

PLAZA S.A. FINANCIAL RESULTS

Second Quarter 2024



Mallplaza Vespucio, Chile.

Letter from the CEO

We moved forward in 2Q2024 as the leading company in the Andean region in terms of square meters and with a highly diversified platform of large assets, anchored in dominant urban centers and installed in strategic locations, serving a market with high growth potential of more than 100 million inhabitants.

This vision has accompanied the positive execution of our business strategy, which is reflected in the financial results achieved during 2Q2024. Once again, we closed the quarter with growth in revenues (+1.9%), EBITDA (+16.3%) and FFO (+9.7%) compared to the same period of 2023, which shows that the value proposition of our urban centers is attractive to both visitors and commercial partners.

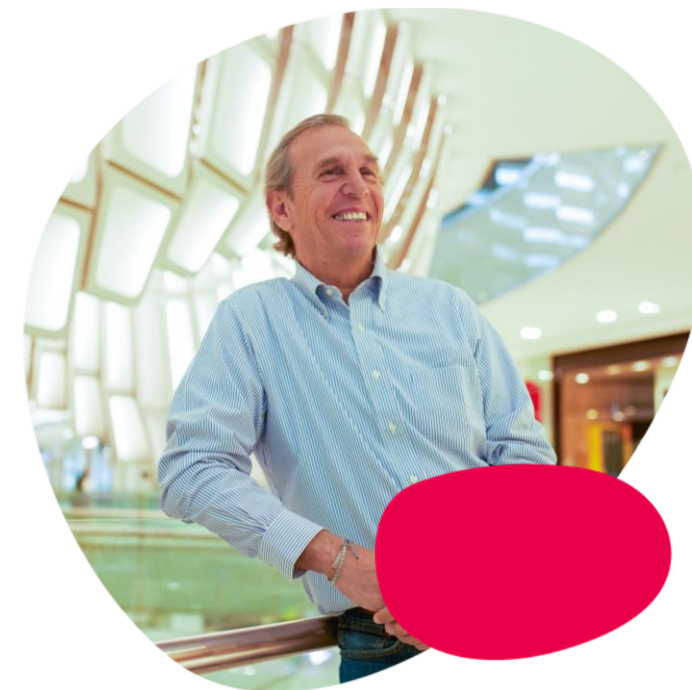
In terms of visitor flow, we continued our upward trend, especially in our Tier A assets- reaching 73 million people, 7.2% more than in 2Q2023. Meanwhile, our commercial partners had a second quarter with an 8.8% growth in sales, reaching a total of MMCLP 1.225.710, in line with the greater dynamism we observed in consumption in the retail, gastronomy and entertainment segments and also explained by the high growth obtained in our urban centers in Chile and Colombia.

In this context, our platform of leading assets in their markets allows us to offer commercial partners an attractive network to grow and expand in the Andean region. Thus, while we maintained an occupancy rate of 95.5% during the second quarter, with 1% growth, we have become the main strategic partner of several brands in the region, such as H&M, with which we have an agreement to open 19 stores regionally, of which we have already opened 17.

The attractiveness of our value proposition is also enhanced by a permanent strategy of store openings and space reconversion. For example, in Chile, Mallplaza Tobalaba completed the reconversion process of the spaces occupied by the Paris store, incorporating a new gastronomic market together with an H&M store, and Mallplaza Los Dominicos welcomed The Line, Skechers and Levi's. In Peru, Mallplaza Comas opened Yoyoso, New Era and PC Factory, while Mallplaza Bellavista and Mallplaza Arequipa welcomed Kayser. In Colombia, Mallplaza Cali strengthened its proposal with international retail brands, opening American Eagle, Tommy Hilfiger and Pandora; Mallplaza Buenavista opened Adidas, New Era and Reebok; and Mallplaza NQS Blush-Bar. In total, during 2024 we opened 331 stores in the three countries, 28% more than the same period in 2023, opening 134 of them during this quarter.

Commitment to growth

Growth is part of Mallplaza's DNA and, as such, we work daily to continue strengthening it, whether through organic growth, brownfield projects, greenfield growth or taking the opportunities that the market can offer us in M&A projects, with the objective of strengthening our Tier A asset position. In this last line, we continue to make progress in the purchase by Plaza of Falabella Perú S.A.A., a company that controls 100% of the operations of Open Plaza Perú and 66.7% of Mallplaza in Peru, and whose financing considers a combination of debt, equity and cash of the company, which will allow us to maintain a solid financial position. In the coming months, we expect to launch a public offering of shares for Falabella Perú S.A.A.



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

Letter from the CEO (cont.)

To finance this operation, the company issued two series of corporate bonds in April 2024 for an amount of UF 3,000,000, reaching a total demand of over UF 9.3 MM (3.1x), which reflects the great interest of the market in this transaction. In the same line and as a subsequent event, during the month of August, Mallplaza completed a successful capital increase process for 230 million shares, managing to raise MMUSD 325, an entry of 40% of international investors in the Order Book Auction and a subscription of 99.2%, to then carry out an auction ending with a subscription of 100%

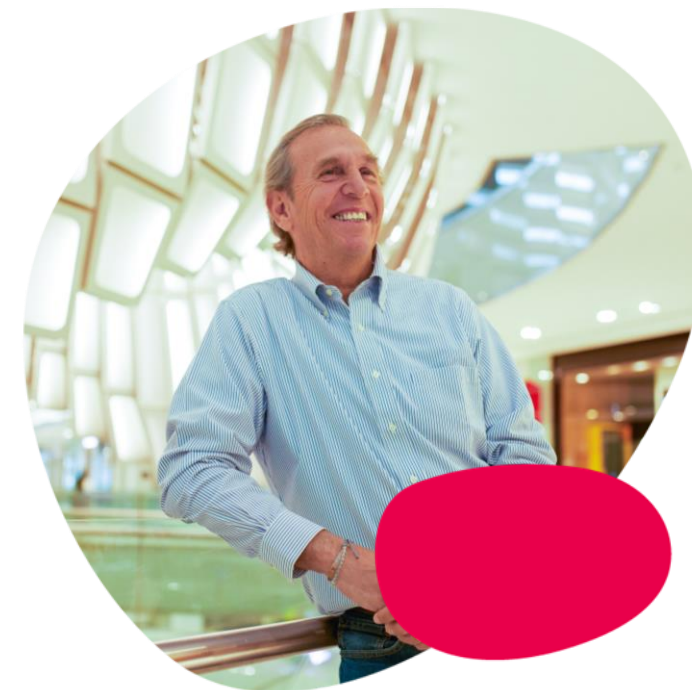
In terms of organic growth, and once the transaction in Peru has materialized, we plan to develop an ambitious plan that considers adding 100,000 m2 in a period of up to 5 years in that country and strengthening the commercial proposal of current and future assets, increasing their attractiveness and allowing us to increase the number of Tier A urban centers in this country. An example of this is that we are in the last stage of the development of a retail store expansion in Mallplaza Trujillo, our Tier A urban center in Peru, a project that will have new openings from the third quarter of 2024 and that already has 100% of commercial agreements in place.

For Chile, we are also considering a 125,000 m2 GLA growth plan that involves projects in Mallplaza Vespucio, Mallplaza Trébol, Mallplaza Oeste, Mallplaza Norte, Mallplaza Antofagasta, Mallplaza La Serena, Mallplaza Iquique and Mallplaza Biobío. In this line, we continued with the construction of the Lifestyle at Mallplaza Vespucio, a 21,000 m2 space that will have a solid commercial offer with flagship format stores and a wide range of convenience stores, capturing the constant flow generated by this urban center, allowing this urban center to become the largest in Chile in terms of GLA with 190,000 m2. In Mallplaza Iquique, a new service boulevard will be opened on the second floor of the urban center, in addition to new retail proposals on the second floor, a project planned for 2025. On the other hand, we continue with the reconversion process of the Falabella store in Mallplaza Sur, where we have already incorporated a Civil Registry office and will add an H&M store, Autoplaza, a sports area and a playground. Finally, we continue with the project to add a Zara store in Mallplaza Antofagasta by mid-2026. Finally, in the greenfield, Mallplaza Cali, our fifth urban center in Colombia, continued to strengthen with the openings during the month of April of a complete Inditex brand offering with Zara, Bershka, Pull&Bear and Stradivarius stores, which was added during the month of May to the successful opening of the second IKEA store in the country.

Omnichannel Consolidation

In line with our strategy, the different omnichannel initiatives are not only improving the experience of our visitors, but have also consolidated themselves as drivers of digital flow to our urban centers, and therefore, we have challenged ourselves to have the best strategic allies to continue developing their full potential. Thus, for example, we have incorporated 24 new brands to our Click&Collect service during 2024, among them Tricot, BlueExpress and Mercado Libre, who have enabled our Click&Collect as pick-up points for marketplace customers, Drop-Off deliveries of Sellers and return points, seeking to benefit not only our visitors, but also our business partners who sell through the marketplace of this platform.

Mallplaza is a company that has been able to take opportunities to consolidate its leadership in the Andean region and we will continue to do so. We are convinced that growth provides us with unique opportunities to materialize constant transformation, and we do this -and we will continue to do so- by listening and always placing the customer at the center of our actions, that is our commitment.



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

Main Financial Indicators

	2Q24	2Q23	% - p.p.
Net Revenue (MM CLP)	120,423	102,990	16.9%
Cost of sales (MM CLP)	(15,533)	(13,404)	15.9%
Administrative Expenses (MM CLP)	(13,659)	(11,322)	20.6%
Adjusted NOI (MM CLP)	94,203	80,891	16.5%
NOI Margin (%)	76.2%	76.3%	(0.1 p.p.)
EBITDA (MM CLP)	91,661	78,806	16.3%
EBITDA Margin	76.1%	76.5%	(0.4 p.p.)
Net Income (MM CLP)	120,991	167,147	-27.6%
Net margin	100.5%	162.3%	(61.8 p.p.)
Adjusted FFO (MM CLP)	70,978	64,719	9.7%
Adjusted FFO Margin	57.4%	61.0%	(3.7 p.p.)
Adjusted FFO / Share (CLP)	36.2	33	9.7%
EBITDA per m ² (CLP)	53,825	48,527	10.9%
FFO per m ² (CLP)	41,679	39,853	4.6%

	1H24	1H23	% - p.p.
Net Revenue (MM CLP)	234,529	202,905	15.6%
Cost of sales (MM CLP)	(31,985)	(28,167)	13.6%
Administrative Expenses (MM CLP)	(24,898)	(21,997)	13.2%
Adjusted NOI (MM CLP)	183,873	154,151	19.3%
NOI Margin (%)	76.3%	75.9%	0.4 p.p.
EBITDA (MM CLP)	178,513	153,774	16.1%
EBITDA Margin	76.1%	75.8%	0.3 p.p.
Net Income (MM CLP)	175,131	208,204	-15.9%
Net margin	74.7%	102.6%	(27.9 p.p.)
Adjusted FFO (MM CLP)	141,648	126,328	12.1%
Adjusted FFO Margin	58.8%	62.2%	(3.4 p.p.)
Adjusted FFO / Share (CLP)	72.3	64.5	12.1%
EBITDA per m ² (CLP)	104,826	94,691	10.7%
FFO per m ² (CLP)	83,179	77,790	6.9%



Copa América broadcast. Mallplaza Trujillo, Perú.

NOI: Net Operating Income, FFO: Funds For Operation. See Glossary.

EBITDA and FFO per m² considered m² consolidated by Plaza S.A.

FFO per share does not consider capital increase shares since they were liquidated in July 2024.

Main Operational Indicators

	2Q24	2Q23	% - p.p.
Managed GLA (m²)	2,000,617	1,919,547	4.2%
Consolidated GLA (m²)	1,702,940	1,623,967	4.9%
Visitor Flow (millions)	73.1	68.2	7.2%
Occupancy	95.50%	94.50%	1.0 p.p.
Tenant Sales (MM CLP)	1,225,710	1,127,060	8.8%
Var. Same Store Sales	3.2%	-4.8%	8.0 p.p.
Monthly Sales per m² (CLP)	242.024	241.204	0.3%
Monthly Revenues per m² (CLP)	23,572	21,139	11.5%
Same Store Rent	7.1%	11.0%	(3.9 p.p.)
Occupancy Cost	10.1%	10.1%	0.1 p.p.
(+) Lease	7.0%	6.8%	0.2 p.p.
(+) Common Expenses and Promotion Fund	3.2%	3.3%	(0.1 p.p.)

	1H24	1H23	% - p.p.
Managed GLA (m²)	2,000,617	1,919,547	4.2%
Consolidated GLA (m²)	1,702,940	1,623,967	4.9%
Visitor Flow (millions)	144.8	137.7	5.2%
Occupancy	95.50%	94.50%	1.0 p.p.
Tenant Sales (MM CLP)	2,392,199	2,249,689	6.3%
Var. Same Store Sales	1.3%	-2.5%	3.8 p.p.
Monthly Sales per m² (CLP)	239,511	240,817	-0.5%
Monthly Revenues per m² (CLP)	22,953	20,824	10.2%
Same Store Rent	5.7%	12.5%	(6.8 p.p.)
Occupancy Cost	10.1%	10.0%	0.1 p.p.
(+) Lease	6.9%	6.8%	0.1 p.p.
(+) Common Expenses and Promotion Fund	3.2%	3.2%	0.0 p.p.



Sweet Zone Mallplaza Vespucio, Chile.

A high-angle, wide-lens photograph of two young women smiling at the camera in a modern shopping mall. The woman on the right has curly brown hair and is wearing a silver mesh sweater over an orange shirt. The woman on the left has blonde hair and is wearing a shiny silver jacket over a pink shirt. They are both holding brown paper shopping bags. The background shows a large, bright mall interior with glass railings, escalators, and other shoppers in the distance.

QUARTERLY RESULTS

Second Quarter 2024

Net Revenue

Tenant Sales

2Q24 tenant sales in our urban centers increased 8.8% compared to 2Q2023, in line with a more dynamic consumer spending at the regional level. This growth was mainly driven by the good performance of the retail, gastronomy, entertainment and convenience format segments, which was offset by lower growth in the Autoplaza format.

Visitor Flows

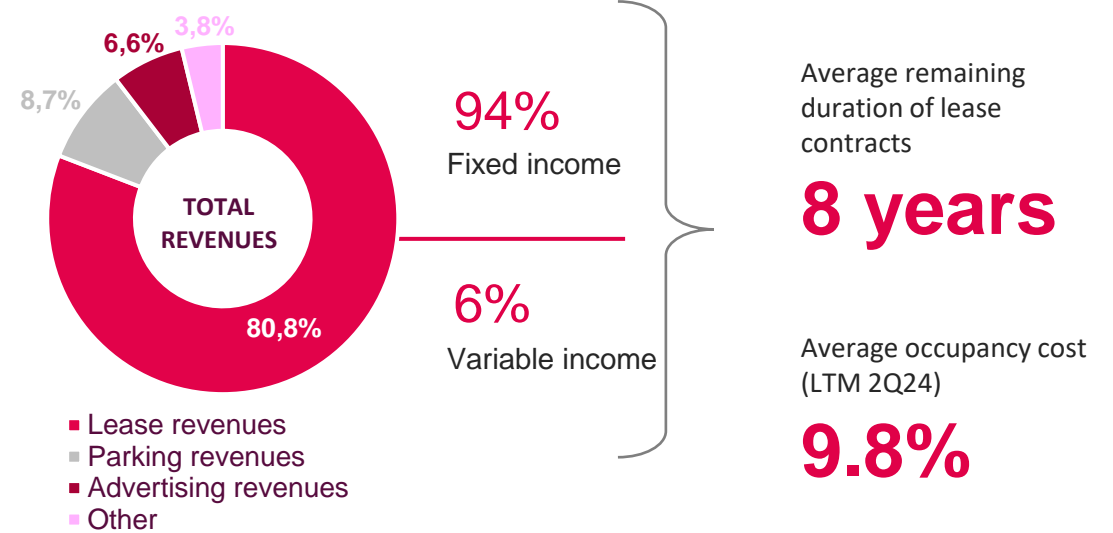
The number of visitors to our urban centers reached 73 million during the second quarter, a 7.2% increase over 2Q23. This growth was mainly driven by the commercial proposal of our urban centers, the opening of Mallplaza Cali, in addition to relevant openings during the second half of 2023 and the first half of 2024. These openings include the first IKEA store in Colombia (Mallplaza NQS) and 8 H&M stores at the regional level, as well as stores that contribute daily traffic, such as the Civil Registry offices in Mallplaza Vespucio and Mallplaza Alameda and the opening of the Pablo Hales Notary Office in Mallplaza Los Domínicos, among others.

Net revenue

Comparing 2Q2024 with 2Q2023, the increase in net revenue was 17%, explained by higher lease revenues due to new leased square meters, rate readjustments, higher sales and indexation of lease contracts to inflation in each country, and higher parking revenues.

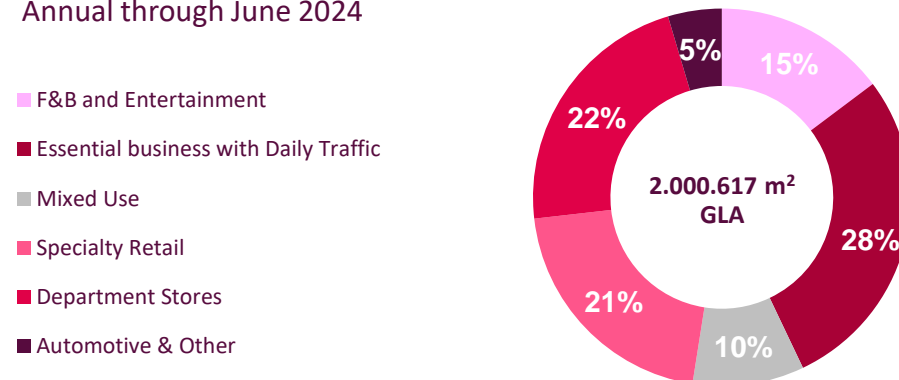
Total revenue distribution

Last twelve months to June 2024



GLA distribution by category

Annual through June 2024



Costs and Expenses

Thousands of CLP	2Q24	2Q23	Var. %	1H24	1H23	Var. %
Salaries	(9,928,005)	(9,217,008)	7.7%	(18,497,805)	(18,336,192)	0.9%
Patents and Taxes	(10,130,485)	(6,750,780)	50.1%	(16,249,745)	(11,234,459)	44.6%
Service Contracts	(4,807,449)	(2,665,284)	80.4%	(8,253,799)	(5,284,207)	56.2%
Provision for bad debt	(1,042,481)	(1,027,205)	1.5%	(2,335,969)	(2,071,805)	12.8%
Leases and concessions	(499,035)	(472,230)	5.7%	(1,062,106)	(1,066,406)	-0.4%
Amortization	(353,542)	(461,525)	-23.4%	(725,461)	(876,368)	-17.2%
Depreciation	(76,181)	(80,406)	-5.3%	(141,039)	(155,986)	-9.6%
Others	(2,354,916)	(4,051,437)	-41.9%	(9,616,813)	(11,138,000)	-13.7%
Total costs and expenses	(29,192,094)	(24,725,875)	18.1%	(56,882,736)	(50,163,423)	13.4%
Cost of sales	(15,533,128)	(13,403,956)	15.9%	(31,985,042)	(28,166,744)	13.6%
Administrative Expenses	(13,658,966)	(11,321,919)	20.6%	(24,897,694)	(21,996,679)	13.2%

Quarterly Cost of sales

Cost of sales increased 15.9% due to the start of operations of Mallplaza Cali, the Colombian currency effect, security services and higher parking management expenses.

Quarterly Administrative expenses

For 2Q2024, administrative expenses increased 20.6% (MMCLP 2,337) compared to 2Q2023, explained by higher expenses for other employee benefits (e.g. vacation expenses) and higher Colombian currency effect.

Year to date Cost of sales

Cost of sales increased 13.6% compared to the previous year, due to higher expenses for security services, parking operation, higher contribution expenses, added to the start of operations of Mallplaza Cali and higher currency effect in Colombia.

Year to date Administrative expenses

For 2024, the increase in MMCLP 2,900 (13.2%) compared to 2023, mainly explained by the start of operations of Mallplaza Cali and the Colombian currency effect, added to higher expenses due to higher provision for doubtful accounts.

EBITDA / NOI

EBITDA

EBITDA for 2Q2024 recorded an increase of 16.3% compared to 2Q2023, equivalent to MMCLP 12,855, mainly associated with higher lease revenues due to increased leased square meters, rate readjustment and indexation of lease contracts to inflation in each country. In addition to the above, there were higher parking revenues. **The operating efficiency measured as EBITDA over operating revenue was 76.1%.**

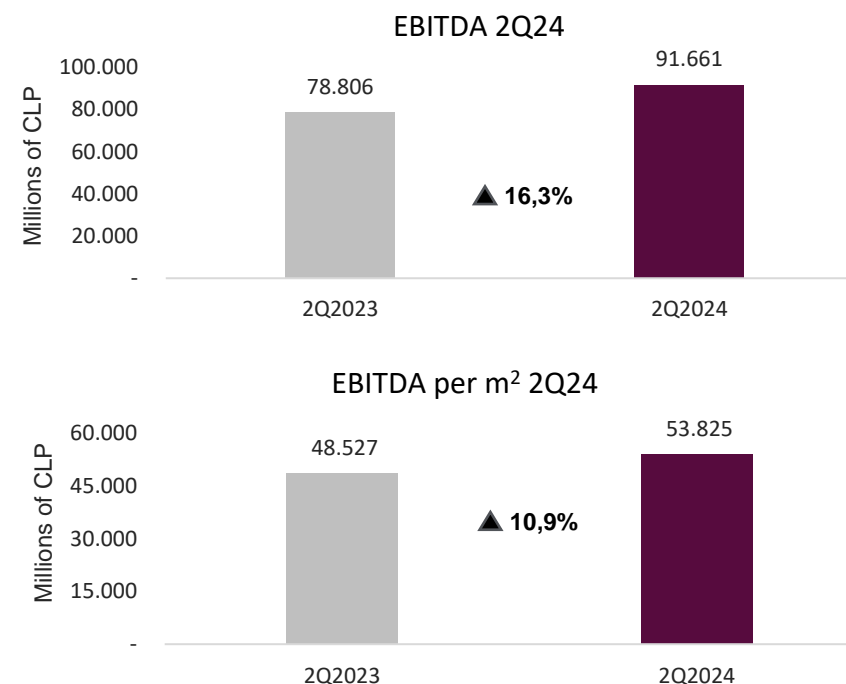
The accumulated EBITDA for the year 2024 shows an increase of 16.1% (MMCLP 24,739) with respect to the previous year, mainly associated with the readjustment of rates and indexation of lease contracts to the inflation of each country, higher revenues from increased leased square meters and higher parking revenues. **The operating efficiency measured as EBITDA over operating revenue was 76.1% during 2024.**

NOI Adjusted for Equity

In 2Q24, Adjusted NOI was MMCLP 94,203, 16.5% higher than in the same period of the previous year, reaching a margin of 76.2%. Adjusted NOI for the 12 months to June 2024 was MMCLP 357,424, growing 21.3% in the year and a margin of 77.0%.

Millions of CLP	QUARTER			YEAR TO DATE		
	2Q24	2Q23	Var. (%)	2Q24	2Q23	Var. (%)
Gross Profit	104,890	89,586	17.1%	202,544	174,739	15.9%
+Administrative Expenses	-13,659	-11,322	20.6%	-24,898	-21,997	13.2%
- Depreciation	-76	-80	-5.3%	-141	-156	-9.6%
- Amortization	-354	-462	-23.4%	-725	-876	-17.2%
EBITDA	91,661	78,806	16.3%	178,513	153,774	16.1%
NOI Minority Participation	-878	-618	42.0%	-1,871	-5,160	-63.7%
NOI Investment in unconsolidated entities ⁽¹⁾	3,421	2,704	26.5%	7,232	5,536	30.6%
Total consolidated NOI Plaza Adjusted for participation	94,203	80,891	16.5%	183,873	154,151	19.3%

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



Financial Results

Millions of CLP	2Q24	2Q23	Var. %	1H24	1H23	Var. %
Financial revenues	3,576,728	7,183,522	(50.2%)	8,037,705	16,766,218	(52.1%)
Financial Costs	(14,079,702)	(13,501,549)	4.3%	(25,828,299)	(26,409,643)	(2.2%)
Share in the income (losses) of associates	(612,484)	4,666,623	(113.1%)	1,462,595	6,026,180	(75.7%)
Exchange Differences	174,669	895,885	(80.5%)	866,641	336,404	157.6%
Result by Indexed Assets (Liabilities)	(15,614,639)	(17,381,112)	(10.2%)	(25,876,962)	(32,969,135)	(21.5%)

QUARTER

Financial Revenues

Financial revenues fell by CLP 3,607 million in 2Q24 compared to the same period last year, associated with a lower placement rate.

Financial Costs

Financial costs increased by CLP 578 million in 2Q24 compared to the same period last year due to higher financial debt resulting from the issuance of series AD and AE bonds.

Result by Indexed Assets (Liabilities)

Corresponds to the variation in nominal pesos of the stock of financial debt in Chile in Unidades de Fomento (UF). It does not represent a real cash flow and is only an accounting effect. When comparing 2Q2024 with the same period in 2023, a lower loss of CLP 1,766 million is generated, mainly explained by the 1.29% variation in the UF in 2Q2024 vs. 1.44% in 2Q2023

YEAR TO DATE

Financial revenues

Financial revenues fell by CLP 8,728 million in 1H24 compared to the same period last year, associated with a lower placement rate.

Financial Costs

In 1H2024, financial costs decreased by MMCLP 582 compared to the same period of the previous year, due to lower debt compared to 2023.

Result by Indexed Assets (Liabilities)

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 1H2024 with 1H2023, a lower loss of CLP 7,092 million is generated, mainly explained by the 2.13% variation in the UF in 2024 vs. 2.9% in 2023.

Net Profit & FFO

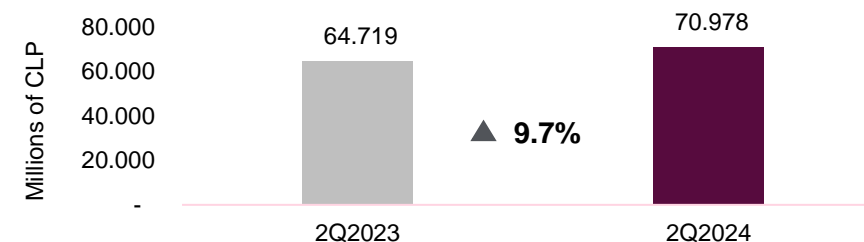
Net income attributable to controller's owners.

In 2Q2024, a gain of MMCLP 120,991 was achieved, which means a decrease of MMCLP 46,156 compared to 2Q2023. This lower result is mainly explained by lower other income of MMCLP 37,413, due to a lower growth in the effect of valuation at fair value of investment properties, which is mainly explained by a higher decrease in the discount rate in 2Q23 versus 2Q24 and lower inflation compared to 2Q23, a higher income tax expense of MMCLP 13,689 due to higher effective rate, higher loss of MMCLP 5,279 in Equity in income of associates using the equity method due to currency effect and lower financial income of MMCLP 3,607 due to lower bond placement rate. This effect is partially offset by the sale of assets held for sale, higher revenues from ordinary activities of MMCLP 17,433 associated with higher lease income due to higher leased meters, readjustment of rates, higher sales and indexation of lease contracts to inflation in each country, added to higher parking revenues.

FFO adjusted for participation

FFO for the second quarter reached MMCLP 70,978, growing 9.7% compared to the same period of the previous year, achieving an Adjusted FFO margin of 57.4%. FFO 12 months rolling 12 months to june 2024 is MMCLP 272,547, with a growth of 12.4% compared to the same period of the previous year.

FFO Plaza S.A. Adjusted for Participation 2024



Millions of CLP	QUARTER			YEAR TO DATE		
	2Q24	2Q23	Var. (%)	2Q24	2Q23	Var. (%)
Total net income	121,069	167,228	-27.6%	175,941	210,807	-16.5%
- Depreciation	-76	-80	-5.3%	-141	-156	-9.3%
- Amortization	-354	-462	-23.4%	-725	-876	-17.2%
-Other revenues	123,608	161,021	-23.2%	123,633	161,552	-23.5%
-Other expenses.	-768	-1,161	-33.9%	-878	-1,450	-39.5%
-Gain or loss in associated entities	-612	4,667	-113.1%	1,463	6,026	-75.7%
-Exchange differences	175	896	-80.5%	867	336	157.6%
-Readjustment units	-15,615	-17,381	-10.2%	-25,877	-32,969	-21.5%
-Deferred tax expenses	-55,921	-43,840	27.6%	-62,122	-48,506	28.1%
FFO Plaza S.A. Consolidated total	70,632	63,570	11.1%	139,722	126,850	10.1%
(-) FFO Minority Participation	644	390	65.0%	1,362	3,852	-64.6%
(+) FFO investment in unconsolidated entities	989	1,540	-35.8%	3,288	3,330	-1.3%
Total consolidated FFO plaza adjusted for participation ⁽¹⁾	70,978	64,719	9.7%	141,648	126,328	12.1%

(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

Second Quarter 2024

Highlights of the quarter

Stores openings

During 2Q24, we opened 134 stores to the public at the regional level, 28% more than the previous year, reaching 331 during 2024, among which the following stand out:

Chile

- 68 new openings during the quarter, totaling approximately 16,878 m².
- Reconversion of the Paris store in Mallplaza Tobalaba, with the openings of Duandy with 3,200 m² and the Gastronomic Space, with brands such as Dulce Luna, El Japonés, Cantina Tobalaba, Tanta, Muu Steak, Pizzería Argentina and Mamma Mía, in addition to the opening of H&M during 2023.
- Opening of H&M in Mallplaza Copiapó with 2,300 m².
- Consolidation of the sports and urban proposal with the openings of The Line, Levi's and Skechers in Mallplaza Los Domínicos, Puma and Levi's in Mallplaza Egaña and Skechers in Mallplaza La Serena.
- Opening of Smartfit gym with 2,000 m² in Mallplaza Vespucio.

Perú

- Opening of Kayser stores in Mallplaza Bellavista and Mallplaza Arequipa.
- Opening of Platanitos in Mallplaza Trujillo and Mallplaza Arequipa and New Era in Mallplaza Comas.
- Opening of Pandora in Mallplaza Trujillo.
- Opening of Yoyoso store in Mallplaza Comas of 1,000 m², with a complete offer of household and everyday items.
- Opening of PC Factory of 170 m² in Mallplaza Comas.



New Era Mallplaza Comas, Perú.

Colombia

- Mallplaza Cali, our fifth urban center in Colombia, opened the second IKEA store in Colombia with 15,000 m², and a complete portfolio of Inditex brands with Zara, Bershka, Pull&Bear and Stradivarius. In addition, during the Second Quarter, American Eagle, Seven Seven, Tommy Hilfiger, Pandora and Patprimo, among others, opened their stores.
- In F&B, Mallplaza Cali features the openings of El Corral, Chef Burger, Bushido, Dejamu, El Chingon, Akari, Nan King and Juan Valdéz. Adidas, Sunglass Hut, New Era and Blush Bar opened in Mallplaza Barranquilla.
- Reebok and Blush Bar openings at Mallplaza NQS.

Highlights of the quarter

Omnichannel Milestones

CLICK&COLLECT

- Our Click&Collect continues to grow in volume, **with a 170% increase in visits in 2Q24 vs. 2Q23**. In this line, we have incorporated 24 new brands to our Click&Collect service during 2024, among them Tricot, BlueExpress and Mercado Libre, with whom we enabled pick-up for customers who bought in the marketplace, as well as drop-off delivery for Sellers who deliver their shipments in our points along with reverse logistics (returns). These services not only benefit our visitors, but also our business partners who sell in the marketplace by consolidating their operations in a single point, our Click&Collect.
- Between 1Q24 and 2Q24, **our Peruvian operation's revenues grew by 200%**, and we were able to optimize and streamline the management of these services, reducing our expenses by 45% compared to 2Q24 vs 2Q23.

PARKING

- **We implemented the parking functionality in alliance with the Copec application**. With this, more than 500 thousand customers per month enjoy the benefits of a freeflow experience in Mallplaza parking lots.
- During 2Q2024 we enabled a **new parking lot with digital payment functionality in Mallplaza Sur**, reaching 14 of the 17 urban centers in Chile with this service.
- At the end of 2Q24, **more than 500,000 customers between Banco Falabella and Copec already use the digital parking solution**. In the accumulated 2Q24, we have achieved more than 2.3 million digital payment transactions through the Banco Falabella application and Copec App at Mallplaza, continuing to solve the payment in a totally frictionless way, without the need to go to a cashier with a freeflow experience.

DATA MANAGEMENT

- To date, we have **more than six million contactable clients at a regional level**, which allows us to personalize and segment their preferences, launching 22 data segmentation marketing campaigns under 60 criteria, with commercial objectives and attracting visitor flows, achieving improvements in the open rates of the different campaigns, which allows us to transform this into benefits and better offers for our clients and visitors.



Click&Collect Mallplaza Vespucio

Highlights of the quarter

ESG Milestones

- We closed the **first cycle of the Social Projects Accelerator of the Mallplaza Academy in Chile**. This initiative, in alliance with Fundación Junto al Barrio, seeks to contribute to sustainable development through local impact initiatives aligned with the company's strategic axes: reduction of inequalities, sustainable communities and climate action. During this cycle, we promoted three projects: In Maipú, we equipped a square in Villa Jardines Rinconada; in Estación Central, we supported the Lucila Godoy Cultural and Sports Center, benefiting 12 senior citizen centers; and in Huechuraba, the recovery of the safe public space in Villa René Escauriza. .
- To commemorate World Environment Day, **the first Conscious Business Day was held at Mallplaza Egaña**. During the day, a discussion was held, with the participation of Zdenka Astudillo Mihovilovic, Director of Sistema B Chile, Bastián Díaz Orellana, representative of the Chamber Diseña Sustentable, Constanza Álvarez Calderón, entrepreneur and co-founder of Plástica, and Juliana Correal Rodríguez, Assistant Manager of ESG of Mallplaza. In addition, **the workshop “Hecho Bolsa”**, an intervention of creation of bags with recycled material, a presentation with the prominent sustainability speaker Cata Droguett and we closed the day with a sustainable fashion show.

Awards and recognitions

- For the sixth consecutive year, we were recognized as **leaders in the Merco ESG Chile Ranking in the “Real Estate-Retail”** category, rising to 28th place of the overall ranking, improving two positions with respect to the previous edition.
- We were recognized with the Equidad CL 2023 Certification, **as one of the Best Places to Work for LGBTI Talent**, according to Human Rights Campaign, Fundación Iguales and Pride Connection Chile.
- Mallplaza stood out in the “2024 ESG Study NCG 461”, prepared by Governart, where it **leads among companies in the Real Estate sector for its integrated management report 2023**.
- For the eighth consecutive year we were recognized **as leaders in the “Shopping Malls” sector in the study of Citizen Brands conducted by Cadem**, improving 9 positions in the overall ranking of Chile, compared to the previous edition. In addition, we stand out in the perception of Mallplaza's contribution to culture and art, being present in the TOP 10 of all participating brands (position number 7).



Equidad CL awarded certification as one of the best places to work for the LGBTI community



Recovery of community space in Villa René Escauriza, Huechuraba



INFORMATION BY ASSET

Second Quarter 2024



Main indicators by country

Chile:

- Visitor flows increased 4.7%, driven by higher flows at Mallplaza La Serena and Mallplaza Oeste, with growth of more than 10% vs. 2Q23.
- Occupancy increased to 95.7%, mainly due to the entry of more than 10 thousand m2 in Intermediate Stores, Autoplaza, Terraces and Decoration.
- Revenues increased 13%, mainly due to higher occupancy, rate adjustments and higher parking revenues.
- Same Store Sales increased 4.8% due to higher performance in Department Stores and recovery in Retail Stores.

Perú:

- Visitor flow increased by 2.2%, driven by growth of 7.8% at Mallplaza Trujillo and 6.0% at Mallplaza Comas, offset by a decrease of 9.4% at Mallplaza Bellavista, due to road detours for construction work related to the Lima Metro.
- Revenues increased 2.0%, mainly due to higher occupancy compared to the previous year.
- Sales fall 0.3% and Same Store Sales fall 3.7%, mainly due to the performance of Autoplaza and entertainment in all urban centers.

Colombia:

- Revenues increased 18.8% due to more m2 leased as a result of the opening of Mallplaza Cali, the opening of H&M in Mallplaza Manizales, Mallplaza Cartagena and Mallplaza NQS and the opening of IKEA in Mallplaza NQS.
- Sales grew 45.9% mainly due to higher sales at Mallplaza NQS and the opening of Mallplaza Cali.
- Visitor flow increased 26.0%, mainly due to an increase in Mallplaza NQS and the opening of Mallplaza Cali.
- Same Store Sales fall 0.7% due to lower Retail, Intermediate and Entertainment Sales.

	Chile (Millions of CLP)			Perú (thousands of Soles)			Colombia (Millions of COP)			Consolidated Plaza S.A. (Millions of CLP)		
	2Q24	2Q23	(Var.)	2Q24	2Q23	(Var.)	2Q24	2Q23	(Var.)	2Q24	2Q23	(Var.)
Managed GLA (m²)	1,430,939	1,423,496	0.5%	297,677	295,581	0.7%	272,001	200,471	35.7%	2,000,617	1,919,547	4.2%
Visitor Flow (millions)	47.6	45.5	4.7%	13.2	13	2.2%	12.2	9.7	26.0%	73.1	68.2	7.2%
Tenant Sales	970,675	907,152	7.0%	561,825	563,702	-0.3%	462,082	316,686	45.9%	1,225,710	1,127,060	8.8%
Var. Same Store Sales	4.8%	-6.1%	10.9 p.p.	(-3.8%)	-0.1%	(3.7 p.p.)	-0.70%	2.00%	(2.7 p.p.)	3.20%	-4.80%	8.0 p.p.
Net Revenue	103,721	91,820	13.0%	55,281	54,187	2.0%	56,533	47,585	18.8%	120,423	102,990	16.9%
Var. Same Store Rent	6.9%	9.6%	(2.8 p.p.)	5.5%	18.8%	(13.4 p.p.)	12.20%	17.00%	(4.8 p.p.)	7.10%	11.00%	(3.9 p.p.)
EBITDA	83,143	72,194	15.2%	41,407	37,680	9.9%	35,926	36,154	-0.6%	91,678	78,806	16.3%
Monthly sales per m2 (CLP/PEN/COP)	259,410	249,155	4.1%	804	865	-7.1%	741,065	833,055	-11.0%	242,024	241,204	0.3%
Monthly revenues per m2 (CLP/PEN/COP)	23,798	21,539	10.5%	67	70	-4.0%	77,199	89,576	-13.8%	23,572	21,139	11.5%
Occupancy Cost (%)	10.3%	10.3%	0.0 p.p.	8.4%	8.2%	0.1 p.p.	11.20%	11.50%	(0.3 p.p.)	10.10%	10.10%	0.1 p.p.
Occupancy	95.7%	95.0%	0.7 p.p.	94.2%	91.90%	2.3 p.p.	95.40%	95.10%	0.3 p.p.	95.50%	94.50%	1.0 p.p.

Monthly sales and income per m2 are in CLP/PEN/COP



Mallplaza Barranquilla, Colombia.

Main indicators by country

Last 12 months

	Chile (Millions of CLP)			Perú (thousand of Soles)			Colombia (Millions of COP)			Consolidated Plaza S.A. (Millions of CLP)		
	LTM 2Q24	LTM 2Q23	(Var.)	LTM 2Q24	LTM 2Q23	(Var.)	LTM 2Q24	LTM 2Q23	(Var.)	LTM 2Q24	LTM 2Q23	(Var.)
Managed GLA (m²)	1,430,939	1,423,496	0.5%	297,677	295,581	0.7%	272,001	200,471	35.7%	2,000,617	1,919,547	4.2%
Visitor Flow (millions)	194.9	191.7	1.7%	53.1	49.7	6.7%	44.3	39.4	12.4%	292.3	280.9	4.1%
Tenant Sales	3,913,963	3,841,244	1.9%	2,280,608	2,326,394	-2.0%	1,680,568	1,316,200	27.7%	4,903,236	4,750,377	3.2%
Var. Same Store Sales	0.1%	-7.8%	7.9 p.p.	-6.5%	4.4%	(10.9 p.p.)	5.7%	22.2%	(16.5 p.p.)	-0.4 %	-4.5%	4.0 p.p.
Net Revenue	397,516	355,304	11.9%	213,360	192,818	10.7%	191,335	150,072	27.5%	451,528	394,713	14.4%
Same Store Rent	5.6%	15.9%	(10.3 p.p.)	10.1%	15.9%	(5.8 p.p.)	12.7%	13.9%	(1.2 p.p.)	6.5%	15.8%	(9.3 p.p.)
EBITDA	315,782	282,583	11.7%	168,503	139,628	20.7%	138,216	85,519	61.6%	346,941	298,583	16.2%
Monthly sales per m2 (CLP/PEN/COP)	264,537	267,823	-1.2%	829	911	-9.0%	825,479	887,723	-7.0%	250,408	258,477	-3.1%
Monthly revenues per m2 (CLP/PEN/COP)	22,999	20,970	9.7%	66	63	3.7%	77,991	81,067	-3.8%	22,095	20,257	9.1%
Occupancy Cost (%)	10.0%	9.5%	0.4 p.p.	8.2%	7.5%	0.8 p.p.	10.2%	10.1%	0.1 p.p.	9.8%	9.3%	0.5 p.p.
Occupancy	95.7%	95.0%	0.7 p.p.	94.20%	91.90%	2.3 p.p.	95.4%	95.1%	0.3 p.p.	95.5%	94.5%	1.0 p.p.

Monthly sales and income per m2 are in CLP/PEN/COP



Mallplaza Vespucio, Chile.

Quarterly results by asset

As of June 2024

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

Shopping Centers	GLA	% Own GLA	Occupancy	Sales			Revenues		
				2Q24	2Q23	Var. (%)	2Q24	2Q23	Var. (%)
Mallplaza Vespucio	169,091	100%	97.3%	129,769	117,151	10.8%	14,689	13,095	12.2%
Mallplaza Oeste	182,365	100%	98.7%	122,045	113,020	8.0%	12,546	11,236	11.7%
Mallplaza Trébol	118,376	100%	98.4%	118,471	115,671	2.4%	12,014	10,668	12.6%
Mallplaza Norte	139,924	100%	95.7%	88,414	79,920	10.6%	9,812	8,573	14.4%
Mallplaza Egaña	94,672	100%	97.2%	79,469	69,588	14.2%	8,168	7,120	14.7%
Mallplaza Antofagasta	78,725	100%	98.5%	68,183	62,608	8.9%	6,213	5,875	5.8%
Mallplaza Tobalaba	79,639	100%	94.2%	56,586	54,121	4.6%	7,219	4,911	47.0%
Mallplaza Sur	77,138	100%	91.8%	54,548	58,903	-7.4%	3,786	3,662	3.4%
Mallplaza Calama	77,731	100%	97.1%	48,436	43,554	11.2%	4,322	3,758	15.0%
Mallplaza La Serena	64,401	100%	98.4%	44,926	38,368	17.1%	6,027	5,087	18.5%
Mallplaza Los Dominicos	95,620	100%	92.6%	35,214	35,108	0.3%	5,138	4,791	7.2%
Mallplaza Los Ángeles	38,950	100%	98.6%	29,767	28,486	4.5%	3,075	2,972	3.5%
Mallplaza Copiapó	46,313	100%	97.2%	22,002	19,554	12.5%	2,640	2,215	19.2%
Mallplaza Bío Bío	46,051	100%	98.1%	19,734	19,631	0.5%	1,984	1,798	10.3%
Mallplaza Arica	35,245	100%	96.8%	19,008	17,926	6.0%	2,034	1,889	7.7%
Mallplaza Alameda	61,624	100%	73.6%	17,371	17,596	-1.3%	2,244	2,656	-15.5%
Mallplaza Iquique	25,076	98%	96.6%	16,736	15,946	5.0%	1,808	1,515	19.4%
Total CHILE	1,430,939		95.7%	970,675	907,152	7.0%	103,721	91,820	13.0%
Mallplaza Trujillo	84,149	33%	98.6%	248,113	250,182	-0.8%	20,572	18,882	9.0%
Mallplaza Comas	79,870	33%	93.7%	122,571	115,689	5.9%	14,422	10,969	31.5%
Mallplaza Arequipa	42,810	33%	93.6%	106,459	105,626	0.8%	8,517	10,606	-19.7%
Mallplaza Bellavista	90,849	33%	90.8%	84,682	92,207	-8.2%	11,770	13,730	-14.3%
Total PERÚ	297,677		94.2%	561,825	563,702	-0.3%	55,281	54,187	2.0%
Mallplaza Buenavista	57,652	65%	97.9%	133,533	131,959	1.2%	11,603	10,730	8.1%
Mallplaza NQS	81,013	100%	92.5%	120,914	67,564	79.0%	16,617	22,109	-24.8%
Mallplaza Cali	66,465	100%	95.7%	86,867	-	n.a	12,170	-	n.a
Mallplaza Cartagena	27,728	100%	94.4%	64,021	61,186	4.6%	8,663	8,154	6.2%
Mallplaza Manizales	39,143	80%	97.8%	56,747	55,977	1.4%	7,480	6,592	13.5%
Total COLOMBIA	272,001		95.4%	462,082	316,686	45.9%	56,533	47,585	18.8%

Decrease in revenues at Mallplaza NQS is explained by the accounting effect of the fine for the delayed store opening during 2Q23. Decrease in sales at Mallplaza Bellavista is mainly explained by the construction of the subway line in the sector outside the urban center, affecting the flow of traffic. Decrease in revenues at Mallplaza Bellavista is explained by the retroactive collection of taxes for the year 2023.

Decrease in revenues at Mallplaza Arequipa is explained by accounting adjustment.

Quarterly results by asset

As of June 2024

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

Shopping Centers	Monthly sales per m2 (CLP/PEN/COP)			Monthly revenues per m2 (CLP/PEN/COP)		
	2Q24	2Q23	Var. (%)	2Q24	2Q23	Var. (%)
Mallplaza Vespucio	298,027	283,859	5.0%	28,254	26,819	5.4%
Mallplaza Oeste	290,111	269,573	7.6%	20,669	18,728	10.4%
Mallplaza Trébol	307,944	304,579	1.1%	28,843	25,938	11.2%
Mallplaza Norte	252,001	231,379	8.9%	21,761	19,428	12.0%
Mallplaza Egaña	325,542	295,014	10.3%	28,195	25,436	10.8%
Mallplaza Antofagasta	306,007	293,988	4.1%	25,711	25,262	1.8%
Mallplaza Tobalaba	272,502	276,500	-1.4%	32,931	21,731	51.5%
Mallplaza Sur	252,153	251,263	0.4%	15,318	13,694	11.9%
Mallplaza Calama	229,235	228,138	0.5%	19,070	18,171	4.9%
Mallplaza La Serena	284,362	258,333	10.1%	32,287	28,730	12.4%
Mallplaza Los Dominicos	143,778	142,415	1.0%	19,714	17,896	10.2%
Mallplaza Los Ángeles	285,933	272,495	4.9%	27,070	26,052	3.9%
Mallplaza Copiapó	167,001	163,856	1.9%	19,185	17,744	8.1%
Mallplaza Bío Bío	157,023	160,895	-2.4%	15,258	14,165	7.7%
Mallplaza Arica	189,722	195,338	-2.9%	19,706	20,038	-1.7%
Mallplaza Alameda	152,927	154,781	-1.2%	16,574	19,779	-16.2%
Mallplaza Iquique	239,853	236,349	1.5%	24,925	21,533	15.8%
Total CHILE	259,410	249,155	4.1%	23,798	21,539	10.5%
Mallplaza Trujillo	1,143	1,322	-13.5%	83	85	-2.9%
Mallplaza Comas	627	623	0.5%	67	53	24.9%
Mallplaza Arequipa	972	981	-0.9%	72	91	-21.4%
Mallplaza Bellavista	479	545	-12.2%	49	59	-17.2%
Total PERÚ	804	865	-7.1%	67	70	-4.0%
Mallplaza Buenavista	890,809	888,443	0.3%	68,908	64,874	6.2%
Mallplaza NQS	711,835	871,761	-18.3%	80,287	118,706	-32.4%
Mallplaza Cali	633,481	-	n.a	74,140	-	n.a
Mallplaza Cartagena	975,019	1,011,369	-3.6%	110,195	111,612	-1.3%
Mallplaza Manizales	561,925	597,913	-6.0%	65,512	61,883	5.9%
Total COLOMBIA	741,065	833,055	-11.0%	77,199	89,576	-13.8%

Decrease in revenues per square meter of Mallplaza NQS is explained by a change in the mix during the second half of 2023.

Annual results by asset

As of June 2024

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

	Sales			Revenues			Monthly sales per m2 (CLP/PEN/COP)			Monthly revenues per m2 (CLP/PEN/COP)		
Shopping Centers	LTM 2Q24	LTM 2Q23	Var. (%)	LTM 2Q24	LTM 2Q23	Var. (%)	LTM 2Q24	LTM 2Q23	Var. (%)	LTM 2Q24	LTM 2Q23	Var. (%)
Mallplaza Vespucio	522,189	487,965	7.0%	57,989	52,002	11.5%	306,770	301,452	1.8%	28,491	26,278	8.4%
Mallplaza Oeste	494,961	488,123	1.4%	47,782	41,293	15.7%	295,774	301,042	-1.7%	19,817	18,374	7.9%
Mallplaza Trébol	488,513	464,008	5.3%	46,354	40,707	13.9%	324,861	315,286	3.0%	27,956	24,930	12.1%
Mallplaza Norte	340,626	342,139	-0.4%	36,993	33,954	9.0%	246,356	260,785	-5.5%	20,750	19,624	5.7%
Mallplaza Egaña	302,318	285,595	5.9%	32,223	28,252	14.1%	319,893	305,418	4.7%	28,190	25,087	12.4%
Mallplaza Antofagasta	274,276	267,328	2.6%	24,523	23,250	5.5%	312,753	313,396	-0.2%	25,855	24,520	5.4%
Mallplaza Tobalaba	229,876	238,945	-3.8%	22,145	17,592	25.9%	272,174	292,379	-6.9%	24,934	18,289	36.3%
Mallplaza Sur	232,570	250,554	-7.2%	15,478	14,895	3.9%	258,672	290,251	-10.9%	15,311	14,480	5.7%
Mallplaza Calama	191,289	181,140	5.6%	16,708	14,729	13.4%	234,688	239,900	-2.2%	18,673	17,982	3.8%
Mallplaza La Serena	183,960	163,915	12.2%	23,013	19,856	15.9%	303,402	284,166	6.8%	31,281	28,754	8.8%
Mallplaza Los Dominicos	147,604	149,239	-1.1%	19,843	17,897	10.9%	149,518	149,225	0.2%	18,742	17,049	9.9%
Mallplaza Los Ángeles	121,671	119,023	2.2%	12,324	11,377	8.3%	301,381	285,610	5.5%	27,069	24,957	8.5%
Mallplaza Copiapó	87,474	84,495	3.5%	10,278	8,666	18.6%	184,141	178,728	3.0%	19,808	17,229	15.0%
Mallplaza Bío Bío	77,633	78,066	-0.6%	7,660	6,799	12.7%	148,551	161,127	-7.8%	14,845	13,461	10.3%
Mallplaza Arica	78,823	83,889	-6.0%	8,114	7,506	8.1%	182,021	227,288	-19.9%	20,098	19,656	2.2%
Mallplaza Alameda	71,000	89,699	-20.8%	9,163	10,458	-12.4%	169,008	177,049	-4.5%	17,150	17,286	-0.8%
Mallplaza Iquique	69,181	67,120	3.1%	6,925	6,071	14.1%	227,085	250,105	-9.2%	23,999	21,785	10.2%
Total CHILE	3,913,963	3,841,244	1.9%	397,516	355,304	11.9%	264,537	267,823	-1.2%	22,999	20,970	9.7%
Mallplaza Trujillo	1,003,506	1,049,238	-4.4%	77,741	68,923	12.8%	1,201	1,407	-14.6%	81	79	3.6%
Mallplaza Comas	486,311	461,901	5.3%	50,599	40,475	25.0%	632	633	-0.2%	60	50	19.5%
Mallplaza Arequipa	436,955	413,221	5.7%	33,620	34,203	-1.7%	1,006	981	2.6%	71	75	-5.5%
Mallplaza Bellavista	353,837	402,034	-12.0%	51,400	49,216	4.4%	498	613	-18.7%	53	55	-2.9%
Total PERÚ	2,280,608	2,326,394	-2.0%	213,360	192,818	10.7%	829	911	-9.0%	66	63	3.7%
Mallplaza Buenavista	553,045	563,350	-1.8%	45,654	41,670	9.6%	925,043	957,573	-3.4%	68,125	63,595	7.1%
Mallplaza NQS	505,261	260,052	94.3%	66,225	50,540	31.0%	808,961	904,769	-10.6%	81,441	105,435	-22.8%
Mallplaza Cali	92,149	-	n.A	13,243	-	n.a	623,644	-	n.a	66,308	-	n.a
Mallplaza Cartagena	280,015	270,088	3.7%	35,543	32,611	9.0%	1,077,769	1,083,122	-0.5%	113,804	106,861	6.5%
Mallplaza Manizales	250,098	222,710	12.3%	30,669	25,252	21.5%	616,214	622,833	-1.1%	66,974	61,373	9.1%
Total COLOMBIA	1,680,568	1,316,200	27.7%	191,335	150,072	27.5%	825,479	887,723	-7.0%	77,991	81,067	-3.8%

Growth, M&A and Brownfield

Projects under Development



Mallplaza Trujillo, Perú.



Open Plaza Angamos, Perú.



Acquisition in Peru

Acquisition of 66.7% of Mallplaza Perú S.A. and 100% of Open Plaza Perú.

Consolidation: 4Q 2024

Total surface area: Mallplaza Perú 324,000 GLA m²
Open Plaza Perú 298,000 GLA m²

Progress continues to take shape in the process to launch the takeover bid for the acquisition of Falabella Perú S.A.A. by Plaza, a transaction that will not only allow us to consolidate a portfolio of 15 high quality assets in Peru, but will also enable us to become the second largest shopping center operator in the country in terms of m², in addition to reinforcing our presence as the main urban center platform in the Andean region.

Organic growth goes hand in hand with this operation, with a plan to add 100,000 m² in a period of 5 years, strengthening the commercial proposal and incorporating new proposals to the current and future assets in that country.

In terms of the financing of the operation, which will be a mix of debt, equity and cash, during the month of April, Plaza S.A. issued bonds in the local market for MM 3 UF in 2 series of MM 1.5 UF each at 4.5 and 9 years respectively, with a total demand of over MM 9.3 UF (3.1x), which reflected the high interest of the market for this operation. On the other hand, and as a subsequent event, during the month of August we completed the capital increase process of the company for 230 million shares with great success, highlighting the great interest obtained in the Subasta de Libro de Ordenes, reaching an over-demand of 3.5 times, in addition to reaching a 40% participation of international investors.

As next steps, we expect to launch a takeover bid in Peru for Falabella Perú S.A.A. in the coming months, and we expect to consolidate the transaction during the second semester of this year.

Case Study: Department Store reconversion

Case Study



New Gastronomic Space, Mallplaza Tobalaba.



Duandy, Mallplaza Tobalaba.



Mallplaza Tobalaba Santiago

- Urban Center with 80,000 m² of GLA
- Inaugurated in 1998, it has a dominant position in its market (Puente Alto)

Mallplaza Tobalaba opened its doors in 1998 as the company's fourth urban center. With 80,000 GLA, it has a diversified retail offer (with a Falabella store, Ripley's and a wide range of specialty stores), entertainment, gastronomy, automobile sales and services, including a medical center, which translates into a monthly flow of visits of close to one million people.

In line with the company's Department Stores reconversion plan, in 2023 we reconverted a Paris store with 7,400 m² of GLA, space that was reconverted during 2024 with great success in terms of visitor flow and revenue per square meter.

Additions:

- Incorporation of a 2,500 m² H&M store on the second floor, an opening that is part of our alliance with this brand that aims to reach 19 stores at the regional level.
- Opening of a Duandy store with 3,500 m² on the second floor, a format with a diversified offer of household items.
- Inauguration of a new Gastronomic Space on the second floor with 1,800 m², with 7 new proposals that strengthen the offer of this urban center, including the opening of Dulce Luna, El Japonés, Cantina Tobalaba, Tanta, Muu Steak, Pizzería Argentina and Mamma Mía.

Key performance metrics post reconversion:

- Increase of 28% in annual lease income
- 9% increase in annual lease income per sq. m. of converted space
- Reduction of 500 m² of vacancy of the urban center

Growth, Greenfield

New Opening



IKEA Cali opening.



Bershka Cali opening.



Mallplaza Cali New Urban Center in Colombia

Opening: March 2024
Total Area: 67,000 GLA m²

Mallplaza Cali is Mallplaza's fifth urban center in Colombia and the 26th in the region. With a total of 67,000 m² of GLA, an occupancy rate of 96% at the end of the second quarter, it seeks to consolidate its value proposition and knowledge among Cali residents.

This urban center, which offers a wide range of retail, entertainment and gastronomic options, opened its doors to icon stores such as H&M, Homecenter and Decathlon, among others, adding -during the second quarter- the openings of Zara, Bershka, Stradivarius and Pull&Bear, along with the opening of IKEA, the first in the city of Cali.

In entertainment, it has a proposal of more than 7,000 m² of operators such as Afrika, Fun Jungle (the first in Cali) and Cinemark, with 8 theaters with the latest technology. It also has an innovative gastronomy with our “El Mercado” format, which integrates local, regional and artisanal cuisine with the best experience in one place.

In addition to this, Mallplaza Cali has 13,000 m² of public space to enjoy life, thanks to the park incorporated in the urban center, which adds to a unique architecture integrated to the city, in a privileged location in the heart of the city.

During the first months of its opening, Mallplaza Cali has reached more than 800 thousand visits per month.

Growth, Brownfield

Project under Development



Expansion under development.



Mallplaza Vespuccio expansion.



Mallplaza Vespuccio

Remodeling and Expansion
Lifestyle Project

Opening: 4Q 2024

Total Area

Expansion and Remodeling– 21,600 GLA m²

Remaining Investment: MMUSD 21

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 inflows of visitors that the two Metro stations generate.

A leisure park of over 12,000 m² that allows us to connect with the city and generate a space of value and outdoor recreation.

Commercial agreements with 100% 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 Trujillo



Expansion

Master plan that includes the expansion of the existing retail corridor at the main entrance to the urban center.

Opening: Agosto 2024

Total Area

Expansion – 1,000 m²

Remaining Investment: MMUSD 0.2



Mallplaza Antofagasta



Reconversion and Expansion

Reconversion and relocation of Autoplaza from the second to the first floor, along with the addition of Zara and The Line

Opening : Autoplaza 3Q 2024,

Zara June 2026

Total Area

Expansion – 2,000 GLA m²

Reconversion – 5,700 GLA m²

Remaining Investment : MMUSD 5



Growth, Brownfield

Projects Under Development

Mallplaza Sur

Reconversion and Expansion

Reconversion of Falabella store, where an H&M store was incorporated and a Civil Registry office, Autoplaza, gymnasium and a playground will be added.

Opening : December 2024

Total Area

Expansion – 500 m²

Reconversion – 1,000 GLA m²

Remaining Investment: MMUSD 2



Mallplaza Iquique

Expansion

New Boulevard of services on the main facade of the urban center, along with the entrance of two intermediate stores, which is in addition to the recent opening of H&M.

Opening : 2H 2025

Total Area

Expansion – 3,700 GLA m²

Reconversion – 650 GLA m²

Remaining Investment: MMUSD 1



PLAZA S.A. CAPEX (thousands of USD)	Investments 2Q24	Investments 2Q23	% total CAPEX (2Q24)
Greenfield	6,442	10,350	33%
Brownfield	7,593	7,050	40%
Reconversions	2,491	4,327	13%
Maintenance	1,094	2,418	6%
IT & Others	1,620	2,495	8%
Total	19,241	26,640	100%

Landbank

Growth Potential

Mallplaza currently owns a landbank 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.⁽²⁾

Landbank for future projects

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

(1) This landbank mostly corresponds to properties adjacent to our urban centers and does not consider the properties currently occupied by our urban centers.

(2) Es importante señalar que la viabilidad para la empresa de aprovechar la construcción remanente depende tanto de la viabilidad técnica para llevar a cabo expansiones como de las condiciones comerciales que puedan favorecer dicha viabilidad

Note: Mallplaza currently owns 413,945 m² of land for sale. .



FINANCIAL ESTRUCTURE

Second Quarter 2024



E-Kart Mallplaza Norte, Chile.

Debt Structure

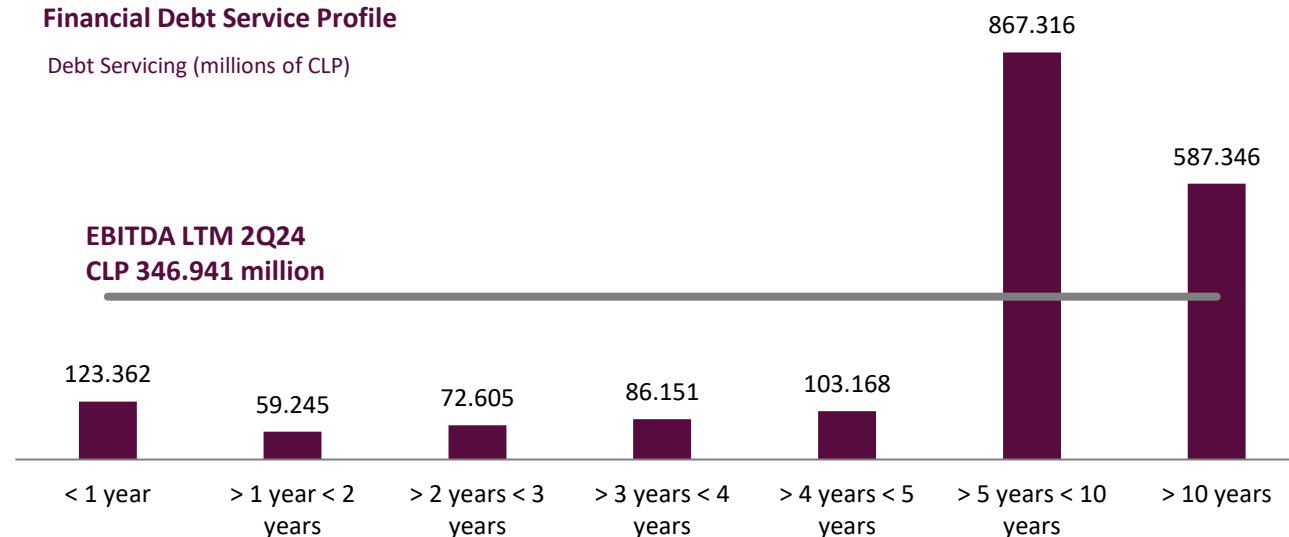
	2Q 2024	2Q 2023
Cash and Equivalents (CLP MN)	243,726	133,560
Financial Debt (CLP MN)	1,359,337	1,216,661
(+) Public Bonds	1,208,279	1,055,989
(+) Bank Debt	151,058	160,672
Average Debt Rate	3.2%	3.5%
Duration (years)	8.0	8.7
Net Financial Debt (millions of CLP)	1,110,969	1,096,203

Figures consider consolidation of Plaza S.A.

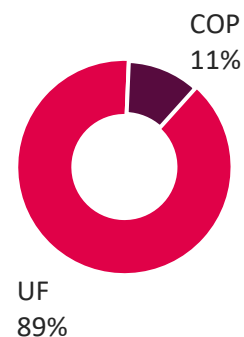
- Payment profile of financial debt is predominantly long-term, with 87% maturing in three or more years.
- Loan to Value (LTV) ratio of 26%.
- 31% of financial debt maturities exceed 10 years.
- Fixed-rate financial debt in the same currency in which the cash flows associated with its payment are generated, with an average duration of eight years.
- Assets free of mortgages at fair value present 4.7x financial debt net of cash and cash equivalents. The current liquidity position covers the 2024 debt repayment obligations.
- Financial Debt to EBITDA at the end of the Second Quarter is 3.2x.

Financial Debt Service Profile

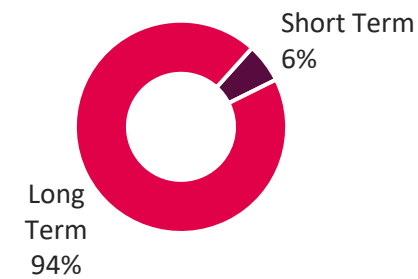
Debt Servicing (millions of CLP)



Debt by currency



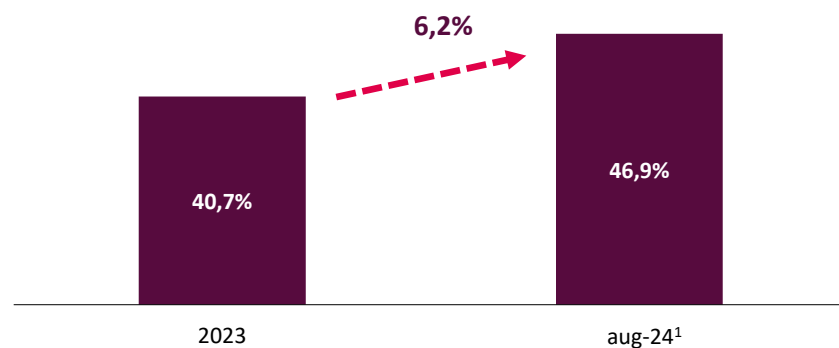
Debt by term



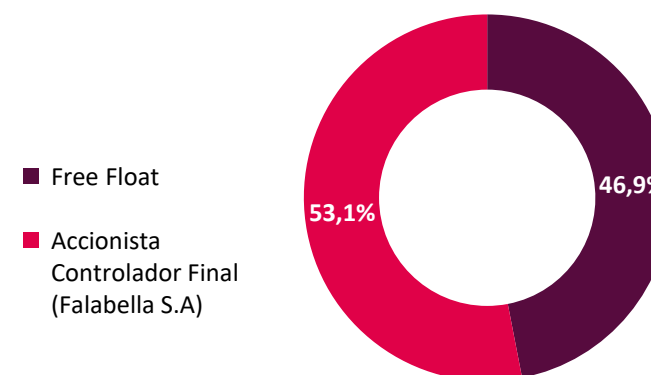
Plaza in the Capital Market

	2Q 2024	2Q 2023	Var. (%)	LTM 2Q 2024	LTM 2Q 2023	Var. (%)
Average Closing Price (CLP)	1,429.50	1,073.10	33.2%	1,315.20	960.8	36.9%
Closing Price (CLP) - End of Period	1,369.90	1,238.50	10.6%	1,369.90	1,238.50	10.6%
Average Daily Traded Volume (CLP)	3,570,393,577	665,721,109	436.3%	1,375,267,467	605,620,565	127.1%
Number of shares traded	2,639,041	607,076	334.7%	1,032,794	634,888	62.7%

Free Float Evolution



Shareholding Composition (Aug-24)⁽¹⁾



⁽¹⁾ Figures as of August consider capital increase for 230 MM shares of Plaza S.A.

GALLERY

Appendix

Second Quarter 2024

Evolution of Financial Results

	Year							
EVOLUTION BY YEAR	2018	2019	2020	2021	2022	2023	2Q24 LTM	CAGR
Operational figures								
Aggregate GLA (Reduced) (m2)	85,308	50,108	111,638	43,806	30,458	38,618	73,877	
Total Managed GLA (m ²)	1,652,112	1,702,219	1,813,858	1,857,664	1,888,122	1,926,740	2,000,617	3.2%
Tenant sales (billions of pesos)	3,646	3,590	2,368	3,857	4,637	4,740	4,903	5.1%
Visitor flows (millions of people)	285	285	149	210	270	285	292	0.4%
STATEMENT OF RESULTS (Millions of CLP)								
Net Revenue from regular activities	309,370	309,598	187,329	276,695	383,864	419,904	451,528	6.5%
Sales cost	(73,407)	(81,086)	(84,314)	(92,089)	(100,304)	(57,427)	(61,245)	(3.0%)
Administrative expenses	(35,334)	(40,291)	(40,720)	(31,830)	(57,385)	(42,445)	(45,346)	4.3%
EBITDA	247,276	238,308	116,114	208,621	282,699	322,185	346,924	5.8%
Profit (loss) attributable to controller's owners	117,359	100,075	12,248	46,556	66,445	349,759	316,686	18.0%
Total consolidated FFO plaza adjusted for participation	172,220	165,844	79,265	164,931	218,931	257,220	272,547	7.9%
EBITDA Margin (% over revenue)	80%	77%	62%	75%	74%	77%	77%	
FFO Margin (% over revenue)	56%	54%	42%	60%	61%	60%	59%	
Earnings per Share (CLP)	59.9	51.1	6.2	23.8	33.9	178.4	161.6	18.0%
FFO per Share (CLP)	88	84.6	40.4	84.1	111.7	131.2	131.1	7.9%

Financial Statements

Millions of CLP as of June 30, 2024

Current assets

Increase of 48% in Current Assets, equivalent to MMCLP 208,457, explained by higher trade and other accounts receivable of MCLP 156,209 mainly due to an increase in principal pending collection, higher cash and cash equivalents of MMCLP 41,634 associated with higher cash available for the placement of AD and AE series bonds and an increase in other non-financial current assets equivalent to MMCLP 5,971 due to current insurance policies.

Non current assets

Increase of 4%, equivalent to MMCLP 190,354, mainly due to higher investment properties of MMCLP 153,732, due to the recognition of the effect of valuation at fair value and the 2024 investment plan (works in progress), in MP Cali, MP Vespucio, MP Oeste and MP Tobalaba, MP Iquique, MP NQS, among other investments. Also, higher investments accounted for by the equity method for MMCLP 4,846, mainly due to currency effect.



Mallplaza Arequipa, Perú.

	June 2024	December 2023	Variation Jun24/Dec23
Current assets	643,584	435,127	48%
Non-current assets	4,551,563	4,361,209	4%
Total Assets	5,195,146	4,796,336	8%
Current liabilities	184,681	244,017	-24%
Non-current liabilities	2,035,931	1,919,631	6%
Total Liabilities	2,220,612	2,163,648	3%
Equity	2,974,534	2,632,688	13%
Equity and Liabilities, Total	5,195,146	4,796,336	8%
Issued capital	346,660	175,123	98%
Accrued gains (losses)	2,502,277	2,347,038	7%
Issue premiums	134,731	123,573	9%
Other reserves	-40,442	-44,681	-9%
Non-controlling shares	31,308	31,634	-1%
Total Equity	2,974,534	2,632,688	13%

Financial Statements

Millions of CLP as of June 30, 2024

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 30 June 2024 is CLP 4,320,231 million, representing 83% of Plaza S.A.'s total consolidated assets.

Current Liabilities

Decrease of 24% equivalent to MMCLP -59,336, associated with lower Trade and other accounts payable of MMCLP -75,536 associated with payment of dividends and lower current tax liabilities of MMCLP -10,092. Partially offset by higher Other current financial liabilities equivalent to MMCLP 30,902, explained by transfer to short term of Debt in MP Colombia, net of payment of obligations with banks in MP Chile.

Non Current Liabilities

Increase of 6%, equivalent to MMCLP 116,300, due to higher non-current Other financial liabilities of MMCLP 64,425 associated with the issuance of series AD and AE bonds, plus higher deferred tax liabilities of MMCLP 51,898.

Equity

Equity increased by MMCLP 341,846 (+13%) mainly due to the capital increase issued in Jun-24, added to higher retained earnings generated.



Mallplaza Vespuccio, Chile.

Cash Flow Statement

Millions of CLP as of June 30, 2024

	For the six months ending June 30		
	2024	2023	Var Jun24-Jun23
Of the Operation	112,694	122,158	-8%
Of Investment	-33,106	-25,216	31%
Of Financing	-38,913	-266,279	-85%



Mallplaza Vespucio, Chile.

Of the Operation:

Operating activities generated a positive cash flow of MMCLP 112,694, 8% lower (variation of MMCLP -9,464) than that obtained as of June 2023, explained by higher income tax disbursements of MMCLP-22,530, higher payments to trade creditors MMCLP -16,950 and other payments associated with higher VAT payments MMCLP -8,781, offset by higher operating collections MMCLP 38,368.

Of Investment :

Investing activities during 2024 have generated a negative cash flow of MMCLP -33,106 higher by 31% (variation of MMCLP -7,890) compared to June 2023, which is mainly explained by lower interest received MMCLP -7,044 and higher disbursements related to other long term assets (Investment properties) MMCLP -787.

Of Financing :

Financing activities originated a negative cash flow of MMCLP -38,913, which compared to the same period of the previous year generates a positive variation of MMCLP 227,366. This is mainly explained by a lower variation in the purchase of non-controlling interests, due to the purchase of Nuevos Desarrollos in 2023 for MMCLP 164,498 and the income of flows from obligations with the public for the placement of bonds series AD and AE for MMCLP 107,568, added to a lower payment of loans compared to the previous year for MMCLP 83,027. The above is partially offset by a higher payment of dividends MMCLP -79,020 and a higher current account between related entities MMCLP -49,140.

Main Financial Ratios

	Jun-24	Dec-23	Jun-23	Var. Jun24-Dec23
Liquidity Ratio	3.48	1.78	2.78	1.86
Acid test Ratio	1.32	0.83	1.21	0.49
Debt Ratio	0.75	0.82	0.81	-0.07
Net Financial Debt ⁽¹⁾ / Equity	0.37	0.42	0.44	-0.05
Net Financial Debt ⁽¹⁾ EBITDA ⁽²⁾	3.2	3.4	3.67	-0.2
EBITDA / Financial Expenses ⁽³⁾	6.8	5.88	5.12	0.92
EBITDA / Net Income ⁽⁴⁾	76.1%	76.7%	75.8%	-0.6%
Current Liability / Total Liability	8.3%	11.3%	5.5%	-3.0%
Assets / Fin. Debt Non-current + Liab. Current	3.55	3.29	3.53	0.26
Free Assets ⁽⁵⁾ / Net Financial Debt ⁽¹⁾	3.89	3.8	3.67	0.08
Return on Equity ⁽⁶⁾	11.8%	14.3%	12.2%	-2.5%
Return on Assets ⁽⁷⁾	6.6%	7.8%	6.4%	-1.1%
Performance of Operational Assets ⁽⁸⁾	10.3%	12.8%	11.4%	-10.0%
Profit per Share ⁽⁹⁾	\$155.76	\$178.45	\$128.25	\$-22.69

(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 June 2024, December 2023 and June 2023 respectively.

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

(4) Corresponds to EBITDA to Regular Income, accrued through June 2024, December 2023 and June 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 June 2024, December 2023 and June 2023 (linear average last 4 quarters).

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

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

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



Glossary

Financial

2Q: Second Quarter

1H: First Half

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

Occupancy: (GLA leased + GLA committed for lease) / total GLA. Measured at the end of the reported period

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 lease 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*.

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.

Managed GLA: 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 lease housing projects.

Reconversion: Transformation or conversion of square footage from one store to another.

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

2Q24 Earnings Conference Call

Fecha: 28 de agosto 2024

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

Webcast Link:

<https://edge.media-server.com/mmc/p/o369qo79>

Dial – in Register Link:

<https://register.vevent.com/register/BI23dafe72f25c4cb79f1914c75e8af8f4>

Participantes:

Fernando de Peña Iver - CEO

Derek Schwietzer Tang – CFO



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PLAZA S.A. FINANCIAL RESULTS

Second Quarter 2024

