

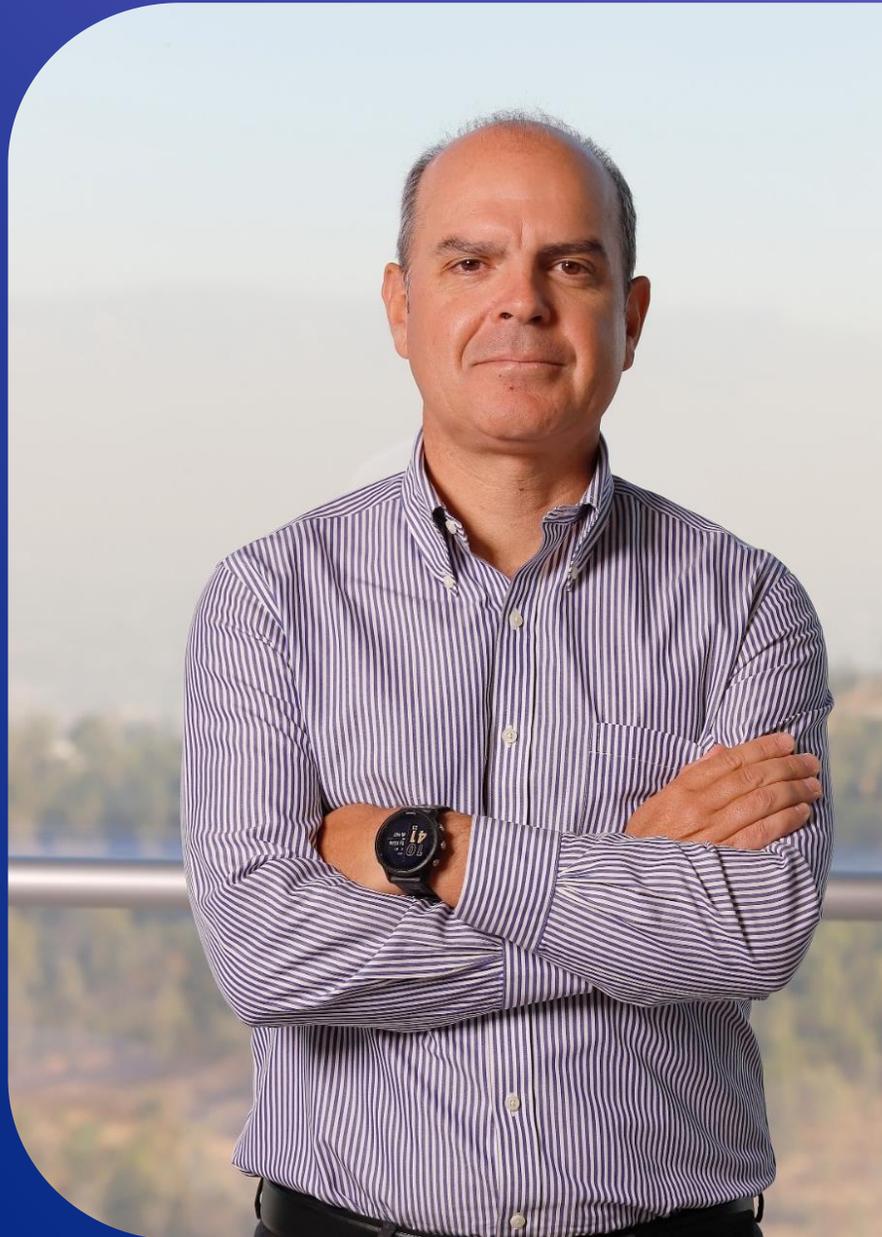
An aerial night view of Santiago de Chile, Chile, featuring a prominent skyscraper with a blue-lit glass facade. The city lights are visible in the background, and the sky is dark. The skyscraper has a distinctive blue glow and is the central focus of the image.

cenco
malls

CENCO DAY

2025

Santiago de Chile



Sebastián

Bellocchio

CEO Cenco Malls

Agenda.

01 Industry Trends

02 Cenco Malls in a Nutshell

03 Our Pillars

- Growth & Profitability
- Obsession for our customers
- Innovation
- Sustainability

Global Trends of the Industry



- 1 Creating Memorable Experiences for Customers
- 2 Growing Omnichannel – Integrating Physical and Digital Worlds
- 3 Using Technology to Enhance our Customer Experience & Loyalty
- 4 Reconfiguring Spaces
- 5 Developing Mixed-use Spaces (Offices, Residential, Medical Centers and Education)
- 6 Environmental Sustainability
- 7 Commitment to the Community

**Our sector is
undergoing
considerable
transformations.**

Diversified Portfolio of Premier Shopping Malls in the Andean Region

Countries



Chile 33



Colombia 4



Peru 3

40 Shopping Centers

20 Cities

+2,000 Stores

Feller.Rate

AA+



HUMPHREYS
CLASIFICADORA DE RIESGO

AAA⁽¹⁾

(1) The highest rating among the leading shopping center operators in Chile.



One of the Shopping Center Industry leaders in the Andean Region

30+ years history



~1.4 MM sqm

Gross Leseable Area (GLA)



98.3%

Occupancy Rate sept-24



5.1 Bn USD⁽¹⁾

Tenant Sales LTM Sept-24



+128 MM

Visits LTM as of Sept-24

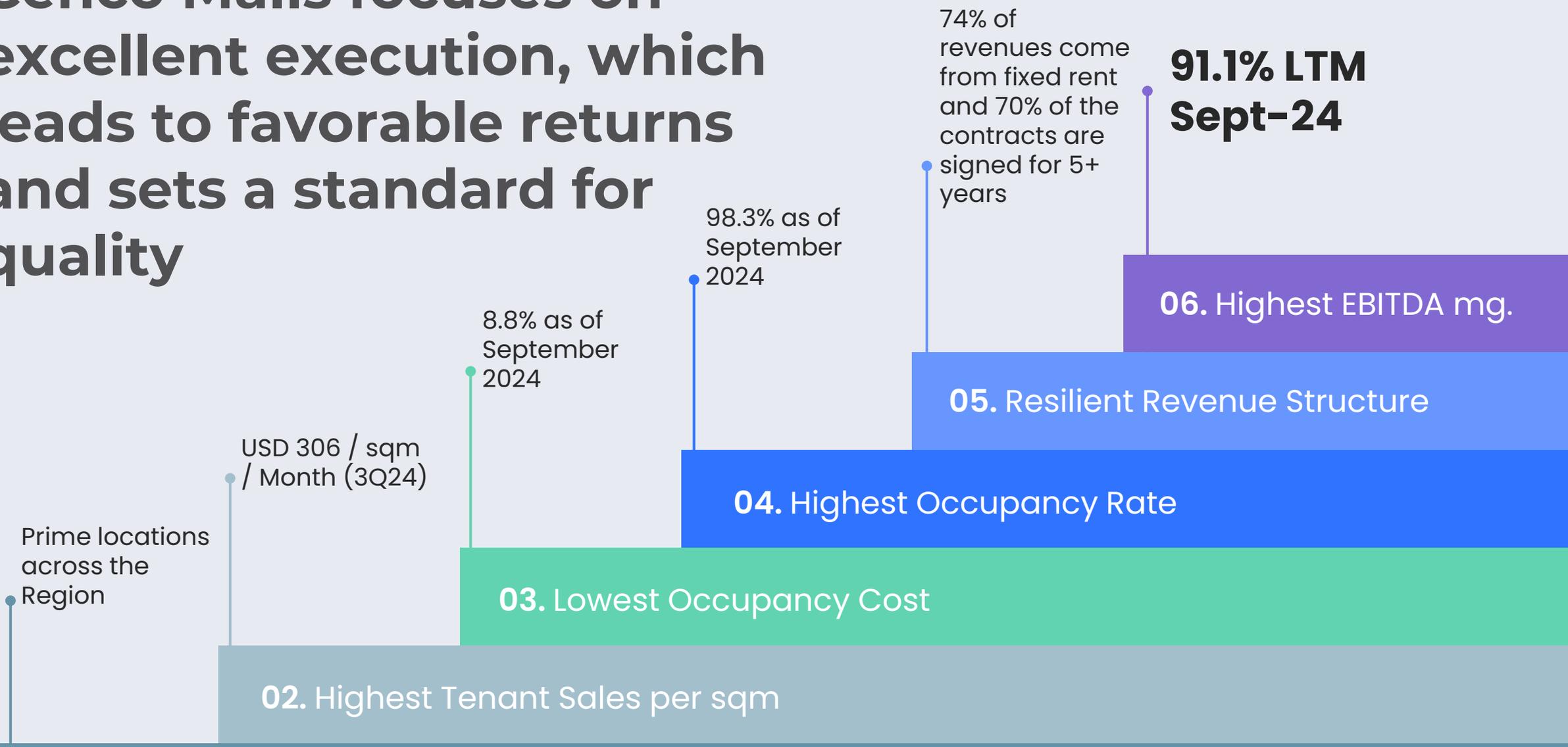


2.7 Bn USD

Market Cap 13/01/2025

(1) Exchange rate as of Sept 24: 897.7 USD/CLP

Cenco Malls focuses on excellent execution, which leads to favorable returns and sets a standard for quality



Prime locations across the Region

USD 306 / sqm / Month (3Q24)

8.8% as of September 2024

98.3% as of September 2024

74% of revenues come from fixed rent and 70% of the contracts are signed for 5+ years

91.1% LTM Sept-24

01. Best in Class Portfolio

02. Highest Tenant Sales per sqm

03. Lowest Occupancy Cost

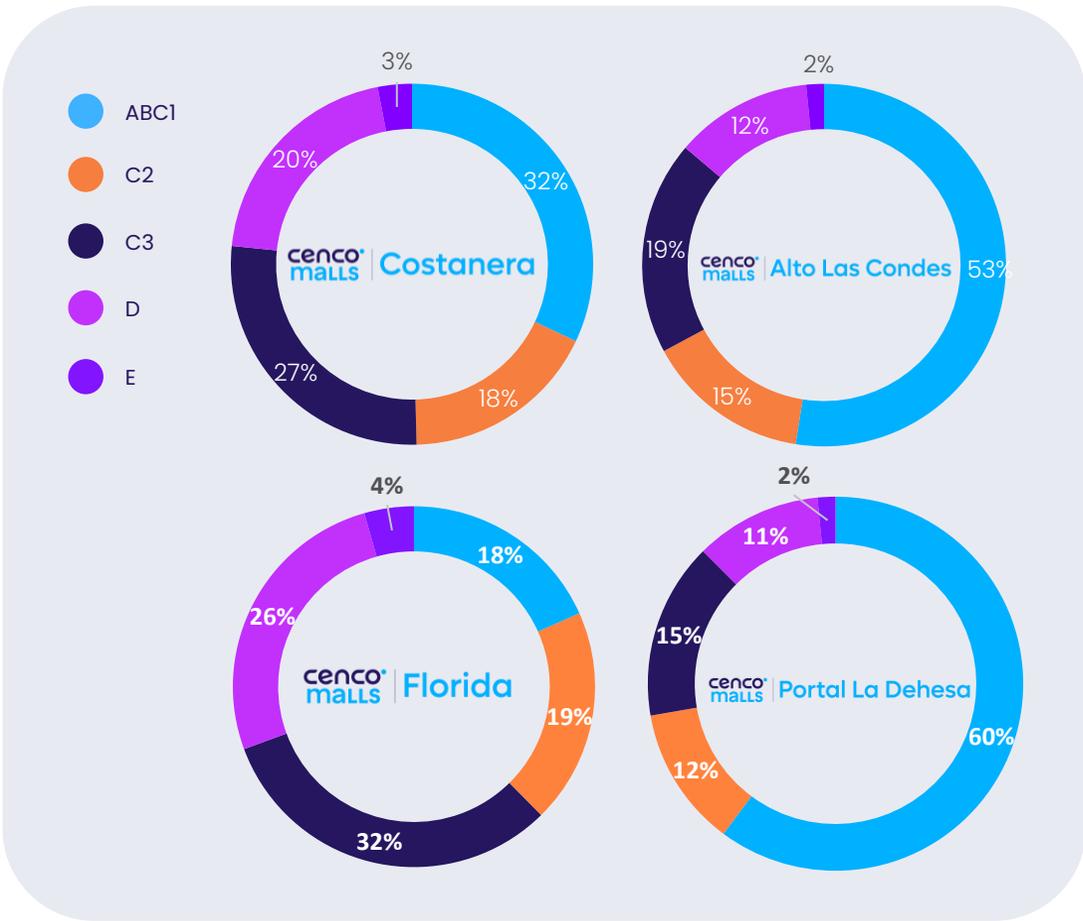
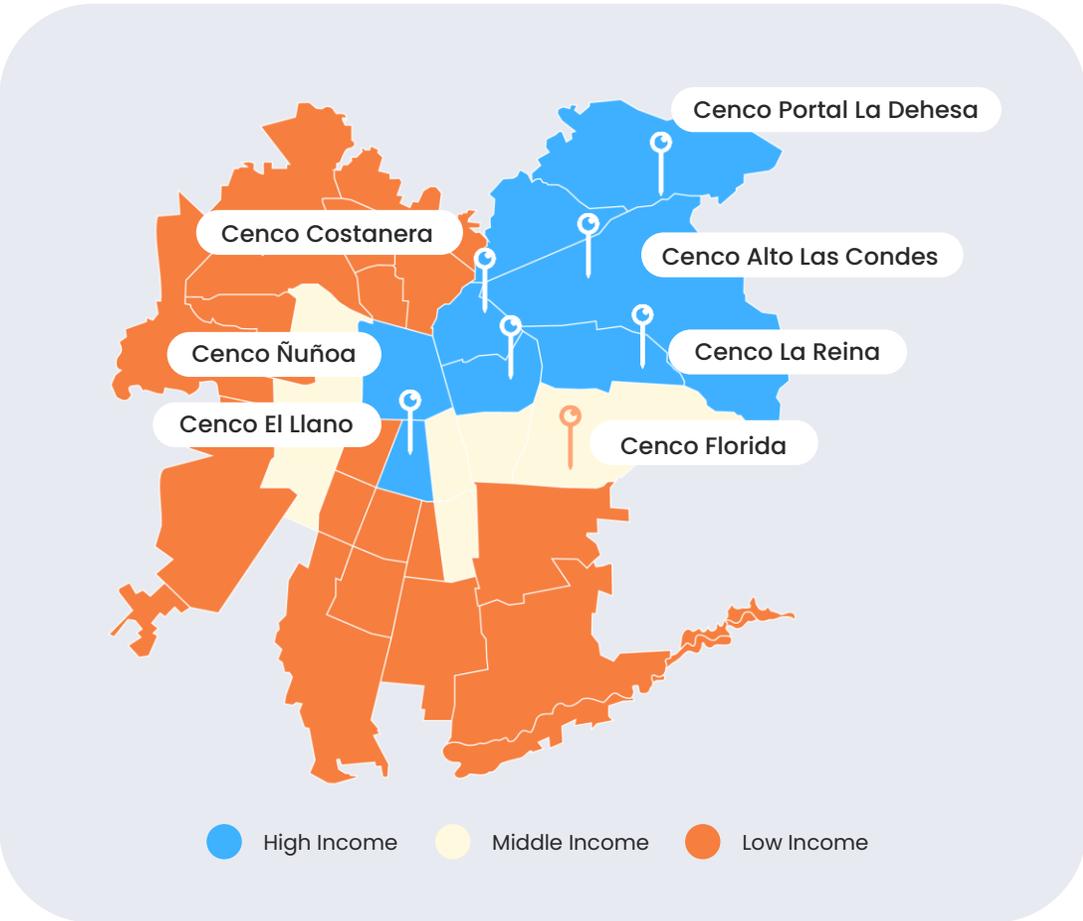
04. Highest Occupancy Rate

05. Resilient Revenue Structure

06. Highest EBITDA mg.

Best-in-Class Portfolio

~80% of the GLA in Santiago is located in **High-Income Neighborhood**



Prime Locations Characterized by High-Density and Connectivity



★ Up-scale Shopping Centers in Santiago

Prime Locations Characterized by High-Density and Connectivity



San Juan de Lurigancho

- San Juan de Lurigancho
- Metro Station Stops
- Bus Stops
- Metro Line 1
- Main Avenue

Lurigancho Density
8,394 inh/km²



La 65

- La 65
- Metro Station Stops
- Bus Stops
- Highway
- Main Avenue
- Metro - Line B

La 65 Density
8,394 inh/km²

Strategically located near to major avenues and subway stations

Better Value Proposition for the Tenant

Evolution of Tenant Sales since IPO (2019)

CLP MM

● Tenants Monthly Sales / sqm



- ▲ High Tenant Sales per sqm
- ▼ Low Occupancy Cost
- ▲ High Occupancy Rate

Atractive Entertainment Innovations



Restaurants



3D Screens



Gyms

Adjusted EBITDA reflects our value proposition

Evolution of Adjusted EBITDA since IPO (2019)

CLP MM



- ▲ We maintain an EBITDA margin above 90%
- ▲ High occupancy rates contribute to the minimization of operating expenses for Cenco Malls



Accumulated Inflation Rate: From Dec-2019 to Sept-2024: 33.9%

Our Focus

- ▶ Expanding and Optimizing our Assets
- ▶ Enhancing our Tenant Mix
- ▶ Innovating
- ▶ Creating Memorable Experiences in our Shopping Centers



Our Purpose

We Lead the Creation of Spaces and Experiences for a Better World

Strategic Pillars & Culture



Growth & Profitability



Obsession for our customers



Innovation



ESG

Driving Forces in our Culture

Excellence in everything we do

Agility, leadership and innovation

Dialog, community and trust

Relevant and memorable solutions and experiences

Company and tenants' growth and development

01.



Growth & Profitability

cenco•malls



Expansion Projects under Construction



Brownfield Cenco Costanera Chile


 ~7,400 sqm of
 Gastronomic Area: 1H25

Andres Bello Tower ~3,200 sqm
 Costanera Tower ~1,400 sqm
 Vitacura Tower ~2,800 sqm


 Winter Garten


 Look and feel

Expansion Projects under Construction

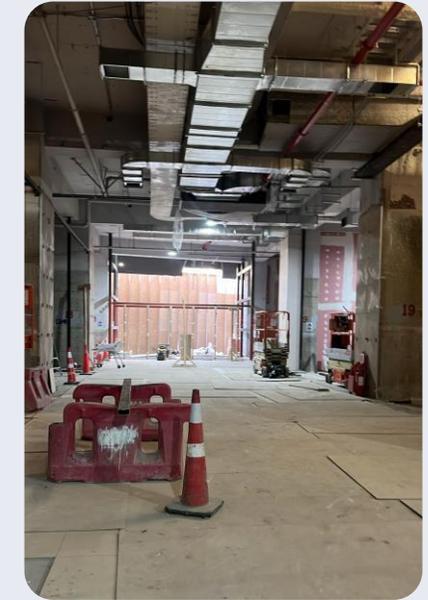
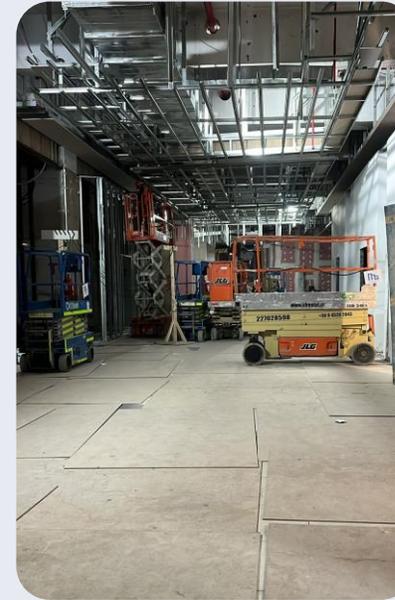


Brownfield
**Cenco Costanera
Chile**

 Auto Park

 ~4,200 sqm

 2H25



Brownfield
**Cenco Costanera
Chile**

 1st Floor Costanera
(former department store)

 2,000 sqm

 2H25

Expansion Projects under Construction



Brownfield Cenco Alto Las Condes Chile

Enhancing the Value Proposition
and Optimizing 18,000 sqm of GLA



New Food Court



Retail Expansion



Entertainment Area



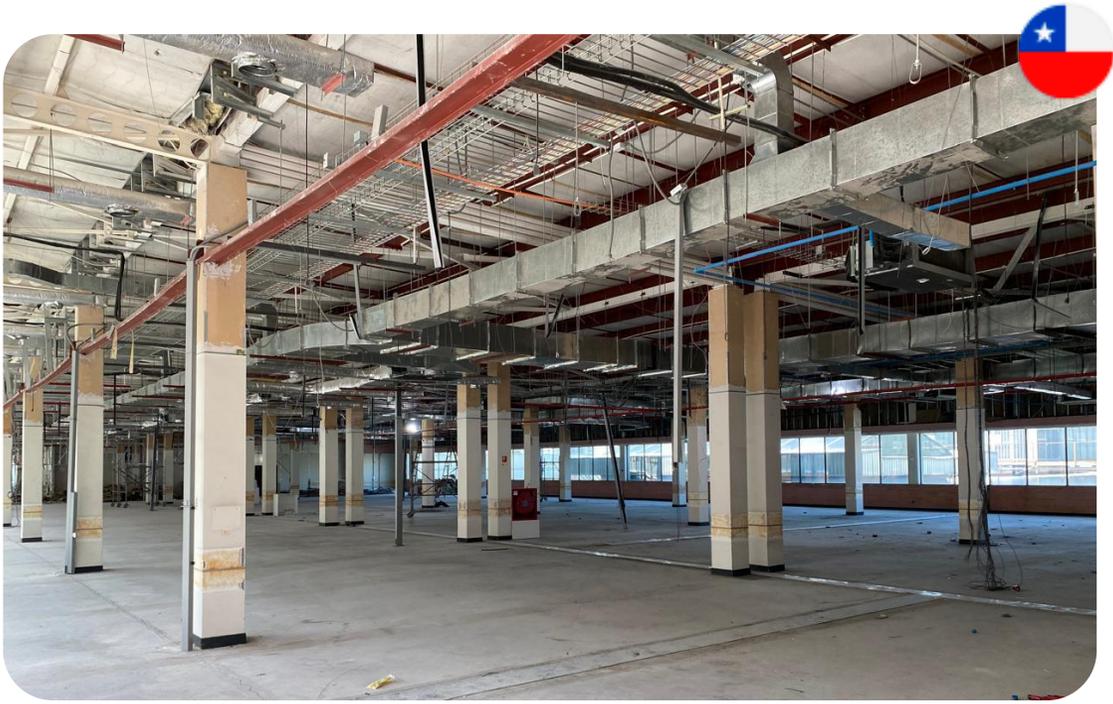
2H25

Expansion Projects under Construction



Cenco Florida

Brownfield



Cenco Florida

Brownfield



New Auto Park



~5,300 sqm



2H25



Medical Center & Retail space



~3,000 & ~5,300 sqm



2H25

Expansion Projects under Construction



Cenco Florida

Brownfield



Cenco Florida

Brownfield



New Dining Area & Restaurants



~ 3,800 sqm



2H25

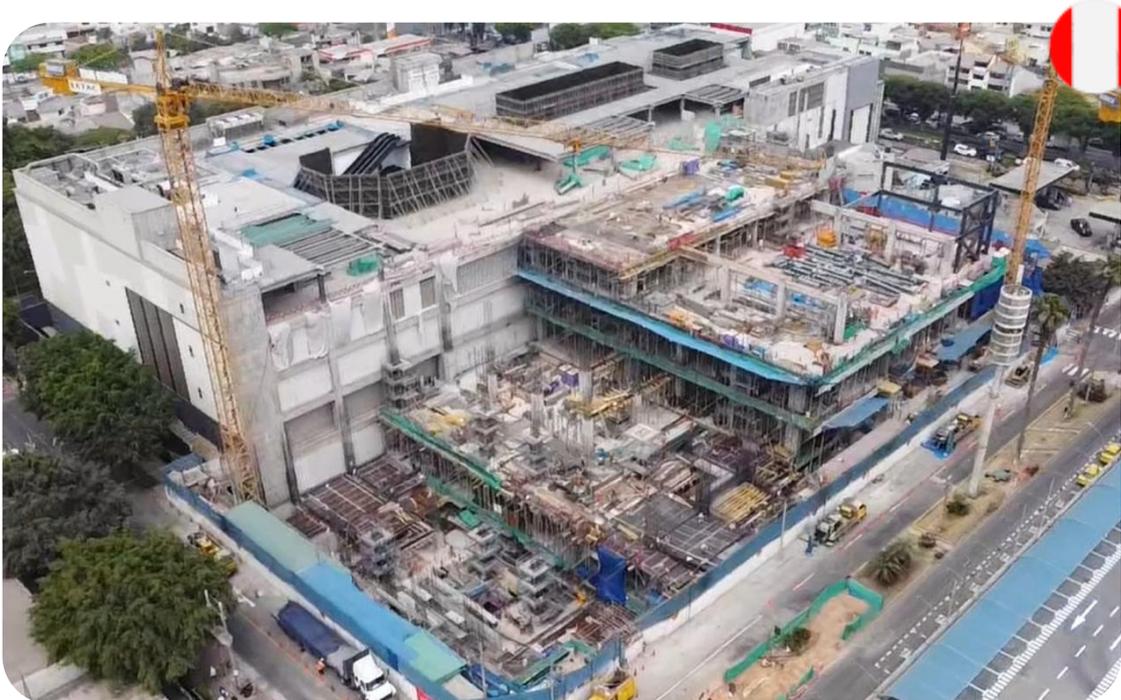


New Green Park



12,000 sqm including 5,000 sqm of Entertainment

Expansion Projects under Construction



Cenco La Molina

Brownfield

Cenco La Molina

Brownfield



First Stage Dec-23 (72 Stores)



~14,500 sqm GLA



Second Stage 4Q25



22,000 sqm GLA

Expansion Projects under Construction



Brownfield Cenco Limonar



Remodeling and
Optimization of GLA



~11,000 sqm



4Q25

Other Projects in the Pipeline - Brownfield Chile



Cenco Temuco

~16,500 sqm of GLA

Cenco Rancagua

~33,500 sqm of GLA



Other Projects in the Pipeline



Greenfield Vitacura Shopping Chile



GLA: 75,000 sqm



An open-air, low-scale, and low-height project oriented toward family, sports, culture, gastronomy, entertainment, entrepreneurship and integration in the neighborhood.

Road Mitigation Permit approved
Environmental Permit Presented

Other Projects in the Pipeline



**Greenfield
San Juan de Lurigancho
Peru**



GLA: 107,000 sqm



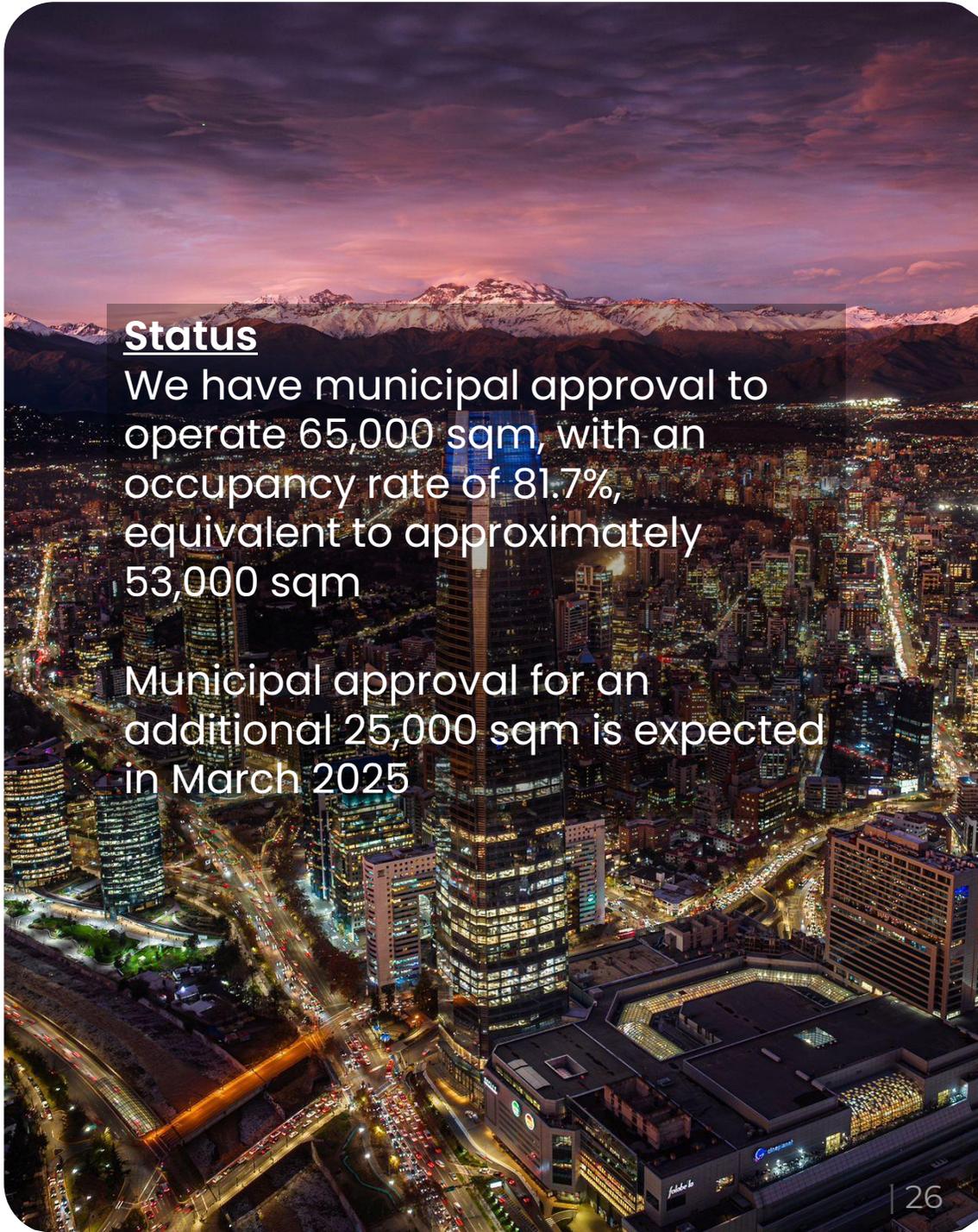
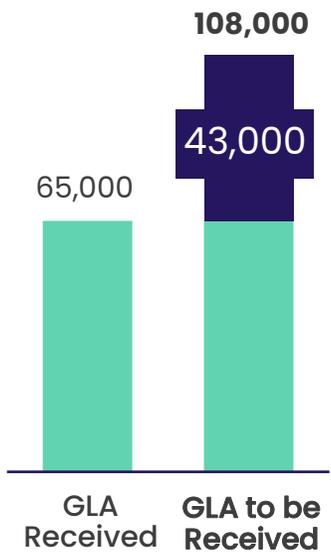
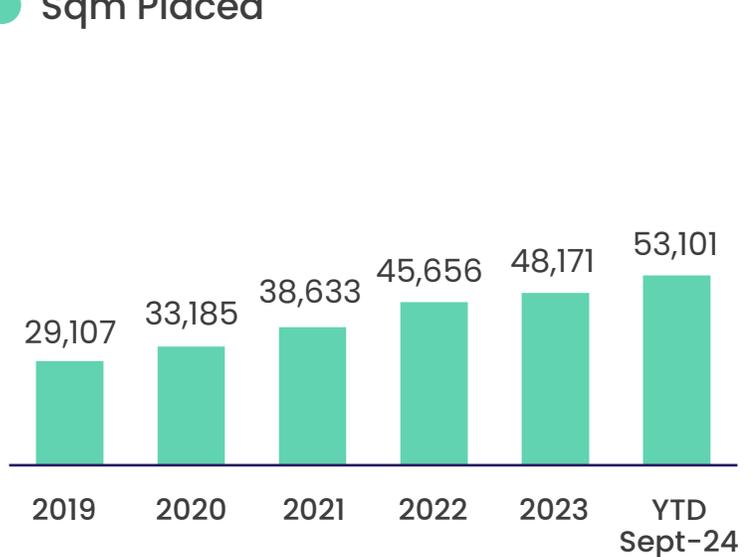
**Greenfield
Cenco La 65
Colombia**



GLA: 80,000 sqm

Office Space

● Sqm Placed



Status

We have municipal approval to operate 65,000 sqm, with an occupancy rate of 81.7%, equivalent to approximately 53,000 sqm

Municipal approval for an additional 25,000 sqm is expected in March 2025

02.



Obsession for our customers

cenco·malls

We evolved from several independent brands to Cenco Malls regional umbrella brand

33

Chile	Peru	Colombia	Argentina

1

cenco·malls

“We want to **lead** industry **growth** and **transformation**, while also becoming the **most beloved brand** in the region”

Deployment at physical locations



Digital Deployment of Cenco Malls

Created our own LinkedIn page



Re-launched our website



“We want to **lead** industry **growth** and **transformation**, while also becoming the **most beloved brand** in the region”

Advertising campaigns



Lollapalooza 2024

“We want to **lead** industry **growth** and **transformation**, while also becoming the **most beloved brand** in the region”

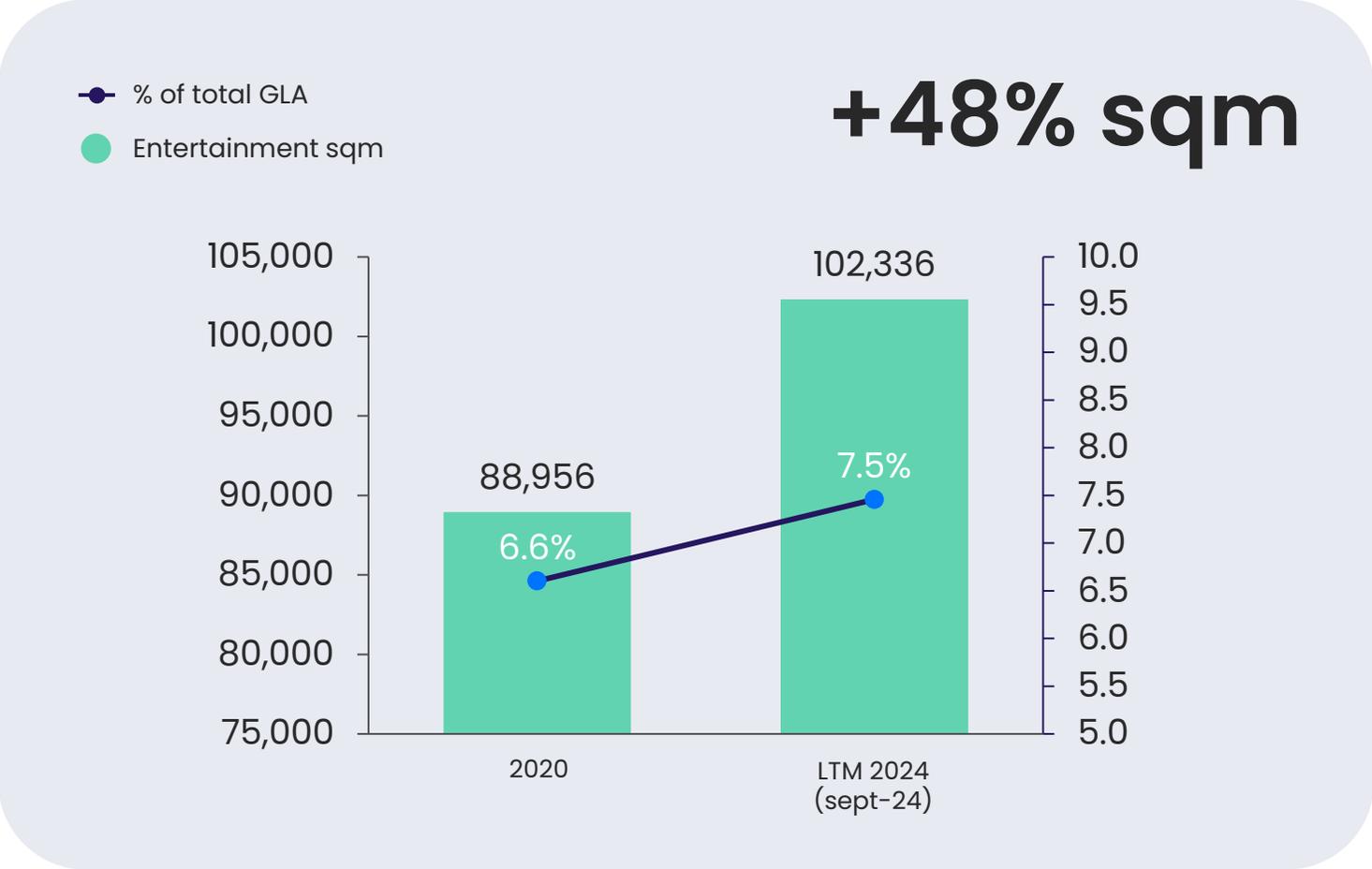
Advertising campaigns

🌟 Christmas Campaign



“We want to **lead** industry **growth** and **transformation**, while also becoming the **most beloved brand** in the region”

Focus on increasing GLA for entertainment



Value Proposition

Top-of-Mind Anchor Stores and International Brands as Tenants

Gateway to Chile

Entry Point for International Brands



Flagships to Chile

Top Retail stores interested in becoming tenants of Cenco Malls



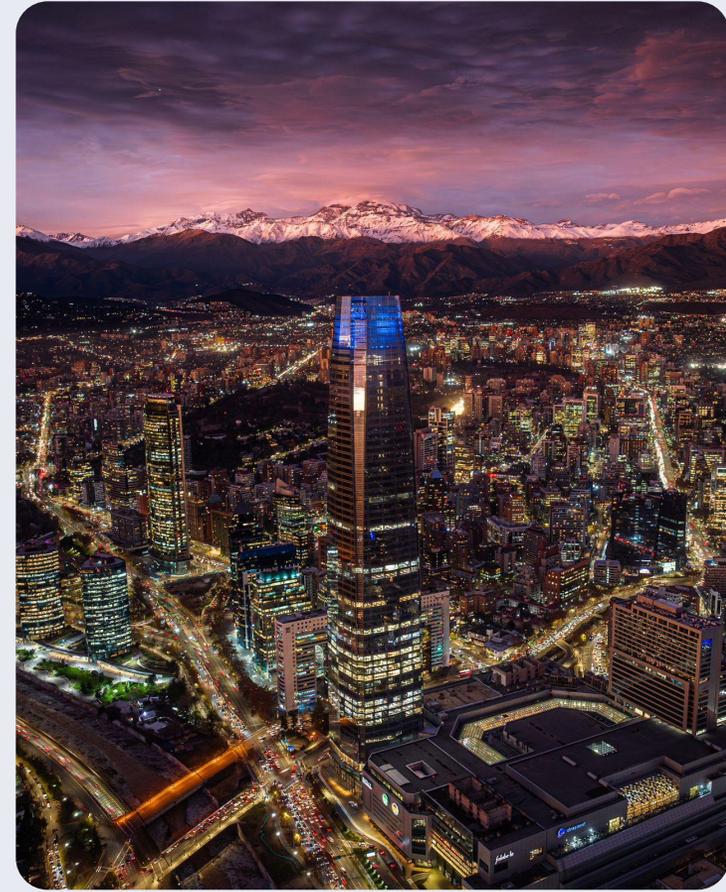
World-class Brands

Excellent business relationships with top-tier, reputable brands



Related Stores

~35% of revenues comes from Related Companies and helps to mitigate risks



Our Customer Obsession Drives a CSAT Above 80%

Customer Satisfaction (C-SAT) 😊 🛒 ✨

> 80% as of
Dec-24



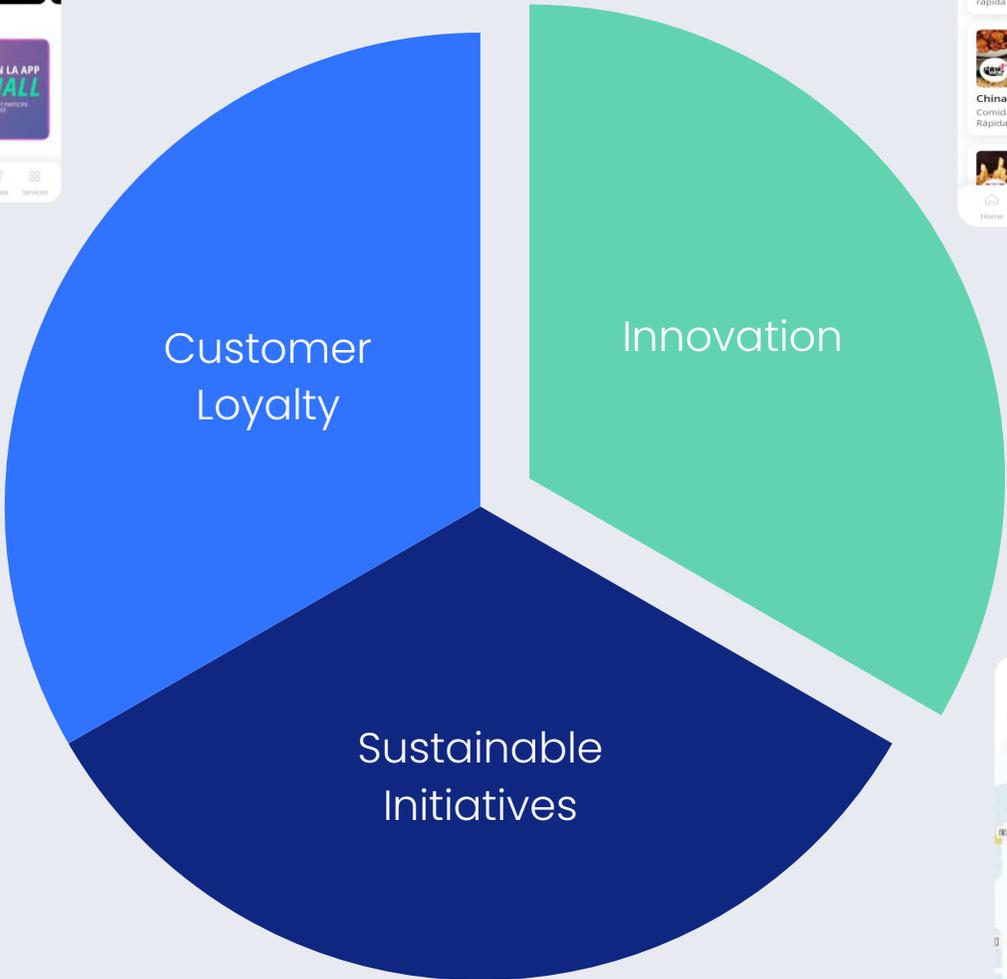
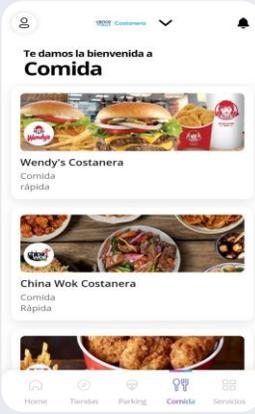
03.



Innovation

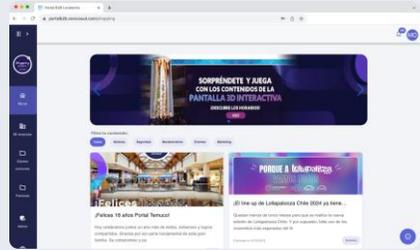
cenco·malls





Parking Technology

Register your Licence Plate Scan your Ticket.



B2B Platform

Efficient connection with Tenants.



Digital Gastronomy

Implementation of a pick-up system for food court locations in Mi Mall app, allowing online purchases and collection when ready.



Wayfinding

Routes within the Mall Provide Directions Find your Car.



04.



Sustainability

cenco·malls



Sustainability Pillars



Corporate Governance

New Cenco Malls Regional Code of Ethics
Transparency. We report the most important industry rates:
CMF, Dow Jones, SASB, GRI, MSCI.



Property

Lead Growth Together as Cenco Malls.



People

Regional Community Engagement Policy
Campaigns: Alto al Cancer, Mercado Emprene, Christmas.



Planet

Environmental Plan:

1. Energy Management	3. Waste Management
2. Water Management	4. Emissions Management

Sustainability Achievements



INTEGRATED ANNUAL REPORT 2023
CENCOSUD SHOPPING S.A.

Accountability and transparency

We report our strategy, pillars, and ESG management aligned with the main focuses of the company, following Real Estate standards, positioning ourselves in the highest percentiles of the industry.



Código de Ética

Code of Ethics and ethical channel on our Corporate Website.



cenco•malls
MANUAL
 Relación
 Comunitario Regional

Bienvenida



Sebastián Bellocchio
 Gerente General Cenco Malls

Estimados colaboradores de Cenco Malls: Me complace presentar nuestro Manual de Relaciónamiento Comunitario, una herramienta fundamental para fortalecer el vínculo entre nuestros centros comerciales y las comunidades con las cuales interactuamos. En Cenco Malls estamos comprometidos con el desarrollo y crecimiento conjunto, y este insumo es un paso importante hacia ese objetivo. Con un alcance regional que abarca Chile, Perú y Colombia, buscamos establecer un enfoque unificado y alineado con nuestra Estrategia de Integración y Desarrollo Comunitario. Este manual proporciona orientación y recursos para construir relaciones sólidas y significativas con nuestros grupos de interés, considerando a colaboradores, locatarios, proveedores, clientes, autoridades y agencias en

Regional Community Relations Manual

Guides community engagement at all stages of Cenco Malls (ideation, development, construction, and operation) in alignment with the environment defined by each Shopping Center..

Sustainability Highlights



Cenco Florida

+30,000 sqm of low-water-consumption gardens with hydrogel technology (-70% water usage for irrigation)



Cenco Altos del Prado

3,000 sqm Photovoltaic Solar Plant



Cenco Arequipa

Automated Irrigation Cenco Arequipa + Xerophytic Landscaping



Cenco Alto Las Condes

1st Shopping Center to held Organic Waste Management at Cenco Malls in Partnership with its Gastronomic Tenants



CENCO

DAY

cenco·malls