



**MATERIAL FACT
CENCOSUD S.A.
Securities Registration N° 743**

Santiago, July 5, 2022.

**Dear Madam
Solange Berstein Jáuregui
President
Commission for the Financial Market
Avenida Libertador Bernardo O'Higgins N°1449
Santiago**

Ref.: Communication of Essential Fact.

Of our consideration:

In compliance with the provisions of Article 9 and the second paragraph of Article 10, both of Law No. 18.045, and General Norm No. 30 of the Superintendency of Securities and Insurance, now the Financial Market Commission, we inform you of the following Essential Fact related to Cencosud S.A.:

In relation to the Essential Fact issued by Cencosud S.A. on May 10, 2022, in which it was announced the signing of an agreement for the acquisition of a 67% stake in The Fresh Market Holdings, Inc. ("TFMH"), the controlling company of the operating companies that operate the brand "The Fresh Market" in the United States of America, it is reported that as of today, having fulfilled the conditions contemplated in said agreement, and specifically the obtaining of the authorization of the Free Competition authority of the United States of America, Cencosud S.A., through its subsidiary Cencosud Internacional SpA, has acquired 67% of the share ownership of TFMH.

Cencosud S.A. has acquired 67% of TFMH primarily with its own resources and with the product of credit contracts with Bank of America, N.A. and with The Hong Kong and Shanghai Banking Corporation Limited, Singapore Branch ("HSBC"), for \$150 million United States dollars each, both for a term of 12 months. Also, it is reported that immediately following the acquisition of 67% of TFMH, its operating subsidiary, The Fresh Market, Inc. has obtained a credit for \$597 million dollars, for a term of 5 years, with the guarantee of Cencosud S.A., which was granted by a syndicate of banks led by JPMorgan Chase Bank, N.A. and whose product will be entirely destined to refinance the current debt of The Fresh Market, Inc.



The Fresh Market is a chain of premium specialty supermarkets, focused on high-quality fresh products and an outstanding and differentiated shopping experience, recognized in 2021 and 2022 by USA Today's 10 Best Readers' Choice Awards as "Best Supermarket in America". It operates in 22 states in the United States, mainly Florida, North Carolina (where its headquarters is located), Virginia, and Georgia, through 160 leased stores. It has approximately 10,159 employees, and its annual gross sales exceed \$1.9 billion dollars.

By virtue of this acquisition, Cencosud S.A. has entered the market of the United States of America, a country in which it had not operated until now.

For all the above, it is expected that this acquisition will have a favorable effect on the consolidated results of Cencosud S.A., taking advantage of the natural synergies that will exist with this new subsidiary that brings benefits such as the stability of the currency of the country in which it operates, its deep capital market, and access to a market with a higher purchasing power, among others, without being able to accurately quantify these effects at this date.

Without further ado, we remain, yours sincerely,

A handwritten signature in black ink, appearing to read "Matías Videla Solá".

Matías Videla Solá
CEO
Cencosud S.A.

c.c.: Santiago Stock Exchange
Electronic Stock Exchange
Representative of the Bondholders.