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Earnings Presentation
Second Quarter 2026

Santiago, Chile | August 2026

Table of Contents

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SECTION 01

01

Highlights 2Q26

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Investment Plan Key Progress — Chile

CENCO TEMUCO

Expansion works continue to progress

- Execution of the Cenco Temuco expansion project continued, reaching 84% completion at the end of the quarter.
- The project will add ~16,500 sqm of GLA for retail, dining and other uses, with the first spaces scheduled for delivery during the second half of 2026.

CENCO RANCAGUA

Start of expansion works

- Expansion works began at Cenco Rancagua, a project that contemplates the addition of 42,000 sqm of GLA to the regional portfolio.
- The initiative is set to strengthen the tenant mix and broaden the asset's value proposition, further consolidating Cenco Rancagua as the region's leading shopping center.

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Investment Plan Key Progress — Chile

CENCO FLORIDA

Start of construction of the Multifamily project

- Construction began on the Multifamily project at Cenco Florida, the Company's first residential project development associated with one of its assets.
- The project contemplates 296 units across 12,500 sqm of GLA, advancing the mixed-use strategy and portfolio diversification.

PARQUE CENCO FLORIDA

Progress at Parque Cenco Florida

- Works progressed at Parque Cenco Florida, which considers 3 hectares of new open spaces and a new dining area connected to the shopping center.
- As the project's first milestone, the skating rink opened, adding the development's first recreational spaces.

Investment Plan Key Progress — Chile

PREMIUM OUTLET – PHASE I

Permits completed, construction preparation in progress

- The Maipu Premium Outlet project completed the permitting process, advancing the Company's first development in this format.
- Phase I will comprise 18,000 sqm of GLA, with construction scheduled to begin during the third quarter of 2026.

CENCO COSTANERA

Opening of Auto City to the public

- Auto City opened to the public at Cenco Costanera, with more than 20 automotive-related spaces across approximately 4,600 sqm.
- The initiative enhances the commercial use of existing spaces, diversifying the asset's value proposition.

* The Cenco Malls Outlet image is for reference and illustrative purposes only. The final project design may differ.

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Investment Plan Key Progress — Chile

CENCO ALTO LAS CONDES
New access to Mirador del Alto

- Delivery of the new Mirador del Alto access, adding eight stores and ~1,350 sqm of GLA to the asset, with four stores already open and the remainder in the fit-out stage.
- Progress on construction of the new commercial gallery in the former food court area, contemplating more than 30 stores and 3,600 sqm of GLA, with tenant delivery estimated during 3Q26.

CENCO ALTO LAS CONDES
Progress in space reconfiguration and optimization

- A new entertainment concept opened, adding more than 2,000 sqm of GLA to the asset.
- Development of new commercial spaces continued, and construction began on the future sporting goods retail area, adding approximately 3,000 sqm in total.

Investment Plan Key Progress — Peru and Colombia

KEY MILESTONE

Plaza Central (Bogota) — Acquisition Closing

~76,250 sqm

In June, Cenco Malls completed the acquisition of a 51% stake in Plaza Central, a shopping center of 76,250 sqm of GLA in Bogota, Colombia. The incorporation of this asset, with nearly 310 stores and 3,000 parking spaces, strengthens the Company's presence in Colombia, consistent with its regional growth strategy.

Colombia
Cenco Limonar — Progressive opening

- The asset's leasing process continued, adding 58 new stores and more than 9,200 sqm leased during the quarter.

Peru
Cenco La Molina — Active ramp-up

- The asset's ramp-up continued, with 13,850 additional sqm leased YoY, supported by stronger commercial momentum that drove growth in visits and tenants' sales during the quarter.

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Quarterly Highlights

CORPORATE GOVERNANCE

Change in Board Chairmanship

In April, Jaime Soler Bottinelli assumed the chairmanship of Cenco Malls' Board of Directors, succeeding Manfred Paulmann Koepfer, who continues to serve as a director of the Company.

SHAREHOLDER RETURN

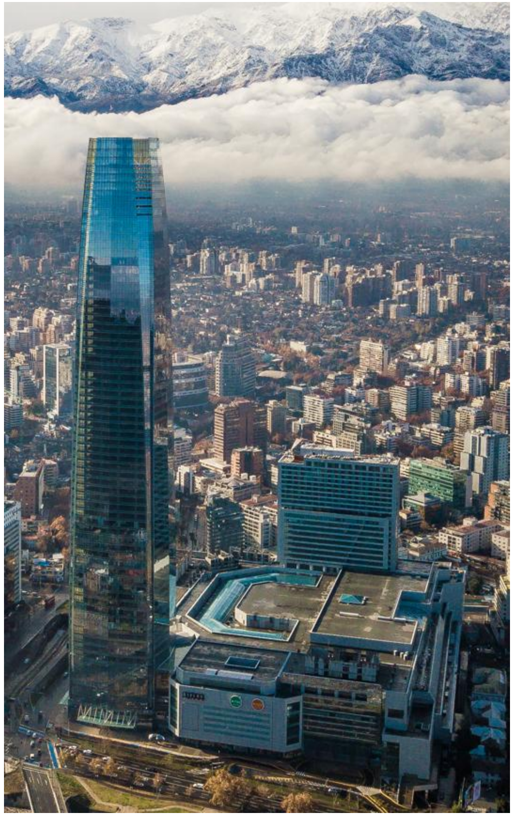
Approval of final dividend

The Ordinary Shareholders' Meeting approved the distribution of a final dividend of CLP 75 per share charged to 2025 net income. The payment included an additional dividend of CLP 15 per share, complementing the interim dividend distributed in November 2025.

FINANCING

Local bond issuance

Cenco Malls issued UF 2.5 MM in bonds in the local market (Series BCSSA-H), its first issuance in Chile since 2019. The transaction contemplated a bullet maturity in 2056, with a placement rate of 3.08% and a spread of 63 bps, strengthening its capital structure to execute its investment plan.



Quarterly Highlights

DINING & EXPERIENCES

Launch of QINTO

QINTO opened at Cenco Costanera, a 30,000 sqm space bringing together more than 80 dining concepts, strengthening the asset's value proposition.

CUSTOMER LOYALTY

Mother's Day campaign

Cenco Malls ran a special campaign across its shopping centers, combining on-site activations with benefits linked to the Cenco Malls App, reinforcing customer engagement and Company's loyalty strategy.

EXPERIENCES & ENTERTAINMENT

Sponsorship of Festival Bamba

Cenco Malls announced its participation as the official sponsor of the inaugural Festival Bamba 2026, to be held in October. Through the Cenco Malls App, customers can access a 20% discount on tickets, reinforcing the Company's customer benefits ecosystem and brand visibility.

02

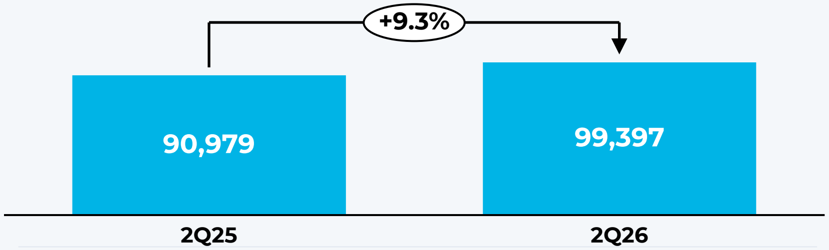
SECTION 02

Results 2Q26

Revenue and Adjusted EBITDA growth driven by improved fixed rent

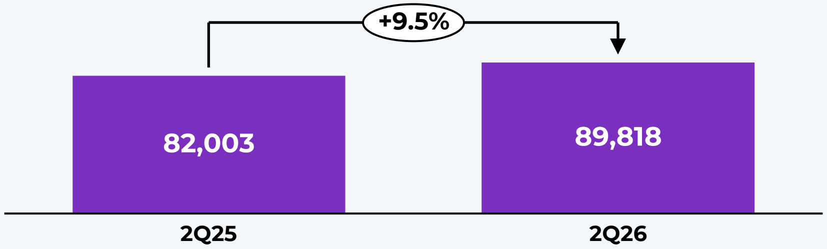
Revenues: CLP 99,397 MM (+9.3% YoY) — New space across the three countries and progress in leasing recent projects

Consolidated Revenues



- ▲ Higher fixed rent from new spaces added across the three countries, together with higher office occupancy and the contribution of Plaza Central since June.
- ▼ Partially offset by a lower contribution from variable rent in Chile, amid decelerating consumption and a high comparison base.

Adjusted EBITDA



- ▲ Adjusted EBITDA growth was in line with revenue growth, supported by disciplined management of recurring costs and expenses.
- ▲ Adjusted EBITDA margin expanded to 90.4% (+23 bps YoY), with improvements in all countries.

Executive Summary — Key Figures 2Q26

FFO and Distributable Net Income grew +13.6% and +27.9% YoY, respectively, driven by higher Adjusted EBITDA and a lower tax charge

CLP MM	2Q26	2Q25	Var. (%)
Revenues	99,397	90,979	9.3%
Adjusted EBITDA	89,818	82,003	9.5%
Adjusted EBITDA Margin	90.4%	90.1%	23 bps
FFO	72,802	64,063	13.6%
Net Income	81,159	63,447	27.9%
Distributable Net Income (1)	55,868	43,679	27.9%

Funds from operations (FFO): In 2Q26, FFO reached CLP 72,802 million, up 13.6% YoY. Performance was driven by Adjusted EBITDA growth (+9.5%) and a lower current tax expense (-13.4% YoY), partially offset by higher net financial costs (+61.8% YoY).(2)

Distributable Net Income: In 2Q26, Distributable Net Income reached CLP 55,868 million, increasing 27.9% YoY. Performance was driven by operating income growth, complemented by a lower tax charge versus 2Q25.

FFO
72,802 +13.6% YoY
CLP MM

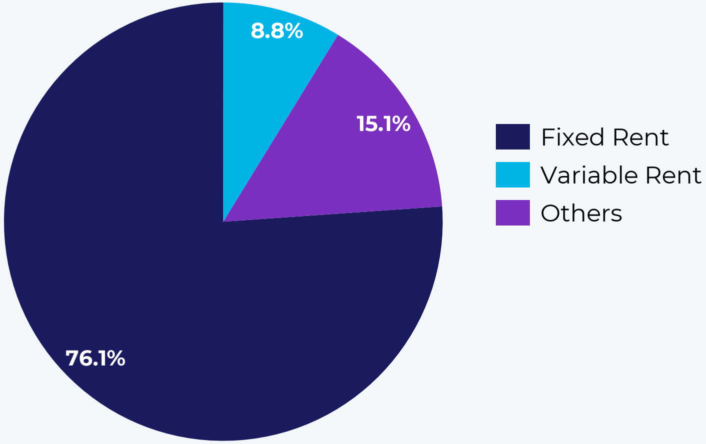
Distributable Net Income
55,868 +27.9% YoY
CLP MM

ADJUSTED EBITDA MARGIN
90.4% +23 bps YoY
2Q26

(1) Net income attributable to controlling shareholders, excluding the net effect of asset revaluation. (2) Financial costs increased primarily due to the new bond issuance completed during the quarter which also includes five months of accrued interest.

Revenue Structure 2Q26

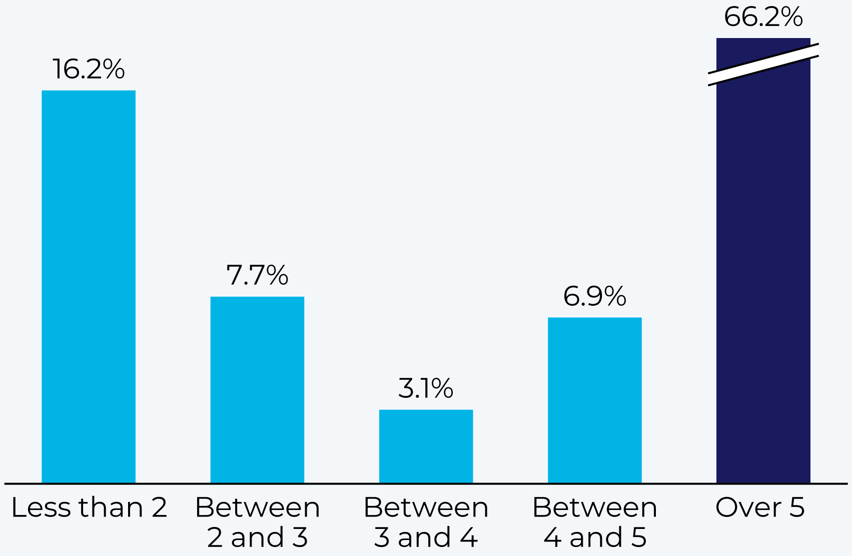
Fixed rent represents ~76% of revenues — stable structure with ~66% of contracts expiring beyond 5 years



~66%
of contracts expire in more than 5 years

8.7 years
Average contract maturity (1)

Contract Maturity (in years)



(1) Weighted average of existing contracts based on their GLA.

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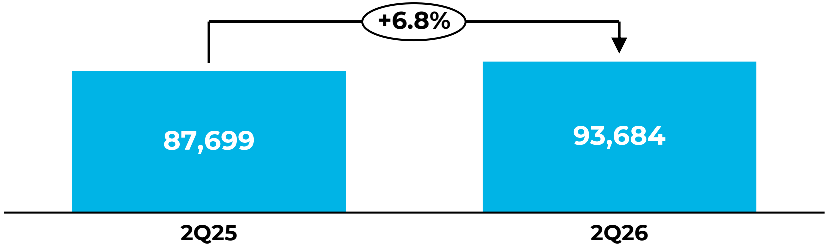
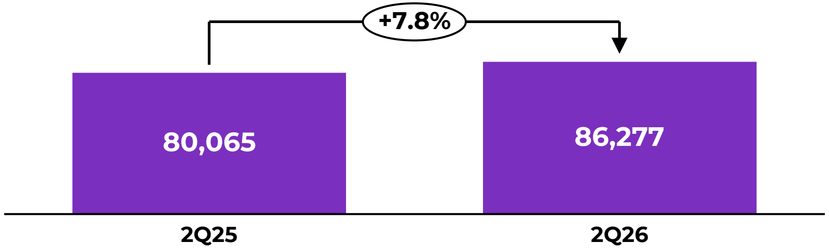
Performance by Country — Chile

Chile: revenues +6.8% YoY driven by new space, higher office occupancy and parking growth

REVENUES — CHILE 2Q26 (CLP MM)



ADJUSTED EBITDA — CHILE 2Q26 (CLP MM)



Revenues:

- ▲ New space added over the past year and leasing progress drive fixed rent growth
- ▲ Higher contribution from Office Towers and solid parking performance, complementing the growth of the commercial portfolio
- ▼ Lower variable rent, in line with lower tenant sales (-1.9% YoY), a demanding comparison base, and interventions across four key assets in the portfolio

Adjusted EBITDA:

- ▲ Adjusted EBITDA grows 7.8% YoY, with a 92.1% margin (+80 bps)
- ▲ Controlled evolution of the business's recurring costs and expenses, driving margin expansion during the period
- ▲ Favorable effect associated with the expropriation of a limited area of the land bank, with no impact on the Company's development potential

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Performance by Country — Peru and Colombia

Revenues in Peru and Colombia grew +22.7% and +152.2% YoY, respectively, driven by the ramp-up of La Molina and the Plaza Central effect

Peru

Revenues (CLP MM)	2,425	+22.7%
Adjusted EBITDA (CLP MM)	2,060	+36.8%
EBITDA Margin	85.0%	+875 bps
Occupied GLA	+10,617 sqm	vs. 2Q25

Revenues +22.7% YoY, driven by the addition of tenants and the ramp-up of the new Cenco La Molina phase, with growth in both fixed and variable rents.

Adjusted EBITDA +36.8% YoY, reflecting the operating leverage associated with La Molina's ramp-up and lower bad-debt provisions.

Colombia

Revenues (CLP MM)	3,288	+152.2%
Adjusted EBITDA (CLP MM)	1,481	+242.6%
EBITDA Margin	45.0%	+1,188 bps
Occupied GLA	+79,738 sqm	vs. 2Q25

Revenues +152.2% YoY, driven by the consolidation of Plaza Central since June and a higher contribution from the fixed component at Cenco Limonar.

Adjusted EBITDA +242.6% YoY, capturing the contribution of Plaza Central and the operating improvement at Cenco Limonar, partially offset by a one-off expense related to the wealth tax.

Operational Data — SSS, SSR and Occupancy Cost

Peru and Colombia continue to accelerate their commercial momentum, while Chile's rental performance remained resilient despite a more challenging consumption environment

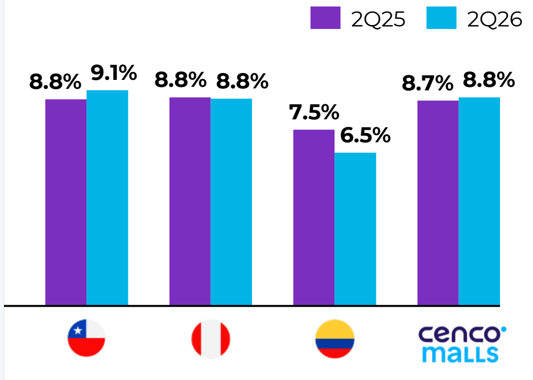
SSS
Same Store Sales (in local currency)

Chile	-3.2%
Peru	+13.0%
Colombia	+12.0%

SSR
Same Store Rent (in local currency)

Chile	+0.8%
Peru	+11.0%
Colombia	-9.9%

Occupancy Cost



Occupancy Cost

Country	2Q26	2Q25	Var. (bps)
Chile	9.1%	8.8%	38
Peru	8.8%	8.8%	-6
Colombia	6.5%	7.5%	-97

Operational Data — Occupancy rate, visits and tenant sales

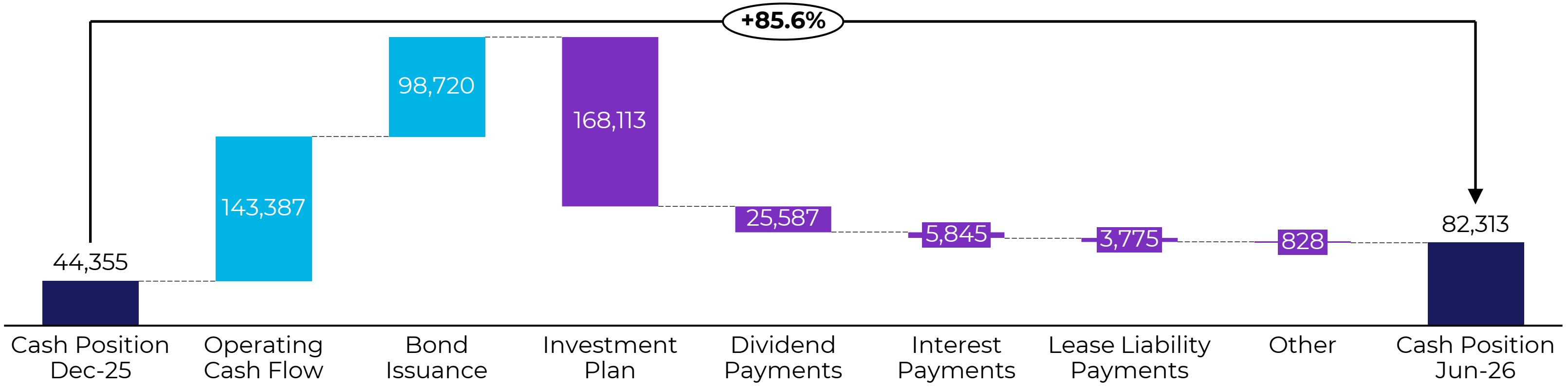
Consolidated visits +13.8% YoY driven by growth across the three countries despite decelerating consumption in Chile and with strong expansion in Colombia

	Chile	Peru	Colombia	Consolidated
Occupancy rate *(occupied sqm / total sqm)*	99.0% -31 bps	82.7% -623 bps	89.0% -357 bps	97.0% -145 bps
Visits [(1)] *(thousands of visitors)*	32,533 +6.5%	1,969 +20.6%	2,513 +637.3%	37,016 +13.8%
Tenant sales *(MM CLP)*	1,126,082 -1.9%	33,837 +22.4%	37,974 +83.4%	1,197,893 +0.1%

(1) *Colombia visits in 2Q25 only included Altos del Prado, resulting in a less representative comparison base. This quarter also includes June visits from Plaza Central.*

Solid cash position — Operating flows cover Investment Plan

Operating cash flow of CLP 143,387 million and a local bond placement of CLP 98,720 million supported the investment plan and strengthened the cash position



The **cash position** of Cenco Malls reached CLP 82,313 MM as of June 30, 2026, increasing by CLP 37,958 MM versus December 2025 (+85.6%). Strong **operating cash flow generation** during the semester (CLP 143,387 MM), together with the proceeds from the **local bond issuance** (CLP 98,720 MM), comfortably covered the Company's cash requirements. These primarily related to financing the **acquisition** of Plaza Central, the execution of the Company's **investment plan** and the payment of the final dividend.

(1) Cash position includes Cash and cash equivalents + Other current financial assets.

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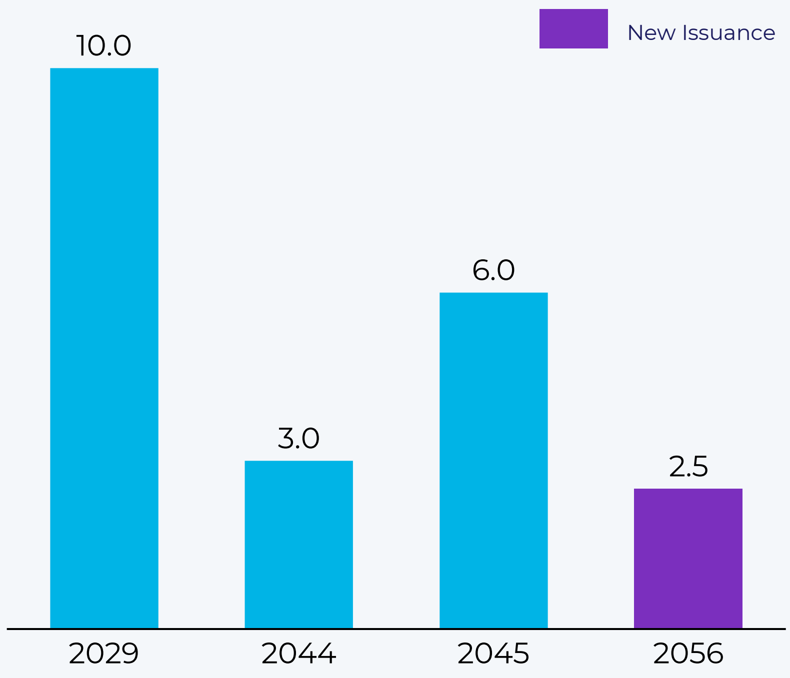
Capital Structure — solid debt profile, contained leverage

DEBT Gross financial debt	**884,461**	CLP MM
DEBT Net financial debt	**802,148**	CLP MM
COST Average cost of debt	**1.71**	% annual in UF
TERM Average debt duration	**10.1**	years
Leverage Ratios		
Net Leverage (1)	**2.3**	times
Financial liabilities / equity < 1.5x (2)	**0.5**	times
Free total assets / financial liabilities ≥ 1.2x (2)(3)	**2.9**	times
Net Financial Debt / Equity ≤ 2.0x (3)	**0.3**	times

100% fixed rate | **100% in UF**

DEBT MATURITY PROFILE (UF MM) (4)



(1) Net Financial Debt / LTM Adjusted EBITDA
(2) Covenant of Bond Lines No. 940 and 941
(3) Covenant of Bond Lines No. 1251
(4) Includes principal amortizations

03

SECTION 03

Sustainability Progress

Sustainability progress

CORPORATE GOVERNANCE

Integrated Report 2025 — ESG progress and sustainable growth

Cenco Malls presented its 2025 Integrated Report, highlighting progress in the integration of ESG criteria into the management of its assets. During the year, 94% of leasable area was supplied with renewable energy and the Company was included in the Sustainability Yearbook 2026 by S&P Global.

PLANET

Renewable energy — 100% of shopping centers in Chile

Cenco Malls renewed its renewable energy supply agreement with AES Andes, enabling 100% of its shopping centers in Chile to operate with electricity from renewable sources, reinforcing the Company's commitment to a cleaner energy matrix.

PEOPLE

Color y Calor al Adulto Mayor — Community engagement

Cenco Florida ran the "*Color y Calor al Adulto Mayor*" campaign, supporting older adults through more than 10 workshops and a donation drive that collected over 1,000 donations, strengthening ties with local organizations.

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