



PARQUE ARAUCO
INVESTOR PRESENTATION
1Q25



ParqueArauco®

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Important disclaimer

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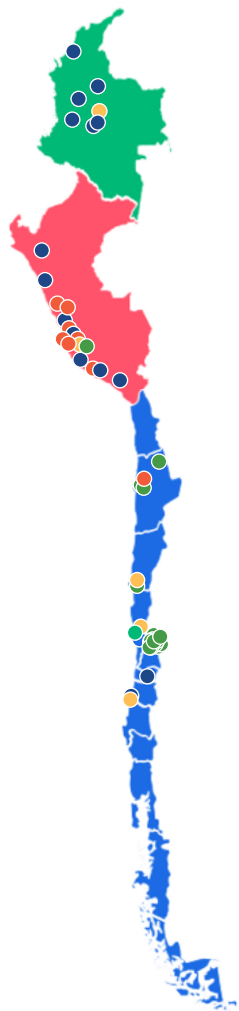
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Parque Arauco at a glance

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



58

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

+1,199,500

sqm of GLA

+116,130

sqm of GLA under development¹

96.4%

Occupancy



19 Regional Shopping Centers



11 Neighborhood Shopping Centers

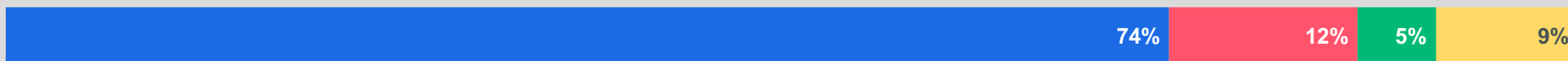


20 Strip Centers



8 Outlets

GLA by format



1Q25 SALES

M US\$ 794

Ch\$ 764 bn **+11.8%** vs 1Q24

1Q25 REVENUES

M US\$ 86

Ch\$ 83 bn **+13.6%** vs 1Q24

1Q25 EBITDA

M US\$ 61

Ch\$ 59 bn **+16.3%** vs 1Q24

1Q25 FFO

M US\$ 50

Ch\$ 26 bn **+22.3%** vs 1Q24

Ownership Structure



Controlling Group
Local Mutual Funds

Foreign Investors
Others

Brokers / Dealers

Pension Funds

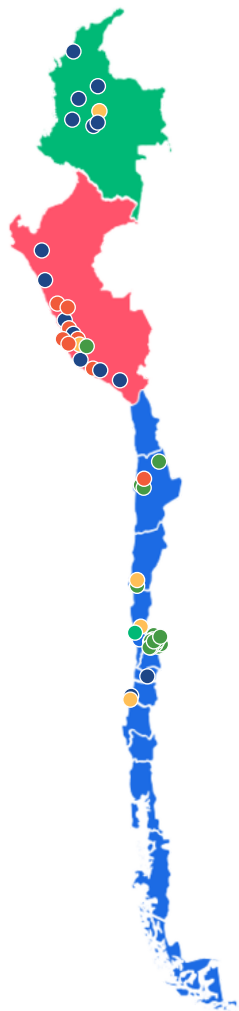
Said Yarur Family

Abumohor Family

¹: Does not include sqm from the Open Plaza Kennedy and Minka acquisition announcements
Source: Parque Arauco. Figures as of March 31, 2025

Parque Arauco at a glance

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



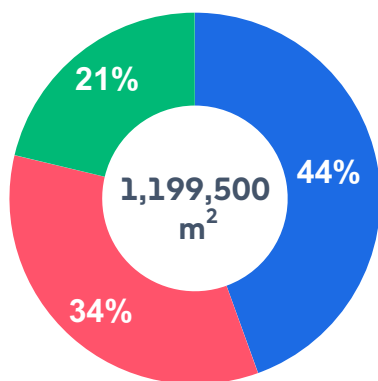
Chile



- 30 assets
- 533,500 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 (end of 1Q25)



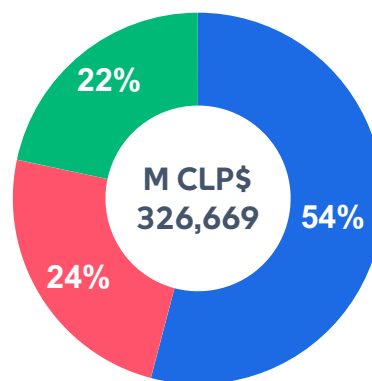
Peru



- 21 assets
- 411,000 sqm of GLA
- Growth portfolio in a market with low penetration of shopping centers
- **Larcomar and MegaPlaza Independencia** are outstanding assets in the country



Revenues by country ()



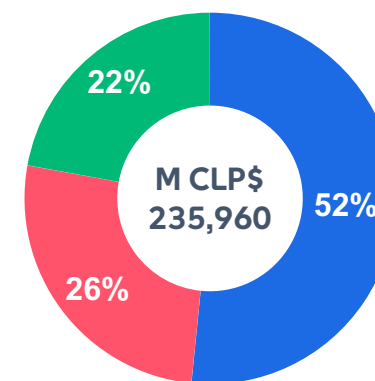
Colombia



- 7 assets
- 255,000 sqm of GLA
- Growth portfolio in a market with majority of multi-ownership shopping centers
- **Parque La Colina**, a renowned Trophy shopping center



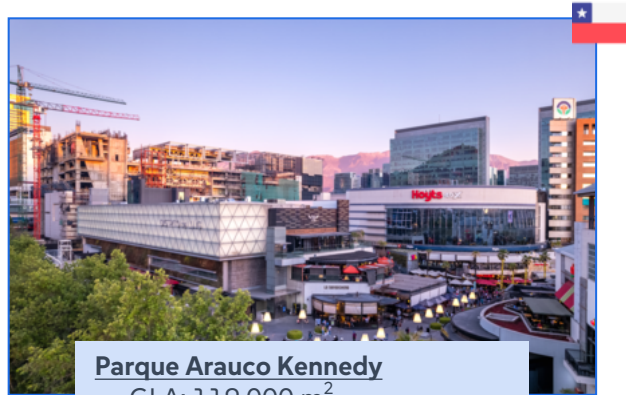
EBITDA by country ()



High Quality Portfolio

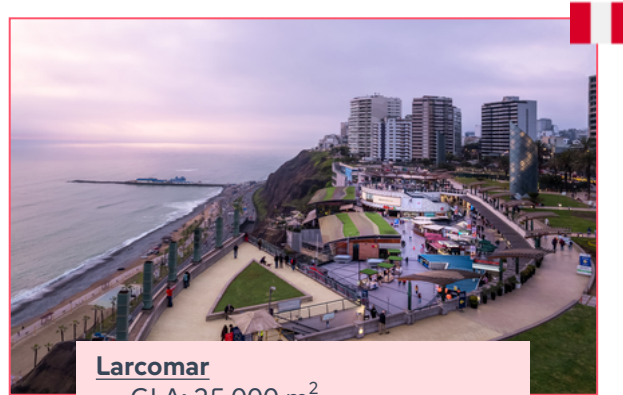
These 6 assets represent +60% of the company's NOI

Some of our iconic assets in Chile, Peru and Colombia



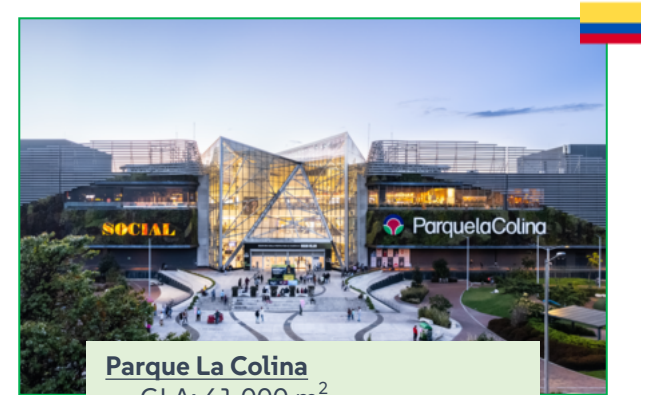
Parque Arauco Kennedy

- GLA: 119,000 m²
- Monthly sales/sqm: US\$ 459



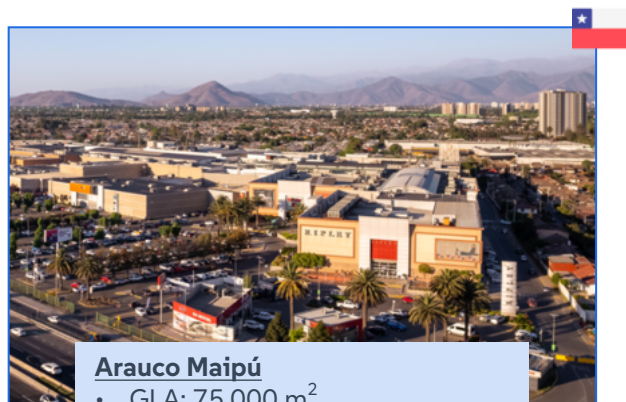
Larcomar

- GLA: 25,000 m²
- Monthly sales/sqm: US\$ 353



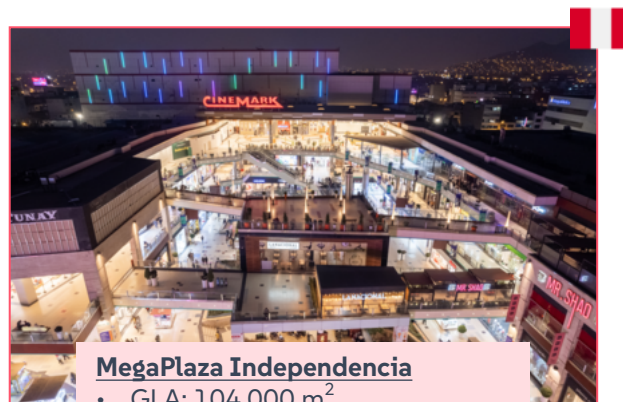
Parque La Colina

- GLA: 61,000 m²
- Monthly sales/sqm: US\$ 268



Arauco Maipú

- GLA: 75,000 m²
- Monthly sales/sqm: US\$ 270



MegaPlaza Independencia

- GLA: 104,000 m²
- Monthly sales/sqm: US\$ 269



Parque Arboleda

- GLA: 41,500 m²
- Monthly sales/sqm: US\$ 216

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

Solid financial and operational track record



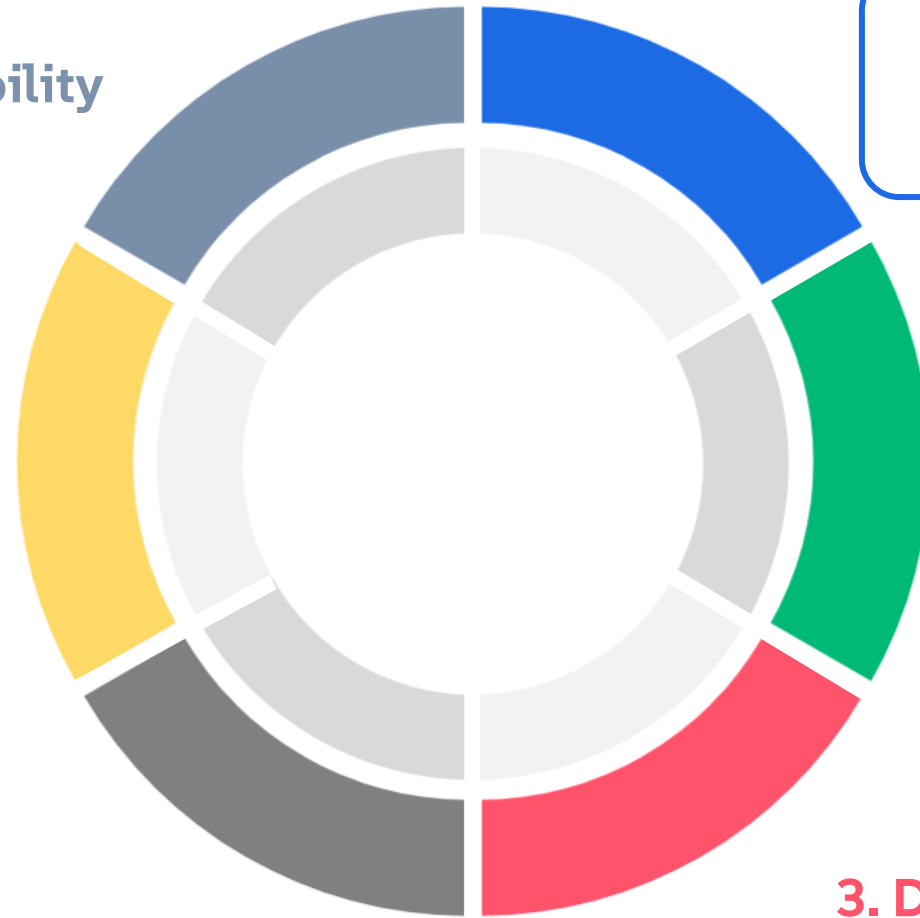
6. Sustainability



5. Financial Strength



4. Growth



1. Our Company



2. Stability of cash flows

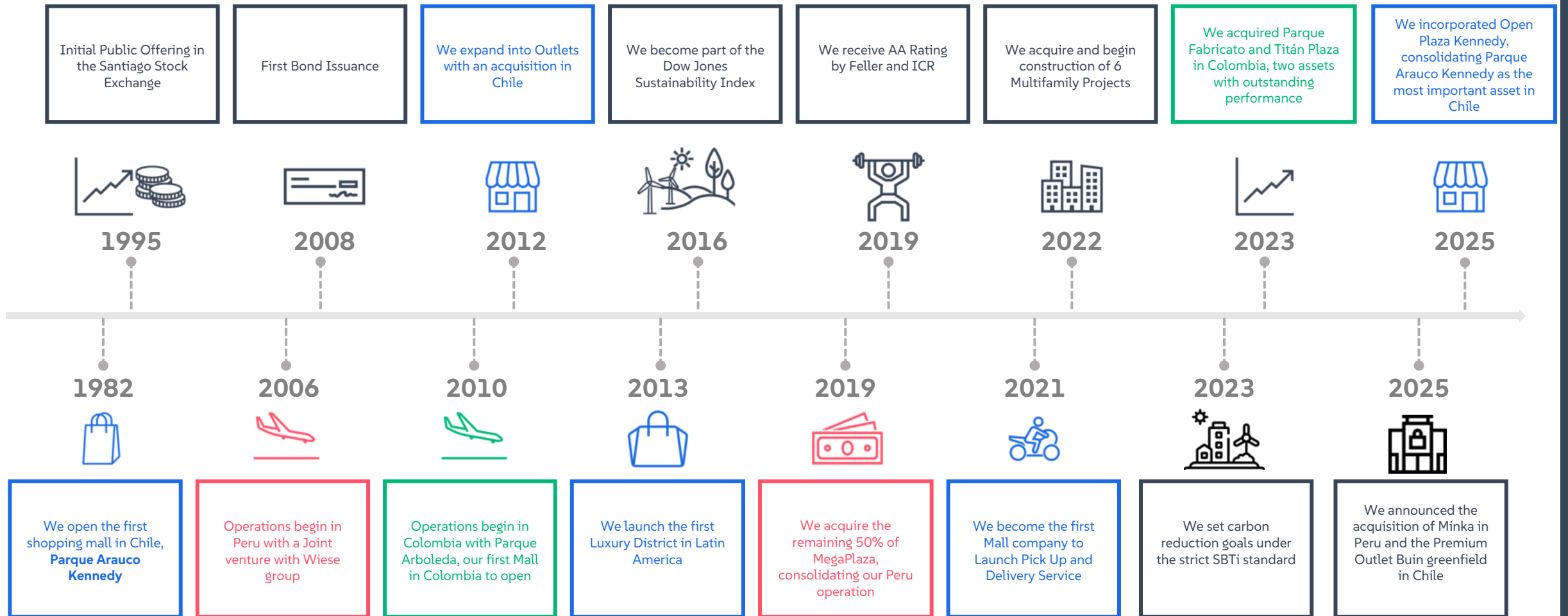


3. Diversification



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:

- Company
- Chile
- Peru
- Colombia



Strategic Pillars at Parque Arauco

We have defined our 4 strategic pillars, which provide a framework for planning our efforts

To be leaders
in developing and operating real estate assets,
through profitable and sustainable growth that generates value for our stakeholders



Growth

Grow our real estate rental business, which includes retail and other real estate uses, through profitable investments in the expansion of existing assets, the development of new projects, and the acquisition of new assets



Profitability

To increase the profitability of our portfolio of real estate assets through excellent business and operational processes and using a healthy and competitive financial structure



Customer experience

To be the real estate operator that our customers and tenants recommend based on a deep knowledge of the end customer and enhancing tenant business

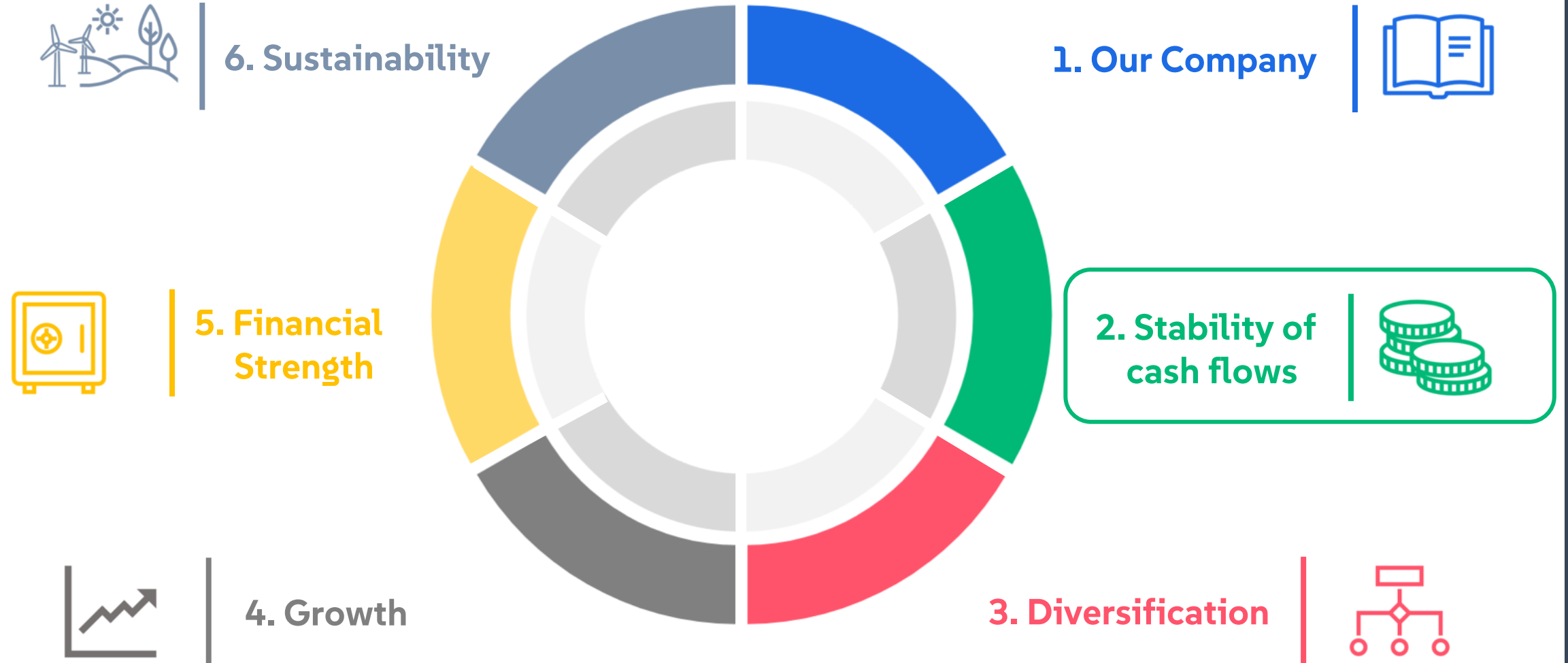


Sustainability

To lead the region with an excellent team and long-term sustainability agenda that addresses environmental, social and corporate governance challenges in a responsible manner with a focus on caring for people and fostering their development

Parque Arauco Investment Considerations

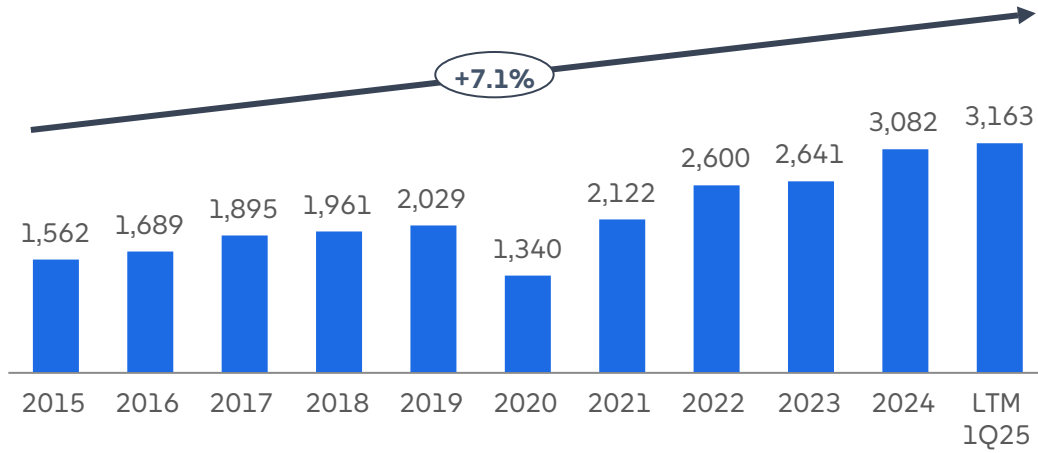
Solid financial and operational track record



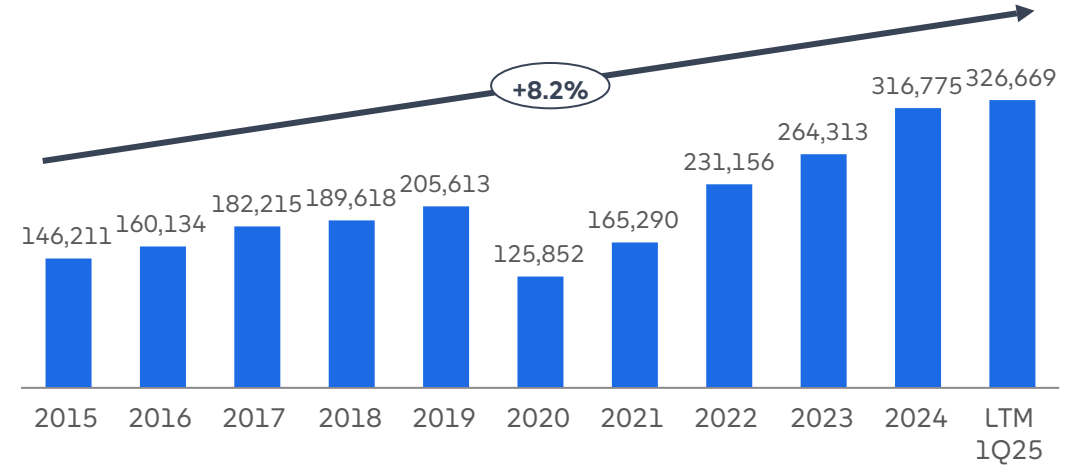
Stability of cash flows

Consistent growth and stability throughout the last 10 years

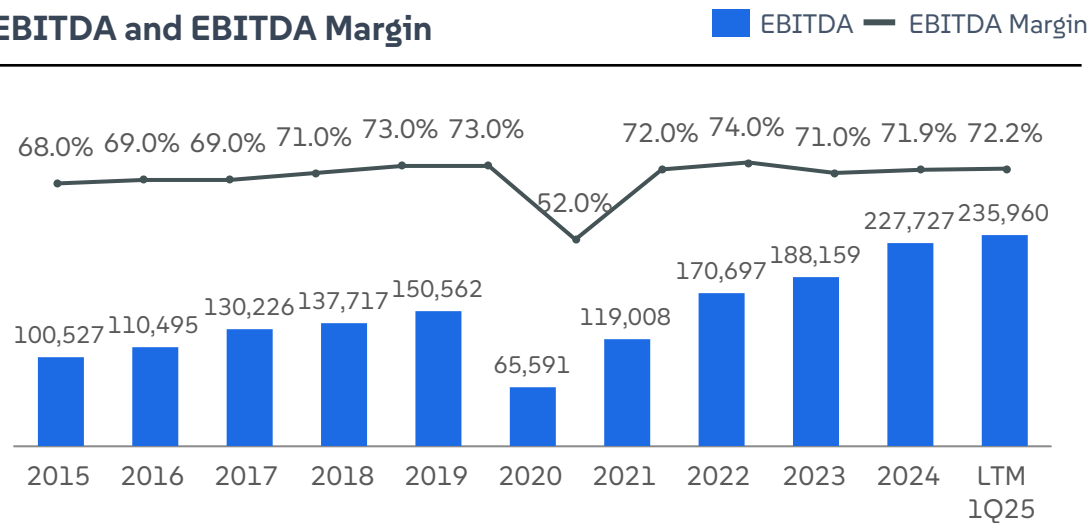
Tenant Sales (Billion CLP)



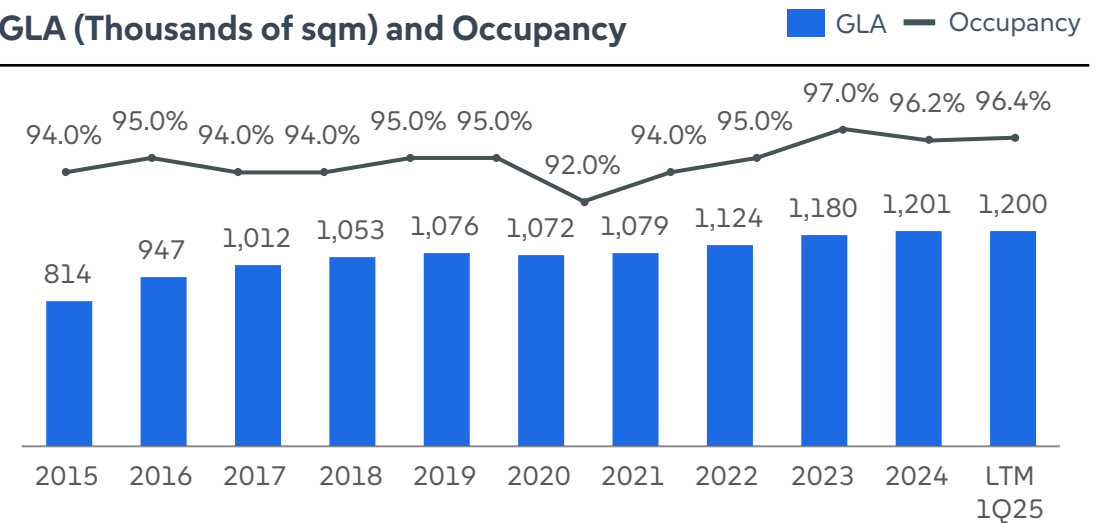
Revenues (Million CLP)



EBITDA and EBITDA Margin



GLA (Thousands of sqm) and Occupancy



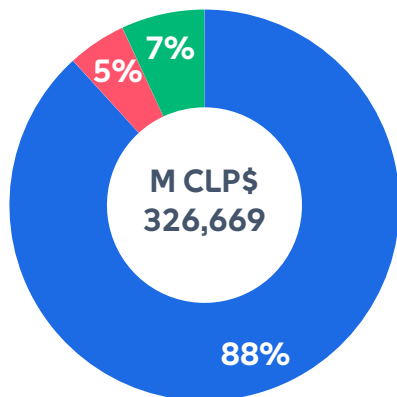
Flows based on fixed income and long-term contracts

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

Consolidated Revenues (LTM 1Q25)

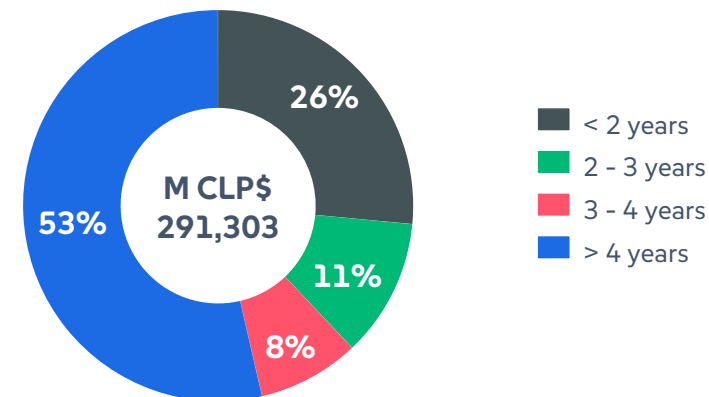
Rent Income Parking Other income

Our income is concentrated in rental revenue



Composition of rental income (LTM 1Q25, by contract duration)

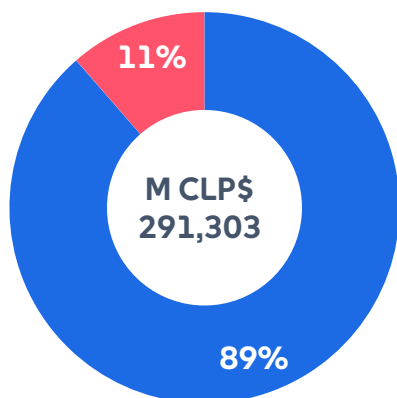
Average duration of lease contracts is ~ 5 years



Composition of rental income (LTM 1Q25)

Fixed Rent Variable Rent

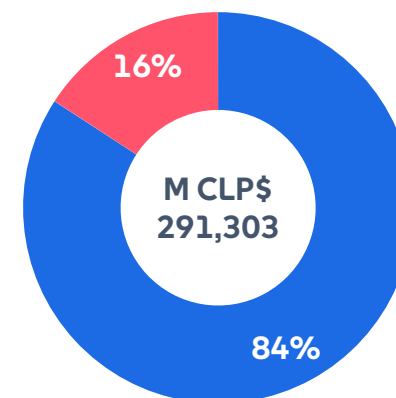
Most of our income comes from fixed minimum rent



Top 10 tenants as % of rental income (LTM 1Q25)

Top 10 tenants represent less than ~20% of total rental income

Top 10 Tenants Other tenants

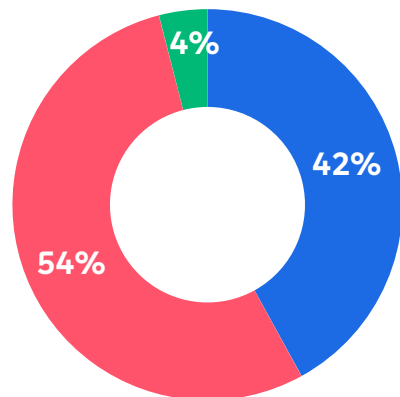


Flows based on fixed income and long-term contracts

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

Contract readjustments (LTM 1Q25, % income)

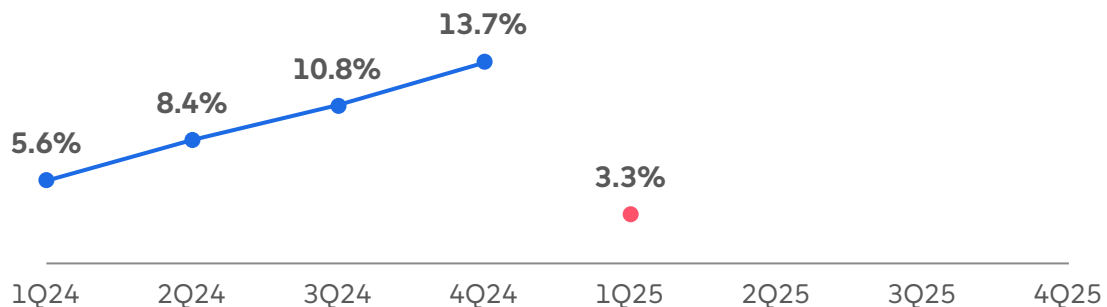
Most contracts are readjusted for local inflation



- Monthly Adjustment
- Annual Adjustment
- No Adjustment

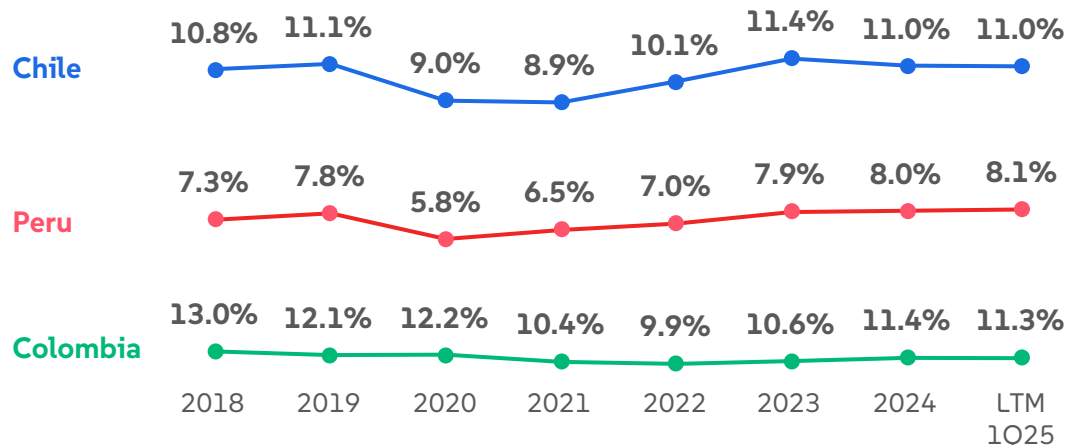
Contract renegotiations (% of GLA)

Renegotiated GLA between 2024 and 2025 (Accumulated)



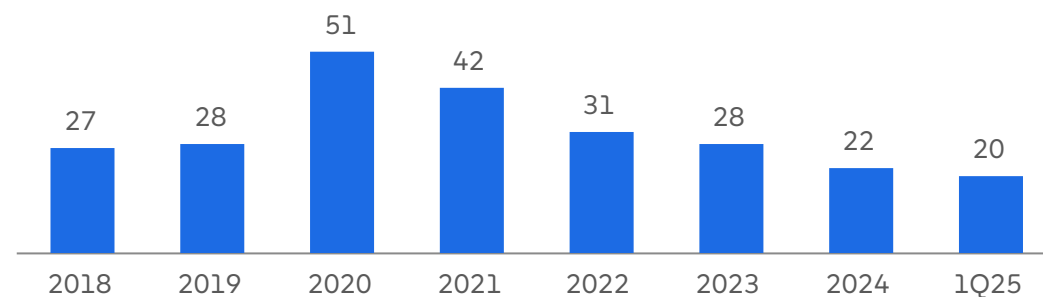
Occupancy cost

Stable occupancy costs in each country



Days sales outstanding (# of days)

Stable collection days

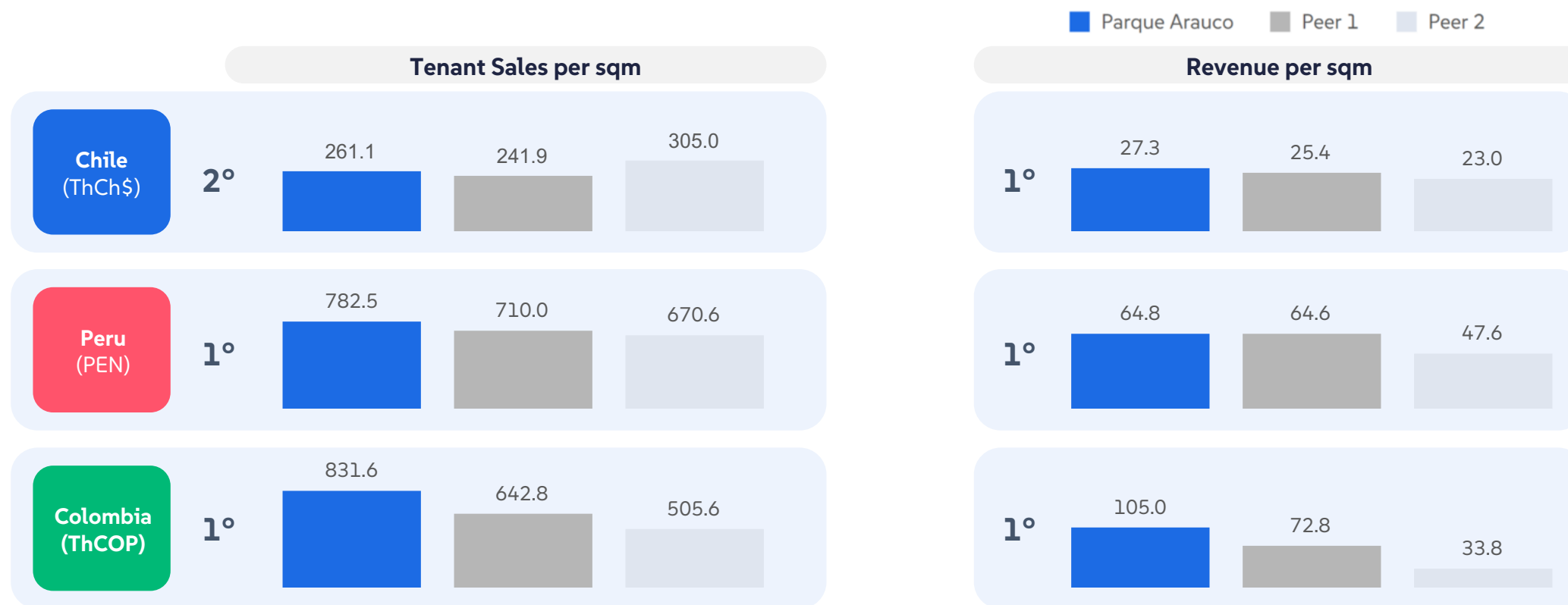


Tenant Sales and Revenues per sqm

High quality portfolio in numbers

The quality of our portfolio is reflected in the indicators¹ per sqm:

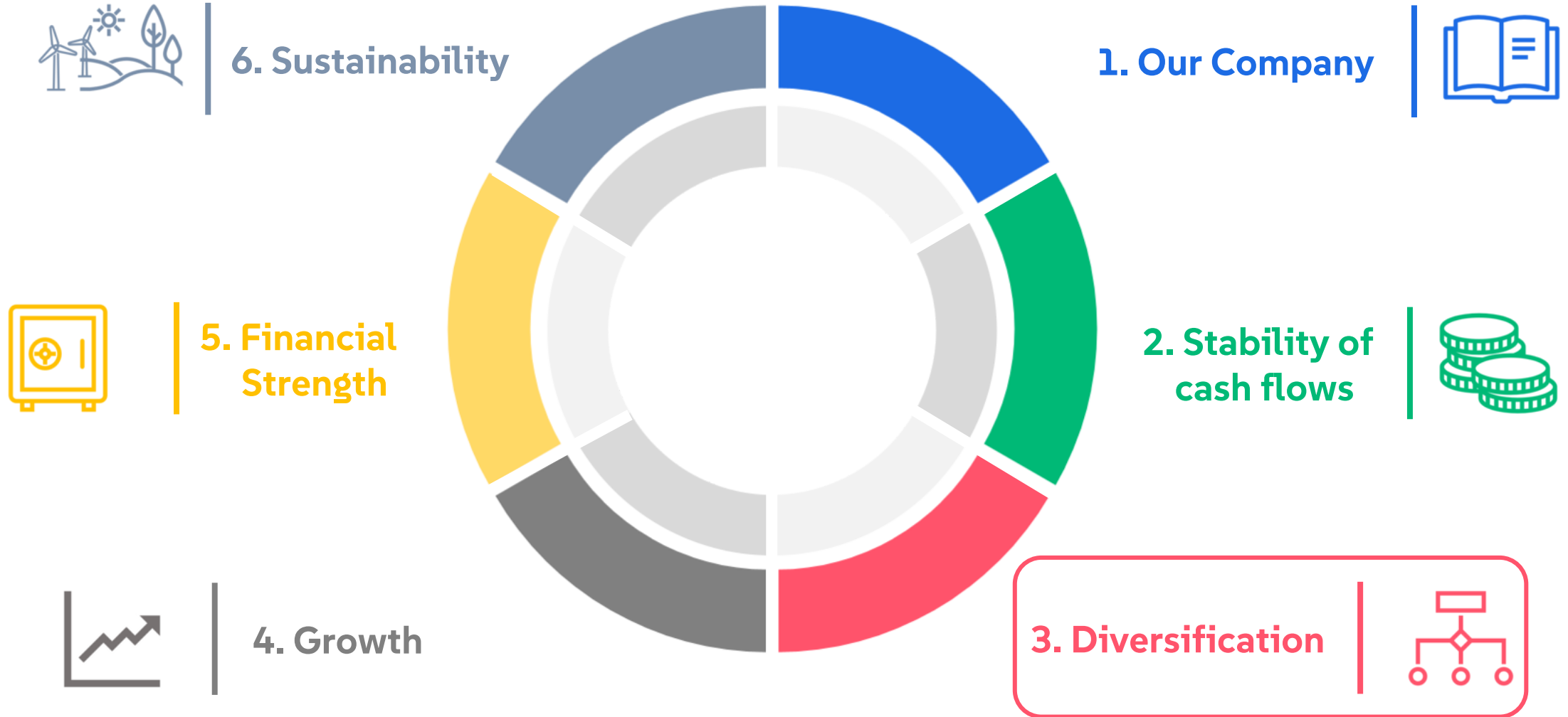
- In each country where we operate, our portfolio stands out for its strong sales and revenue per square meter.
- In terms of **sales per square meter, Parque Arauco holds the highest position in Peru and Colombia**, and ranks second in Chile.
- In this regard, our shopping centers have **higher average revenue per square meter compared to our peers in Chile, Peru, and Colombia.**



1. Figures calculated for the 2024 period.

Parque Arauco Investment Considerations

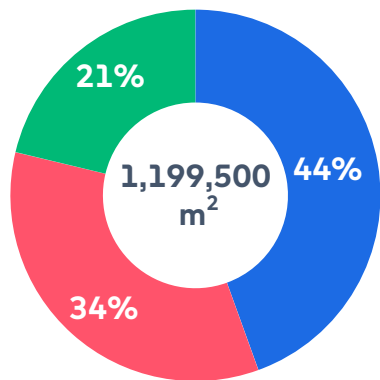
Solid financial and operational track record



Diversification of Revenues

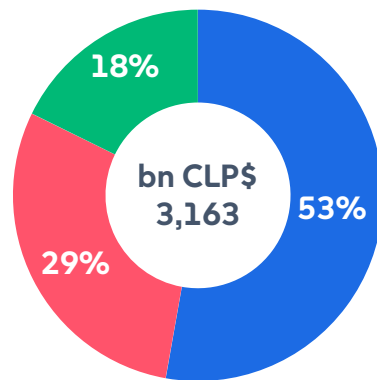
Revenue is diversified across countries and formats

GLA (LTM 1Q25)



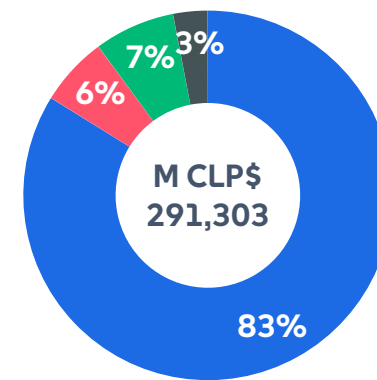
Chile Peru Colombia

Tenant Sales (LTM 1Q25)



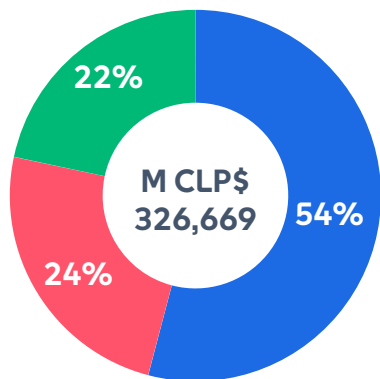
Chile Peru Colombia

Revenue by format (LTM 1Q25)



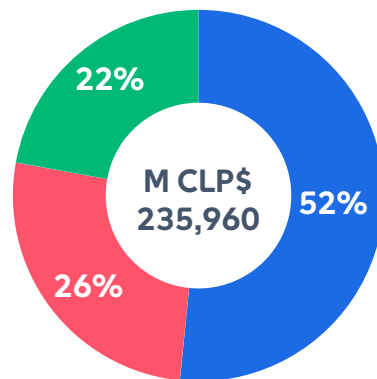
Regionals Outlets
Neighborhood Strip centers

Revenue (LTM 1Q25)



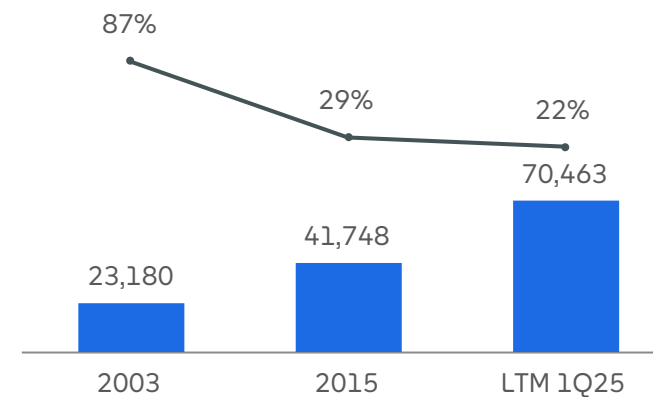
Chile Peru Colombia

EBITDA (LTM 1Q25)



Chile Peru Colombia

Parque Arauco Kennedy Weight (CLP Million)



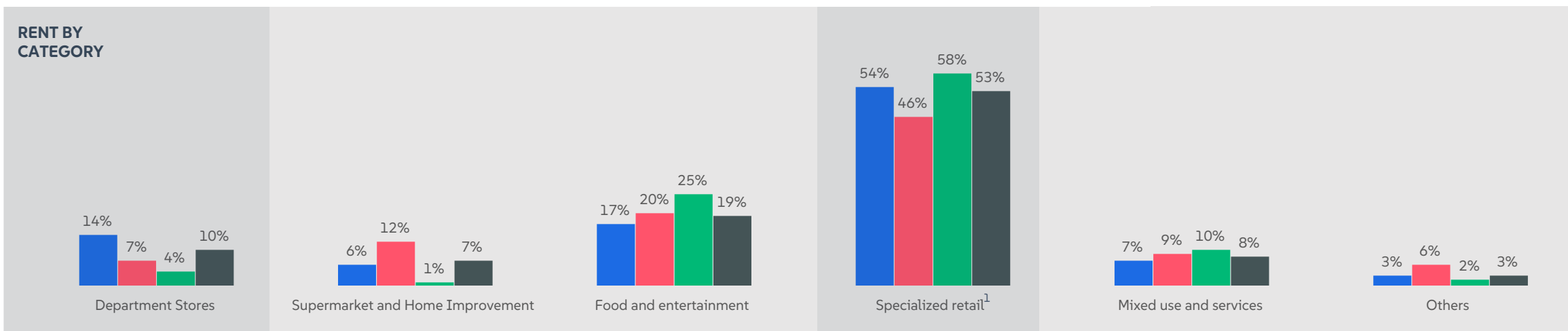
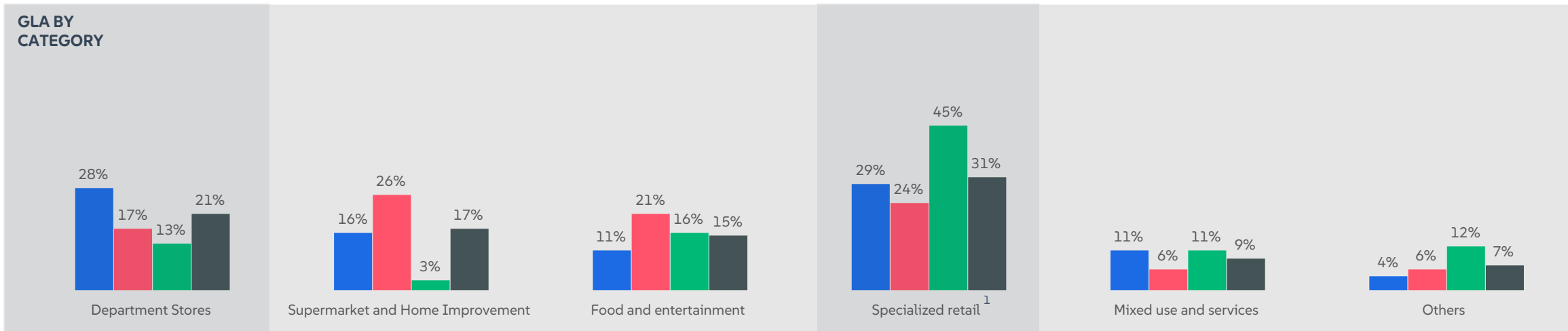
Kennedy Revenues (LTM) — % Total Revenue





Diversification of tenant mix

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



1: Inline stores, usually smaller tenants in an inline configuration

Parque Arauco Investment Considerations

Solid financial and operational track record



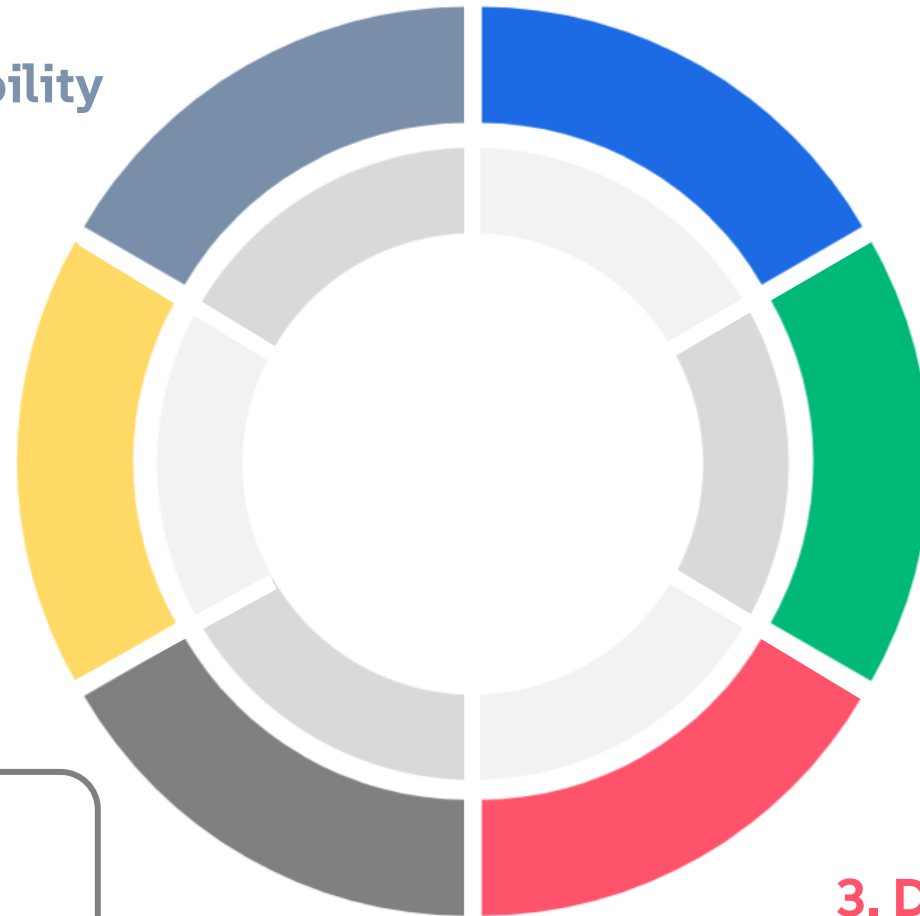
6. Sustainability



5. Financial Strength



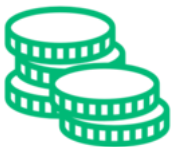
4. Growth



1. Our Company



2. Stability of cash flows



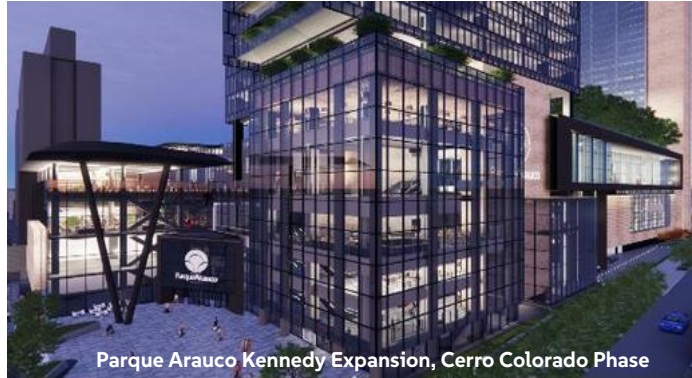
3. Diversification



Growth strategy

Our efforts and resources are focused on our three main investment avenues

Expansion 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
- Focus on main cities such as Santiago, Bogotá, Medellín, and Lima, with strategic alliances with Multifamily players and high selectivity of projects

① Bottom-up approach

② ~ US\$ 200 million per year

Projects recently incorporated and to be incorporated in the coming years

New Malls	Type	Country	Format	Opening date ¹	Total GLA (sqm)	% Ownership	Owned GLA (sqm)	Total Investment (local currencies) ²	Total Investment (M US\$)	Remaining Investment (M US\$)
Parque La Molina	Development	PE	Lifestyle	4Q24	16,500	100%	16,500	218,000	59	5
Open Plaza Kennedy (subject to condition precedent)	Acquisition	CL	Regional	2Q25	69,500	100%	69,500	4,400,000	173	173
Arauco Premium Outlet Buin	Development	CL	Outlet	2S27	11,000	100%	11,000	600,000	24	16
Minka	Acquisition	PE	Regional	3Q25	54,800	100%	54,800	381,000	104	104
Subtotal					151,800		151,800		360	298

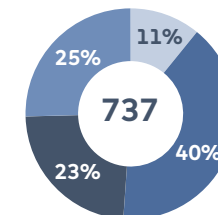
Expansions	Type	Country	Format	Opening date	Total GLA (sqm)	% Ownership	Owned GLA (sqm)	Total Investment (local currencies) ¹	Total Investment (M US\$)	Remaining Investment (M US\$)
Arauco Coronel Expansion	Expansion	CL	Regional	1Q24	1,000	51%	510	91,000	4	0
Arauco Quilicura Expansion	Expansion	CL	Regional	4Q24	3,400	51%	1,734	134,000	5	0
MegaPlaza Ica - First Phase	Expansion	PE	Regional	1Q26	6,600	100%	6,600	63,000	17	7
MegaPlaza Independencia - First Phase ³	Expansion	PE	Regional	2027	-400	100%	-400	123,000	33	26
Parque Arauco Kennedy - Cerro Colorado Phase	Expansion	CL	Mixed use	4Q26	35,400	100%	35,400	4,200,000	171	82
Parque Arauco Kennedy - Kennedy Phase	Expansion	CL	Mixed use	2028	22,830	100%	22,830	1,600,000	65	64
Subtotal					68,830		66,674		297	179

Multifamily	Type	Country	Format	Opening date	Total GLA (sqm)	% Ownership	Owned GLA (sqm)	Total Investment (local currencies) ¹	Total Investment (M US\$)	Remaining Investment (M US\$)
Project Calle 72 - Bogotá (132 units)	Development	CO	Multifamily	2Q25	6,500	80%	5,200	51,000	12	0
Project Calle 94 - Bogotá (158 units)	Development	CO	Multifamily	4Q25	10,500	95%	9,975	107,000	26	3
Project La Mar - Lima (141 units)	Development	PE	Multifamily	3Q25	7,700	80%	6,160	60,000	16	6
Project Ciudad del Río - Medellín (310 units)	Development	CO	Multifamily	1Q26	16,000	95%	15,200	109,000	26	9
Subtotal					40,700		36,535		80	18

Total					261,330		255,009		737	495
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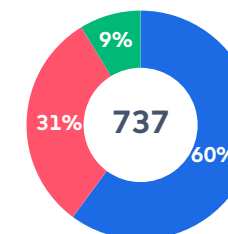
1. For acquisitions, the opening date indicates when the project became consolidated under Parque Arauco.
2. Projects in Chile in UF, in Perú in MPEN, in Colombia in MMCOB
3. In this first stage, we will not see a significant increase in the GLA, which will happen in the next phase of the project

Investment by type of project (M US\$)



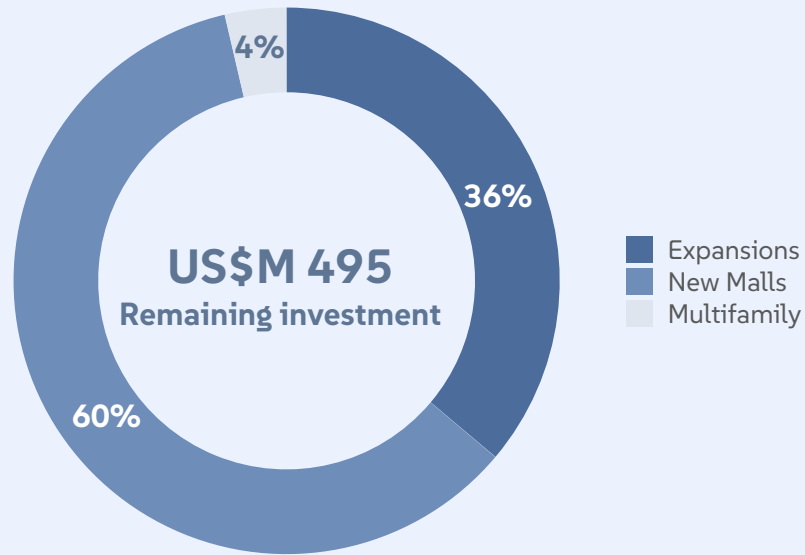
- Multifamily
- Expansions
- Open Plaza Kennedy
- New malls

Openings by Country (M US\$)

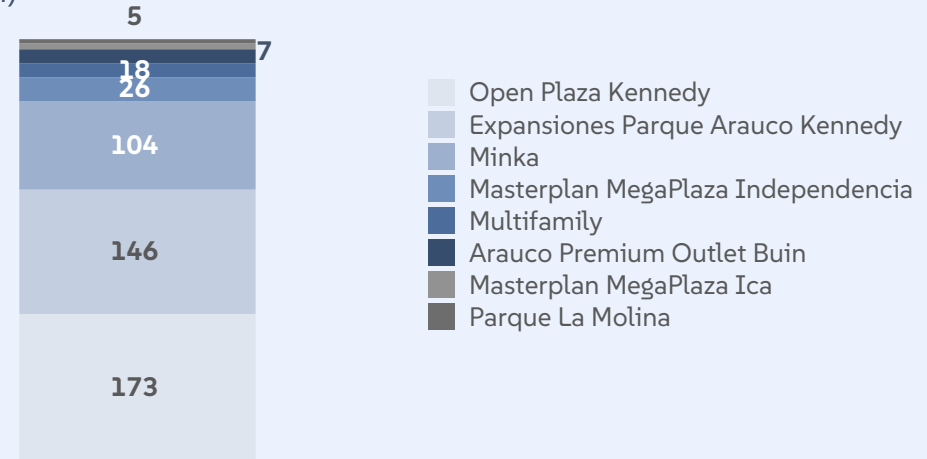


- Chile
- Peru
- Colombia

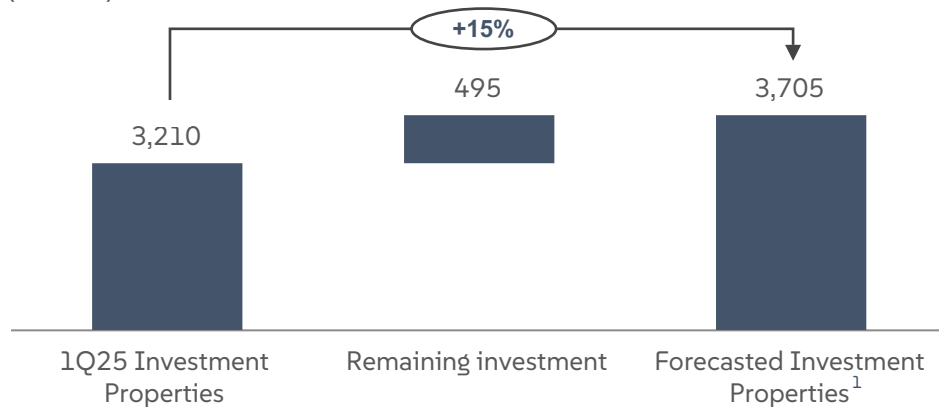
CAPEX deployment estimates in the following years



Investment distribution by project (US\$M)



Investment Pipeline (US\$MM)



Solid investment plan

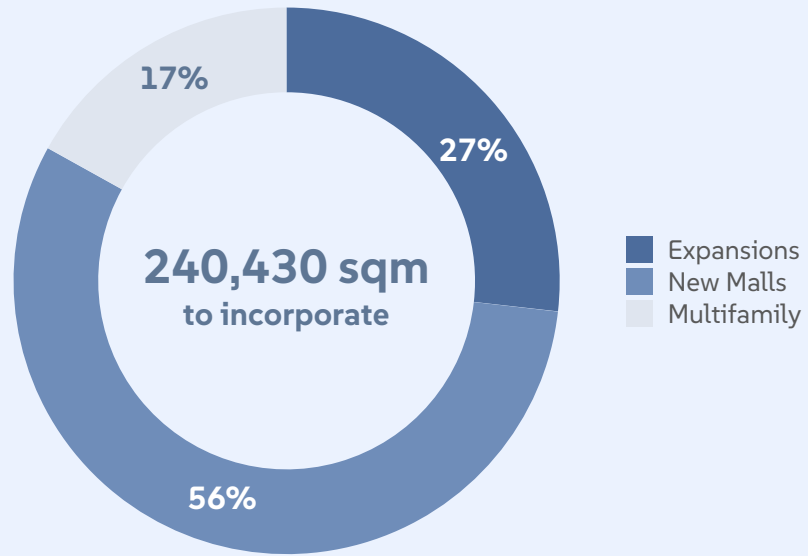
Our investment pipeline totals **US\$737 million**, a record high amount for the company, representing 23% of the total value of Investment Properties as of the end of 1Q25.

The remaining investment associated with this pipeline represents 15% of the total. This robust growth plan reflects the company's commitment to the sustainable development of its assets and ensures a strong and sustained growth outlook for the coming years.



1: Does not include additional fair value adjustments after December 31, 2024

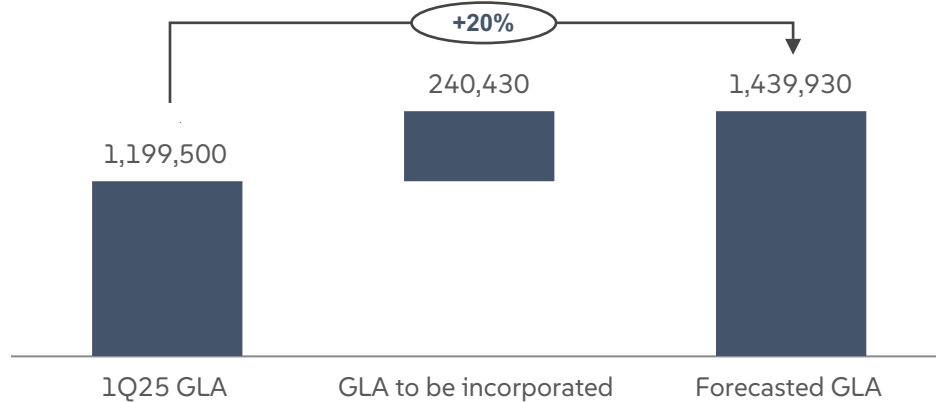
Estimated Gross Leasable Area (GLA) to be added in the coming years



GLA distribution by project in sqm



GLA increase through incorporation of projects (sqm)



Significant increase in leasable area

The announced projects to be incorporated represent a **20% increase in the company's GLA as of the end of 1Q25.**

In 2025, we expect the **opening of 149,000 sqm of new space, representing 12% of our portfolio**, driven by the acquisitions of Open Plaza Kennedy and Minka shopping center.

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 Expansion - Cerro Colorado Phase

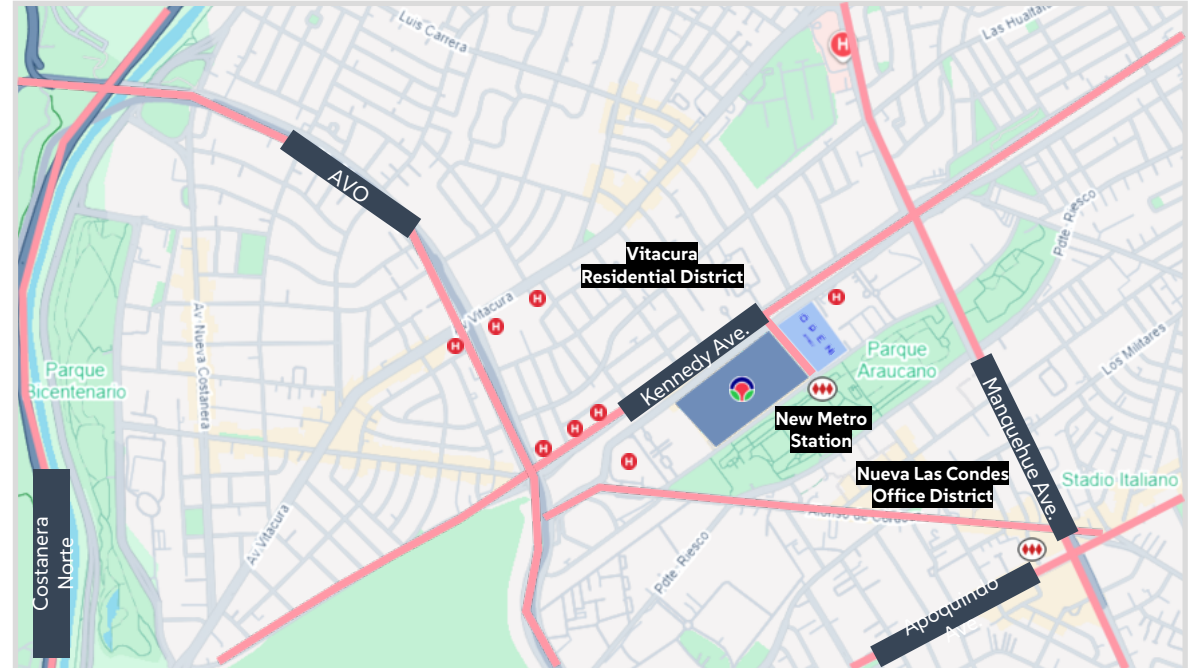
PHASE Cerro Colorado	REMAINING INVESTMENT M US\$ 82	% OWNERSHIP 100%
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CERRO COLORADO PHASE
Mixed use

FORMAT mixed use:	OPENING DATES	ADDITIONAL GLA
Parking	2025	
Main entrance	2025	
7 Retail stories	2025	12,000 sqm
Office tower	4Q26	23,400 sqm

First Avenue: Expansions of our main assets

Parque Arauco Kennedy and Open Plaza Kennedy are located in a prime area of Eastern Santiago



Parque Arauco Kennedy is strategically situated in the heart of one of the country's most prominent hotel and office districts, adjacent to affluent residential areas.

Additionally, its connectivity has been significantly enhanced by the Américo Vespucio Oriente Highway (AVO), which connects Santiago from the north to the northeast, substantially reducing travel times to our asset's vicinity.

Furthermore, the upcoming Line 7 of the Santiago Metro will feature a station with an exit directly connected to our asset, further improving its accessibility.

First Avenue: Expansions of our main assets

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



MegaPlaza Independencia

LOCATION: Lima, Peru

OPENING DATE: 2027

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: M US\$ 33



First Avenue: Expansions of our main assets

At our shareholders' meeting, we announced the expansion of MegaPlaza Ica, our second largest asset in Peru



MAIN STORES:

falabella.

H&M

RIPLEY

MAESTRO

Metro
cencosud

MegaPlaza Ica

FORMAT
Retail

TOTAL INVESTMENT
M US\$ 17 (phase 1)

ADDITIONAL GLA
+6,600 sqm

ZONES
Services and financial area
Gym, Falabella hallway and totem
Boulevard

OPENING DATES
2023/2024
2023
2026

ADDITIONAL GLA
2,900 sqm
1,600 sqm
2,000 sqm



Second Avenue: New Shopping Centers

We acquired Open Plaza Kennedy in Santiago, Chile



Open Plaza Kennedy

FORMAT

Retail

YEAR OF INCORPORATION

2Q 2025

GLA

69.500 sqm

% DE PROPIEDAD

100%

TOTAL INVESTMENT

M US\$ 173

On April 17th, we completed the acquisition of Open Plaza Kennedy for M US\$ 173. This strategic move consolidates both properties under the Parque Arauco brand, creating a unified shopping experience.

Open Plaza Kennedy, located across from Parque Arauco Kennedy, includes 54,000 m² of retail space and a 15,500 m² Courtyard by Marriott hotel.

With this acquisition, Parque Arauco Kennedy will feature over 430 stores, including key brands like Tottus, Ikea, H&M, and Decathlon, **expanding its total leasable area to approximately 246,000 sqm when including the Cerro Colorado and Kennedy expansions.**



Second Avenue: New Shopping Centers

We announced the acquisition of Minka Shopping Center, the most important commercial asset in Callao, Lima, Peru.

Minka

FORMAT

Retail

YEAR OF INCORPORATION

3Q 2025¹

TOTAL INVESTMENT

M US\$ 104

GLA

54.800 sqm

We announced the acquisition of Multimercados Zonales S.A.C., owner of the Minka Shopping Center, for an enterprise value of USD 104 million. **The shopping center spans 54,800 sqm of commercial space, including over 540 stores.**

Minka Shopping Center is located in the district of Callao, adjacent to Lima, a **growing area with strong urban development potential**. The asset is also strategically positioned near the access to the city's new airport, which is projected to receive 30 million passengers annually. Additionally, it has direct access to the Costa Verde highway and excellent connectivity to downtown Lima.

The shopping center includes supermarkets such as Metro, Vega, and Mayorsa, the Cinerama cinema, SmartFit gym, H&M store, and an outlet area with brands like Skechers, Puma, Nike, Adidas, and Prüne. Minka **attracts over 18 million visitors annually**, features 950 parking spaces, and **has an occupancy rate of 97%**.



(1) Subject to the fulfillment of customary suspensive conditions for this type of acquisition.

Second Avenue: New Shopping Centers

Parque La Molina, our 21st shopping mall in Peru, opened at the end of 2024

Parque La Molina

LOCATION: Lima, Peru

OPENING 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: M US\$ 59



Second Avenue: New Shopping Centers

We announced the acquisition of a stake in Titan Plaza in Bogotá



Titán Plaza

LOCATION: Bogotá, 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 / 78% Offices

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

INVESTMENT: M US\$ 42



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: 93.2%

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

INVESTMENT: M US\$ 16 upfront payment,
followed by a price adjusted payment based
on 2026 EBITDA



Third Avenue: Multifamily development in Parque Arauco Kennedy

At our shareholders' meeting, we announced the first Multifamily project within our shopping center portfolio, at Parque Arauco Kennedy



Parque Arauco Kennedy Expansion - Kennedy Phase

UNITS

414 Apartments

TOTAL INVESTMENT

M US\$ 65

Residential building of **24 floors** (from floor 7 to 31) with **414 apartments**, consisting of Studio, 1 bedroom + 1 bathroom, and 2 bedrooms + 2 bathrooms units.

The building will have excellent **connectivity** with access to Kennedy Avenue and the future "**Parque Araucano**" metro station on line 7.

Design tailored to the needs of multifamily living with amenity spaces on the 7th floor and rooftop on the 31st floor.



Pool



Sports Bar



Pet Spa



Gym



Gourmet Lounges



Laundry Area



BBQ Areas



Sky Bar



Cowork

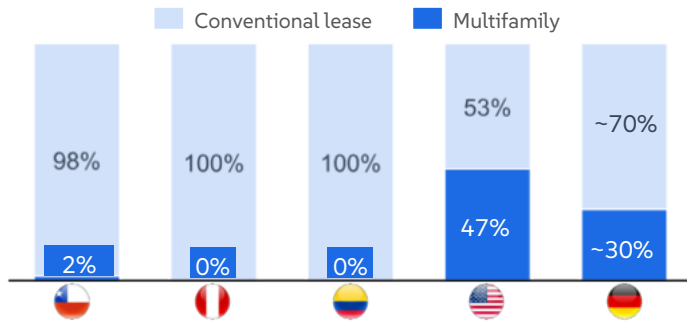
Third Avenue: Development of multifamily projects diversifying business matrix

Parque Arauco has announced 7 multifamily projects in the region

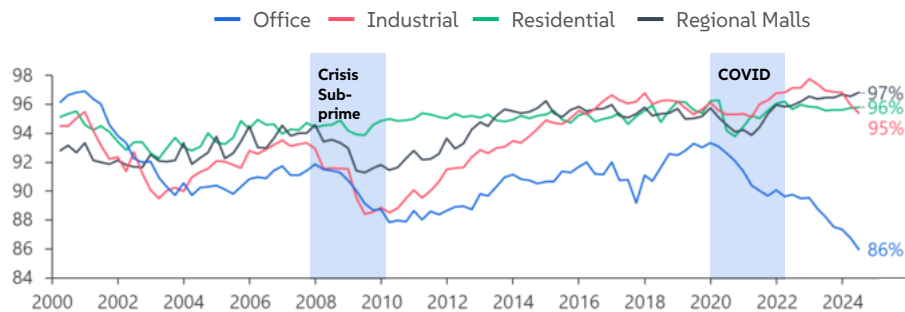
Rationale

- 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 **IC**



Investment	US\$ 12 M	Total area	6,500 sqm
Opening	2Q25	% own.	80%

Calle 72, Chapineros, Bogotá

Association with **HASTA CAPITAL**



Investment	US\$ 26 M	Total area	16,000 sqm
Opening	1Q26	% own.	95%

Carrera 43G, Ciudad del Rio, Medellín



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

Calle Juan Mitjans, Macul, Santiago



Investment	US\$ 65 M	Total area	22,830 sqm
Opening	2028	% own.	100%

Fase Kennedy, Las Condes, Santiago

Association with **HASTA CAPITAL**



Investment	US\$ 26 M	Total area	10,500 sqm
Opening	4Q25	% own.	% own.

Calle 94, Chicó, Bogotá

Association with **desarrolladora**



Investment	US\$ 16 M	Total area	7,700 sqm
Opening	3Q25	% own.	80%

Av la Mar, Miraflores, Lima



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

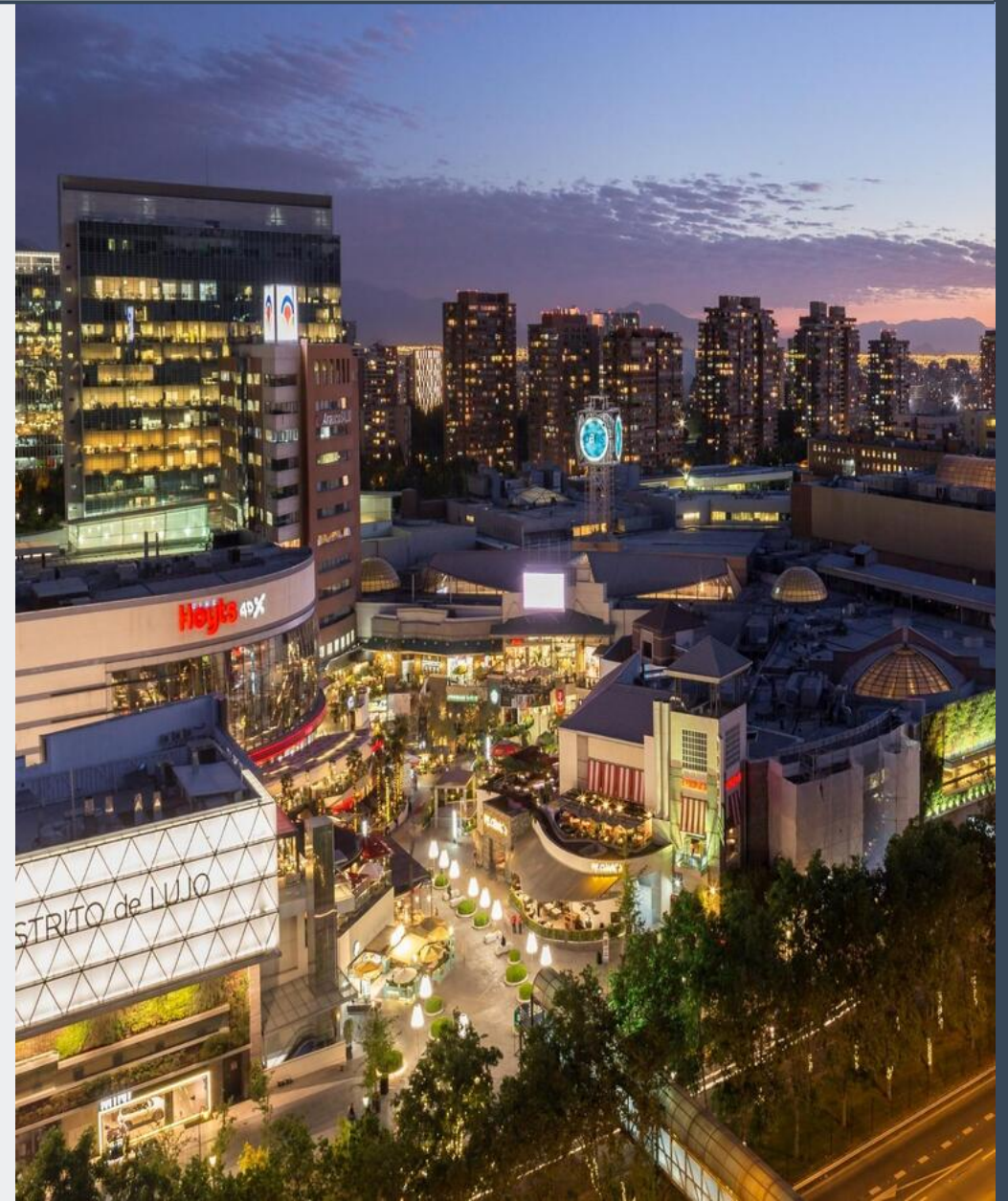
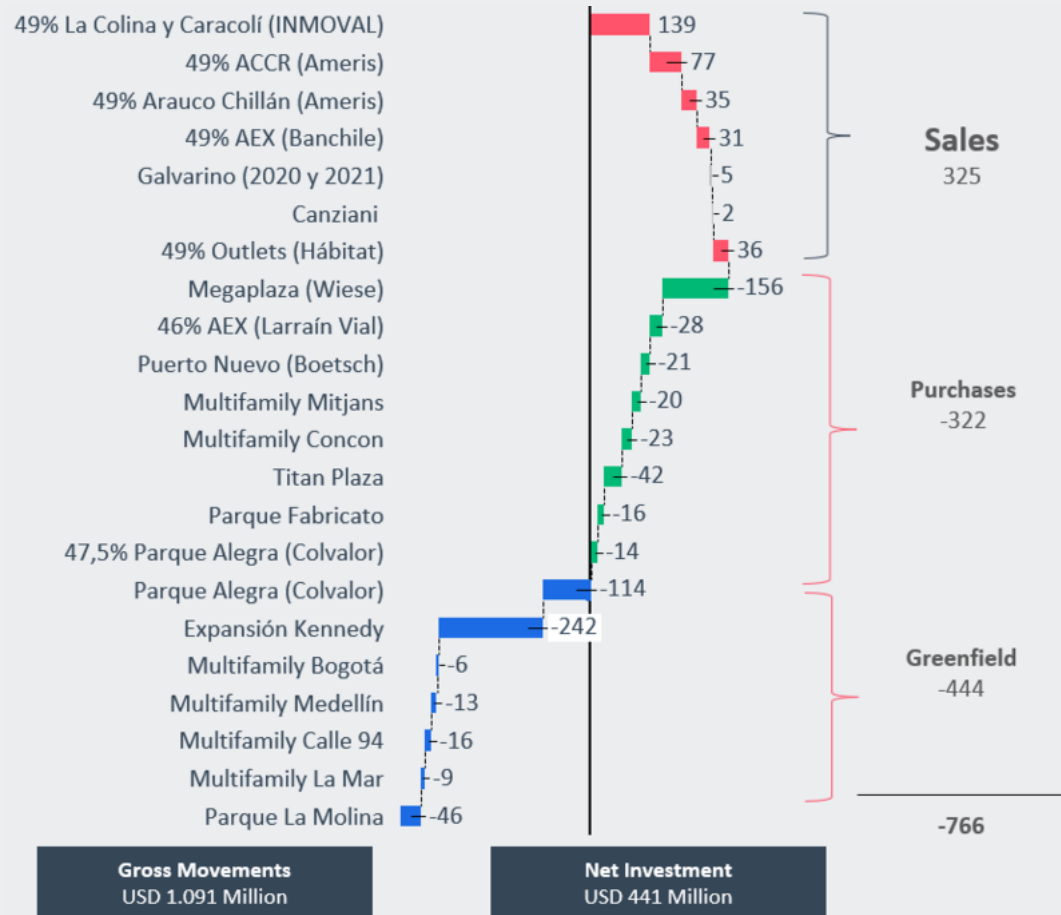
2. NAREIT report (National Association of Real Estate Investment Trust)

Active Portfolio Management

Sales, acquisitions and greenfield investments

Investment Flows

(USD millions, 2019-2025¹)

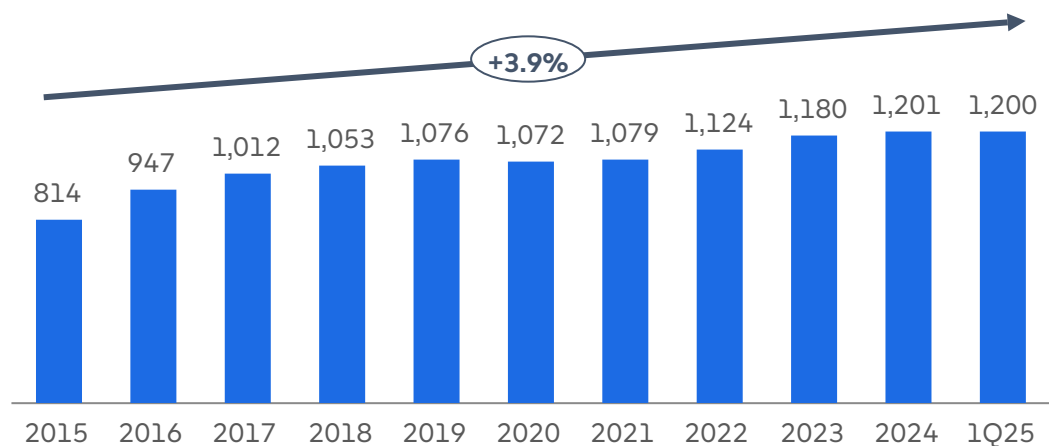


(1) As of March 2025
 (2) Exchange rates used were the average of 1Q-2025

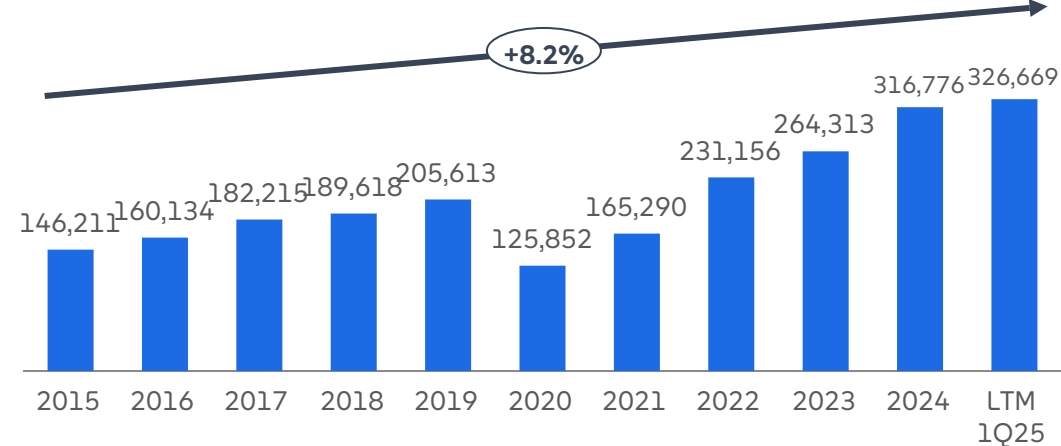
Successful operational management of Parque Arauco in its recent history

Normalization since 2022 of main indicators and operational flows

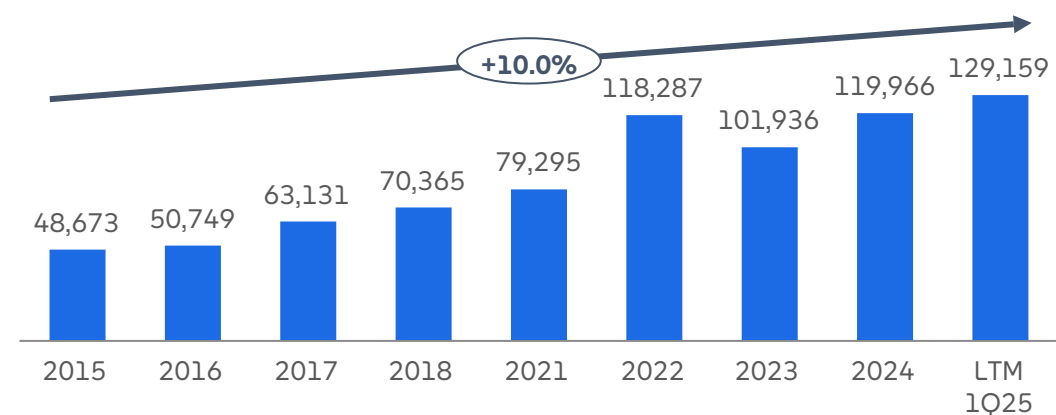
Evolution of GLA (sqm)



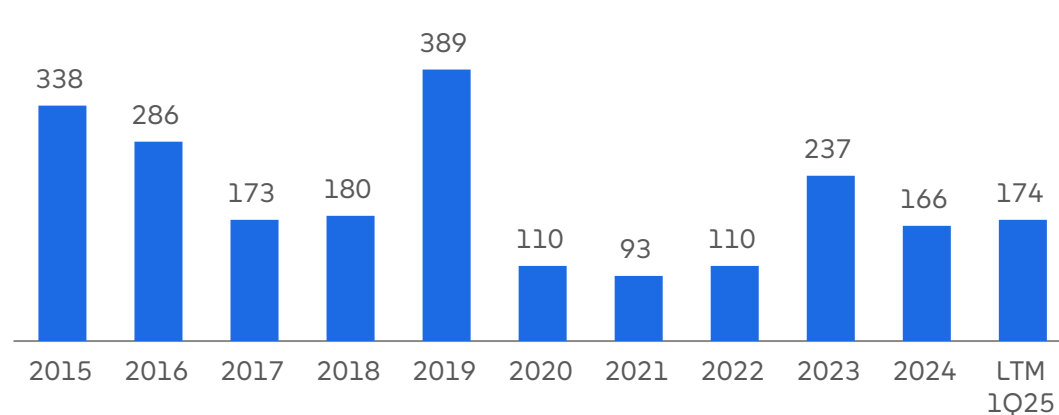
Revenue Growth (Million CLP)



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: PPE purchases, intangible assets, other long term assets and cash flows used to obtain controlling and non-controlling stakes of subsidiaries



Parque Arauco Investment Considerations

Solid financial and operational track record



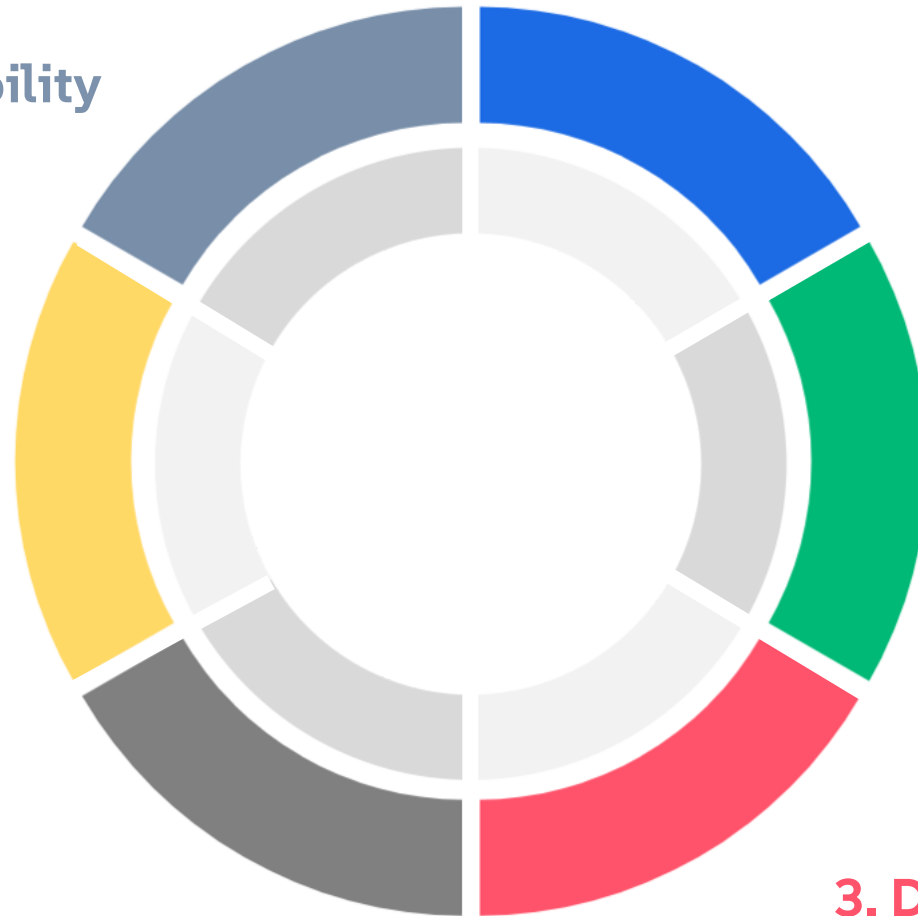
6. Sustainability



5. Financial Strength



4. Growth



1. Our Company



2. Stability of cash flows



3. Diversification

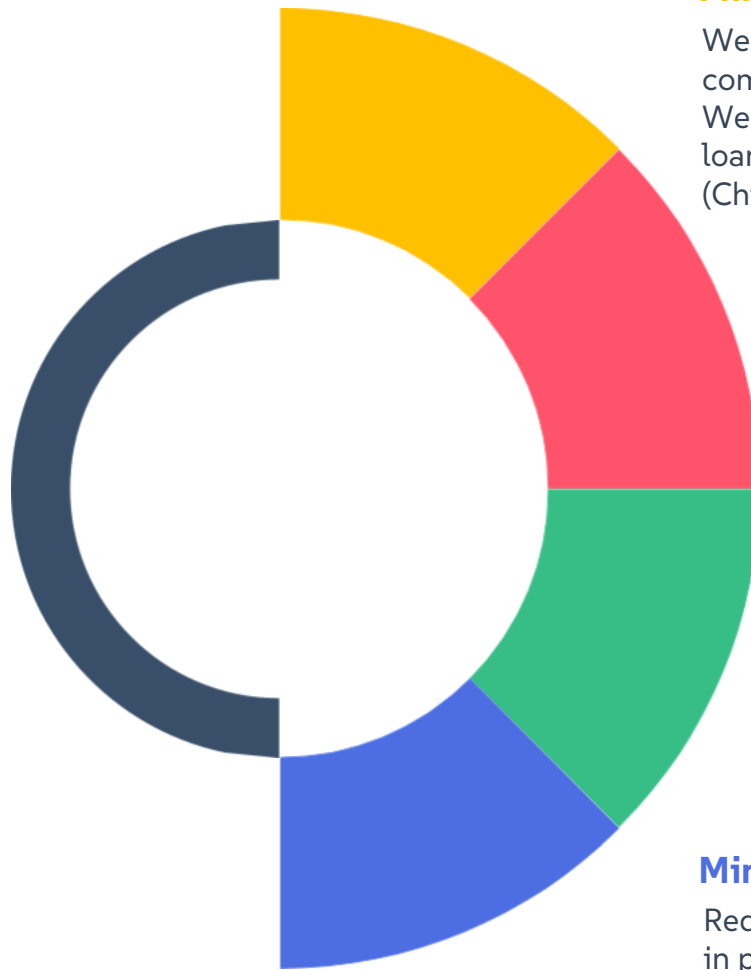


Financial excellence

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

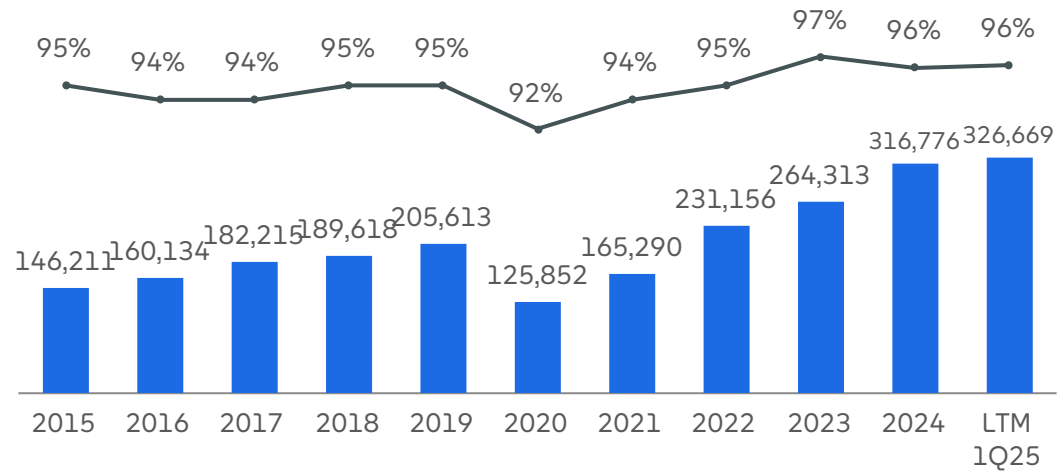
We aim to reduce our exposure to interest rate risk through a debt duration in line with our lease contracts.

Minimize currency risk

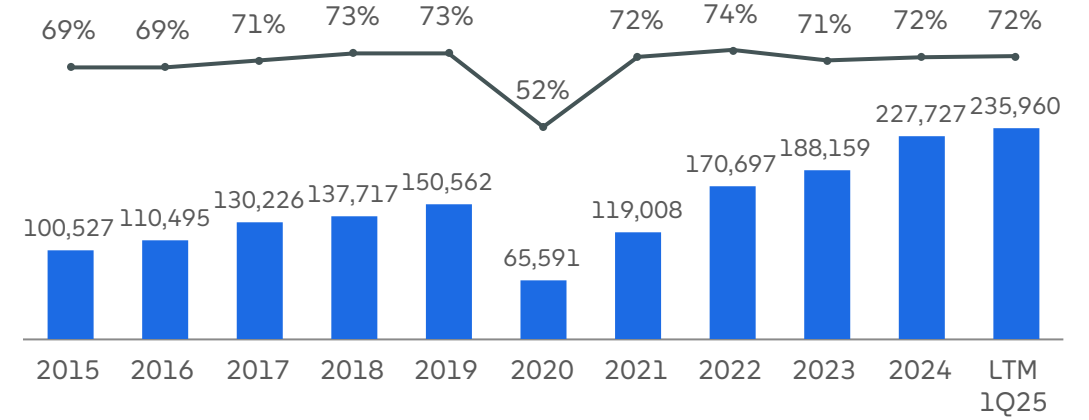
Reduce currency risk by balancing the currency of our loans in proportion to the EBITDA of each country.

Solid financial performance

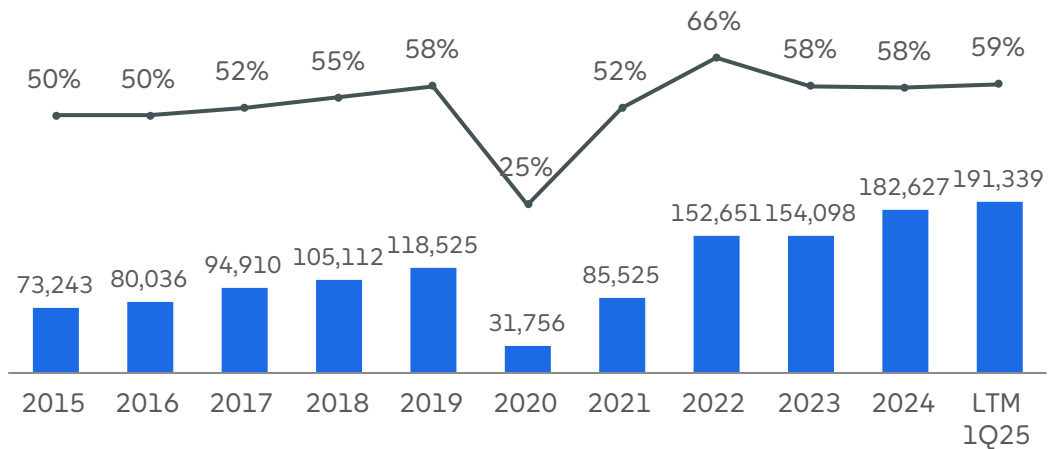
Annual income and occupancy (Million CLP; %) ■ Revenues — Occupancy



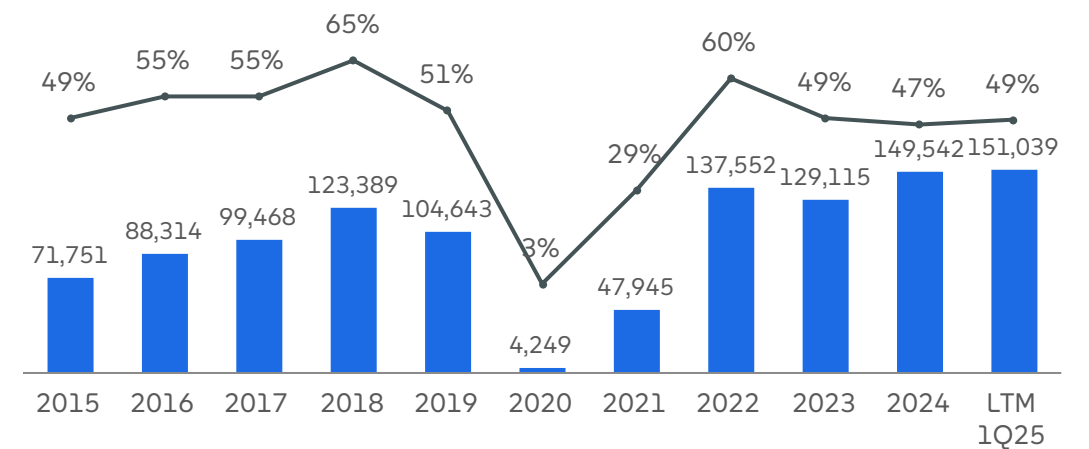
EBITDA and EBITDA margin (Million CLP; %) ■ EBITDA — EBITDA Margin



FFO and FFO Margin (Million CLP; %) ■ FFO — FFO Margin



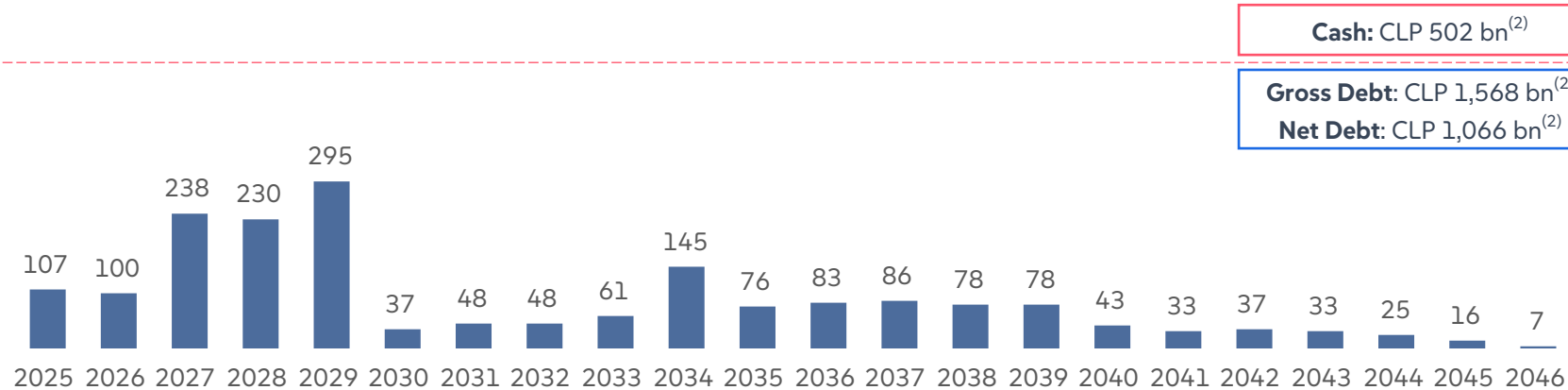
Net profit and net margin (Million CLP; %) ■ Net profit — Net Margin



Conservative financial structure with a long-term profile

Adequate liability structure and solid cash position of the Company

Debt amortization profile (CLP bn) ⁽¹⁾



Cash: CLP 502 bn⁽²⁾

Gross Debt: CLP 1,568 bn⁽²⁾

Net Debt: CLP 1,066 bn⁽²⁾

Debt Detail

International

Baa3

Moody's

Local

AA / AA

Feller Rate / ICR

5.7 years

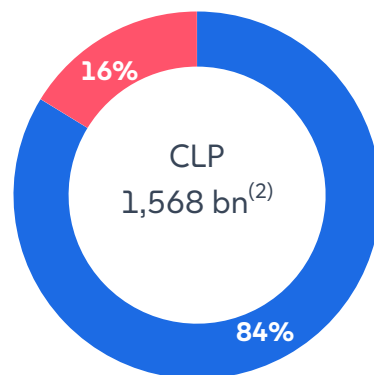
Debt Duration

4.4 years

Duration of lease contracts

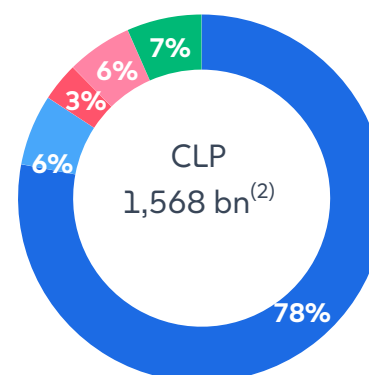
Breakdown by adjustment

Inflation linked (blue) Nominal (red)



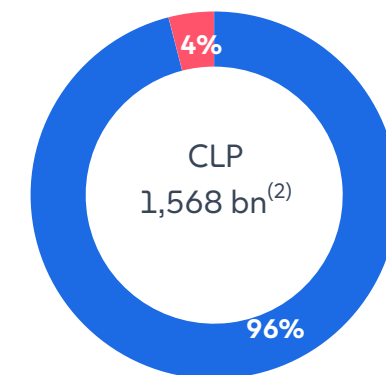
Breakdown by currency

UF (dark blue) CLP (light blue) PEN (red) PENVAC (pink) COP (green)



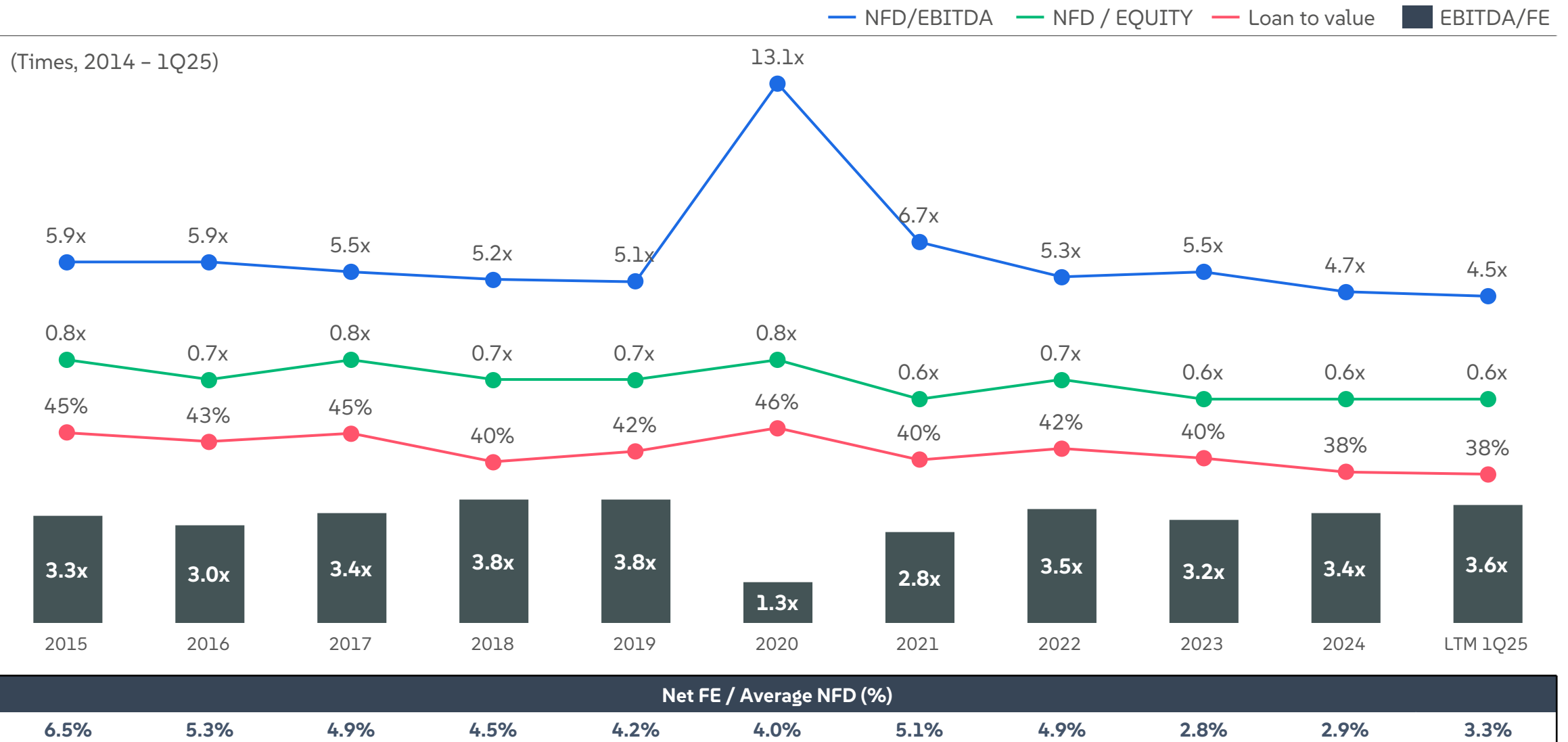
Breakdown by rate type

Variable (red) Fixed (blue)



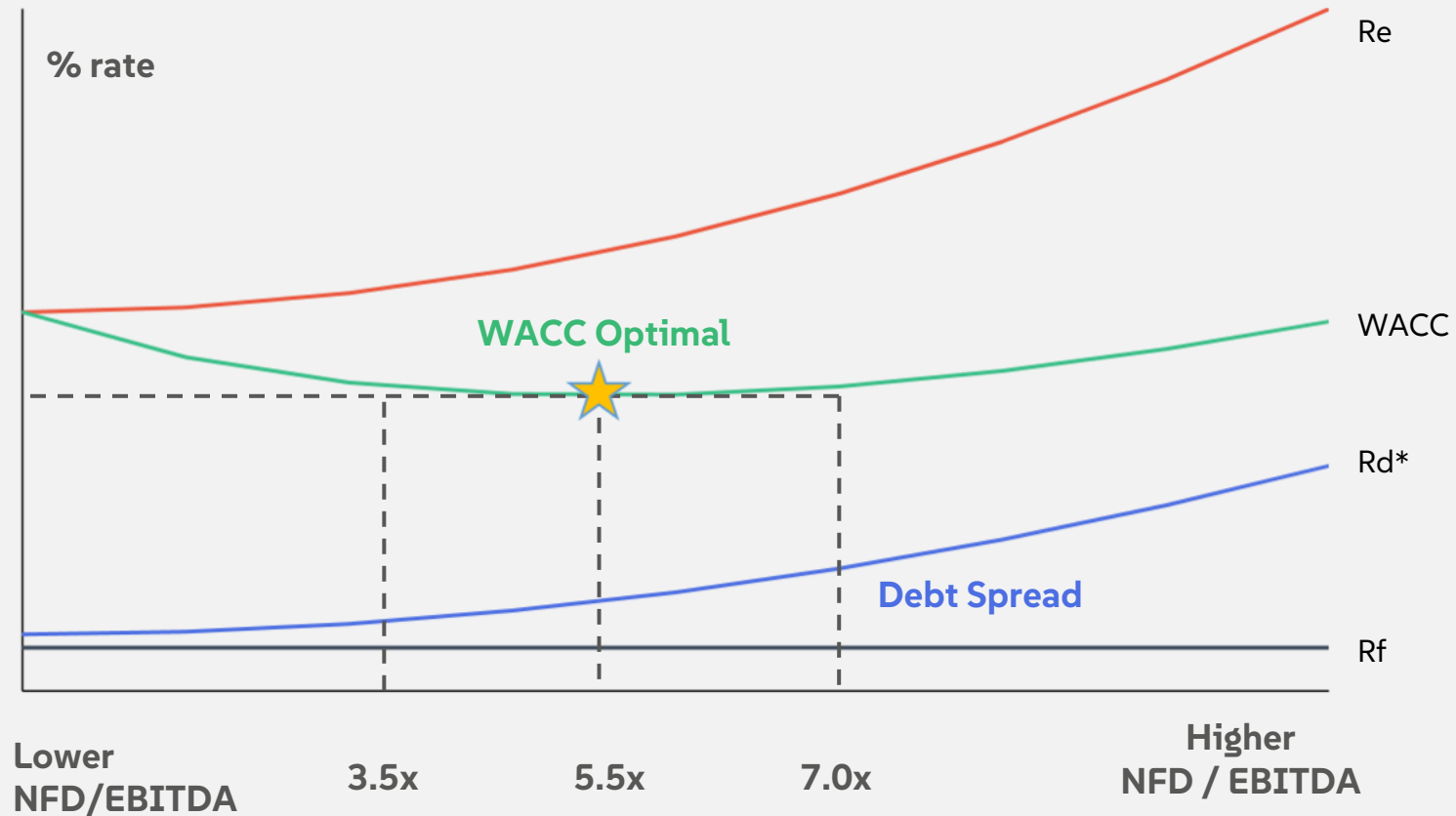
Conservative capital structure

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



Optimal level of leverage allows for greatest value creation

Debt is around 5.2x NFD / EBITDA: lower leverage has low impact on the cost of debt and capital



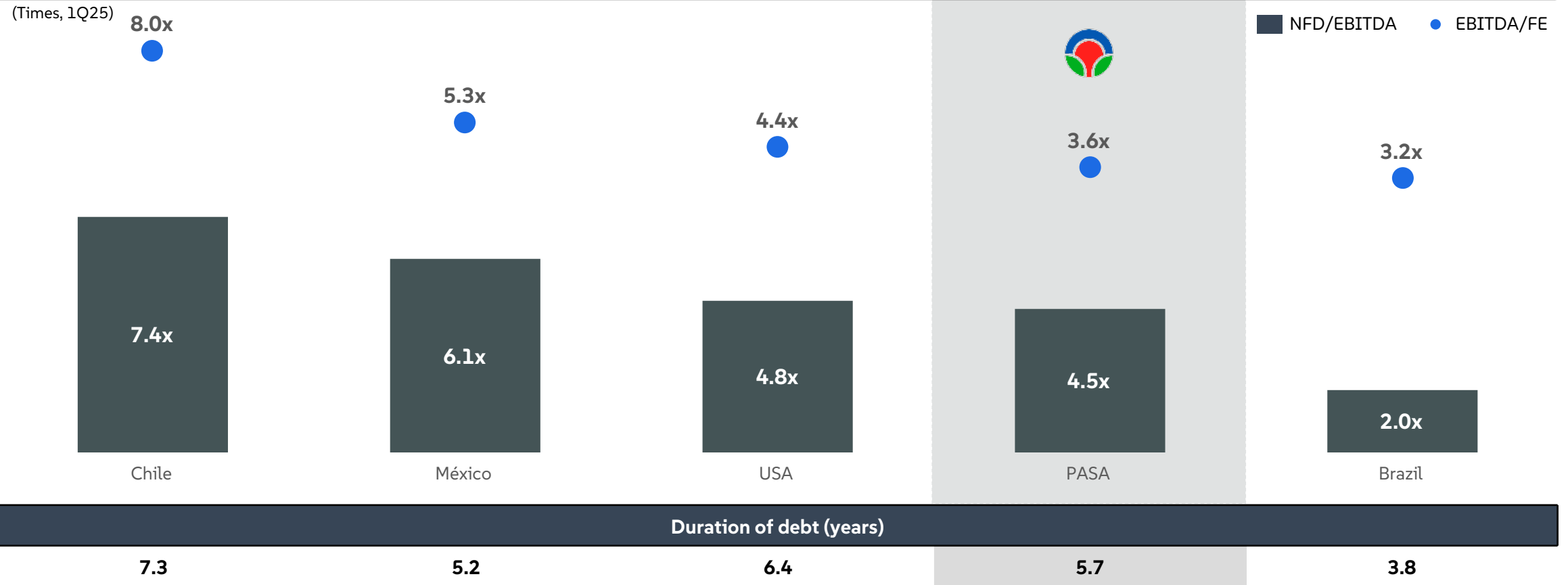
The greatest value creation is located at the level of leverage where the cost of capital is minimal

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 brings EBITDA in the coming months

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



Parque Arauco Investment Considerations

Solid financial and operational track record



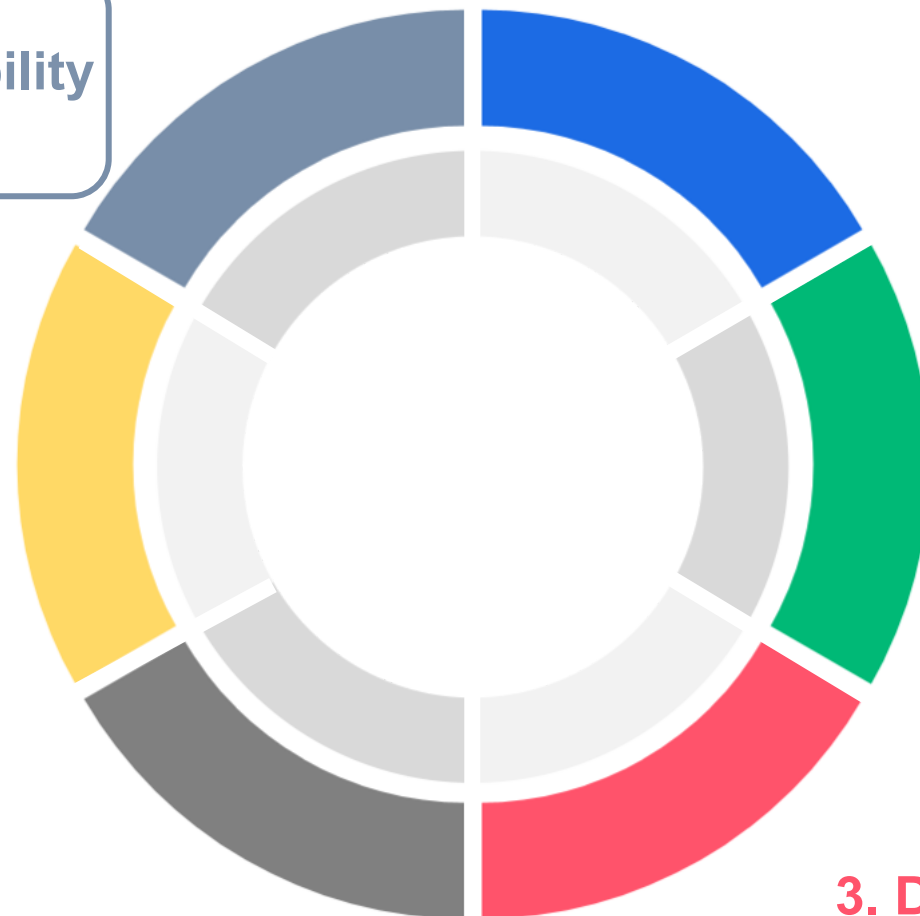
6. Sustainability



5. Financial Strength



4. Growth



1. Our Company



2. Stability of cash flows

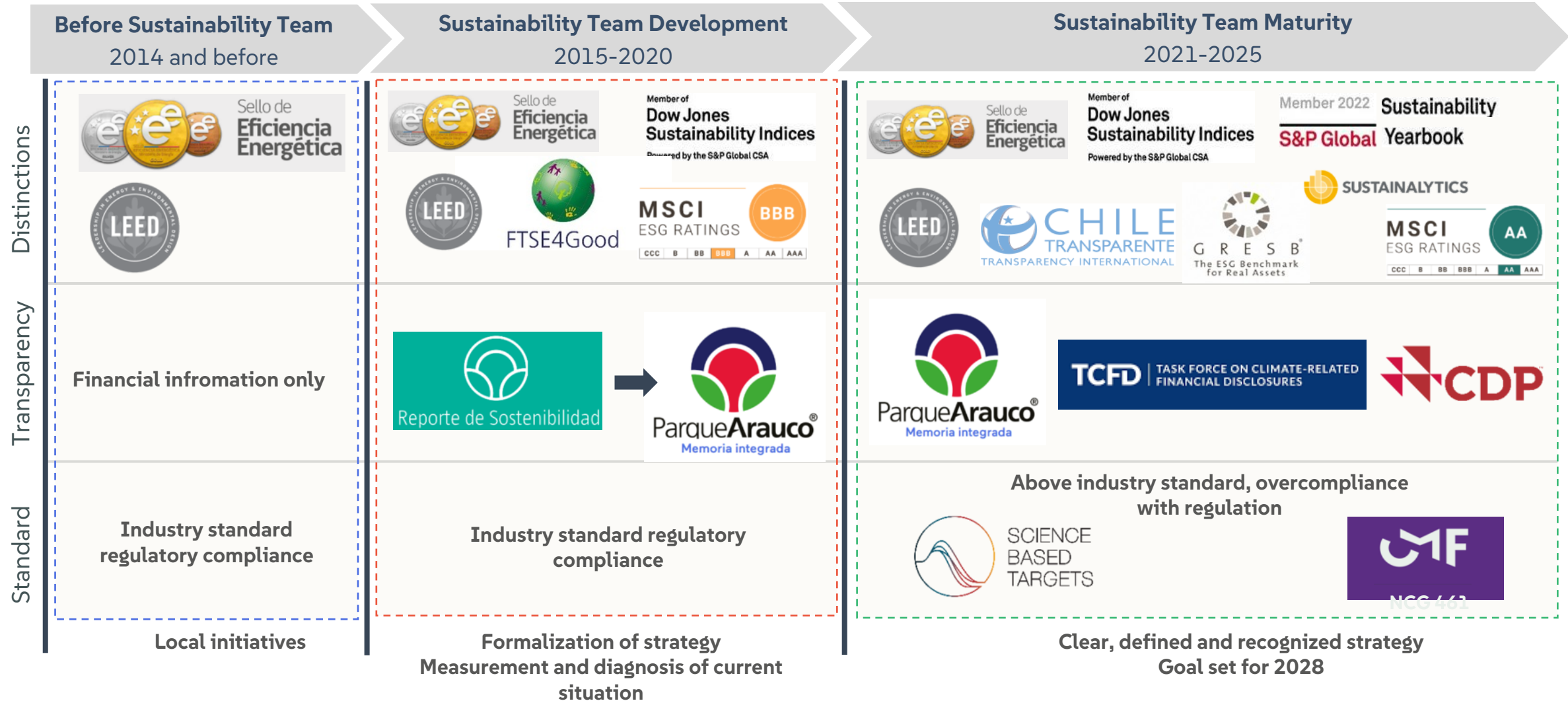


3. Diversification



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

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

Approved decarbonization targets under the strict SBTi standard

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

¿What is the “Science Based Targets initiative” (SBTi)?

SBTi is a global initiative that enables companies to set ambitious emission reduction targets in line with the latest climate science and the Paris Agreement.

+7.000 companies with committed targets worldwide

+290 Real Estate companies with committed and/or approved targets worldwide

+25 companies in Chile with committed targets

1° Real Estate company in Chile with approved targets



Emission reduction targets by 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

Scopes 1 & 2

- Energy from **renewable sources**
- **Electrical self-consumption**



Scope 3

- Advance in **energy and water efficiency**
- Measurement of emissions during the construction process
- Advance in obtaining certifications related to sustainable construction in our future projects
- Deepen the environmental agenda that promotes actions with tenants. Facilitate the progress of sustainable transportation and electromobility in our shopping centers

"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.

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



Links with the community

- Be good neighbors



+120

Social Organizations

supported in neighboring communities in the three countries during 2024



Local development

- Leaders in supporting entrepreneurs



42

Portfolio assets

That integrate the community relations system that includes risk monitoring and social connection actions in each territory in 2023



+13,000

Entrepreneurs

supported through our shopping centers in Chile, Peru and Colombia in the last five years



Accessible spaces with social value

- Integration with the environment



+1,800

sqm intended for entrepreneurs

in our assets during the year of 2023

Governance Agenda: Third pillar of the Sustainability strategy

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



We have once again achieved a low risk rating in ESG risk exposure, with a total score of 14.2, the lowest risk rating among the IPSA Index constituents.

This accomplishment is a testament to our team's efforts and our proactive management of material topics in the Real Estate Industry.

Institutional Investor

We are proud to announce our recognition in the Latin America Executive Team Ranking by Institutional Investor, a global benchmark for corporate leadership and investor relations.

Our company was named Best Company Board in the Real Estate Small Cap Latam ex-Brazil category, and Eduardo Pérez Marchant and Francisco Moyano were awarded Best CEO and CFO, respectively.

This achievement reflects our strong leadership, solid governance, and commitment to excellence in the region

Solid executive team leading the company

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



Duncan Grob Urzúa
Corporate Legal Affairs Director
 Lawyer, Pontificia Universidad Católica de Chile
 LLM, 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 Vernazzani 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 Pacífico, Perú
 MBA, Stanford University



Cristián Calcutta Kusanovic
CEO Colombia Division
 Civil Industrial Engineer, Universidad Técnica Federico Santa María
 MBA, Universidad Técnica Federico Santa María



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



Francisco Letelier Balocchi
Chief Technology Officer
 Civil Industrial Engineer, Pontificia Universidad Católica de Chile
 MBA, Massachusetts Institute of Technology



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

+9 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



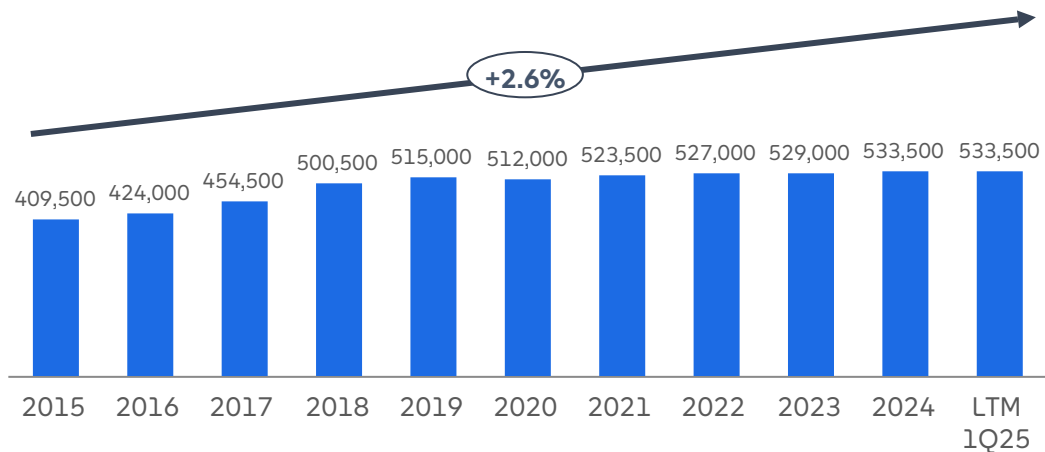
■ Controlling Group
 ■ Foreign Investors
 ■ Brokers / Dealers
 ■ Pension Funds
 ■ Said Yarur Family
 ■ Abumohor Family
■ Local Mutual Funds
 ■ Others

4. Appendix

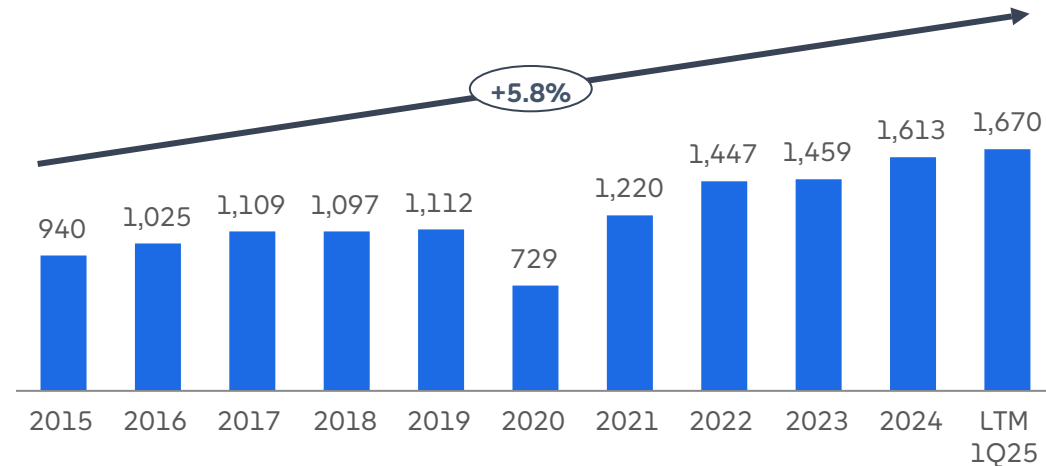


Overview Chile

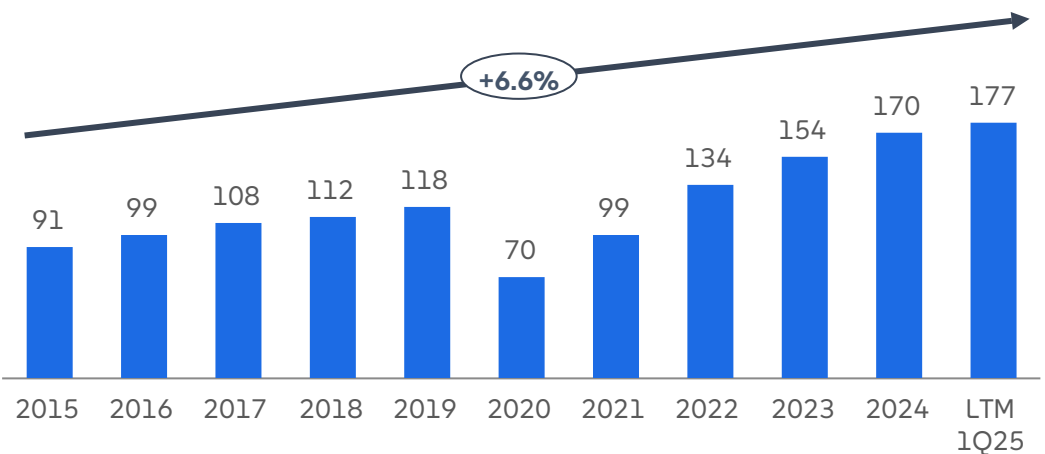
GLA (sqm)



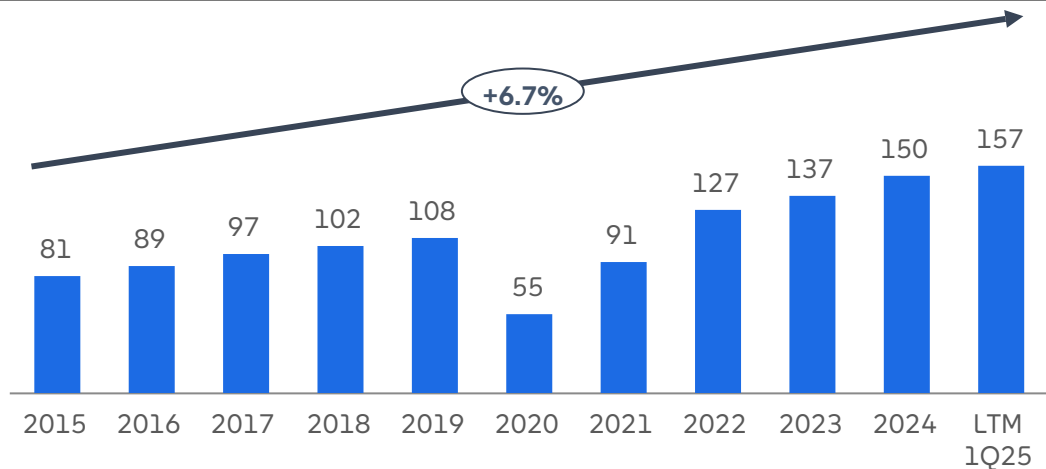
Sales¹



Revenue¹



NOI Malls¹



1. Amounts in billion CLP

Appendix

Asset portfolio - Chile

533,500 sqm

Gross leasable area (GLA)

30 

Real estate assets

8



Regional shopping centers

17



Strip centers

1



Neighborhood shopping center

4



Premium Outlets

1Q25	Format	Year incorporated	GLA (sqm)	Property (%)	Owned GLA	Occupancy(%)
Parque Arauco Kennedy	Regional shopping center	1982	119,000	100%	119,000	99.8%
Arauco Maipú	Regional shopping center	1993	75,000	100%	75,000	98.7%
Arauco Estación	Regional shopping center	2008	68,000	83%	56,440	96.9%
Arauco Chillán	Regional shopping center	2007	34,000	51%	17,340	94.8%
Arauco Quilicura	Regional shopping center	2013	34,000	51%	17,340	98.0%
Arauco Coronel	Regional shopping center	2017	31,000	51%	15,810	98.3%
Arauco El Bosque	Regional shopping center	2018	30,000	51%	15,300	98.5%
Arauco San Antonio	Regional shopping center	2009	29,000	36%	10,353	95.0%
Arauco Premium Outlets ¹	Outlets	2012	54,500	51%	27,795	96.3%
Arauco Express (Strip Centers Chile) ²	Strip centers	2012	40,500	51%	20,655	92.5%
Other assets Chile ³	—	—	18,500	74%	13,775	92.1%
Total Chile			533,500	73%	388,808	97.2%

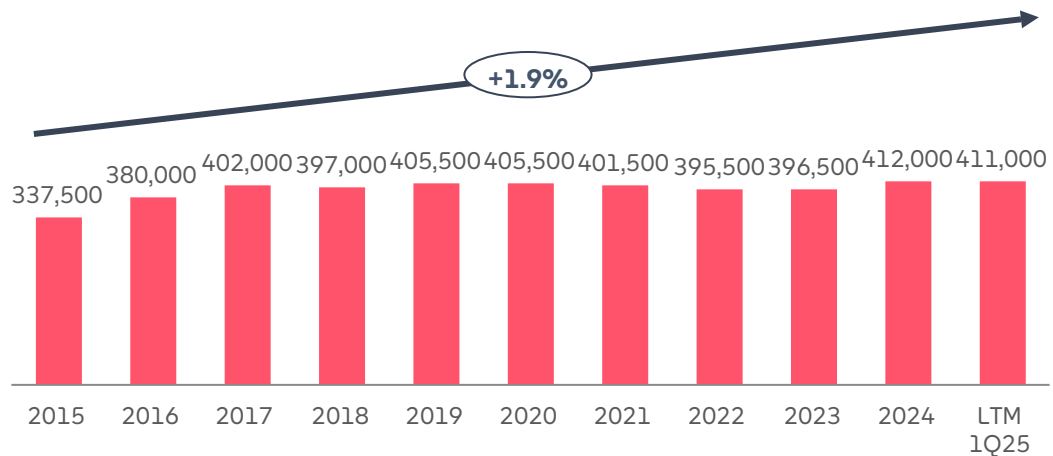
1. Inclusion of 16 strip centers and 4 premium outlets in a list or portfolio of assets. Our strip centers are located in different cities: 13 in Santiago, 1 in Viña del Mar, 1 in Calama, 1 in Coquimbo, and 1 in Antofagasta.

2. The 4 premium outlets are located in Santiago, Concepción, Coquimbo, and Curauma

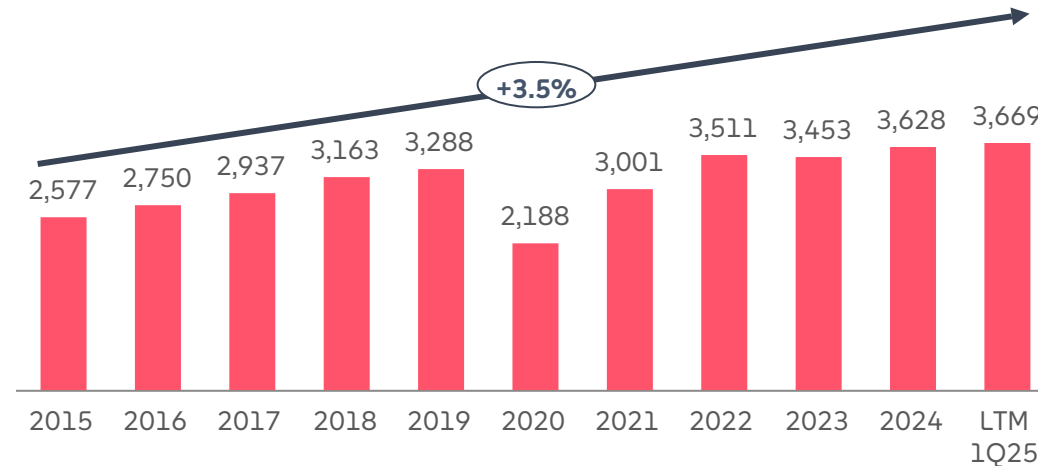
3. Includes Parque Angamos and Puerto Nuevo Antofagasta (this last asset operates under a strip center format)

Overview Peru

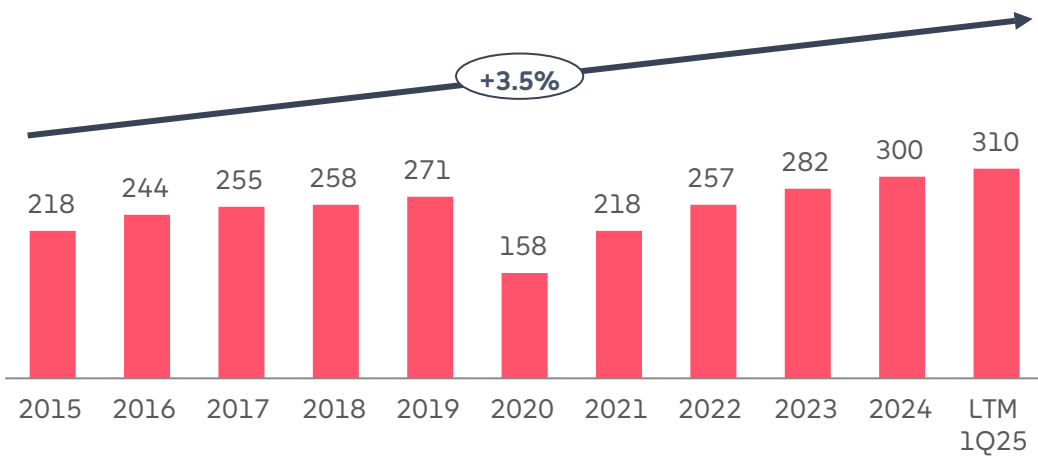
GLA (sqm)



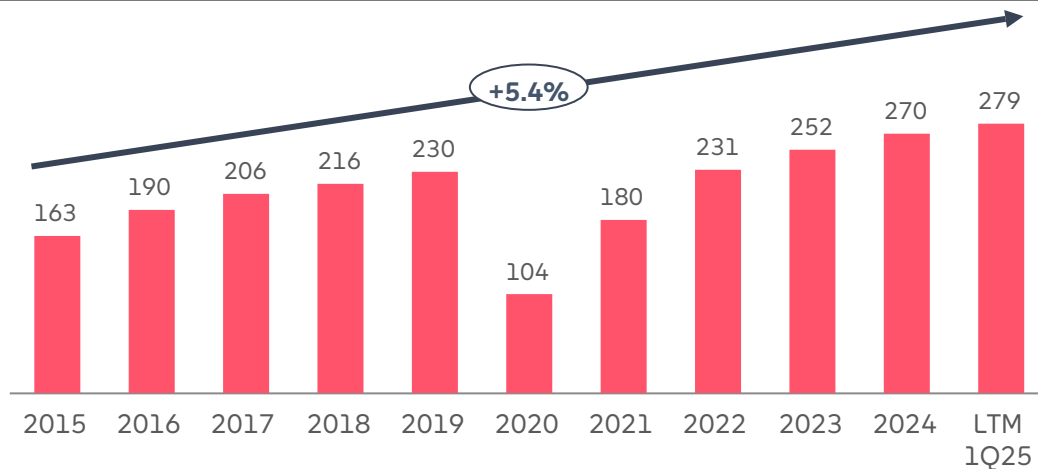
Sales¹



Revenue¹



NOI Malls¹



1. Amounts in million PEN

Appendix

Asset portfolio - Perú

411,000 sqm

Gross leasable area (GLA)

21 

Real estate assets

5 

Regional shopping centers

10 

Neighborhood shopping center

3 

Strip centers

3 

Premium Outlets

1Q25	Format	Year incorporated	GLA (sqm)	Property (%)	Owned GLA	Occupancy (%)
MegaPlaza Independencia	Regional shopping center	2006	104,000	100%	104,000	99.1%
MegaPlaza Ica	Regional shopping center	2015	37,000	100%	37,000	95.9%
MegaPlaza Cajamarca	Regional shopping center	2015	30,000	100%	30,000	96.1%
MegaPlaza Chimbote	Regional shopping center	2012	28,000	100%	28,000	95.8%
Larcomar	Regional shopping center	2010	25,000	100%	25,000	98.0%
MegaPlaza Cañete	Neighborhood shopping center	2013	17,000	100%	17,000	97.2%
Parque La Molina	Neighborhood shopping center	2024	16,000	100%	16,000	97.1%
MegaPlaza Pisco	Neighborhood shopping center	2015	15,500	100%	15,500	99.7%
Otros activos Perú ¹	Neighborhood shopping center	-	83,500	100%	83,500	100.0%
Arauco Outlets ²	Outlets	2013	45,000	100%	45,000	91.0%
Viamix (Strip Centers Perú) ³	Strip centers	2014	10,000	100%	10,000	94.6%
Total Peru			411,000	100%	411,000	96.9%

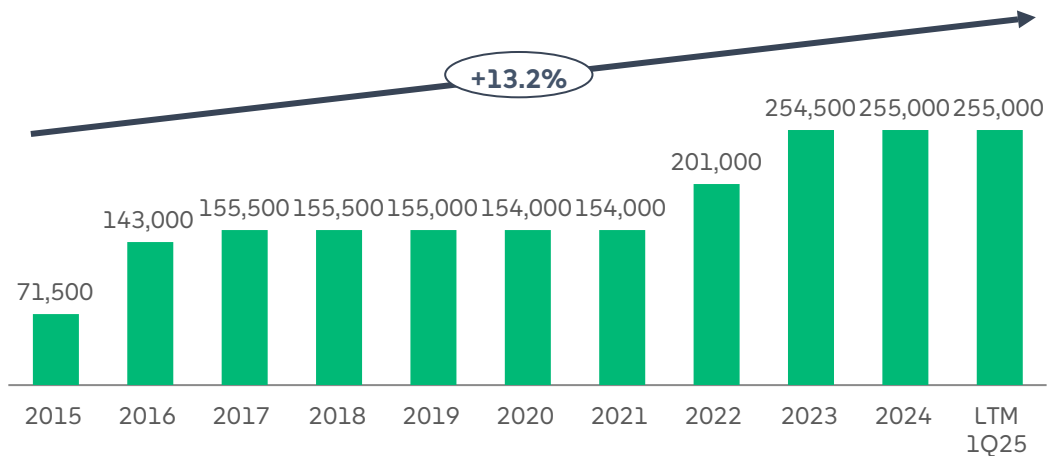
1. Includes MegaPlaza Barranca, Chinchá, Chorrillos, Huaral, Jaén, Villa El Salvador and Villa El Salvador II

2. Includes Outlet Arauco Arequipa, Outlet Arauco Faucett and Outlet Arauco Lurín

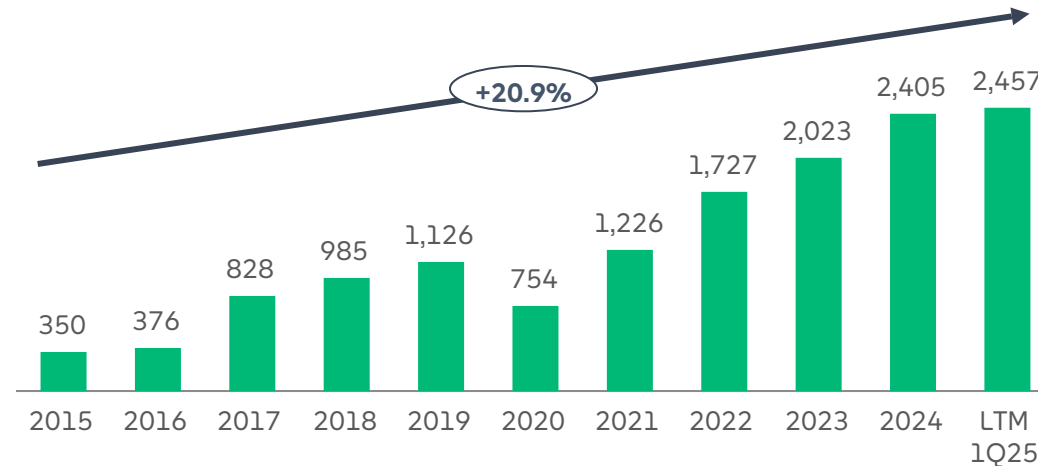
3. Includes Viamix Chorrillos, Colonial and Malvinas

Overview Colombia

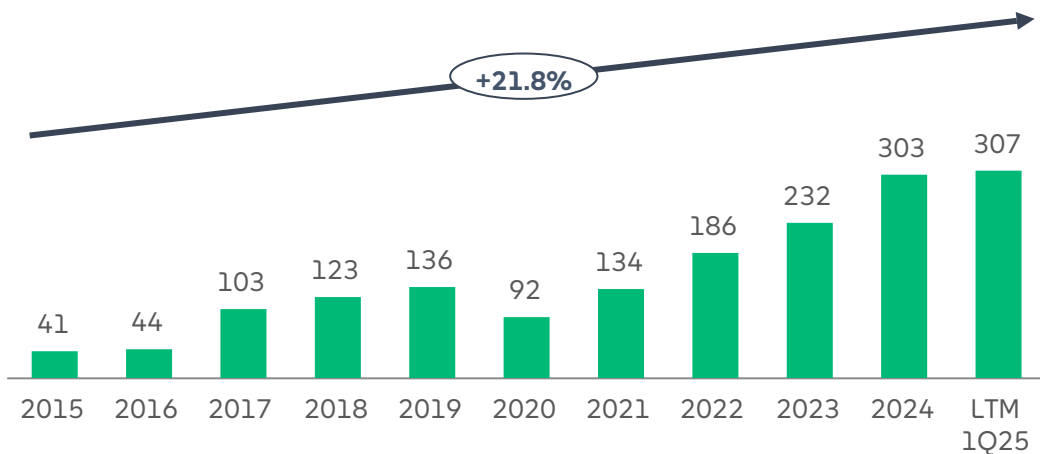
GLA (sqm)



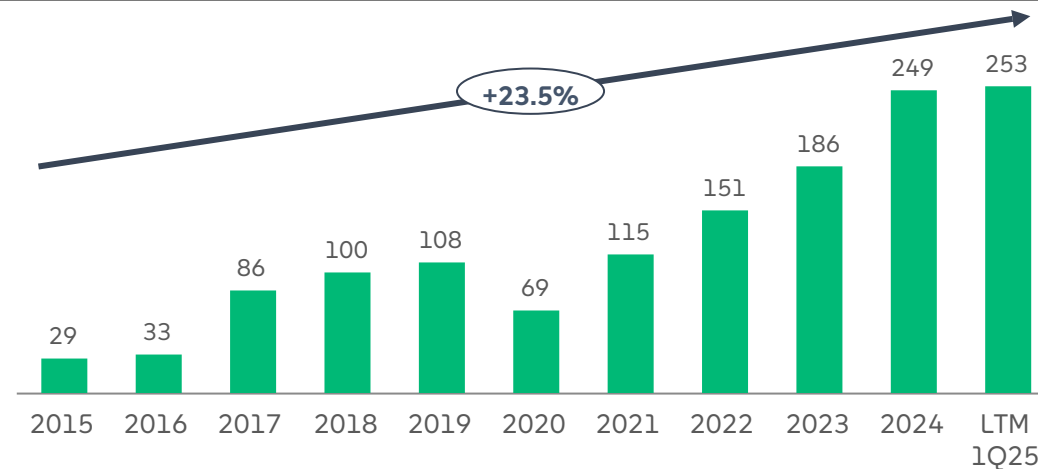
Sales¹



Revenue¹



NOI Malls¹



1. Amounts in billion COP

Appendix

Asset portfolio - Colombia

255,000 sqm

Gross leasable area (GLA)

7



Real estate assets

6



Regional shopping centers

1



Premium Outlets

1Q25	Format	Year incorporated	GLA (sqm)	Property (%)	Owned GLA	Occupancy (%)
Parque La Colina	Regional shopping center	2016	61,000	51%	31,110	99.9%
Parque Alegria	Regional shopping center	2022	47,000	100%	47,000	85.7%
Parque Arboleda	Regional shopping center	2010	41,500	55%	22,825	96.2%
Parque Caracolì	Regional shopping center	2013	39,500	51%	20,145	98.5%
Parque Fabricato	Regional shopping center	2023	39,500	29%	11,360	87.4%
Titán Plaza	Regional shopping center	2023	13,500	57%	7,692	98.3%
Outlet Arauco Sopó	Outlet	2017	13,000	100%	13,000	87.3%
Total Colombia			255,000	60%	153,133	93.8%



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
- **Net financial debt:** Gross Financial Debt - Cash and cash equivalents - Fixed Income Investments (as per not 6 in our Consolidated Financial Statements)
- **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



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