



**MATERIAL FACT REPORT
CENCOSUD S.A.**

Santiago, May 28th, 2024

Mrs.
Solange Berstein Jáuregui
President
Financial Market Commission
Av. Libertador Bernardo O'Higgins 1449
Santiago

Ref.: Report of Material Fact
of Cencosud S.A.

Dear Sirs:

Pursuant to the provisions of Articles 9 and the second paragraph of Article 10, both of Law No. 18,045 on Securities Market, General Applicability Rule No. 30 and Circular Letter No. 1,072 of the Financial Market Commission ("**Commission**"), duly authorized for this purpose, I hereby inform you as a material fact of Cencosud S.A. (the "**Corporation**"), the following:

As of today's date, the Corporation has issued and placed in foreign markets a new series of bonds for a total amount of US\$ 650,000,000 (six hundred and fifty million United States dollars), maturing in 7 years, at an interest rate of 5.950% (the "**2031 Bonds**") under Rule 144A of the Securities Act of 1933 of the United States of America and its corresponding Regulation S.

In this regard, the form of Circular Letter No. 1,072 of this Commission is attached, which includes further details regarding the issuance and placement of the 2031 Bonds.

I would be grateful if you could consider this information as submitted and consider that the legal and regulatory provisions that oblige the Corporation to provide it have been complied with.

Yours sincerely,

Rodrigo Larraín Kaplan
Chief Executive Officer
Cencosud S.A.

Cc: Bolsa de Comercio de Santiago, Stock Exchange
Bolsa Electrónica de Chile, Stock Exchange
Bondholders Representative



MATERIAL FACT FORM

PLACEMENT OF FOREIGN BONDS

1.0 IDENTIFICATION OF THE ISSUER

- 1.1 Corporate name: Cencosud S.A.
- 1.2 Fancy name: None
- 1.3 Taxpayer ID No.: 93.834.000-5
- 1.4 Securities Registration No.: 743
- 1.5 Address: Av. Kennedy 9001, Piso 7, Las Condes, Santiago, Chile
- 1.6 Telephone: +56 9 94697583
- 1.7 Business activity: Holding company engaged in the business of supermarkets, department stores, home improvement, shopping centers and financial services.

2.0 THIS REPORT IS MADE UNDER THE PROVISIONS OF ARTICLE 9 AND THE SECOND PARAGRAPH OF ARTICLE 10 OF LAW NO. 18,045, AND IS A MATERIAL FACT REGARDING THE CORPORATION, ITS BUSINESS, ITS PUBLICLY TRADED SECURITIES AND/OR THE OFFERING THEREOF, AS THE CASE MAY BE.

3.0 ISSUANCE CHARACTERISTICS

- 3.1 Currency: Dollars of the United States of America.
- 3.2 Total amount of the issue: US\$ 650,000,000.
- 3.3 Bearer / to order: Bonds registered in the name of the holders on the books of DTC.
- 3.4 Series: Single series.
 - 3.4.1 Series amount: N/A.
 - 3.4.2 No. of bonds: N/A.
 - 3.4.3 Face value of bonds: The bonds will be issued with a face value of US\$200,000 and in integral multiples of US\$1,000 in excess.
 - 3.4.4 Adjustment rate: N/A.
 - 3.4.5 Yield to maturity: 6.145%.
 - 3.4.6 Coupon interest rate: 5.950%.



3.4.7 Issue date: May 28th, 2024.

3.4.8 Following is the amortization schedule:

Interest installment No.	Amortization installment No.	Date	Interest	Amortization	Total installment	Principal balance
0	0	28/05/2024	0	0		650.000.000
1	0	28/11/2024	19.337.500	0	19.337.500	650.000.000
2	0	28/05/2025	19.337.500	0	19.337.500	650.000.000
3	0	28/11/2025	19.337.500	0	19.337.500	650.000.000
4	0	28/05/2026	19.337.500	0	19.337.500	650.000.000
5	0	28/11/2026	19.337.500	0	19.337.500	650.000.000
6	0	28/05/2027	19.337.500	0	19.337.500	650.000.000
7	0	28/11/2027	19.337.500	0	19.337.500	650.000.000
8	0	28/05/2028	19.337.500	0	19.337.500	650.000.000
9	0	28/11/2028	19.337.500	0	19.337.500	650.000.000
10	0	28/05/2029	19.337.500	0	19.337.500	650.000.000
11	0	28/11/2029	19.337.500	0	19.337.500	650.000.000
12	0	28/05/2030	19.337.500	0	19.337.500	650.000.000
13	0	28/11/2030	19.337.500	0	19.337.500	650.000.000
14	1	28/05/2031	19.337.500	650.000.000	19.337.500	0

3.5 Collaterals:

Yes No X

3.5.1 Type and amount of collaterals: N/A

3.6 Extraordinary amortization:

Yes X No

3.6.1 Procedures and dates: If the Corporation elects to redeem the bonds it must notify the Trustee in writing of the redemption date, the principal amount of the bonds to be redeemed and that such redemption is being made pursuant to paragraph 5 of the Debt Securities. For these purposes, the Corporation must notify the Trustee at least 45 days in advance of the redemption date set by the Corporation. Such notice must be accompanied by a certificate of the Corporation's management and a legal opinion of the Corporation's counsel reasonably satisfactory to the Trustee that such redemption complies with the conditions set forth above.



At least 10 days, but not more than 60 days prior to a bond redemption date, the Corporation shall give notice of redemption to each bondholder to be redeemed pursuant to the terms of the Indenture.

Upon delivery of the redemption notice, the redeemed bonds will become due and payable on the redemption date and at the redemption price stated in the notice. Upon surrender to the Paying Agent, such bonds shall be paid at the redemption price stated in the notice plus accrued interest to the redemption date.

On or before 12:00 p.m. (New York time), at least one business day prior to the redemption date, the Corporation shall deposit with the Paying Agent funds sufficient to pay the price and accrued interest in respect of all bonds to be redeemed on that date other than redeemed bonds that were surrendered by the Corporation to the Trustee for cancellation.

4.0 OFFERING

Public

Private X

5.0 COUNTRY OF PLACEMENT

5.1 Name: United States of America

5.2 Rules for obtaining authorization to trade: Private placement pursuant to Rule 144A and Regulation S of the Securities Act of the United States of America.

6.0 INFORMATION TO BE PROVIDED

6.1 To prospective bondholders: The Corporation shall furnish to bondholders and prospective investors, upon request, the information required to be furnished under Rule 144A under the Securities Act, so long as the bonds are not freely transferable under the Securities Act.

So long as the bonds remain outstanding, the Corporation shall:

- (i) In the event that the Corporation is not subject to the reporting requirements of Section 13 or 15(d) of the Exchange Act, deliver to the Trustee and the bondholders its annual and quarterly consolidated financial statements in accordance with the terms detailed in the Indenture.
- (ii) If the Corporation is subject to the reporting requirements of Section 13 or 15(d) of the Exchange Act, timely file with the Securities and Exchange Commission the annual report and other reports required under the laws and regulations of the Securities and Exchange Commission. If this information is not publicly available on the EDGAR System, it must be delivered to the Trustee, who in turn must deliver it to the holders upon request.
- (iii) The Corporation shall give written notice to the Trustee at any time it becomes or ceases to be subject to Section 13 or 15(d) of the Exchange Act.



The Trustee shall, upon request by a registered bondholder, furnish such reports as the Trustee receives pursuant to the information reporting obligations of the Indenture.

- 6.2 To prospective bondholder representatives: There is no bondholder representative. See references to delivery of information to the Trustee in section 6.1 above.

7.0 INDENTURE

- 7.1 Overview: Contract entered into on May 28th, 2024 between the Corporation and The Bank of New York Mellon, as Trustee, under which bonds were issued to be placed in foreign markets under Rule 144A and Regulation S of the United States of America in the amount of US\$ 650,000,000, payable in 2031 with an interest rate of 5.950%.

- 7.2 Rights and obligations of bondholders:

The rights of the bondholders, include, among others:

- (i) Timely payment of principal and interest on the bonds on the dates and in the manner indicated therein and in the Indenture.
- (ii) Payment of additional amounts, as applicable, according to the terms of the Indenture.
- (iii) Delivery of information (see section 6.1 above).
- (iv) Certification and delivery of a new bond in case a bond is mutilated, spoiled, destroyed, lost or stolen.
- (v) Accelerate the bonds under the terms of the Indenture.
- (vi) Holders of a majority in aggregate principal amount of the outstanding bonds, giving notice to the Trustee and the Corporation may waive defaults and the consequences thereof, on the terms set forth in the Indenture.
- (vii) Holders of a majority in aggregate principal amount of the outstanding bonds may determine the date and time, method and place for taking any action to obtain any remedy available to the Trustee or to exercise any trust or power of attorney vested in the Trustee in respect of the bonds.
- (viii) To institute proceedings in respect of the Indenture or the bonds on the terms referred to in the Indenture.
- (ix) Priority with respect to the Corporation in the payment of the monies collected by the Trustee, as provided in the Indenture.
- (x) To be notified by the Trustee of a default or event of default of the Corporation under the Indenture.
- (xi) To replace the Trustee, under the terms referred to in the Indenture.



(xii) Consent to certain amendments to the Indenture or the bonds.

Bondholders must comply with their tax obligations in their countries of residence in connection with the bonds.

8.0 OTHER MATERIAL BACKGROUND INFORMATION

The Indenture contains certain covenants to which the Corporation has bound itself.

9.0 LIABILITY STATEMENT

The undersigned, in his capacity as Chief Executive Officer of Cencosud S.A., declares that the information included in this form is true.

Rodrigo Larraín Kaplan
Chief Executive Officer
Cencosud S.A.