

IGUATEMI EMPRESA DE SHOPPING CENTERS S.A.

Corporate Taxpayer ID # (CNPJ/MF): 51.218.147/0001-93

Commercial Register # (NIRE): 35.300.095.618

Publicly-Held Company

MATERIAL FACT

Iguatemi Empresa de Shopping Centers S.A. ("Iguatemi" or "Company") (B3: IGTA3) hereby informs its shareholders and the market in general that, pursuant to Art. 157 of Law nº 6.404/76 and CVM Instruction nº 358/02, as amended, the guidance for 2018 is as follows:

Indicators	Estimate 2018
Net Revenues Growth	2 – 7%
EBITDA Margin	75 – 79%
Capex (R\$ millions) ⁽¹⁾	170 – 220

(1) Accrual basis.

The information contained in this Material Fact is based on reasonable assumptions, subject to several factors, many of which are not and will not be under the control of the Company.

São Paulo, January 23rd, 2018

Cristina Betts

CFO and Investor Relations Director

Iguatemi Empresa de Shoppings Centers S/A