

INSTITUTIONAL PRESENTATION

Second quarter 2024



1. OUR COMPANY

2. WHY INVEST IN MALLPLAZA?

3. MARKET OVERVIEW

4. APPENDIX



One of the largest operators in the region

> With a unique portfolio of Top Tier assets and top of mind brands and stores

26

Urban
Centers

17 Chile

5 Colombia

4 Perú

17

Cities

2.0

Million sqm of GLA

10 Tier A Assets

with 20 assets leaders in it's markets

3.0 bn

US\$ Market Cap

292

Million visitors per year

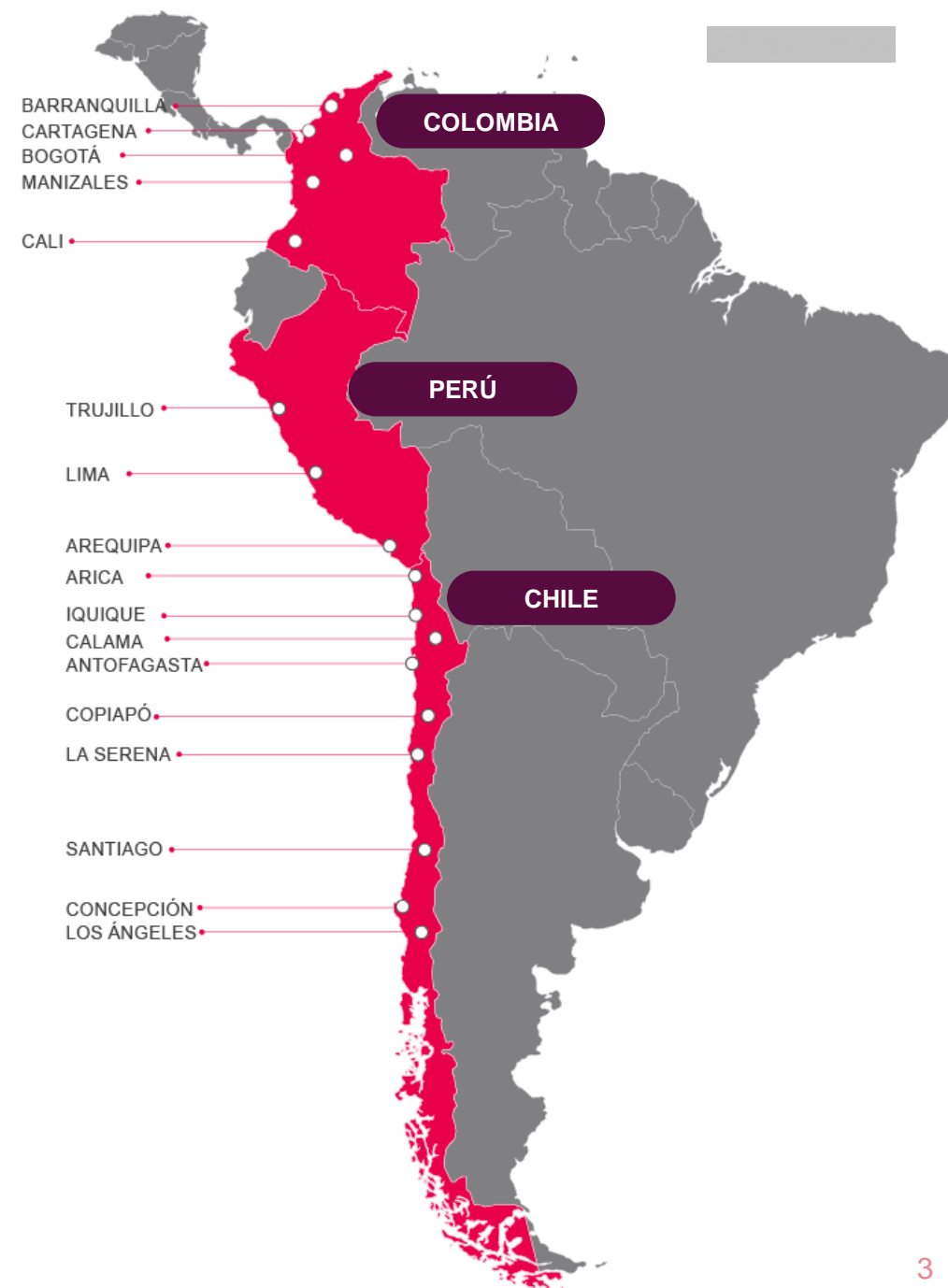
43%

GLA focused on experiences & convenience

+4,400

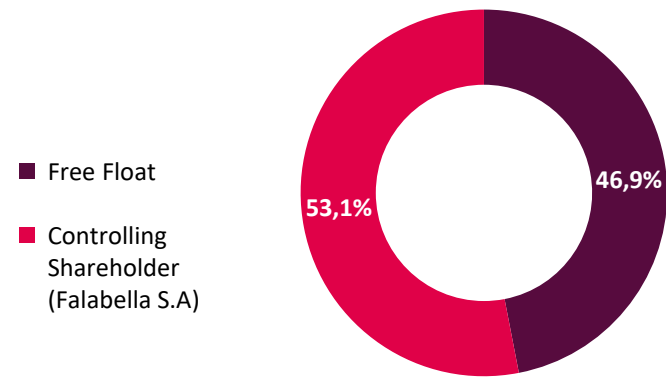
Stores

As of June 2024

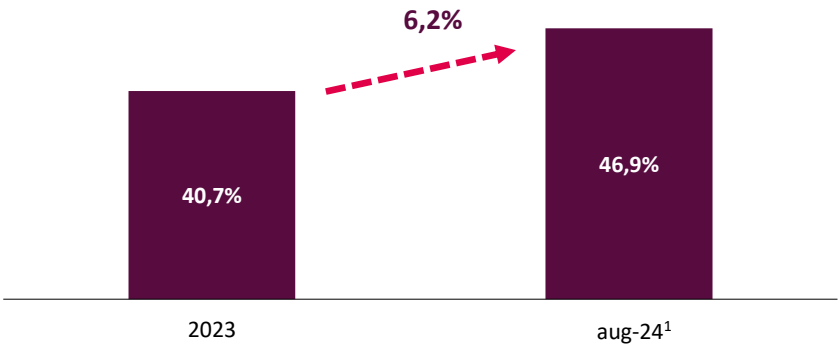


Ownership Breakdown

Shareholding Composition (Aug-24)⁽¹⁾



Free Float Evolution



	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%

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

Key Financial Highlights

As of June 2024, Last Twelve months

REVENUES

478

MM USD



Annual var. $\frac{\%}{s}$
June 2023 LTM

14%

EBITDA

367

MM USD



16%

AFFO(1)

289

MM USD



12%

NET INCOME

335

MM USD



26%

(1) AFFO corresponds to the cash flow from the earnings of the owners of the parent company, weighted by their ownership interest in the operation. Excludes items that do not represent cash flow or are not recurring (other income and expenses by function) from the Income Statement. Does not include minority interest.





WHY INVEST IN MALLPLAZA?

- > Premium, dominant asset portfolio throughout the Andean region that is unique in LATAM
- > High Value - Experience focused tenant mix of brands and tenants
- > Growth potential at regional level
- > Robust liquidity and solvency, with a long-term debt profile and no exchange rate risk
- > Seasoned team with solid track record of execution
- > Leading Omnichannel Strategy to improve tenant and customer experience
- > ESG operational approach for a sustainable growth
- > Attractive valuation

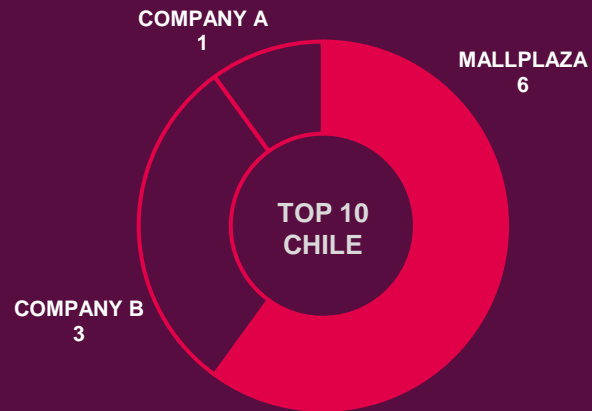
An aerial photograph of a large, modern shopping mall complex. The mall features multiple buildings with various storefronts, including 'RIPLEY', 'energy club', and 'la Polar'. A prominent curved building with a glass facade is visible in the background. The mall is situated in an urban area with a multi-lane highway in the foreground and mountains in the distance. The image is framed by a large, stylized red shape.

PREMIUM, DOMINANT ASSET PORTFOLIO

WHY INVEST IN MALLPLAZA?

Dominant Top Tier Assets

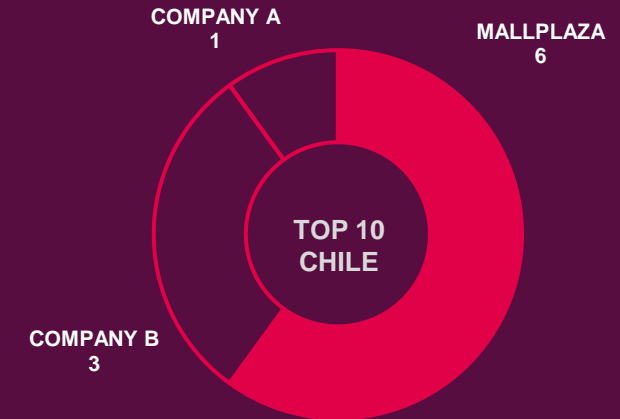
SHOPPING CENTERS WITH HIGHER SALES⁽¹⁾
2Q2024



SHOPPING CENTERS WITH HIGHER REVENUE
PER M²
2Q2024



SHOPPING CENTERS WITH HIGHER GLA IN M²
2Q2024



- > Mallplaza has a portfolio of large, dominant malls with high productivity and a leading portfolio of tenant mix
- > Unique top tier assets, having more than 10 TIER A urban centers
- > +60% of our Company's EBITDA comes from TIER A assets

Tier A

- Dominant Mall with high productivity
- Big, high density markets
- Tenant & Consumer top of mind. High purchase power potential

Tier B

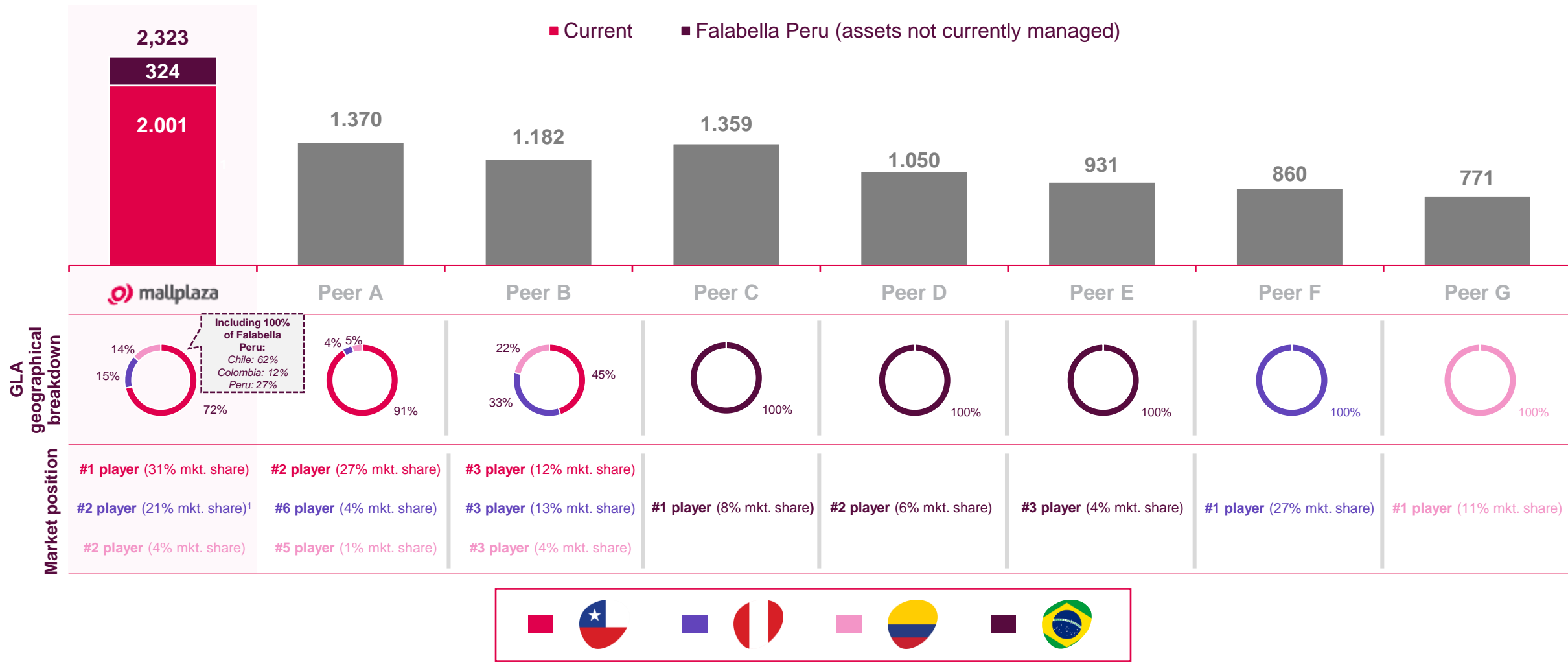
- Leadership position in medium markets
- Portfolio of leading brands
- Lower Productivity
- High tenant demand

Tier C

- Competitive cities/markets
- Lower Productivity
- Cash - generation strategy

Mallplaza owns a leading shopping centers platform in South America

Managed GLA (000's m²) as of 1Q24



Source: Company filings
Notes: Sum of % might not add to 100% due to rounding. 1 Includes GLA from acquisition of Falabella Peru

Andean Regional Coverage

26 High Quality Regional Malls

+10 Tier A

Leaders in Booming Markets.

Mallplaza's Urban Centers GLA

As June 2024

COLOMBIA

Mallplaza Buenavista • 58.000 m²

Mallplaza Cartagena • 28.000 m²

Mallplaza NQS • 81.000 m²

Mallplaza Manizales • 39.000 m²

Mallplaza Cali • 66.000 m²

PERÚ

Mallplaza Trujillo • 84.000 m²

Mallplaza Bellavista • 91.000 m²

Mallplaza Comas • 80.000 m²

Mallplaza Arequipa • 43.000 m²

CHILE

Mallplaza Arica • 35.000 m²

Mallplaza Iquique • 25.000 m²

Mallplaza Calama • 78.000 m²

Mallplaza Antofagasta • 79.000 m²

Mallplaza Copiapó • 46.000 m²

Mallplaza La Serena • 64.000 m²

Mallplaza Vespucio • 169.000 m²

Mallplaza Oeste • 182.000 m²

Mallplaza Tobalaba • 80.000 m²

Mallplaza Norte • 140.000 m²

Mallplaza Alameda • 62.000 m²

Mallplaza Sur • 77.000 m²

Mallplaza Egaña • 95.000 m²

Mallplaza Los Dominicos • 96.000 m²

Mallplaza Trébol • 118.000 m²

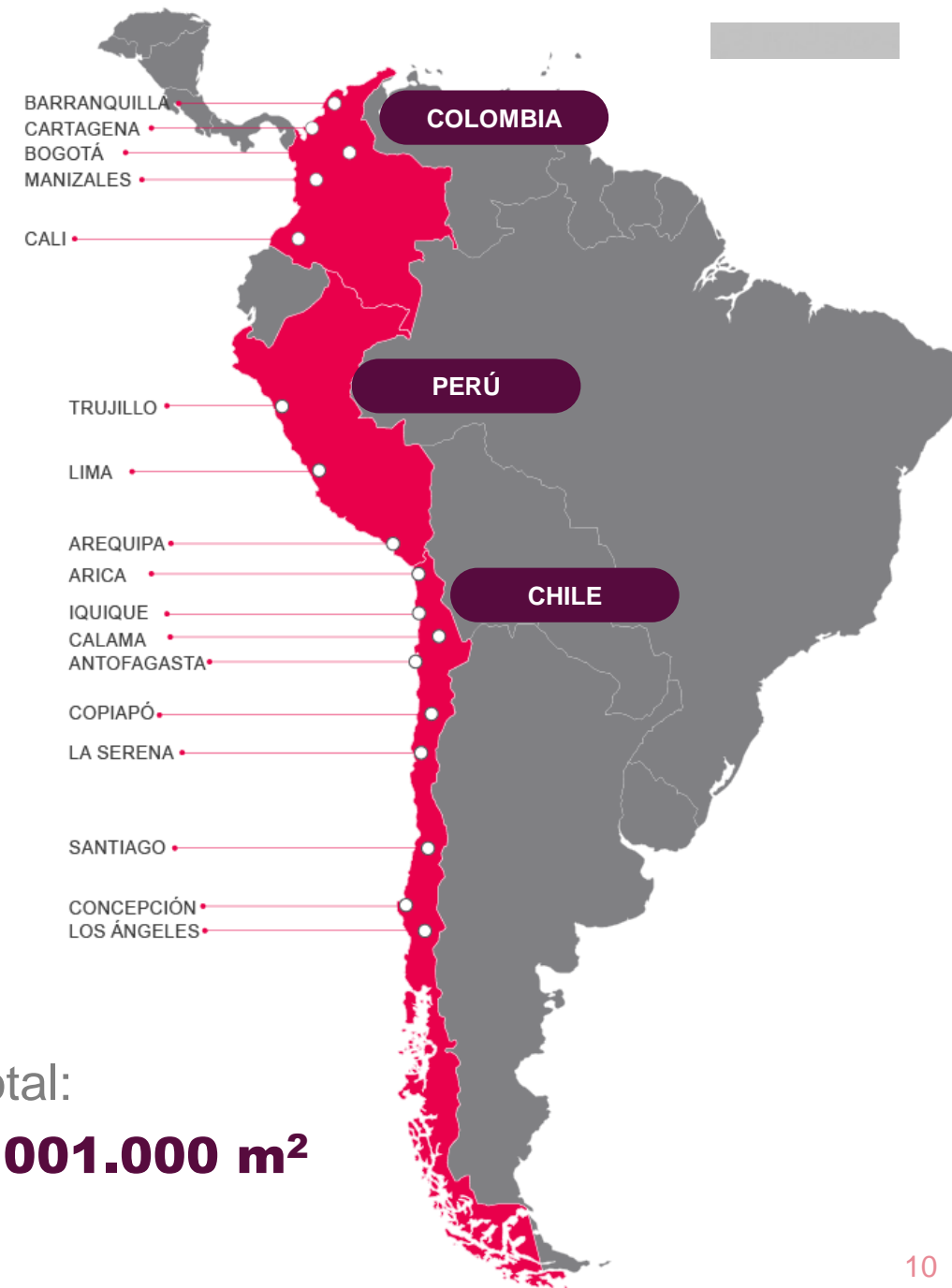
Mallplaza Biobío • 46.000 m²

Mallplaza Los Ángeles • 39.000 m²

■ Tier A urban centers

■ Tier B & C urban centers

Note: GLA of shopping centers rounded to thousands of m²



High Quality Portfolio: Our Top 10 Assets



Mallplaza Vespucio

- Flagship Mall with 169.000 sqm of GLA
- Footfall of over 2 million people per month



Mallplaza Trébol

- Largest Mall in the South of Chile with 118.000 sqm of GLA



Mallplaza Oeste

- Largest Mall in our Portfolio with 182.000 sqm GLA
- Host of the largest IKEA store in Chile



Mallplaza Antofagasta

- Mall with the highest footfall of the Big North of Chile



Mallplaza Trujillo

- Our mall with biggest footfall and sales in Perú, with a dominant position in the city of Trujillo.



Mallplaza Norte

- Leading Mall in the north of Santiago with 140.000 sqm of GLA
- Host the Operations Center of Mallplaza



Mallplaza NQS

- Mall acquired by Mallplaza in 2020
- Footfall of more than 1,3 million people per month



Mallplaza La Serena

- Mall with the highest monthly revenue per sqm of our portfolio



Mallplaza Egaña

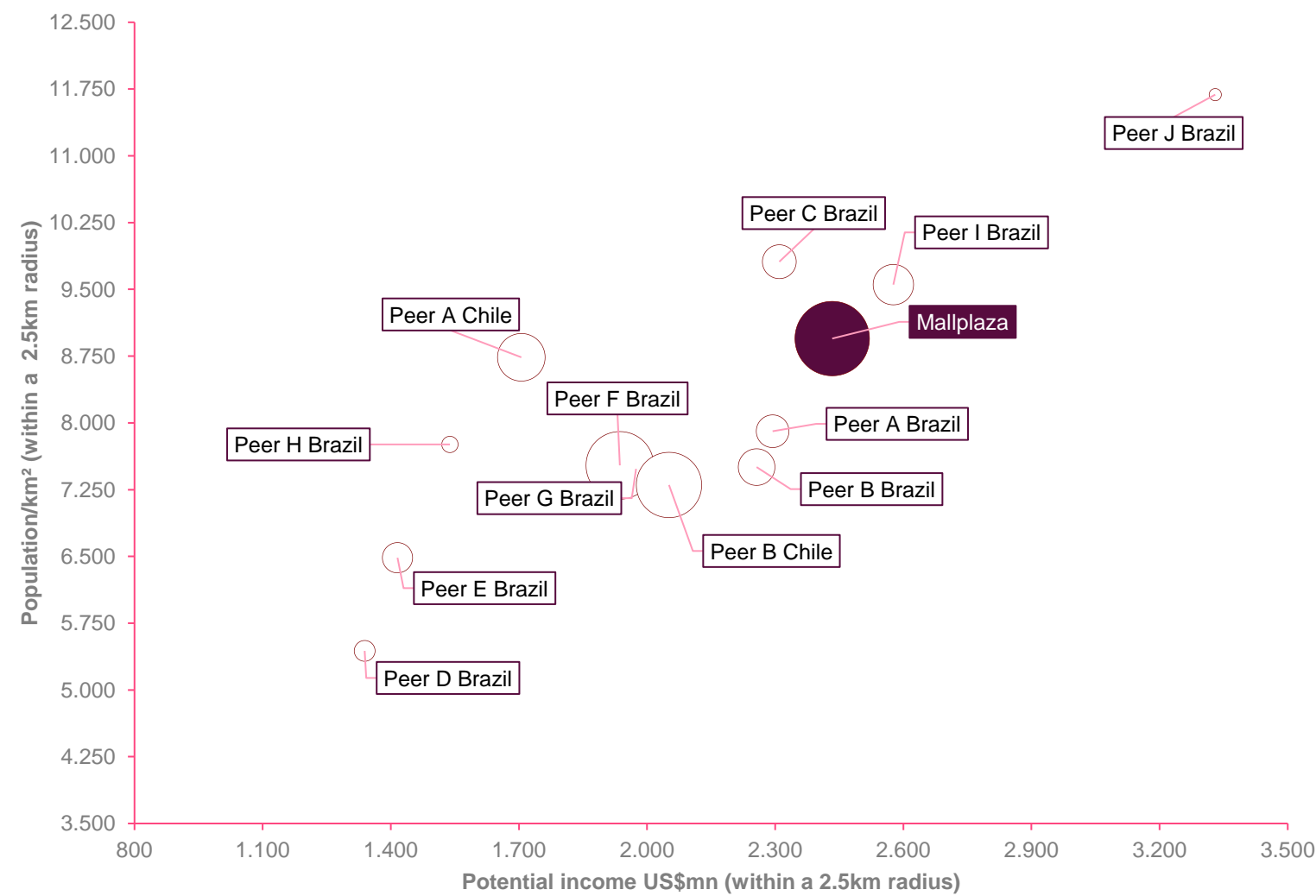
- Chosen as the best sustainable mall in the world in 2016



Mallplaza Buenavista

- Mall with 58.000 sqm of GLA, located in the city of Barranquilla, Colombia

High Quality Portfolio: Urban Centers with privileged locations



Mallplaza’s urban centers are located in **high density populations areas with high potential income** compared to it’s regional peers, being more defensive to ecommerce growth in addition to deliver multiple omnichannel initiatives

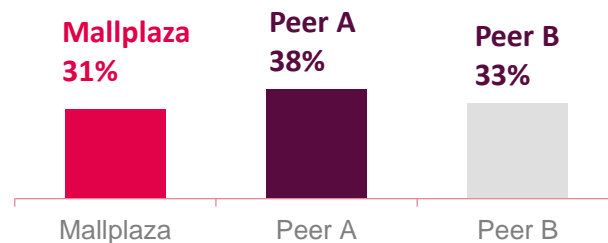
Source: BTG Pactual

Asset Risk Diversification

- > **Regional Diversification:** More than 4,400 stores distributed across 26 urban centers, in 17 cities and 3 countries.
- > **Lower Asset Dependence:** No asset represents more than 10% in terms of GLA, and the top 5 assets only account for 44% and 45% of total sales and revenue respectively.
- > **Winner Asset Type:** Focused on regional Mall/Urban Center format (GLA mall average 77,000 m2).

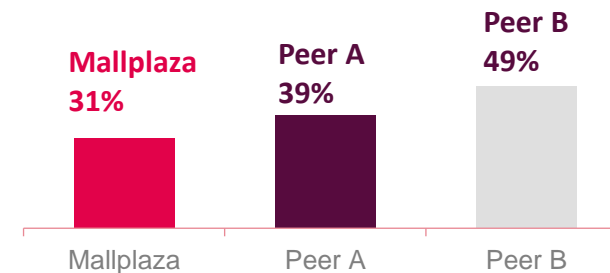
Portfolio Dependency Risk Distribution

Weight % of the sales of the Top 3 Assets over the total sales of each company.
June 2024 LTM



Portfolio Dependency Risk Distribution

Weight % of the income of the Top 3 Assets over the total income of each company.
June 2024 LTM

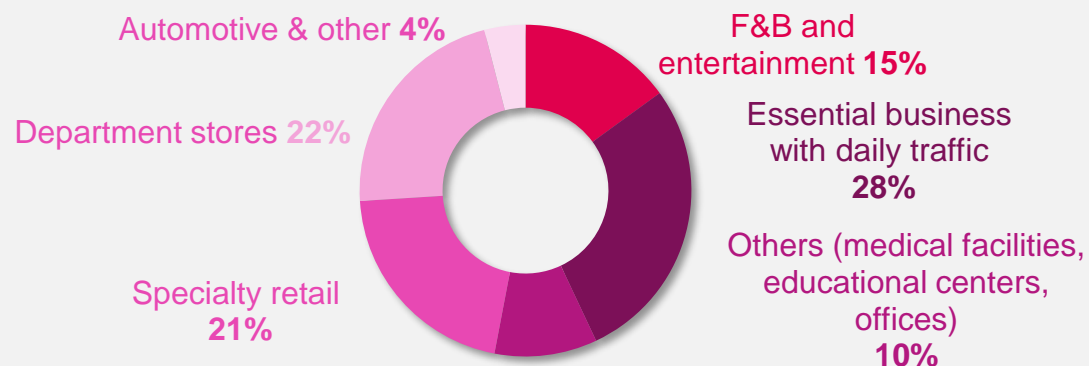


HIGH QUALITY OF TENANT MIX

WHY INVEST IN MALLPLAZA?

Diversified GLA of High Value Brands focused on Experience and Entertainment

GLA focused on non-traditional retail formats, customer experience and entertainment^{1,2}



- +50% of our GLA is focused on non-traditional retail formats, customer experience and entertainment

Our platform provides a gateway to LatAm for high value global brands



• 16 stores



• 3 stores



• 6 stores

INDITEX

• 13 stores



• 32 stores



• 11 stores

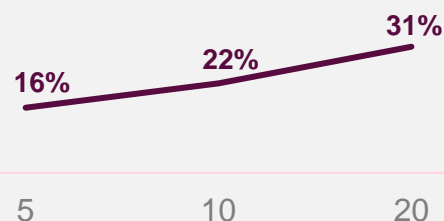
SAMSUNG

• 16 stores

TOMMY HILFIFER

• 7 stores

Revenue distribution by ranking Business partners of Plaza S.A.

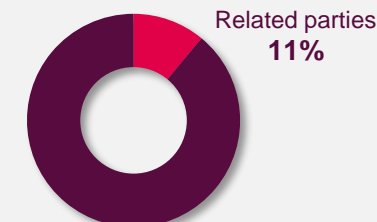


Top 5 clients represent only 16% of revenue

The average remaining lease term for Plaza's tenants is 7 years

Revenue contribution of related parties²

- Related companies (e.g. Falabella) represent only 11% of revenue



Innovation on new categories and concepts

Mercado Proposal in F&B



- > Inspired in the open culinary markets in large cities around the world, where different restaurants and local producers offer quality cuisine with a strong local identity, we inaugurated new F&B proposals called *Mercados*, with great success in our urban centers in Perú and Colombia
- > Given this great success, during the second quarter of 2023 we decided to roll out this proposal in Chile, with the opening of “*El Mercado del 14*” in Mallplaza Vespucio, with 17 different gastronomic propositions such as Kunstmann, La Argentina Pizzeria, El Hoyo, CuracaRibs and Craftbar, among others

Gamers Especialized Sector



- > During 2022, Mallplaza Vespucio completed the opening of a new space dedicated 100% to video game fans, Movistar GameClub, an area of more than 1,000 m2, which includes entertainment, music and gastronomy, and in which visitors can access the best equipment and video games to live a unique gaming experience.
- > Due to the success that this new proposal has had in terms of attracting a new footfall to our urban centers, during 2023 we opened Arena XP in Mallplaza Oeste, and a second Movistar GameClub in Mallplaza Trébol

Exhibit Center



- > During this year, we reconverted the third floor of the Ripley Store of Mallplaza Los Domínicos into Centro X, a 1,500 m2 area dedicated to events, experiences and exhibitions.
- > This is a unique proposal in Chile, as our visitors can enjoy an event center at an excellent location with all the complementary services that Mallplaza Los Domínicos can provide, such as gastronomy and parking.
- > Centro X is an example of how we can give a large retail store a new purpose and provide our visitors with a great experience

Successful Reconversion of our spaces

Reconversion of Big Box Stores

~119.000 m²
14% of Big Box Stores GLA

Since 2019
Reconverted in

High Value Brands (IKEA, H&M, Decathlon)
New Specialty Retail proposals
Essential Business with Daily Traffic
Mixed Use
Home Improvement and Automotive



Successful reconversion of spaces



New Gastronomic Space, 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)

In line with the company's Department Store square meter recycling 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.

Main performance metrics:

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

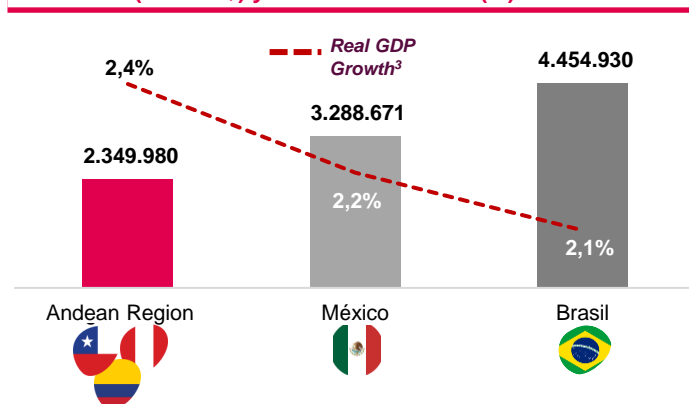
A high-angle, close-up photograph of two young women with long hair, smiling and looking towards the camera. They are standing on a glass-enclosed escalator in a modern shopping mall. The woman in the foreground has curly brown hair and is wearing a silver mesh top over an orange shirt. The woman behind her has straight blonde hair and is wearing a light blue top. Both are holding brown paper shopping bags. The background shows the mall's interior with tiled floors and other shoppers in the distance.

GROWTH POTENTIAL

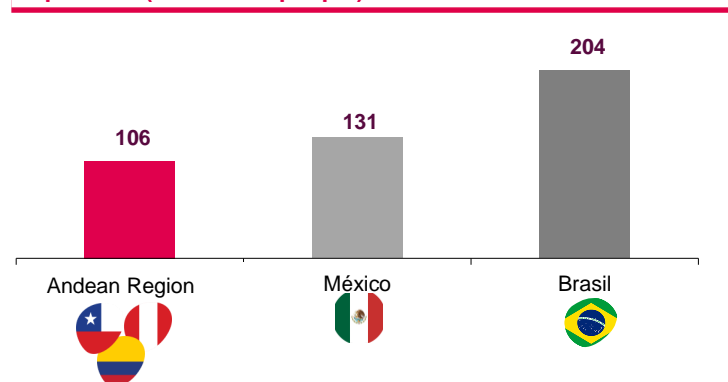
WHY INVEST IN MALLPLAZA?

Growth Potential in the Andean Region

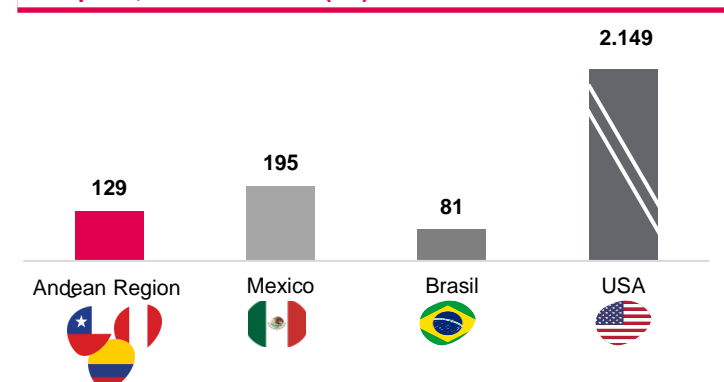
GDP PPA¹ (mm US\$) y Real GDP Growth (%)



Population (millions of people)



GLA per 1,000 inhabitants (m²)



- > **Market size and growth:** The Andean Region has a population comparable to that of Mexico, presenting great growth potential and favorable economic prospects..
- > **Open and attractive economies:** The open economies of the Andean Region make this market an attractive destination for the best international brands. Mallplaza stands out for its dominant position in this region, offering unique value to these retailers..
- > **M&A and Brownfield growth opportunities:** Especially in markets with lower GLA per capita penetration, such as Peru and Colombia, where there are ample opportunities for expansion and development.
- > **Lower risk compared to other Latam regions :** This translates into lower interest rates and reduced cost of capital, improving the viability of investments.

Overall, the Andean market still has room to continue growing, especially Peru and Colombia, and the growth of the middle class should continue to support the growth thesis.

Tangible growth avenues, with relevant projects already under execution by Mallplaza

Landbank



- (A)** 551k m² of unused Landbank in Chile
- (B)** 138k m² already earmarked for expansion projects at our urban centers
- (C)** Construction capacity for designated expansion projects on our existing landbank estimated at 279k m²



Greenfield



- (A)** Opportunistic approach
- (B)** Recently opened Mallplaza Cali, with 67k m² GLA, 91% of GLA leased

Brownfield



- (A)** Low execution risk
- (B)** Faster execution
- (C)** Cost attractive projects
- (D)** Increase the market share of our current urban centers
-  8 shopping centers in Chile for the addition of 125k m² of GLA in 5 years
-  4 shopping centers in Peru for the addition of 100k m² of GLA in 5 years

M&A



- (A)** Future market opportunities:
 -  Mallplaza market share: 21%¹
6 players own ~47% market share
 -  Mallplaza market share: 4%
5 players own ~23% market share
- (B)** Consolidation of Falabella Peru and future upside from the platform

Core growth strategy

Growth Potential, M&A and Brownfield



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. This plan considers increasing m² mainly in Mallplaza Arequipa, Mallplaza Trujillo, Open Plaza Atocongo, Open Plaza Piura and Open Plaza Angamos.

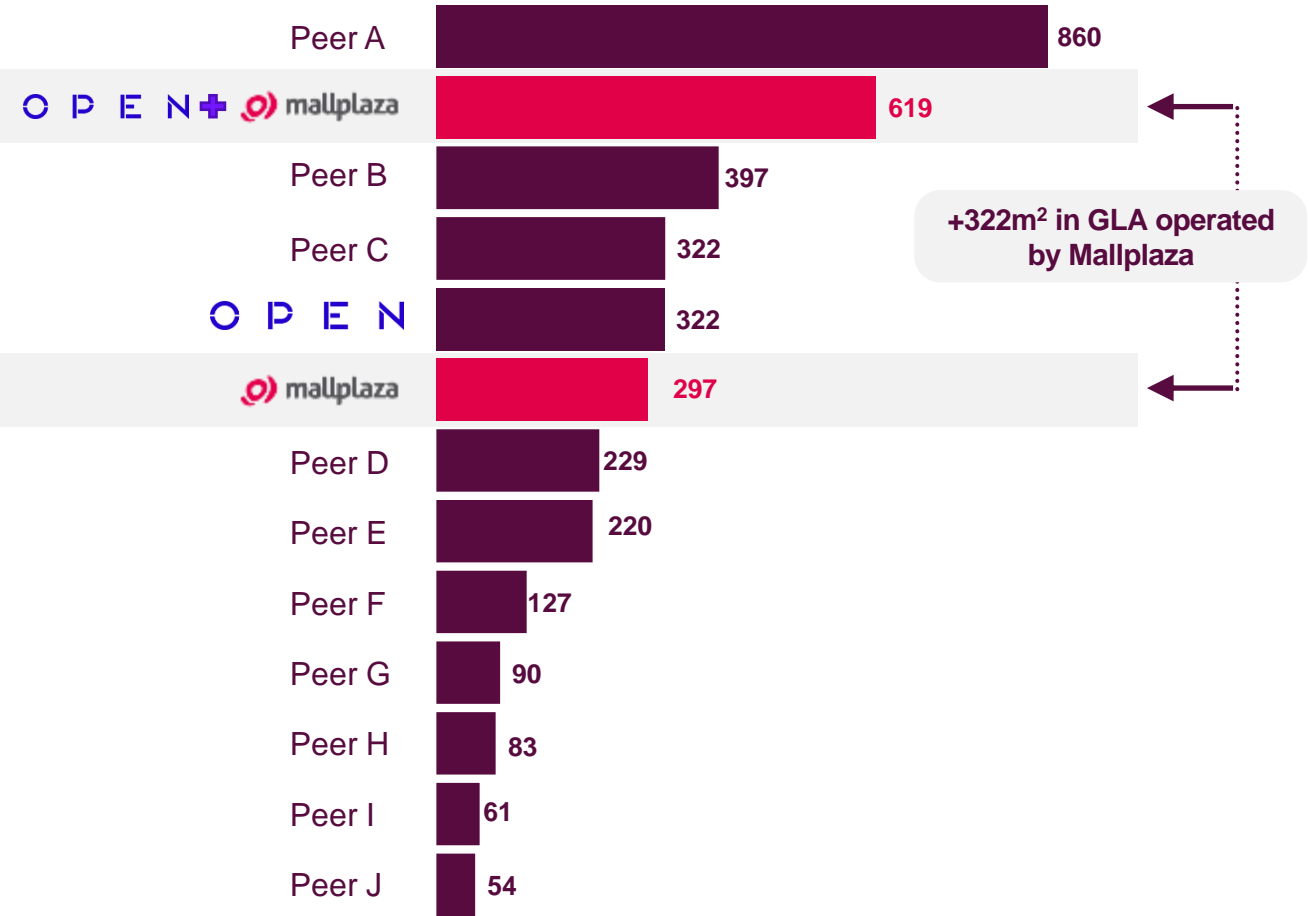
In terms of the financing of the operation, which will be a mix of debt, equity and cash, during the month of April, Plaza S.A. issued bonds in the local market for MM 3 UF in 2 series of MM 1.5 UF each at 4.5 and 9 years respectively, with a total demand of over MM 9.3 UF (3.1x), which reflected the 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.

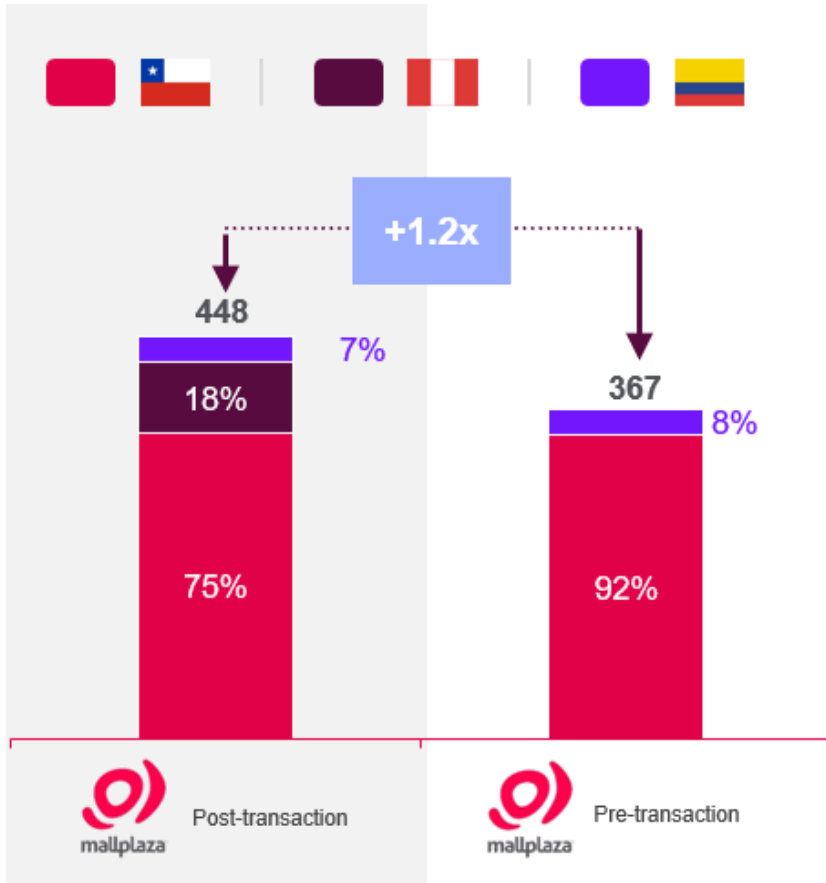
Growth Potential, M&A

The acquisition of Falabella Perú will position Plaza as the 2nd shopping center operator in Peru, reaching +619k m2 of GLA, with complementary operations and a sizeable footprint across 9 cities

GLA of shopping center companies in Peru (M² '000s)



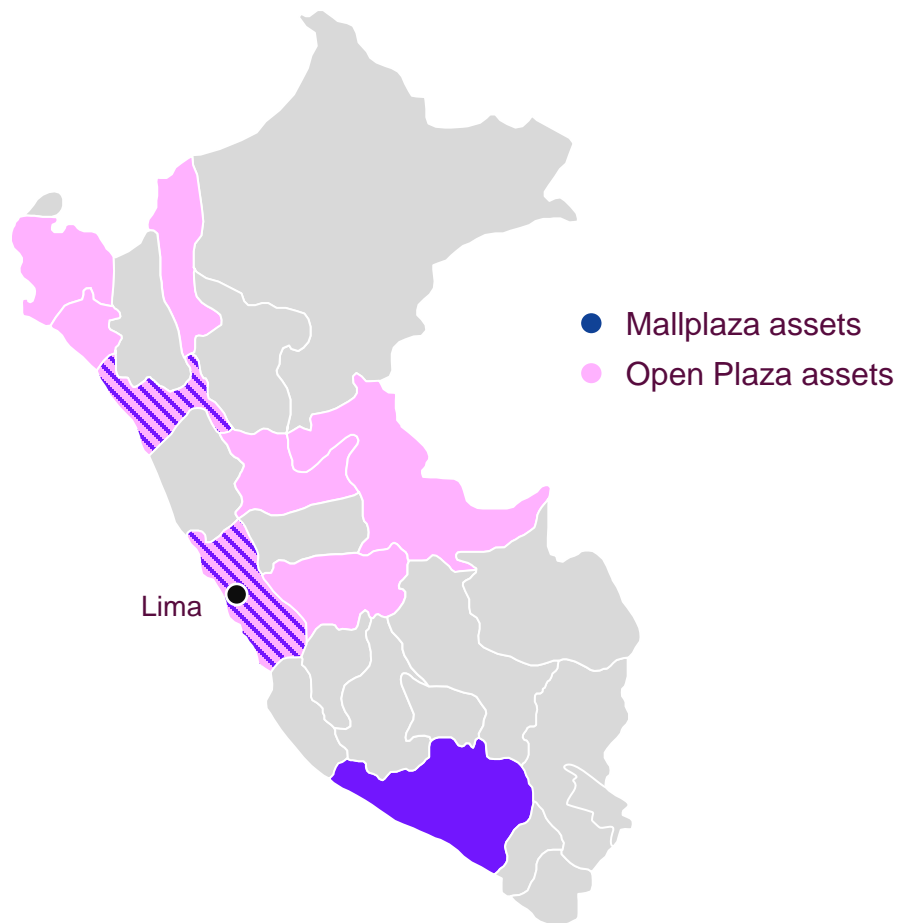
EBITDA breakdown post transaction



Growth Potential, M&A

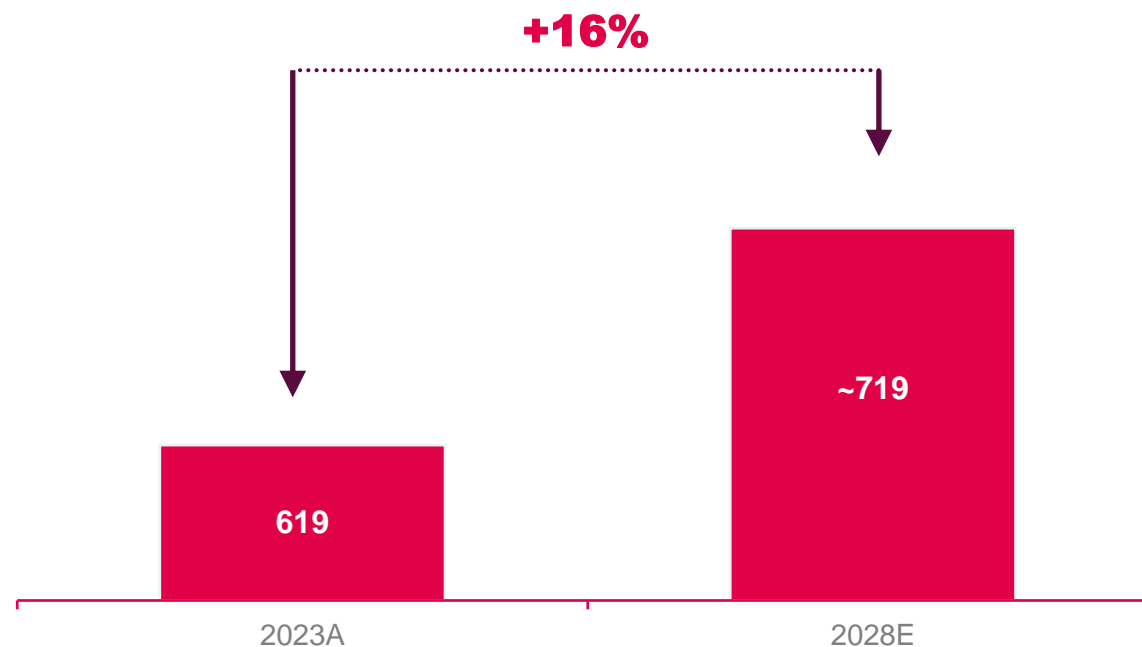
The acquisition of Falabella Perú will position Plaza as the 2nd shopping center operator in Peru, reaching +619k m2 of GLA, with complementary operations and a sizeable footprint across 9 cities

Location of the portfolio



Growth plan in Peru to have a significant impact in GLA

Falabella Perú GLA (m² '000's)



- **Improvement in mix and increase in GLA of ~16%** through a robust **project pipeline** which includes Mallplaza Arequipa, Mallplaza Trujillo, Open Plaza Angamos, Open Plaza Atocongo and Open Plaza Piura

Growth Potential, Greenfield



IKEA Cali opening.



Bershka Cali opening.



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 Potential, Brownfield



Expansion under development.



Mallplaza Vespucio expansion.



Mallplaza Vespucio

Remodeling and Expansion
Lifestyle Project

Opening: 4Q2024

Total Area

Expansion and Remodeling – 21,600 m² GLA

Remaining Investment: USD 21 million

The latest expansion of Mallplaza Vespucio 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 Potential, Brownfield

Mallplaza Trujillo



Expansion

Master plan that considers the expansion of the existing retail corridor at the main access to the urban center.

Opening: Agosto 2024

Total Area

Expansion – 1,000 m²

Remaining Investment: MMUSD 0.2



Mallplaza Antofagasta



Conversion and Expansion

Conversion and relocation of Autoplaza from second to first floor, in addition to the entrance of Zara and The Line.

Opening : Autoplaza 3Q 2024,
Zara June 2026

Total Area

Expansion – 2,000 GLA m²

Conversion – 5,700 GLA m²

Remaining Investment : MMUSD 5



Mallplaza Sur



Conversion and Expansion

Conversion 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

Conversión – 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

Conversión – 650 GLA m²

Remaining Investment: MMUSD 1





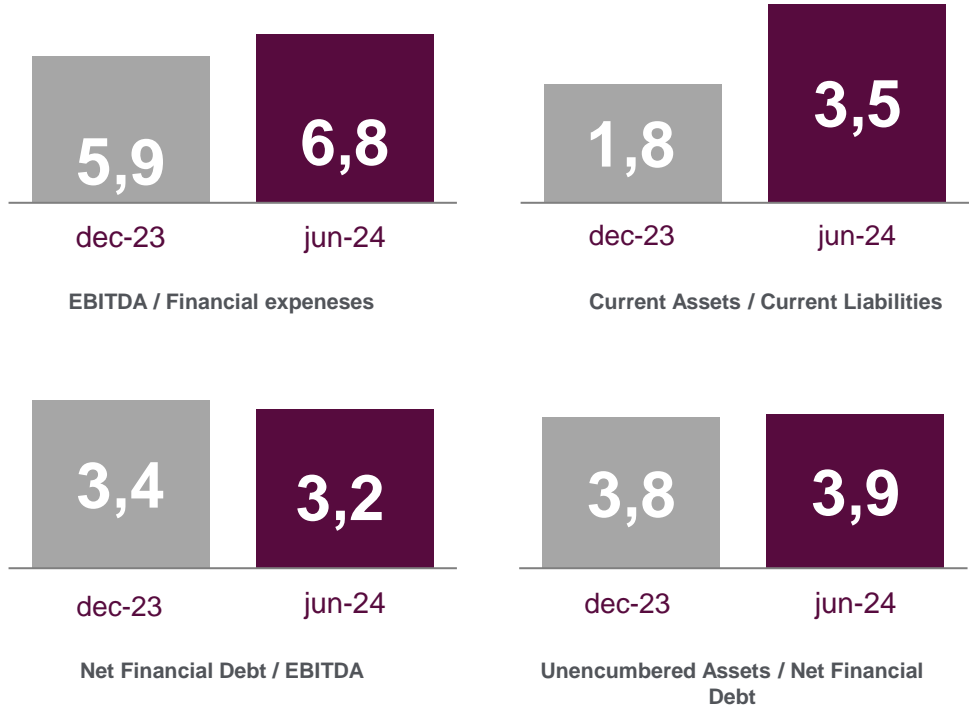
ROBUST LIQUIDITY AND SOLVENCY

WHY INVEST IN MALLPLAZA?

Credit Risk Diversification

Rating Plaza S.A

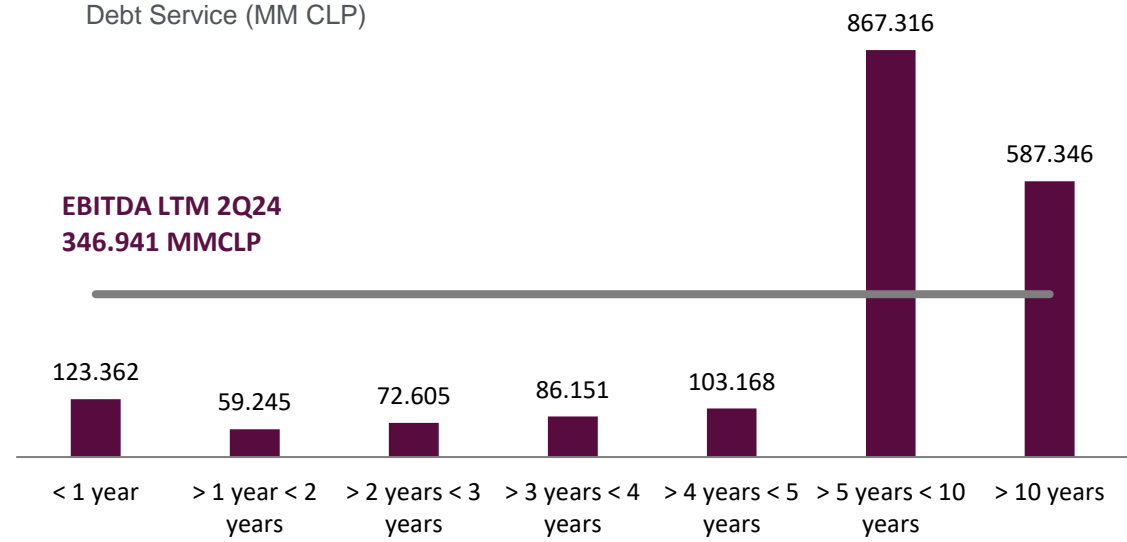
(CL) Feller Rate (CL) Humphreys
AA+ **AA+**



- Payment profile of financial debt is predominantly long-term, with 87% of its maturity in 3 or more years.
- 31% 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 8 years
- The Loan to Value Ratio (LTV) is 26%.
- The current liquidity position covers debt amortization obligations for 2024.

Financial Debt Service Profile

Debt Service (MM CLP)





SOLID TRACK RECORD

WHY INVEST IN MALLPLAZA?

Highly Experienced Executive Team



FERNANDO DE PEÑA IVER
CEO

+30 years in the industry
Only Latin American in the ICSC Board of Trustees
CEO since 1990
Years in the company: 34



SERGIO CARDONE SOLARI
CHAIRMAN

Cofounder of Mallplaza
37 years in the Board
Chairman since 2009
Years in the company: 37

EXECUTIVE TEAM

Managers	Title	Years in the Company
Oscar Munizaga	Business and Development	32
Cristián Somarriva	Peru Division	32
Derek Schwietzer Tang	Finance, Administration & IT	1
Maria Irene Soto	Corporate Affairs	6
Hernan Silva	Legal and Compliance	25
Christopher Banfield	B2B Omnichannel & Strategy	4
Pablo Pulido	Chile Division, Marketing & Customer Experience	9
Mauricio Mendoza	Colombia Division	26
Vicente Nuñez	People	10
Ana Karina Navarrete	Controller	3

BOARD OF DIRECTORS

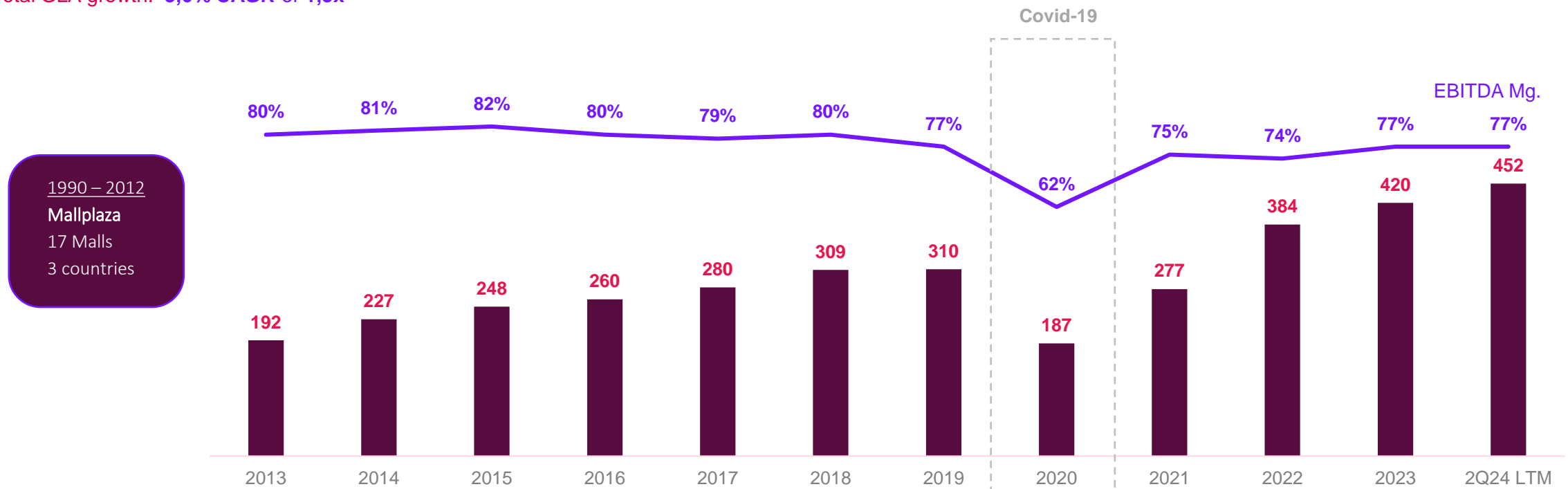
Managers	Title	Years in the Company
Paul Fürst Gwinner	Director	15
Carlo Solari Donaggio	Director	15
Tomas Müller Benoit	Director	15
Juan Pablo Montero Schepeler	Director	10
Pablo Eyzaguirre Court	Director	6
Manuela Sanchez Muñoz	Independent Director	5
Alejandro Puentes Bruno	Director	5
Dafne González Lizama	Director	2

Continue to deliver Growth and Value for the last 10 years

Net Revenues (CLP\$ MMM): 8,1% CAGR or 2,4x

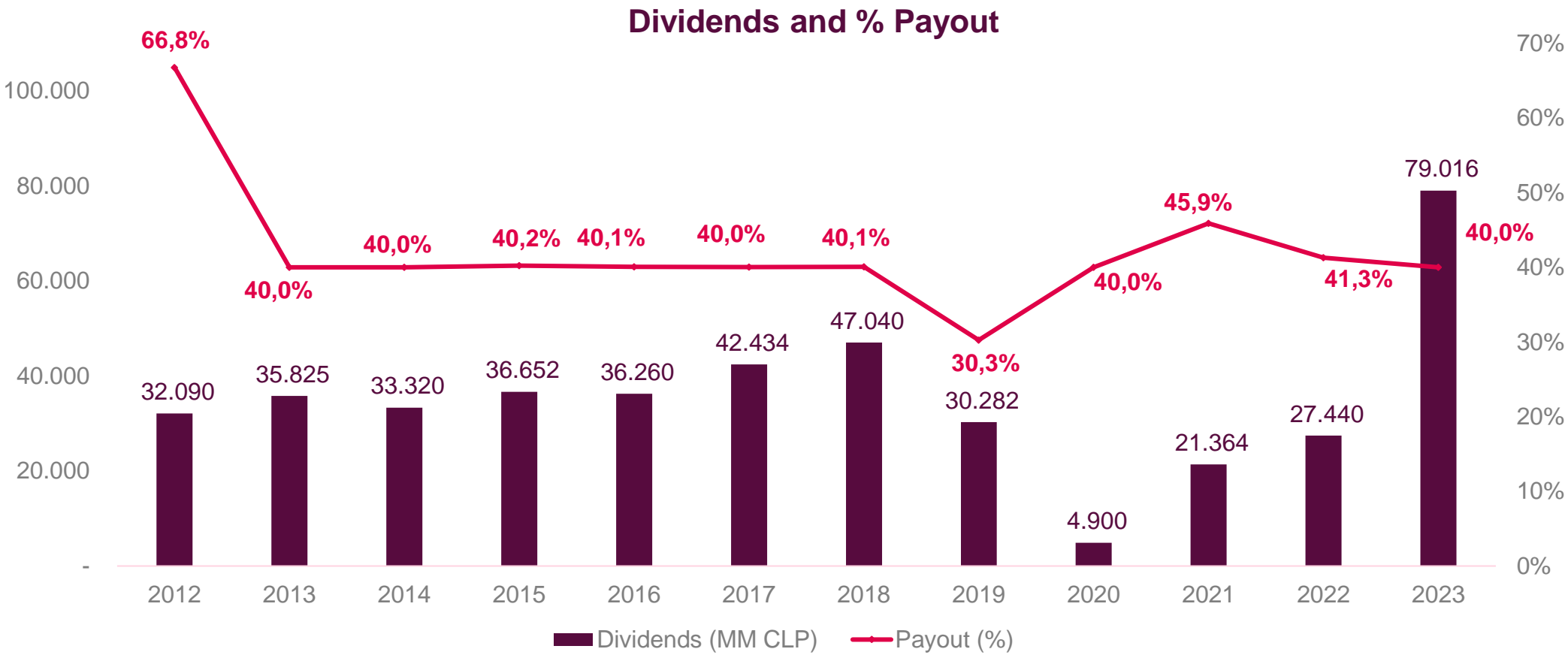
EBITDA: 7,7% CAGR or 2,3x

Total GLA growth: 3,6% CAGR or 1,5x



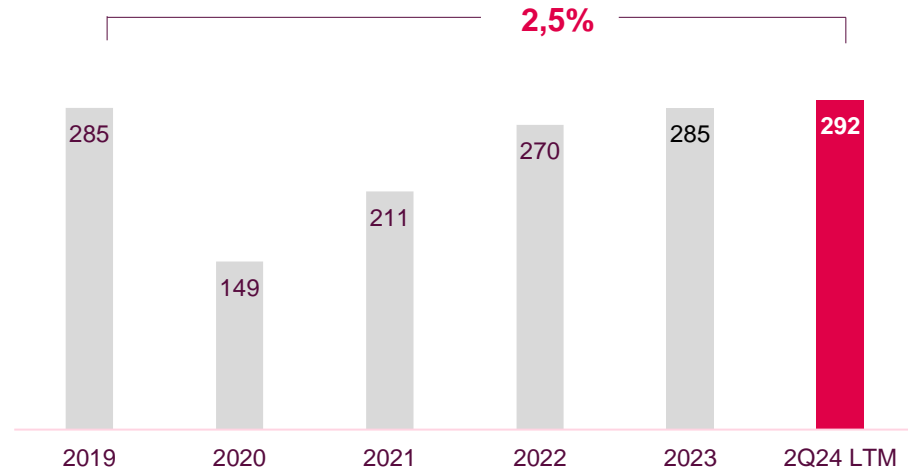
Total GLA ('000)	1.358	1.487	1.526	1.438	1.567	1.652	1.702	1.814	1.858	1.888	1.927	2.001
# Malls	19	21	21	19	21	23	23	25	25	25	25	26
Greenfield	1	1			2	2		1				1
Acquisition	1	1						1				
Divestment				2								

Returning capital to shareholders

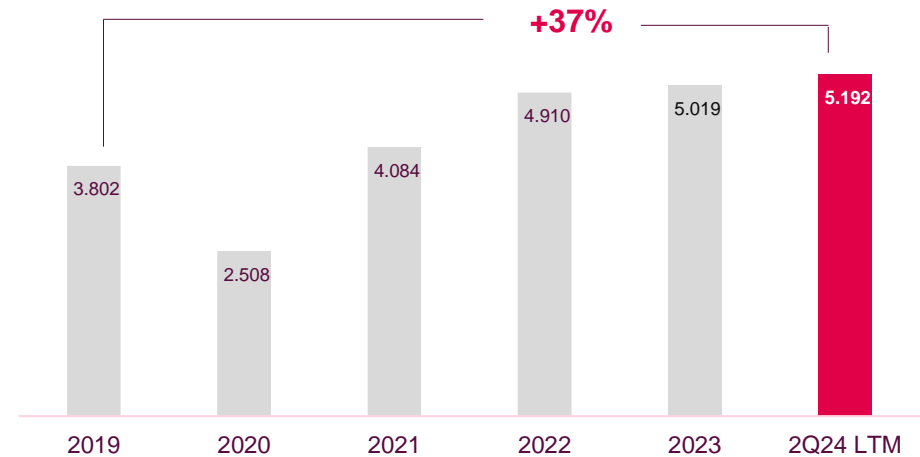


Efficient operation with a quick post-pandemic recovery

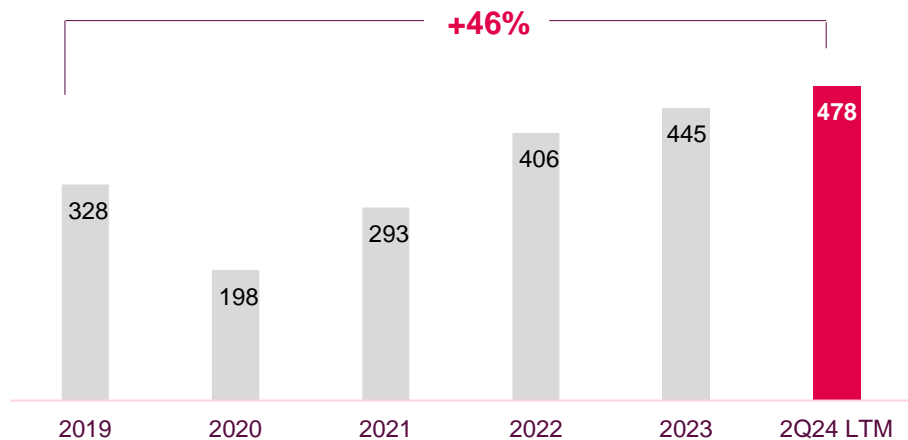
Visitor flow millions



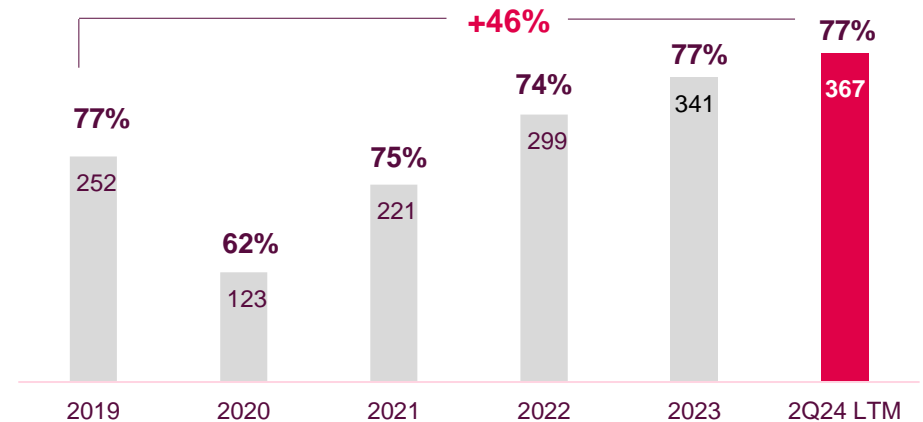
Tenants Sales MMUSD



Revenue MMUSD



EBITDA MMUSD EBITDA Mg (%)



Logística cerca de los clientes

Omnichannel Initiatives

Omnichannel strategy focused on generating digital flow, simplifying the experience and generating additional sales to our urban centers

We add value to our clients and business partners through the continuous design, development and implementation of new omnichannel services



Click & Collect in Mallplaza Vespucio (Santiago, Chile)

CLICK&COLLECT

+170% increase in visits in 2Q24 vs. 2Q23

24 new brands during 2024, highlighting Tricot, Blue Express and Mercado Libre

PARKING

+500.000 monthly customers of Banco Falabella and Copec benefit from freeflow parking during 2Q24

+2.3M digital payments in 2024 across 14 urban centers in Chile

DATA MANAGEMENT

+6 MM contactable customers enable personalized marketing campaigns

22 segmentation campaigns enhance customer engagement and offers



New Click & Collect Mallplaza Comas (Lima, Perú)



Free Flow Parking



ESG APPROACH

WHY INVEST IN MALLPLAZA?

Our ESG strategy



- > We advance in more efficient, sustainable and circular management to contribute to the mitigation of the climate emergency
- > We seek to generate opportunities for the autonomous development of each of our stakeholders through the promotion of entrepreneurship, culture, sports and inclusion.
- > Acting ethically, with integrity and without giving room for bad practices is the basis for leading a regional, multicultural organization that is a leader in its sector.

Our ESG strategy

We are committed to

- > Carbon neutrality by 2030 and Net-zero 2035 under scope 1 and 2.
- > Electricity supply of 100% renewable energy in 2026
- > Reduce the energy intensity of common expenses by 22% by 2035 with a 2019 baseline (kWh/GLA)
- > Eliminate the use of Hydrochlorofluorocarbons (HCFCs) in climate systems by 2030
- > Reduce the intensity of direct water consumption by 30% by 2025 with a 2019 baseline (m3/GLA)
- > Valorize 60% of the waste generated by its urban centers by 2025
- > Positively impact 1,000,000 people in social programs and projects by 2028
- > Have 60% of its urban centers certified as inclusive spaces by 2028.



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



Recovery of community space in Villa René Escouriza, Huechuraba

MSCI
ESG RATINGS

AA (July 2024)



**Member of Chile and MILA Index.
Top 6% of Real Estate companies in
the world in terms of ESG (Dec 2023)**

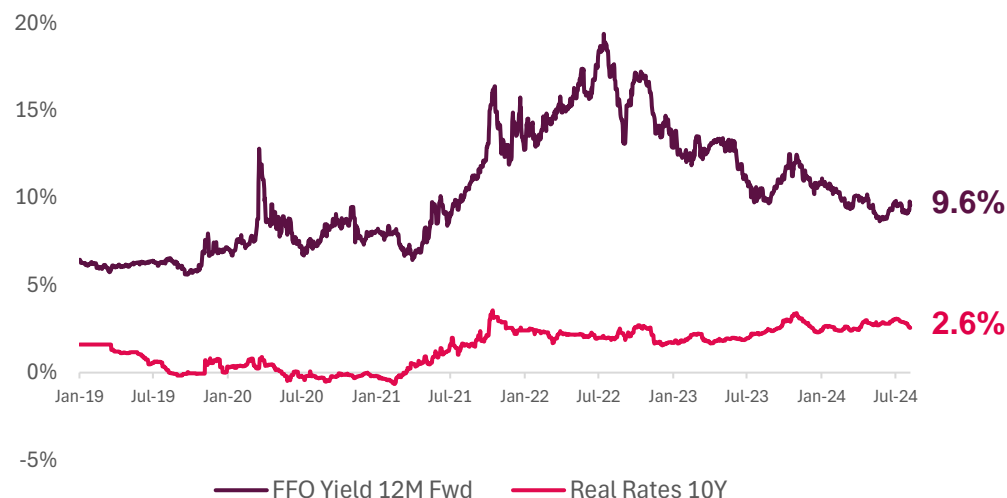
A vibrant outdoor dining scene at night. People are seated at wooden tables, engaged in conversation. The background is filled with warm, glowing string lights, creating a festive atmosphere. The scene is framed by a large, stylized red shape that resembles a speech bubble or a modern architectural element. In the foreground, a blurred fire pit with flames adds to the cozy, evening setting.

ATTRACTIVE VALUATION

WHY INVEST IN MALLPLAZA?

Attractive Valuation

Mallplaza: FFO Yield 12M Fwd



Mallplaza vs Brazilian Malls: FFO Yield 12M Fwd Spread



- Chilean real long-term interest rates stand at ~2.7%, after several years at near zero, while the UF has hovered around 2.0-3.0% historically. Plaza currently trades at 9.6% FFO yield 12M fwd, or a 7.0% spread on the UF.
- When compared to the Brazilian peers, which have a FFO yield spread against real rates of 383 bps, Plaza has a FFO yield spread of 703 bps, making Plaza more attractive to invest in.

1. OUR COMPANY

2. WHY INVEST IN MALLPLAZA?

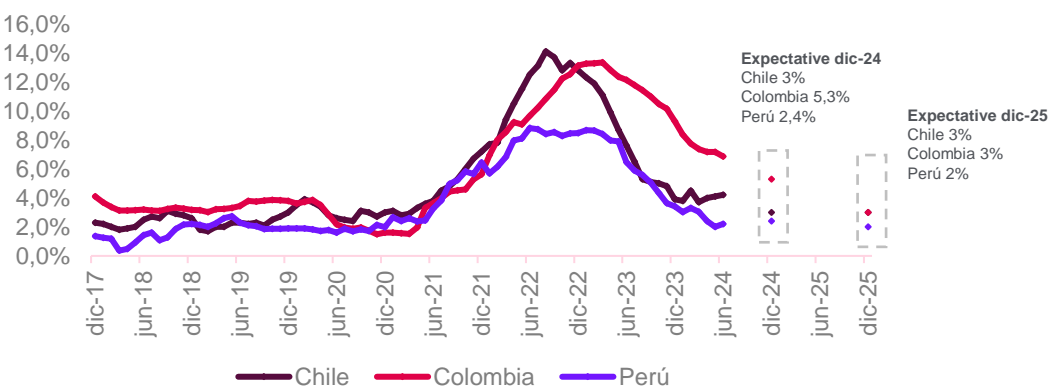
3. MARKET OVERVIEW

4. APPENDIX



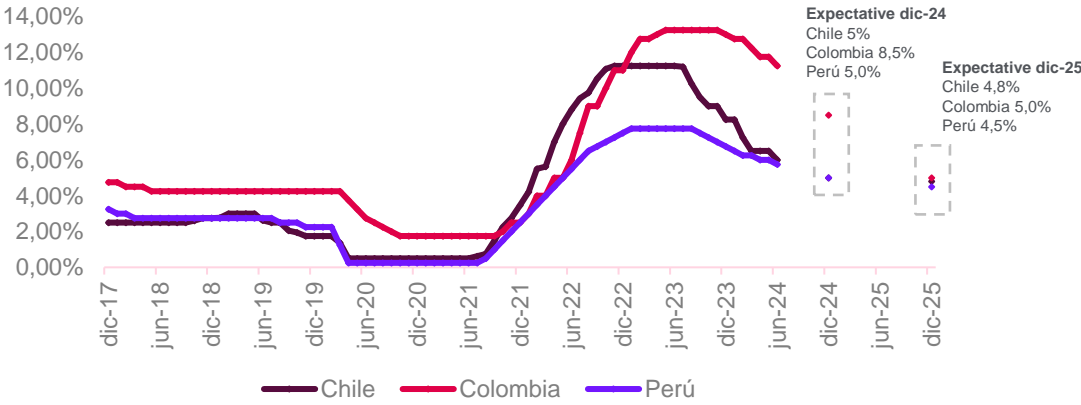
Andean Region – Economic Outlook

Inflation - Annual



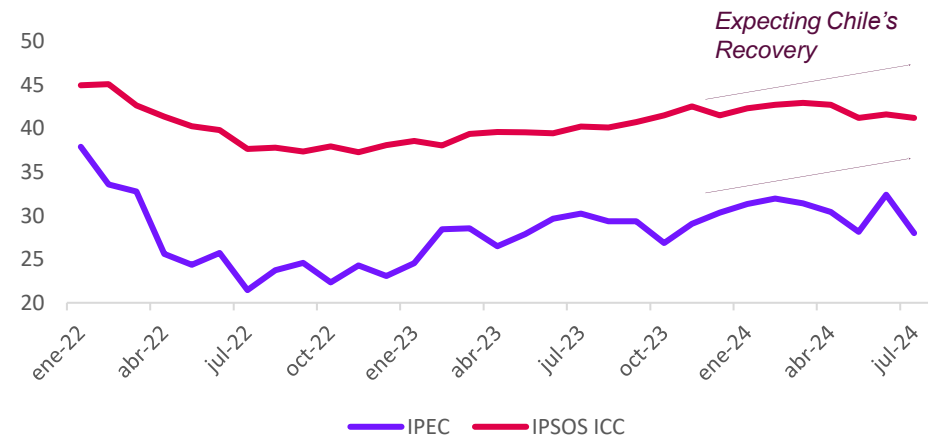
After a period of high inflation, inflation expectations for the end of 2024 show a normalization, converging to the target ranges of the central banks

Interest Rate



Chile was the first country in the region that cut it's interest rate after a wave of hikes to contain post-pandemic inflation

Consumer Confidence & Economy Expectation Index



1. OUR COMPANY
2. WHY INVEST IN MALLPLAZA?
3. MARKET OVERVIEW
- 4. APPENDIX**



Evolution of Financial Results

Evolution of Financial Results

EVOLUTION BY YEAR	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	211	270	285	292	0.4%
STATEMENT OF RESULTS (in millions of pesos)								
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	21.0%
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%	
<i>Earnings per Share (CLP)</i>	59.9	51.1	6.2	23.8	33.9	178.4	161.6	18.0%
<i>FFO per Share (CLP)</i>	88.0	84.6	40.4	84.1	111.7	131.2	131.1	7.9%

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.

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.

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INSTITUTIONAL PRESENTATION

Second quarter 2024

