



PARQUE ARAUCO
INVESTOR PRESENTATION
4Q23



ParqueArauco®

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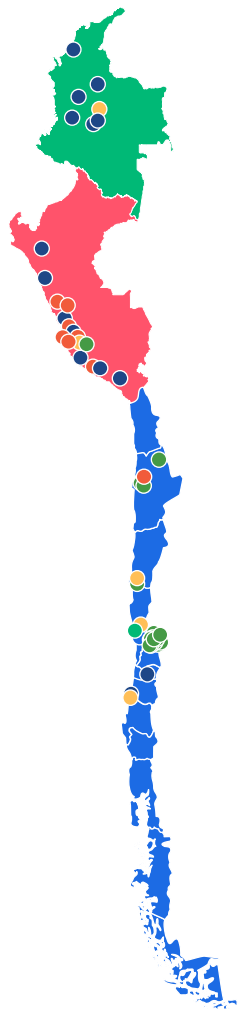
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2. High Quality Portfolio
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Parque Arauco at a glance

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



57

Multi-format real estate assets in Chile, Peru and Colombia

+1,180,000

sqm of GLA

+56,700

sqm of GLA under development

96.5%

Occupancy



20 Regional Shopping Centers



10 Neighborhood Shopping Centers

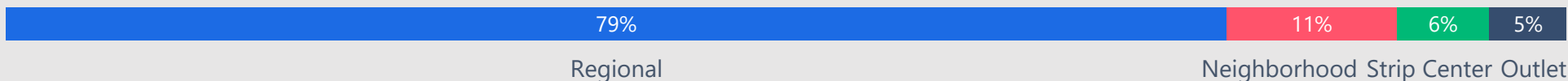


20 Strip Centers



7 Outlets

GLA by format



2023 SALES

USD \$ 3,011 M

Ch\$ 2,641,438 MM

2023 REVENUES

USD \$ 301 M

Ch\$ 264,313 MM

2023 EBITDA

USD \$ 215 M

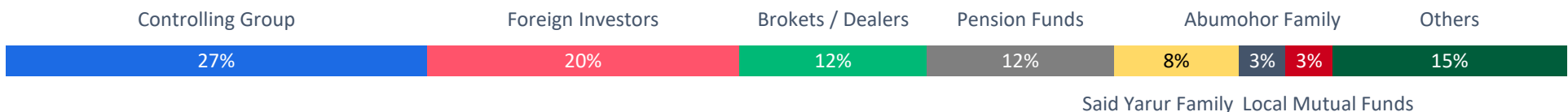
Ch\$ 188,159 MM

2023 FFO

USD \$ 176 M

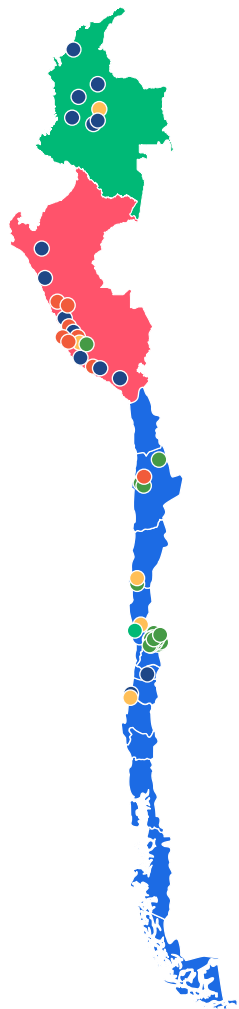
Ch\$ 154,014 MM

Ownership Structure



Parque Arauco at a glance

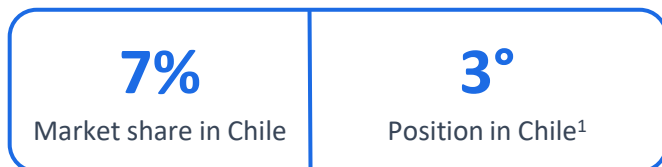
Developer and operator of multi-format real estate assets in three Latin American countries



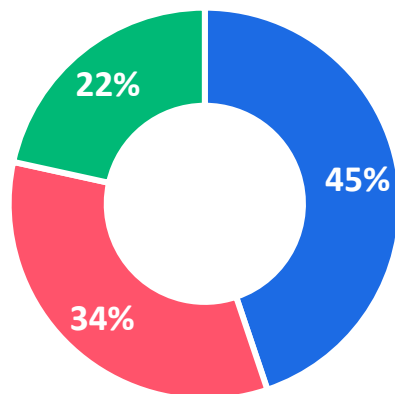
Chile



- 30 assets
- 529,000 sqm of GLA
- **Main independent operator** of shopping centers not vertically integrated with retail brands
- **Parque Arauco Kennedy**, a world-class asset



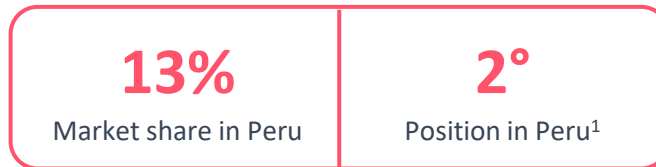
GLA by country (as of Dec.23)



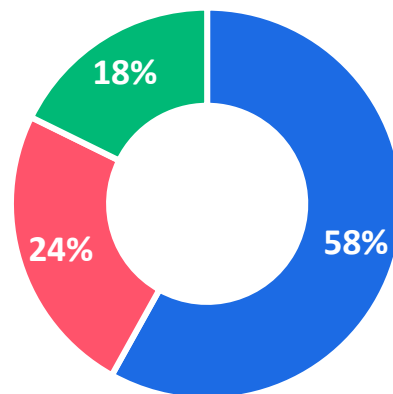
Peru



- 20 assets
- 396,500 sqm of GLA
- Growth portfolio in a market with low penetration of shopping centers
- **Larcomar and MegaPlaza Independencia** are outstanding assets in the country



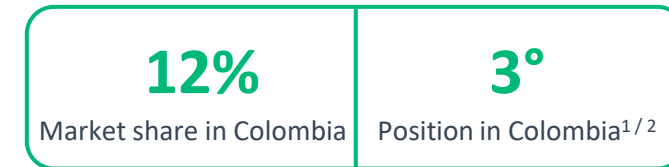
Revenues by country (2023)



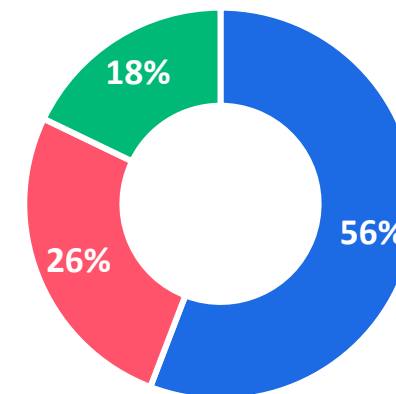
Colombia



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



EBITDA by country (2023)



■ Chile ■ Peru ■ Colombia

Source: Parque Arauco. Figures as of December 31, 2023

(1) Source: GeoResearch (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 in Chile



Parque Arauco Kennedy

GLA: 120,000 sqm

Sales LTM: USD 569 M



Arauco Maipú

GLA: 75,000 sqm

Sales LTM: USD 268 M



High Quality Portfolio

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

Some of our iconic assets in Chile and Colombia



Arauco Estación

GLA: 68,000 sqm

Sales LTM: USD 128 M



Parque La Colina

GLA: 60,500 sqm

Sales LTM: USD 243 M



High Quality Portfolio

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

Some of our iconic assets in Peru



MegaPlaza Independencia

GLA: 109,500 sqm

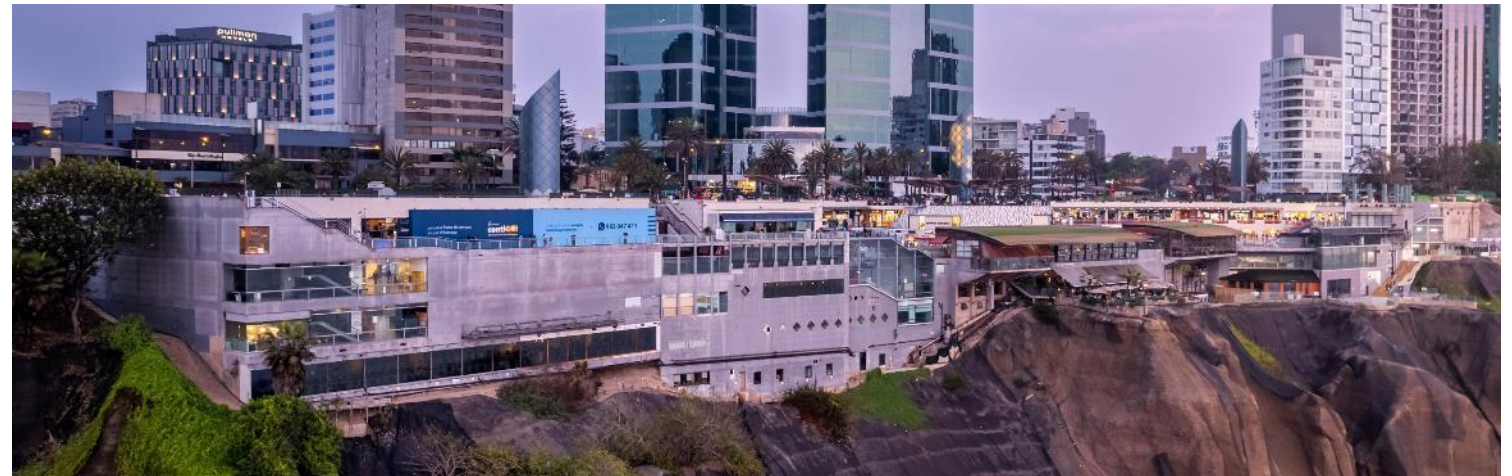
Sales LTM: USD 344 M



Larcomar

GLA: 25,000 sqm

Sales LTM: USD 97 M



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

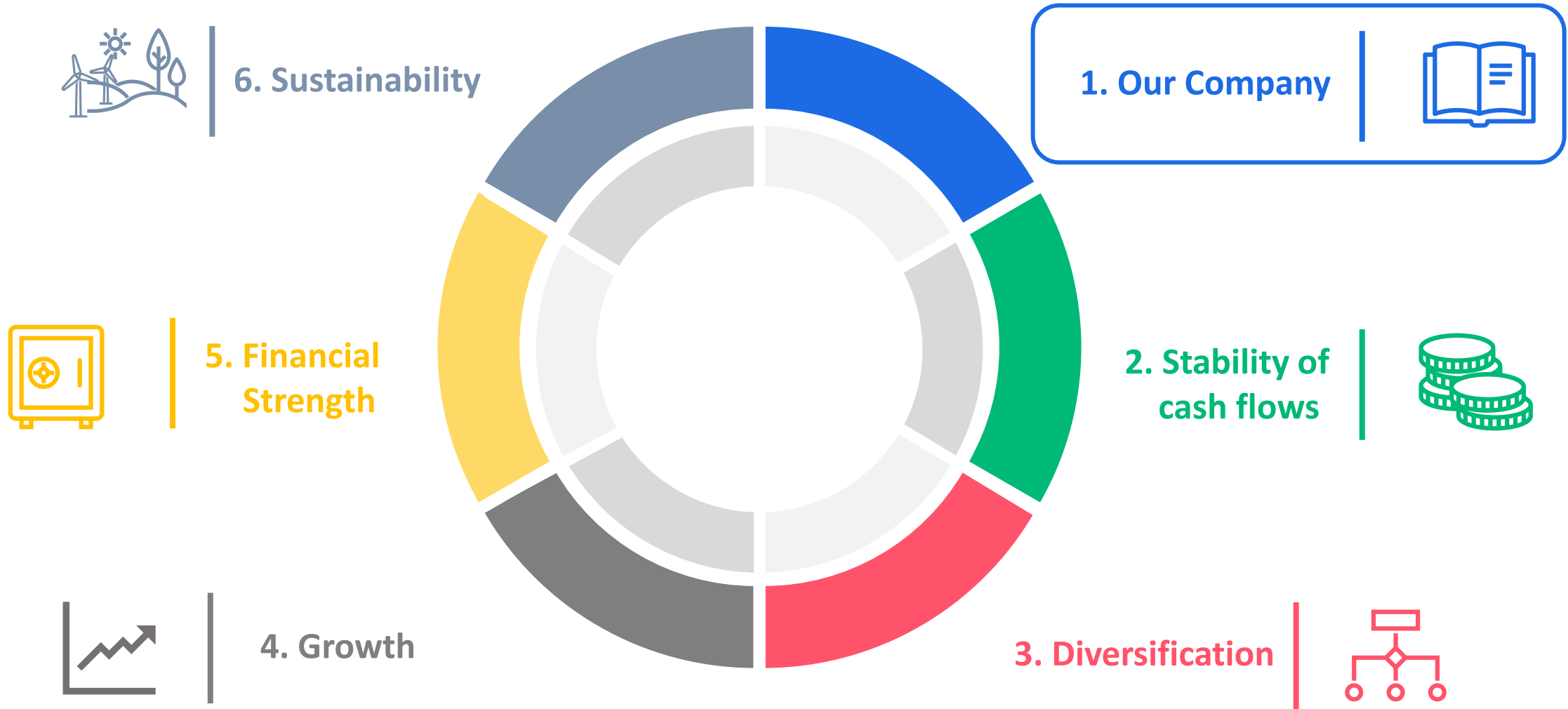


Traditional anchor stores and local brands



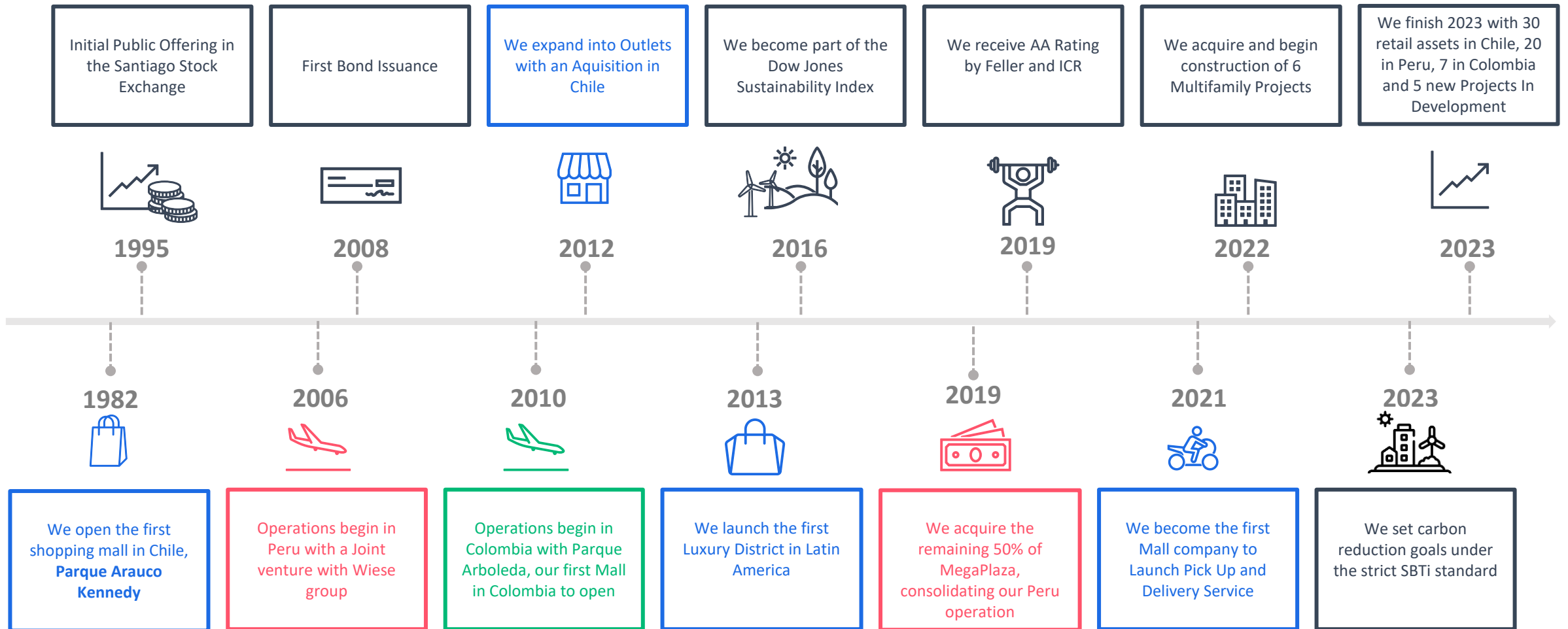
Parque Arauco Investment Considerations

Over 40 years of solid financial and operational track record



One of the leading operators of shopping centers in the region

Over 40 years of experience developing, managing, and innovating the shopping center sector in the region

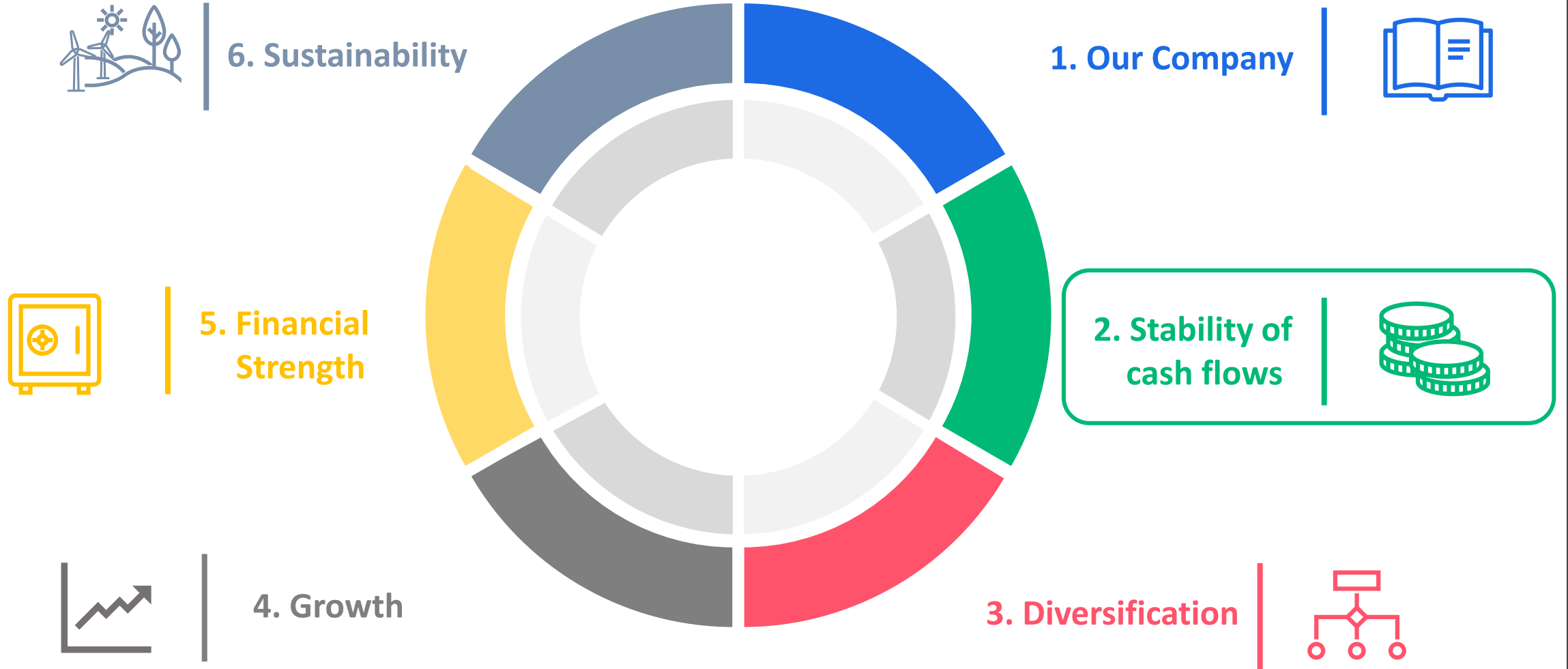


Legend:



Parque Arauco Investment Considerations

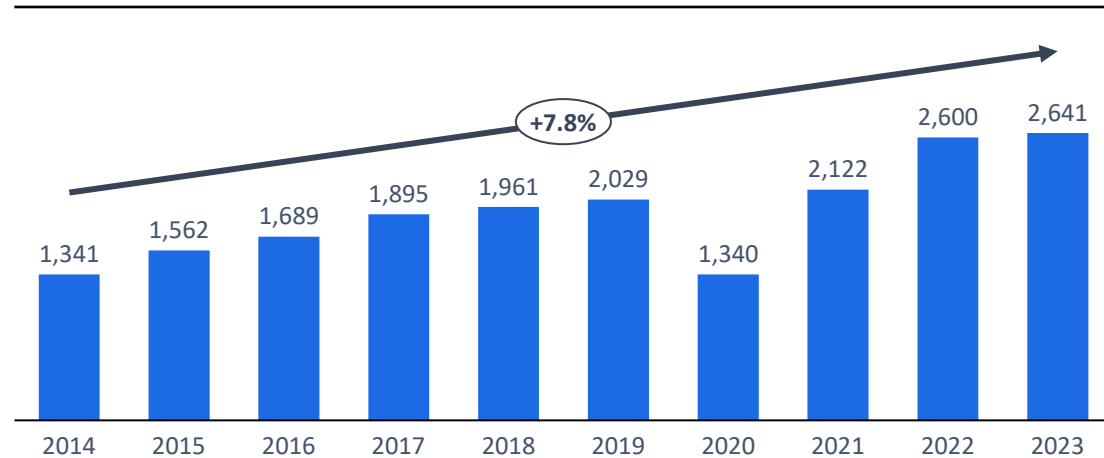
Over 40 years of solid financial and operational track record



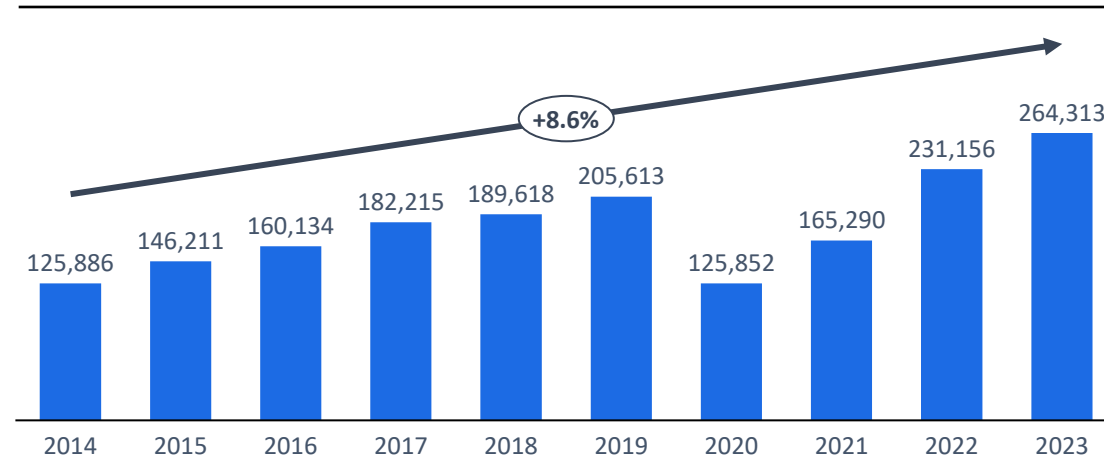
Stability of cash flows

Consistent growth and stability throughout the last 10 years

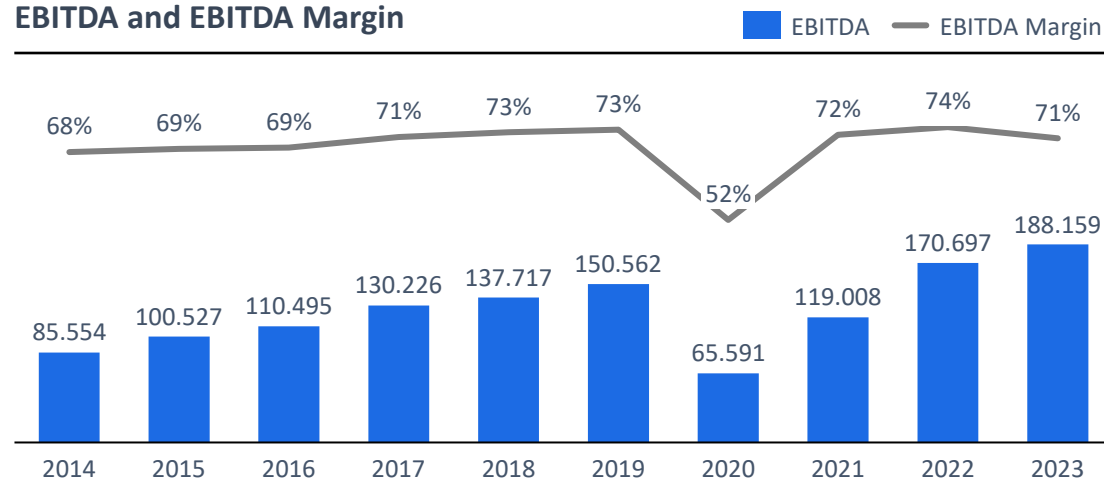
Tenant Sales (Billion CLP)



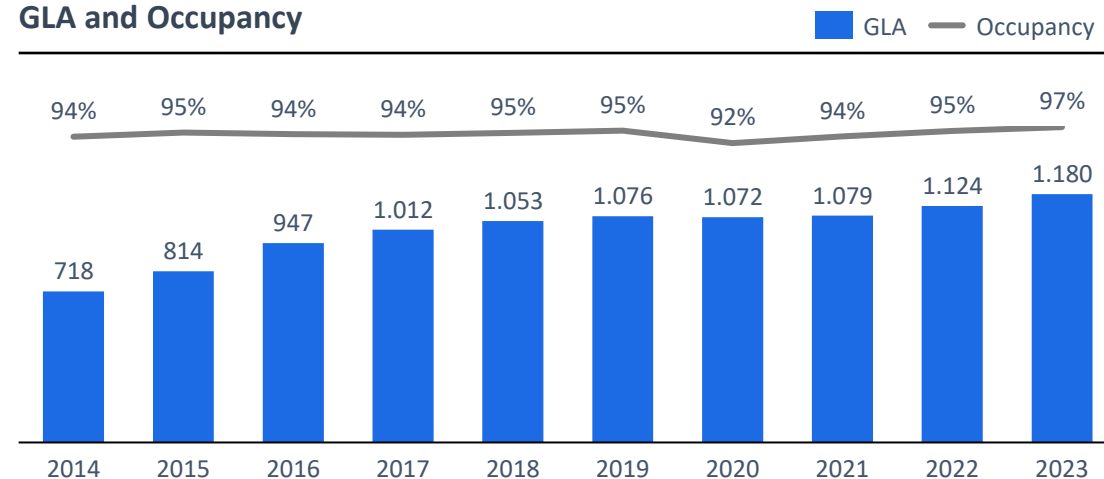
Revenues (Million CLP)



EBITDA and EBITDA Margin



GLA and Occupancy



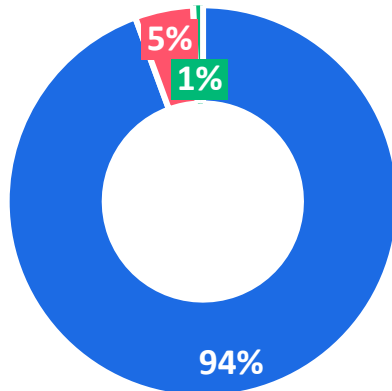
Flows based on fixed income and long-term contracts

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

Consolidated Revenues

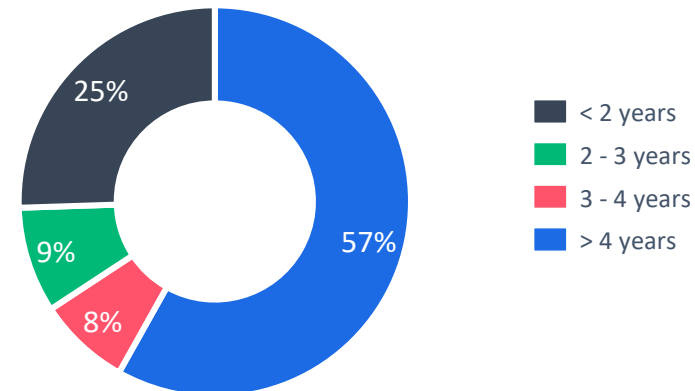
Rent Income Parking Other income

Our income is concentrated in rental revenue



Composition of rental income (by contract duration)

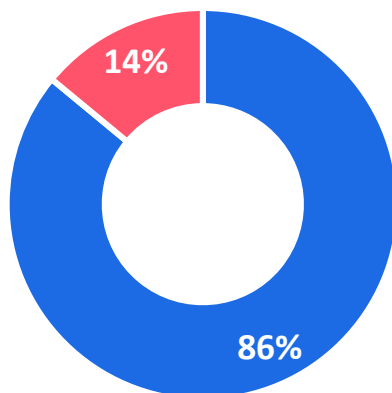
Average duration of lease contracts is ~ 5 years



Composition of rental income (fixed / variable)

Fixed Rent Variable Rent

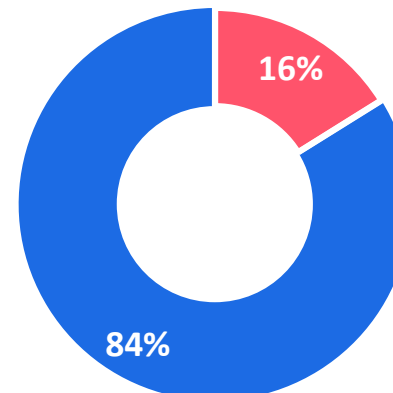
Most of our income comes from fixed minimum rent



Top 10 tenants (% of total rental income)

Top 10 Tenants Other tenants

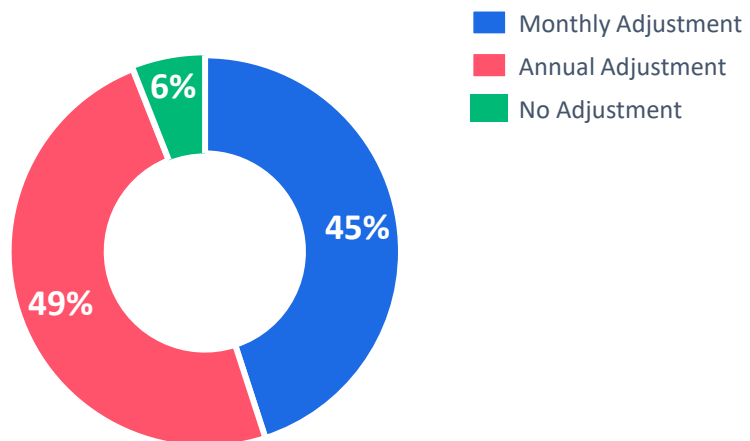
Top 10 renters represent less than ~20% of rental income



Flows based on fixed income and long-term contracts

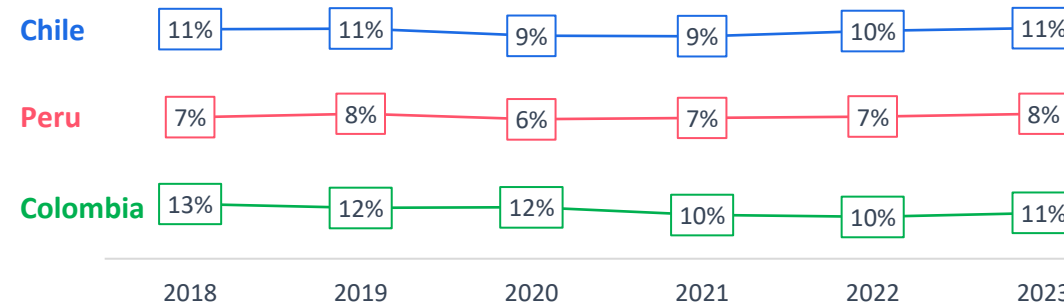
Revenues come mainly from contracts with fixed rates and low concentration in installments

Most contracts are readjusted for local inflation (% income)



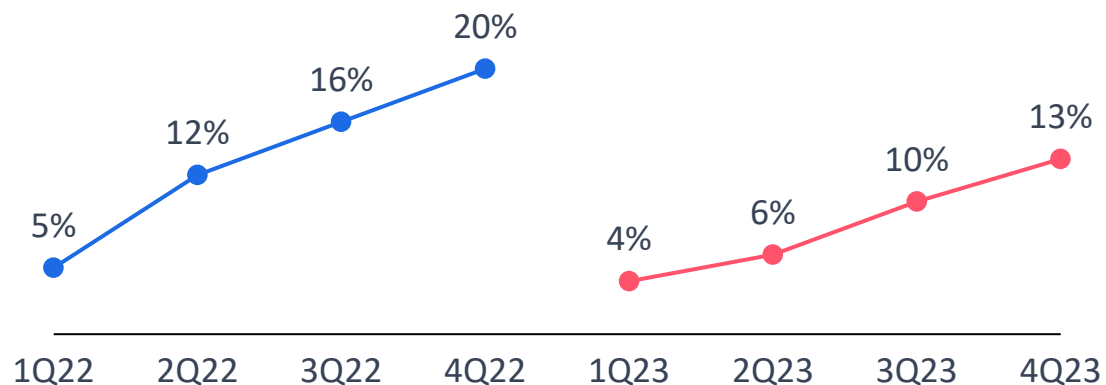
Occupancy cost

Stable occupancy costs in each country



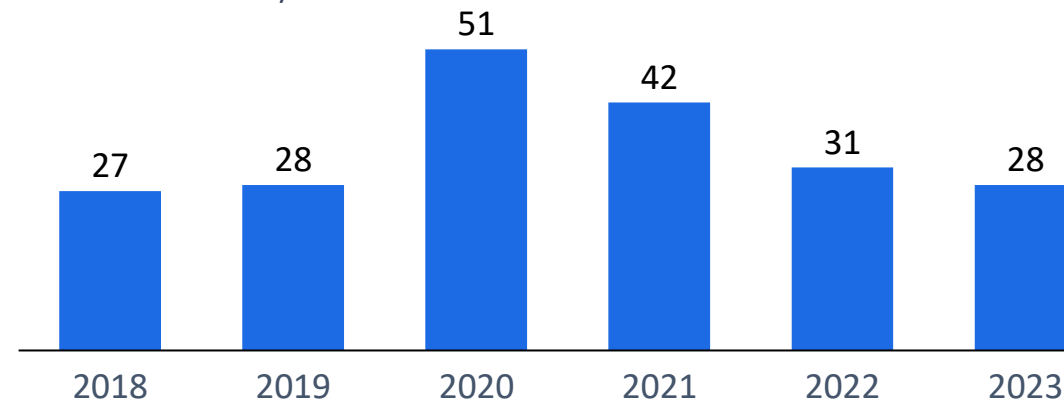
Normalization of contract renegotiations (% of GLA)

Annual % decrease in renegotiated GLA between 2022 and 2023



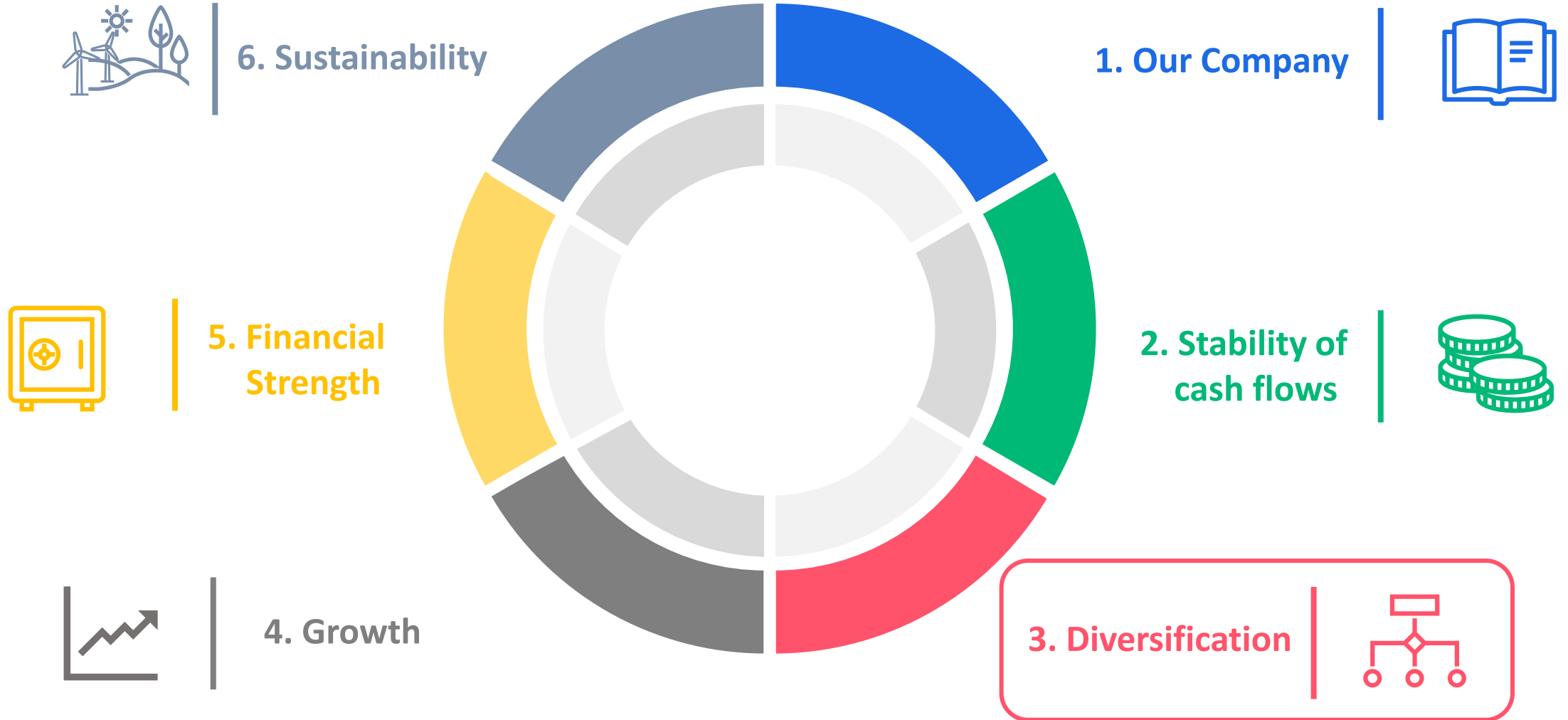
Days sales outstanding (# of days)

Stable collection days



Parque Arauco Investment Considerations

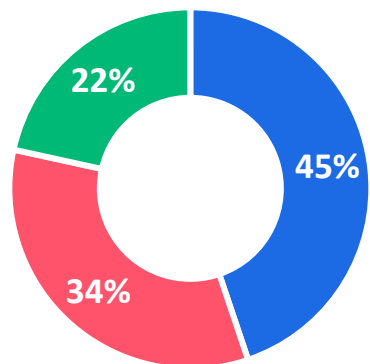
Over 40 years of solid financial and operational track record



Diversification of Revenues

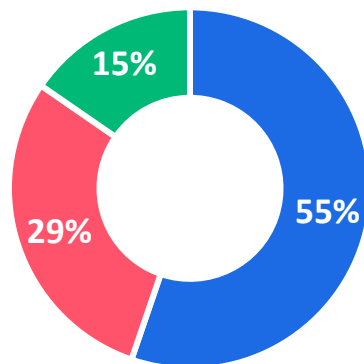
Revenue is diversified across countries and formats

GLA



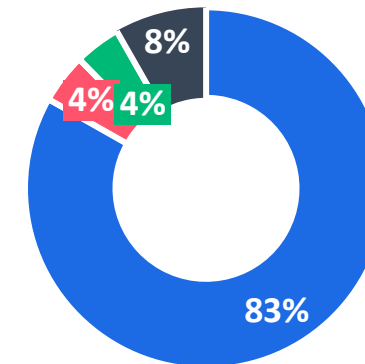
Chile Peru Colombia

Tenant Sales



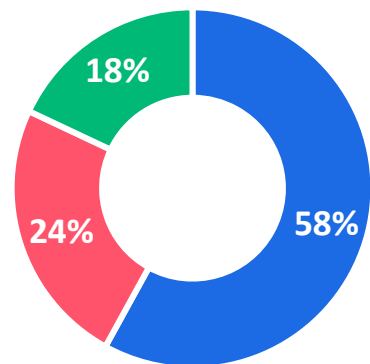
Chile Peru Colombia

Revenue by format



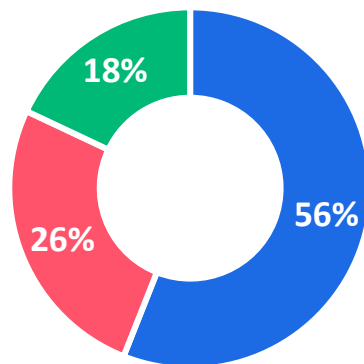
Regionals Strip centers
Neighborhood Outlets

Revenue



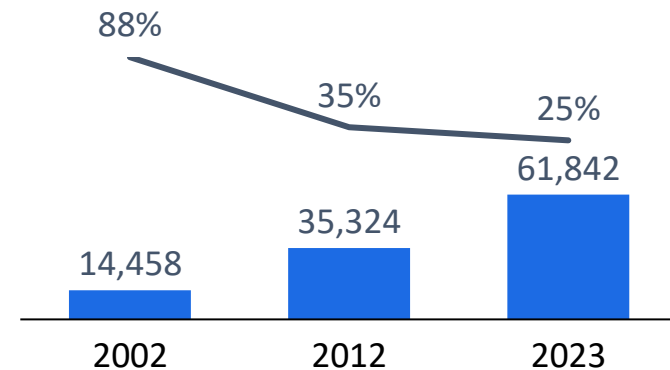
Chile Peru Colombia

EBITDA



Chile Peru Colombia

Parque Arauco Kennedy Weight (CLP Million)

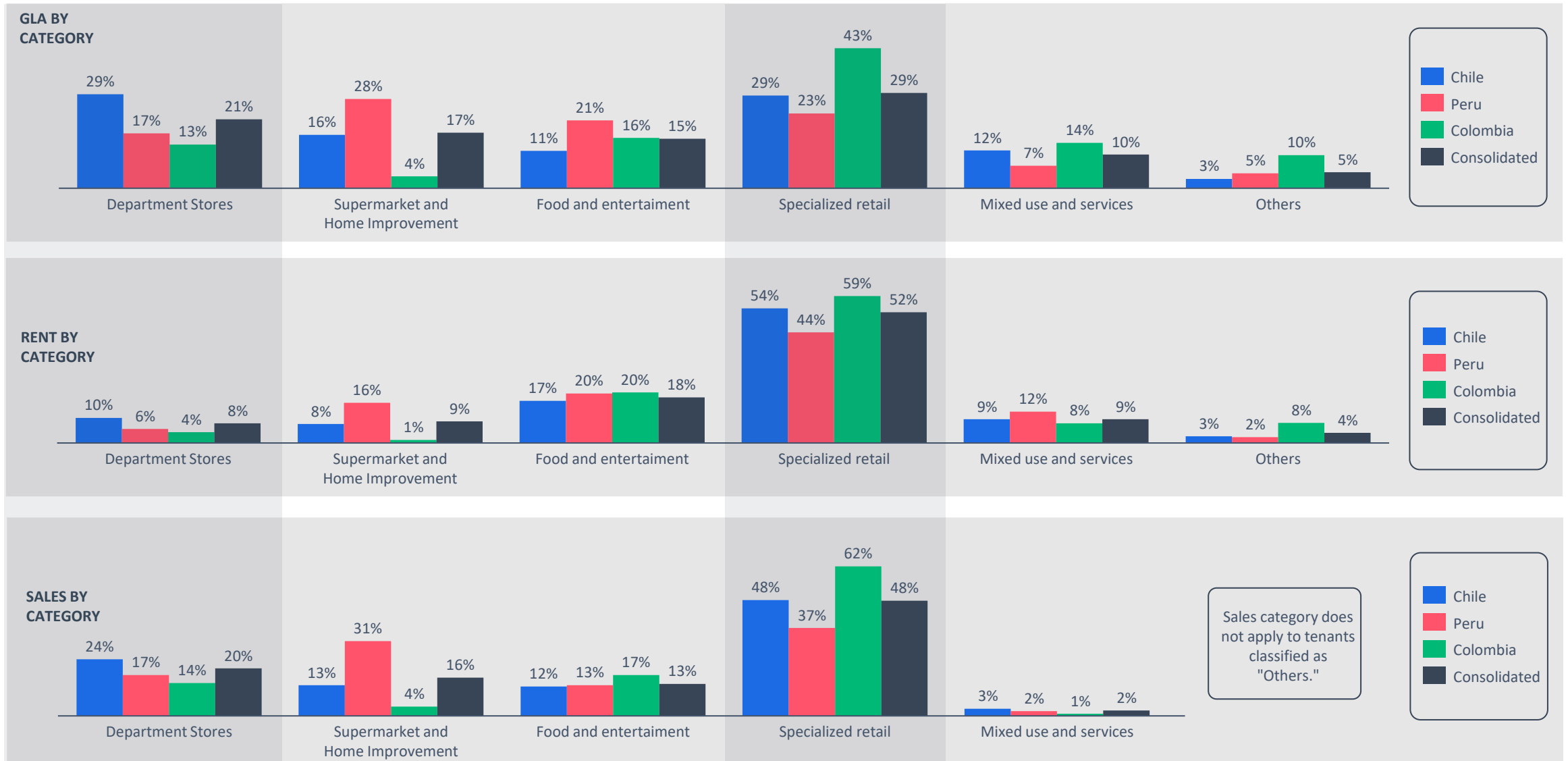


Kennedy Revenues (LTM) % Total Revenue



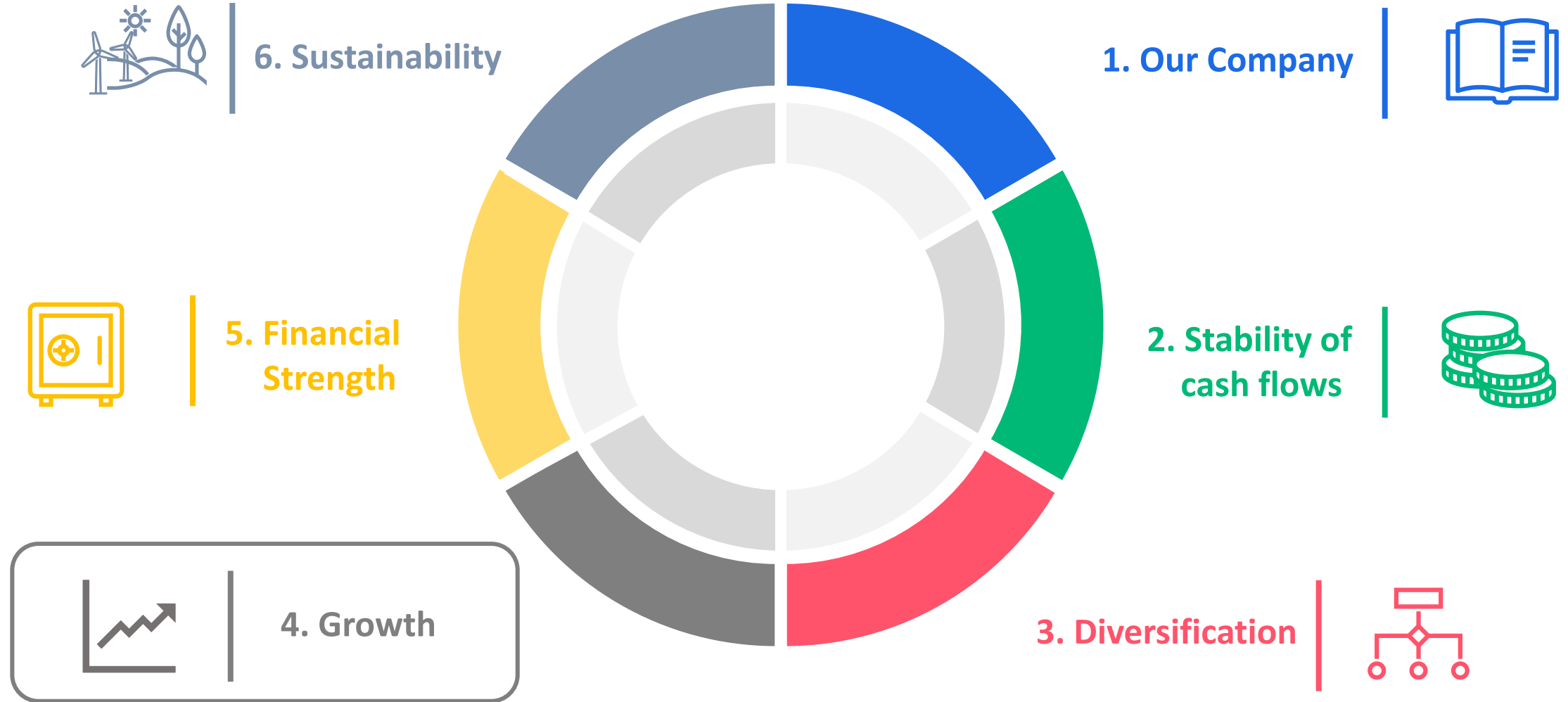
Diversification of tenant mix

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



Parque Arauco Investment Considerations

Over 40 years of solid financial and operational track record



Growth strategy: Three main avenues

Expansions of our main assets



- Includes expansions and reconversions of our main assets
- Marginal investment has an attractive return because land is already owned
- Leasing of new spaces has an inherently low risk because there is good quality information on rental prices

New Shopping Centers



- Includes greenfield projects (new shopping centers) and M&A of shopping centers currently in operation
- High selectivity: good assets in good locations and with short to medium-term growth potential

Multifamily & other real estate uses



- Multifamily value chain less complex than retail's
- Experience in Multifamily will help us make our shopping center portfolio more profitable

① Bottom-up approach

② ~US\$ 200 million per year

First Avenue: Expansions of our main assets

We are building a new main entrance, additional retail space, and towers on our flagship asset, Parque Arauco Kennedy, in Santiago



Parque Arauco Kennedy

PHASES

Cerro Colorado Phase
Kennedy Phase

TOTAL INVESTMENT

US\$ 170MM (Cerro Colorado Phase)
Under Review (Kennedy Phase)

% OWNERSHIP

100%

CERRO COLORADO PHASE

Lifestyle

FORMAT mixed use:	ESTIMATED DATE	ADDITIONAL GLA
7 parking stories	2025	
Main entrance	2025	
Retail space	2025	12,000 sqm
Office tower	2026	23,500 sqm

First Avenue: Expansions of our main assets

We are expanding our largest asset in Peru, MegaPlaza Independencia, in Lima



MegaPlaza Independencia

LOCATION: Lima, Peru

ESTIMATED DATE: S2 2026

EXPANSION PHASE 1: The initial phase of the project entails the establishment of the largest gastronomic district in Lima's northern region and the construction of a large central plaza which will contribute positively to the community. The project also involves the creation of a new area for telecommunications service providers and improvements to internal foot traffic.

TOTAL INVESTMENT: US\$ 33 Million



Second Avenue: New Shopping Centers

We announce the greenfield development of Parque La Molina in Lima, Peru



Parque La Molina

LOCATION: Lima, Peru

ESTIMATED DATE: 4Q 2024

ADDITIONAL GLA: 16,000 sqm

FORMAT: Lifestyle

TENANT MIX: The shopping center will focus on offering a wide variety of gastronomy and entertainment options, as well as mid-size stores, smaller shops, a Falabella, a gym and a cinema

TOTAL INVESTMENT: US\$ 60 Million



Second Avenue: New Shopping Centers

We announce the acquisition of a stake in Titan Plaza in Bogota



Titán Plaza

LOCATION: Bogota, Colombia

FORMAT: Regional Mall

YEAR OF INCORPORATION: 4Q 2023

OWNED GLA: 14,000 sqm

OWNERSHIP: 25% of the Shopping center GLA
50% of the Offices GLA

OCCUPANCY: 95,2% Retail area / 79% Offices

TENANT MIX: Playland, Forever 21, Under Armour, El Corral, Wok, among others

INVESTMENT: US\$ 43 Million



Second Avenue: New Shopping Centers

We announced the purchase of a controlling stake in Parque Fabricato in Medellin



Parque Fabricato

LOCATION: Medellin, Colombia

YEAR OF INCORPORATION: 4Q 2023,
Managed since 2021

OWNED GLA: 39,500 sqm

OWNERSHIP: 70% of Shopping center GLA

OCCUPANCY: 94.2%

TENANT MIX: H&M, Decathlon, Smart Fit,
among others

INVESTMENT: US\$ 17 Million upfront
payment, followed by a price adjusted
payment based on 2026 EBITDA



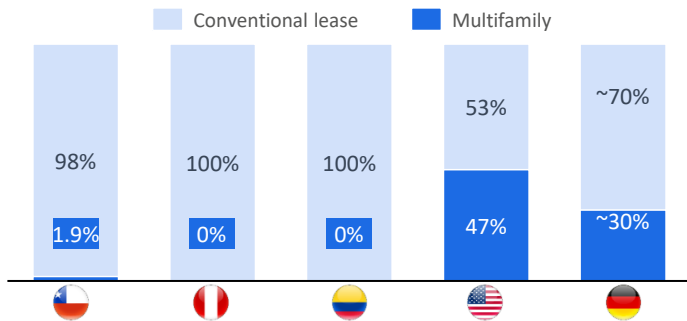
Third Avenue: Development of multifamily projects diversifying business matrix

Parque Arauco has announced 6 multifamily projects in the region in the last 12 months

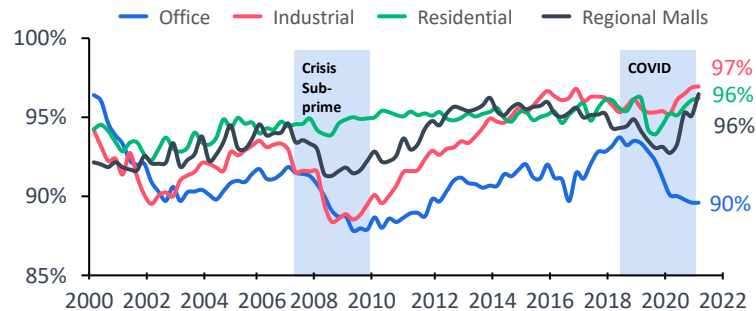
Rational

- Residential rental industry with significant growth prospects in the region
- Investments with attractive returns and a highly resilient format
- Gain experience in real estate use, which complements well with shopping centers
- Demographic trends favor housing rental, with positive income indicators / sqm
- Strategic alliance with Assetplan in Chile in the search and operation of projects minimizes risks for Parque Arauco

Room to grow in multifamily format in the region⁽¹⁾



Occupancy evolution indicates high resilience of multifamily⁽²⁾



Portfolio of announced projects

Association with **FC**



Investment	Total area
US\$ 11 M	6,500 sqm
Opening	% own.
2024	80%

Calle 72, Chapineros, Bogotá

Association with **HASTA CAPITAL**



Investment	Total area
US\$ 23 M	16,000 sqm
Opening	% own.
2025	95%

Carrera 43G, Ciudad del Rio, Medellín



Investment	Total area
US\$ 18 M	8,500 sqm
Opening	% own.
Operating	100%

Calle Juan Mitjans, Macul, Santiago

Association with **HASTA CAPITAL**



Investment	Total area
US\$ 23 M	10,500 sqm
Opening	% own.
2025	95%

Calle 94, Chicó, Bogotá

Association with **desarrolladora**



Investment	Total area
US\$ 16 M	7,700 sqm
Opening	% own.
2026	80%

Av la Mar, Miraflores, Lima



Investment	Total area
US\$ 23 M	11,300 sqm
Opening	% own.
2023	100%

Calle Concón, Estación Central, Santiago

Source: Parque Arauco

(1) Prepared by the author with information from the Chilean market and with news on the multifamily market in the US.

(2) NAREIT report (National Association of Real Estate Investment Trust)

Projects recently incorporated and to be incorporated in the coming years

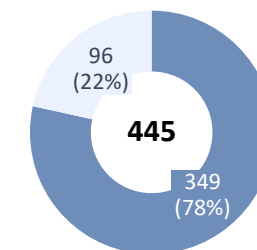
New Projects	Country	Format	Estimated Date	Total GLA (sqm)	% Ownership	Owned GLA (sqm)	Total Investment ¹	Total investment (US\$MM)	Remaining CAPEX (US\$MM)
Parque La Molina	PE	Lifestyle	4Q24	16,000	100%	16,000	218,000	60	38
Project La Mar - Lima (141 units)	PE	Multifamily	2026	7,700	80%	6,160	60,000	16	11
Project Ciudad del Río - Medellín (310 units)	CO	Multifamily	2025	16,000	95%	15,200	109,000	23	17
Project Calle 72 - Bogotá (132 units)	CO	Multifamily	2024	6,500	80%	5,200	51,000	11	4
Project Calle 94 - Bogotá (158 units)	CO	Multifamily	2025	10,500	95%	9,975	107,000	23	14
Subtotal				56,700		52,535		133	84

Expansions	Country	Format	Estimated Date	Total GLA (sqm)	% Ownership	Owned GLA (sqm)	Total Investment ¹	Total investment (US\$MM)	Remaining CAPEX (US\$MM)
MegaPlaza Independencia - First Phase ²	PE	Regional	2S26	-400	100%	-400	123,000	33	30
Arauco Coronel Expansion	CL	Regional	1Q24	1,000	100%	1,000	91,000	4	1
Arauco Quilicura Expansion	CL	Regional	2S24	3,400	100%	3,400	181,000	8	4
Parque Arauco Kennedy - Cerro Colorado Phase	CL	Mixed use	2026	35,400	100%	35,400	4,200,000	170	125
Parque Arauco Kennedy - Kennedy Phase	CL	Mixed use	Under review	Under review	100%	Under review	Under review	Under review	Under review
Subtotal				39,400		39,400		215	160

Acquisitions	Country	Format	Estimated Date	Total GLA(sqm)	% Ownership	Owned GLA (sqm)	Total Investment ¹	Total investment (US\$MM)	Remaining CAPEX (US\$MM)
Puerto Nuevo Antofagasta (comercial space, Hotel tower)	CL	Strip Center	Under review	2,000	100%	2,000	90,000	4	4
Subtotal				2,000		2,000		4	4

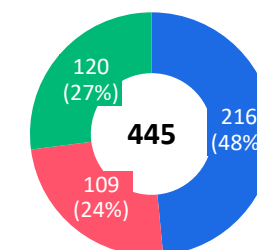
Incorporated Projects	Country	Format	Estimated Date	Total GLA(sqm)	% Ownership	Owned GLA (sqm)	Total Investment ¹	Total investment (US\$MM)	Remaining CAPEX (US\$MM)
Parque Fabricato ³	CO	Regional	4Q23	39,500	51%	20,247	68,000	17	0
Titán Plaza Commercial Center ⁴	CO	Regional	4Q23	13,500	57%	7,695	177,720	46	0
Titán Plaza Business Center ⁴	CO	Offices	4Q23	7,300	Not Consolidated				
Ampliación Arauco Premium Outlet San Pedro	CL	Outlet	4Q23	1,500	100%	1,500	86,000	4	0
Arauco Premium Outlet Curauma Expansion	CL	Outlet	3Q23	1,500	100%	1,500	68,000	3	0
Project calle Concón - Santiago (298 units)	CL	Multifamily	1S23	11,300	100%	11,300	511,000	23	0
Subtotal				74,600		42,242		93	0

Investment by type of project (US\$MM)



- Shopping centers and expansions
- Multifamily

Investment by country (US\$MM)



- Chile
- Peru
- Colombia

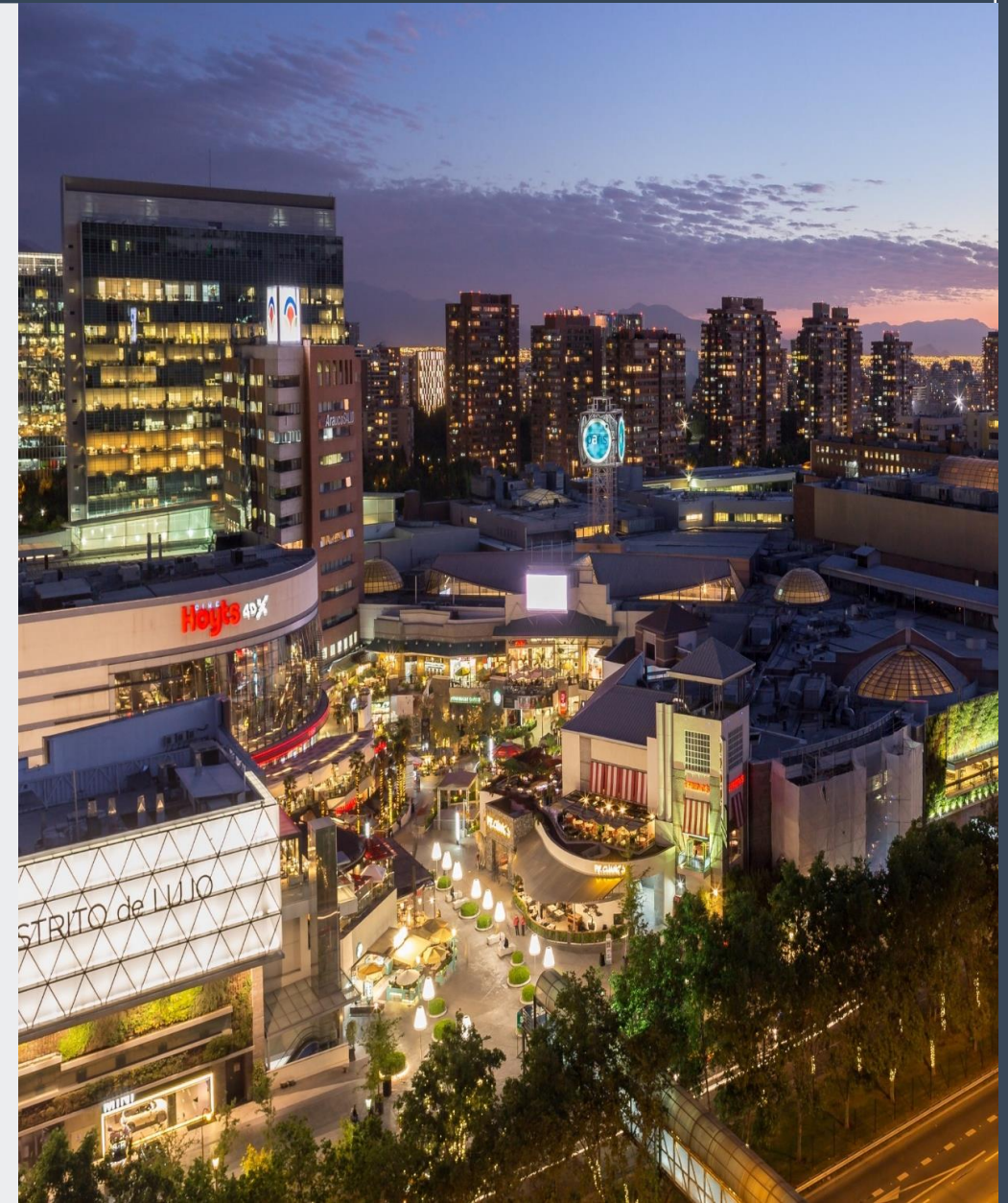
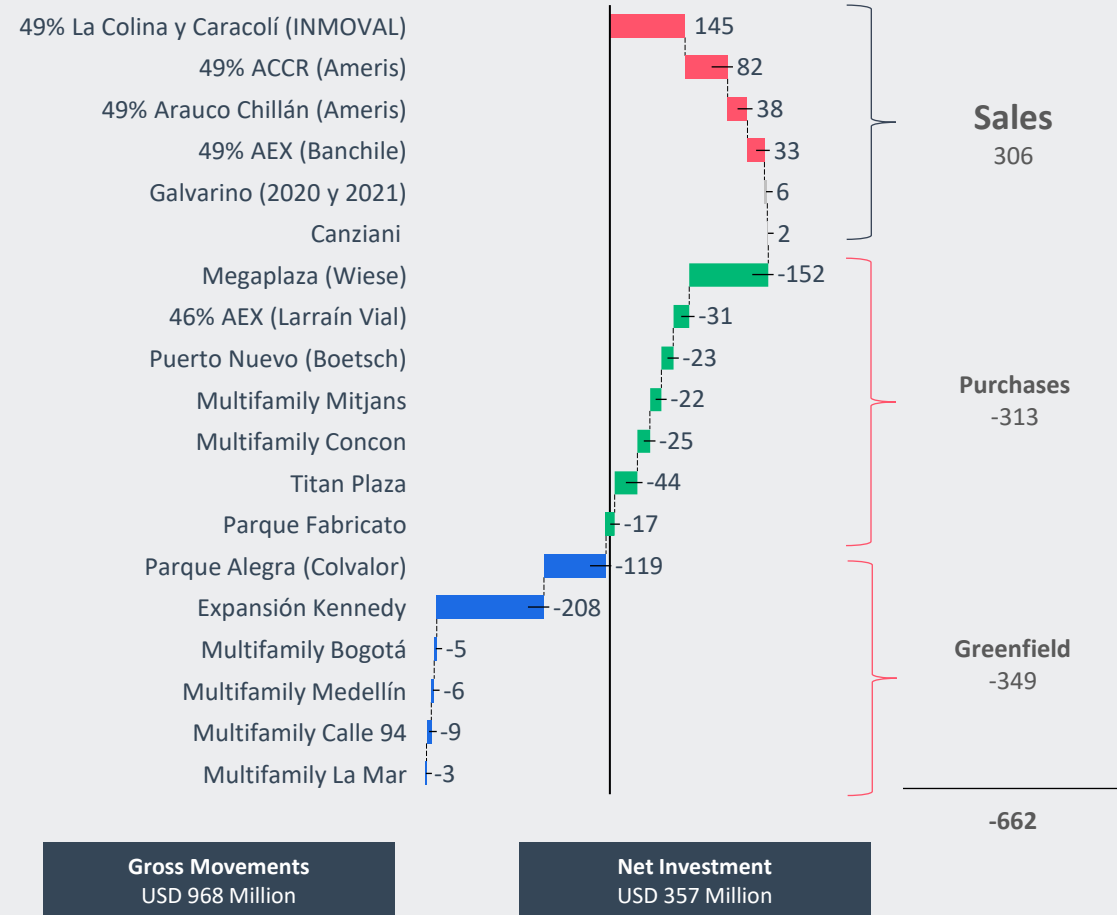
(1) Estimated values, projects in Chile in UF, in Peru in MPEN, in Colombia in MM COP.

Active Portfolio Management

Sales, acquisitions and greenfield investments

Investment Flows

(USD millions, 2019-2023¹)

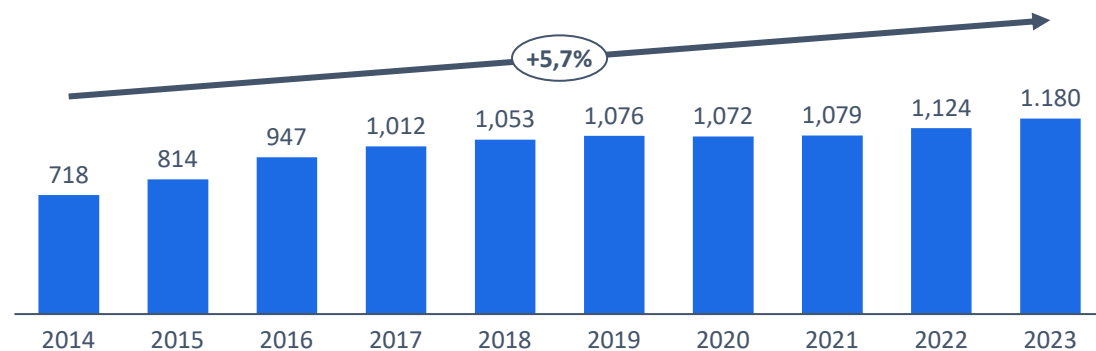


(1) As of December 2023
 (2) Exchange rates used were the average of 4Q-2023, 896 CLP/USD, 4,063 COP/USD, 3.78 PEN/USD.

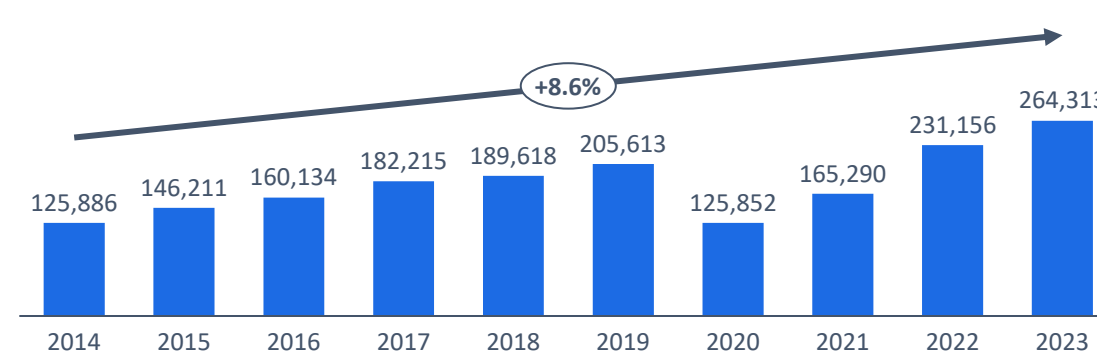
Successful operational management of Parque Arauco in its recent history

Normalization since 2022 of main indicators and operational flows

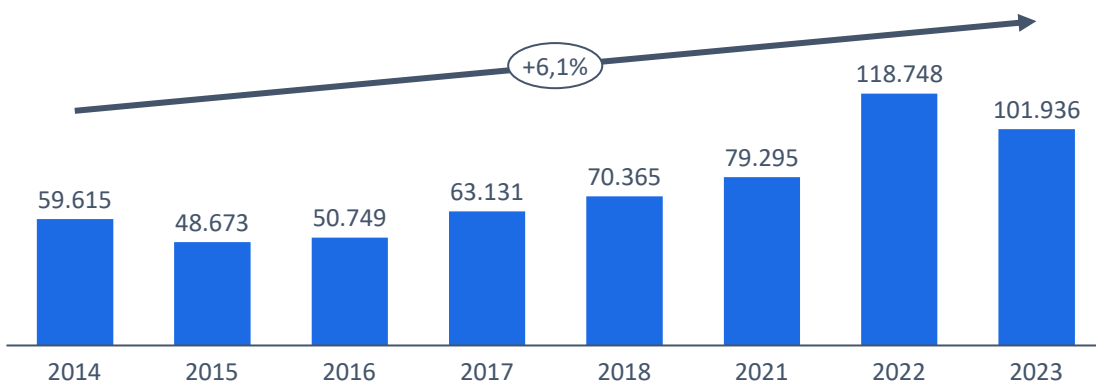
Evolution of GLA (sqm)



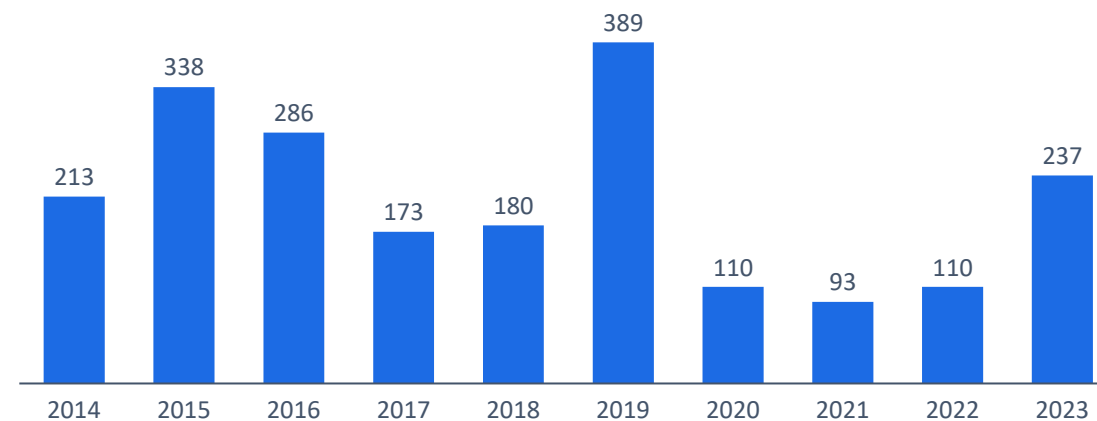
Revenue Growth (Million CLP)



Evolution of the company's Free Cash Flow⁽¹⁾



Historical CAPEX investment (Million USD)⁽²⁾



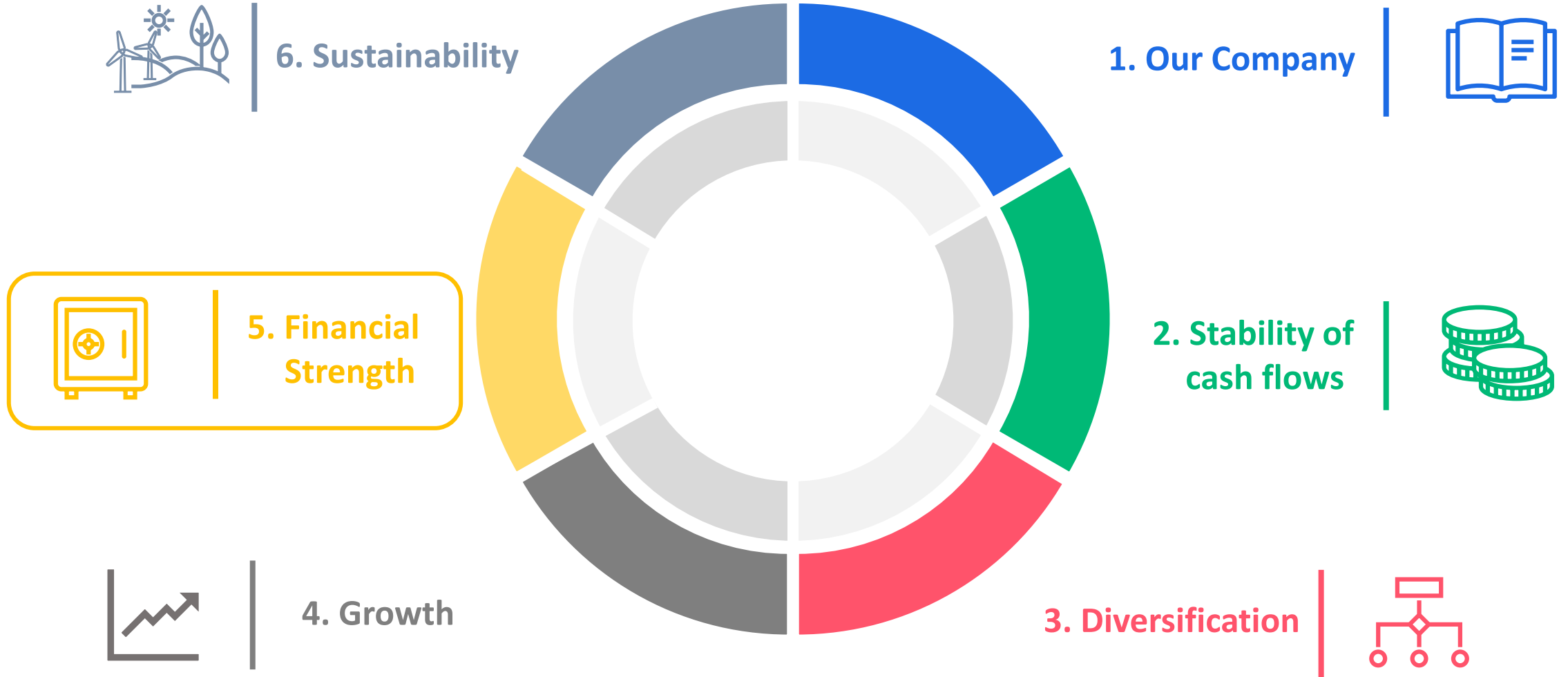
(1) FCF calculated as FFO – Dividends paid

(2) Figures in USD converted using the average exchange rate for each year. Considers the following lines from the Cash Flow Statement: Purchases of PPE, intangible assets, other long term assets and cash flows used to obtain controlling and non-controlling stakes of subsidiaries or other businesses



Parque Arauco Investment Considerations

Over 40 years of solid financial and operational track record

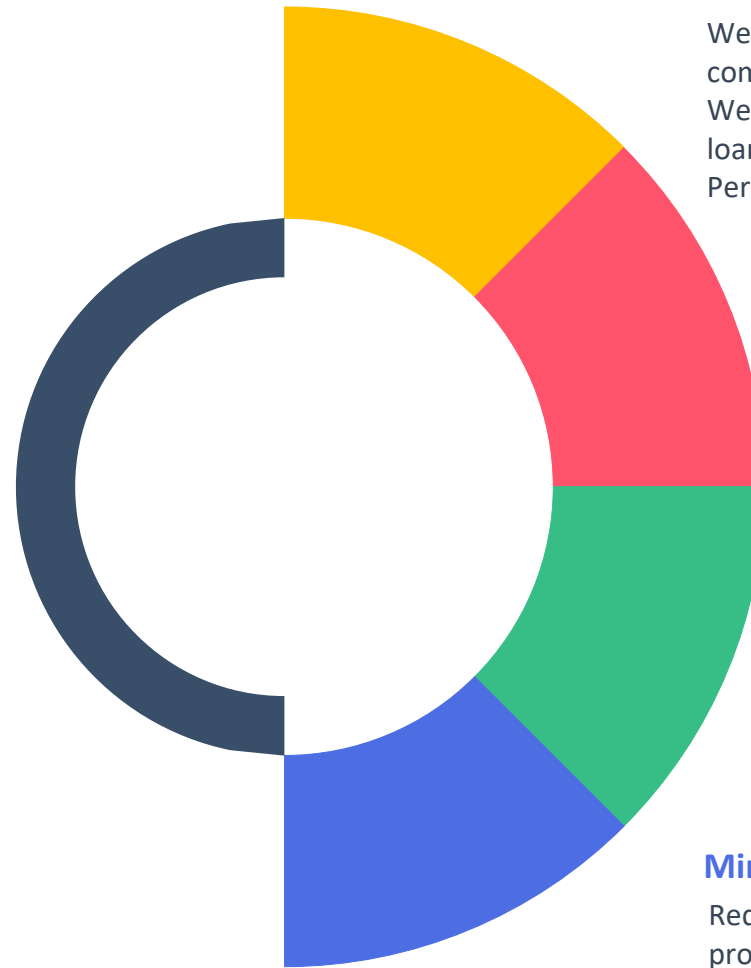


Financial excellence

We are dedicated to financial conservatism

General framework for financial prudence

- We seek to ensure that the company's risk is not financial, **but rather the development and operation of real estate assets**
- Financing strategy based on **4 pillars**



Minimize financial cost

We analyze different financial structures, seeking to generate competition between different creditors.

We aim to have multiple sources of financing (bonds and loan), in addition to promoting access to different markets (Chile, Peru, Colombia and the US).

Minimize refinancing risk

We seek to reduce refinancing risk through actively managing a flat amortization profile and diversifying with different counterparties.

Minimize rate risk

We aim to reduce our exposure to interest rate risk through a debt duration in line with our lease contracts.

Minimize currency risk

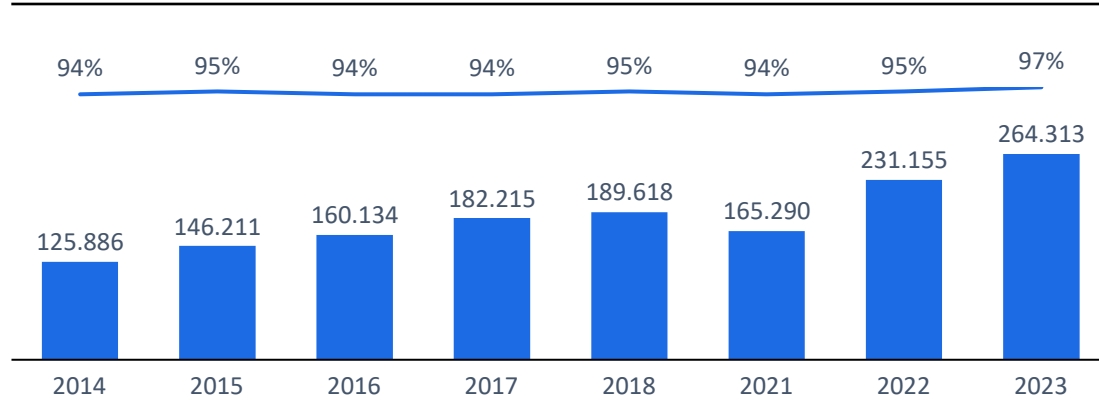
Reduce currency risk by balancing the currency of our loans in proportion to the EBITDA of each country.

Solid financial performance

Quick recovery of results to pre-pandemic levels

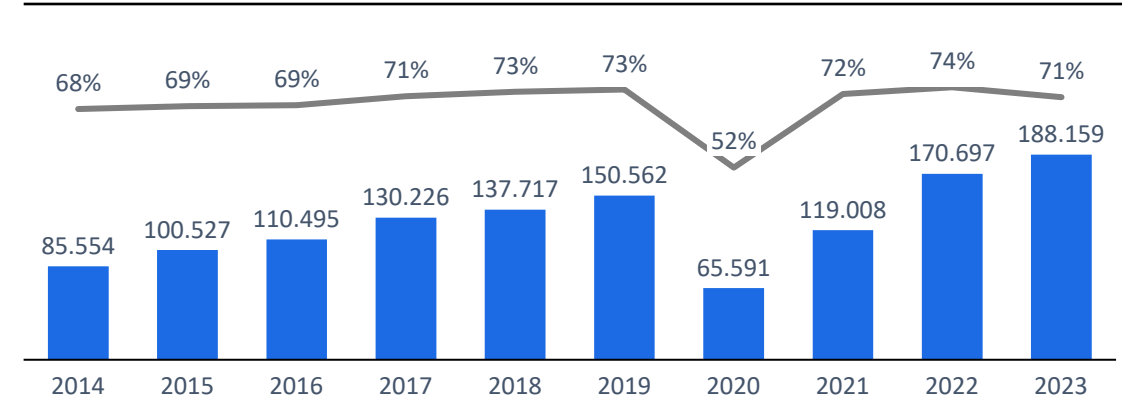
Annual income and occupancy (Million CLP; %)

Revenues Occupancy



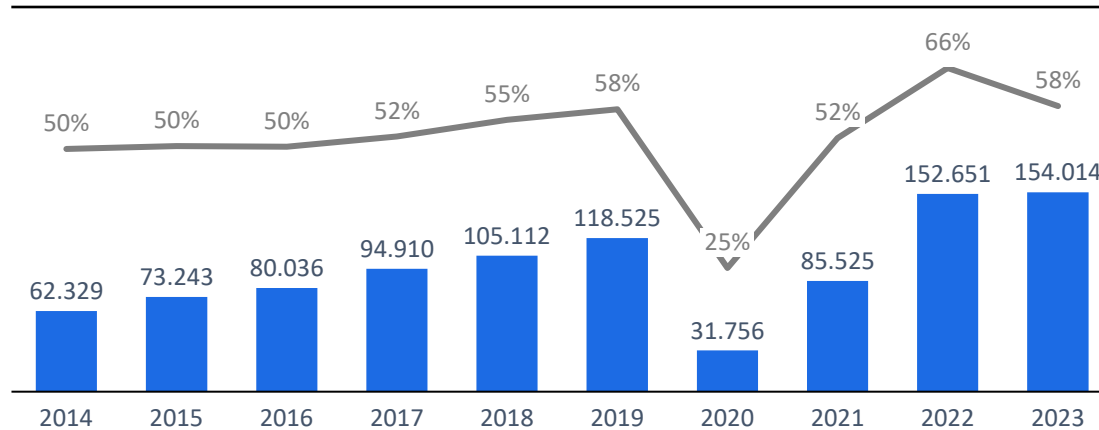
EBITDA and EBITDA margin (Million CLP; %)

EBITDA EBITDA Margin



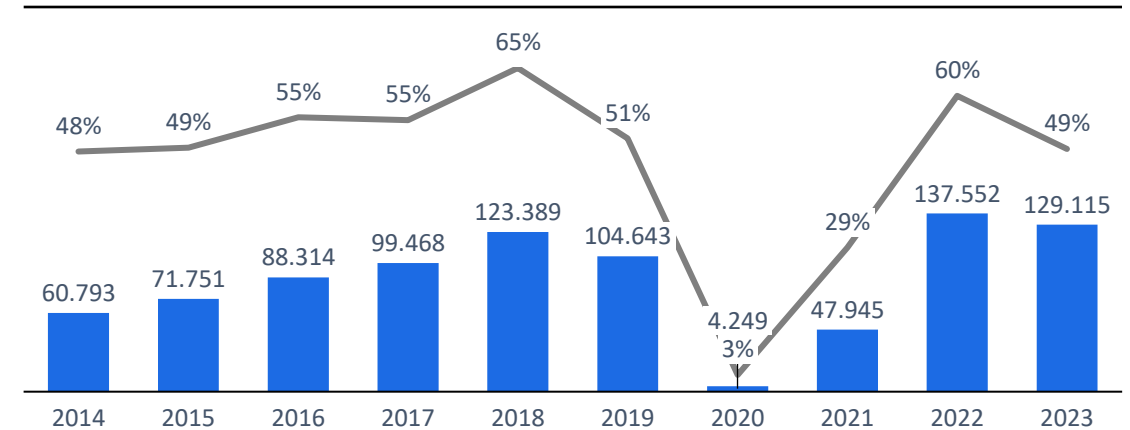
FFO and FFO Margin (Million CLP; %)

FFO FFO Margin



Net profit and net margin (Million CLP; %)

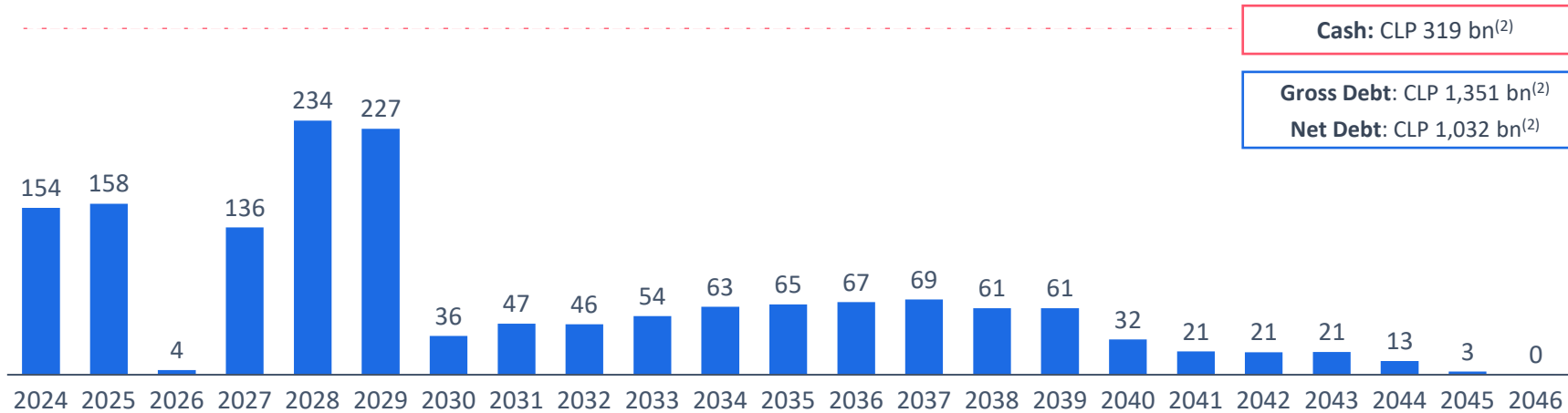
Net profit Net Margin



Conservative financial structure with a long-term profile

Adequate liability structure and solid cash position of the Company

Debt amortization profile (Billion CLP) ⁽¹⁾



Cash: CLP 319 bn⁽²⁾

Gross Debt: CLP 1,351 bn⁽²⁾

Net Debt: CLP 1,032 bn⁽²⁾

Debt Detail (Dec. 2023)

AA / AA

Feller Rate / ICR

5,5 years

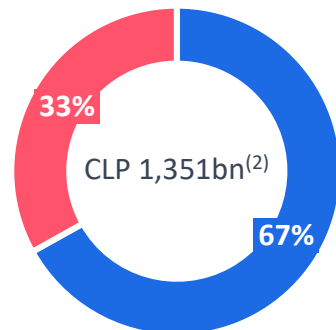
Debt Duration

4,6 years

Duration of lease contracts

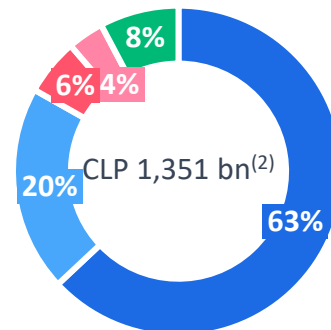
Breakdown by adjustment (Dec. 2023)

Inflation linked (Blue) Nominal (Red)



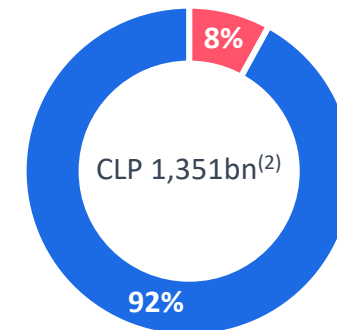
Breakdown by currency (Dec. 2023)

UF (Dark Blue) CLP (Light Blue) PEN (Red) PENVAC (Pink) COP (Green)



Breakdown by rate type (Dec. 2023)

Variable (Red) Fixed (Blue)



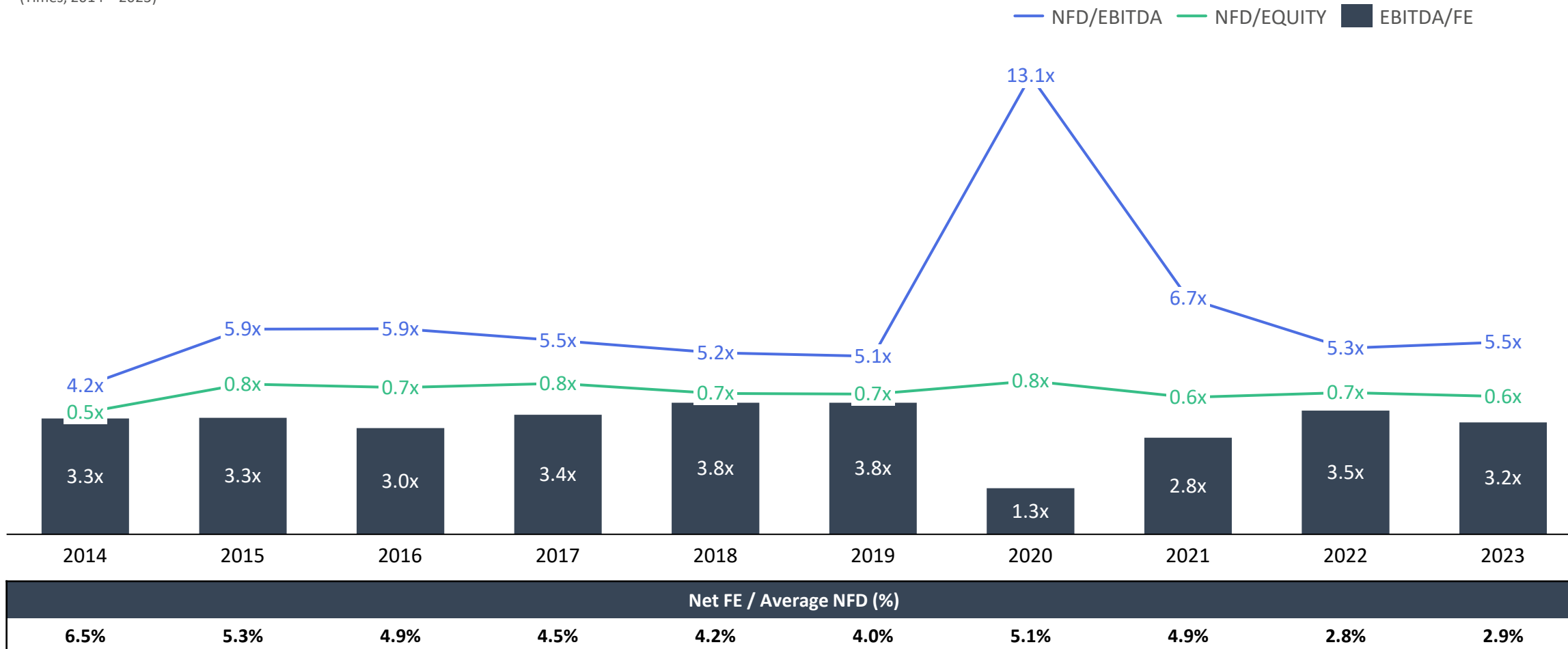
Source: Parque Arauco. Figures as of December 31, 2023
 USD figures converted using the closing exchange rate for december 2023
 (1) Amortization profile does not include accrued interest

Conservative capital structure

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

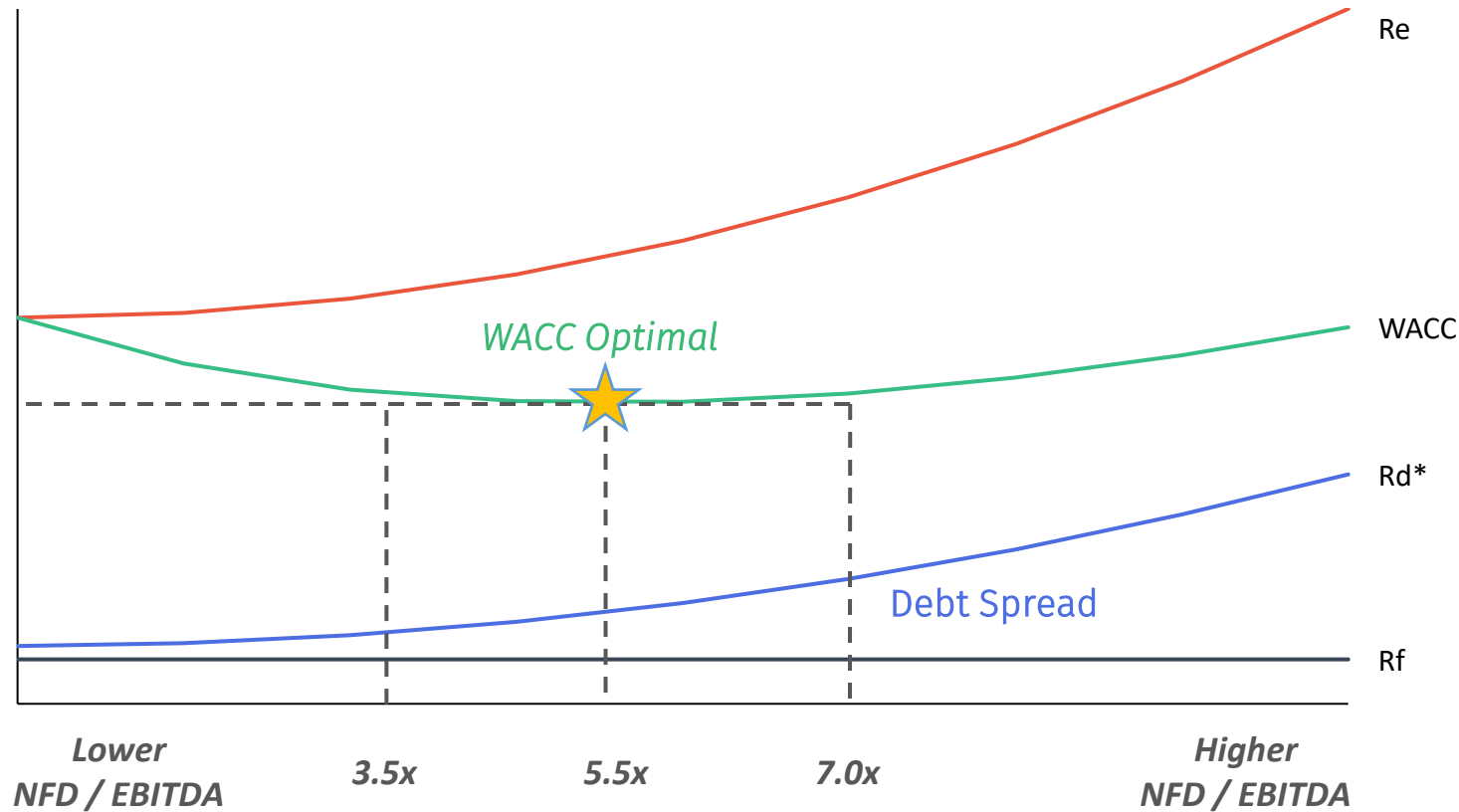
NFD/EBITDA, NFD/EQUITY, FE coverage and Net FE

(Times, 2014 – 2023)



Optimal level of leverage allows for greatest value creation

Debt is around 5.5x NFD / EBITDA: lower leverage has low impact on the cost of debt and capital



The greatest value creation is located at the level of leverage where the cost of capital is minimal

This exercise places the lowest cost of capital between 5.0x and 6.0x NFD / EBITDA

Therefore, our target range is between 5.0x and 5.5x, allowing temporary increases up to 6.0x when a new project would bring EBITDA in the coming months

	3.5x	5.5x	7.0x
Rating	AA +	AA	AA-/A+
Spread	-30 bp	-	+200 bp

Source: Parque Arauco Analysis

1. Chile considers Parque Arauco, MallPlaza, Cencoshopp, Fondo BTG R.C. and Fondo LV Patio I

2. Figures as of 4Q23 for Parque Arauco, 3Q23 for other players

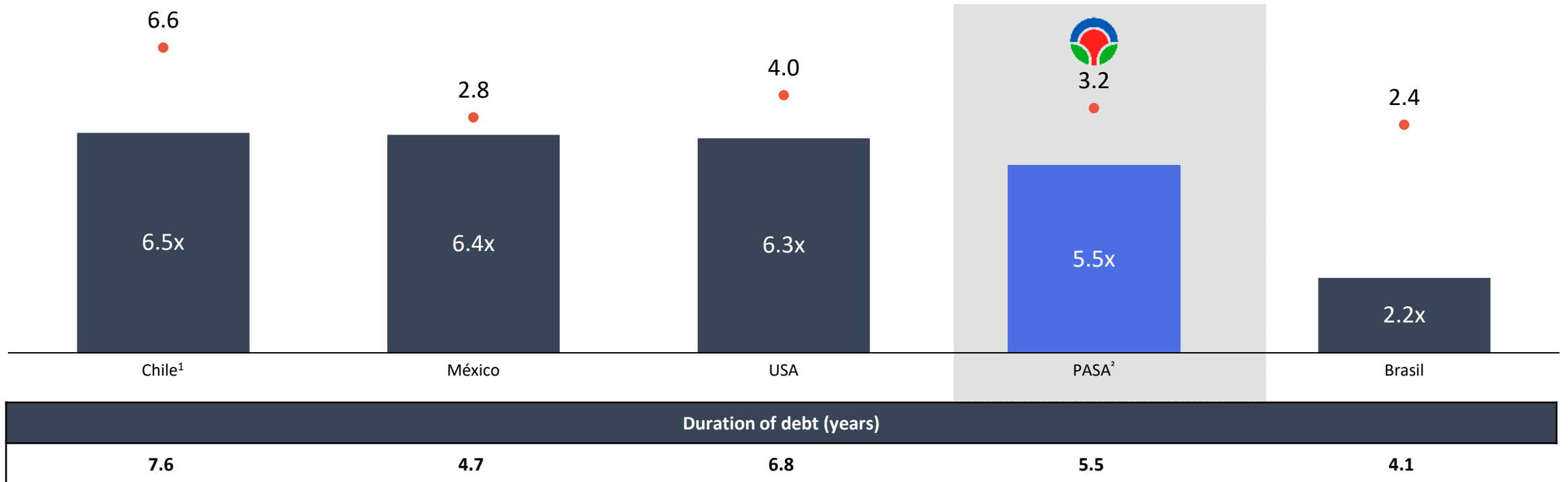
Optimal leverage levels allow for greatest value creation

PASA has a debt similar to comparable companies in the US, with a coverage higher than its comparable companies in Mexico and Brazil

NFD/EBITDA, FE Coverage and Debt Duration

(Times, 4Q23)

■ NFD/EBITDA (Left Axis) ● EBITDA/FE (Right Axis)



Parque Arauco Investment Considerations

Over 40 years of solid financial and operational track record



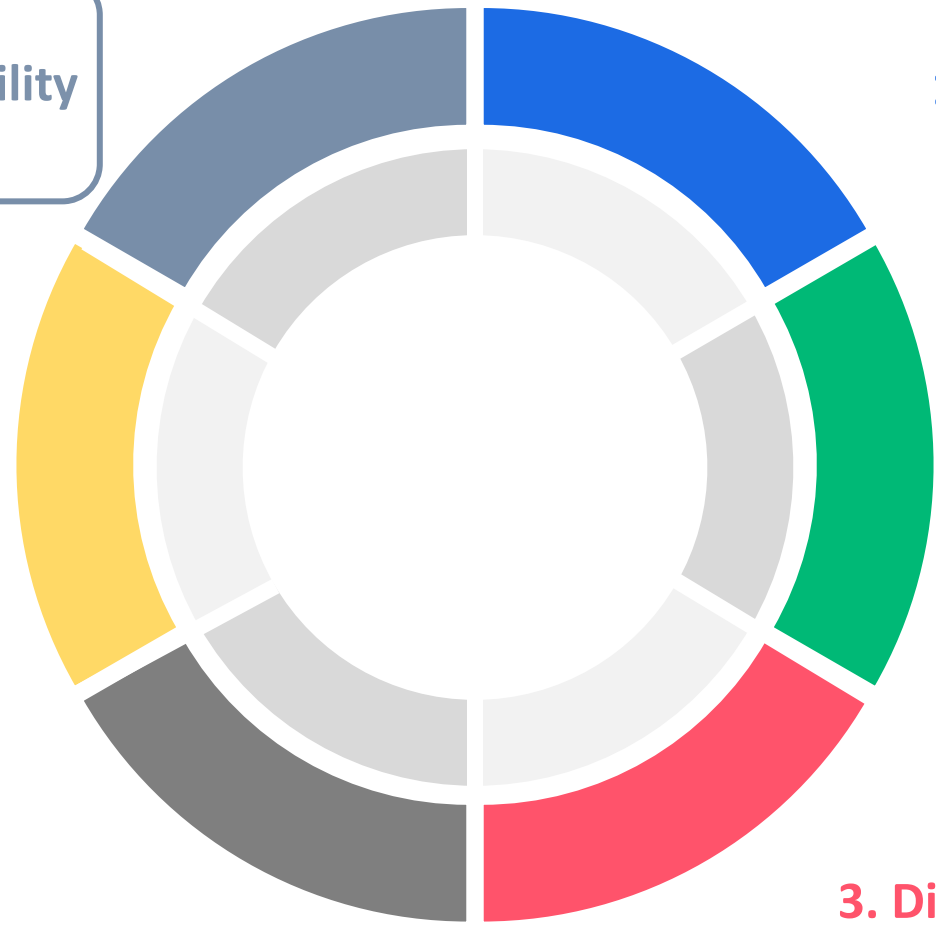
6. Sustainability



5. Financial Strength



4. Growth



1. Our Company



2. Stability of cash flows

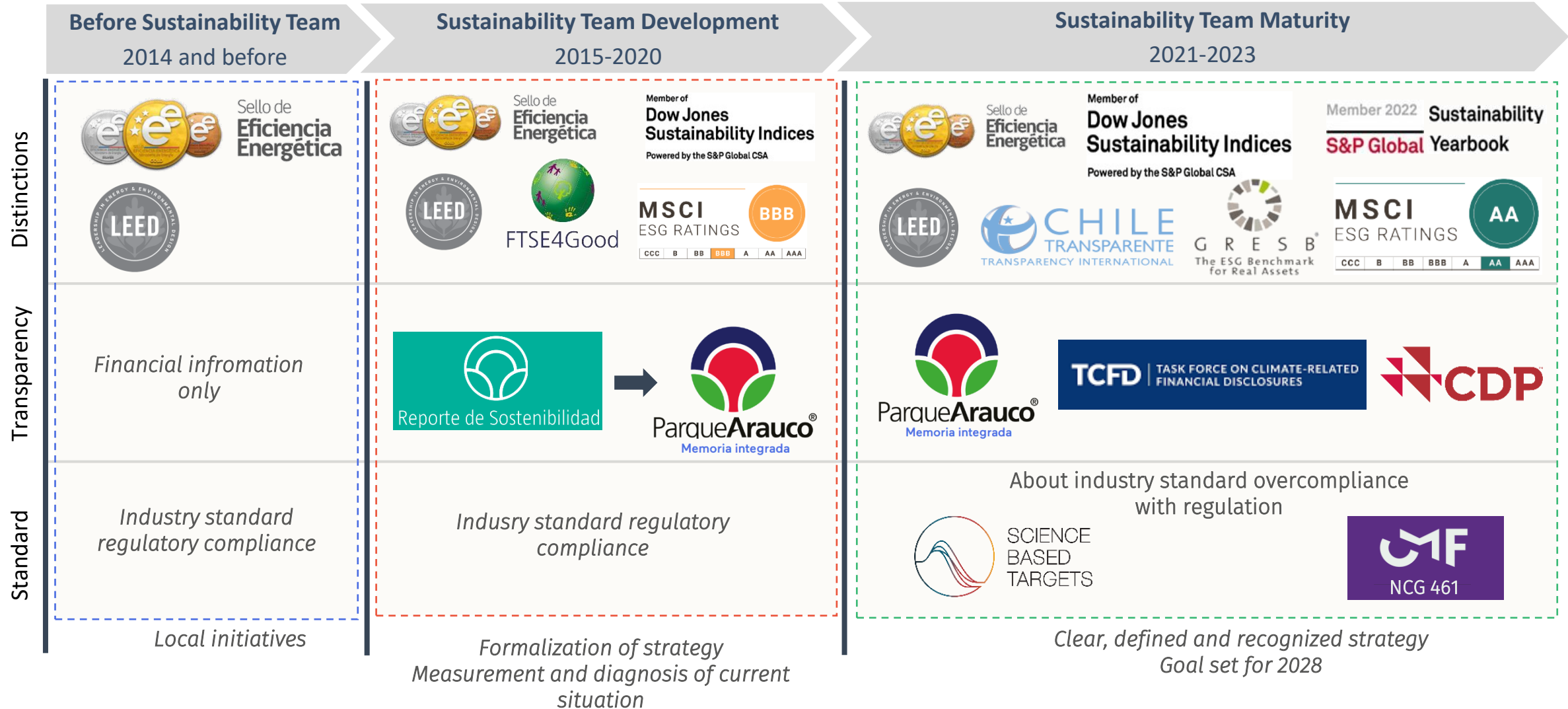


3. Diversification



Track record in sustainability that reaffirms our commitment

Evolution of Sustainability Management at Parque Arauco



Strategic Objectives of our Sustainability Strategy

Evolution of Sustainability Management at Parque Arauco

Environmental

Social

Corporate Governance



Environmental

Improve environmental leadership, goals and climate management

- Decarbonization
- Priorization of risks and opportunities

Social

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

- Be good neighbors
- Develop spaces with social value
- Be leaders in supporting entrepreneurs

Corporate governance

Advance transparency and practices according to international sustainability standards

- Maintain international sustainability standards
- Be the best in class in the industry

Parque Arauco becomes the first shopping center company in South America⁽¹⁾ to receive approval for goals from SBTi

CHILE

PERÚ

COLOMBIA

What is the “Science Based Targets initiative”?

Science Based Targets initiative (SBTi) - A global initiative that enables companies to establish ambitious emission reduction targets in line with the latest climate science and the Paris Agreement

- +7.000** Companies with committed goals worldwide
- +290** Real Estate companies with committed and/or approved goals worldwide
- +25** Companies in Chile with committed goals
- 1°** Real Estate company in Chile with approved goals



"Our commitment to sustainability supported by the Science-Based Targets Initiative, the most rigorous and relevant standard in this field"



(1) Within the Real Estate industry, Parque Arauco is the first company in South America to receive approval for its Scope 1, 2, and 3 targets within the Company segment as determined by the SBTi classification.

Parque Arauco becomes the first shopping center company in South America to receive approval for goals from SBTi

CHILE

PERÚ

COLOMBIA



4Q23

PARQUE ARAUCO INVESTOR PRESENTATION



APPROVED NEAR-TERM SCIENCE- BASED TARGETS

The science based targets initiative has validated that the science-based greenhouse gas emissions reductions target(s) submitted by Parque Arauco S.A conform with the SBTi Criteria and Recommendations (Criteria version 5.1).

SBTi has classified your company's scope 1 and 2 target ambition as in line with a 1.5°C trajectory.

The official near-term science-based target language:

Parque Arauco S.A commits to reduce absolute scope 1 and 2 GHG emissions 37.8% by 2029 from a 2022 base year. Parque Arauco S.A. also commits to reduce scope 3 GHG emissions from purchased goods and services, waste generated in operations, and downstream leased assets 48% per square meter of gross leasable area within the same timeframe.

Collaborating organizations



United Nations
Global Compact



WORLD
RESOURCES
INSTITUTE



In collaboration with:



We commit to a decarbonization agenda approved by SBTi for emission reduction by 2029

CHILE

PERÚ

COLOMBIA

Our sustainability strategy is guided by the most rigorous and demanding standard, aligned with climate science, and prioritizes managing our emissions over offsetting them

EMISSION REDUCTION TARGETS FOR 2029*:

-38% absolute **Scope 1 and 2** emissions reduction targets

-48% intensity reduction targets for **Scope 3** emissions, stemming from purchased goods and services, waste generated in operations, and downstream leased assets

The targets are in reference to the base year 2022 and apply to the commercial real estate assets we control in Chile, Peru, and Colombia



Clean Energy



Sustainable operation



Sustainable construction



Good practices with end and tenant clients

SCOPE 1 & 2

SCOPE 3

Ensure that the energy powering our business comes from renewable sources

Progressively advance in the implementation of self-generation energy projects

Advance in the efficiency of energy and water consumption, and increase recycling and valorization in assets open to the public

Continue measuring emissions during the construction process, identifying mitigation opportunities through materials, waste management processes, design, and efficiency

Work in obtaining certifications related to sustainable construction in our future projects

We are active members of organizations promoting sustainable construction in our region

Deepen the environmental agenda that promotes actions with tenants. Facilitate the progress of sustainable transportation and electromobility in our shopping centers



Social agenda: Second pillar of the Sustainability strategy

We strive to be good neighbors, to support local entrepreneurship, and to create spaces with social value for the community

Social



Links with the community

- Be good neighbors



+460

Social Organizations
supported in neighboring communities in the three countries between 2019-2022



Local development

- Leaders in supporting entrepreneurs



31

Portfolio assets
That integrate the community relations system that includes risk monitoring and social connection actions in each territory in 2022



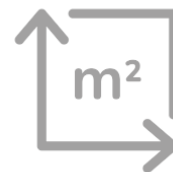
Accessible spaces with social value

- Integration with the environment



+3,700

Training hours
to entrepreneurs and networking events through our shopping centers between 2021- 2022



+2,000

sqm intended for entrepreneurs
in our assets during the year of 2022

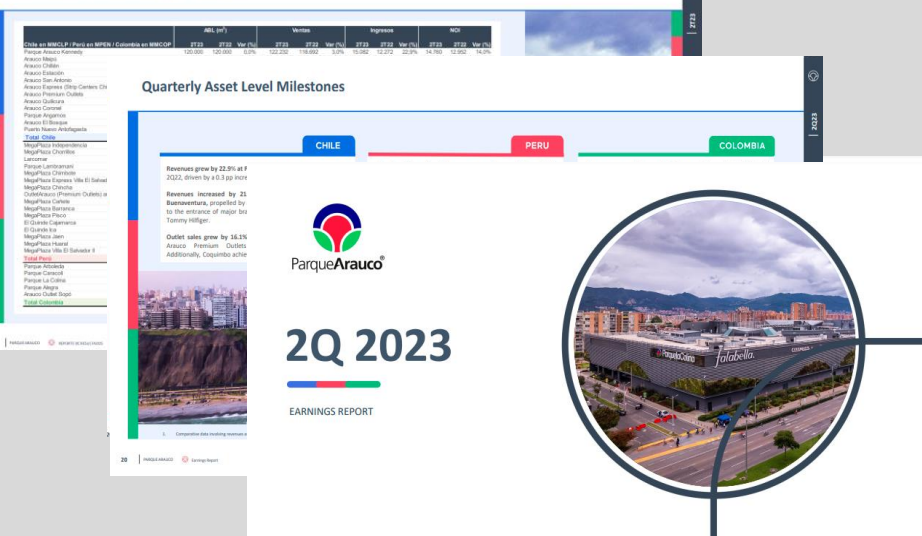
Governance Agenda: Third pillar of the Sustainability strategy

What sets Parque Arauco apart is our excellence in corporate governance, leadership and transparency

We make consistent effort to provide relevant and transparent information to the market, thus ensuring that we communicate information in both quantitative and qualitative terms



Resultados trimestrales por propiedad



Parque Arauco acquires a stake in Titán Plaza, one of the most iconic shopping centers in Bogotá, for USD 34 million.

Santiago, August 25, 2023 - As part of its growth strategy, Parque Arauco S.A. (PARAU.CO.SN), through its subsidiary Parque Arauco Colombia SAS ("PACSAS"), announced the agreement for the acquisition of 51% of the fiduciary rights of an investment vehicle that owns approximately 19,000 m2 of Gross Leasable Area (GLA) of the Titán Plaza Shopping and Business Center in Bogotá, Colombia.

According to the information provided, the Real Estate Collective Investment Fund Visum Rentas Inmobiliarias (hereinafter "Visum") currently owns a portfolio of commercial premises and offices in Titán Plaza. Once the agreed conditions in the contract are met, Parque Arauco will pay Visum COP 138,720 million (approximately USD 34 million) for the acquisition of 51% of the fiduciary rights and will have an option to purchase the remaining 49% for a period of 30 months, after 24 months from the closing date of the agreement.



Parque Arauco Announces USD 33 Million Investment to Expand its Main Asset in Peru

August 9, 2023 - Parque Arauco S.A. (PARAU.CO.SN) announced the initiation of the first phase of the reconfiguration and expansion project for its main asset in Peru, Megaplaza Independencia, requiring a USD 33 million investment.

DF SUD | www.dfsud.com | @DF_Sud

TU LUGAR EN AMÉRICA Y SUS NEGOCIOS

Parque Arauco anuncia la expansión de su principal activo en Perú con una inversión de US\$ 33 millones

JUEVES 10 DE AGOSTO DE 2023 / DIARIO FINANCIERO | 9

Solid executive team leading the company

What sets Parque Arauco apart is our excellence in corporate governance, leadership and transparency

Corporate Governance



Duncan Grob Urzúa
Corporate Legal Affairs Director
 Lawyer, Pontificia Universidad Católica de Chile
 LL.M, Universidad de Los Andes



Francisco Moyano Pérez
CFO
 Civil Industrial Engineer, Pontificia Universidad Católica de Chile
 MBA, University of California, Los Angeles, UCLA



Carolina Galletti Verzzani Fuente-Alba
Corporate HR Director
 Business Administration, Universidad de Concepción



Eduardo Pérez Marchant
CEO
 Business Administration, Pontificia Universidad Católica de Chile.
 MBA and MPP, University of Chicago



Andrés Torrealba Ruiz-Tagle
CEO Chile Division
 Business Administration, Pontificia Universidad Católica de Chile
 MBA Pontificia Universidad Católica de Chile



Alejandro Camino Núñez
CEO Perú Division
 Business degree Universidad del Pacifico, Perú
 MBA Stanford University



Diego Bermúdez Farías
CEO Colombia Division
 Finance Degree Houston University
 EMBA Universidad de Los Andes de Colombia



Miguel Núñez Sfeir
Accounting and Auditing Director
 Business Administration, Universidad Adolfo Ibañez
 MBA Universidad Adolfo Ibañez



Rafael Labarca Guajardo
Chief Investment Officer
 Civil Industrial Engineer, Universidad de Chile
 Masters in Applied Economics, Universidad de Chile



Cristián Calcutta Kusanovic
Chief Technology Officer
 Civil Industrial Engineer, Universidad Técnica Federico Santa María
 MBA Universidad Técnica Federico Santa María



Nicolás Bennett Nualart
Chief Operational Officer
 Civil Industrial Engineer, Pontificia Universidad Católica de Chile
 MBA, University of California, Berkeley

+10 Years of experience in Parque Arauco

+12 Average years of experience in Real Estate Industry

~45 Average years of age of our executives

90% of the executives have a post-graduate degree

Ownership Structure



Said Yarur Family Local Mutual Funds



4. Appendix

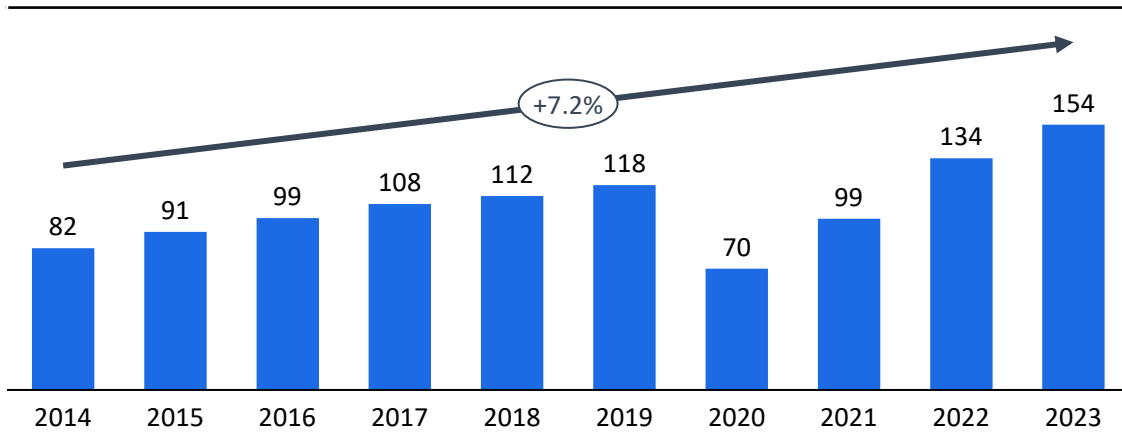


Overview Chile

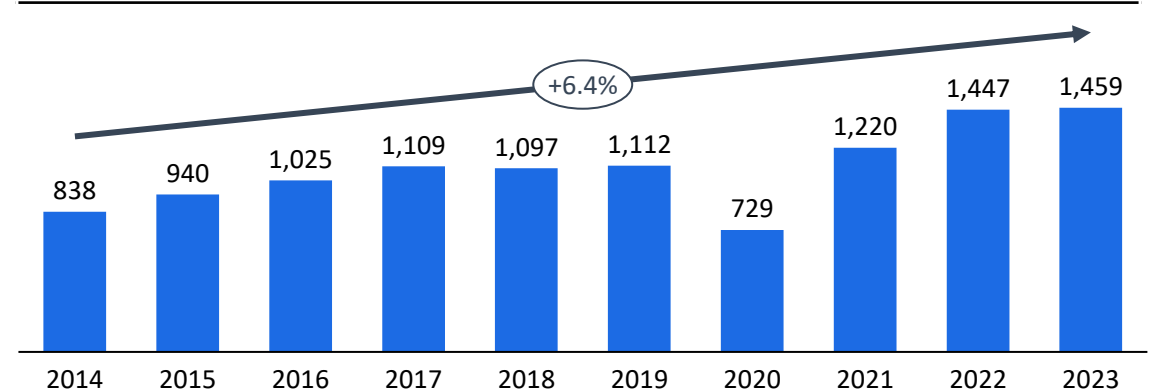
GLA (sqm)



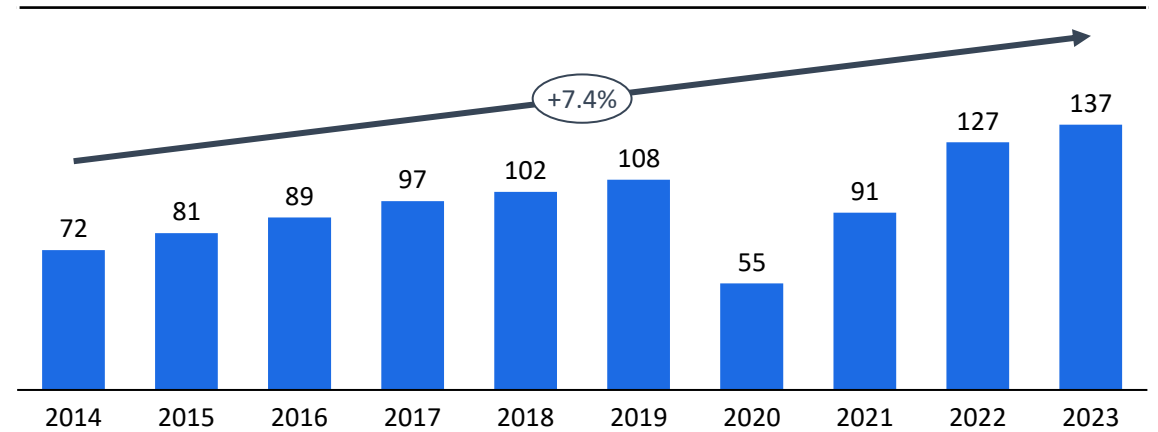
Revenue^{1,2}



Sales¹



NOI Malls¹




1. Amounts in billion CLP

Appendix

Asset portfolio - Chile

529,000 sqm

Gross leasable area (GLA)

30 

Real estate assets

8



Regional shopping centers

17



Strip centers

1



Neighborhood shopping center

4



Premium Outlets

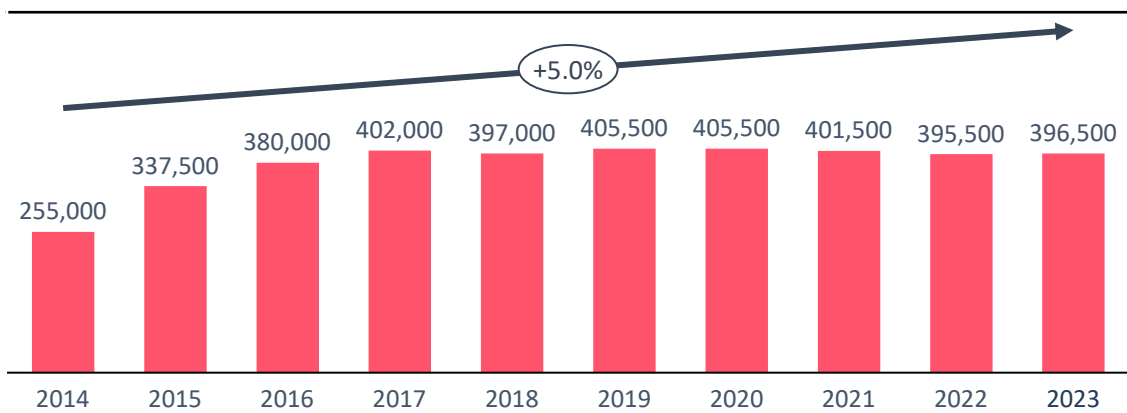
31-12-2023	Format	Year incorporated	GLA (sqm)	Property (%)	Owned GLA	Occupancy(%)
Parque Arauco Kennedy	Regional shopping center	1982	120,000	100%	120,000	99,9%
Arauco Maipú	Regional shopping center	1993	75,000	100%	75,000	99,7%
Arauco Chillán	Regional shopping center	2007	32,500	51%	16,575	92,1%
Arauco Estación	Regional shopping center	2008	68,000	83%	56,440	97,5%
Arauco San Antonio	Regional shopping center	2009	28,500	36%	10,175	94,0%
Arauco Express (Strip Centers Chile) ¹	Strip centers	2012	41,000	51%	20,910	92,8%
Arauco Premium Outlets ²	Outlets	2012	54,500	100%	54,500	94,8%
Arauco Quilicura	Regional shopping center	2013	31,000	51%	15,810	98,1%
Arauco Coronel	Regional shopping center	2017	29,500	51%	15,045	98,7%
Parque Angamos	Regional shopping center	2018	10,500	55%	5,775	97,3%
Arauco El Bosque	Regional shopping center	2018	30,000	51%	15,300	99,6%
Puerto Nuevo Antofagasta	Strip centers	2019	8,500	100%	8,500	72,6%
Total Chile			529,000	78.3%	414,030	97.0%

1. Inclusion of 17 strip centers and 4 premium outlets in a list or portfolio of assets. Our strip centers are located in different cities: 13 in Santiago, 1 in Viña del Mar, 1 in Calama, 1 in Coquimbo, and 1 in Antofagasta.
2. The 4 premium outlets are located in Santiago, Concepción, Coquimbo, and Curauma

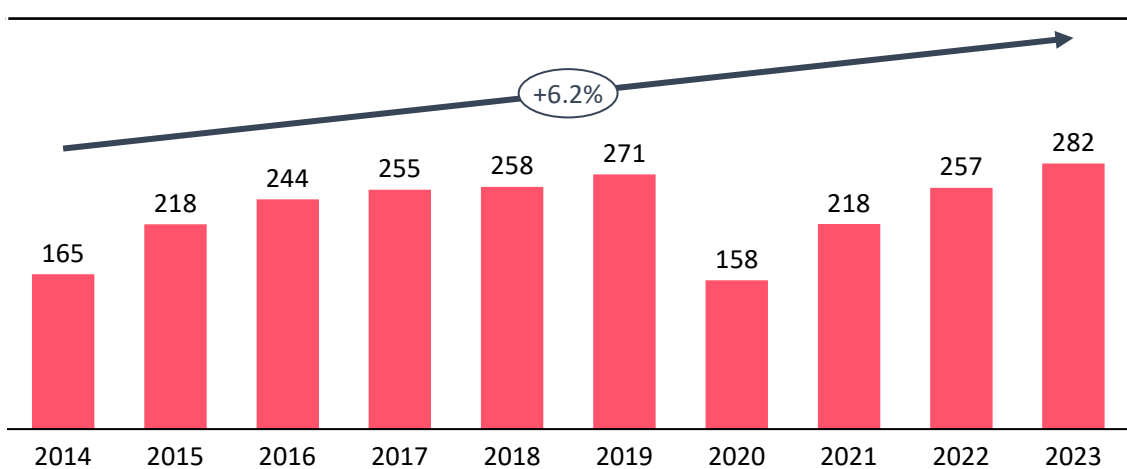


Overview Peru

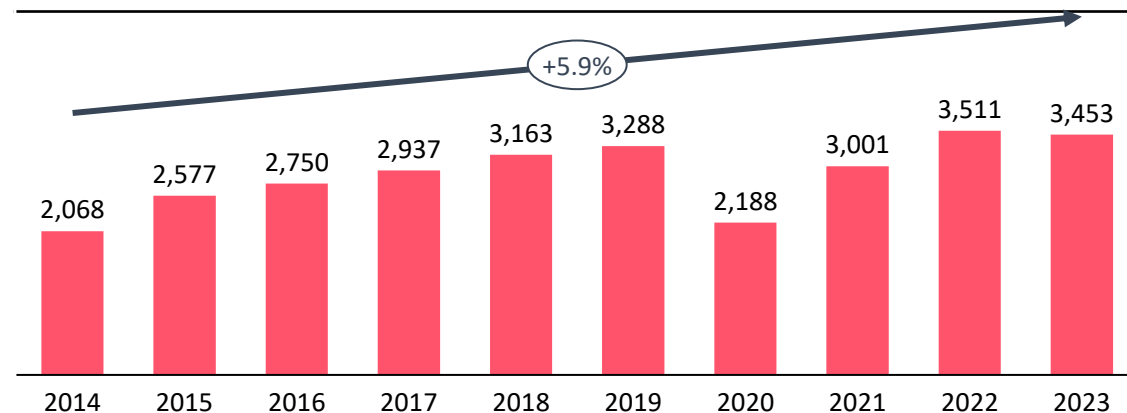
GLA (sqm)



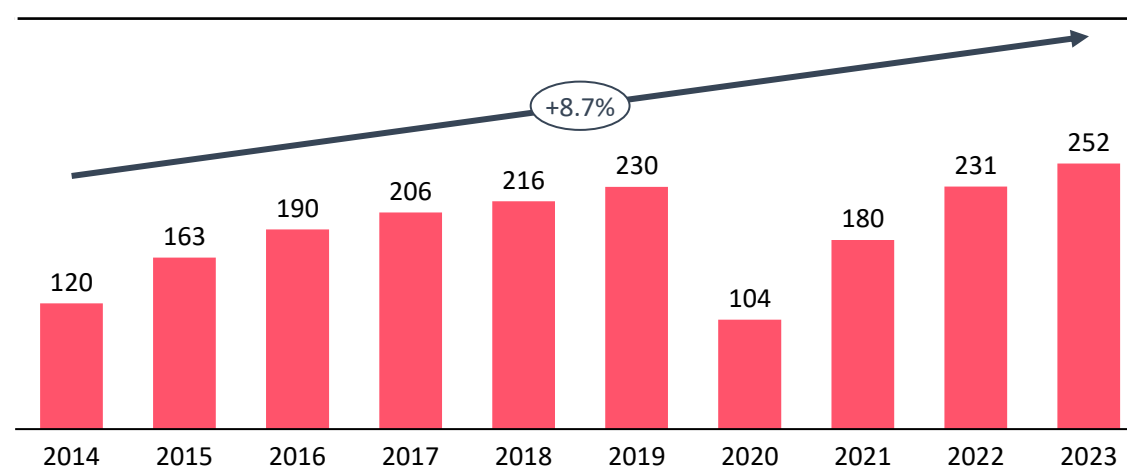
Income^{1,2}



Sales¹



NOI Malls¹



1. Amounts in million PEN




Appendix

Asset portfolio - Perú

395,500 sqm

Gross leasable area (GLA)

20 

Real estate assets

6



Regional shopping centers

9



Neighborhood shopping center

3



Strip centers

2



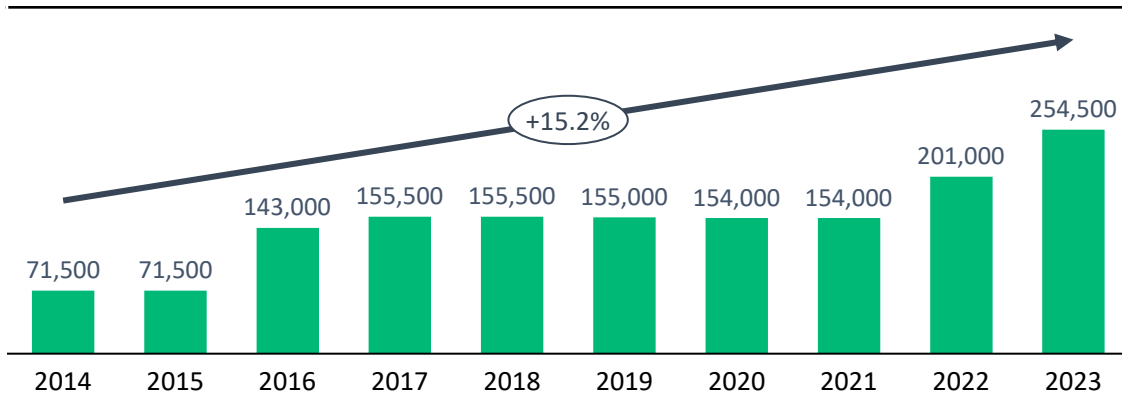
Premium Outlets

31-12-2023	Format	Year incorporated	GLA (sqm)	Property (%)	Owned GLA	Occupancy (%)
MegaPlaza Independencia	Regional shopping center	2006	110,000	100%	110,000	96,6%
MegaPlaza Chorrillos	Regional shopping center	2009	8,000	100%	8,000	100%
Larcomar	Regional shopping center	2010	25,000	100%	25,000	99,1%
Parque Lambramani	Regional shopping center	2010	29,000	100%	29,000	90,3%
MegaPlaza Chimbote	Regional shopping center	2012	28,000	100%	28,000	97,1%
MegaPlaza Villa El Salvador	Regional shopping center	2012	9,500	100%	9,500	98,9%
MegaPlaza Chincha	Regional shopping center	2013	10,000	100%	10,000	97,8%
InOutlet (Premium Outlet) and Viamix (Strip Centers)	Outlet / Strip centers	2013	25,500	100%	25,500	96,6%
MegaPlaza Cañete	Regional shopping center	2013	17,000	100%	17,000	99,9%
MegaPlaza Barranca	Regional shopping center	2013	9,500	100%	9,500	97,9%
MegaPlaza Pisco	Regional shopping center	2015	15,500	100%	15,500	99,7%
MegaPlaza Cajamarca	Regional shopping center	2015	30,500	100%	30,500	97,2%
MegaPlaza Ica	Regional shopping center	2015	35,000	100%	35,000	98,5%
MegaPlaza Jaén	Regional shopping center	2016	14,500	100%	14,500	98,8%
MegaPlaza Huaral	Neighborhood Shopping Center	2017	14,000	100%	14,000	96,0%
MegaPlaza Villa El Salvador II	Neighborhood Shopping Center	2017	15,500	100%	15,500	97,5%
Total Peru			396,500	100.0%	396,500	97,1%

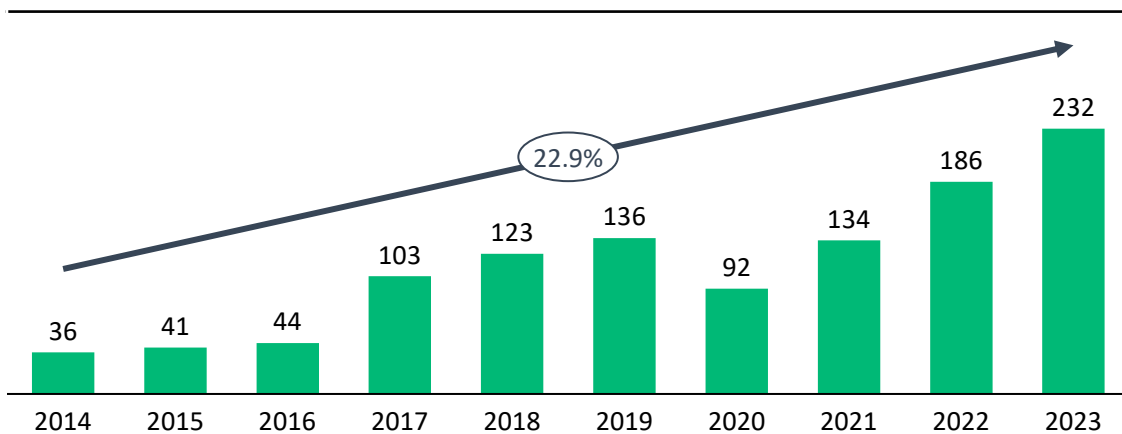


Overview Colombia

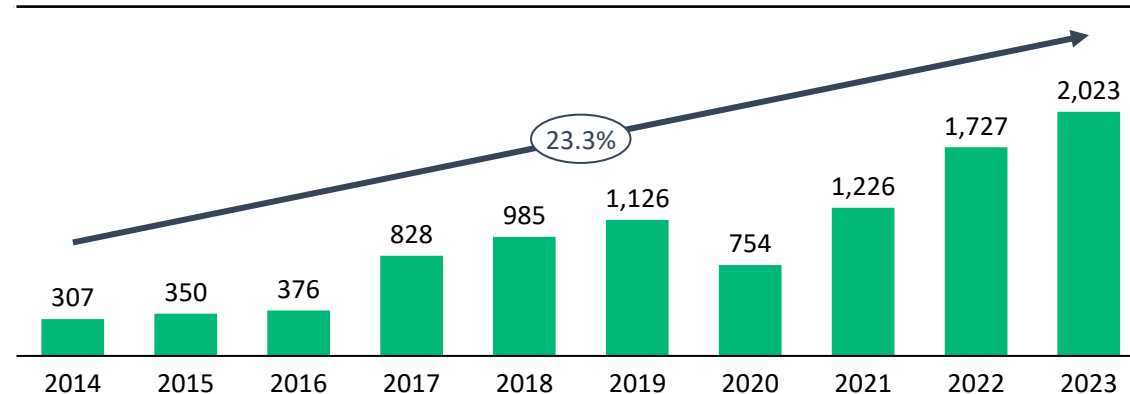
GLA (sqm)



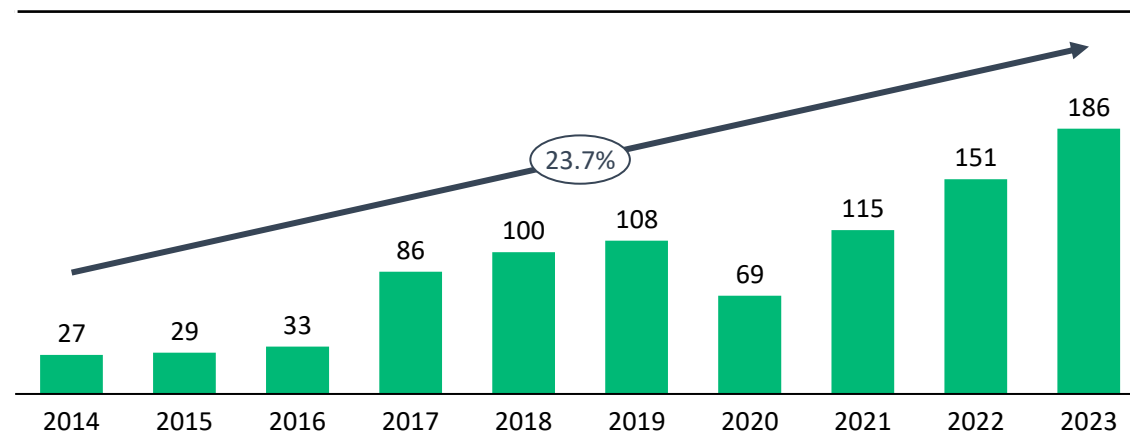
Income^{1,2}



Sales¹



NOI Malls¹



1. Amounts in billion COP

Appendix

Asset portfolio - Colombia

254,500 sqm

Gross leasable area (GLA)

7



Real estate assets

6



Regional shopping centers

1



Premium Outlets

31-12-2023	Format	Year incorporated	GLA (sqm)	Property (%)	Owned GLA	Occupancy (%)
Parque Arboleda	Regional shopping center	2010	41,500	55.0%	22,825	99.2%
Parque Caracoli	Regional shopping center	2013	39,500	51.0%	20,145	99.1%
Parque La Colina	Regional shopping center	2016	60,500	51.0%	30,855	100%
Parque Alegre	Regional shopping center	2022	47,000	52.5%	24,675	81.5%
Outlet Arauco Sopo	Outlet	2017	13,000	100.0%	13,000	82.6%
Parque Fabricato	Regional shopping center	2023	39,500	28.6%	11,297	94.2%
Titan Plaza	Regional shopping center	2023	13,500	56.7%	7,655	95.2%
Total Colombia			254,500	55.3%	140,828	94.3%



Glossary

- **EBITDA - Earnings Before Income Tax Depreciation and Amortization:** Revenues + Cost of Sales + Administration Expenses - Depreciation and Amortization
- **EBITDA margin:** EBITDA divided by revenues
- **EPS:** Earnings Per Share: Net income attributable to the equity holders of the company/weighted average number of shares outstanding
- **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
- **Landbank:** 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 income margin:** Net profit divided by revenues
- **NOI - Net Operating Income:** Revenues - Cost of Sales - Administration Expenses + Depreciation & Amortization + Associates accounted NOI
- **Occupancy:** GLA paying rent divided by total GLA
- **Occupancy cost:** Minimum rent, plus variable rent, plus common expenses, plus a promotion fund that the tenants pay Parque Arauco divided by the sales of the tenant
- **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 outside of the city offering name brand clothing and goods for a reduced price
- **Regional Mall:** A shopping mall with a GLA over 20,000 sqm
- **SSR: Same Store Rent:** Percentage change in rent collected from tenants that paid rent in both of the periods compared
- **SSS: Same Store Sales:** Percentage change in sales from tenants that reported sales in both of the periods compared
- **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 currency used in Chile. Its value in CLP is adjusted daily. Its adjustment factor corresponds to the geometric average of the change in the monthly Consumer Price Index (CPI).





SOCIAL



Parque la Colina

DEJAR UNA HUELLA POSITIVA PARA EL PLANETA ES MUCHO MEJOR

