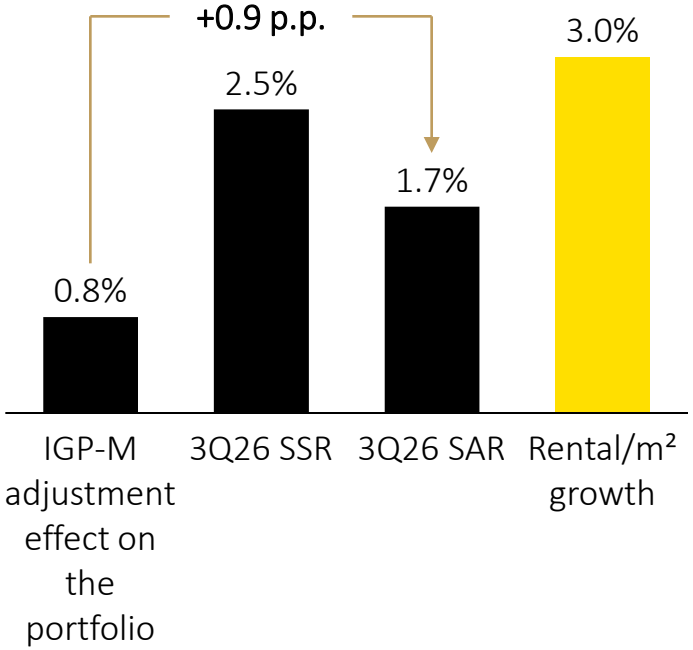


Shopping mall sales per m² (R$ thousand)

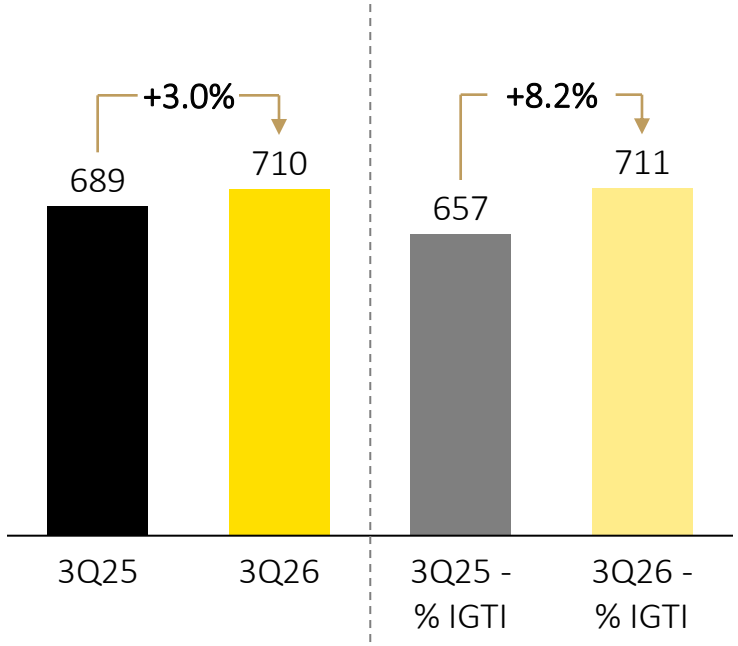


RENT/M² GROWS 3.0% IN 3Q26 AND SAR OUTPACES THE IGP-M ADJUSTMENT BY 0.9 P.P.

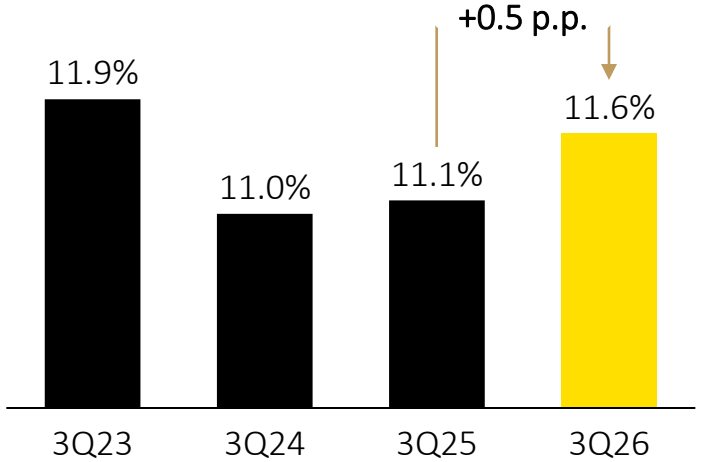
Real growth - SAR (Shopping Malls)



Rental/m² growth - Shopping Malls

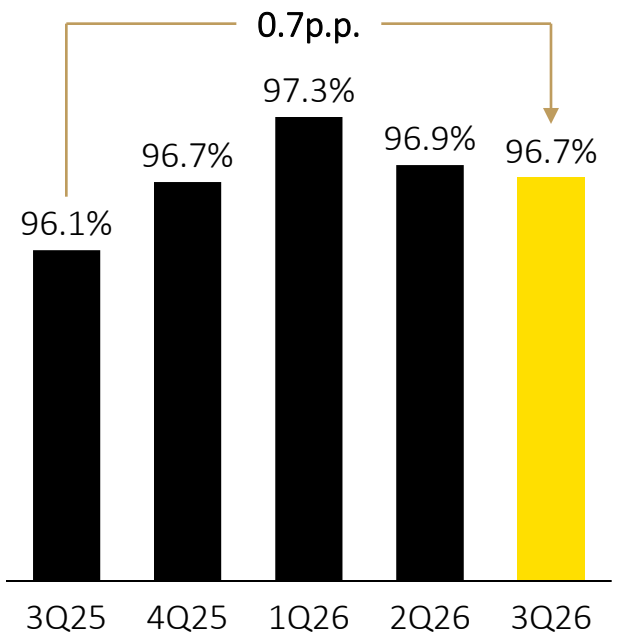


Occupancy cost progression (% of sales)

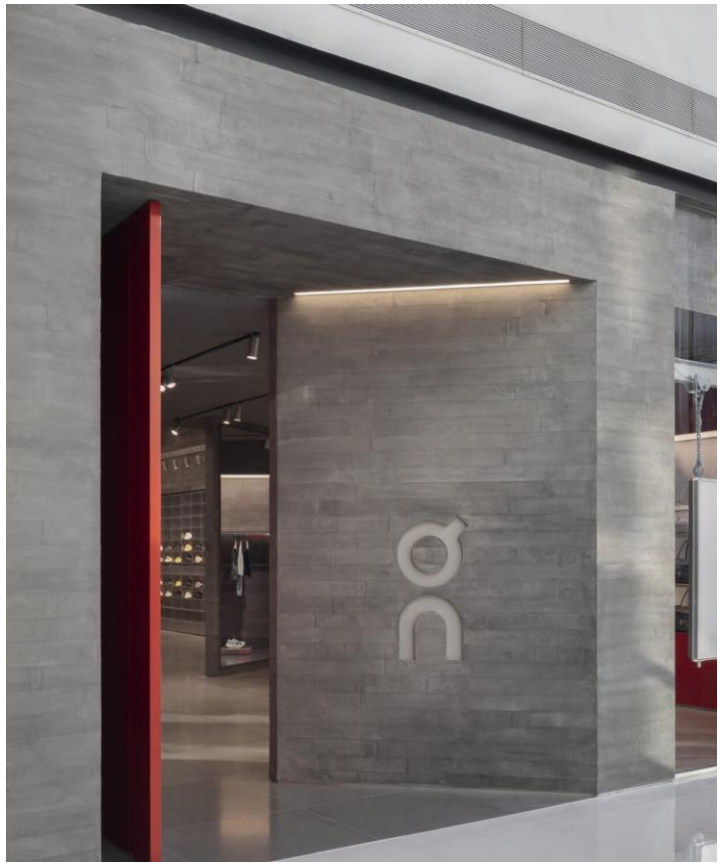


OCCUPANCY RATE ENDS 3Q26 AT 96.7%, 0.7 P.P. ABOVE 3Q25, WITH NEW NATIONAL AND INTERNATIONAL BRANDS IN THE PORTFOLIO

Occupancy rate progression (% GLA)



The opening of ON at JK Iguatemi brings the Swiss brand's first store to Brazil.



HIGHLIGHTS

- JK Iguatemi Mall: contract signed for the opening of **Longchamp**, a French luxury goods house;
- Iguatemi Campinas Mall: ontract signed for the opening of **Mondepars**, a Brazilian fashion brand with a minimalist, timeless, and signature style;
- Pátio Higienópolis Mall: contract signed for the opening of **Sauer**

CAPITAL RECYCLING ENHANCES THE PORTFOLIO AND GENERATES R$ 734 MILLION FOR HIGHER-RETURN ALLOCATIONS

PORTFOLIO TRANSACTIONS

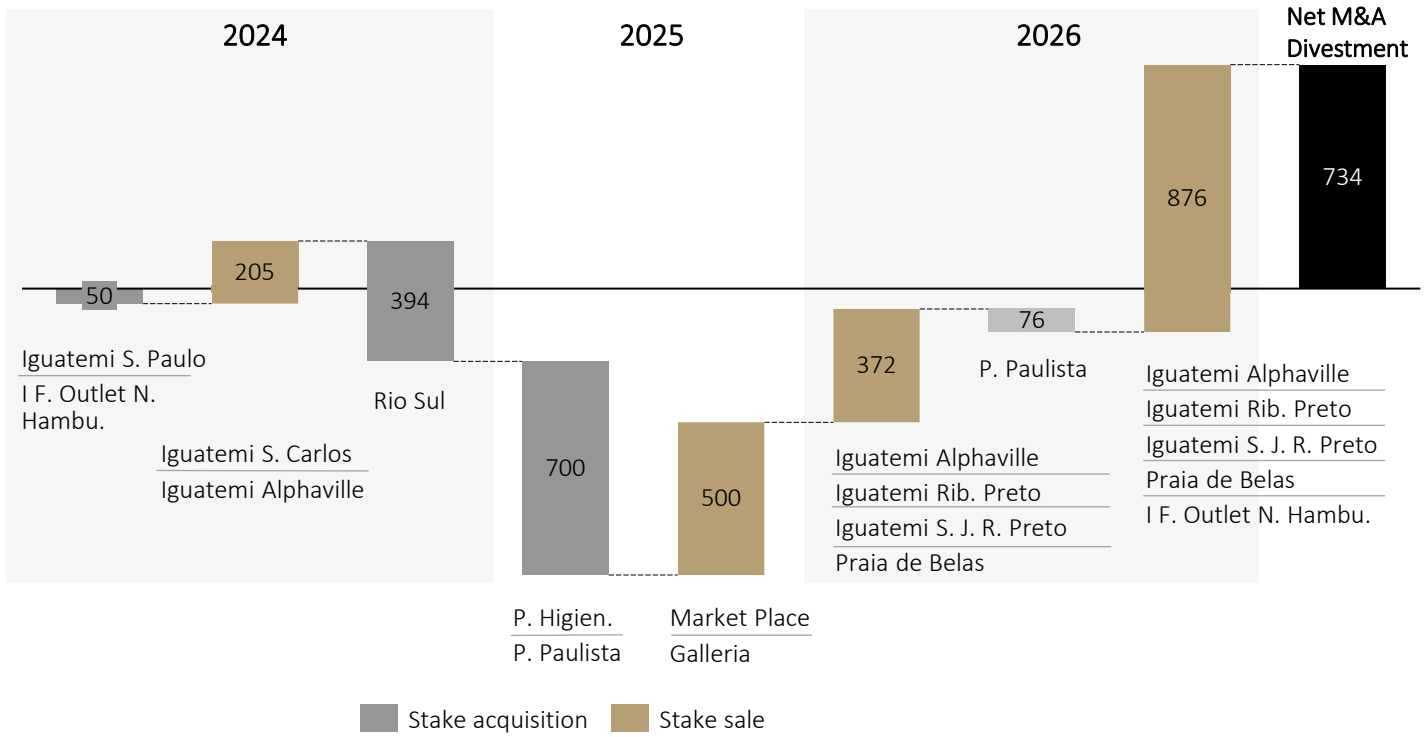
DIVESTMENT: In September, the Company completed the sale to TRXF11 of minority stakes in five portfolio assets for R$ 876.1 million:

- Iguatemi Alphaville (36.0%);
- Iguatemi Ribeirão Preto (10.0%);
- Iguatemi São José do Rio Preto (10.0%);
- Praia de Belas (35.55%);
- I Fashion Outlet Novo Hamburgo (36.0%)

Cap rate of 7.3% on the last twelve months' NOI.

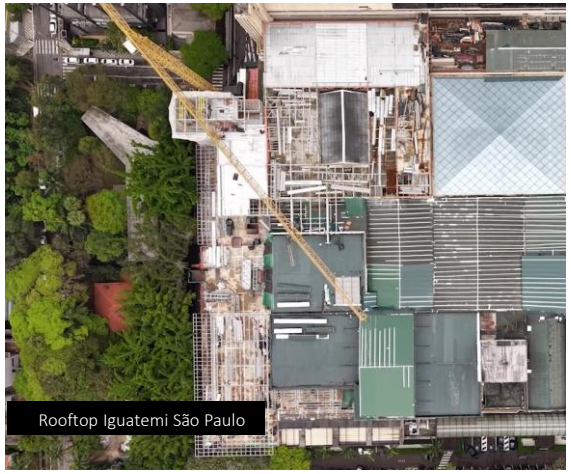
The transaction generated a **capital gain of R$ 353.5 million** in 3Q26.

M&A Capital Flows - 2024 to 2026 (R$ million)



STATUS OF DEVELOPMENT AND PORTFOLIO EXPANSION PROJECTS


Casa Figueira - Campinas


Rooftop Iguatemi São Paulo


Iguatemi Brasília


Iguatemi Tower Campinas Construction

	Iguatemi São Paulo	Iguatemi Brasília	Iguatemi Tower (Tower A)	Casa Figueira - Infrastructure
Expected Opening	3Q27	3Q27	4Q28	1Q27
Total GLA (thousand m²)	4.9	15.5	16.6	-
% Iguatemi	60.0%	64.0%	52.0%	24.8%
% Sold	75.0%	70.0%	-	6.1%
% Completed Physical Work	49.6%	13.7%	3.4%	93.3%
% Capex	43.7%	23.7%	4.2%	89.5%

IGUATEMI – EXPERIENCES, CULTURE AND ESG COMMITMENT

IGUATEMI TALKS FASHION - 10ª EDIÇÃO

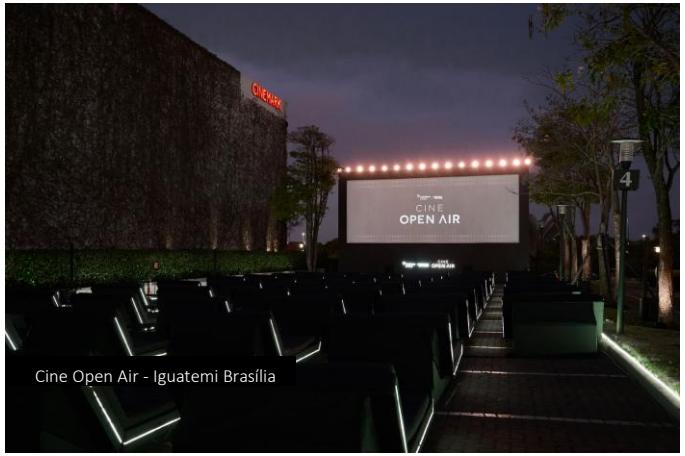
- Celebrating a decade as one of Brazil's leading forums for discussion on fashion.
- Over two days of programming, the event featured panels, interviews, and workshops with national and international figures such as Anok Yai, Marylin Fitoussi, Isabeli Fontana, Airon Martin, and Alexandre Herchcovitch.



Iguatemi Talks Fashion - JK Iguatemi

CULTURE & EVENTS

- **Cine Open Air – Iguatemi Brasília:** 3rd edition, held from August 20 to 23, with 10 screenings and 1,000 attendees. Occupancy reached 90.4%, with 12.3% of attendees being Iguatemi One customers;



Cine Open Air - Iguatemi Brasília

- **Rafael Pavarotti – Musée des Arts Décoratifs (Paris):** support for the exhibition "Rafael Pavarotti, photographe," featuring 130 images, on view from October 2026 to May 2027.

ESG REFERENCE

- **Environmental:** Gold Seal of the Brazilian GHG Protocol Program for the third consecutive year, recognizing transparency in the emissions inventory;

Programa Brasileiro GHG Protocol
OURO
2025
INVENTÁRIO VERIFICADO

- **Social:** Great Place to Work certification (GPTW, Aug/2026 to Aug/2027), with an overall favorability rating of 80% in the Vozes Iguatemi 2026 survey;
- **Governance:** Compliance Day 2026, held during ESG Week, with the launch of mandatory corporate training.

Agenda

1. Quarter Highlights

2. **Operational and Financial Performance**

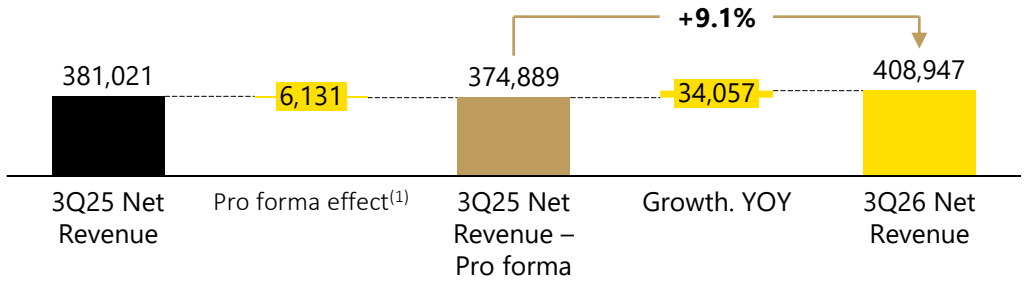
KEY OPERATIONAL INDICATORS

Operational Performance	3Q26	3Q25	% Change	09M26	09M25	% Change
Average Total GLA (m²)	789,334	788,569	0.1%	789,545	770,169	2.5%
Final Owned GLA (m²) (1)	426,237	448,966	-5.1%	426,363	445,655	-4.3%
Average Owned GLA (m²) (1)	426,237	448,966	-5.1%	426,363	445,655	-4.3%
GLA Total Average Shopping Mall (m²)	735,824	735,059	0.1%	736,035	716,659	2.7%
Average Owned GLA Shopping Mall (m²)	399,668	422,397	-5.4%	399,793	419,085	-4.6%
Total Shopping Malls (2)	17	17	0.0%	17	17	0.0%
Total Sales (R$ thousand)	6,092,931	5,999,147	1.6%	18,368,133	17,340,597	5.9%
Same-Store Sales (SSS)	0.1%	5.8%	-5.7 p.p.	2.0%	8.2%	-6.1 p.p.
Same-Area Sales (SAS)	1.6%	9.0%	-7.4 p.p.	4.2%	10.8%	-6.5 p.p.
Same-Store Rents (SSR)	2.5%	7.1%	-4.6 p.p.	3.5%	7.3%	-3.8 p.p.
Same-Area Rents (SAR)	1.7%	7.5%	-5.7 p.p.	3.4%	7.2%	-3.9 p.p.
Occupancy Cost (% of sales)	11.6%	11.1%	0.5 p.p.	11.4%	11.2%	0.2 p.p.
Occupancy Rate	96.7%	96.1%	0.7 p.p.	97.0%	96.3%	0.6 p.p.
Net Delinquency Rate	-0.3%	-0.3%	0.0 p.p.	0.4%	0.6%	-0.2 p.p.
Sales/m² - Shopping Malls (3)	8,871	8,739	1.5%	26,724	26,130	2.3%
Rental/m² - Shopping Malls (3)	710	689	3.0%	2,102	2,037	3.2%
Rental/m² (4)	630	612	3.0%	1,866	1,788	4.4%
Sales/m² - Shopping Malls % IGTI (5)	9,045	8,663	4.4%	26,961	24,995	7.9%
Rental/m² – Shopping Malls % IGTI (5)	711	657	8.2%	2,078	1,913	8.6%

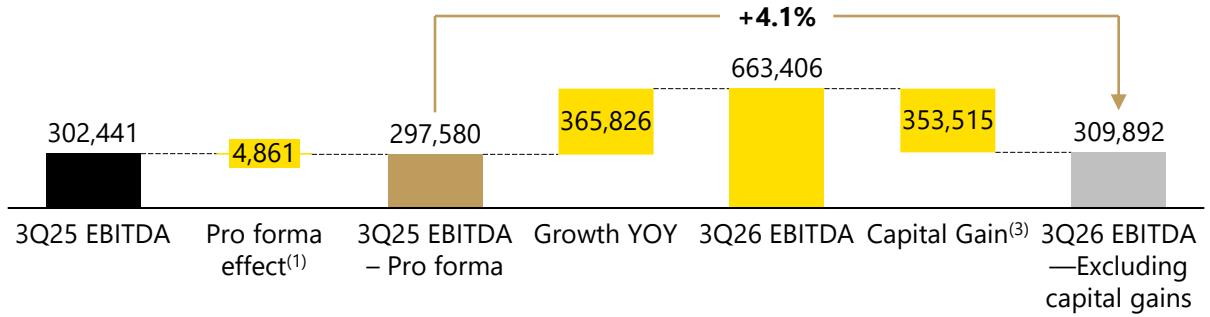
(1) The company's gross leasable area (GLA) does not reflect the sale of stakes in five assets to TRXF11, completed on September 30, 2026, the effects of which will be reflected starting in 4Q26.
(2) Iguatemi Esplanada and Esplanada Shopping are considered a single project.
(3) Includes sales and rental revenue from shopping malls and total GLA of shopping malls (excludes office towers, outlet malls, and Power Center Iguatemi Campinas).
(4) Includes total GLA of shopping malls, outlets, and towers.
(5) Includes sales and rental revenue from the shopping centers and the gross leasable area (GLA) of the shopping centers in which the Company holds an interest (excludes towers, outlets, and Power Center Iguatemi Campinas).

RESULTS ADJUSTED FOR M&A TRANSACTIONS

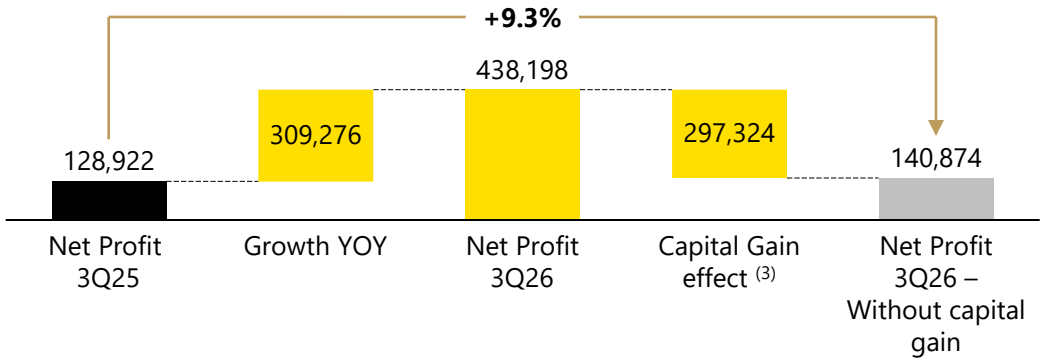
Opening Adjusted Net Revenue (R$ million)



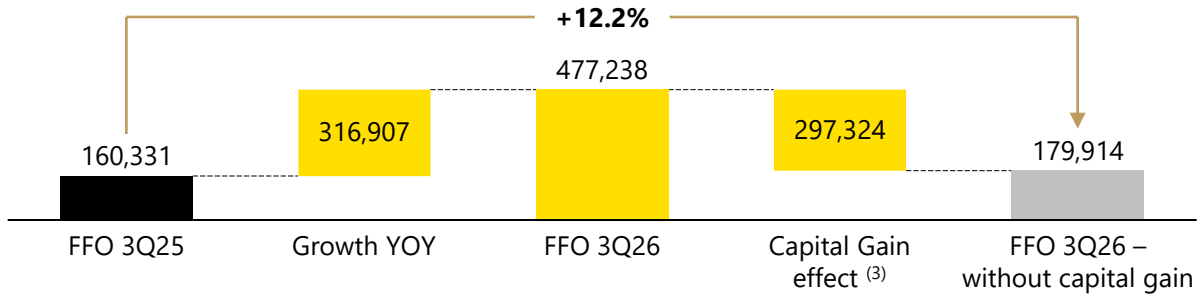
Opening Adjusted EBITDA (R$ million)



Opening Adjusted Net Profit (R$ million)



Opening Adjusted FFO (R$ million)



(1) Pro forma effect: excludes from 3Q25 the results corresponding to the stakes sold to XP Malls (9% of Iguatemi Alphaville, 23.96% of Iguatemi Ribeirão Preto, 18% of Iguatemi São José do Rio Preto, and 7% of Praia de Belas).
(2) Net Revenue: excludes the effect of the straight-line allocation of discounts granted to tenants.
(3) Capital gain from the sale of stakes in five portfolio assets to TRXF11.

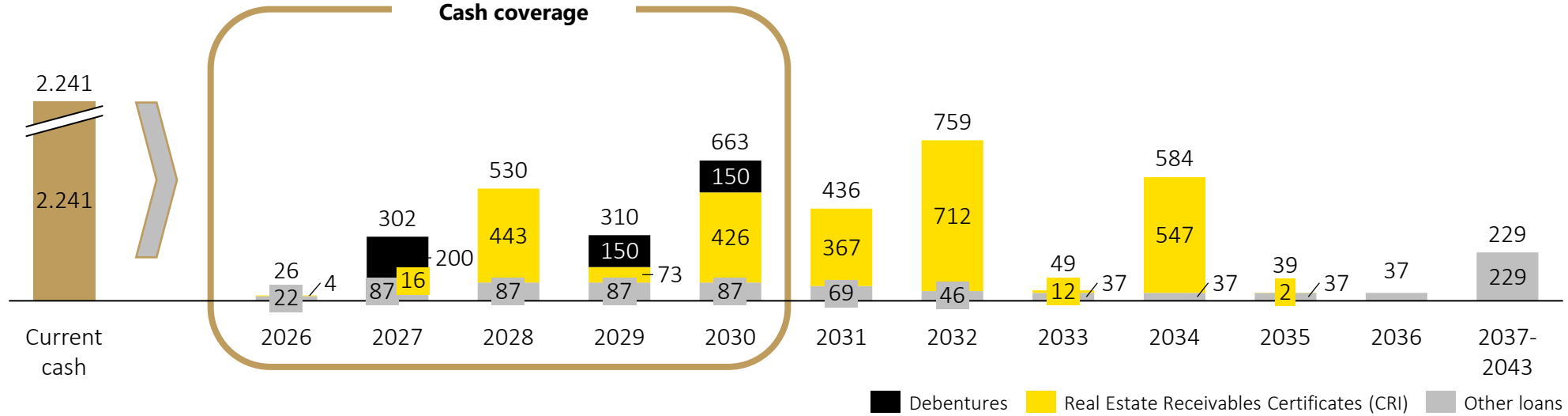
ECONOMIC AND FINANCIAL PERFORMANCE

Financial Indicators - Management	3Q26	3Q25	% Change	09M26	09M25	% Change
Net Revenue (R$ thousand)	**407,314**	**372,864**	**9.2%**	**1,161,724**	**1,086,007**	**7.0%**
EBITDA (R$ thousand)	**659,091**	**291,703**	**125.9%**	**1,354,052**	**962,216**	**40.7%**
EBITDA Margin	161.8%	78.2%	83.6 p.p.	116.6%	88.6%	28.0 p.p.
Net Profit (R$ thousand)	**434,962**	**120,869**	**259.9%**	**807,606**	**437,391**	**84.6%**
Net Margin	106.8%	32.4%	74.4 p.p.	69.5%	40.3%	29.2 p.p.
FFO (R$ thousand)	**474,002**	**152,279**	**211.3%**	**919,009**	**525,342**	**74.9%**
FFO Margin	116.4%	40.8%	75.5 p.p.	79.1%	48.4%	30.7 p.p.
Adjusted Net Revenue (R$ thousand) (1)	**408,947**	**381,021**	**7.3%**	**1,173,834**	**1,118,160**	**5.0%**
Adjusted EBITDA (R$ thousand) (1)	**663,406**	**302,441**	**119.4%**	**1,359,189**	**992,071**	**37.0%**
Adjusted EBITDA Margin	162.2%	79.4%	82.8 p.p.	115.8%	88.7%	27.1 p.p.
Adjusted Net Profit (R$ thousand) (1)	**438,198**	**128,922**	**239.9%**	**811,459**	**451,273**	**79.8%**
Adjusted Net Margin	107.2%	33.8%	73.3 p.p.	69.1%	40.4%	28.8 p.p.
Adjusted FFO (R$ thousand) (1)	**477,238**	**160,331**	**197.7%**	**922,862**	**539,225**	**71.1%**
Adjusted FFO Margin	116.7%	42.1%	74.6 p.p.	78.6%	48.2%	30.4 p.p.
Adjusted NOI (2)	**299,049**	**298,016**	**0.3%**	**873,516**	**889,699**	**-1.8%**
NOI Margin	95.6%	97.5%	-1.8 p.p.	94.2%	94.5%	-0.3 p.p.
NOI - Pro Forma (3)	**299,049**	**291,862**	**2.5%**	**873,516**	**834,562**	**4.7%**
Pro Forma NOI Margin	94.3%	97.8%	-3.5 p.p.	94.2%	92.7%	1.4 p.p.

(1) Excluding the effect of straight-line amortization and stock swaps;
(2) consolidated NOI for shopping centers based on Iguatemi's ownership stake,
(3) pro forma NOI assumes the same ownership stake for both periods

INDEBTEDNESS AND LIABILITY MANAGEMENT

Debt Amortization Schedule (R$ million)



Consolidated Data (R$ thousand)	09/30/26	06/30/26	% Change
Total Debt	**3,990,386**	**4,436,282**	**-10.1%**
Cash and Cash Equivalents	2,241,088	2,298,069	-2.5%
Net Debt	1,749,298	2,138,213	-18.2%
EBITDA (LTM)	1,660,149	1,292,761	28.4%
Adjusted EBITDA (LTM)(1)	**1,683,744**	**1,322,778**	**27.3%**
Net Debt/EBITDA	1.05x	1.65x	-0.60x
Net Debt/Adjusted EBITDA (1)	**1.04x**	**1.62x**	**-0.58**
Cost of Debt (% CDI rate)	**100.6%**	**101.9%**	**-1.2 p.p.**
Debt Term (years)	**4.9**	**4.7**	**0.20**

Net Debt/Adjusted EBITDA: 1.47x
excluding the capital gains from the sales of stakes to XP Malls in 1Q26 and to TRXF11 in 3Q26

(1) Excluding the effect of straight-line amortization and stock swaps

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