

PLAZA S.A. FINANCIAL RESULTS

First Quarter 2024



Letter from the CEO

I am pleased to share Plaza S.A.'s financial results for the first quarter of 2024 with you, which reflect the successful execution of our business strategy to offer a varied, improved and customer-focused value proposition with urban centers capable of providing multiple and powerful reasons for visiting through new brands, services and categories.

Outstanding Financial Performance

Mallplaza recorded revenues of CLP 114,106 million this first quarter, which represents 14.2% growth compared to the same period last year. In addition, our EBITDA reached CLP 86,852 million, up 15.9% over the same quarter the year before. We also highlight operational efficiency, measured as EBITDA to revenue, which was 76.1% and a significant improvement over 2023. FFO registered 14.7% growth compared to the first quarter of 2023 and reached CLP 70,669 million, with a revenue margin of 60.1%.

At the operational level, our tenants' sales grew 3.9% in the period, for a total of CLP 1,182,990 million, driven by growth in Chile and Colombia that was in line with improved consumer dynamics in both countries. In addition, our visitor flows grew once again and reached 72 million visits, driven by our TIER A urban centers in Chile, such as Mallplaza Vespucio, Mallplaza Oeste and Mallplaza Trébol, in addition to the outstanding growth of 25% in Mallplaza NQS, in Bogota. This is clearly the result of improvements to our commercial mix, with the incorporation of new stores and brands in 2023.

Solid Financial Position

Mallplaza maintains a solid financial position with a Net Financial Debt-to-EBITDA ratio of 3.1 times at the end of the first quarter of 2024. Our average debt maturity is 8 years, with a mostly long-term payment profile.

Growth

Development remains part of Mallplaza's DNA, both through the acquisition of new shopping centers and organic growth in existing ones, especially our TIER A operations.

The successful opening of Mallplaza Cali in Colombia was an important achievement during the quarter, our fifth urban center in the country and the company's 26th overall. With GLA of 67,000 m², Mallplaza Cali began operations with 91% of it leased and 70% occupancy in the first days of operation.



**FERNANDO
DE PEÑA IVER**
CEO Plaza S.A.

Letter from the CEO (cont.)

On the other hand, this quarter we made important progress toward an agreement to acquire Falabella Peru S.A.A. This transaction, valued at an EV/EBITDA of 9.9x and a cap rate of around 11%, will allow us to consolidate our operation in Peru, a market where we already operated 4 urban centers, adding about 619,000 m² of GLA and 15 new assets to our portfolio. Not only are we adding new GLA and assets, but we will also consolidate our EBITDA. In fact, if we take Plaza S.A.'s EBITDA through 2023, we will go from USD 367 million to USD 448 million when Peru has been consolidated, an increase of over 20%. This transaction will allow us to achieve synergies by merging two companies and their structures, in addition to achieving efficiencies thanks to an increased operational scale.

Our plan for the development of these assets includes adding 100,000 m² organically over the next 5 years, in addition to enhancing and further developing the current commercial offering. The main assets included in this plan are Mallplaza Arequipa, Mallplaza Trujillo, Open Plaza Atocongo, Open Plaza Piura and especially in Open Plaza Angamos, where we project having our second Tier A urban center in Peru after Mallplaza Trujillo, the first in this category in Lima.

Peru is a market we know very well. We arrived in 2006 and have been operating there since then, evolving as a company together with people and our urban centers. The assets we are incorporating are in very good locations and we see that they are markets with great growth potential that we can add a lot of value to.

With this transaction, Plaza S.A. will increase its diversification in EBITDA and GLA regionally, with 62% of its gross leasable area (GLA) in Chile, 27% in Peru and 11% in Colombia and an approximate share in EBITDA by country of 75% Chile, 18% Peru and 7% in Colombia.

Meanwhile, in Chile we have a plan to develop a total of 125,000 m² of GLA, which considers organic growth in Mallplaza Vespucio, Mallplaza Trébol, Mallplaza Oeste, Mallplaza Norte, Mallplaza Antofagasta, Mallplaza La Serena, Mallplaza Iquique and Mallplaza Biobio.

In Mallplaza Vespucio, we will see the first 21,600 m² of new GLA in the new Lifestyle area in late 2024. It is a proposition with a mix of fashion and convenience offering aimed at capturing the large flows generated by the two nearby Metro stations. In the case of Mallplaza Trébol we will implement a new and renewed entertainment proposition, a new cinema complex and a gastronomy boulevard with 20 restaurants, generating a unique proposition for the region.

Sustainability Commitments

Lastly, we reiterate our commitment to sustainability, as backed by our Plaza 0 initiatives and the LEED certification of Mallplaza Comas, and we are proud to be recognized as the brand most valued by Chileans in the Malls category for the second year running, in addition to the numerous sustainability awards and certifications.

I want to take this opportunity to thank you for the trust you have placed. As a company, we will continue working around our growth strategy so that we can bring our proposition to more people in the region.



**FERNANDO
DE PEÑA IVER**
CEO Plaza S.A.

Main Financial Indicators

| | 1Q24 | 1Q23 | % - p.p. |
|---|----------|----------|------------|
| Net Revenue (millions of CLP) | 114,106 | 99,916 | 14.2% |
| Cost of sales (millions of CLP) | (16,452) | (14,763) | 11.4% |
| Administrative Expenses (millions of CLP) | (11,239) | (10,675) | 5.3% |
| Adjusted NOI (millions of CLP) | 89,670 | 73,214 | 22.5% |
| NOI Margin (%) | 76.3% | 75.4% | 0.9 p.p. |
| EBITDA (millions of CLP) | 86,852 | 74,969 | 15.9% |
| EBITDA Margin | 76.1% | 75.0% | 1.1 p.p. |
| Net Income (millions of CLP) | 54,140 | 41,057 | 31.9% |
| Net margin | 47.4% | 41.1% | 6.3 p.p. |
| Adjusted FFO (millions of CLP) | 70,671 | 61,609 | 14.7% |
| Adjusted FFO Margin | 60.1% | 63.5% | (3.3 p.p.) |
| Adjusted FFO / Share (CLP) | 36.1 | 31.4 | 14.7% |
| EBITDA per m ² (CLP) | 51,038 | 47,007 | 8.6% |
| FFO per m ² (CLP) | 41,530 | 38,635 | 7.5% |

NOI: Net Operating Income, FFO: Funds For Operation. See glossary.
EBITDA and FFO per m² consider m2 consolidated by Plaza S.A.



Terrazas del Puerto, Mallplaza Antofagasta

Main Operational Indicators

| | 1Q24 | 1Q23 | % - p.p. |
|---|-----------|-----------|------------|
| GLA Managed (m²) | 1,999,437 | 1,889,490 | 5.8% |
| Consolidated GLA (m²) | 1,701,696 | 1,594,845 | 6.7% |
| Visitor Flow (millions) | 71.7 | 69.5 | 3.1% |
| Occupancy | 95.1% | 94.6% | 0.5 p.p. |
| Tenant Sales (millions of CLP) | 1,182,990 | 1,138,800 | 3.9% |
| <i>Same Store Sales</i> | (1.1%) | (1.3%) | 0.2 p.p. |
| Monthly Sales per m² (CLP) | 243,825 | 247,125 | (1.3%) |
| Monthly Revenues per m² (CLP) | 22,351 | 20,883 | 7.0% |
| <i>Same Store Rent</i> | 3.7% | 12.2% | (8.5 p.p.) |
| Occupancy Cost | 11.5% | 11.5% | 0.0 p.p. |
| <i>(+) Lease</i> | 7.8% | 7.9% | (0.1 p.p.) |
| <i>(+) Common Expenses and Promotion Fund</i> | 3.7% | 3.6% | 0.1 p.p. |



QUARTERLY RESULTS

First Quarter 2024



Revenues

Tenant Sales

Tenant sales in our urban centers increased by 3.9% in 1Q24 compared to the first quarter of 2023, mainly thanks to growing sales in Colombia. In addition to the strong performance of the specialty retail, gastronomy and entertainment segments, Department Stores also improved compared to previous periods. The occupancy cost was 11.5% in the quarter.

Visitor Flows

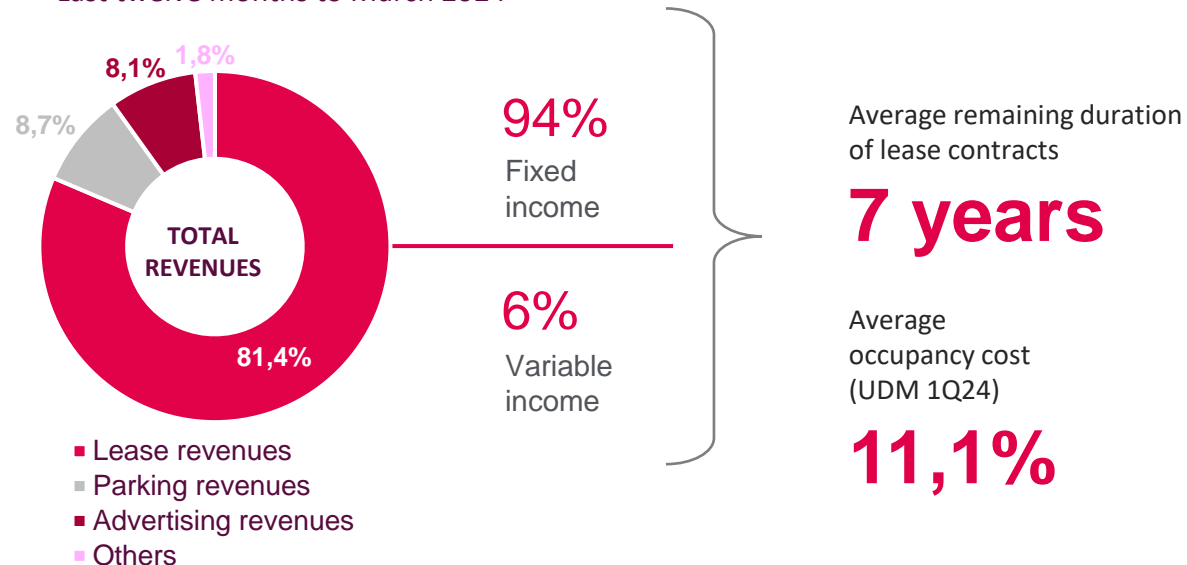
Our urban centers received 72 million visitors in the first quarter, registering 3.1% growth compared to 1Q23. This growth was mainly anchored by our urban centers' solid commercial proposition, adding relevant openings in the second half of 2023, such as Colombia's first IKEA store (Mallplaza NQS) and 6 H&M stores regionally, in addition to various openings that generate daily traffic, such as Civil Registry offices in Mallplaza Vespucio and Mallplaza Alameda, among others.

Net revenue

When comparing 1Q2024 with 1Q2023, Net revenue increased by 14.2%, explained by higher income from rent due to more square meters leased, the readjustment of rates and the indexation of lease contracts to inflation in each country, in addition to increased parking revenues.

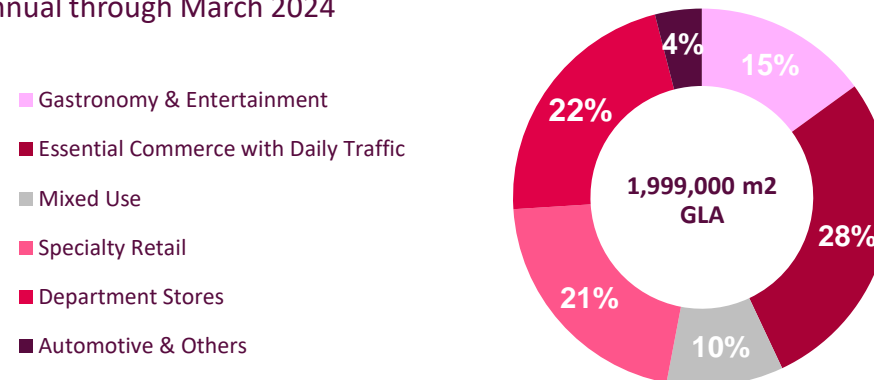
Total revenue distribution

Last twelve months to March 2024



GLA distribution by category

Annual through March 2024



Costs and Expenses

| thousands of CLP | 1Q24 | 1Q23 | Var. % |
|--|---------------------|---------------------|--------------|
| Remuneration | (8,569,800) | (9,119,184) | -6.0% |
| Business Licenses and Taxes | (6,119,260) | (4,483,679) | 36.5% |
| Service Contracts | (3,446,350) | (2,618,923) | 31.6% |
| Provision for bad debt | (1,293,488) | (1,044,600) | 23.8% |
| Leases and concessions | (563,071) | (594,177) | -5.2% |
| Amortization | (371,919) | (414,843) | -10.3% |
| Depreciation | (64,858) | (75,580) | -14.2% |
| Others | (7,261,896) | (7,086,562) | 2.5% |
| Total costs and expenses | (27,690,642) | (25,437,548) | 8.9% |
| | | | |
| Cost of sales (Th of CLP) | (16,451,914) | (14,762,788) | 11.4% |
| Administrative Expenses (Th of CLP) | (11,238,728) | (10,674,760) | 5.3% |

Quarterly Cost of sales

Cost of sales increased by 11%, mainly due to higher property tax expenditures associated with land surcharges and revaluations.

Quarterly Administrative expenses

Administrative expenses increased by CLP 564 million (5%) in 1Q2024 compared to 1Q2023, owing to increased expenditure on provisions for uncollectable debts and legal expenses, which was offset by lower remuneration associated with the simplification of the organizational structure undertaken in 2023.

EBITDA / NOI

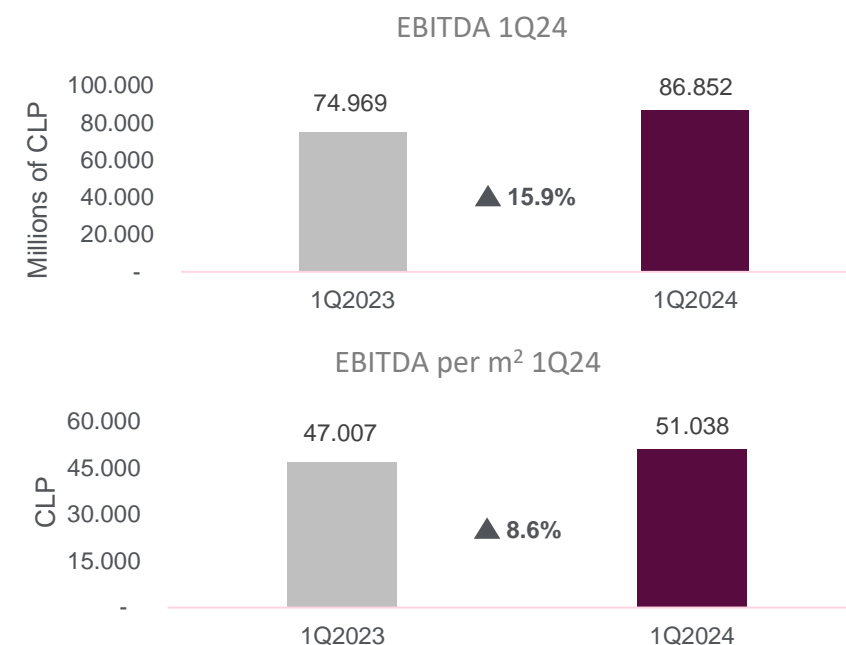
EBITDA

EBITDA increased by to CLP 11,883 million in 1Q24, up 15.9% compared to 1Q2023. This result is mainly associated with higher lease income due to growth in square meters leased, the readjustment of rates and the indexation of lease contracts to inflation in each country, in addition to increased parking revenues. **Operational efficiency measured as EBITDA to Regular Revenues was 76.1%.**

NOI adjusted for participation

Adjusted NOI in 1Q24 was CLP 89,670 million, up 22.5% compared to the same period last year, with a margin of 76.3%.

| Millions of CLP | QUARTER | | |
|--|---------------|---------------|--------------|
| | 1Q24 | 1Q23 | Var. (%) |
| Gross Profit | 97,654 | 85,153 | 14.7% |
| +Administrative Expenses | -11,239 | -10,675 | 5.3% |
| - Depreciation | -65 | -76 | -14.2% |
| - Amortization | -372 | -415 | -10.3% |
| NOI Plaza S.A. Consolidated Total (EBITDA) | 86,852 | 74,969 | 15.9% |
| NOI Minority Participation | -933 | -4,551 | -78.1% |
| NOI Investment in unconsolidated entities ⁽¹⁾ | 3,811 | 2,786 | 36.8% |
| Total consolidated NOI Plaza Adjusted for participation | 89,670 | 73,214 | 22.5% |



⁽¹⁾ Corresponds to Plaza S.A.'s 33.33% shareholding in Mallplaza Perú S.A.

Financial Results

| thousands of CLP | 1Q24 | 1Q23 | Var. % |
|----------------------------------|--------------|--------------|--------|
| Financial revenues | 4,460,977 | 9,582,696 | -53% |
| Financial Costs | (11,748,597) | (12,908,094) | -9% |
| Share of tenants' profits (loss) | 2,075,079 | 1,359,557 | -53% |
| Exchange Differences | 691,972 | (559,481) | -224% |
| Result by Readjustment Units | (10,262,323) | (15,588,023) | -34% |

QUARTER

Financial revenues

Financial revenues fell by CLP -5,122 million in 1Q2024 compared to the same period last year, associated with a lower placement rate and lower cash surpluses.

Financial Costs

Financial Costs fell by CLP 1,159 million in 1Q2024 compared to the same period the year before due to lower debt compared to 1Q2023.

Result by Readjustment Units

Corresponds to the variation in nominal pesos of the stock of financial debt in Chile in Unidades de Fomento (UF), does not represent a real cash flow and is only an accounting effect. When comparing 1Q2024 with the same period in 2023, a lower loss of CLP 5,326 million is generated, mainly explained by the 0.83% variation in the UF in 1Q2024 vs. 1.32% in 1Q2023, in addition to lower debt stock.

Net Profit & FFO

Net income attributable to controller's owners.

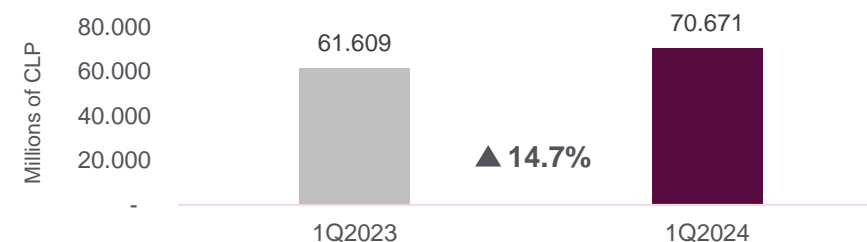
A profit of CLP 54,140 million was registered in 1Q2024, which represents an increase of CLP 13,038 million over 1Q2023. This result is mainly explained by higher lease income due to the increase in square meters leased, the readjustment of rates and lease contracts' indexation to inflation in each country, in addition to increased parking revenues, lower loss per result per readjustment unit, CLP 5,326 million from lower UF variation, and the favorable effect of exchange differences for CLP 1,159 million from the conversion of MP Colombia and CLP 1,159 million in lower financial costs due to lower associated debt. This was offset by CLP -3,647 million in increased income tax expenses and CLP -5,122 million less in financial revenues due to a lower placement rate and lower cash available.

FFO adjusted for participation

FFO in the first quarter was CLP 70,671 million, a 14.7% increase compared to the same period last year, with an adjusted FFO Margin of 60.1% due to improved performance of the operation and the lower adjustment for the purchase of the minority stake in the subsidiary Nuevos Desarrollos SpA (previously Nuevos Desarrollos S.A.).

FFO last 12 months through March 2024 was CLP 266,289 million, up 17.2% compared to the same period the previous year.

FFO Plaza S.A. Adjusted for Participation 1Q24



| Millions of CLP | QUARTER | | |
|---|---------------|---------------|--------------|
| | 1Q24 | 1Q23 | Var. (%) |
| Total net income | 54,872 | 43,579 | 25.9% |
| - Depreciation | -65 | -76 | -14.2% |
| - Amortization | -372 | -415 | -10.3% |
| -Other revenues | 25 | 531 | -95.3% |
| -Other expenses. | -110 | -289 | -62.0% |
| -Gain or loss in associated entities | 2,075 | 1,360 | 52.6% |
| -Exchange differences | 692 | -559 | -223.7% |
| -Readjustment units | -10,262 | -15,588 | -34.2% |
| -Deferred tax expenses | -6,201 | -4,665 | 32.9% |
| FFO Plaza S.A. Consolidated total | 69,090 | 63,281 | 9.2% |
| (-) FFO Minority Participation | 718 | 3,462 | -79.3% |
| (+) FFO investment in unconsolidated entities | 2,298 | 1,790 | 28.4% |
| Total consolidated FFO plaza adjusted for participation ⁽¹⁾ | 70,671 | 61,609 | 14.7% |

(1) FFO corresponds to the cash flow of the controller's owners' profit, weighted by their proprietary stake in the operation. This flow excludes items that do not represent cash flow or are not recurring (other revenues and expense by function) from the Statement of Results. It does not include minority interests.

HIGHLIGHTS OF THE QUARTER

First Quarter 2024

Highlights of the quarter

Stores openings

We opened 196 stores to the public regionally in 1Q24, among which the following stand out:

Chile

- 74 openings in the quarter with a total of about 14,500 m2.
- Opening of Victoria's Secret and Miniso in Mallplaza Oeste.
- Opening of PC Factory and a 400 m2 Civil Registry Office in Mallplaza Vespucio.
- Opening of Samsung in Mallplaza Iquique.
- Strengthening the gastronomy proposition in our *Tier A* assets with the opening of Brussels, Varsoviene, Domino and Barrio Chicken.
- The transformation of Mallplaza Alameda continues, bolstering daily traffic with the opening of a Civil Registry office (reconversion of Johnson store) and a Smart Fit gym, in addition to reinforcing the gastronomy offering with Carl's Jr and Dunkin Donuts. In retail, the opening of the Miniso store stands out.

Peru

- Inauguration of 1,000 m2 Fun Jungle in Mallplaza Trujillo.
- Start of BCP Office operations in Mallplaza Trujillo with an area of 2,300 m2.

Peru

- Cat, L'Occitane and Stud openings in Mallplaza Trujillo.
- Regarding gastronomy, the opening of an Asia Food restaurant in Mallplaza Trujillo and Dolce Jar in Mallplaza Arequipa stand out.
- At Mallplaza Comas, we continue to strengthen our commercial mix with the opening of Ajimana and Shimaya on the restaurant boulevard, in addition to the incorporation of Baby Infantil in the retail category.

Colombia

- Mallplaza Cali opens with 94 brands such as Home Center, Bancolombia, Farmatodo, Zara, Berskha, Stradivarius, Pull&bear, H&M, Vélez, Studio F, ELA, Decathlon, Skechers, Adidas, Nike Rise, KFC, Sr. Wok, Mis Carnes, Ventolini, Smart Fit, Afrika, Cinemark and El Mercado Gastronómico, with over 18 innovative concepts.
- Opening of Sunglass and Flor de Maraca in Mallplaza Barranquilla.
- Opening of Sr. Wok, Dejamu, Watakushi, Donut Factory and Dejamu in Mallplaza NQS, creating a gastronomy pole in the city.
- Opening of Mr Grill, Bose and Spring in Mallplaza Cartagena and Manizales, respectively.



Opening of Vélez Café, Mallplaza Cali

Highlights of the quarter

ESG milestones

- As part of our ESG commitments, which include recovering 60% of waste generated by our urban centers by 2025, we inaugurated Plaza 0 in Mallplaza Vespucio, an initiative that transforms food courts into places free of disposable items with reusable tableware and dishes. Thus, Plaza 0 is expected to avoid the generation of 14 tons of waste in its first year of implementation, which is added to the Plaza 0 experience in Mallplaza Egaña. It is worth noting that this initiative was presented to the Senate Water Resources Committee as a success story.
- In solidarity with the tragedy that affected the Valparaíso Region in Chile, we installed 17 collection points in our urban centers and collected over 8 tons of aid in 528 hours of operation.
- In March we inaugurated a municipal nursery together with the Municipality of La Florida. The 200 m2 space has high efficiency irrigation, composting, and native seeds and species with low water consumption that will be planted in different parts of the municipality, contributing to the maintenance of green areas.

Awards and acknowledgments

- For the second year running, Mallplaza was recognized as the brand most valued by Chileans in the Malls category, according to the annual Chile3D survey carried out by GfK.
- For the second year, Mallplaza also led in the Shopping Centers category of Kawes Lab's Omnichannel Index Ranking. In addition, Mallplaza ranked 5th out of a total of 255 companies analyzed in the overall evaluation and 2nd among IPSA listed companies.
- Mallplaza came in first place in the 2023 Schneider Electric Sustainability Impact Awards, South America level, for showing strong sustainability leadership in decarbonizing its operations.
- For the sixth consecutive year, Mallplaza led the "Real Estate-Retail" category of the Merco ESG Chile Ranking. The company rose two places in the overall ranking compared to the previous measurement, coming in 28th.
- The US Sustainable Building Council issued the LEED certification to Mallplaza Comas in a ceremony held at the mall. The acknowledgment highlights our commitment to sustainability and demonstrates that our urban center has been designed and built to meet rigorous energy efficiency and environmental management standards.



Inauguration of Plaza 0, Mallplaza Vespucio. Chile

Highlights of the quarter

Omnichannel Milestones

In recent 2023 Ominichannel Idex, Shopping Centers category, the company Kawes Lab (specialists in consumption, e-commerce and omnichannel platforms) distinguished Mallplaza with first place, in addition to ranking it second among IPSA listed companies and fifth among all companies in Chile (>265 companies in 17 industries).

CLICK & COLLECT

- Our Click & Collect points have expanded throughout the region and already operate in all three countries with 19 pickup points in our main urban centers. They delivered over 548,000 orders in 2023, three times more than in 2022, and 180,000 orders in 1Q24, which represents **242% growth compared to the same period of last year**. This is in addition to integrations with marketplaces, logistics operators and new partners that are added every quarter.

PARKING

- By the end of 1Q24, over 250,000 Banco Falabella customers already use the digital parking solution. In 1Q24, we accumulated approximately 1 million digital payment transactions through the Banco Falabella application in Mallplaza, continuing to resolve payment in a completely friction-free way, without needing to go to a cashier and with a Free-Flow experience that is resolved from our customers' smart phones with the aim of simplifying our visitors' lives.

DATA MANAGEMENT

- We currently have two data-based solutions that allow us to (1) generate better digital communication campaigns and segments; and (2) improve commercial management with a predictive model of the best brands/tenants. We currently have **over six million contactable customers in Chile, Peru and Colombia**, and can implement marketing campaigns by segmenting data according to 60 criteria, with commercial and visitor flow attraction objectives and achieving improvements in the different campaigns' open rates.



Mallplaza Vespucio, Chile

INFORMATION BY ASSET

First Quarter 2024



Opening of IKEA , Mallplaza Cali, Colombia, May 2024

Main indicators by country

Chile:

- Revenues increased by 12.3% due to more m² leased by H&M in Mallplaza Arica, Mallplaza Calama, Mallplaza Alameda and Mallplaza Tobalaba, in addition to Mercado Vespucio and Terrazas Antofagasta, among others.
- Visitor flows increased 2%, driven by the strong performance of Mallplaza La Serena, Iquique and Trébol, which grew by more than 5%.
- Occupancy rose to 95.6% due to the entry into operation of over 17,000 m², mainly in Intermediate Stores, Autoplaza, Terrazas and Decoration.
- Same Store Sales increased 2.2% due to improved performance by Departmental Stores and Medicine

Peru:

- Visitor flows increased by 0.9% due to double digit growth in Mallplaza Comas (12.1%), offsetting the drop in flows at Mallplaza Bellavista (-4.3%) due to road detours because of to metro works.
- Revenues increased by 7.7%, mainly due to lower vacancy in Mallplaza Comas and Trujillo.
- Sales fell by 3.5%, mainly due to the temporary closure of Mallplaza Trujillo in January and road detours in Mallplaza Bellavista.
- Same Store Sales fell -13.4% due to the drop in sales by Departmental Stores, Motorplaza and the temporary closure of Mallplaza Trujillo in January.

Colombia:

- Revenues increased by 19.7% due to more m² leased by H&M in Mallplaza Manizales, Cartagena and NQS, the opening of IKEA in NQS and the opening of Mallplaza Cali.
- Sales grew 25.1%, mainly due to increased sales in Mallplaza Manizales, Mallplaza NQS and the opening of Mallplaza Cali.
- The visitor flow increased by 12.0%, mainly due to the increased flow in Mallplaza NQS and the opening of Mallplaza Cali.
- Same Store Sales fell -14.0% due to lower sales by Department and Intermediate Stores.

| | Chile (millions of CLP) | | | Peru (thousands of PEN) | | | Colombia (millions of COP) | | | Consolidated Plaza S.A. (Millions of CLP) | | |
|---|-------------------------|-----------|-------------|-------------------------|---------|-------------|----------------------------|---------|-------------|---|-----------|------------|
| | 1Q24 | 1Q23 | (Var.) | 1Q24 | 1Q23 | (Var.) | 1Q24 | 1Q23 | (Var.) | 1Q24 | 1Q23 | (Var.) |
| GLA Managed (m ²) | 1,429,946 | 1,423,323 | 0.5% | 297,741 | 294,645 | 1.1% | 271,750 | 171,522 | 58.4% | 1,999,437 | 1,889,490 | 5.8% |
| Visitor Flow (millions) | 48.4 | 47.5 | 2.0% | 12.9 | 12.7 | 0.9% | 10.4 | 9.3 | 12.0% | 71.7 | 69.5 | 3.1% |
| Sales | 948,390 | 918,043 | 3.3% | 530,614 | 549,851 | (3.5%) | 377,074 | 301,352 | 25.1% | 1,182,990 | 1,138,800 | 3.9% |
| Var. Same Store Sales | 2.2% | (2.6%) | (4.8 p.p.) | (13.4%) | 13.3% | (26.8 p.p.) | (14.0%) | (11.6%) | (2.4 p.p.) | (1.1%) | (1.3%) | 0.2 p.p. |
| Revenues | 101,551 | 90,461 | 12.3% | 55,074 | 51,143 | 7.7% | 46,091 | 38,495 | 19.7% | 114,106 | 99,916 | 14.2% |
| Var. Same Store Rent | 3.4% | 15.1% | (11.7 p.p.) | 9.9% | 9.1% | 0.8 p.p. | (1.5%) | (12.2%) | (10.7 p.p.) | 3.7% | 12.2% | (8.5 p.p.) |
| EBITDA | 79,228 | 70,745 | 12.4% | 44,572 | 39,316 | 13.4% | 31,605 | 26,272 | 20.3% | 86,852 | 74,969 | 15.9% |
| Monthly sales per m ² (CLP/PEN/COP) | 259,125 | 255,839 | 1.3% | 764 | 849 | (10.0%) | 758,214 | 809,488 | (6.3%) | 243,825 | 247,125 | (1.3%) |
| Monthly revenues per m ² (CLP/PEN/COP) | 27,746 | 25,210 | 10.1% | 79 | 79 | 0.4% | 92,678 | 103,404 | (10.4%) | 22,351 | 20,883 | 7.0% |
| Occupancy Cost (%) | 11.7% | 11.7% | 0.0 p.p. | 9.9% | 9.7% | 0.2 p.p. | 12.4% | 12.5% | (0.1 p.p.) | 11.5% | 11.5% | 0.0 p.p. |
| Occupancy | 95.6% | 95.5% | 0.1 p.p. | 93.7% | 91.3% | 2.4 p.p. | 94.1% | 92.8% | 1.3 p.p. | 95.1% | 94.6% | 0.5 p.p. |

- Monthly sales and revenues per m² are expressed in CLP/PEN/COP



Mallplaza Cali, Colombia

Main indicators by country

Last 12 months

| | Chile (millions of CLP) | | | Peru (thousands of PEN) | | | Colombia (millions of COP) | | | Consolidated Plaza S.A. (Millions of CLP) | | |
|---|-------------------------|-----------|-------------|-------------------------|-----------|-------------|----------------------------|-----------|-------------|---|-----------|-------------|
| | UDM 1Q24 | UDM 1Q23 | (Var.) | UDM 1Q24 | UDM 1Q23 | (Var.) | UDM 1Q24 | UDM 1Q23 | (Var.) | UDM 1Q24 | UDM 1Q23 | (Var.) |
| GLA Managed (m ²) | 1,429,946 | 1,423,323 | 0.5% | 297,741 | 294,645 | 1.1% | 271,750 | 171,522 | 58.4% | 1,999,437 | 1,889,490 | 5.8% |
| Visitor Flow (millions) | 192.8 | 191.5 | 0.7% | 52.8 | 46.7 | 13.0% | 41.8 | 39.1 | 7.0% | 287.3 | 277.3 | 3.6% |
| Sales | 3,889,061 | 3,918,926 | (0.8%) | 2,282,764 | 2,307,353 | (1.1%) | 1,535,172 | 1,287,596 | 19.2% | 4,876,576 | 4,851,051 | 0.5% |
| Same Store Sales | (2.5%) | 0.0% | (2.5 p.p.) | (0.5%) | 10.9% | (11.3 p.p.) | (17.8%) | 2.8% | (20.6 p.p.) | (3.4%) | 1.5% | (4.9 p.p.) |
| Revenues | 385,615 | 343,844 | 12.1% | 212,266 | 176,675 | 20.1% | 182,387 | 131,723 | 38.5% | 434,094 | 380,695 | 14.0% |
| Same Store Rent | 6.4% | 34.0% | (27.6 p.p.) | 13.2% | 22.8% | (9.6 p.p.) | (7.0%) | (4.7%) | (2.3 p.p.) | 6.1% | 29.7% | (23.6 p.p.) |
| EBITDA | 304,832 | 276,405 | 10.3% | 164,776 | 125,978 | 30.8% | 138,444 | 65,849 | 110.2% | 334,068 | 289,354 | 15.5% |
| Monthly sales per m ² (CLP/PEN/COP) | 269,303 | 278,479 | (3.3%) | 845 | 915 | (7.7%) | 856,450 | 886,764 | (3.4%) | 257,731 | 268,825 | (4.2%) |
| Monthly revenues per m ² (CLP/PEN/COP) | 26,702 | 24,434 | 9.3% | 79 | 70 | 12.1% | 101,751 | 90,718 | 12.2% | 21,258 | 19,892 | 6.9% |
| Occupancy Cost (%) | 11.4% | 10.6% | 0.8 p.p. | 9.6% | 8.3% | 1.3 p.p. | 10.9% | 10.4% | 0.5 p.p. | 11.1% | 10.3% | 0.8 p.p. |
| Occupancy | 95.6% | 95.5% | 0.1 p.p. | 93.7% | 91.3% | 2.4 p.p. | 94.1% | 92.8% | 1.3 p.p. | 95.1% | 94.6% | 0.5 p.p. |

- Monthly sales and revenues per m² are expressed in CLP/PEN/COP



Mallplaza Trujillo, Peru

Quarterly results by asset

Through March 2024

Chile in millions of CLP, Peru in thousands of PEN and Colombia in millions COP

| Shopping Centers | GLA | % Own GLA | Occupancy | Sales | | | Revenues | | |
|---------------------------|------------------|-----------|--------------|----------------|----------------|--------------|----------------|---------------|--------------|
| | | | | 1Q24 | 1Q23 | Var. (%) | 1Q24 | 1Q23 | Var. (%) |
| Mallplaza Vespucio | 168,772 | 100% | 97.3% | 129,859 | 114,571 | 13.3% | 15,507 | 13,479 | 15.0% |
| Mallplaza Trébol | 118,644 | 100% | 98.1% | 120,387 | 112,765 | 6.8% | 11,544 | 10,313 | 11.9% |
| Mallplaza Oeste | 182,365 | 100% | 98.1% | 117,784 | 114,243 | 3.1% | 12,178 | 10,405 | 17.0% |
| Mallplaza Norte | 139,929 | 100% | 95.5% | 82,231 | 81,537 | 0.9% | 9,225 | 8,603 | 7.2% |
| Mallplaza Egaña | 94,851 | 100% | 97.9% | 70,464 | 66,150 | 6.5% | 7,936 | 7,250 | 9.5% |
| Mallplaza Antofagasta | 78,475 | 100% | 98.6% | 64,930 | 64,256 | 1.0% | 6,289 | 5,811 | 8.2% |
| Mallplaza Sur | 77,357 | 100% | 91.4% | 55,659 | 60,370 | -7.8% | 3,739 | 3,705 | 0.9% |
| Mallplaza Tobalaba | 78,647 | 100% | 95.6% | 54,749 | 57,602 | -5.0% | 5,955 | 4,311 | 38.1% |
| Mallplaza La Serena | 64,401 | 100% | 98.6% | 50,145 | 44,344 | 13.1% | 5,995 | 5,319 | 12.7% |
| Mallplaza Calama | 77,731 | 100% | 97.2% | 45,026 | 43,315 | 3.9% | 4,273 | 3,989 | 7.1% |
| Mallplaza Los Dominicos | 95,620 | 100% | 94.5% | 33,956 | 34,275 | -0.9% | 4,877 | 4,552 | 7.1% |
| Mallplaza Los Ángeles | 38,950 | 100% | 98.8% | 30,246 | 29,227 | 3.5% | 3,074 | 2,826 | 8.8% |
| Mallplaza Copiapó | 46,257 | 100% | 97.1% | 20,377 | 19,454 | 4.7% | 2,602 | 2,160 | 20.5% |
| Mallplaza Arica | 35,245 | 100% | 97.3% | 19,483 | 18,975 | 2.7% | 2,116 | 1,828 | 15.8% |
| Mallplaza Mirador Bío Bío | 46,051 | 100% | 97.5% | 19,165 | 19,972 | -4.0% | 2,052 | 1,631 | 25.9% |
| Mallplaza Alameda | 61,576 | 100% | 68.7% | 17,450 | 20,530 | -15.0% | 2,416 | 2,739 | -11.8% |
| Mallplaza Iquique | 25,076 | 98% | 96.2% | 16,479 | 16,457 | 0.1% | 1,772 | 1,541 | 15.0% |
| Total Chile | 1,429,946 | | 95.6% | 948,390 | 918,043 | 3.3% | 101,551 | 90,461 | 12.3% |
| Mallplaza Trujillo | 84,138 | 33.3% | 98.6% | 235,570 | 249,211 | -5.5% | 20,386 | 18,336 | 11.2% |
| Mallplaza Comas | 79,912 | 33.3% | 92.2% | 113,430 | 109,548 | 3.5% | 12,888 | 10,435 | 23.5% |
| Mallplaza Arequipa | 42,738 | 33.3% | 95.8% | 101,501 | 97,277 | 4.3% | 8,790 | 9,165 | -4.1% |
| Mallplaza Bellavista | 90,954 | 33.3% | 89.4% | 80,113 | 93,815 | -14.6% | 13,010 | 13,207 | -1.5% |
| Total Peru | 297,741 | | 93.7% | 530,614 | 549,851 | -3.5% | 55,074 | 51,143 | 7.7% |
| Mallplaza NQS | 80,765 | 100% | 92.3% | 128,546 | 64,018 | 100.8% | 15,805 | 11,612 | 36.1% |
| Mallplaza Buenavista | 57,590 | 65% | 97.7% | 128,164 | 128,164 | 0.0% | 11,897 | 11,093 | 7.2% |
| Mallplaza Cartagena | 27,753 | 100% | 95.3% | 60,403 | 61,219 | -1.3% | 9,243 | 8,753 | 5.6% |
| Mallplaza Manizales | 39,172 | 80% | 97.7% | 54,679 | 47,955 | 14.0% | 8,072 | 7,037 | 14.7% |
| Mallplaza Cali | 66,471 | 100% | 90.7% | 5,383 | 0 | N/A | 1,073 | 0 | N/A |
| Total Colombia | 271,750 | | 94.1% | 377,074 | 301,352 | 25.1% | 46,091 | 38,495 | 19.7% |

Quarterly results by asset

Through March 2024

Chile in millions of CLP, Peru in thousands of PEN and Colombia in millions COP

| Shopping Centers | Monthly sales per m2 (CLP/PEN/COP) | | | Monthly revenues per m2 (CLP/PEN/COP) | | |
|---------------------------|---------------------------------------|----------------|---------------|--|----------------|---------------|
| | 1Q24 | 1Q23 | Var. (%) | 1Q24 | 1Q23 | Var. (%) |
| Mallplaza Vespucio | 300,773 | 278,832 | 7.9% | 35,916 | 32,805 | 9.5% |
| Mallplaza Trébol | 317,957 | 302,444 | 5.1% | 30,489 | 27,660 | 10.2% |
| Mallplaza Oeste | 282,560 | 278,339 | 1.5% | 29,214 | 25,352 | 15.2% |
| Mallplaza Norte | 252,423 | 253,575 | -0.5% | 28,319 | 26,753 | 5.9% |
| Mallplaza Egaña | 289,516 | 277,252 | 4.4% | 32,606 | 30,387 | 7.3% |
| Mallplaza Antofagasta | 293,319 | 297,820 | -1.5% | 28,409 | 26,932 | 5.5% |
| Mallplaza Sur | 289,621 | 287,431 | 0.8% | 19,454 | 17,641 | 10.3% |
| Mallplaza Tobalaba | 277,354 | 293,434 | -5.5% | 30,169 | 21,960 | 37.4% |
| Mallplaza La Serena | 317,991 | 300,642 | 5.8% | 38,020 | 36,061 | 5.4% |
| Mallplaza Calama | 214,514 | 227,693 | -5.8% | 20,357 | 20,968 | -2.9% |
| Mallplaza Los Dominicos | 135,303 | 138,774 | -2.5% | 19,434 | 18,430 | 5.4% |
| Mallplaza Los Ángeles | 289,981 | 279,816 | 3.6% | 29,475 | 27,056 | 8.9% |
| Mallplaza Copiapó | 170,115 | 171,409 | -0.8% | 21,723 | 19,029 | 14.2% |
| Mallplaza Arica | 192,649 | 204,750 | -5.9% | 20,920 | 19,720 | 6.1% |
| Mallplaza Mirador Bío Bío | 153,135 | 163,393 | -6.3% | 16,400 | 13,340 | 22.9% |
| Mallplaza Alameda | 153,119 | 161,577 | -5.2% | 21,201 | 21,558 | -1.7% |
| Mallplaza Iquique | 236,213 | 244,495 | -3.4% | 25,402 | 22,900 | 10.9% |
| Total Chile | 259,125 | 255,839 | 1.3% | 27,746 | 25,210 | 10.1% |
| Mallplaza Trujillo | 1,108 | 1,327 | -16.5% | 96 | 98 | -1.7% |
| Mallplaza Comas | 588 | 586 | 0.4% | 67 | 56 | 19.7% |
| Mallplaza Arequipa | 930 | 904 | 2.8% | 81 | 85 | -5.5% |
| Mallplaza Bellavista | 445 | 568 | -21.6% | 72 | 80 | -9.6% |
| Total Peru | 764 | 849 | -10.0% | 79 | 79 | 0.4% |
| Mallplaza NQS | 752,843 | 843,905 | -10.8% | 92,562 | 153,067 | -39.5% |
| Mallplaza Buenavista | 861,551 | 876,024 | -1.7% | 79,977 | 75,828 | 5.5% |
| Mallplaza Cartagena | 923,442 | 1,008,111 | -8.3% | 141,313 | 144,136 | -2.0% |
| Mallplaza Manizales | 537,288 | 536,459 | 0.2% | 79,318 | 78,719 | 0.8% |
| Mallplaza Cali | 496,779 | 0 | N/A | 100,929 | 0 | N/A |
| Total Colombia | 758,214 | 809,488 | -6.3% | 92,678 | 103,404 | -10.4% |

Quarterly results by asset

Through March 2024

Chile in millions of CLP, Peru in thousands of PEN and Colombia in millions COP

| Shopping Centers | Sales | | | Revenues | | | Monthly sales per m2 (CLP/PEN/COP) | | | Monthly revenues per m2 (CLP/PEN/COP) | | |
|---------------------------|------------------|------------------|--------------|----------------|----------------|--------------|---------------------------------------|----------------|--------------|--|---------------|--------------|
| | UDM 1Q24 | UDM 1Q23 | Var. (%) | UDM 1Q24 | UDM 1Q23 | Var. (%) | UDM 1Q24 | UDM 1Q23 | Var. (%) | UDM 1Q24 | UDM 1Q23 | Var. (%) |
| Mallplaza Vespuccio | 512,926 | 491,698 | 4.3% | 56,394 | 50,332 | 12.0% | 305,688 | 305,533 | 0.1% | 33,609 | 31,276 | 7.5% |
| Mallplaza Trébol | 491,310 | 464,238 | 5.8% | 45,007 | 39,409 | 14.2% | 332,322 | 325,666 | 2.0% | 30,443 | 27,645 | 10.1% |
| Mallplaza Oeste | 487,634 | 500,293 | -2.5% | 46,471 | 39,088 | 18.9% | 294,233 | 318,292 | -7.6% | 28,040 | 24,868 | 12.8% |
| Mallplaza Norte | 334,913 | 348,252 | -3.8% | 35,755 | 32,823 | 8.9% | 259,383 | 282,478 | -8.2% | 27,691 | 26,624 | 4.0% |
| Mallplaza Egaña | 298,654 | 294,140 | 1.5% | 31,176 | 27,654 | 12.7% | 318,855 | 316,346 | 0.8% | 33,284 | 29,742 | 11.9% |
| Mallplaza Antofagasta | 272,528 | 273,253 | -0.3% | 24,184 | 22,845 | 5.9% | 314,291 | 320,460 | -1.9% | 27,891 | 26,792 | 4.1% |
| Mallplaza Sur | 238,428 | 260,349 | -8.4% | 15,353 | 14,762 | 4.0% | 288,344 | 320,153 | -9.9% | 18,568 | 18,153 | 2.3% |
| Mallplaza Tobalaba | 230,495 | 245,726 | -6.2% | 19,837 | 16,702 | 18.8% | 284,743 | 305,873 | -6.9% | 24,506 | 20,791 | 17.9% |
| Mallplaza La Serena | 180,863 | 165,592 | 9.2% | 22,073 | 18,979 | 16.3% | 302,981 | 294,535 | 2.9% | 36,977 | 33,757 | 9.5% |
| Mallplaza Calama | 187,941 | 184,138 | 2.1% | 16,144 | 14,344 | 12.6% | 236,574 | 245,421 | -3.6% | 20,322 | 19,118 | 6.3% |
| Mallplaza Los Dominicos | 148,428 | 153,773 | -3.5% | 19,497 | 17,200 | 13.4% | 150,173 | 152,433 | -1.5% | 19,726 | 17,050 | 15.7% |
| Mallplaza Los Ángeles | 120,904 | 119,922 | 0.8% | 12,221 | 10,944 | 11.7% | 299,159 | 288,628 | 3.6% | 30,239 | 26,339 | 14.8% |
| Mallplaza Copiapó | 86,251 | 86,432 | -0.2% | 9,853 | 8,260 | 19.3% | 193,246 | 190,548 | 1.4% | 22,077 | 18,211 | 21.2% |
| Mallplaza Arica | 78,655 | 89,176 | -11.8% | 7,969 | 7,490 | 6.4% | 185,233 | 242,019 | -23.5% | 18,767 | 20,328 | -7.7% |
| Mallplaza Mirador Bío Bío | 77,938 | 78,229 | -0.4% | 7,474 | 6,667 | 12.1% | 150,220 | 162,441 | -7.5% | 14,405 | 13,844 | 4.1% |
| Mallplaza Alameda | 71,695 | 96,085 | -25.4% | 9,574 | 10,339 | -7.4% | 170,623 | 182,641 | -6.6% | 22,785 | 19,653 | 15.9% |
| Mallplaza Iquique | 69,498 | 67,628 | 2.8% | 6,632 | 6,005 | 10.4% | 229,867 | 252,761 | -9.1% | 21,934 | 22,444 | -2.3% |
| Total Chile | 3,889,061 | 3,918,926 | -0.8% | 56,394 | 50,332 | 12.0% | 269,303 | 278,479 | -3.3% | 26,702 | 24,434 | 9.3% |
| Mallplaza Trujillo | 1,005,574 | 1,054,042 | -4.6% | 76,051 | 62,625 | 21.4% | 1,245 | 1,426 | -12.7% | 94 | 85 | 11.2% |
| Mallplaza Comas | 479,705 | 444,657 | 7.9% | 47,146 | 37,643 | 25.2% | 631 | 623 | 1.4% | 62 | 53 | 17.7% |
| Mallplaza Arequipa | 436,121 | 398,090 | 9.6% | 35,710 | 33,077 | 8.0% | 1,008 | 954 | 5.7% | 83 | 79 | 4.1% |
| Mallplaza Bellavista | 361,362 | 410,564 | -12.0% | 53,359 | 43,329 | 23.2% | 515 | 632 | -18.5% | 76 | 67 | 14.0% |
| Total Peru | 2,282,763 | 2,307,353 | -1.1% | 212,266 | 176,675 | 20.1% | 845 | 915 | -7.7% | 79 | 70 | 12.1% |
| Mallplaza NQS | 451,911 | 243,122 | 85.9% | 71,718 | 35,881 | 99.9% | 849,104 | 894,910 | -5.1% | 134,752 | 132,076 | 2.0% |
| Mallplaza Buenavista | 551,472 | 557,036 | -1.0% | 44,780 | 39,590 | 13.1% | 924,533 | 960,274 | -3.7% | 75,074 | 68,250 | 10.0% |
| Mallplaza Cartagena | 277,179 | 269,724 | 2.8% | 35,035 | 31,993 | 9.5% | 1,088,489 | 1,077,703 | 1.0% | 137,582 | 127,831 | 7.6% |
| Mallplaza Manizales | 249,328 | 217,714 | 14.5% | 29,781 | 24,259 | 22.8% | 625,672 | 622,062 | 0.6% | 74,734 | 69,313 | 7.8% |
| Mallplaza Cali | 5,282 | - | N/A | 1,073 | - | N/A | 496,779 | - | N/A | 100,929 | - | N/A |
| Total Colombia | 1,535,172 | 1,287,596 | 19.2% | 182,387 | 131,723 | 38.5% | 856,450 | 886,764 | -3.4% | 101,751 | 90,718 | 12.2% |

Case study: Transforming an urban center through organic growth

Case Study



Open Plaza Arequipa, Arequipa Peru



Mallplaza Arequipa, Arequipa Peru



Mallplaza Arequipa

Arequipa

- An Urban Center with over 42,000 m² of GLA
- Leader in its market in the Cayma area and the city of Arequipa

The company has the knowhow to transform a power center, and Mallplaza Arequipa is a clear example of this. This urban center was acquired in 2014 as an Open Plaza with 12,000 m² of GLA, a Saga Falabella department store, a Tottus supermarket and a cinema complex. The transformation included the purchase of 2 properties and the construction and development of an additional 30,000 m² of GLA to host new retail, gastronomy, services and entertainment propositions, in addition to intervening in the parking lots. Thus, this new urban center expanded to a total of 42,000 m² of renewed commercial and experience offering that positioned it as the main shopping center in the district of Arequipa.

Additions:

- Construction of 30,000 m², internal remodeling and modernization.
- New Ripley department store.
- Supermarket expanded to 6,800 m².
- Incorporation of 3,000 m² of offices.
- Incorporation of 1,200 m² gym.
- 12,000 m² of small retail stores, services and food, including:
 - A new retail proposition with over 70 new stores.
 - A new gastronomy proposition in the food court and a new Las Terrazas restaurant sector.
 - Financial services and convenience boulevard.
 - Entertainment areas.

Main performance metrics:

- Growth of >240% in sales between 2015-2023 with an annual CAGR of 17%.
- Growth of >135% in income/m² between 2015-2023 with an annual CAGR of +10%.
- Growth of >163% in EBITDA/m² between 2015-2023 with an annual CAGR of +11%.

Growth, Greenfield

New Openings



Mallplaza Cali
New Urban Center in
Colombia.

Opening: March 2024
Total Area 67,000 m² GLA

Mallplaza Cali is Mallplaza's fifth urban center in Colombia and its 26th in the region. With a total of GLA of 67,000 m², its opening was a success with 91% of GLA leased and 70% occupancy on the first days of operation.

This urban center has a retail, entertainment and gastronomy proposition and opened its doors with iconic store formats like H&M, Homecenter and Decathlon, among others, in addition to the subsequent opening of Zara, Bershka, Stradivarius and Pull&Bear in April and the upcoming opening of IKEA – the first in the city of Cali – in May.

In entertainment we have developed a great proposition with over 7,000 m² of operators such as Afrika, Fun Jungle (the first in Cali) and Cinemark, which will have 8 cinemas with state-of-the-art technology. We will also have innovative gastronomy with our “El Mercado” format, with local, regional and homemade cooking with the best experience in one place.

In addition, we also have 13,000 m² of public space to enjoy life, thanks to a park that was incorporated into the urban center, adding to a unique architecture integrated into the surroundings in a privileged location in the heart of the city.

Growth, Brownfield

Projects under development.



Mallplaza Vespuccio

Remodeling and Expansion
Lifestyle Project

Opening: 4Q2024

Total Area

Expansion and Remodeling – 21,600 m² GLA

Remaining Investment: USD 23 million

The latest expansion of Mallplaza Vespuccio is focused on strengthening the Tier A proposition and is part of the Master Plan for reconverting this urban center, which seeks to attract consumers from eastern Santiago, in addition to giving a new design to the outdoor area with the powerful addition of 21,600 m² of new propositions, including:

- The incorporation of a powerful fast-fashion mix with flagship format
- The look & feel of outdoor trade with unique façades and upgrading the shopping center's racetrack.
- Inclusion of convenience services for the large flows that the two Metro stations generate.
- A leisure park of over 12,000 m² that allows us to articulate with the city and generate a space of value and outdoor recreation.
- Commercial agreements with 70% of the brands that will arrive in the expansion and will allow the urban center's leadership to continue.

Growth, Brownfield

Projects under development.

Mallplaza Tobalaba



Reconversion

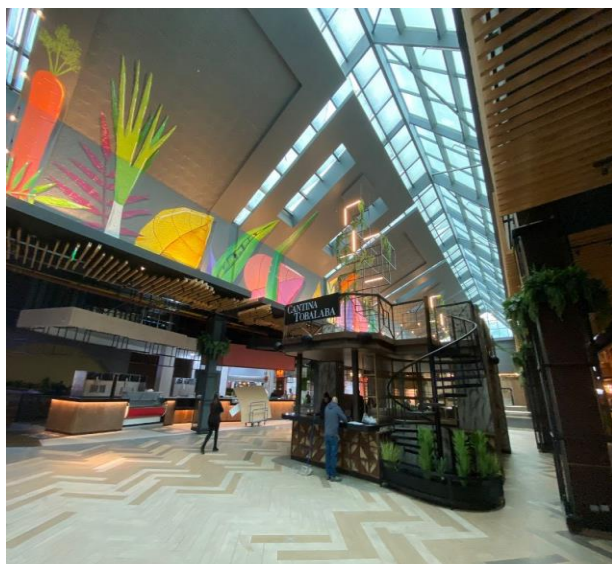
The Paris box on the 1st and 2nd floors will be reconfigured. H&M and Puma will be incorporated in the first. A gastronomy proposition and an Oriental operator will be included in the second.

Opening: May 2024

Total Area

Reconversion – 1,000 m² GLA

Remaining Investment: USD 5 million



Mallplaza Iquique



Expansion

H&M is incorporated on 2 floors and a services boulevard in the Mall's main façade.

Opening: 3Q2024

Total Area

Reconversion – 2,800 m² GLA

Remaining Investment: USD 2 million



| PLAZA S.A. CAPEX (thousands of USD) | Investments 1Q24 | Investments 1Q23 | % total CAPEX (1Q24) |
|-------------------------------------|------------------|------------------|----------------------|
| <i>Greenfield</i> | 7,622 | 11,961 | 37% |
| <i>Brownfield</i> | 6,334 | 5,860 | 31% |
| Reconversions | 4,437 | 3,059 | 22% |
| Maintenance | 833 | -1,112 | 4% |
| IT & Others | 1,231 | 184 | 6% |
| Total | 20,457 | 19,952 | 100% |

Land Bank

Growth Potential

Mallplaza currently owns a land bank in Chile with 551,510 m² of unused properties, of which 137,565 m² are destined to the development of future expansion projects for our urban centers. These areas have high growth potential, either through expansions such as the incorporation of new formats and categories, with a construction capacity of 278,708 m², more than doubling the potential area for the development of leasable square meters. This does not consider those properties where our urban centers in Chile are built, which have enough potential to build a total of 4,992,040 m², of which just 37% of this capacity has been developed.

| Municipality | Shopping Center | Status | Area (m ²) |
|--------------|---------------------------|-------------|------------------------|
| Huechuraba | Mallplaza Norte | Development | 16,000 |
| San Bernardo | Mallplaza Sur | Development | 75,069 |
| Concepción | Mallplaza Mirador Bío Bío | Development | 8,891 |
| Concepción | Mallplaza Trébol | Development | 29,105 |
| Cerrillos | Mallplaza Oeste | Development | 8,500 |
| Total | | | 137,565 |

- (1) This land bank mostly corresponds to properties adjacent to our urban centers and does not consider the properties currently occupied by our urban centers.
- (2) It is important to note that the feasibility for the company to take advantage of the remaining construction depends both on the technical feasibility for carrying expansions as well as the commercial conditions that may favor such feasibility.
- Note: Mallplaza currently owns 413,945 m² of land for sale.



FINANCIAL STRUCTURE

First Quarter 2024



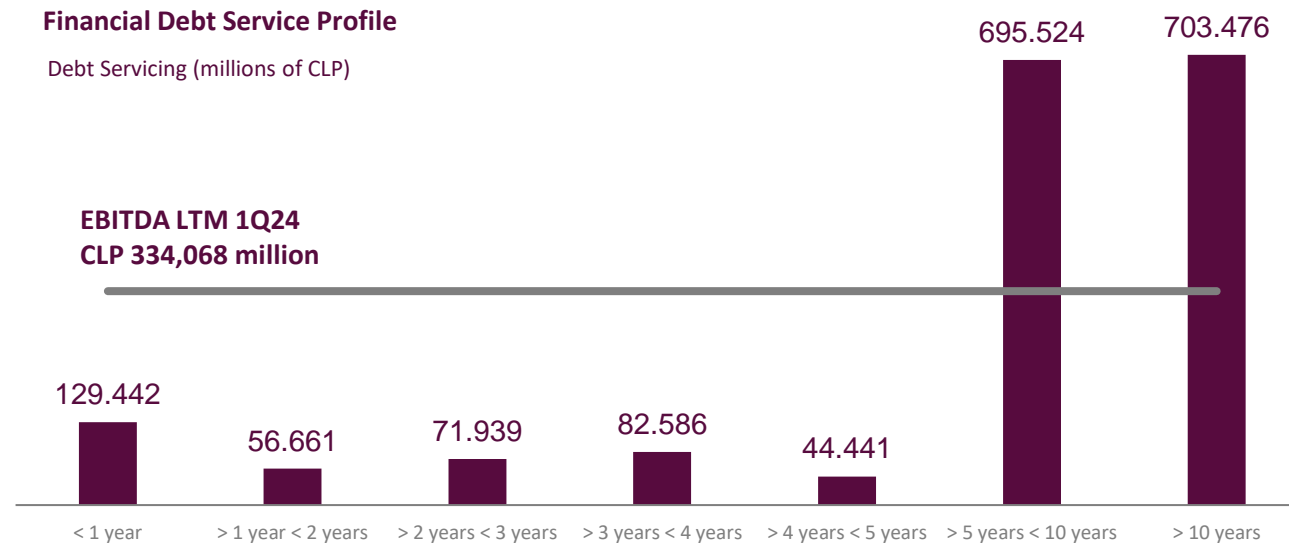
Debt Structure

| | 1Q2024 | 1Q2023 |
|--------------------------------------|-----------|-----------|
| Cash and Equivalents (CLP MN) | 204,389 | 281,873 |
| Financial Debt (CLP MN) | 1,251,118 | 1,239,467 |
| (+) Public Bonds | 1,086,654 | 1,042,723 |
| (+) Bank Debt | 164,464 | 196,744 |
| Average Debt Rate | 3.5% | 3.4% |
| Duration (years) | 8.3 | 8.6 |
| Net Financial Debt (millions of CLP) | 1,042,471 | 923,402 |

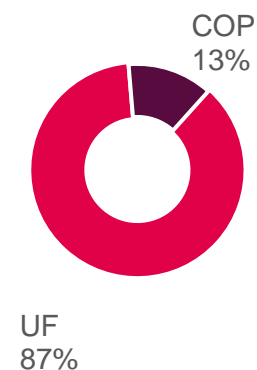
- Payment profile of the financial debt is predominantly long-term, with 86% of its maturing in 3 years or more.
- The Loan to Value (LTV) Ratio is 26%.
- 39% of financial debt maturities exceed 10 years.
- The financial debt is fixed rate and in the same currency in which the flows associated with its payment are generated, with an average duration of nine years
- Mortgage-free assets at fair value represent 4.7x financial debt, net of cash and equivalents.
- The current liquidity position covers debt amortization obligations for 2024.
- Financial Debt to EBITDA was 3.1x at the first quarter.

Financial Debt Service Profile

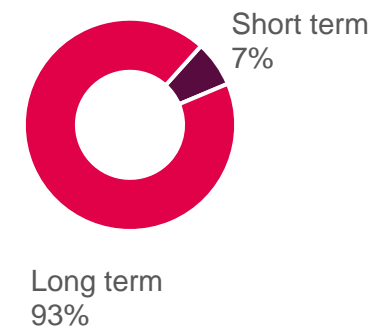
Debt Servicing (millions of CLP)



Debt by currency



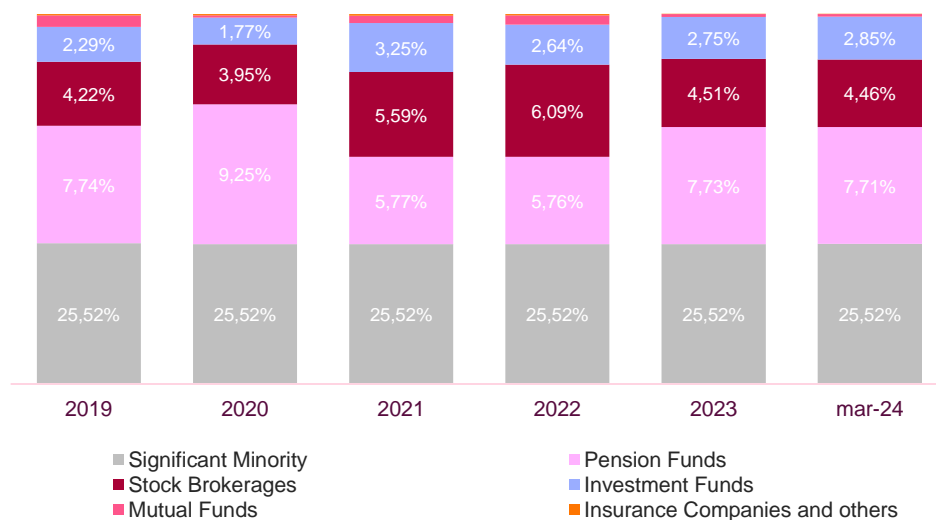
Debt by term



Plaza in the Capital Market

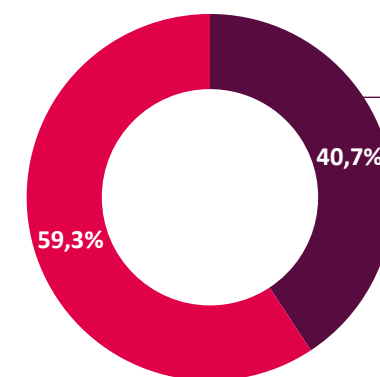
| | 1Q2024 | 1Q2023 | Var. (%) | LTM 1Q2024 | LTM 1Q2023 | Var. (%) |
|-------------------------------------|-------------|-------------|----------|-------------|-------------|----------|
| Average Closing Price (CLP) | 1,331.5 | 1,073.0 | 24.1% | 1,226.4 | 890.5 | 37.7% |
| Closing Price (CLP) - End of Period | 1,345.6 | 1,044.1 | 28.9% | 1,345.6 | 1,044.1 | 28.9% |
| Average Daily Traded Volume (CLP) | 383,327,029 | 531,520,724 | (27.9%) | 646,079,879 | 522,571,926 | 23.6% |
| Number of shares traded | 286,959 | 495,674 | (42.1%) | 522,404 | 589,520 | (11.4%) |

Evolution Shareholding Composition Non-Controlling Minority Shareholders



Shareholding Composition (Mar -24)

■ Non-controlling Minority shareholders
■ Final Controlling Shareholder (Falabella S.A.)



| Free Float | % Stake |
|--------------------------------|---------|
| Significant Minority | 25.5% |
| Pension Funds | 7.7% |
| Stock Brokerages | 4.5% |
| Investment Funds | 2.9% |
| Mutual Funds | 0.2% |
| Insurance Companies and others | 0.0% |

Appendix

First Quarter 2024



Evolution of Financial Results

| | YEAR | | | | | | | |
|---|-----------|-----------|-----------|-----------|-----------|-----------|-----------|--------|
| EVOLUTION BY YEAR | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 1Q24 LTM | CAGR |
| Operational figures | | | | | | | | |
| Aggregate GLA (Reduced) (m2) | 85,308 | 50,108 | 111,638 | 43,806 | 30,458 | 38,618 | 72,697 | |
| Total GLA Managed (m²) | 1,652,112 | 1,702,219 | 1,813,858 | 1,857,664 | 1,888,122 | 1,926,740 | 1,999,437 | 3.2% |
| Tenant sales (billions of pesos) | 3,646 | 3,590 | 2,368 | 3,857 | 4,637 | 4,740 | 4,877 | 5.0% |
| Visitor flows (millions of people) | 285 | 285 | 149 | 211 | 270 | 285 | 287 | 0.1% |
| STATEMENT OF RESULTS (in millions of pesos) | | | | | | | | |
| Revenues from regular activities | 309,370 | 309,598 | 187,329 | 276,695 | 383,864 | 419,904 | 434,094 | 5.8% |
| Sales cost | (73,407) | (81,086) | (84,314) | (92,089) | (100,304) | (57,427) | (59,116) | (3.5%) |
| Administrative expenses | (35,334) | (40,291) | (40,720) | (31,830) | (57,385) | (42,445) | (43,009) | 3.3% |
| EBITDA | 247,276 | 238,308 | 116,114 | 208,621 | 282,699 | 322,185 | 334,068 | 5.1% |
| Profit (loss) attributable to controller's owners | 117,359 | 100,075 | 12,248 | 46,556 | 66,445 | 349,759 | 368,781 | 21.0% |
| Total consolidated FFO plaza adjusted for participation | 172,220 | 165,844 | 79,265 | 164,931 | 218,931 | 257,220 | 266,289 | 7.5% |
| EBITDA Margin (% over revenue) | 80% | 77% | 62% | 75% | 74% | 77% | 77% | |
| FFO Margin (% over revenue) | 56% | 54% | 42% | 60% | 61% | 60% | 60% | |
| Earnings per Share (CLP) | 59.9 | 51.1 | 6.2 | 23.8 | 33.9 | 178.4 | 188.2 | 21.0% |
| FFO per Share (CLP) | 88.0 | 84.6 | 40.4 | 84.1 | 111.7 | 131.2 | 135.9 | 7.5% |

Financial Statements

Millions of CLP as of 31 March 2024

Current assets

Current Assets increased by 3%, equivalent to CLP 14,681 million, explained by CLP 6,835 million in increased other non-financial assets, mainly due to higher insurance policies, partially offset by lower VAT Tax credit and increased Accounts Receivable from related entities for CLP 3,560 million and increased cash and cash equivalent for CLP 2,373 million.

Non-current assets

An increase of 1%, equivalent to CLP 56,668 million, mainly explained by CLP 58,990 million in increased investment properties for the 2024 investment plan (works in progress) in MP Cali, MP Vespucio, MP NQS and MP Tobalaba, increased investments accounted for using the participation method, equivalent to CLP 13,017 million due to the higher conversion effect, CLP 3,367 in increased other non-current assets due to increased linearization of contracts, offset by lower deferred tax assets for CLP -20,318 million.

| | March 2024 | December 2023 | Variation Mar24/ Dec23 |
|--------------------------------------|------------------|------------------|---------------------------|
| Current assets | 449,808 | 435,127 | 3% |
| Non-current assets | 4,417,876 | 4,361,209 | 1% |
| Total Assets | 4,867,684 | 4,796,336 | 1% |
| Current liabilities | 285,299 | 244,017 | 17% |
| Non-current liabilities | 1,854,765 | 1,919,631 | (3%) |
| Total Liabilities | 2,140,064 | 2,163,648 | (1%) |
| Equity | 2,727,620 | 2,632,688 | 4% |
| Equity and Liabilities, Total | 4,867,684 | 4,796,336 | 1% |
| Issued capital | 175,123 | 175,123 | 0% |
| Accrued gains (losses) | 2,401,316 | 2,347,038 | 2% |
| Issue premiums | 123,573 | 123,573 | 0% |
| Other reserves | (6,860) | (44,681) | (85%) |
| Non-controlling shares | 34,468 | 31,634 | 9% |
| Total Equity | 2,727,620 | 2,632,688 | 4% |

Financial Statements

Millions of CLP as of 31 March 2023

Investment Properties

Plaza S.A. initially values its investment properties in the construction phase at cost. After the initial valuation, the Company values its investment properties in operation at fair value, which reflects their market value on the date of each financial statement's publication.

The models that it applies to determine the fair value of its investment properties is described below:

a) Valuation through appraisal, used for the company's lands and other non-operating properties. The valuation is carried out by an independent and qualified external appraiser and is carried out once a year.

b) Valuation according to the discounted flows model using the WACC rate. This valuation is carried out semi-annually for all operating investment properties and variations in this value (profit or loss) are recorded in the financial statements under the Other Income item, by function.

The value of investment properties as of 31 March 2024 is CLP 4,225,489 million, representing 87% of Plaza S.A.'s total consolidated assets.

Current liabilities

Increase of 17% equivalent to CLP 41,282 million, explained by higher Other current financial liabilities CLP 37,704 million due to short-term transfer of Debt in MP Colombia offset by payment of obligations with banks in MP Chile, higher Commercial accounts payable and other accounts payable CLP 4,877 million and higher Current tax liabilities CLP 2,977 million, partially offset by lower Other non-financial liabilities by CLP million -5,171 by lower VAT tax debit.

Non-current Liabilities

The 3% decline, equivalent to CLP -64,866 million, is primarily explained by lower other non-current financial liabilities for CLP -50,597 million due to the transfer to current debt in MP Colombia and lower deferred tax liabilities for CLP -14,289 million.

Equity

Equity increased by CLP 94,932 million (4%), mainly due to higher cumulative earnings of CLP 54,278 million, in addition to other reserves for CLP 37,821 million associated with foreign currency conversion adjustment.



Opening of Sodimac, Mallplaza Cali, Colombia

Cash Flow Statement

Millions of CLP as of 31 March 2023

| | For the three months ending 31 March | | |
|------------------|--------------------------------------|----------|-----------------|
| | 2024 | 2023 | Var Mar24-Dic23 |
| Of the Operation | 67,202 | 74,486 | (10%) |
| Of Investment | (16,586) | (9,017) | 84% |
| Of Financing | (50,840) | (84,156) | (40%) |



Arica Carnival, Mallplaza Arica, Chile

Of the Operation:

- The operation's activities generated a positive flow of CLP 67,202 million, down 10% (variation of CLP -7,284 million) compared to March 2023. This is explained by increased disbursements for other payments associated with higher VAT and income tax payments, offset by higher collections.

Of Investment:

- The operation's activities in 2024 generated a negative flow of CLP -16,586 million, up 84% (variation of CLP -7,569 million) compared to March 2023. This is mainly explained by lower interest received for CLP -4,240 million and lower disbursements from other long-term assets (Investment properties) for CLP -2,953 million.

Of Financing:

- Financing activities resulted in a negative flow of CLP -50,840 million, which represents a variation of CLP 33,316 million compared to the previous year. This variation is mainly explained by the payment of bank obligations for CLP 33,768 million in Mallplaza Chile.

Main Financial Ratios

| | Mar -24 | Dec-23 | Var. Mar24/ Dec23 |
|--|------------|------------|-------------------|
| Liquidity Ratio | 1.58 | 1.78 | (0.20) |
| Acid test Ratio | 0.72 | 0.83 | (0.11) |
| Debt Ratio | 0.78 | 0.82 | (0.04) |
| Net Financial Debt ⁽¹⁾ / Equity | 0.38 | 0.42 | (0.04) |
| Net Financial Debt ⁽¹⁾ EBITDA ⁽²⁾ | 3.12 | 3.40 | (0.28) |
| EBITDA / Financial Expenses ⁽³⁾ | 6.27 | 5.88 | 0.40 |
| EBITDA / Net Income ⁽⁴⁾ | 76.1% | 76.7% | (0.6%) |
| Current Liability / Total Liability | 13.3% | 11.3% | 2.0% |
| Assets / Fin. Debt Non-current + Liab. Current | 3.36 | 3.29 | 0.07 |
| Free Assets ⁽⁵⁾ / Net Financial Debt ⁽¹⁾ | 4.05 | 3.80 | 0.25 |
| Return on Equity ⁽⁶⁾ | 14.1% | 14.3% | (0.2%) |
| Return on Assets ⁽⁷⁾ | 7.83% | 7.76% | 0.1% |
| Performance of Operational Assets ⁽⁸⁾ | 12.7% | 12.8% | (0.0%) |
| Profit per Share ⁽⁹⁾ | CLP 185.12 | CLP 178.45 | CLP 6.67 |

(1) Corresponds to the Financial Debt, excluding cash and cash equivalents and other cash surplus investments with availability in a term of less than 30 days.

(2) Corresponds to 12-month EBITDA through March 2024 and December 2023, respectively.

(3) Corresponds to EBITDA and financial expenditures (total expenditures and bank charges and fees and interest on financial debt) accrued through March 2024 and December 2023, respectively.

(4) Corresponds to EBITDA to Regular Income, accrued through March 2024 and December 2023, respectively.

(5) Corresponds to investment properties that are free of mortgage or lien.

(6) Corresponds to accrued Profit over average Equity in the 12 rolling months through March 2024 and December 2023 (linear average last 4 quarters).

(7) Corresponds to accrued Profit over average assets in the 12 rolling months through March 2024 and December 2023 (linear average last 4 quarters).

(8) Corresponds to accrued operating Profit over average Investment Properties in the 12 rolling months through March 2024 and December 2023 (linear average last 4 quarters).

(9) Compares accrued earnings per share in continuous transactions 12 months through June 2024 and December 2023.



Glossary

Financial

1Q: First Quarter

EV: Enterprise Value

EBITDA: EBITDA is gross margin less administrative expenses, excluding depreciation and amortization.

Net Financial Debt: Gross Financial Debt - Cash and Cash Equivalents + (Related Company Payables - Receivables).

Adjusted FFO: FFO (Funds From Operations) is the net operating cash flow attributable to owners of the parent company, weighted by their equity interest in each company. This cash flow excludes items that do not represent cash flow or are not recurring (Other income and expenses by function) in the statement of net income. Excludes non-controlling interests.

Adjusted FFO / Share: Adjusted FFO divided by the total number of shares issued by Plaza S.A.

Revenue / m²: The ratio of operating revenue over the m² leased to Business Partners.

EBITDA / m²: The ratio of EBITDA over the m² leased to Business Partners.

LTM: Last twelve months

EBITDA Margin: EBITDA / Operating revenue

Net Margin: Net income / Operating revenue

Adjusted NOI margin: Adjusted NOI / Operating revenue adjusted for equity interests

Adjusted FFO margin: Adjusted FFO / Operating revenue adjusted for equity interests

CLP million: Millions of Chilean pesos

Adjusted NOI: This is the net operating income generated by assets operated by Plaza S.A. in Chile, Peru and Colombia, weighted by its equity interest in each company. NOI includes all the revenue and expenditure required to operate these assets (investment properties).

PP: percentage points

Sales / m²: The ratio of visitor sales by business partners over the m² they lease.

Net income: Net income attributable to owners of the parent company.

Business

Occupancy cost: Calculated as rental revenue divided by total business partner sales, not including medical, educational and automotive facilities.

Cross Docking: A facility to transfer packages from a larger vehicle to a smaller one, which enables e-commerce and generates vehicle capacity to deliver orders to households or alternative destinations for our *Sellers*.

Dark Store: A logistics center that uses our strategic locations to provide inventory management and e-commerce order preparation services, and guarantee replenishment for our *sellers*. It ensures that *sellers* have sufficient inventory to meet sales demand and provide delivery services differentiated by timing and quality.

ESG: Environmental, Social and Governance. Environmental, Social and Governance.

GLA: Gross leasable area.

Total GLA: Total GLA of Mallplaza's urban centers including third party GLA.

GLA Managed: Mallplaza's own and/or managed GLA in the urban center. Plaza S.A. operates Mallplaza urban centers in Chile, Peru and Colombia. Plaza S.A consolidates its subsidiaries in Chile, Colombia and Salón Motorplaza Perú in its financial statements. It owns 33.3% of Mall Plaza Peru S.A., which is treated as an associate and accounted for on an equity basis.

GMV: *Gross Merchant Value* measures the value of the products or services sold on our platform. This is total sales by our Sellers

Large stores: Large format stores such as Department Stores, Home Improvement Stores and Supermarkets.

Occupancy: GLA in square meters with a signed lease contract, over total GLA in square meters.

Brownfield project: Construction and development project to expand an existing urban center.

Greenfield project: Construction and development project for a new urban center.

Multifamily projects: Residential rental housing projects.

Same Store Rent (SSR): Lease growth rate for the same 12-month rolling lease contracts, comprised of fixed lease revenue in Chile and UF currency variations.

Same Store Sales (SSS): Nominal same-store sales growth (decrease) compared to the same period last year.

Tier A: Dominant, high-productivity urban centers, which are leaders in large, high-density markets, and preferred by tenants and consumers with high buying potential.

Business partners' sales: Consolidated sales by the company and tenants at urban centers

1Q24 Earnings Conference Call

Date: May 8th 2024

Time: 9:00 (Chile) / 9:00 (EST)

Webcast Link:

<https://edge.media-server.com/mmc/p/oxmf8kco>

Dial – in Register Link:

<https://register.vevent.com/register/B19872f380afd54f2ab613415b4300e553>

Participants

Fernando de Peña Iver - CEO

Derek Schwietzer Tang – CFO



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PLAZA S.A. FINANCIAL RESULTS

First Quarter 2024

