



Investor Presentation 2Q26



Important disclaimer



This document has been prepared by **Parque Arauco** for the purpose of providing general information about the Company. The Company assumes no responsibility for, or makes any representation or warranty, express or implied, with respect to, the accuracy, adequacy or completeness of the information contained herein. The Company expressly disclaims any liability based on such information, errors therein or omissions therefrom.

This presentation includes certain statements, estimates and forecasts provided by the Company with respect to its anticipated future performance and involves significant elements of subjective judgment and analysis that may or may not prove to be accurate or correct. There can be no assurance that these statements, estimates and forecasts will be attained and actual outcomes and results may differ materially from what is estimated or forecast herein.

The information contained herein has been prepared to assist interested parties in making their own evaluation of the company and does not purport to be all-inclusive or to contain all the information that a potential counterparty may desire. In all cases, interested parties should conduct their own independent investigation and analysis of the Company. Interested parties can only rely on the result of their own investigation and the representations and warranties made in any definitive agreement that may be executed.

Contacts

Lauren Brown
Head of Investor Relations

Matias Silva
Director of Finance

Francisco Moyano
CFO

Email: ir@parauco.com



01 Parque Arauco at a Glance

02 High Quality Portfolio

03 Growth

04 Investment Considerations

05 Appendix





01 Parque Arauco at a Glance



Parque Arauco at a glance

Developer and operator of multi-format real estate assets in three Latin American countries

59

Multi-format retail real estate assets¹ in Chile, Peru and Colombia

+1,340,500

sqm of GLA¹

+140,130

sqm of GLA under development²

96.1%

Retail Occupancy¹

**20**

Regional shopping centers

**12**

Neighborhood shopping centers

**19**

Strip centers

**8**

Outlets

GLA by format 2Q26



LTM 2Q26 SALES

USD 4,140 M

CLP 3,809 bn
+16.9% vs LTM 2Q25

LTM 2Q26 REVENUES

USD 452 M

CLP 416 bn
+22.8% vs LTM 2Q25

LTM 2Q26 EBITDA

USD 320 M

CLP 294 bn
+19.7% vs LTM 2Q25

LTM 2Q26 FFO

USD 243 M

CLP 224 bn
+13.2% vs LTM 2Q25

Ownership Structure 2Q26



Controlling Group
Local Mutual Funds



Pension Funds
Abumohor Family



International Investors
Brokers / Dealers



Said Yarur Family
Others



1. Does not include multifamily assets nor Grupo Marina

2. Does not include M&A activity

USD figures converted using the average exchange rate for LTM 2Q26 (920.20 CLP/USD)

Source: Parque Arauco. Figures as of June 30, 2026



Parque Arauco at a glance

Developer and operator of multi-format real estate assets in three Latin American countries

CHILE

- 30 assets
- 611,000 sqm of GLA
- **Main independent operator** of shopping centers not vertically integrated with retail brands
- **Parque Arauco Kennedy**, a world-class asset recently expanded through brownfield and M&A

13%

Market share

3rd

Position¹

PERÚ

- 22 assets
- 472,000 sqm of GLA
- Growth portfolio in a market with low penetration of shopping centers
- **Larcomar and MegaPlaza Independencia** are outstanding assets in the country

16%

Market share

3rd

Position¹

COLOMBIA

- 7 assets
- 257,500 sqm of GLA
- Growth portfolio in a market with majority of multi-ownership shopping centers
- **Parque La Colina**, a renowned trophy shopping center

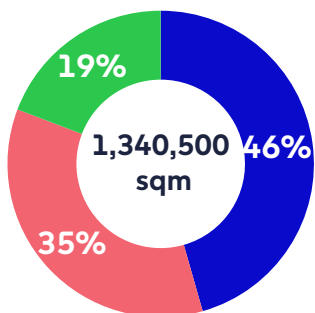
12%

Market share

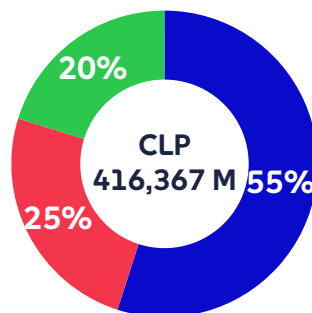
3rd

Position^{1/2}

GLA by country (end of 2Q26)



Revenues by country (LTM 2Q26)

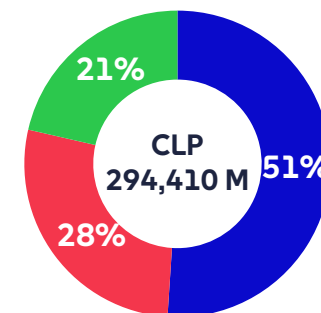


Chile

Peru

Colombia

EBITDA by country (LTM 2Q26)



Source: Parque Arauco. Figures as of June 30, 2026

(1) Source: Xbrein

(2) Market share and position only considers single ownership format



High Quality portfolio

These 6 assets represent +60% of the company's NOI

Some of our iconic assets

Parque Arauco Kennedy

CHILE



GLA:
197,500 sqm

Monthly sales/sqm:
USD 492

Larcomar

PERÚ



GLA:
25,000 sqm

Monthly sales/sqm:
USD 418

Parque Arboleda

COLOMBIA



GLA:
42,500 sqm

Monthly sales/sqm:
USD 329

Arauco Maipú

CHILE



GLA:
74,000 sqm

Monthly sales/sqm:
USD 321

MegaPlaza Independencia

PERÚ



GLA:
108,500 sqm

Monthly sales/sqm:
USD 327

Parque La Colina

COLOMBIA



GLA:
63,000 sqm

Monthly sales/sqm:
USD 379

Source: Parque Arauco. Figures as of June 30, 2026
USD figures converted using the average exchange rate for LTM 2Q26 (CLP/USD 920.20; PEN/USD 3.5; COP/USD 3839.7)



Strategic Pillars at Parque Arauco

We have defined our strategic pillars, which provide a framework for planning our efforts

Purpose: To create spaces that contribute to improving people's lives

Vision: "To be leaders in Latin America in the development and operation of real estate spaces where people, brands, and communities choose to be to connect, grow, and prosper"



Growth

Grow our real estate leasing business, comprised of retail and other real estate uses, through profitable investments in existing asset expansion, development of new projects, and acquisition of new assets



Customer experience

To be the real estate asset operator recommended by customers and tenants based on a deep knowledge of the end customer and by empowering the tenant's business



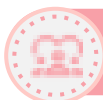
Profitability

To increase the profitability of our real estate asset portfolio through commercial and operational processes of excellence and a healthy and competitive financial structure



Sustainability

To lead in the region with a team of excellence and a long-term sustainability agenda that addresses environmental, social, and corporate governance challenges in a responsible manner



People

Foster a culture of high impact, well-being, and continuous development, which attracts and empowers the best **talent** to drive **excellence** and **innovation** at all levels of the organization



Parque Arauco's history

Since the opening of our first shopping center, Parque Arauco Kennedy, the Company has delivered a consistent track record of disciplined growth, underpinned by best-in-class operational execution and sustained financial outperformance



Early years and domestic expansion

1979 - 1999

- The Company was founded as CoCentral in 1979
- Parque Arauco Kennedy, Chile's first shopping mall, opened in 1982
- Parque Arauco became a publicly listed corporation in 1992
- Growth continued with the opening of Arauco Maipú in 1993
- Regional expansion within Chile began in 1997 with Curicó and Viña del Mar



Regional expansion and market leadership

2000 - 2017

- International expansion began in 2006 with the entry into Peru
- The Company entered the Colombian market in 2010 with Parque Arboleda
- Format diversification launched in 2012 with the entry into the outlet market
- Parque La Colina opened in 2016 as a flagship asset in Bogotá
- GLA surpassed 1,000,000 sqm in 2017



New growth phase & diversification

2018 - 2026

- Consolidation in Peru was finalized in 2019 through the acquisition of 100% of MegaPlaza
- The Company entered the multifamily property use in 2021 with its first project in Bogotá
- Major expansion of Parque Arauco Kennedy launched in 2021
- Parque Alegre and Parque Fabricato opened in 2022, strengthening the Colombian portfolio
- Asset expansions launched in Coronel, Concepción, Curauma and Quilicura, and also development of Arauco Outlet Buin and Parque Chicureo
- Reconversions advanced at MegaPlaza Independencia and MegaPlaza Ica
- Expansion of Parque Arauco Kennedy through the acquisition of Open Plaza Kennedy and announcement of new multifamily project
- Peru portfolio was further strengthened by Minka and Parque La Molina



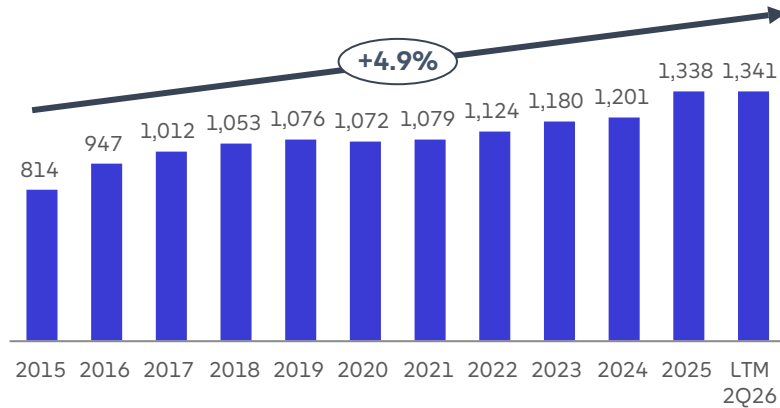
02 High Quality Portfolio



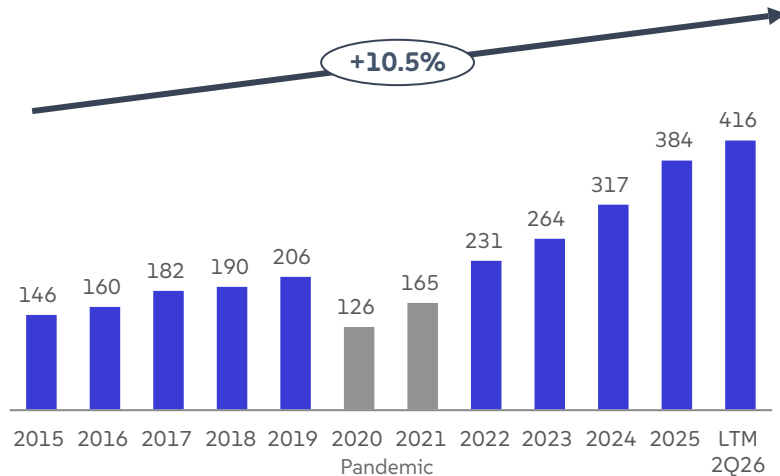
Stability of cash flows

We have experienced significant growth in our key operating figures over the last 10 years

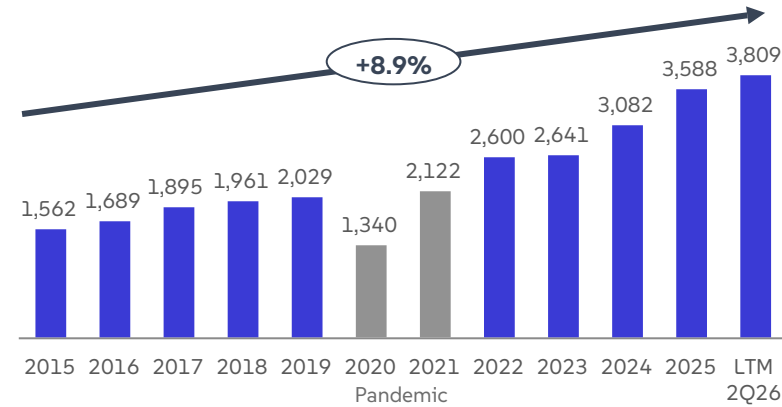
GLA (sqm Th), CAGR 10y



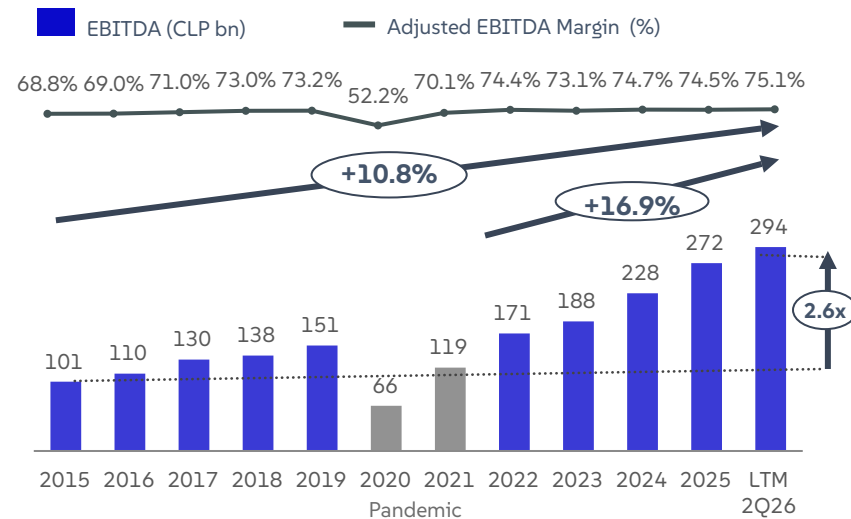
Revenues (CLP bn), CAGR 10y



Tenant sales (CLP bn), CAGR 10y



EBITDA, CAGR 10y, CAGR post-pandemic



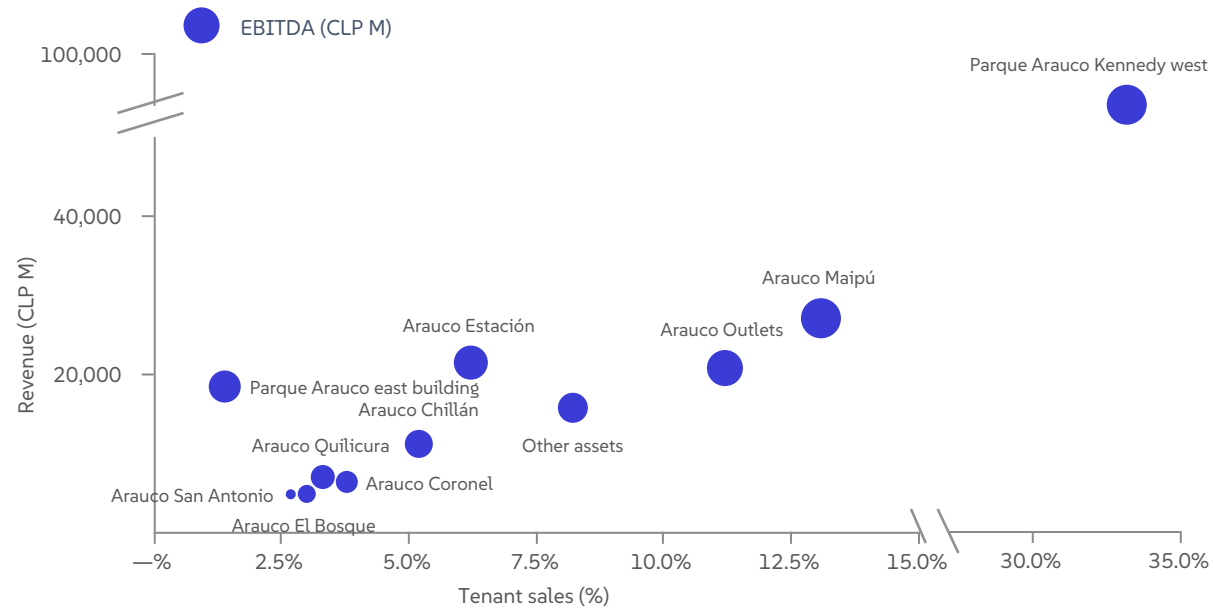
EBITDA for the last 10 years

- LTM 2Q26 EBITDA grew **2.6 times**
- Compound annual growth rate (CAGR) of **10.8% over the last decade**
- After the pandemic, the company not only recovered but also **managed to grow at a CAGR of 16.9%**



Last twelve months results by property - Chile

(CLP M)	Incorporation date	GLA (sqm)			Stores count	Food court and restaurant count	Tenant Sales			Revenues			EBITDA		
		LTM 2Q26	LTM 2Q25	Chg (%)			LTM 2Q26	LTM 2Q25	Chg (%)	LTM 2Q26	LTM 2Q25	Chg (%)	LTM 2Q26	LTM 2Q25	Chg (%)
Parque Arauco Kennedy	1982	197,500	188,500	4.8 %	480	77	802,394	663,316	21.0 %	107,577	76,179	41.2 %	98,040	73,606	33.2 %
Parque Arauco Kennedy west building	1982	127,500	118,500	7.6 %	419	70	646,270	636,452	1.5 %	89,174	72,844	22.4 %	84,536	71,184	18.8 %
Parque Arauco Kennedy east building	2025	70,000	70,000	— %	61	7	156,124	26,863	481.2 %	18,403	3,334	451.9 %	13,503	2,422	457.4 %
Arauco Maipú	1993	74,000	75,000	(1.3) %	198	31	258,942	250,914	3.2 %	27,050	23,867	13.3 %	24,022	23,067	4.1 %
Arauco Estación	2008	68,000	68,000	— %	303	41	121,981	119,170	2.4 %	21,430	19,089	12.3 %	15,220	15,080	0.9 %
Arauco Chillán	2007	34,000	34,000	— %	117	16	103,851	100,145	3.7 %	11,139	10,423	6.9 %	9,766	8,875	10.0 %
Arauco Quilicura	2013	34,000	34,000	— %	64	14	74,503	63,373	17.6 %	6,941	6,159	12.7 %	6,282	5,391	16.5 %
Arauco Coronel	2017	31,000	31,000	— %	107	10	70,633	72,705	(2.8) %	6,324	6,074	4.1 %	5,171	4,923	5.0 %
Arauco El Bosque	2018	29,000	30,000	(3.3) %	37	9	61,628	57,993	6.3 %	4,804	4,051	18.6 %	3,720	3,131	18.8 %
Arauco San Antonio	2009	29,000	29,000	— %	74	17	48,528	51,725	(6.2) %	4,752	5,422	(12.3) %	2,644	3,616	(26.9) %
Arauco Outlets	2012 - 2016	55,000	54,500	0.9 %	229	14	207,392	194,156	6.8 %	20,742	18,470	12.3 %	18,210	16,379	11.2 %
Other assets		59,500	59,000	0.8 %	269	60	168,671	158,101	6.7 %	15,710	14,240	10.3 %	11,370	10,607	7.2 %
Total Chile		611,000	603,000	1.3 %	1,878	289	1,918,523	1,731,597	10.8 %	226,469	183,972	23.1 %	194,444	164,675	18.1 %





Last twelve months results by property - Peru

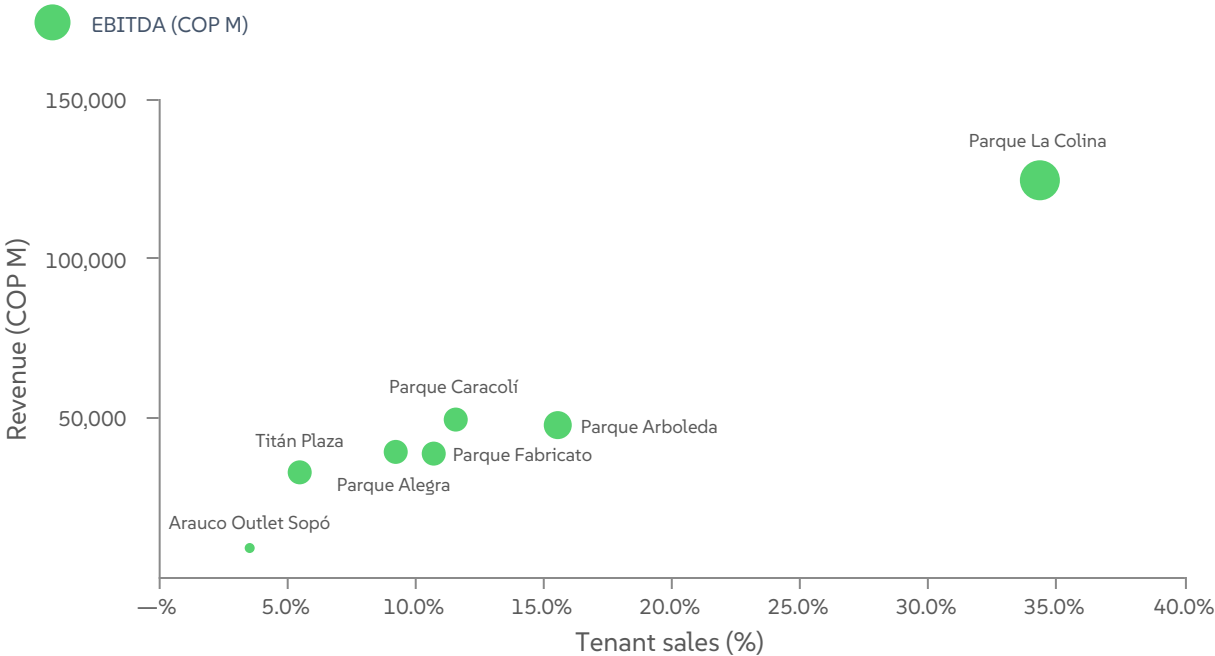
(PEN Th)	Incorporation date	GLA (sqm)			Stores count	Food court and restaurant count	Tenant Sales			Revenues			EBITDA		
		LTM 2Q26	LTM 2Q25	Var (%)			LTM 2Q26	LTM 2Q25	Var (%)	LTM 2Q26	LTM 2Q25	Var (%)	LTM 2Q26	LTM 2Q25	Var (%)
MegaPlaza Independencia	2006	108,500	104,000	4.3 %	248	55	1,326,522	1,293,578	2.5 %	109,171	108,137	1.0 %	106,307	103,539	2.7 %
MegaPlaza Ica	2015	39,500	36,500	8.2 %	111	20	360,350	317,189	13.6 %	28,077	33,140	(15.3) %	27,826	33,079	(15.9) %
MegaPlaza Cajamarca	2015	30,000	29,500	1.7 %	104	9	176,159	164,349	7.2 %	21,915	16,366	33.9 %	20,257	14,415	40.5 %
MegaPlaza Chimbote	2012	28,000	28,000	— %	84	8	302,565	287,481	5.2 %	16,049	16,035	0.1 %	14,579	14,607	(0.2) %
Larcomar	2010	25,000	25,000	— %	110	23	430,702	411,455	4.7 %	55,633	52,682	5.6 %	52,123	48,416	7.7 %
Minka	2025	53,500	0	N/A	510	0	538,836	0	N/A	49,571	0	N/A	44,231	0	N/A
Arauco Outlets	2014 - 2017	45,000	45,000	— %	202	19	328,123	316,015	3.8 %	36,042	31,381	14.9 %	27,395	26,939	1.7 %
Other assets		142,500	142,500	— %	357	40	1,035,410	919,264	12.6 %	64,948	60,038	8.2 %	53,306	46,586	14.4 %
Total Peru		472,000	410,500	15.0 %	1,726	174	4,498,667	3,709,332	21.3 %	381,406	317,779	20.0 %	346,025	287,581	20.3 %





Last twelve months results by property - Colombia

(COP M)	Incorporation date	GLA (sqm)			Stores count	Food court and restaurant count	Tenant Sales			Revenues			EBITDA		
		LTM 2Q26	LTM 2Q25	Var (%)			LTM 2Q26	LTM 2Q25	Var (%)	LTM 2Q26	LTM 2Q25	Var (%)	LTM 2Q26	LTM 2Q25	Var (%)
Parque La Colina	2016	63,000	61,500	2.4 %	225	41	1,047,985	966,071	8.5 %	124,494	112,863	10.3 %	120,490	109,309	10.2 %
Parque Alegria	2022	46,500	47,000	(1.1) %	221	43	298,161	259,329	15.0 %	39,259	33,451	17.4 %	26,750	19,930	34.2 %
Parque Arboleda	2010	42,500	41,500	2.4 %	137	21	478,947	438,509	9.2 %	47,663	43,574	9.4 %	45,653	40,718	12.1 %
Parque Caracolí	2013	39,500	39,500	— %	144	31	368,376	324,726	13.4 %	49,402	47,100	4.9 %	32,196	30,346	6.1 %
Parque Fabricato	2023	39,500	39,500	— %	197	36	322,300	300,591	7.2 %	38,722	35,909	7.8 %	29,249	27,077	8.0 %
Titán Plaza	2023	13,500	13,500	— %	82	24	190,022	155,074	22.5 %	32,845	29,489	11.4 %	28,399	23,943	18.6 %
Arauco Outlet Sopó	2017	13,000	13,000	— %	70	3	107,707	100,399	7.3 %	9,097	8,427	7.9 %	7,896	6,923	14.1 %
Total Colombia		257,500	255,500	0.8 %	1,076	199	2,813,498	2,544,698	10.6 %	341,484	310,815	9.9 %	290,635	258,248	12.5 %

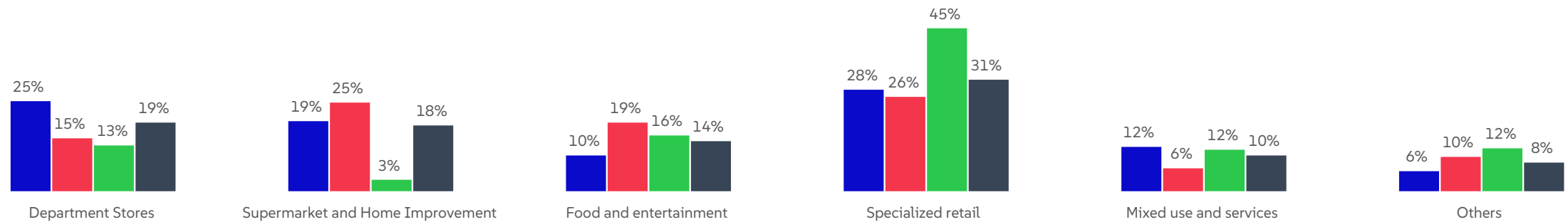




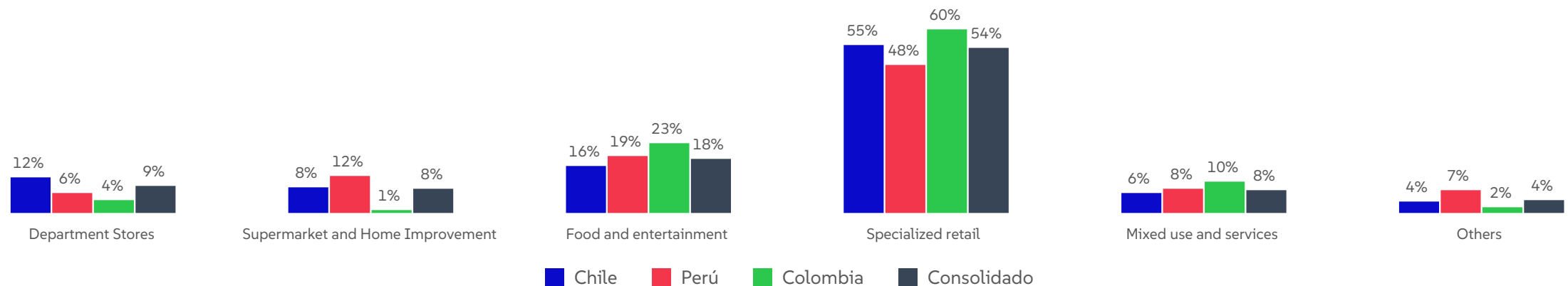
Diversification of tenant mix

Specialized retail represents an important percentage of our tenant mix and revenues

GLA by Category (LTM 2Q26)



Rent by Category (LTM 2Q26)





Parque Arauco boasts a broad portfolio of tenants and international brands

+35% of tenants have a presence in 2 or more Parque Arauco shopping centers

International brands



Luxury brands



Traditional anchor stores and local brands





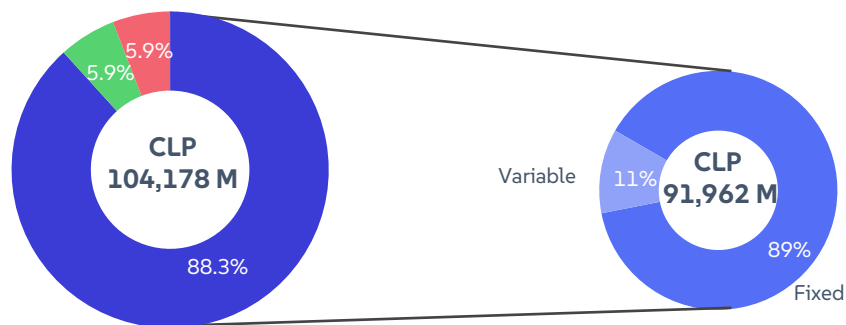
Flows based on fixed income and long-term contracts

Revenues come mainly from contracts with fixed rates and low concentration in installments

Revenue breakdown and composition of rental revenue

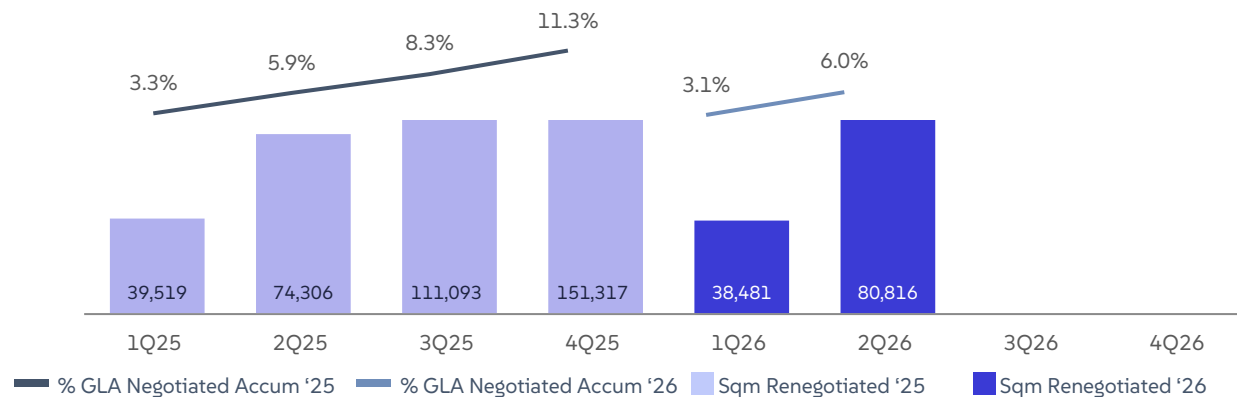
Our revenue is concentrated in rental revenue

Rent Parking Other Income



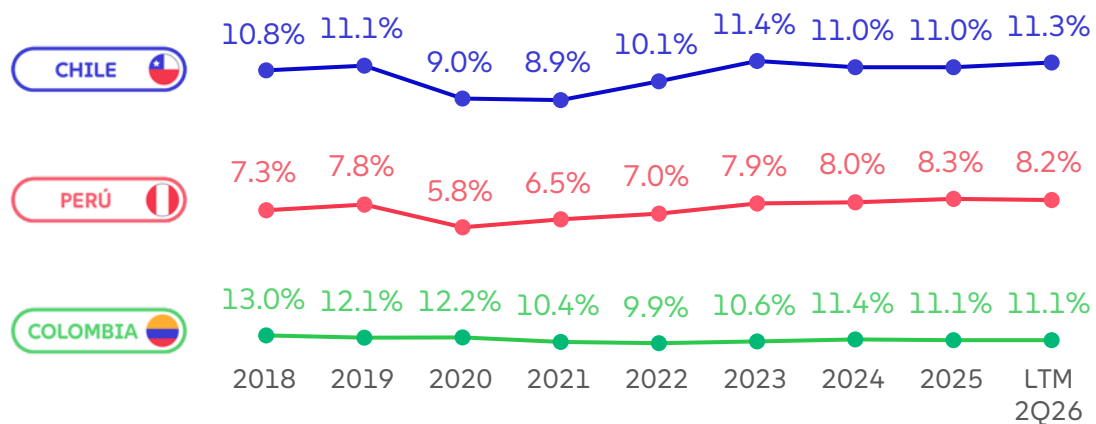
GLA with contract management (sqm)

We negotiated 6.0% of our GLA, within the normal range



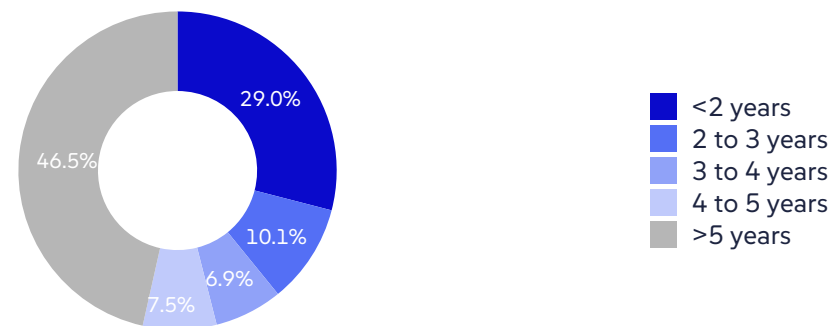
Occupancy cost

Stable occupancy costs in each country



Contract maturity profile (GLA %)

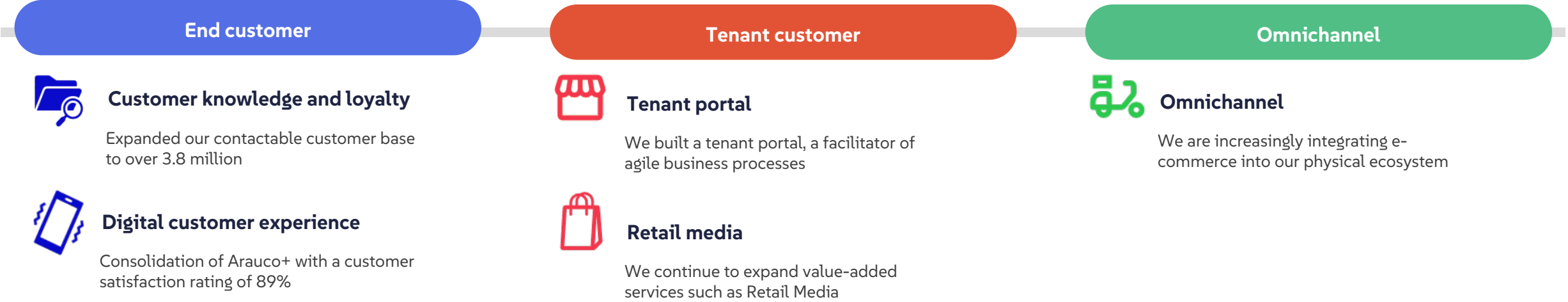
Average duration of lease contracts is 5.0 years, due to the long duration of anchor store contracts





End customer and tenant experience management

We prioritize three key areas to improve the experience, placing our end customer and tenant customer at the center of our strategy





Our sustainability management objectives



Environmental

Strengthen our environmental leadership and climate management

- Parque Arauco was the first shopping center company in South America¹ to receive **approval for its targets from SBTi**. Target of **38% absolute reduction in scope 1 and 2 emissions** and **48% reduction in scope 3 emissions intensity**
- Our shopping center Parque La Colina obtained LEED Platinum certification in Operations and Maintenance (O+M), the highest level of distinction awarded by the U.S. Green Building Council (USGBC).



Social

Create a sense of long-term belonging in our shopping centers

- 41 assets** are part of the community relations model
- +2,730** direct and indirect **beneficiaries** of strategic social investment projects
- +3,000 entrepreneurs** supported by our **entrepreneurship program**
- +900** community outreach **activities** developed by shopping centers



Governance

Promote practices in line with international sustainability standards

- Recognition for **Best Board of Directors, Best CEO**, and **Best CFO** in the Extel (formerly Institutional Investor) ranking in the small cap category in Chile
- We positioned ourselves as the **best-performing Latin American company in the Real Estate category**, after obtaining a rating of **77/100 in the CSA 2025**
- Inclusion in the Dow Jones Best-in-Class (DJBIC) MILA and Chile 2026 Indices**

S&P Global

Parque Arauco S.A.
Real Estate Management & Development

**Sustainability
Yearbook Member**

Corporate Sustainability
Assessment (CSA) 2025

77/100 | See us at
February 11, 2026

Partners: of us, visit www.spglobal.com/yearbook



DRIVING AMBITIOUS CORPORATE CLIMATE ACTION

1. Within the real estate sector, Parque Arauco is the first company in South America to receive approval for its Scope 1, 2 and 3 targets within the Enterprise segment, according to the SBTi classification



03 Growth



Avenues of growth: Clear progress and a defined roadmap for the future

A. Expansions and Reconversions



Development and consolidation of our iconic shopping centers



B. M&A and Greenfield



Acquisition and development of new shopping centers



C. Other real estate uses



Acquisition and development of **new Multifamily assets**



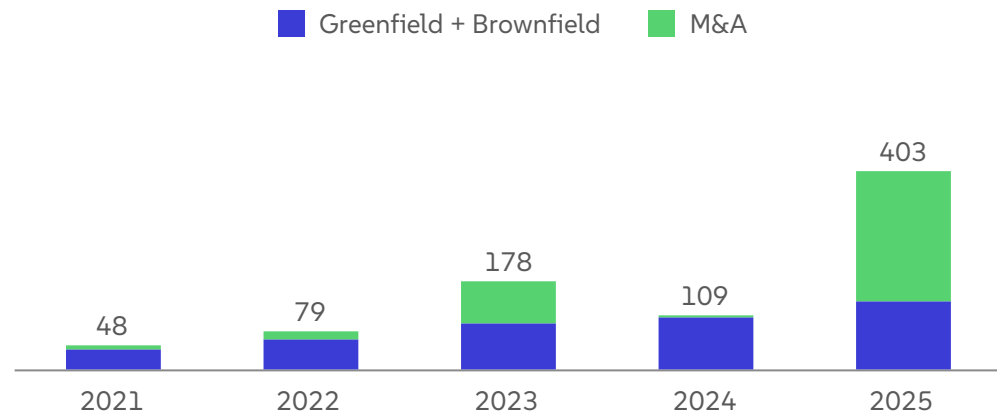
Bottom-up approach

Annual capex target: US\$ 250 - 300 million



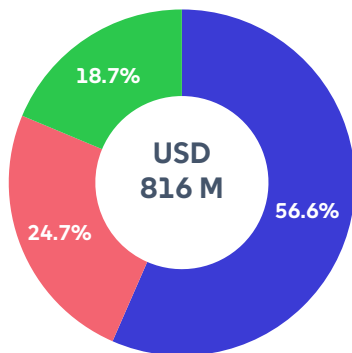
Parque Arauco has invested an average of ~USD 230 M over the last three years and has a successful track record in M&A transactions

Capex growth by project type (USD M)¹



Capex growth by country (USD M, 2021 - 2025)

■ Chile ■ Perú ■ Colombia



1. USD figures converted using the end of period exchange rate for 2Q26 (922.21 CLP/USD)

Track record of M&A transactions

49% sale of **Parque La Colina** and **Parque Caracolí** to Inmoval for ~USD 160 M

LiveSpace Ciudad del Río partnership agreement with Hasta Capital for ~USD 23 M

95% acquisition of **LiveSpace+ Calle 94** from Hasta Capital and Kubik Lab for ~USD 23 M

100% acquisition of **LiveSpace Concón** from BTG Pactual Real Estate Investment Fund for ~USD 23 M

29.6% acquisition of **Parque Fabricato** from Arquitectura y Concreto for ~USD 8.6 M

Acquisition of remaining 42.5% stake of **Parque Alegria** from Colvalor for ~USD 15 M

100% acquisition of **Parque Arauco Oriente** (Open Plaza Kennedy) from Grupo Falabella for ~USD 202 M

100% acquisition of **Parque Chicureo** (Arauco Chicureo) from Fondo de Inversión Link for ~USD 106 M

△ Regional mall
◊ Outlet
○ Multifamily

2021

2022

2023

2024

2025

2026

80% acquisition of **LiveSpace Calle 72** from IC Constructora S.A.S. for ~USD 11 M

100% acquisition of **LiveSpace Mitjans** from Asset Plan for ~USD 17 M

Acquisition of controlling stake in **Parque Fabricato** from Inmoval for ~USD 17 M

80% acquisition of **LiveSpace La Mar** from Desarrolladora del Pacífico S.A.C. for ~USD 16 M

Acquisition of majority stake in **Titán Plaza** from Visum for ~USD 34 M

49% sale of **Arauco Premium Outlets** to AFP Habitat for ~USD 173 M

100% acquisition of **Minka** from Grupo Centenario for ~USD 113 M



Projects recently incorporated and to be incorporated in the coming years

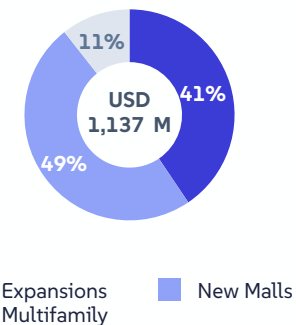
A. Expansions and Reconversions	Type	Country	Format	Entry Date ¹	Total GLA (sqm)	GLA to be added (sqm)	% Ownership	Owned GLA (sqm)	Total Investment (local currency) ²	Total Investment (USD M)	Remaining Investment (USD M)
MegaPlaza Ica - First Phase	Expansion	PE	Regional	1Q26	6,600	0	100%	6,600	63,000	18	0
Parque Arauco Kennedy - Cerro Colorado Phase	Expansion	CL	Mixed Use	1S27	35,400	35,400	100%	35,400	4,200,000	186	30
Parque Arauco Kennedy - Kennedy Phase	Expansion	CL	Mixed Use	2Q28	22,830	22,830	100%	22,830	1,600,000	71	56
MegaPlaza Independencia - First Phase	Reconversion	PE	Regional	2027	-400	-400	100%	-400	123,000	36	16
MegaPlaza Independencia - Mixed Use	Expansion	PE	Mixed Use	2029	29,000	29,000	100%	29,000	114,000	33	33
Parque La Colina - Floors 4 and 5	Expansion	CO	Regional	2030	20,000	20,000	51%	10,200	300,000	88	88
Arauco Premium Outlet Coquimbo	Expansion	CL	Outlet	2028	8,500	8,500	51%	4,335	365,000	16	16
Arauco Quilicura	Expansion	CL	Regional	2029	2,800	2,800	51%	1,428	290,000	13	12
Subtotal					124,730	118,130		109,393		461	251

B. New shopping centers	Type	Country	Format	Entry Date ¹	Total GLA (sqm)	GLA to be added (sqm)	% Ownership	Owned GLA (sqm)	Total Investment (local currency) ²	Total Investment (USD M)	Remaining Investment (USD M)
Parque Arauco Kennedy east building	Acquisition	CL	Regional	2Q25	70,000	0	100%	70,000	4,400,000	195	0
Arauco Premium Outlet Buin	Development	CL	Outlet	4Q27	11,000	11,000	100%	11,000	600,000	27	15
Minka	Acquisition	PE	Regional	3Q25	53,500	0	100%	53,500	381,000	112	0
Arauco Chicureo	Acquisition	CL	Regional	4Q26	40,000	40,000	100%	40,000	2,300,000	102	92
Mall Paseo Quilín ⁴	Acquisition	CL	Regional	2S26	47,000	47,000	100%	47,000	2,650,000	119	119
Subtotal					221,500	98,000		221,500		555	226

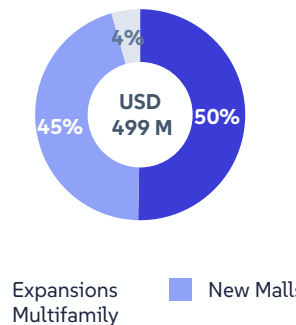
C. Multifamily	Type	Country	Format	Entry Date ¹	Total GLA (sqm)	GLA to be added (sqm)	% Ownership	Owned GLA (sqm)	Total Investment (local currency) ²	Total Investment (USD M)	Remaining Investment (USD M)
Calle 72 - Bogotá (132 unidades)	Development	CO	Multifamily	2Q25	5,500	0	80%	4,400	51,000	15	0
Calle 94 - Bogotá (158 unidades)	Development	CO	Multifamily	1Q26	10,500	0	95%	9,975	107,000	31	0
La Mar - Lima (141 unidades)	Development	PE	Multifamily	3Q25	7,700	0	80%	6,160	60,000	18	0
Ciudad del Río - Medellín (310 unidades)	Development	CO	Multifamily	2Q26	16,000	0	95%	15,200	109,000	32	1
San Joaquín - Santiago (271 unidades)	Acquisition	CL	Multifamily	2028	11,000	11,000	100%	11,000	565,000	25	21
Subtotal					50,700	11,000		46,735		121	22

Total					396,930	227,130		377,628		1,137	499
--------------	--	--	--	--	----------------	----------------	--	----------------	--	--------------	------------

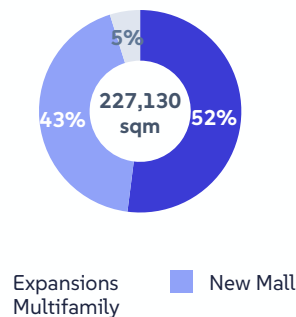
Investment by project type



Remaining investment by project type



Remaining GLA to be added by project type



(1) For acquisitions, the opening date indicates when the project began being consolidated under Parque Arauco

(2) Chilean projects in UF, Peru in PEN M, and Colombia in COP M

(3) In this initial stage, we will not see a significant increase in GLA; this will occur in the next phase of the project

(4) The closing of the transaction, subject to the fulfillment of conditions customary for this type of transaction, could occur during the second half of 2026



A. Expansions and Reconversions recently announced: Parque La Colina

This phase includes an increase of ~20,000 sqm in the GLA of Parque La Colina in two new commercial floors.

COLOMBIA



Parque La Colina Expansion - Floors 4 and 5

Project Type

Expansion

Investment

USD 88 M

% Ownership

51%

Format

Regional

Opening Date

2030

Additional GLA

20,000 sqm

Since its opening, Parque La Colina has been known for its wide and varied commercial mix, as well as for being a safe and innovative place.

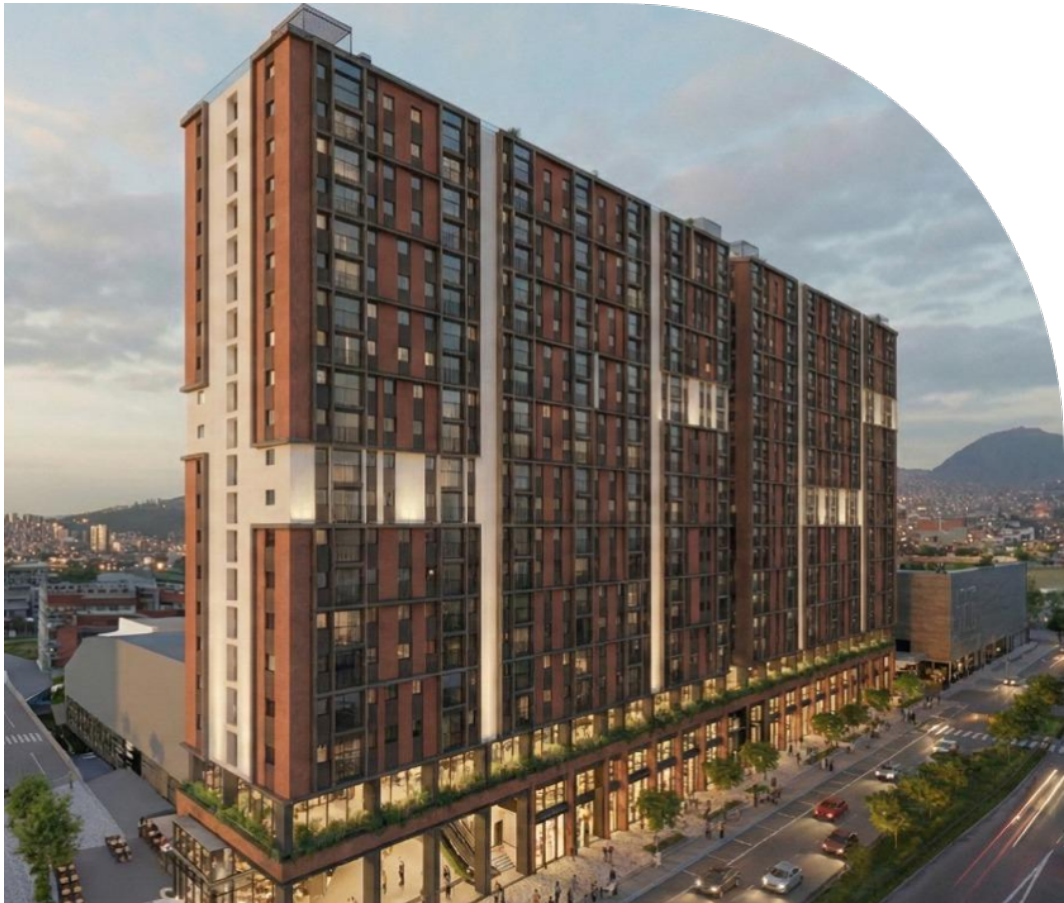
The project consists of expanding Parque La Colina with **two new commercial floors**, the 4th and 5th floors, **combining retail with common spaces, entertainment, culture, and gastronomy.**

The addition of 20,000 sqm of GLA **increases Parque La Colina's total GLA by 32%**, bringing the total to ~83,000 sqm.



A. Expansions and Reconversions recently announced: MegaPlaza Independencia Multifamily

Development of a residential project comprising a total of 504 apartments, located in Lima



MegaPlaza Independencia Expansion - Phase 2 Multifamily

Project Type	Investment	% Ownership
Expansion	USD 33 M	100%
Format	Opening date	Units
Mixed Use	2029	504

This is the **second Multifamily project** in our shopping center portfolio, in Parque Arauco's second most important asset in the region in terms of GLA after Parque Arauco Kennedy.

This project is in line with the asset's **Master Plan**, which defines its objective as consolidating its position as the most important urban center in northern Lima, offering a mixed-use asset.

Project consisting of **two towers with 18 residential floors**, plus **three floors** for other non-residential uses. Each tower will have **252 residential units**.



A. Expansions and Reconversions recently announced: Arauco Premium Outlet Coquimbo

This project involves an increase of ~8,500 sqm in the asset's leasable area, adding a more varied commercial offering



Arauco Premium Outlet Coquimbo Expansion

Project Type	Investment	% Ownership
Expansion	USD 16 M	51%
Format	Opening date	Additional GLA
Outlet	2028	8,500 sqm

Arauco Premium Outlet Coquimbo opened in 2016 with 6,000 sqm of GLA, and the expansion **will increase the total GLA by approximately 140%.**

The expansion of the outlet includes a wider commercial offering that combines a wide variety of services and a supermarket, **adding ~8,500 sqm of leasable area.**



A. Expansions and Reconversions recently announced: Mall Arauco Quilicura

This expansion phase includes an increase of ~2,800 sqm in the GLA of Mall Arauco Quilicura on two commercial floors



Arauco Quilicura Mall Expansion

Project Type	Investment	% Ownership
Expansion	USD 13 M	51%
Format	Opening date	Additional GLA
Regional	2029	2,800 sqm

Mall Arauco Quilicura currently has 34,000 sqm of GLA, and with the expansion of this phase, the **total GLA would increase by approximately 8%.**

The expansion entails the conversion of some spaces and the construction of **22 commercial premises, restaurants, storage units, and service areas distributed on two floors.**

The project is currently in the processing phase in order to begin the bidding process and subsequent construction.

A. Expansions and Reconversions previously announced

CHILE



Parque Arauco Kennedy Expansion - Cerro Colorado Phase

Investment	Additional GLA	Opening Date
USD 186 M	35,400 sqm	1S27

The **first phase** of the expansion of our main asset features an attractive entrance to Parque Araucano, **adding 12,000 sqm** of retail space.

This year we will be opening a new **dining floor**, and construction continues on the **office tower**, which will add **23,400 sqm**, with an estimated opening in 2027.



Parque Arauco Kennedy Expansion - Kennedy Phase

Investment	Additional GLA	Opening Date
USD 71 M	22,830 sqm	2Q28

This is the **first multifamily project within our shopping center portfolio**.

The building will feature **24 floors** (from the 7th to the 31st floor) with **414 apartments**, including Studio, 1B+1B, and 2B+2B units.

Additionally, it offers excellent **connectivity** with access to Kennedy Avenue and the future Parque Araucano metro station on Line 7.

The project will also include **amenity spaces** on the 7th floor and a rooftop on the **31st floor**.

PERÚ



Masterplan MegaPlaza Independencia - First Phase

Investment	Additional GLA	Opening Date
USD 36 M	-400 sqm	2027

The redevelopment of our main asset in Peru, in its first stage, included the creation of a new **Telecom zone**, and we are moving forward with the **Gastronomic District** Phase, which will replace the current food court.

The project also includes the **transformation of the central plaza** through the addition of **new green spaces** and **improvements** to the second-floor **circulation**.



Masterplan MegaPlaza Ica - First Phase

Investment	Additional GLA	Opening Date
USD 18 M	6,600 sqm	1Q26

The project began with an initial stage in 2023, followed by the connection and expansion of the mall's second floor in 2024. This added **2,900 sqm** of GLA for financial services and **1,600 sqm** for a **gym**, the Falabella corridor, and other areas.

This phase concludes with the construction of the **Boulevard Phase**, which adds an additional **2,000 sqm** of GLA.

(1) During 2025, we opened the first part of this expansion to the public, which features one underground service level and three floors of traditional retail



B. New shopping center recently announced: Arauco Chicureo

Acquisition of 100% of the Parque Chicureo project located in the municipality of Colina, in northern Santiago

CHILE



Arauco Chicureo Acquisition

Project Type

Acquisition

Investment

USD 102 M

% Ownership

100%

Format

Regional

Opening Date

4Q26

Additional GLA

40,000 sqm

The shopping center will operate under the **Arauco Chicureo** brand and is located in the district of Colina, one of the areas with the highest income growth in Chile over the last 20 years.

The project is well underway, with a commercial mix that includes a **Homecenter Sodimac** home improvement store and a **Líder supermarket**, both of which will open to the public during the second half of 2026.

It also has **medium and small stores**, a restaurant area, a food court, a gym, and spaces for medical services, which will begin operations in 2027.



B. New shopping centers previously announced

CHILE



Parque Arauco Kennedy, east building

Investment	Additional GLA	Opening Date
USD 195 M	70,000 sqm	2Q25

We acquired **Open Plaza Kennedy**, a property adjacent to Parque Arauco Kennedy, consolidating both properties under the **Parque Arauco** brand.

The asset includes retail space and a 15,500 sqm **Courtyard by Marriott hotel**.

With this acquisition, Parque Arauco Kennedy now has more than **430 stores** in total, incorporating key brands such as **Tottus, IKEA, H&M, and Decathlon**.



Arauco Premium Outlet Buin

Investment	Additional GLA	Opening Date
USD 27 M	11,000 sqm	4Q27

We announced the development of a new outlet mall in the municipality of Buin, located in the southern part of the Metropolitan Region. Construction began at the end of 2025, and the **opening is planned for mid-2027**.

This will be **Parque Arauco's fifth outlet in Chile and the ninth overall, including Chile, Peru, and Colombia**.

PERÚ



Minka

Investment	Additional GLA	Opening Date
USD 112 M	53,500 sqm	3Q25

We finalized the acquisition of Multimercados Zonales S.A.C., owner of **Minka Shopping Center**.

Strategically located in Callao, the center spans **53,500 sqm** and features **more than 500 stores**, including brands such as Metro, H&M, and Nike.

Minka receives **18 million visitors a year**, establishing itself as a key asset with excellent connectivity and urban growth potential.



C. Multifamily recently announced: San Joaquín

Acquisition of a residential project comprising 271 apartment units, located in the municipality of San Joaquín, Santiago

CHILE



Acquisition Multifamily San Joaquín

Project Type

Acquisition

Investment

USD 25 M

% Ownership

100%

Format

Multifamily

Opening Date

2028

Units

271

This 12-story project is **located in the San Joaquín district with good connectivity**, steps from Vicuña Mackenna Avenue and the Carlos Valdovinos Metro station.

The project is currently **under construction**, specifically completing the structural work and beginning the finishing phase, with an opening projected for 2028.

This is the **fourth Multifamily project announced in Chile**, joining Calle Mitjans (Macul), Calle Concón (Estación Central), and Av. Kennedy (Las Condes).



C. Multifamily previously announced

PERÚ



Location Av. La Mar, Miraflores, Lima, Perú

Status Operating

Opening 3Q25

Investment USD 18 M

Apartments 141 units

Retail area 300 sqm

COLOMBIA



Location Calle 72, Chapinero, Bogotá, Colombia

Status Operating

Opening 2Q25

Investment USD 15 M

Apartments 132 units

Retail area 900 sqm



Location Calle 94, Chicó, Bogotá, Colombia

Status Operating

Opening 1Q26

Investment USD 31 M

Apartments 158 units

Retail area 325 sqm



Location Carrera 43G, Ciudad del Río, Medellín, Colombia

Status Commercialization

Opening 2Q26

Investment USD 32 M

Apartments 310 units

Retail area 900 sqm

Parque Arauco captures the strong momentum of the rental market, offering high-standard opportunities (LiveSpace) in the face of growing barriers to homeownership



Funding barrier: Rising construction costs drive up sale prices and multiply the effort required to accumulate the initial down payment



Affordability gap: Housing costs are outpaced by wages, pricing middle-income segments out of the market



Financial restriction: Surging mortgage rates deteriorate the dividend-to-household-income ratio, establishing renting as the most viable housing alternative



Demographic affinity in Chile and Peru: Shrinking household sizes, delayed family formation, a rise in single-person households, and migration toward consolidated urban centers converge with a residential value proposition of efficient spaces, high quality, and premium locations, structurally reinforcing the LiveSpace thesis

1. We also have two multifamily projects in operation in Chile: LiveSpace Concón and LiveSpace Mitjans

Parque Arauco Kennedy: A world-class urban landmark

Chile's premier shopping destination, strategically integrated into the heart of Eastern Santiago

CHILE



Parque Arauco Kennedy is evolving from a landmark shopping center into a multi-dimensional urban hub. As our regional flagship, it continues to redefine the intersection of retail, lifestyle, and city living.

Prime location

Situated in Santiago's most prominent hotel, office, and affluent residential district, offering unparalleled exposure and prestige.



Superior connectivity

Strategic positioning with direct access to main urban arterial roads and highways, driving high vehicular flow and effortless reach from key districts.



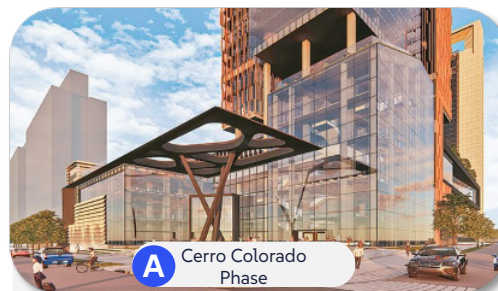
Subway integration

Seamless future accessibility via the upcoming Parque Araucano station on Metro Line 7, featuring an exit directly connected to the asset.



Lifestyle ecosystem

Evolution toward a "Work, Play, Live" urban center, integrating retail, offices, and the first multifamily building in a Chilean shopping mall.



A Cerro Colorado Phase

Vertical evolution

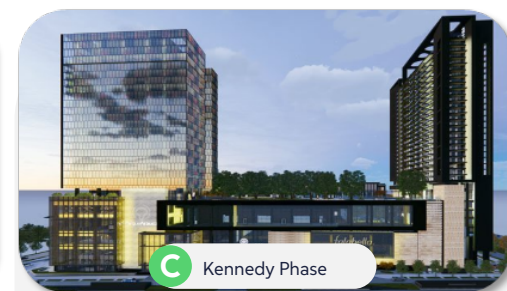
Expanding the core flagship's functionality by adding seven floors of premium retail and a 23,400 sqm office tower, maximizing land value through a modernized, vertical mixed-use design.



B East building

Strategic consolidation

Acquired and unified the adjacent Open Plaza Kennedy under the Parque Arauco flagship brand, creating a single, high-scale urban district.



C Kennedy Phase

Residential frontier

Pioneering the "Live-at-the-Mall" concept in Chile with a 414-unit multifamily building, seamlessly integrating high-end residential living and curated amenities into the shopping center ecosystem.



04

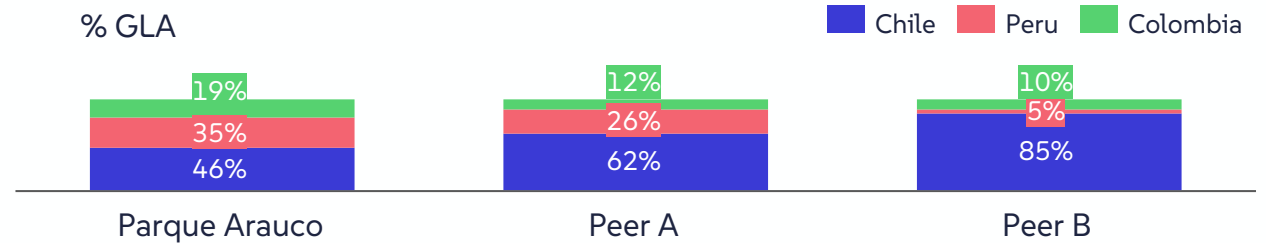
Investment Considerations



8 reasons why Parque Arauco is an attractive investment



Geographic and format diversification



High growth potential

+USD 1,137 M
Project portfolio



Solid track record in M&A

+20
Transactions in the last 10 years



Optimal leverage

5.0x - 6.0x
NFD / EBITDA



8 reasons why Parque Arauco is an attractive investment



Independence from retail companies

% of revenues from unrelated third parties

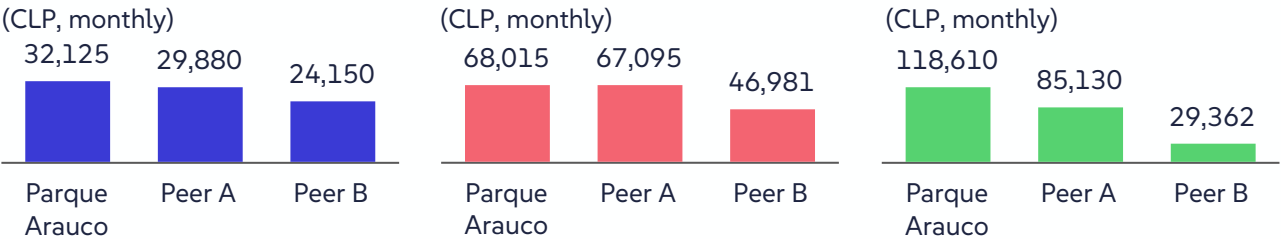


Reduced dependence on anchor stores

% GLA from anchor stores



Increased productivity in revenue per sqm



Commitment to Sustainability



SCIENCE
BASED
TARGETS



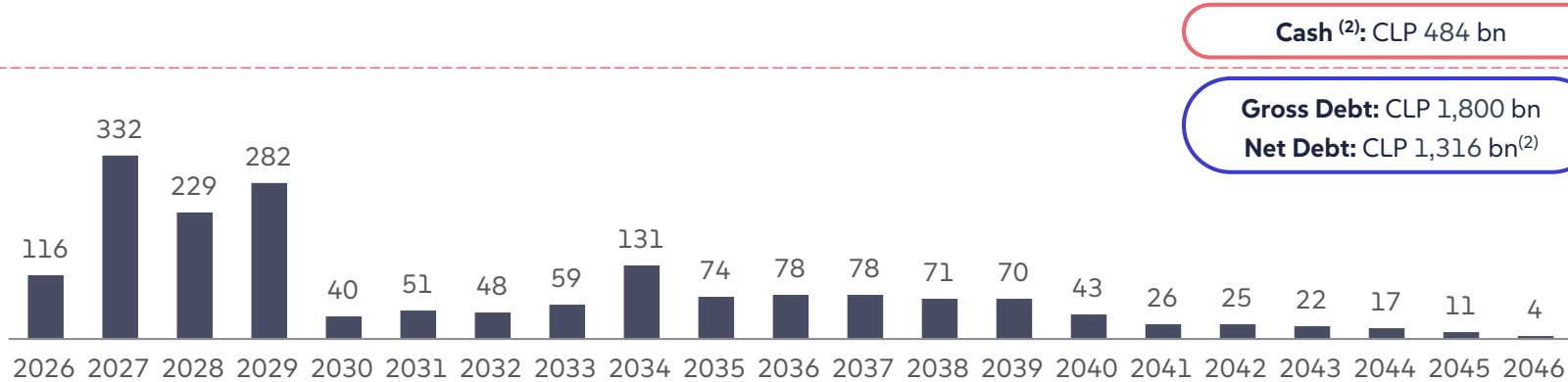
SUSTAINALYTICS



Conservative financial structure with a long-term profile

Adequate liability structure and solid cash position of the Company

Debt amortization profile (CLP bn) ⁽¹⁾



Cash ⁽²⁾: CLP 484 bn

Gross Debt: CLP 1,800 bn
Net Debt: CLP 1,316 bn ⁽²⁾

Debt Detail

International

BBB

Fitch Ratings

Local

AA+ / AA / AA

Feller Rate / ICR / Fitch Ratings

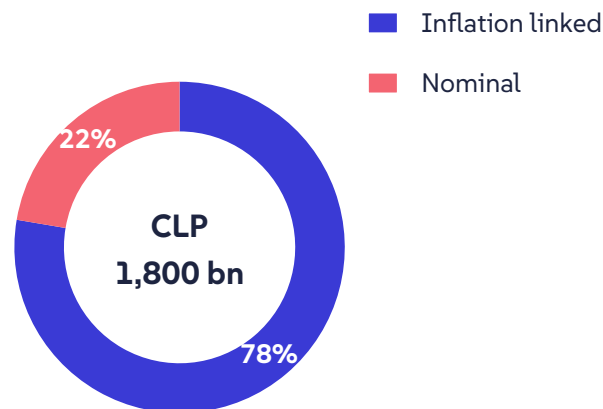
Debt Duration

4.7 years

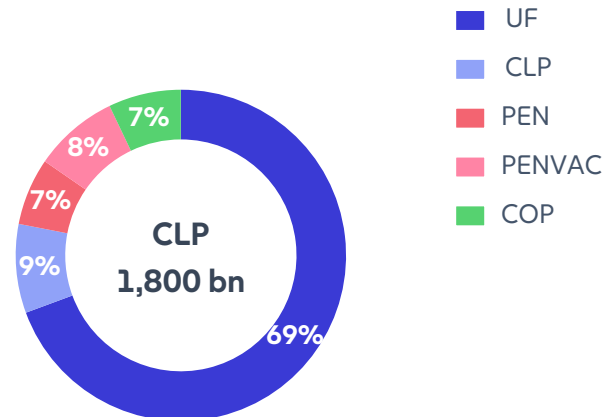
Duration of lease contracts

5.0 years

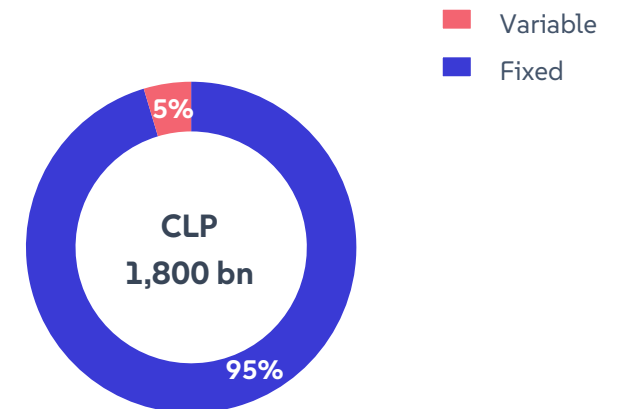
Breakdown by adjustment



Breakdown by currency



Breakdown by rate type



Source: Parque Arauco. Figures as of June 30, 2026.

(1) Amortization profile does not include accrued interest.

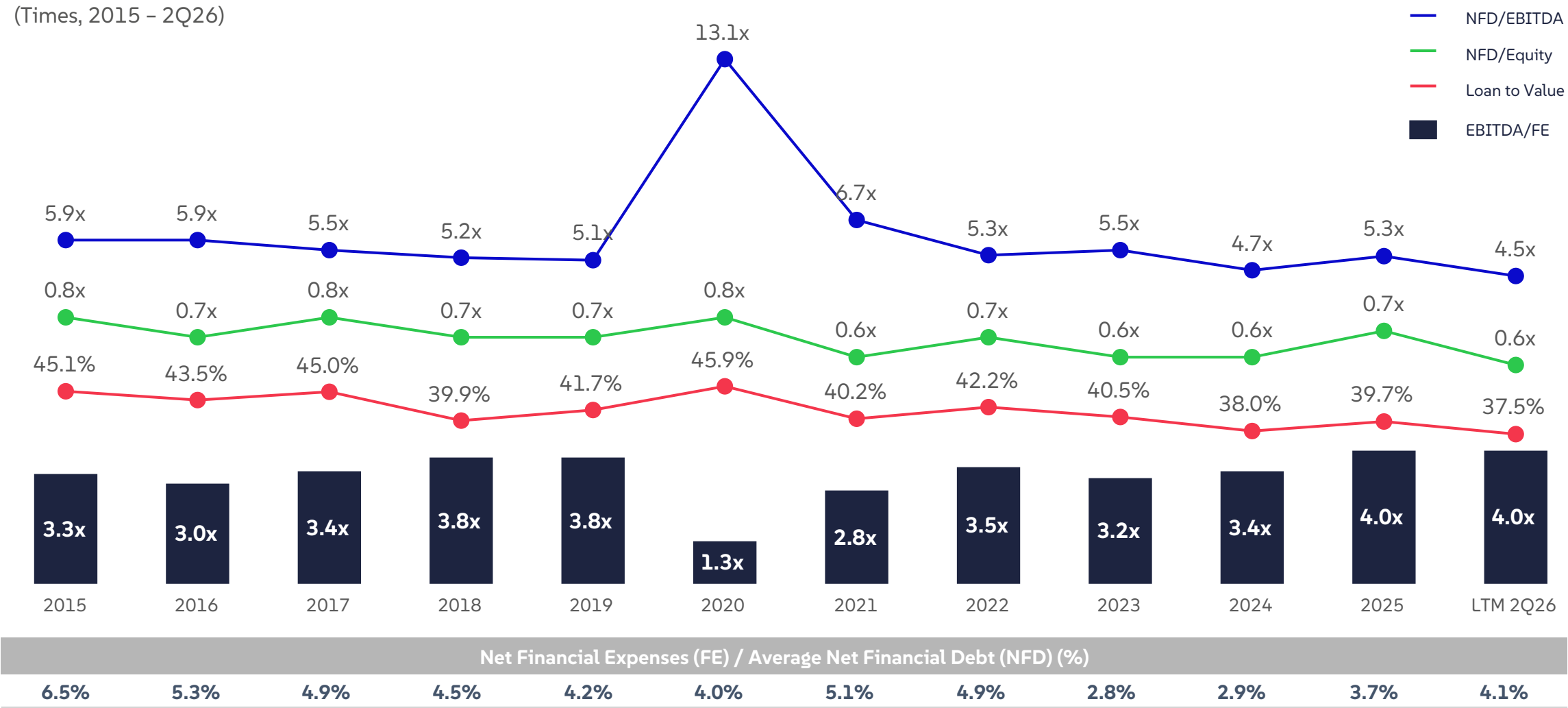
(2) Cash includes: Cash and Cash Equivalents + Fixed Income Investments (as per Note 6 of the Financial Statements).



Conservative capital structure

We have maintained a conservative capital structure, taking advantage of the downward trend in Parque Arauco's cost of funds

(Times, 2015 – 2Q26)



Source: Parque Arauco Analysis

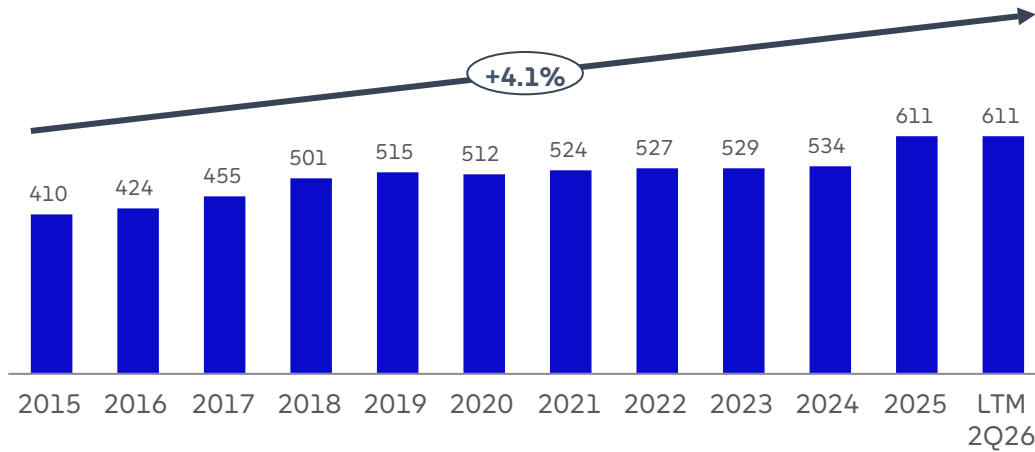
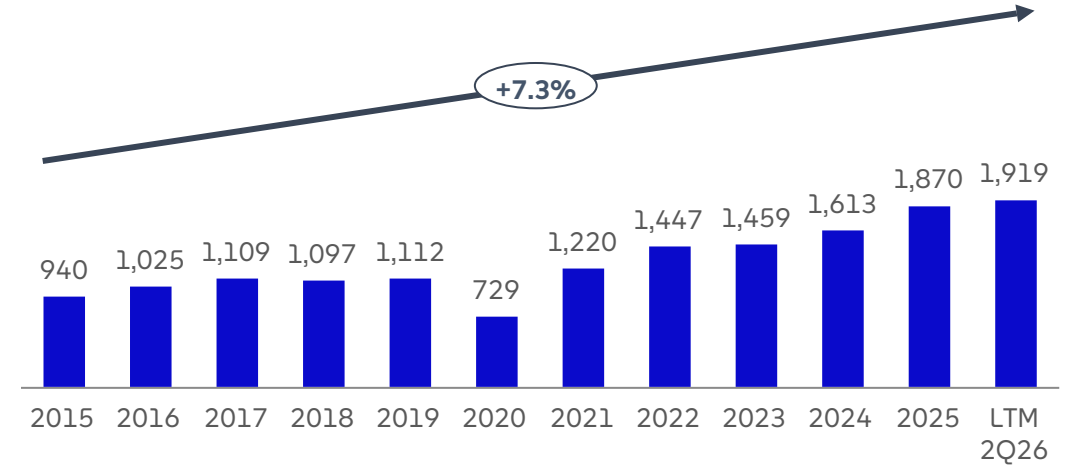
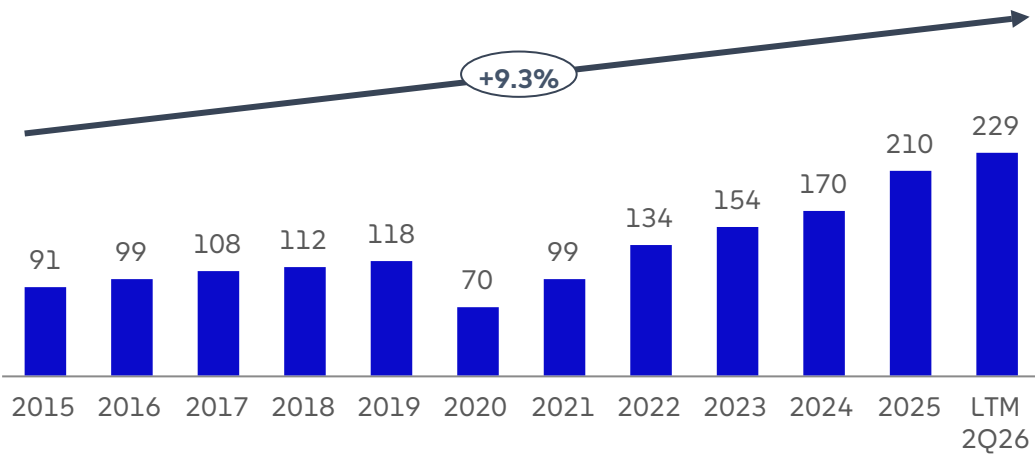
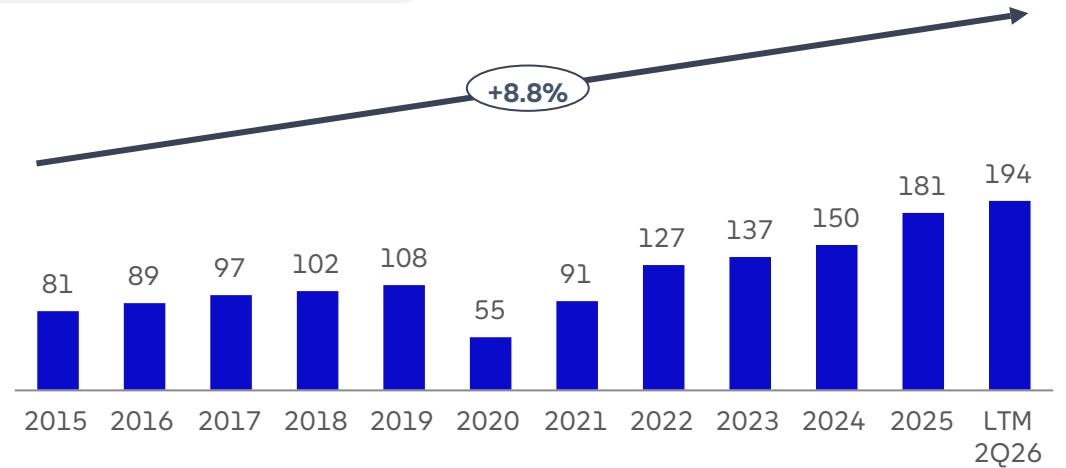


05 Appendix



Overview Chile

CHILE

**GLA (sqm Th), CAGR****Tenant Sales (CLP bn), CAGR****Revenue (CLP bn), CAGR****NOI Malls (CLP bn), CAGR**



Appendix

Asset portfolio - Chile



611,000 sqm

Gross leasable area (GLA)



8

Regional shopping centers



16

Strip centers



2

Neighborhood shopping centers



4

Premium Outlets

2Q26	Format	Year incorporated	GLA (sqm)	Property (%)	Owned GLA	Occupancy (%)
Parque Arauco Kennedy	Regional shopping center	1982	197,500	100%	197,500	98.0%
Arauco Maipú	Regional shopping center	1993	74,000	100%	74,000	99.7%
Arauco Estación	Regional shopping center	2008	68,000	83%	56,440	96.9%
Arauco Chillán	Regional shopping center	2007	34,000	51%	17,340	94.4%
Arauco Quilicura	Regional shopping center	2013	34,000	51%	17,340	98.7%
Arauco Coronel	Regional shopping center	2017	31,000	51%	15,810	98.6%
Arauco El Bosque	Regional shopping center	2018	29,000	51%	14,790	99.5%
Arauco San Antonio	Regional shopping center	2009	29,000	36%	10,353	94.0%
Arauco Premium Outlets ¹	Outlets	2012	55,000	51%	28,050	97.1%
Arauco Express (Strip Centers Chile) ¹	Strip centers	2012	41,000	51%	20,910	92.3%
Other assets Chile ²	—	—	18,500	74%	13,775	93.6%
Total Chile³			611,000	76%	466,308	97.2%

(1) Detail can be found on Asset Groupings slide

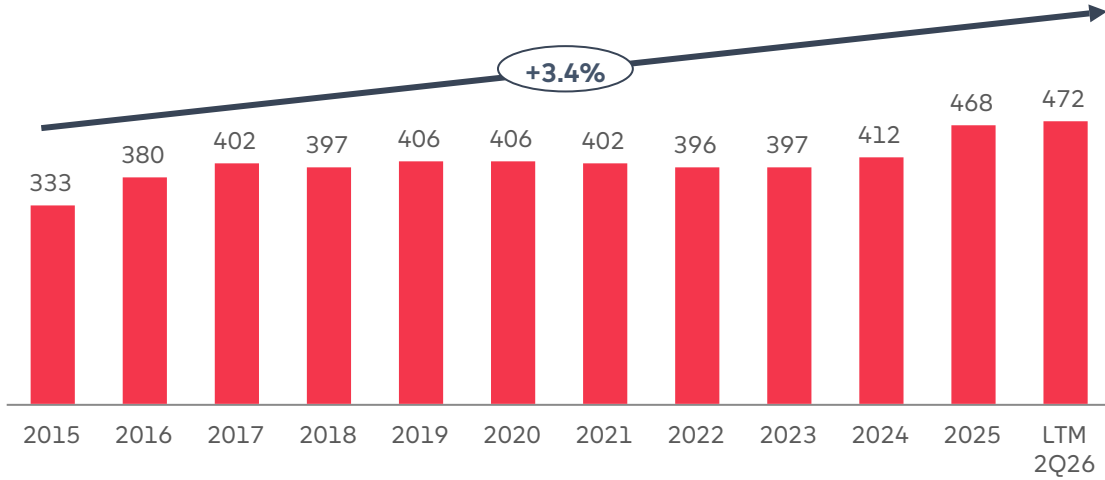
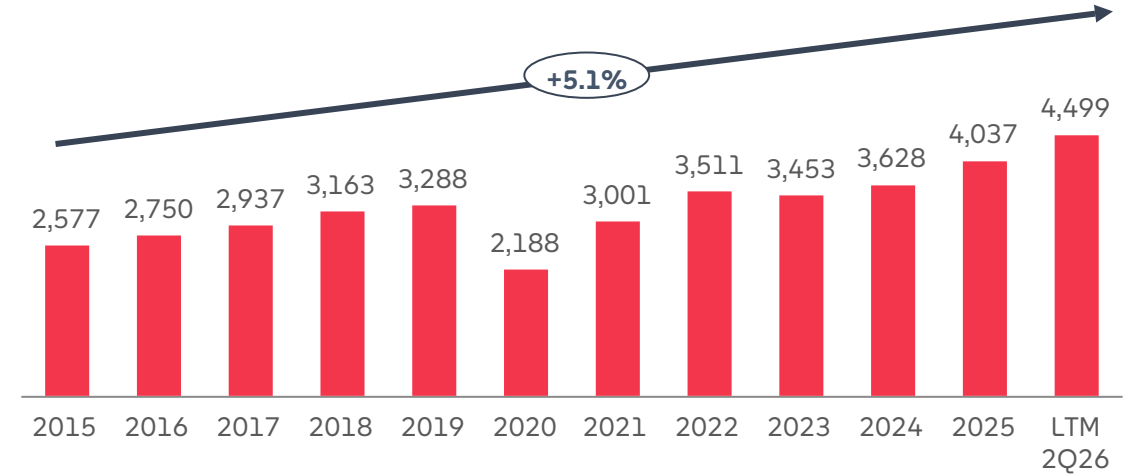
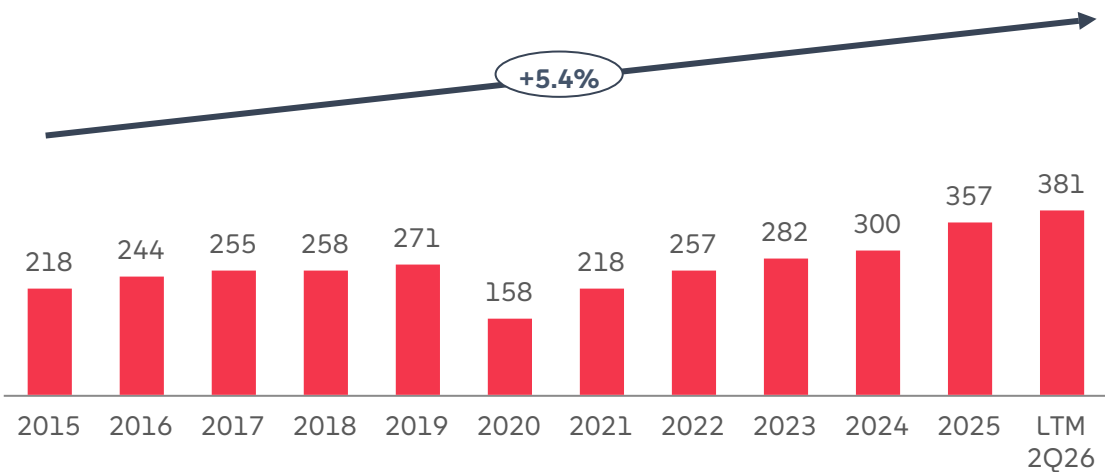
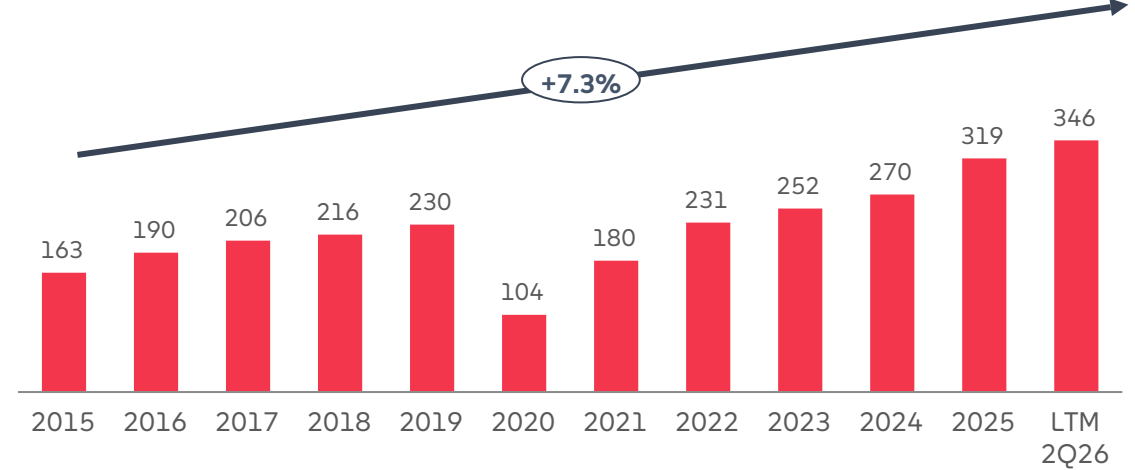
(2) Includes Parque Angamos and Puerto Nuevo Antofagasta (this last asset operates under a Neighborhood shopping centers format).

(3) Does not include 2 multifamily buildings in Santiago (LiveSpace Concón and LiveSpace Mitjans).



Overview Peru

PERÚ

**GLA (sqm Th), CAGR****Tenant Sales (PEN M), CAGR****Revenue (PEN M), CAGR****NOI Malls (PEN M), CAGR**



Appendix

Asset portfolio - Peru

PERÚ



472,000 sqm

Gross leasable area (GLA)

22

Real estate assets

6

Regional shopping centers

3

Strip centers

10

Neighborhood shopping centers

3

Premium Outlets

2Q26	Format	Year incorporated	GLA (sqm)	Property (%)	Owned GLA	Occupancy (%)
MegaPlaza Independencia	Regional shopping center	2006	108,500	100%	108,500	97.6%
Minka	Regional shopping center	2025	53,500	100%	53,500	93.9%
MegaPlaza Ica	Regional shopping center	2015	39,500	100%	39,500	95.8%
MegaPlaza Cajamarca	Regional shopping center	2015	30,000	100%	30,000	97.2%
MegaPlaza Chimbote	Regional shopping center	2012	28,000	100%	28,000	95.8%
Larcomar	Regional shopping center	2010	25,000	100%	25,000	98.8%
MegaPlaza Cañete	Neighborhood shopping center	2013	17,000	100%	17,000	100.0%
Parque La Molina	Neighborhood shopping center	2024	16,500	100%	16,500	89.8%
MegaPlaza Pisco	Neighborhood shopping center	2015	15,500	100%	15,500	100.0%
Other assets Perú ¹	—	—	83,500	100%	83,500	100.0%
Arauco Outlets ²	Outlets	2013	45,000	100%	45,000	91.6%
Viamix (Strip Centers Perú) ³	Strip centers	2014	10,000	100%	10,000	96.0%
Total Peru⁴			472,000	100%	472,000	96.2%

(1) Includes Barranca, Chinchá, Chorrillos, Huaral, Jaén, Villa El Salvador I and Villa El Salvador II

(2) Includes Outlet Arauco Arequipa, Outlet Arauco Faucett and Outlet Arauco Lurín

(3) Includes Viamix Chorrillos, Colonial and Malvinas

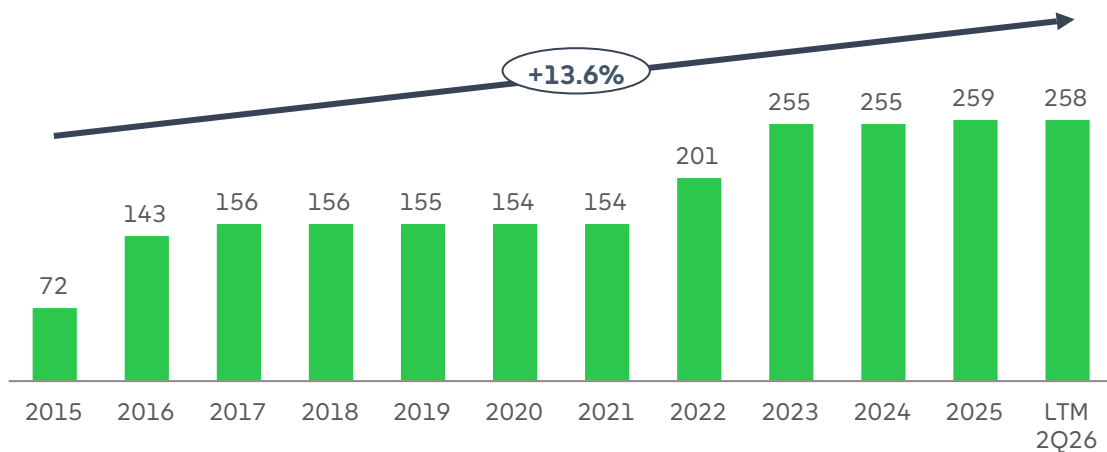
(4) Does not include 1 multifamily building in Lima (LiveSpace La Mar)



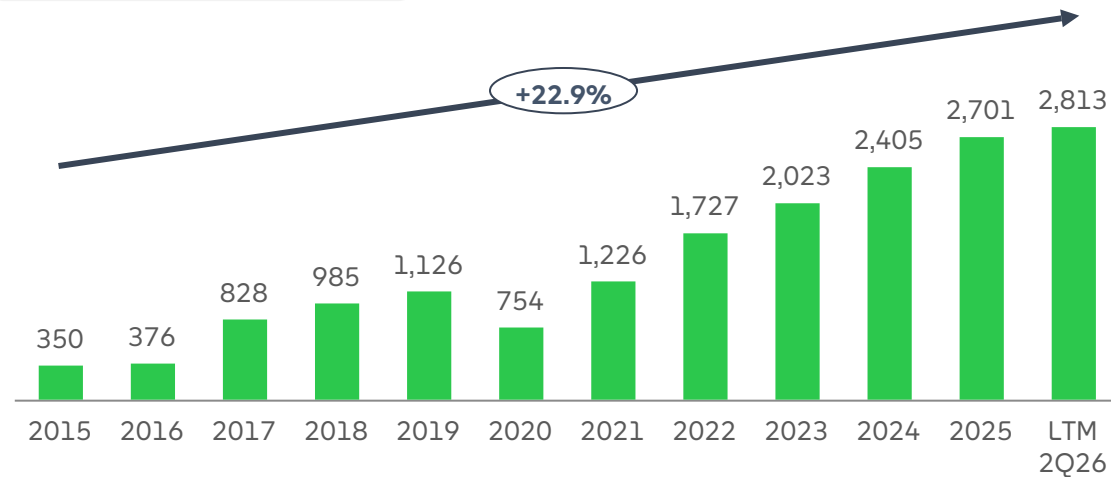
Overview Colombia



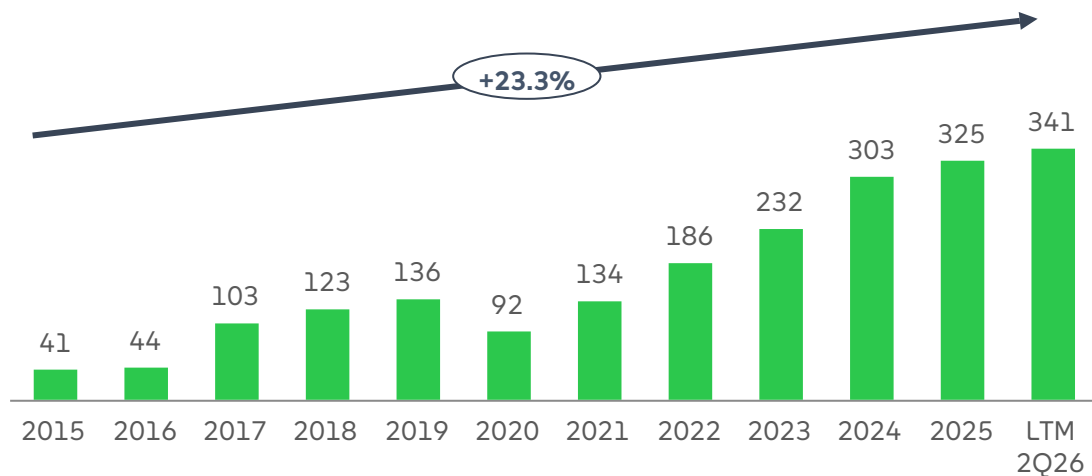
GLA (sqm Th), CAGR



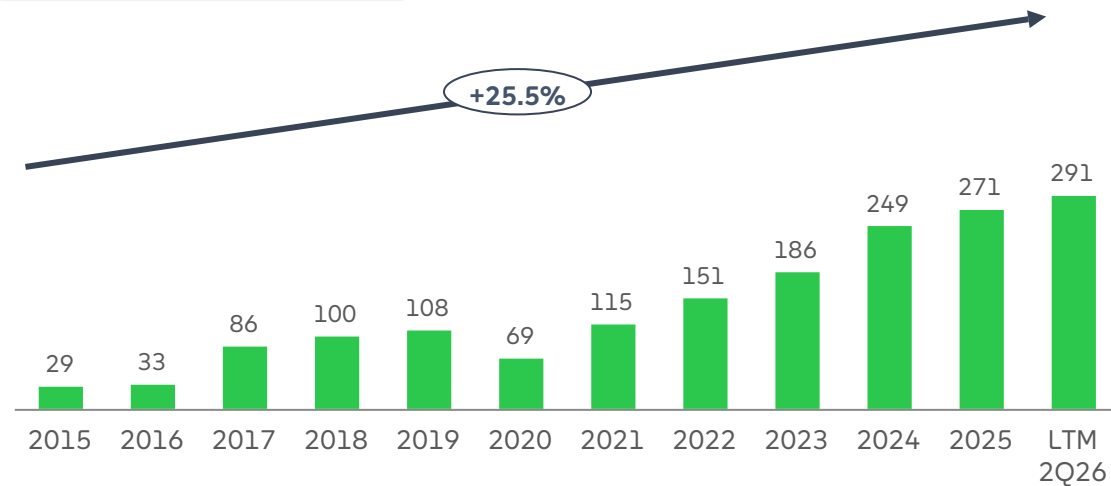
Sales (COP bn), CAGR



Revenue (COP bn), CAGR



NOI Malls (COP bn), CAGR





Appendix

Asset portfolio - Colombia

257,500 sqm

Gross leasable area (GLA)



Real estate assets



Regional shopping centers



Premium Outlets

1Q26	Format	Year incorporated	GLA (sqm)	Property (%)	Owned GLA	Occupancy (%)
Parque La Colina	Regional shopping center	2016	63,000	51%	32,130	99.1%
Parque Alegra	Regional shopping center	2022	46,500	100%	46,500	84.6%
Parque Arboleda	Regional shopping center	2010	42,500	55%	23,375	95.2%
Parque Caracoli	Regional shopping center	2013	39,500	51%	20,145	98.1%
Parque Fabricato	Regional shopping center	2023	39,500	29%	11,360	89.3%
Titán Plaza	Regional shopping center	2023	13,500	57%	7,692	95.0%
Outlet Arauco Sopó	Outlet	2017	13,000	100%	13,000	81.2%
Total Colombia¹			257,500	60%	154,203	93.1%

(1) Does not include 2 multifamily buildings in Bogotá and 1 in Medellín (LiveSpace Calle 72, Calle 94 and Ciudad del Río)



Asset Groupings

CHILE



Arauco Outlets

- Arauco Premium Outlet Buenaventura
- Arauco Premium Outlet Coquimbo
- Arauco Premium Outlet Curauma
- Arauco Premium Outlet San Pedro

Arauco Express (Strip Centers - Chile)

- Arauco Express Antofagasta
- Arauco Express Boulevard Ciudad Empresarial
- Arauco Express Calama
- Arauco Express Ciudad Empresarial
- Arauco Express Colón
- Arauco Express El Carmen de Huechuraba
- Arauco Express El Peñón
- Arauco Express Irrarrázaval
- Arauco Express La Reina
- Arauco Express Las Brujas
- Arauco Express Luis Pasteur
- Arauco Express Manuel Montt
- Arauco Express Pajaritos
- Arauco Express Palmares
- Arauco Express Recoleta
- Arauco Express Rosario

Other Assets - Chile

- Parque Angamos
- Puerto Nuevo Antofagasta

PERÚ



Arauco Outlets

- Outlet Arauco Arequipa
- Outlet Arauco Faucett
- Outlet Arauco Lurín

Viamix (Strip Centers - Peru)

- Viamix Chorrillos
- Viamix Colonial
- Viamix Las Malvinas

Other Assets - Peru

- Parque Barranca
- Parque Chíncha
- MegaPlaza Chorrillos
- Parque Huaral
- Parque Jaén
- MegaPlaza Villa El Salvador I
- MegaPlaza Villa El Salvador II

CHILE



PERÚ



COLOMBIA



Multifamilies

- LiveSpace Concón (Chile)
- LiveSpace Mitjans (Chile)
- LiveSpace Calle 72 (Colombia)
- LiveSpace La Mar (Peru)
- LiveSpace+ Calle 94 (Colombia)
- LiveSpace Ciudad del Río (Colombia)



Glossary

Adjusted EBITDA margin: Pro forma EBITDA margin that eliminates the effect of simplified rent to facilitate comparison with periods without simplified rent

Adjusted FFO - Adjusted Funds From Operations: EBITDA + Financial Income + Financial Expenses + Current Taxes + Income (loss) for indexed assets and liabilities + FFO from related companies+ Income (loss) for indexed assets and liabilities of related companies

Controlling FFO: FFO attributable to the shareholders of the company

EBITDA - Earnings before Interest, Tax Depreciation and Amortization: Revenues + Cost of Sales + Administrative Expenses + Estimated income (loss) due to impairments of accounts receivable in accordance with IFRS 9 - Depreciation and Amortization

EBITDA margin: EBITDA divided by revenues

Enterprise Value: Market Cap + NFD + Non-Controlling Interest + Other Liabilities - Projects - Land - Other Assets

EPS: Earnings Per Share: Net income attributable to the equity holders / weighted average number of shares over the last twelve months

FFO - Funds From Operations: EBITDA + Financial Income + Financial Expenses + Current Taxes + FFO from related companies

FFO Margin: FFO / revenues

GLA - Gross Leasable Area: Equivalent to the sum of the areas available for lease

Greenfield Projects: Organic development of new shopping centers

Land bank: Land held by the company for future development

LTM: Refers to information from the last twelve months

Monthly Revenues / sqm: Monthly revenues divided by revenue-generating GLA during the month

Monthly Sales / sqm: Monthly tenant sales divided by sales generating GLA during the month

Neighborhood Mall: A shopping mall with a GLA between 6,000 and 20,000 sqm

Net Financial Debt: Gross Financial Debt - Cash and Cash Equivalents - Investments in Fixed Income (as per note 6 of the Financial Statements)

Net income margin: Net profit divided by revenues

NOI - Net Operating Income: Revenues + Cost of sales + Administrative Expenses + Depreciation and Amortization + NOI from related companies

Occupancy: GLA paying rent divided by total GLA

Occupancy cost: (minimum rent + variable rent + common expenses + promotion fund paid by tenants to Parque Arauco) / tenant sales

Owned GLA: Total GLA weighted by Parque Arauco's interest in the mall

Pipeline: Greenfield and expansion projects under development

Premium Outlet: Shopping center located in the main urban areas of the country, which has a value proposition for end customers of premium brands at discount prices, and a value proposition for tenant customers of lower margin and higher volume

Regional Mall: A shopping mall with a GLA over 20,000 sqm

SAR - Same Area Rent: Percentage change in rent collected in the leasable areas that had leases in both compared periods

SAS -Same Area Sales: Percentage change in reported sales in the leased areas that had sales in both compared periods

Simplified Rent: All-in lease rate that covers rent, common expenses, and promotion fund in a single payment

Strip Center: A shopping center with a GLA less than 6,000 sqm

Tenant Sales: Tenant sales of the consolidated assets

UF - Unidad de Fomento: Unit of account used in Chile. Its value in Ch\$ is adjusted daily. Its adjustment factor corresponds to the geometric average of the change in the monthly Consumer Price Index (CPI). The effect on results from the variation of the UF in assets and liabilities is included in the line Income (loss) for indexed assets and liabilities in the Income Statement



 Parque Arboleda

ARTURO CALLE

CINEMARK