(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
September 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 September 30, 2026, which comprises the balance sheet as at September 30, 2026 and the related statements of profit and loss and of comprehensive income for the three- and nine-month periods then ended, and of changes in equity and of cash flows for the nine-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.

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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 nine-month period ended September 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 CPC 09 (R1) - 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, November 10, 2026

DELOITTE TOUCHE TOHMATSU
Auditores Independentes Ltda.

Ribas Gomes Simões
Engagement Partner

68880FTA

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IGUATEMI S.A.

Quarterly Information

Year: 2026 Version: 1

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Company Information / Capital Breakdown

Number of shares (Unit)	Current Quarter 09/30/2026
Paid-in capital	
Common shares	770.992.429
Preferred shares	435.368.756
Total	1.206.361.185
Treasury shares	
Common shares	2.442.454
Preferred shares	736.308
Total	3.178.762
Gross Income	
Reporting Period	09/30/2026
Consolidated gross income	847.635
Reporting Period (comparative)	09/30/2025
Consolidated Gross Income (comparative)	860.536

Individual Financial Statements / Balance Sheet – Assets

(In thousands of Brazilian reais – R$)

Account Code	Account description	Current Quarter 09/30/2026	Prior Year 12/31/2025
1	Total assets	6,574,720	5,956,348
1.01	Current assets	319,903	452,805
1.01.01	Cash and cash equivalents	2,031	3,816
1.01.02	Financial investments	274,114	270,553
1.01.02.01	Financial investments measured at fair value through profit or loss	274,114	270,553
1.01.02.01.01	Trading securities	274,114	270,553
1.01.03	Trade receivables	28,211	33,230
1.01.03.01	Clients	17,242	27,895
1.01.03.02	Other receivables	10,969	5,335
1.01.06	Recoverable taxes	15,224	9,846
1.01.06.01	Current recoverable taxes	15,224	9,846
1.01.07	Prepaid expenses	101	0
1.01.08	Other current assets	222	135,360
1.01.08.03	Other	222	135,360
1.01.08.03.01	Dividends and interest on capital	0	135,273
1.01.08.03.02	Loans receivable	21	0
1.01.08.03.04	Other current assets	201	87
1.02	Noncurrent assets	6,254,817	5,503,543
1.02.01	Long-term assets	77,031	106,820
1.02.01.04	Trade receivables	2,316	3,377
1.02.01.04.01	Clients	1,500	2,941
1.02.01.04.02	Other receivables	816	436
1.02.01.07	Deferred taxes	70,515	97,301
1.02.01.07.01	Deferred income tax and social contribution	70,515	97,301
1.02.01.09	Due from related parties	2,202	4,136
1.02.01.09.02	Due from subsidiaries	2,202	4,136
1.02.01.10	Other noncurrent assets	1,998	2,006
1.02.01.10.04	Judicial deposits and court-blocked bank accounts	55	0
1.02.01.10.05	Other current assets	106	169
1.02.01.10.07	Other noncurrent assets	1,837	1,837
1.02.02	Investments	6,177,786	5,396,723
1.02.02.01	Shareholder interest	5,152,521	4,385,182
1.02.02.01.02	Interest in subsidiaries	5,152,189	4,384,850
1.02.02.01.04	Other investments	332	332
1.02.02.02	Investment properties	1,025,265	1,011,541

Individual Financial Statements / Balance Sheet – Liabilities

(In thousands of Brazilian reais – R$)

Account Code	Account description	Current Quarter 09/30/2026	Prior Year 12/31/2025
2	Total liabilities	6,574,720	5,956,348
2.01	Current liabilities	139,057	205,270
2.01.01	Payroll and related taxes	863	778
2.01.01.02	Payroll	863	778
2.01.02	Trade payables	1,862	1,103
2.01.02.01	Domestic suppliers	1,862	1,103
2.01.03	Taxes payable	278	2,187
2.01.03.01	Federal taxes payable	60	2,048
2.01.03.01.03	Other federal taxes payable	60	2,048
2.01.03.03	Municipal taxes payable	218	139
2.01.04	Borrowings and financing	71,833	55,016
2.01.04.01	Borrowings and financing	71,833	55,016
2.01.04.01.01	In local currency	71,833	55,016
2.01.05	Other payables	64,221	146,186
2.01.05.02	Other	64,221	146,186
2.01.05.02.01	Dividends and interest on capital payable	51,423	139,561
2.01.05.02.06	Deferred revenue	5,005	3,611
2.01.05.02.09	Other payables	7,793	3,014
2.02	Noncurrent liabilities	1,067,488	1,099,434
2.02.01	Borrowings and financing	1,044,897	1,070,289
2.02.01.01	Borrowings and financing	1,044,897	1,070,289
2.02.01.01.01	In local currency	1,044,897	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	10,145	14,168
2.02.06.02	Unrecognized revenue	10,145	14,168
2.02.06.02.01	Deferred revenue	10,145	14,168
2.03	Equity	5,368,175	4,651,644
2.03.01	Realized capital	1,759,393	1,759,393
2.03.02	Capital reserves	1,324,797	1,354,190
2.03.02.05	Treasury shares	-21,862	-516
2.03.02.09	Other capital reserves	1,346,659	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	807,593	0

Individual Financial Statements / Statement of Profit and Loss

(In thousands of Brazilian reais – R$)

Account Code	Account Description	Current Quarter 07/01/2026 to 09/30/2026	Year-to-date 01/01/2026 to 09/30/2026	Same Quarter in the Prior Year 07/01/2025 to 09/30/2025	Prior Year-to-Date 01/01/2025 to 09/30/2025
3.01	Revenue from sale of goods and/or services	56,159	150,104	46,433	132,552
3.02	Costs of sales and services	-5,369	-15,467	-4,687	-13,416
3.03	Gross income	50,790	134,637	41,746	119,136
3.04	Operating expenses/revenue	430,010	795,854	119,040	418,029
3.04.02	General and administrative expenses	-4,268	-17,865	-3,908	-16,478
3.04.04	Other operating revenue	2,189	5,371	1,990	4,359
3.04.05	Other operating expenses	-1,689	-302	-60	-9,775
3.04.06	Share of profit (loss) of investees	433,778	808,650	121,018	439,923
3.05	Income before finance income and taxes	480,800	930,491	160,786	537,165
3.06	Finance income(costs)	-33,549	-96,140	-40,021	-109,188
3.06.01	Finance income	7,987	36,291	6,959	23,422
3.06.02	Finance costs	-41,536	-132,431	-46,980	-132,610
3.07	Income before taxes	447,251	834,351	120,765	427,977
3.08	Income tax and social contribution	-12,297	-26,758	99	9,415
3.08.01	Current	28	28	0	0
3.08.02	Deferred	-12,325	-26,786	99	9,415
3.09	Profit (loss) from continuing operations	434,954	807,593	120,864	437,392
3.11	Profit (loss) for the period	434,954	807,593	120,864	437,392
3.99	Earnings per share (Reais / share)				
3.99.01	Basic earnings per share				
3.99.01.01	Common shares	0.11	0.67	0.1	0.35
3.99.02	Diluted earnings per share				
3.99.02.01	Common shares	0.11	0.67	0.1	0.35

Individual Financial Statements / Statement of Comprehensive Income

(In thousands of Brazilian reais – R$)

Account Code	Account Description	Current Quarter 07/01/2026 to 09/30/2026	Year-to-date 01/01/2026 to 09/30/2026	Same Quarter in the Prior Year 07/01/2025 to 09/30/2025	Prior Year-to-Date 01/01/2025 to 09/30/2025
4.01	Profit for the period	434,954	807,593	120,864	437,392
4.03	Comprehensive income for the period	434,954	807,593	120,864	437,392

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

(In thousands of Brazilian reais – R$)

Account Code	Account Description	Year-to-Date	Prior Year-to-Date
		01/01/2026 to 09/30/2026	01/01/2025 to 09/30/2025
6.01	Net cash from operating activities	28,978	1,511
6.01.01	Cash provided by operating activities	130,196	98,985
6.01.01.01	Income for the period	807,593	437,392
6.01.01.02	Depreciation and amortization	11,724	8,999
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	-808,650	-439,923
6.01.01.05	Monetary variations, net	89,345	97,428
6.01.01.06	Provision for tax, labor and civil contingencies	-2,531	0
6.01.01.07	Deferred income tax and social contribution	26,786	-9,415
6.01.01.09	Provision for Bonus Program	6,250	0
6.01.01.10	Allowance for Expected Credit Losses	383	144
6.01.01.13	Amortization of borrowing costs	2,399	2,400
6.01.01.16	Straight-lining recognition of discounts	-3,103	1,067
6.01.02	Variations in assets and liabilities	-1,888	-3,523
6.01.02.01	Rentals receivable	6,171	12,467
6.01.02.02	Taxes recoverable and tax credits	-5,378	-1,694
6.01.02.03	Loans Receivable	-76	0
6.01.02.04	Due from related parties	1,934	-723
6.01.02.06	Other assets	-51	3,174
6.01.02.07	Prepaid expenses	-101	-95
6.01.02.09	Trade payables	759	985
6.01.02.10	Taxes and contributions payable	-1,909	60
6.01.02.11	Accrued payroll and related taxes	-6,165	-3,994
6.01.02.12	Due to Related Parties	-1,849	0
6.01.02.13	Accounts Payable	4,777	-13,703
6.01.03	Other	-99,330	-93,951
6.01.03.02	Interest payment	-99,330	-93,951
6.02	Net cash from investing activities	189,893	181,710
6.02.01	Acquisition of non-current assets	-25,448	-15,014
6.02.03	Dividends received from subsidiaries	214,572	365,136
6.02.07	Advances for future capital increases	-22,472	-2,612
6.02.08	Financial Investments Held for Trading	23,241	-165,800
6.03	Net cash from financing activities	-220,656	-186,367
6.03.01	Amortization of borrowings, financing and debentures	-27,791	-21,616
6.03.02	Dividends paid	-149,805	-149,804
6.03.06	Treasury Shares	-43,060	-14,947
6.05	Increase (Decrease) in cash and cash equivalents	-1,785	-3,146
6.05.01	Cash and cash equivalents - Opening balance	3,816	4,132
6.05.02	Cash and cash equivalents - Closing balance	2,031	986

Individual Financial Statements / Statement of Changes in Equity - 01/01/2026 to 09/30/2026

(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	-43,060	-61,669	0	0	-104,729
5.04.04	Acquired treasury shares	0	-43,060	0	0	0	-43,060
5.04.06	Dividends	0	0	-61,669	0	0	-61,669
5.05	Total comprehensive income	0	0	0	807,593	0	807,593
5.05.01	Profit for the period	0	0	0	807,593	0	807,593
5.06	Internal changes in equity	0	13,667	0	0	0	13,667
5.06.04	Stock option plan for subsidiaries	0	13,667	0	0	0	13,667
5.07	Closing balance	1,759,393	1,324,797	1,476,392	807,593	0	5,368,175

Individual Financial Statements / Statement of Changes in Equity - 01/01/2025 to 09/30/2025

(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	437,392	0	437,392
5.05.01	Profit for the period	0	0	0	437,392	0	437,392
5.06	Internal changes in equity	0	13,669	0	0	0	13,669
5.06.04	Stock option plan for subsidiaries	0	13,669	0	0	0	13,669
5.07	Closing balance	1,759,393	1,350,141	1,093,935	437,392	0	4,640,861

Individual Financial Statements / Statement of Value Added

(In thousands of Brazilian reais – R$)

Account Code	Account Description	Year-to-Date	Prior Year-to-Date
		01/01/2026 to 09/30/2026	01/01/2025 to 09/30/2025
7.01	Revenue	160,628	148,066
7.01.01	Sales of goods, products and services	155,332	145,377
7.01.02	Other revenue	5,679	2,833
7.01.02.04	Net revenue (expenses)	5,679	2,833
7.01.04	Recognition/reversal of allowance for expected credit losses	-383	-144
7.02	Inputs acquired from third parties	-15,065	-25,995
7.02.01	Costs of sales and services	-4,691	-5,512
7.02.02	Materials, electric power, outside services and other	-10,374	-20,483
7.03	Gross value added	145,563	122,071
7.04	Withholdings	-11,724	-9,751
7.04.01	Depreciation, amortization and depletion	-11,724	-9,751
7.05	Wealth created by the Company	133,839	112,320
7.06	Wealth received in transfer	844,941	463,345
7.06.01	Share of profit (loss) of subsidiaries	808,650	439,923
7.06.02	Finance income	36,291	23,422
7.07	Total wealth for distribution	978,780	575,665
7.08	Wealth distributed	978,780	575,665
7.08.01	Personnel	6,048	3,513
7.08.01.01	Salaries and wages	8,532	7,883
7.08.01.02	Benefits	-2,665	-4,531
7.08.01.03	Severance Pay Fund (FGTS)	181	161
7.08.02	Taxes, fees and contributions	34,346	2,867
7.08.02.01	Federal	33,598	2,311
7.08.02.03	Municipal	748	556
7.08.03	Interest from third-party capital	130,793	131,893
7.08.03.01	Interest	132,431	132,610
7.08.03.03	Other	-1,638	-717
7.08.04	Interest on capital	807,593	437,392
7.08.04.03	Retained earnings (accumulated losses) for the period	807,593	437,392

Consolidated Financial Statements / Balance Sheet - Assets

(In thousands of Brazilian reais – R$)

Account Code	Account Description	Current Quarter 09/30/2026	Prior Year 12/31/2025
1	Total assets	10,024,867	9,497,101
1.01	Current assets	2,924,946	2,332,708
1.01.01	Cash and cash equivalents	14,052	36,013
1.01.02	Short-term investments	2,227,036	1,717,841
1.01.02.01	Short-term investments measured at fair value through profit or loss	2,227,036	1,717,841
1.01.02.01.01	Trading securities	2,227,036	1,717,841
1.01.03	Trade receivables	557,466	487,717
1.01.03.01	Clients	162,286	252,659
1.01.03.02	Other receivables	395,180	235,058
1.01.04	Inventories	45,251	41,576
1.01.06	Recoverable taxes	56,619	32,365
1.01.06.01	Current recoverable taxes	56,619	32,365
1.01.07	Prepaid expenses	12,805	7,935
1.01.08	Other current assets	11,717	9,261
1.01.08.03	Other	11,717	9,261
1.01.08.03.01	Other assets	10,169	8,409
1.01.08.03.03	Loans receivable	1,548	852
1.02	Noncurrent assets	7,099,921	7,164,393
1.02.01	Long-term assets	639,438	519,279
1.02.01.04	Trade receivables	511,972	367,479
1.02.01.04.01	Clients	11,219	18,666
1.02.01.04.02	Other receivables	500,753	348,813
1.02.01.07	Deferred taxes	0	22,220
1.02.01.07.01	Deferred income tax and social contribution	0	22,220
1.02.01.09	Due from related parties	7,324	11,379
1.02.01.09.04	Due from other related parties	7,324	11,379
1.02.01.10	Other noncurrent assets	120,142	118,201
1.02.01.10.03	Judicial deposits and court-blocked bank accounts	116,864	116,046
1.02.01.10.06	Other assets	1,848	1,848
1.02.01.10.11	Loans receivable	1,430	307
1.02.02	Investments	6,292,437	6,485,833
1.02.02.01	Equity interests	272,148	270,108
1.02.02.01.01	Equity interests in associates	250,599	248,559
1.02.02.01.05	Other investments	21,549	21,549
1.02.02.02	Investment properties	6,020,289	6,215,725
1.02.02.02.02	Investment properties	6,020,289	6,215,725
1.02.03	Property, plant and equipment	72,971	57,915
1.02.03.01	Property, plant and equipment in use	72,971	57,915
1.02.04	Intangible assets	95,075	101,366
1.02.04.01	Intangible assets	95,075	101,366
1.02.04.01.02	Data processing system	6,906	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 09/30/2026	Prior Year 12/31/2025
2	Total liabilities	10,024,867	9,497,101
2.01	Current liabilities	861,640	935,402
2.01.01	Payroll and related taxes	43,608	47,978
2.01.01.02	Payroll	43,608	47,978
2.01.02	Trade payables	40,055	28,233
2.01.02.01	Domestic suppliers	40,055	28,233
2.01.03	Taxes payable	36,403	41,404
2.01.03.01	Federal taxes payable	10,579	14,208
2.01.03.01.03	Other federal taxes payable	10,579	14,208
2.01.03.02	State taxes payable	1,946	6,459
2.01.03.03	Municipal taxes payable	23,878	20,737
2.01.04	Borrowings and financing	392,070	386,040
2.01.04.01	Borrowings and financing	191,736	157,519
2.01.04.01.01	In local currency	191,736	157,519
2.01.04.02	Debentures	200,334	228,521
2.01.04.02.01	Charges on debentures	-1,014	-1,437
2.01.04.02.02	Debentures	201,348	229,958
2.01.05	Other payables	349,504	431,747
2.01.05.01	Due to related parties	706	2,854
2.01.05.01.04	Due to other related parties	706	2,854
2.01.05.02	Other	348,798	428,893
2.01.05.02.01	Dividends and interest on capital payable	51,423	139,561
2.01.05.02.04	Deferred revenue	29,029	23,446
2.01.05.02.09	Other payables	268,346	265,886
2.02	Noncurrent liabilities	3,795,231	3,909,835
2.02.01	Borrowings and financing	3,598,316	3,578,010
2.02.01.01	Borrowings and financing	3,299,982	2,844,977
2.02.01.01.01	In local currency	3,299,982	2,844,977
2.02.01.02	Debentures	298,334	733,033
2.02.02	Other payables	42,091	222,193
2.02.02.02	Other	42,091	222,193
2.02.02.02.13	Other payables	42,091	222,193
2.02.03	Deferred taxes	65,129	13,083
2.02.03.01	Deferred income tax and social contribution	65,129	13,083
2.02.03.01.01	Deferred income tax and social contribution	35,990	0
2.02.03.01.02	Other taxes on deferred revenue	29,139	13,083
2.02.04	Provisions	39,487	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	29,631	21,701
2.02.06	Unrecognized profits and revenue	50,208	62,361
2.02.06.02	Unrecognized revenue	50,208	62,361
2.03	Consolidated equity	5,367,996	4,651,864
2.03.01	Realized capital	1,759,393	1,759,393
2.03.02	Capital reserves	1,324,797	1,354,190

Consolidated Financial Statements / Balance Sheet - Liabilities

(In thousands of Brazilian reais – R$)

Code Account	Account Description	Current Quarter 09/30/2026	Prior Year 12/31/2025
2.03.02.05	Other capital reserves	-21,862	-516
2.03.02.09	Earnings reserves	1,346,659	1,354,706
2.03.04	Legal reserve	1,476,392	1,538,061
2.03.04.01	Withholding earnings reserve	165,550	165,550
2.03.04.05	Retained earnings/Accumulated losses	1,310,842	1,372,511
2.03.05	Noncontrolling interests	807,593	0
2.03.09	Other capital reserves	-179	220

Consolidated Financial Statements / Statement of Profit or Loss

(In thousands of Brazilian reais – R$)

Account Code	Account Description	Current Quarter 07/01/2026 to 09/30/2026	Year-to-Date 01/01/2026 to 09/30/2026	Same Quarter in the Prior Year 07/01/2025 to 09/30/2025	Prior Year-to-Date 01/01/2025 to 09/30/2025
3.01	Revenue from sale of goods and/or services	403,303	1,149,979	369,110	1,075,210
3.02	Costs of sales and services	-105,252	-302,344	-92,635	-261,053
3.03	Gross income	298,051	847,635	276,475	814,157
3.04	Operating expenses/revenue	316,042	378,118	-21,147	46,908
3.04.02	General and administrative expenses	-41,880	-136,198	-37,387	-128,461
3.04.04	Other operating revenue	708,335	1,065,197	18,976	447,189
3.04.05	Other operating expenses	-348,932	-546,896	-1,854	-270,216
3.04.06	Share of profit of investees	-1,481	-3,985	-882	-1,604
3.05	Income before finance income and taxes	614,093	1,225,753	255,328	861,065
3.06	Finance income(costs)	-91,883	-267,227	-97,615	-344,565
3.06.01	Finance income	84,001	233,940	74,142	184,761
3.06.02	Finance costs	-175,884	-501,167	-171,757	-529,326
3.07	Income before taxes	522,210	958,526	157,713	516,500
3.08	Income tax and social contribution	-87,256	-150,879	-36,821	-79,024
3.08.01	Current	-33,493	-92,761	-17,541	-79,030
3.08.02	Deferred	-53,763	-58,118	-19,280	6
3.09	Profit (loss) from continuing operations	434,954	807,647	120,892	437,476
3.11	Consolidated profit (loss) for the period	434,954	807,647	120,892	437,476
3.11.01	Attributable to owners of the Company	0	807,593	120,864	437,392
3.11.02	Attributable to noncontrolling interests	0	54	28	84
3.99	Earnings per share (Reais / share)				
3.99.01	Basic earnings per share				
3.99.01.01	Common shares	0.11	0.67	0.1	0.35
3.99.02	Diluted earnings per share				
3.99.02.01	Common shares	0.11	0.67	0.1	0.35

Consolidated Financial Statements / Statement of Comprehensive Income

(In thousands of Brazilian reais – R$)

Account Code	Account Description	Current Quarter 07/01/2026 to 09/30/2026	Year-to-Date 01/01/2026 to 09/30/2026	Same Quarter in the Prior Year 07/01/2025 to 09/30/2025	Prior Year-to-Date 01/01/2025 to 09/30/2025
4.01	Consolidated profit for the period	434,954	807,647	120,892	437,476
4.03	Consolidated comprehensive income for the period	434,954	807,647	120,892	437,476
4.03.01	Attributable to owners of the Company	434,954	807,593	120,864	437,392
4.03.02	Attributable to noncontrolling interests	0	54	28	84

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

(In thousands of Brazilian reais – R$)

Account Code	Account Description	Year-to-Date	Prior Year-to-Date
		01/01/2026 to 09/30/2026	01/01/2025 to 09/30/2025
6.01	Net cash from operating activities	353,539	335,077
6.01.01	Cash provided by operating activities	734,538	592,228
6.01.01.01	Profit for the period	807,647	437,476
6.01.01.02	Depreciation and amortization	111,402	87,951
6.01.01.03	Gain or loss on the sale of investment properties	-628,554	-267,484
6.01.01.04	Share of profit (loss) of subsidiaries	3,985	1,604
6.01.01.05	Monetary variations, net	250,840	212,778
6.01.01.06	Provision for tax, labor and civil contingencies	33,623	37,726
6.01.01.07	Deferred income tax and social contribution	58,118	-6
6.01.01.08	Provision for share-based payment	13,667	13,669
6.01.01.09	Provision for Bonus Program	22,585	16,958
6.01.01.10	Allowance for expected credit losses	42,744	3,958
6.01.01.13	Amortization of borrowing costs	8,466	8,026
6.01.01.15	Provision for inventory depletion	0	299
6.01.01.16	Straight-lining recognition of discounts	10,015	39,273
6.01.02	Variations in assets and liabilities	118,997	173,945
6.01.02.01	Rentals receivable	33,063	147,049
6.01.02.02	Recoverable taxes and tax credits	0	-1,408
6.01.02.03	Loans receivable	-1,819	-293
6.01.02.04	Due from related parties	4,055	7,707
6.01.02.06	Other assets	-2,578	-32,288
6.01.02.07	Prepaid expenses	-4,870	-5,526
6.01.02.08	Inventories	-3,675	-16,935
6.01.02.09	Trade payables	11,822	-4,768
6.01.02.10	Taxes and contributions payable	74,793	90,586
6.01.02.11	Accrued payroll and related taxes	-26,955	-27,892
6.01.02.12	Due to related parties	-2,148	3,668
6.01.02.13	Accounts Payable	37,309	14,045
6.01.03	Other	-499,996	-431,096
6.01.03.01	Payment of income tax and social contribution	-87,900	-75,523
6.01.03.02	Interest payment	-412,096	-355,573
6.02	Net cash from investing activities	75,709	-633,015
6.02.01	Acquisition of non-current assets	-521,494	-1,291,273
6.02.02	Sale of permanent assets	399,343	584,322
6.02.03	Dividends received from subsidiaries	934	1,208
6.02.04	Capital increase in subsidiaries	-7,058	0
6.02.07	Advance for future capital increase	0	-16,770
6.02.08	Financial Investments Held for Negotiation	204,437	89,582
6.02.10	Other	-453	-84
6.03	Net cash from financing activities	-451,209	257,551
6.03.01	Payment of principal of borrowings, financing, debentures and issuance costs	-527,376	-211,950
6.03.02	Dividends paid	-149,805	-149,804
6.03.03	Borrowings	535,000	700,000
6.03.06	Treasury shares	-43,060	-14,947

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

(In thousands of Brazilian reais – R$)

Account Code	Account Description	Year-to-Date	Prior Year-to-Date
		01/01/2026 to 09/30/2026	01/01/2025 to 09/30/2025
6.03.07	Acquisition of non-current assets	-265,968	-65,748
6.05	Increase (Decrease) in cash and cash equivalents	-21,961	-40,387
6.05.01	Cash and cash equivalents - Opening balance	36,013	49,040
6.05.02	Cash and cash equivalents - Closing balance	14,052	8,653

Consolidated Financial Statements / Statement of Changes in Equity / DMPL - 01/01/2026 to 09/30/2026

(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	-43,060	-61,669	0	0	-104,729	-453	-105,182
5.04.04	Treasury shares acquired	0	-43,060	0	0	0	-43,060	0	-43,060
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	-453	-453
5.05	Total comprehensive income	0	0	0	807,593	0	807,593	54	807,647
5.05.01	Profit for the period	0	0	0	807,593	0	807,593	54	807,647
5.06	Internal changes in equity	0	13,667	0	0	0	13,667	0	13,667
5.06.07	Stock option plan for subsidiaries	0	13,667	0	0	0	13,667	0	13,667
5.07	Closing balance	1,759,393	1,324,797	1,476,392	807,593	0	5,368,175	-179	5,367,996

Consolidated Financial Statements / Statement of Changes in Equity / DMPL - 01/01/2025 to 09/30/2025

(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	-84	-120,088
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	-84	-84
5.05	Total comprehensive income	0	0	0	437,392	0	437,392	84	437,476
5.05.01	Profit for the period	0	0	0	437,392	0	437,392	84	437,476
5.06	Internal changes in equity	0	13,669	0	0	0	13,669	0	13,669
5.06.04	Stock option plan for subsidiaries	0	13,669	0	0	0	13,669	0	13,669
5.07	Closing balance	1,759,393	1,350,141	1,093,935	437,392	0	4,640,861	216	4,641,077

Consolidated Financial Statements / Statement of Value Added

(In thousands of Brazilian reais – R$)

Account Code	Account Description	Year-to-Date	Prior Year-to-Date
		01/01/2026 to 09/30/2026	01/01/2025 to 09/30/2025
7.01	Revenue	2,268,715	1,634,399
7.01.01	Sales of goods, products and services	1,285,972	1,250,879
7.01.02	Other revenue	1,025,487	387,478
7.01.02.02	Other operating income (expenses), net	1,025,487	387,478
7.01.04	Recognition/reversal of allowance for expected credit losses	-42,744	-3,958
7.02	Inputs acquired from third parties	-668,691	-438,619
7.02.01	Costs of sales and services Sold	-144,127	-133,301
7.02.02	Materials, electric power, outside services and other	-524,564	-305,318
7.03	Gross value added	1,600,024	1,195,780
7.04	Withholdings	-111,402	-87,951
7.04.01	Depreciation, amortization and depletion	-111,402	-87,951
7.05	Wealth created by the Company	1,488,622	1,107,829
7.06	Wealth received in transfer	229,955	183,157
7.06.01	Share of profit (loss) of subsidiaries	-3,985	-1,604
7.06.02	Financial revenue	233,940	184,761
7.07	Total wealth for distribution	1,718,577	1,290,986
7.08	Wealth distributed	1,718,577	1,290,986
7.08.01	Personnel	125,639	112,847
7.08.01.01	Salaries and wages	78,192	69,853
7.08.01.02	Benefits	39,374	34,803
7.08.01.03	Severance Pay Fund (FGTS)	8,073	8,191
7.08.02	Taxes, fees and contributions	294,584	220,265
7.08.02.01	Federal	245,947	179,617
7.08.02.02	State	32,363	25,555
7.08.02.03	Municipal	16,274	15,093
7.08.03	Interest on third-party capital	490,707	520,398
7.08.03.01	Interest	501,167	529,326
7.08.03.02	Rents	2,336	1,782
7.08.03.03	Other	-12,796	-10,710
7.08.04	Interest on capital	807,647	437,476
7.08.04.03	Retained earnings (accumulated losses) for the period	807,593	437,392
7.08.04.04	Portion of Noncontrolling interests in retained earnings	54	84

OPERATIONAL PERFORMANCE

EXCELLENT PERFORMANCE OF OPERATING INDICATORS IN THE PERIOD.

Operating Indicators	3Q26	3Q25	Var. %	09M26	09M25	Var. %
Total Averge GLA (sqm)	789,334	788,569	0.10%	789,545	770,169	2.50%
Final Owned GLA (sqm)	426,237	448,966	-5.10%	426,363	445,655	-4.30%
Average Owned GLA (sqm)	426,237	448,966	-5.10%	426,363	445,655	-4.30%
Total Average GLA, malls (sqm)	735,824	735,059	0.10%	736,035	716,659	2.70%
Average Owned GLA, malls (sqm)	399,668	422,397	-5.40%	399,793	419,085	-4.60%
Total Number of Malls (1)	17	17	0.00%	17	17	0.00%
Total Sales (R$ '000)	6,092,931	5,999,147	1.60%	18.368.133	17.340.597	5.90%
Same-Store Sales (SSS)	-0.40%	5.80%	-6.3 p.p.	1.90%	8.20%	-6.3 p.p.
Same-Area Sales (SAS)	1.10%	9.00%	-7.9 p.p.	4.10%	10.80%	-6.7 p.p.
Same-Store Rents (SSR)	2.50%	7.10%	-4.6 p.p.	3.50%	7.30%	-3.8 p.p.
Same-Area Rents (SAR)	1.70%	7.50%	-5.7 p.p.	3.40%	7.20%	-3.9 p.p.
Occupancy Cost (% of sales)	11.60%	11.10%	0.5 p.p.	11.40%	11.20%	0.2 p.p.
Occupancy Rate	96.70%	96.10%	0.7 p.p.	97.00%	96.30%	0.6 p.p.
Net Default Rate	-0.30%	-0.30%	0.0 p.p.	0.40%	0.60%	-0.2 p.p.
Sales/sqm - Malls	8,871	8,739	1.50%	26,724	26,130	2.30%
Rent/m² - Shoppings	710	689	3.00%	2,102	2,037	3.20%
Rent/sqm - Malls	630	612	3.00%	1,866	1,788	4.40%
Sale/sqm - Malls % IGTI (4)	9,045	8,663	4.40%	26,961	24,995	7.90%
Rent/sqm - Malls % IGTI (4)	711	657	8.20%	2,078	1,913	8.60%

(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 shopping-malls (excluding towers, outlets and Power Center Iguatemi Campinas).
(3) Considers the total GLA of shopping malls, outlets and towers.
(4) Considers sales and rental revenue from the shopping malls, as well as GLA of the malls, based on the Company's interest (excludes towers, outlet centers, and the Iguatemi Campinas Power Center).

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

Portfolio	3Q26	3Q25	Var. %	09M26	09M25	Var. %
Iguatemi São Paulo	100,092	97,108	3.1%	294,969	277,760	6.2%
JK Iguatemi	51,818	48,109	7.7%	148,431	135,646	9.4%
Pátio Higienópolis	39,814	37,738	5.5%	117,036	110,951	5.5%
Pátio Paulista	38,256	37,437	2.2%	114,430	73,618	55.4%
Market Place	6,337	7,620	-16.8%	18,679	19,671	-5.0%
Market Place Torre (I & II)	6,779	6,623	2.4%	20,209	19,285	4.8%
Iguatemi Alphaville	12,644	12,337	2.5%	37,724	36,175	4.3%
Iguatemi Campinas	42,189	40,080	5.3%	123,759	118,666	4.3%
Galleria	8,331	8,647	-3.7%	24,826	25,583	-3.0%
Torre Sky Galleria	3,466	3,335	4.0%	10,330	9,811	5.3%
Iguatemi Esplanada	25,563	25,108	1.8%	86,204	80,218	7.5%
Iguatemi Ribeirão Preto	11,236	11,255	-0.2%	33,348	32,943	1.2%
Iguatemi Rio Preto	13,430	12,906	4.1%	39,131	37,904	3.2%
Iguatemi Porto Alegre	49,352	47,620	3.6%	144,243	139,572	3.3%
Torre Iguatemi Porto Alegre	3,247	3,046	6.6%	9,579	8,940	7.1%
Praia de Belas	14,918	16,014	-6.8%	44,921	48,927	-8.2%
Iguatemi Brasília	18,317	17,781	3.0%	53,925	51,513	4.7%
Rio Sul	41,951	40,306	4.1%	123,475	120,940	2.1%
I Fashion Outlet Novo Hamburgo	5,960	5,740	3.8%	17,351	16,427	5.6%
I Fashion Outlet Santa Catarina	2,261	2,372	-4.7%	7,310	8,942	-18.3%
Power Center Iguatemi Campinas	1,282	1,232	4.0%	3,764	3,547	6.1%
Total	497,243	482,415	3.1%	1,473,643	1,377,038	7.0%
Rent/sqm	630	612	3.0%	1,866	1,788	4.4%

PARKING

Portfolio	3Q26	3Q25	Var. %	09M26	09M25	Var. %
Iguatemi São Paulo	13,585	13,311	2.1%	41,480	38,679	7.2%
JK Iguatemi	11,085	9,733	13.9%	31,971	28,841	10.9%
Pátio Higienópolis	7,168	6,620	8.3%	22,865	20,621	10.9%
Pátio Paulista	5,740	5,962	-3.7%	17,805	11,842	50.3%
Market Place	6,092	4,462	36.5%	17,624	14,093	25.1%
Iguatemi Alphaville	6,064	5,530	9.7%	18,300	16,770	9.1%
Iguatemi Campinas	12,025	11,483	4.7%	37,493	34,012	10.2%
Galleria	4,462	4,407	1.2%	14,110	12,858	9.7%
Iguatemi Esplanada	11,257	9,697	16.1%	33,352	29,670	12.4%
Iguatemi Ribeirão Preto	3,379	3,142	7.5%	10,205	9,576	6.6%
Iguatemi Rio Preto	3,729	3,297	13.1%	10,841	9,752	11.2%
Iguatemi Porto Alegre	11,842	10,963	8.0%	34,084	30,865	10.4%
Praia de Belas	5,112	4,677	9.3%	14,156	13,907	1.8%
Iguatemi Brasília	4,762	4,055	17.4%	13,931	12,239	13.8%
Rio Sul	5,758	4,736	21.6%	16,625	13,675	21.6%
I Fashion Outlet Novo Hamburgo	1,809	1,530	18.3%	5,348	4,494	19.0%
Power Center Iguatemi Campinas	476	306	55.6%	1,373	1,337	2.7%
Total	114,343	103,912	10.0%	341,561	303,231	12.6%

(1) Considers Iguatemi Esplanada and Esplanada Shopping as a single venture.

CONSOLIDATED ECONOMIC AND FINANCIAL PERFORMANCE

Consolidated Statement of Profit and Loss - Accounting (R$ '000)	3Q26	3Q25	Var. %
Receita Bruta	**437,855**	**428,209**	**2.3%**
Gross revenue	-34,552	-59,099	-41.5%
Taxes and discounts	**403,303**	**369,110**	**9.3%**
Net revenue	-108,094	-98,614	9.6%
Costs and expenses	359,403	17,122	1999.1%
Other operating income (expenses)	-1,481	-882	67.9%
Share of profit (loss) of subsidiaries	**653,131**	**286,736**	**127.8%**
EBITDA	*161.95%*	*77.68%*	84.3 p.p.
EBITDA Margin	-39,038	-31,408	24.3%
Depreciation and amortization	**614,093**	**255,328**	**140.5%**
EBIT	*152.27%*	*69.17%*	83.1 p.p.
EBIT margin	84,001	74,142	13.3%
Finance income	-175,884	-171,757	2.4%
Finance costs	-87,256	-36,821	137.0%
Income tax and social contribution	**434,954**	**120,892**	**259.8%**
Profit for the period	*107.85%*	*32.75%*	75.1 p.p.
Net Margin	434,954	120,864	259.9%
Attributable to owners of the Company	-	28	-100.0%
Attributable to noncontrolling interests	**473,992**	**152,300**	**211.2%**
FFO	*117.53%*	*41.26%*	76.3 p.p.
FFO Margin			

GROSS REVENUE

Iguatemi's Gross Revenue for the period reached R$ 438 million, up 2.3% compared to the same period of 2025.

Gross Revenue - Accounting (R$ '000)	3Q26	3Q25	Var. %
Rentals	274,646	277,913	-1.2%
Management fees	30,922	30,218	2.3%
Parking	63,383	60,592	4.6%
Retail transactions	68,904	59,486	15.8%
Total	**437,855**	**428,209**	**2.3%**

Rental Revenue, comprising Minimum Rent, Overage and Temporary Rent, decreased by 1.2% over 2025.

Rental Revenue - Accounting (R$ '000)	3Q26	3Q25	Var. %
Minimum Rent	216,583	224,572	-3.6%
Overage	23,824	23,556	1.1%
Temporary Rents	34,239	29,785	15.0%
Total	**274,646**	**277,913**	**-1.2%**

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

- •Minimum Rent: 3.6% decrease , stemming primarily from the sale of minority stakes to XP Malls.
- •Overage: 1.1% increase, even with the reduction in ownership stakes in assets, a reflection of the portfolio's concentration in higher-productivity ventures.
- •Temporary Rents: 15% increase, stemming from the valuation of media outlets in ventures, revenue from kiosks and lease of event spaces.
- Management Fee increased by 2.3% compared to the same period of 2025, positively impacted by the growth in operating income of shopping malls.
- Parking Revenue reached R$ 63 million, up by 4.6% compared to 2025, driven by the tariff adjustment applied at the beginning of the year and by the growth of valet services.

DEDUCTIONS, TAXES AND CONTRIBUTIONS

Deductions, Taxes and Contributions totaled R$ 35 million (negative).

NET REVENUE

Net Revenue for the period was R$ 403 million, up by 9.3% compared to the same period of 2025.

COSTS AND EXPENSES

Costs and Expenses - Accounting (R$ '000)	3Q26	3Q25	Var. %
Rental and Service Costs	**-76,575**	**-70,211**	**9.1%**
Personnel	-9,838	-8,728	12.7%
Outside services	-4,909	-3,448	424%
Promotion fund	-872	-1,020	-14.5%
Parking	-7,883	-10,305	-23.5%
Retail transactions	-42,106	-36,692	14.8%
Other	-10,967	-10,018	9.5%
Expenses	**-31,519**	**-28,403**	**11.0%**
Personnel	-17,022	-13,951	22.0%
Share-based compensation	-4,556	-5,770	-21.0%
Outside services	-5,421	-4,202	29.0%
Other	-4,520	-4,480	0.9%
Subtotal	**-108,094**	**-98,614**	**9.6%**
Depreciation and amortization	-39,038	-31,408	24.3%
Total	**-147,132**	**-130,022**	**13.2%**

The line item for "Rental And Service Costs" totaled R$ 77 million for the period (excluding depreciation and amortization), representing a 9.1% increase compared to the same period in 2025, driven by higher retail costs and third-party service expenses. Operating expenses were 11% higher than in the same period of 2025, primarily due to an increase in personnel-related expenses and outside services.

OTHER OPERATING INCOME (EXPENSES)

Other operating income (expenses) – Accounting (R$ '000)	3Q26	3Q25	Var. %
Sale of interest	353,515	-	n.a.
Other	5,888	17,122	-65.6%
Other operating income (expenses)	**359,403**	**17,122**	**1999.1%**

The "other income and expenses" line item totaled R$ 359 million for the period; this increase reflects a capital gain from the sale of stakes in five assets to TRXF11, a transaction concluded during this quarter.

FINANCE INCOME (COSTS)

Finance Income (Costs), Net - Accounting (R$ '000)	3Q26	3Q25	Var. %
Finance income	84,001	74,142	13.3%
Finance costs	-175,884	-171,757	2.4%
Finance income (costs)	**-91,883**	**-97,615**	**-5.9%**

Iguatemi's net finance income (costs) for the period totaled R$ 92 million, 5.9% lower than the amount reported for the same period in 2025; this was primarily driven by the remeasurement of receivables, present value adjustments (PVA) related to land, and M&A transactions.

INCOME TAX AND SOCIAL CONTRIBUTION (CURRENT AND DEFERRED)

In 3Q26, Income Tax and Social Contribution totaled R$ 87 million.

CONSOLIDATED EBITDA

Reconciliation of EBIT and EBITDA – Accounting (R$ '000)	3Q26	3Q25	Var. %
Profit for the period	**434,954**	**120,892**	**259.8%**
(+) Income tax and social contribution	87,256	36,821	137.0%
(+) Finance costs	175,884	171,757	2.4%
(-) Finance income	-84,001	-74,142	13.3%
EBIT	**614,093**	**255,328**	**140.5%**
(+) Depreciation and amortization	39,038	31,408	24.3%
EBITDA	**653,131**	**286,736**	**127.8%**
Net revenue	**403,303**	**369,110**	**9.3%**
EBITDA Margin	*161,95%*	*77,68%*	84.3 p.p.

INDEBTEDNESS

	09/30/2026	12/31/2025	Var. %
Total Debt	**3,990,386**	**3,964,050**	**0.7%**
Cash and cash equivalents	2,241,088	1,753,854	27.8%
Net Debt	**1,749,298**	**2,210,196**	**-20.9%**

The Company ended the period with a Total Debt of R$ 4 billion. Cash and cash equivalents amounted to R$ 2.2 billion, an increase of 27.8%, resulting in a Net Debt of R$ 1.7 billion, a 20.9% decrease compared to December 31, 2025, primarily reflecting the increase in cash and cash equivalents during the period.

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	22.227.982	2.253.722	211.979.393	426.212.508	216.120.700	72.83%
Treasury	2.120.000	91.400	322.454	736.308	664.483	0.22%
Total	**554.480.612**	**2.345.122**	**216.511.817**	**435.368.756**	**296.728.385**	**100.00%**

Iguatemi units closed the 3Q26 trading at R$ 27.02. Currently, 14 market analysts actively cover Iguatemi.

IGTI11	
Closing price (09/30/2026)	R$ 27.02
Highest price in 3Q26	R$ 27.02
Lowest price in 3Q26	R$ 22.57
Appreciation in 3Q26	8.04%
Number of equivalent units	296,728,385
Market Cap (09/30/2026)	R$ 8,017,600,970
Average daily liquidity in 3Q26	R$ 59,018,292

Source: Bloomberg. Reporting date: 09/30/2026

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 September 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:

	Equity interest %			
	09.30.2026			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)	-	15.00	15.00	60.00
Market Place Shopping Center (“MPSC”)	-	51.00	51.00	51.00
Praia de Belas Shopping Center (“PBSC”) (i)	-	15.00	15.00	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)	-	55.00	55.00	88.96
Shopping Center Iguatemi São José Rio Preto (“SCIRIOP”) (i)	-	60.00	60.00	88.00
Shopping Center Iguatemi Esplanada (“SCIESP”)	-	65.71	65.71	65.71
Platinum Outlet Premium Novo Hamburgo (“IFONH”) (i)	-	15.00	15.00	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)	-	15.00	15.00	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) Disposal of interests in real estate ventures.

During the 2026 fiscal year, the Company completed the sale of interests in assets within its real estate portfolio, with effects recognized as of March 31, 2026, and September 30, 2026, depending on the respective transaction completion dates. These transactions did not result in the loss of management control over the ventures.

On September 30, 2026, the Company, through its subsidiaries, completed the sale of interests in five real estate developments to TRX Real Estate Fundo de Investimento Imobiliário (TRXF11), as disclosed in the market announcements dated August 7, September 23, and September 30, 2026. The interests sold were as follows:

Venture	Sold interest
Iguatemi Alphaville	36.00%
Iguatemi Ribeirão Preto	10.00%
Iguatemi São José do Rio Preto	10.00%
Praia de Belas	35.55%
I Fashion Outlet Novo Hamburgo	36.00%

The total transaction value was R$ 876,100, with the consideration structured as follows:

Description	Value (R$)
Cash portion at the closing of the transaction	219,000
Offsetting of credits arising from the subscription and full payment of TRXF11 units	350,500
Cash portion to be received on the first anniversary of the closing	131,400
Cash portion to be received on the second anniversary of the closing	175,200
Total value of the transaction	**876,100**

The installments to be received, totaling R$ 306,600, will be adjusted based on 100% of the CDI rate and are recorded under "Other Receivables" within current and non-current assets. Following the completion of the transaction, the Company remained responsible for the management of the five ventures.

(ii) On April 9, 2026, the Company completed the acquisition of an additional 3% interest in Shopping Patio Paulista. For further details regarding the transaction, please refer to the market announcement dated 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. 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 November 10, 2026.

2.2 New and revised standards and interpretations

In the period ended September 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	
	09.30.2026	12.31.2025	09.30.2026	12.31.2025
(a) Cash and cash equivalents				
Cash and banks	2,031	3,816	14,052	36,013
Total	2,031	3,816	14,052	36,013
(b) Short-term investments				
National investment fund (i)	223,378	222,453	1,681,768	1,223,647
Foreign investment fund (ii)	50,736	48,100	68,123	64,255
Multimarket investment funds (iii)	-	-	477,145	429,939
Total	274,114	270,553	2,227,036	1,717,841
Current	276,145	274,369	2,241,088	1,753,854

(i) These are represented by non-exclusive fixed-income investment fund, with daily liquidity and accumulated yield of 13.37% up to September 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.

(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	
	09.30.2026	12.31.2025	09.30.2026	12.31.2025
Fixed-income securities (i)	-	-	366,207	323,736
Variable-income securities (ii)	-	-	110,938	106,203
	-	-	477,145	429,939

(i) Substantially comprises federal government bonds, debentures and receivables, among others. In the period ended September 30, 2026, the average yield was approximately 17.67% (15.69% - 2025).

(ii) Comprises investments in ownership interests not subject to any exchange rate changes. In the period ended September 30, 2026, the average yield was approximately 2.15% (2.98% - 2025).

4 Trade receivables

	Parent		Consolidated	
	09.30.2026	12.31.2025	09.30.2026	12.31.2025
Rents, co-interests, retail and provision of services	32,166	43,877	309,282	396,888
Straight-lining, net of amortization (i)	1,020	546	50,298	66,883
Due from partners (ii)	-	-	75,023	135,774
Receivables - M&A (iii)	-	-	641,574	238,735
Other (iv)	10,765	5,225	129,038	142,479
	43,951	49,648	1,205,215	980,759
Allowance for expected credit losses	(13,424)	(13,041)	(135,777)	(125,563)
	30,527	36,607	1,069,438	855,196
Current	28,211	33,230	557,466	487,717
Noncurrent	2,316	3,377	511,972	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, Shopping Center Iguatemi Ribeirão Preto (SCIRP), Shopping Center Iguatemi Alphaville (SCIALPHA),Shopping Center Iguatemi São José do Rio Preto (SCIRIOP),Shopping Praia de Bellas (PBSC), Platinum Outlet Premium Novo Hamburgo ("IFONH") sold in March 2026 and September 2026, with maturities in March and September 2028, and adjusted based on the CDI/DI index; as well as Galleria Shopping (SCGA), Shopping Market Place (MPSC), and Market Place Towers (MPT), disposed of in June 2025, with maturity in December 2028, and adjusted based on the IPCA/IBGE index.

(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 breakdown by maturity age of the trade receivables is presented below:

	Parent		Consolidated	
	09.30.2026	12.31.2025	09.30.2026	12.31.2025
Current - 721 to 1440 days	939	853	202,706	292,664
Current - 361 to 720 days	1,377	2,524	309,266	74,815
Current - up to 360 days	27,593	32,502	546,400	463,422
Up to 30 days past due	1,590	1,382	25,869	21,079
31 to 60 days past due	192	518	4,607	5,695
61 to 90 days past due	141	59	3,623	3,490
91 to 120 days past due	279	56	2,702	3,107
121 to 360 days past due	426	972	17,523	23,245
Over 360 days past due	11,414	10,782	92,519	93,242
	43,951	49,648	1,205,215	980,759

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

	Parent		Consolidated	
	09.30.2026	12.31.2025	09.30.2026	12.31.2025
Current - 721 to 1440 days	327	525	3,362	5,269
Current - 361 to 720 days	1,173	2,415	7,857	13,452
Current - up to 360 days	16,624	27,169	151,101	228,308
Up to 30 days past due	1,590	1,381	25,988	21,080
31 to 60 days past due	192	518	4,607	5,695
61 to 90 days past due	141	59	3,623	3,490
91 to 120 days past due	279	56	2,702	3,107
121 to 360 days past due	426	972	17,523	23,245
Over 360 days past due	11,414	10,782	92,519	93,242
	32,166	43,877	309,282	396,888

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

	Parent		Consolidated	
	09.30.2026	12.31.2025	09.30.2026	12.31.2025
Current - 721 to 1440 days	327	526	172,527	252,534
Current - 361 to 720 days	1,172	2,415	299,206	61,439
Current - up to 360 days	27,390	32,393	536,341	450,046
Up to 30 days past due	1,590	1,381	25,869	21,079
31 to 60 days past due	192	518	4,607	5,694
61 to 90 days past due	141	59	3,623	3,490
91 to 120 days past due	279	56	2,702	3,107
121 to 360 days past due	426	972	17,523	23,245
Over 360 days past due	11,414	10,782	92,519	93,242
	42,931	49,102	1,154,917	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	
	09.30.2026	12.31.2025	09.30.2026	12.31.2025
Opening balance	(13,041)	(12,684)	(125,563)	(113,487)
Recognition of allowance for expected credit losses	(383)	(359)	(42,744)	(6,904)
Write-off/reversal/transfer of uncollectible receivables	-	2	32,530	(5,172)
Closing balance	(13,424)	(13,041)	(135,777)	(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:

	%	
	09.30.2026	12.31.2025
Current	4.91%	3.10%
Up to 30 days past due	44.17%	27.75%
31 to 60 days past due	55.52%	35.01%
61 to 90 days past due	66.95%	38.83%
91 to 120 days past due	72.47%	41.94%
121 to 360 days past due	95.49%	59.68%
Over 360 days past due	100.00%	100.00%

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

	Parent		Consolidated	
	09.30.2026	12.31.2025	09.30.2026	12.31.2025
Current	(498)	(1,069)	(8,156)	(7.945)
Up to 30 days past due	(702)	(383)	(11,426)	(5.850)
31 to 60 days past due	(107)	(181)	(2,558)	(1.994)
61 to 90 days past due	(94)	(23)	(2,426)	(1.355)
91 to 120 days past due	(202)	(23)	(1,958)	(1.303)
121 to 360 days past due	(407)	(580)	(16,734)	(13.874)
Over 360 days past due	(11,414)	(10,782)	(92.519)	(93.242)
	(13,424)	(13,041)	(135,777)	(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 September 30, 2026 and December 31, 2025, are as follows (information not reviewed):

	Consolidated	
	09.30.2026	12.31.2025
Up to one year	883,196	859,765
Two to five years	2,136,689	2,308,768
Over five years	343,840	248,060
	3,263,725	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 September 30, 2026 and December 31, 2025 are as follows:

a) Balances

	Parent		Consolidated	
	09.30.2026	12.31.2025	09.30.2026	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)	-	-	1,437	1,312
Ifashion Outlet Novo Hamburgo (ii)	-	-	545	504
Shopping Center Iguatemi São Paulo (ii)	-	-	1,283	1,501
Shopping Center Iguatemi Ribeirão Preto (ii)	-	-	4,059	3,756
Other related parties (i)	2,202	4,136	-	4,306
Total due from related parties	2,202	4,136	7,324	11,379
Total noncurrent assets	2,202	4,136	7,324	11,379
Current liabilities:				
Due to related parties:				
Lease - Shopping Center Iguatemi São Paulo (iii)	-	-	331	2,854
other related parties (ii)	-	-	375	-
Total due to related parties	-	-	706	2,854
Dividends payable:				
Company x shareholders	51,423	139,561	51,423	139,561
Total dividends payable	51,423	139,561	51,423	139,561
Total current liabilities	51,423	139,561	52,129	142,415
Total due to related parties	51,423	139,561	52,129	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)

b) Transactions

	Consolidated			
	01.07.2026 to 09.30.2026	09.30.2026	01.07.2025 to 09.30.2025	09.30.2025
Cost of services:				
GJ Investimentos S.A.	(408)	(1.223)	(390)	(1.170)
	(408)	(1.223)	(390)	(1.378)
Intragroup loans: Ifashion Outlet Santa Catarina (ii)	440	650	129	370
Ifashion Outlet Novo Hamburgo (ii)	18	53	16	50
Shopping Center Galleria (ii)	241	702	-	398
Shopping Center Iguatemi Ribeirão Preto (ii)	132	384	123	492
	831	1,789	268	1,310

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 September 30, 2026 and 2025:

	Parent		Consolidated	
	09.30.2026	09.30.2025	09.30.2026	09.30.2025
Short-term benefits (i)	13,884	12,973	36,643	35,849
Share-based payment (ii)	-	-	8,969	7,520
	13,884	12,973	45,612	43,369

(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.

6 Investments

Breakdown of investments

	Parent		Consolidated	
	09.30.2026	12.31.2025	09.30.2026	12.31.2025
Iguatemi Empresa de Shopping Centers S/A	4.626,009	3,941,733	127,141	123,860
FIP -Venture Iguatemi	-	-	25,254	25,254
Iguatemi 365 Ltda.	426,771	344,291	-	-
EDSP66 Participações S/A	99,409	98,826	-	-
	5,152,189	4,384,850	152,395	149,114
Investment surplus value (i)	-	-	98,204	99,445
Other investments (ii)	332	332	21,549	21,549
	5,152,521	4,385,182	272,148	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	
	09.30.2026	12.31.2025	09.30.2026	12.31.2025
Opening balance	4,384,850	4,223,046	149,114	58,599
Capital increase	-	59,937	7,058	31,240
Advance for future capital increase	22,472	11,982	-	-
Capital decrease	-	(5,639)	-	-
Share of profit (loss) of subsidiaries	808,650	570,961	(3,985)	(1,883)
Acquisition of equity interest	-	-	1,142	63,400
Dividends received	(79,299)	(356,540)	(934)	(1,625)
Mandatory minimum dividends	-	(135,273)	-	-
Other	15,516	16,376	-	(617)
Closing balance	5,152,189	4,384,850	152,395	149,114

Financial information on subsidiaries with noncontrolling interests and joint ventures

As at September 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		Share capital		Equity		Profit for the period	
	09.30.2026	12.31.2025	09.30.2026	12.31.2025	09.30.2026	12.31.2025	09.30.2026	09.30.2025
AGSC	676	601	74	74	513	459	357	3,419
Other (i)	-	1,344	-	1,406	-	1,002	-	420

(i) The subsidiary Fleury Alliegro Imóveis Ltda. was merged into Amuco Shopping Ltda. on August 1, 2026.

7 Investment properties

At cost

Description	Average remaining useful life in years	Land	Facilities and other	Accumulated depreciation	Total
Parent					
09.30.2026	56 to 68 (*)	322,836	742,556	(40,127)	1,025,265
12.31.2025	57 to 68 (*)	322,836	731,865	(43,160)	1,011,541
Consolidated before surplus value					
09.30.2026	56 to 68 (*)	720,663	6,451,513	(1,723,164)	5,449,012
12.31.2025	57 to 68 (*)	718,540	6,572,172	(1,653,889)	5,636,823
Reclassified surplus value (**)					
09.30.2026	38 to 60	34,785	557,991	(21,499)	571,277
12.31.2025	39 to 60	34,785	564,678	(20,561)	578,902
Total consolidated 2026		755,448	7,009,504	(1,744,663)	6,020,289
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:

	Parent		Consolidated	
	09.30.2026	12.31.2025	09.30.2026	12.31.2025
Opening balance	1,011,541	998,321	6,215,725	5,520,922
Additions	25,448	25,795	515,873	1,031,237
Write-offs (i)	-	(141)	(619,498)	(249,652)
Depreciation	(11,724)	(12,434)	(91,811)	(86,782)
Closing balance	1,025,265	1,011,541	6,020,289	6,215,725

(i). This refers to the sale of ownership interests in shopping malls, as per note 1, item (b).

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	15,958,386
Gross leasable area (thousand m2)	384

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.

8 Borrowings and financing

			Parent		Consolidated	
			09.30.2026	12.31.2025	09.30.2026	12.31.2025
Itaú TR + 6.0% to 8.6% p.a.	July 10, 2031		-	-	35,209	40,078
Itaú TR + 6.0% to 8.6% p.a.	December 15, 2030		-	-	61,176	70,934
Opea CDI + 1.30% p.a.	December 15, 2034		-	-	76,413	85,697
Opea CDI + 1.30% p.a.	March 19, 2035		-	-	91,527	93,802
Itaú TR + 5.0% to 8.6% p.a.	March 29, 2032		-	-	103,051	115,147
Itaú TR + 5.0% to 8.6% p.a.	March 29, 2032		-	-	50,606	56,535
Opea CDI + 0.55% p.a.	October 16, 2028		188,680	182,531	188,680	182,531
Opea CDI + 0.60% p.a.	October 15, 2030		25,984	25,134	25,984	25,134
Opea 105% of CDI	October 16, 2028		259,626	251,111	259,626	251,111
Opea 106% of CDI	October 15, 2030		51,301	47,972	51,301	47,972
Banco Bradesco 99.95% of CDI	February 6, 2043		591,139	618,557	591,139	618,557
Opea CDI + 0.30% p.a.	June 11, 2032		-	-	139,836	132,352
Opea 103% CDI	June 11, 2032		-	-	575,485	556,005
Opea 96% CDI	February 18, 2030		-	-	346,587	358,020
Opea 96% CDI	February 16, 2032		-	-	355,379	368,621
Opea 97% CDI	June 25, 2034	(a)	-	-	539,719	-
			1,116,730	1,125,305	3,491,718	3,002,496
Current			71,833	55,016	191,736	157,519
Noncurrent			1,044,897	1,070,289	3,299,982	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$535,000, yielding interest of 97% of the CDI rate, maturing on June 25, 2034, with full amortization of the principal on the same date. In September 2026, the balance is R$ 539,719. No financial covenants apply to this transaction.

Breakdown of debt by index

	Parent		Consolidated	
	09.30.2026	12.31.2025	09.30.2026	12.31.2025
TR	-	-	250,042	282,694
CDI	1,116,730	1,125,305	3,241,676	2,719,802
	1,116,730	1,125,305	3,491,718	3,002,496

Debt repayment schedule

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

	Parent		Consolidated	
	09.30.2026	12.31.2025	09.30.2026	12.31.2025
2027 to 2028	488.309	488,309	611,961	614,326
2029 to 2035	556,588	581,980	2,688,021	2,230,651
	1,044,897	1,070,289	3,299,982	2,844,977

Variations in borrowings and financing

	Parent		Consolidated	
	09.30.2026	12.31.2025	09.30.2026	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	(127,121)	(185,093)	(372,717)	(481,664)
Accrued interest	116,147	158,927	320,326	396,710
Borrowing costs	2,399	3,200	6,613	7,411
Closing balance	1,116,730	1,125,305	3,491,718	3,002,496

The main characteristics of other borrowings and financing, including collaterals and maturity dates, are the same as those described in note 11 to the individual and consolidated financial statements for the year ended December 31, 2025, and remain applicable.

9 Debentures

	Consolidated	
	09.30.2026	12.31.2025
Debentures – 10th issue	199,782	416,382
Debentures – 11th issue	-	235,619
Debentures – 13th issue	298,886	309,553
	498,668	961,554
Current	200,334	228,521
Noncurrent	298,334	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 September 30, 2026 and there are no renegotiation clauses.

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

	Consolidated	
	09.30.2026	12.31.2025
Opening balance	961,554	1,056,160
Repayment of principal and interest	(566,755)	(252,775)
Issuance costs	1,853	1,437
Accrued interest	102,016	156,732
Closing balance	498,668	961,554

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

	Consolidated	
	09.30.2026	12.31.2025
2027 10th issue	-	200,000
2028 11th issue	-	236,129
2030 13th issue	300,000	300,000
	300,000	736,129
Unrecognized issuance costs	(1,666)	(3,096)
	298,334	733,033

10 Other payables

	Parent		Consolidated	
	09.30.2026	12.31.2025	09.30.2026	12.31.2025
Acquisition of undivided interest in Riosul (i)	-	-	7,313	75,805
Acquisition of undivided interest in Pátio Paulista and Higienópolis - IPPPH (ii)	-	-	202,656	366,761
Acquisition of undivided interest in Pátio Paulista (iii)	-	-	24,183	-
Other payables (iv)	7,844	3,067	54,944	45,513
	7,844	3,067	289,096	488,079
Current	7,791	3,014	247,033	265,886
Noncurrent	53	53	42,063	222,193

(i) Amount related to the acquisition of a portion of Shopping Riosul. The remaining installments are adjusted for inflation based on the CDI and IPCA rates, falling due on September 19, 2030.

(ii) Refer to remaining installments related to the acquisition of Shoppings Pátio Paulista and Pátio Higienópolis, adjusted for inflation based on the CDI rate, with final maturity on April 14, 2027.

(iii) 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 Edifício Market Place Towers (MPT).

11 Taxes payable

	Parent		Consolidated	
	09.30.2026	12.31.2025	09.30.2026	12.31.2025
Deferred taxes (i)	-	-	29,146	13,083
PIS, COFINS and Social Investment Fund (Finsocial)	60	2,048	10,549	15,094
Other taxes and contributions (ii)	218	139	25,847	26,310
	278	2,187	65,542	54,487
Current	278	2,187	36,403	41,404
Noncurrent	-	-	29,139	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 contingencies

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	
	09.30.2026	12.31.2025	09.30.2026	12.31.2025
Noncurrent:				
Tax (i)	-	-	22,268	18,429
Labor (ii)	9,345	11,876	9,881	12,547
Other	3,048	3,048	7,338	3,212
	12,393	14,924	39,487	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 September 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 involved in other tax, civil, and indemnity-related legal proceedings that have arisen in the normal course of their business, which carry a “possible” risk of loss. As of September 30, 2026, the estimated losses for these proceedings, on a consolidated basis, amount to R$89,330 for tax cases (R$86,249 in 2025), R$13,506 for civil cases (R$4,009 in 2025), and R$11,055 for indemnity cases (R$20,227 in 2025). The vast majority of the civil proceedings are covered by an insurance policy, as detailed in Note 17, item (b).

Variations in the provision for tax, labor and civil contingencies

Variations in the provision for tax, labor and civil risks are broken down as follows:

	Parent		Consolidated	
	09.30.2026	12.31.2025	09.30.2026	12.31.2025
Opening balance	14,924	14,948	34,188	16,823
Provisions, net of reversals	(2,531)	(24)	5,299	17,365
Closing balance	12,393	14,924	39,487	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:

		Consolidated					
		09.30.2026			12.31.2025		
Nature	Fair value hierarchy	Fair value through profit or loss	Amortized Cost	Total	Fair value through profit or loss	Amortized cost	Total
Assets							
Cash and cash equivalents	N/A	-	14,052	14,052	-	36,013	36,013
Short-term investments	Level 2	2,227,036	-	2,227,036	1,717,841	-	1,717,841
Trade receivables	N/A	-	223,803	223,803	-	338,208	338,208
Other receivables	N/A	-	129,038	129,038	-	516,988	516,988
Loans receivable	N/A	-	2,978	2,978	-	1,159	1,159
Due from other related parties	N/A	-	7,324	7,324	-	11,379	11,379
Other receivables	N/A	-	30,766	30,766	-	8,409	8,409
Other investments	Level 3	21,549	-	21,549	21,549	-	21,549
Total		2.248.585	407.961	2.656.546	1.739.390	912.156	2.651.546
Liabilities							
Trade payables	N/A	-	40,055	40,055	-	28,233	28,233
Borrowings and financing	N/A	-	3,491,718	3,491,718	-	3,002,496	3,002,496
Debentures and charges	N/A	-	498,668	498,668	-	961,554	961,554
Other payables	N/A	-	42,091	42,091	-	488,079	488,079
Due to related parties	N/A	-	706	706	-	2,854	2,854
Total		-	4,073,238	4,073,238	-	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.

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	
	09.30.2026	12.31.2025
Cash and cash equivalents and short-term investments	2,241,088	1,821,355
Borrowings, financing and debentures	(3,990,386)	(3,436,199)
Net financial position	(1,749,298)	(1,614,844)
Equity	5,367,996	4,310,020

d. Price fluctuation risk

Lease agreements, in general, are restated by reference to the annual variation of the IGP-M (General Market Price Index) and IPCA (Extended Consumer Price Index), as set forth in such agreements. Lease levels may vary due to adverse economic conditions and, consequently, the level of revenues may be affected. Management monitors these risks to minimize the impacts on its business.

e. Interest rate risk

The Company's interest rate risk substantially results from short- and long-term borrowings, financing and debentures, described in the prior notes. These financial instruments are subordinated to interest rates pegged to indexes such as TJLP and CDI, as well as the balance of taxes payable, subject to interest based on the Selic rate and TJLP. The risk inherent in these liabilities arises from the possibility of fluctuations in these rates.

Sensitivity analysis of fluctuations in inflation adjustment indexes
Management considers that the most significant risk of fluctuations in interest rates derives from the liabilities pegged to TR and mainly the CDI. The risk is related to fluctuations in those rates.

In the period ended September 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 September 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:

			Parent					Consolidated				
			09.30.2026					09.30.2026				
			Over					Over				
Transaction	Rate	Individual risk	Up to 1 year	1 to 3 years	3 to 5 years	5 years	Total	Up to 1 year	1 to 3 years	3 to 5 years	5 years	Total
Probable Scenario												
Debts pegged to the CDI rate	12.65	Unchanged CDI rate	145,446	667,256	208,668	311,788	1,333,158	486,906	1,496,016	1,769,044	1,757,248	5,509,214
Debts pegged to the TR rate	0.17	Unchanged TR rate	-	-	-	-	-	23,125	36,744	21,349	1,968	83,186
Total amount pegged to interest rates			145,446	667,256	208,668	311,788	1,333,158	510,031	1,532,760	1,790,393	1,759,216	5,592,400
Possible Scenario > 25%												
Debts pegged to the CDI rate	15.81	Increase in CDI	170,305	725,121	238,809	384,355	1,518,590	522,829	1,561,631	1,803,161	1,831,936	5,719,557
Debts pegged to the TR rate	0.21	Increase in TR	-	-	-	-	-	23,204	37,292	22,044	1,968	84,508
Total amount pegged to interest rates			170,305	725,121	238,809	384,355	1,518,590	546,033	1,598,923	1,825,205	1,833,904	5,804,065
Remote Scenario > 50%												
Debts pegged to the CDI rate	18.98	High increase in CDI	194,604	781,777	268,186	455,004	1,699,571	557,972	1,625,831	1,836,409	1,904,649	5,924,861
Debts pegged to the TR rate	0.25	High increase in TR	-	-	-	-	-	23,282	37,845	22,752	1,968	85,847
Total amount pegged to interest rates			194,604	781,777	268,186	455,004	1,699,571	581,254	1,663,676	1,859,161	1,906,617	6,010,708
Possible Scenario < 25%												
Debts pegged to the CDI rate	9.49	Decrease in CDI	119,998	608,122	177,722	237,200	1,143,042	450,167	1,428,917	1,734,013	1,680,480	5,293,577
Debts pegged to the TR rate	0.12	Decrease in TR	-	-	-	-	-	23,047	36,202	20,667	1,968	81,884
Total amount pegged to interest rates			119,998	608,122	177,722	237,200	1,143,042	473,214	1,465,119	1,754,680	1,682,448	5,375,461
Remote Scenario < 50%												
Debts pegged to the CDI rate	6.33	Decrease in CDI	93,925	547,646	145,924	160,465	947,960	412,561	1,360,247	1,698,011	1,601,502	5,072,321
Debts pegged to the TR rate	0.08	Decrease m TR	-	-	-	-	-	20,652	32,498	18,826	1,925	73,901
Total amount pegged to interest rates			93,925	547,646	145,924	160,465	947,960	433,213	1,392,745	1,716,837	1,603,427	5,146,222

Estimated impacts on the Company's debts

	Parent					Consolidated				
	09.30.2026					09.30.2026				
	Over					Over				
Transaction	Up to 1 year	1 to 3 years	3 to 5 years	5 years	Total	Up to 1 year	1 to 3 years	3 to 5 years	5 years	Total
Possible Scenario – Probable Scenario										
Debts pegged to the CDI rate	24,859	57,865	30,141	72,567	185,432	35,923	65,615	34,117	74,688	210,343
Debts pegged to the TR rate	-	-	-	-	-	79	548	695	-	1,322
Total impact	24,859	57,865	30,141	72,567	185,432	36,002	66,163	34,812	74,688	211,665
Remote Scenario – Probable Scenario										
Debts pegged to the CDI rate	49,158	114,521	59,518	143,216	366,413	71,066	129,815	67,365	147,401	415,647
Debts pegged to the TR rate	-	-	-	-	-	157	1,101	1,403	-	2,661
Total impact	49,158	114,521	59,518	143,216	366,413	71,223	130,916	68,768	147,401	418,308

				Over					Over	
Transaction	Up to 1 year	1 to 3 years	3 to 5 years	5 years	Total	Up to 1 year	1 to 3 years	3 to 5 years	5 years	Total
Possible scenario – Probable Scenario										
Debts pegged to the CDI rate	(25,448)	(59,134)	(30,946)	(74,588)	(190,116)	(36,739)	(67,099)	(35,031)	(76,768)	(215,637)
Debts pegged to the TR rate	-	-	-	-	-	(78)	(542)	(682)	-	(1,302)
Total impact	(25,448)	(59,134)	(30,946)	(74,588)	(190,116)	(36,817)	(67,641)	(35,713)	(76,768)	(216,939)
Remote scenario – Probable Scenario Debts pegged to the CDI rate	(51,521)	(119,610)	(62,744)	(151,323)	(385,198)	(74,345)	(135,769)	(71,033)	(155,746)	(436,893)
Debts pegged to the TIR rate	-	-	-	-	-	(2,473)	(4,246)	(2,523)	(43)	(9,285)
Total impact	(51,521)	(119,610)	(62,744)	(151,323)	(385,198)	(76,818)	(140,015)	(73,556)	(155,789)	(446,178)

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			
	07.01.2026 to		07.01.2025 -		07.01.2026 -		07.01.2025 -	
	09.30.2026	09.30.2026	30.09.2025	09.30.2025	09.30.2026	09.30.2026	09.30.2025	09.30.2025
Current income tax and social contribution	-	-	-	-	(33,493)	(92,761)	(17,541)	(79,030)
Deferred income tax and social contribution	(12,297)	(26,758)	99	9,415	(53,763)	(58,118)	(19,280)	6
	(12,297)	(26,758)	99	9,415	(87,256)	(150,879)	(36,821)	(79,024)

Reconciliation of income tax and social contribution expenses in the periods

	Parent				Consolidated			
	07.01.2026 à 09.30.2026	09.30.2026	07.01.2025 à 30.09.2025	30.09.2025	07.01.2026 à 09.30.2026	09.30.2026	07.01.2025 à 30.09.2025	30.09.2025
Profit (loss) before income tax and social contribution	447,251	834,351	120,765	427,977	522,210	958,526	157,713	516,500
Statutory tax rate	34%	34%	34%	34%	34%	34%	34%	34%
Expenses with income tax and social contribution at the effective tax rate	(152,065)	(283,679)	(41,060)	(145,512)	(177,551)	(325,899)	(53,622)	(175,610)
Tax effects on:								
Share of profit (loss) of subsidiaries	147,485	274,941	41,146	149,574	(504)	(1,355)	(300)	(545)
Difference in tax base of entities subject to taxation under the deemed income regime	-	-	-	-	95,012	163,856	20,310	96,124
Breakdown of deferred income tax and social contribution	-	(10,000)	-	1,360	7,000	7,000	-	1,360
Permanent deductions (additions) and other	(7,717)	(8,020)	13	3,993	(11,213)	5,519	(3,209)	(353)
Income tax and social contribution expenses at effective rate	(12,297)	(26,758)	99	9,415	(87,256)	(150,879)	(36,821)	(79,024)

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

	Parent		Consolidated	
	09.30.2026	12.31.2025	09.30.2026	12.31.2025
Tax loss carryforwards	123,417	107,005	443,935	369,045
Other temporary additions (review of points)	6,307	20,978	-	19,691
Deferred tax - assets	129,724	127,983	443,935	388,736
Temporary differences (tax depreciation)	(57,235)	(24,693)	(405,901)	(312,585)
Straight-lining	-	(5,859)	(9,795)	(43,166)
Fair value adjustment	(1,974)	(130)	(26,535)	(10,765)
Other temporary differences	-	-	(37,694)	-
Deferred taxes - liabilities	(59,209)	(30,682)	(479,925)	(366,516)
Deferred taxes, net	70,515	97,301	(35,990)	22,220

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

	Parent		Consolidated	
Year	%	Amount	%	Amount
2026	0%	-	3%	13,318
2027	4%	5,189	10%	44,394
2028	9%	11,675	20%	88,787
2029	20%	25,945	33%	146,499
2030	32%	41,512	50%	221,968
2031	46%	59,673	62%	275,240
2032	62%	80,429	70%	310,755
2033	85%	110,265	79%	350,709
After 2033	100%	129,724	100%	443,935

15 Equity - Parent

a. Share capital

As at September 30, 2026, the Company's fully paid-in share capital amounts to R$1,819,552 (R$1,819,552 as at December 31, 2025), represented by 770,992,429 common shares and 435,368,756 preferred shares (770,992,429 common shares and 435,368,756 preferred shares as at December 31, 2025), all of which are registered shares with no par value. The Company's realized share capital stands at R$1,759,393 (R$1,759,393 as at December 31, 2025), reflecting the recognition of share issuance costs totaling R$60,159, which are recorded as a deduction from 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$11,492 (R$19,538 as at December 31, 2025).

Treasury shares

As at September 30, 2026, the Company's treasury shares amounted to R$21,862 (R$515 in 2025) comprising 2,442,454 common shares and 736,308 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 28, 2026.

16 Basic and diluted earnings (loss) per share

	Parent and Consolidated	
	09.30.2026	09.30.2025
Basic earnings per share from operations (in R$)	0.67	0.35
Diluted earnings per share from operations (in R$)	0.67	0.35

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

	Parent and Consolidated	
	09.30.2026	30.09.2025
Profit (loss) for the year attributable to the owners of the Company	807,593	437,392
Weighted average number of shares for calculating earnings (loss) per share	1,203,350,741	1,240,986,861

17 Insurance

As at September 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$1,933,745 for property damages and loss of profits.

The insured period is up to April 27, 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 April 27, 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 27, 2027.

The insured amount contracted with the Company shall have a maximum indemnity limit of R$ 15,000 and includes the following primary coverages: (a) shopping centers and condominiums; (b) commercial and/or industrial establishments (for the locations of holding companies); (c) employer’s liability; (d) civil construction and/or property renovation works, with additional coverage for design errors, cross-liability, and property damage/bodily injury to the project owner; and (e) moral damages (non-pecuniary losses) applicable to all coverages.

The insured amount contracted by Shopping Pátio Higienópolis shall have a maximum indemnity value of 30,000 and includes, as its primary coverages: (a) shopping centers and condominiums;

(b) commercial and/or industrial establishments: for the locations of holding companies; (c) employer’s liability; (d) civil construction and/or renovation projects, with additional coverage for: design errors, cross-liability, and property damage/bodily injury to the project owner;

(e) Garage keeper's civil liability: fire, theft, or flooding of a vehicle for locations without a valet service; fire, theft, or collision for locations with a valet service; and (f) moral damages applicable to all coverage types.

The insured amount contracted by Shopping Riosul has a maximum indemnity limit of R$ 20,000 and includes the following primary coverages: (a) shopping centers and condominium; (b) employer's liability; (c) civil construction and/or property renovation works, with additional coverage for: design errors, cross-liability, and property damage/bodily injury to the project owner; (d) garage keeper's civil liability: fire, theft, or flooding of vehicles for locations without a valet service, and fire, theft, or collision for locations with a valet service; (e) moral damages (non-pecuniary losses) applicable to all coverages; and (f) products or merchandise owned by the insured while being transported by third parties.

The insured amount contracted by Shopping Pátio Paulista has a maximum indemnity limit of R$ 15,000 and includes the following primary coverages: (a) shopping centers and condominium; (b) employer's liability; (c) civil construction and/or property renovation works, with additional coverage for design errors, cross-liability, and property damage/bodily injury to the project owner; (d) garage keeper's liability, covering fire, theft, and flooding for locations without a valet service, and fire, theft, and collision for locations with a valet service; and (e) moral damages (non-pecuniary losses) applicable to all coverages.

18 Net revenue from rentals and services

Net revenue from rentals and services is represented by:

	Parent				Consolidated			
	07.01.2026 to 09.30.2026	09.30.2026	07.01.2025 to 09.30.2025	09.30.2025	07.01.2026 t 09.30.2026	09.30.2026	7.01.2025 09.30.2025	09.302025
Rents	49,548	143,062	46,955	134,262	274,646	812,650	277,913	829,381
Parking	4,263	12,270	3,947	11,115	63,383	190,654	60,592	191,873
Services provided	-	-	-	-	30,922	90,017	29,683	80,665
Retail transactions (i)	-	-	-	-	68,904	192,651	60,387	148,960
Other	-	-	-	-	-	-	(366)	-
Gross revenue from rentals and services	53.811	155.332	50.902	145.377	437.855	1.285.972	428.209	1.250.879
Taxes and deductions (ii)	2.348	(5.228)	(4.469)	(12.825)	(34.552)	(135.993)	(59.099)	(175.669)
Net revenue from rentals and services	56.159	150.104	46.433	132.552	403.303	1.149.979	369.110	1.075.210

(i). Refers to revenue from the sale of goods involving retail and e-commerce transactions.
(ii). This includes a PIS and COFINS credit related to accelerated depreciation, amounting to R$ 6,854 for the Parent Company and R$ 20,679 for the Consolidated entity, recognized on September 30, 2026, pursuant to Article 6 of Law No. 11,488/2007 and COSIT Consultation Ruling No. 144/2026, which reduced the balance of taxes and deductions for the period.

19 Cost of services and expenses by nature

The Company elected to present the statement of profit and loss by function. As required by the IFRS, detailed costs of services rendered and administrative expenses by nature are as follows:

Parent

	07.01.2026 to 09.30.2026	09.30.2026			07.01.2025 to 09.30.2025	09.30.2025		
	Total	Cost of services	Administrative expenses	Total	Total	Cost of services	Administrative expenses	Total
Depreciation and amortization	(4,182)	(9,778)	(1,946)	(11,724)	(3,150)	(7,289)	(2,462)	(9,751)
Personnel	(3,639)	(623)	(14,978)	(15,601)	(3,389)	(672)	(13,004)	(13,676)
Outside services	(1,024)	(2,436)	(560)	(2,996)	(1,276)	(2,944)	(647)	(3,591)
Promotion fund	(223)	(652)	-	(652)	(213)	(619)	-	(619)
Parking	(174)	(516)	-	(516)	(156)	(413)	-	(413)
Other	(395)	(1,462)	(381)	(1,843)	(410)	(1,479)	(365)	(1,844)
	(9,637)	(15,467)	(17,865)	(33,332)	(8,595)	(13,416)	(16,478)	(29,894)

Consolidated

	07.01.2026 to 09.30.2026	09.30.2026			07.01.2025 to 09.30.2025	09.30.2025		
	Total	Cost of services	Administrative expenses	Total	Total	Cost of services	Administrative expenses	Total
Depreciation and amortization	(39,038)	(81,731)	(29,671)	(111,402)	(31,408)	(57,580)	(30,371)	(87,951)
Personnel	(26,860)	(28,708)	(58,659)	(87,367)	(22,679)	(26,652)	(54,854)	(81,506)
Share based compensation	(4,556)	-	(13,667)	(13,667)	(5,770)	-	(13,668)	(13,668)
Outside services	(10,330)	(12,792)	(18,875)	(31,667)	(7,650)	(11,920)	(15,136)	(27,056)
Promotion fund	(872)	(2,618)	-	(2,618)	(1,020)	(3,046)	-	(3,046)
Parking	(7,883)	(24,500)	-	(24,500)	(10,305)	(33,160)	-	(33,160)
Retail operations (i)	(42,106)	(119,566)	-	(119,566)	(36,692)	(97,507)	-	(97,507)
Other	(15,487)	(32,429)	(15,326)	(47,755)	(14,498)	(31,188)	(14,432)	(45,620)
	(147,132)	(302,344)	(136,198)	(438,542)	(130,022)	(261,053)	(128,461)	(389,514)

(i). They refer to costs associated with retail and e-commerce operations.

20 Finance income (costs)

	Parent				Consolidated			
	07.01.2026 to 09.30.2026	09.30.2026	07.01.2025 to 09.30.2025	09.30.2025	07.01.2026 to 09.30.2026	09.30.2026	07.01.2025 to 09.30.2025	09.30.2025
Financial revenue:								
Interest	447	447	735	992	5,013	6,996	4,044	8,524
Inflation adjustments and exchange gains	1,051	8,707	1,309	2,048	11,565	37,949	6,158	12,784
Income from short-term investments (i)	6,346	26,802	4,976	7,173	52,101	171,502	62,495	146,992
Gains on swap transactions (ii)	-	-	-	12,890	-	-	-	12,890
Other financial revenue	143	335	(61)	319	15,322	17,493	1,445	3,571
	7,987	36,291	6,959	23,422	84,001	233,940	74,142	184,761
Financial expenses:								
Interest on borrowings and financing	(39,699)	(118,546)	(20,684)	(119,891)	(120,758)	(326,939)	(112,558)	(296,111)
Inflation adjustments and exchange losses	-	(6,245)	-	(11,150)	(11,752)	(45,720)	(25,573)	(75,579)
Charges with debentures	-	-	-	-	(31,267)	(103,869)	(44,529)	(119,866)
Taxes	(496)	(1,475)	(479)	(1,417)	(5,625)	(15,953)	(5,131)	(13,901)
Other finance costs (iii)	(333)	(6,165)	(152)	(152)	(6,482)	(8,686)	16,034	(23,869)
	(41,536)	(132,431)	(46,980)	(132,610)	(175,884)	(501,167)	(171,757)	(529,326)
Finance income (costs)	(33,549)	(96,140)	(40,021)	(109,188)	(91,883)	(267,227)	(97,615)	(344,565)
	(33,549)	(96,140)	(40,021)	(109,188)	(91,883)	(267,227)	(97,615)	(344,565)

(i). Adjustments made to short-term investments, as stated in note 3, items (i), (iii) and (iv).

(ii). Result of the swap under the equity return swap program, in accordance with the latest approval by the Board of Directors.
(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.

b. Iguatemi Bonus Plan

The Group grants eligible employees a bonus plan linked to the attainment of budget and operational goals, whose amounts are recognized on accrual basis in the Company's profit or loss and payments were annually made in March.

c. Share-based compensation plan

On April 19, 2018, a long-term incentive plan was approved. The main characteristics concerning such plan are the same as those described in note 27 to the individual and consolidated financial statements for the year ended December 31, 2025, and remain applicable.

24 Subsequent Event

On November 5, 2026, the Company released a Material Fact disclosing its 44% interest, held through a subsidiary, in the development of the Four Seasons São Paulo, in partnership with the Catuaí Group. Further details regarding the transaction are described in the aforementioned Material Fact.