Earnings Release

Second Quarter 2026

Revenues	**Adjusted EBITDA**

Revenues
CLP 99,397 MM
+9.3% YoY

Adjusted EBITDA
CLP 89,818 MM
+9.5% YoY

Net Income
CLP 81,159 MM
+27.9% YoY

QUARTERLY HIGHLIGHTS

1. Cenco Malls increased its revenues by 9.3% YoY, one of the highest growth rates in recent quarters, driven by: the leasing of new space from project developments across its three markets, higher office occupancy and the consolidation of Plaza Central in June.

2. Adjusted EBITDA grew 9.5% YoY, reaching CLP 89,818 MM, with margin expansion in Chile, Peru and Colombia, in line with revenue growth and a controlled evolution of costs and expenses.

3. Distributable Net Income reached CLP 55,868 MM (+27.9% YoY), driven by the operating result growth noted above, together with a lower tax charge compared to 2Q25.

4. Visits to Cenco Malls' shopping centers grew 13.8% YoY, reaching 37 MM. In a context of lower consumer spending in Chile, sustained traffic growth reflects the Company's focus on customer experience and the long-term strength of its assets.

5. Cenco Malls completed the acquisition of a 51% stake in Plaza Central in Bogotá, consolidating its results as of June and nearly doubling the Company's GLA in Colombia.

6. The Company carried out a successful local bond issuance of UF 2.5 MM with a 30-year maturity and a spread of 63 bps, strengthening its capital structure to execute its investment plan.

7. During the quarter, the Board appointed Jaime Soler Bottinelli as its new Chairman, and approved the payment of a final dividend of CLP 75 per share charged to 2025 net income.

Earnings Call and *Webcast*

Date	August 7, 2026
Time	Chile: 9:30 AM London: 2:30 PM

[Join]

Santiago, August 5, 2026.- Cencosud Shopping S.A. (BCS: CENCOMALLS, "Cenco Malls") today reported its second-quarter 2026 results.

Consolidated revenues reached CLP 99,397 MM, growing 9.3% YoY (+7.3% excluding Plaza Central), one of the highest growth rates in recent quarters. The performance reflects the combined contribution of the Company's key growth drivers: the growing contribution from new space delivered under its investment plan across the three countries over the past year, higher office occupancy at Gran Torre Costanera and the consolidation of Plaza Central in Colombia starting in June.

Adjusted EBITDA reached CLP 89,818 MM (+9.5% YoY; +7.8% excluding Plaza Central), with a margin of 90.4% (+23 bps YoY), reflecting margin expansion across all three countries. This result was driven by the maturation of initiatives at the regional level, together with a controlled evolution of costs and expenses.

Net Income reached CLP 81,159 MM (+27.9% YoY), driven by stronger operating performance, a lower tax burden and a higher valuation of the Company's investment properties, partially offset by a greater impact from indexation units. **Distributable Net Income** reached CLP 55,868 MM (+27.9% YoY).

At the operating level, **consolidated visits** grew 13.8% YoY, reaching 37 MM, while occupied **GLA** increased by more than 126,000 sqm YoY. **Tenant sales** reached CLP 1,197,893 MM (+0.1% YoY), with growth in Peru and Colombia offsetting lower sales in Chile, amid decelerating consumer spending and a demanding comparison base.

Sebastián Bellocchio, CEO Cenco Malls

"We close another quarter proud of the progress we are making. In Chile, visits keep growing, and that is no coincidence: it reflects a team that works every day with the customer at the center, transforming spaces and creating value for our visitors. In a context of decelerating consumer spending, our customers continuing to choose us is the strongest sign that we are on the right track.

Our focus on growth is stronger than ever. During the quarter, we acquired a 51% stake in Plaza Central in Bogotá, a landmark asset that significantly strengthens our regional presence. This was complemented by the start of construction of the Multifamily project at Cenco Florida and the expansion of Cenco Rancagua, as well as the permits obtained for the construction of the Company's first premium outlet in Maipú. These initiatives are part of something bigger: today, we have more than 100,000 sqm of GLA under construction, representing growth that is already committed and underway. In addition, nearly 200,000 sqm of GLA from announced projects continue to advance through the permitting process. Together, these projects represent an expansion equivalent to 20% of our current portfolio and reflect the ambition with which the Company continues to grow.

Finally, our results reflect the outstanding work of the entire Cenco Malls team. Revenue and Adjusted EBITDA continued to grow, margins expanded across all three countries, and we still see significant opportunities for further improvement. We have the team, the portfolio and the financial strength to look ahead with confidence and optimism about the opportunities before us."

Performance by Country

	Revenues (CLP MM)			Adj. EBITDA (CLP MM)			Adj. EBITDA Mg. (%)		
	2Q26	2Q25	Var. (%)	2Q26	2Q25	Var. (%)	2Q26	2Q25	Var. (bps)
Chile	93,684	87,699	6.8%	86,277	80,065	7.8%	92.1%	91.3%	80
Peru	2,425	1,977	22.7%	2,060	1,506	36.8%	85.0%	76.2%	875
Colombia	3,288	1,304	152.2%	1,481	432	242.6%	45.0%	33.2%	1,188
Cenco Malls	**99,397**	**90,979**	**9.3%**	**89,818**	**82,003**	**9.5%**	**90.4%**	**90.1%**	**23**

	Occupancy [1]			Visits (thousands)			Sales (CLP MM)		
	2Q26	2Q25	Var. (bps)	2Q26	2Q25	Var. (%)	2Q26	2Q25	Var. (%)
Chile	99.0%	99.3%	-31	32,533	30,554	6.5%	1,126,082	1,148,354	-1.9%
Peru	82.7%	89.0%	-623	1,969	1,633	20.6%	33,837	27,649	22.4%
Colombia	89.0%	92.6%	-357	2,513	341	637.3%	37,974	20,702	83.4%
Cenco Malls	**97.0%**	**98.5%**	**-145**	**37,016**	**32,527**	**13.8%**	**1,197,893**	**1,196,706**	**0.1%**

Chile

Revenues in Chile totaled CLP 93,684 MM (+6.8% YoY), driven mainly by fixed-rent growth. This performance was supported by the incorporation and leasing of new space across the various projects completed over the past year, together with higher office occupancy. Parking revenues also delivered a strong performance versus the prior year. These effects were partially offset by a lower contribution from variable rent, in line with decelerating consumer spending and a demanding comparison base, as well as ongoing expansion works and interventions across four of the country's main assets —Cenco Alto Las Condes, Cenco Rancagua, Cenco Temuco and Cenco Florida—, which together represent approximately 33% of shopping center revenues in Chile.

Adjusted EBITDA reached CLP 86,277 MM (+7.8% YoY), with a margin of 92.1% (+80 bps YoY). Recurring operating costs and expenses remained well controlled, supporting margin expansion. Results also included non-recurring income associated with the expropriation of a limited portion of the Company's land bank, with no impact on its development potential.

At the operating level, **occupied GLA** grew 2.9% YoY, driven by the new space added over the past year in line with the Company's growth plan. **Visits** reached 32.5 MM, growing 6.5% YoY, reflecting a commercial proposition that continued to strengthen traffic across the Company's shopping centers. **Tenant sales** totaled CLP 1,126,082 MM (−1.9% YoY), amid decelerating consumer spending and a demanding comparison base due to the greater presence of foreign tourists in the prior year, whose higher average ticket particularly affected the shopping centers with the greatest exposure to this segment.

(1) Chile and total consolidated occupancy reflect shopping-center occupancy, excluding the square meters of office towers (90,000 sqm).

Peru

Revenues in Peru totaled CLP 2,425 MM (+22.7% YoY; +21.2% in PEN), explained mainly by the strong growth of Cenco La Molina, whose progressive leasing added new tenants during the period, resulting in a significant increase in both fixed and variable rents.

Adjusted EBITDA reached CLP 2,060 MM (+36.8% YoY; +34.8% in PEN), with a margin of 85.0% (+875 bps YoY). The expansion was explained by the continued ramp-up of Cenco La Molina, which improved both revenues and operating expenses, together with a favorable impact on the bad-debt provision, reflecting the portfolio's operating leverage as leasing continues to advance.

At the operating level, **occupied GLA** grew 20% YoY, driven by the progressive incorporation and leasing of new space at Cenco La Molina, in line with the ramp-up of its new phase. **Visits** reached 2.0 MM, growing 20.6% YoY, reflecting the asset's increasing traction following the opening of its new phase. In line with this momentum, **tenant sales** totaled CLP 33,837 MM (+22.4% YoY), combining stronger commercial activity with the contribution from additional leasable space.

Colombia

Revenues in Colombia totaled CLP 3,288 MM (+152.2% YoY; +123.9% in COP), driven by the consolidation of Plaza Central starting in June. Excluding this effect, revenues grew 5.3% in COP, reflecting a greater contribution from fixed rent associated with the progressive opening of new tenants at Cenco Limonar.

Adjusted EBITDA reached CLP 1,481 MM (+242.6% YoY; +193.8% in COP), with a margin of 45.0% (+1,188 bps YoY), reflecting the contribution of Plaza Central during its first month of consolidation. The quarter also included a one-off expense related to the wealth tax.

At the operating level, **occupied GLA** grew 136.1% YoY, driven mainly by the consolidation of Plaza Central, together with the continued ramp-up and progressive leasing of Cenco Limonar. **Visits**(2) reached 2.5 MM (+637.3% YoY), while **tenant sales** totaled CLP 37,974 MM (+83.4% YoY), with both increases explained primarily by the incorporation of Plaza Central.

(2) Visits in Colombia for 2Q25 only include Altos del Prado, leaving a comparison base of limited representativeness. This quarter also includes June visits from Plaza Central.

Operational Data

SSS [3]	2Q25	3Q25	4Q25	1Q26	2Q26
Chile	3.0%	2.5%	-0.7%	-4.5%	-3.2%
Peru	2.6%	-3.0%	10.0%	9.9%	13.0%
Colombia	10.0%	15.2%	13.0%	9.1%	12.0%

In Chile, SSS declined 3.2% YoY, in a context of decelerating consumer spending and a demanding comparison base due to the greater presence of foreign tourists in the prior year. **In Peru**, SSS accelerated to 13.0% YoY, reaching its highest level in recent quarters, driven by the stronger commercial traction of the country's assets following the openings at Cenco La Molina. **In Colombia**, SSS reached 12.0% YoY, sustaining the positive trend observed in recent quarters, consistent with the portfolio's maturation and the stronger commercial momentum at Cenco Limonar.

SSR [4]	2Q25	3Q25	4Q25	1Q26	2Q26
Chile	5.8%	3.5%	3.1%	0.5%	0.8%
Peru	-3.3%	-2.9%	4.3%	9.4%	11.0%
Colombia	4.7%	-2.4%	-9.6%	-6.7%	-9.9%

In Chile, SSR closed at 0.8% YoY, remaining in positive territory despite the decline in tenant sales during the period. This performance reflects the stability of the fixed-rent component of lease contracts and its indexation to inflation, which offset the lower contribution from the variable component. **In Peru**, SSR advanced to 11.0% YoY, its highest level in recent quarters, supported by the stronger momentum of the assets following the openings at Cenco La Molina. **In Colombia**, SSR closed at −9.9% YoY, driven by temporary commercial conditions agreed as part of the assets' leasing process.

Occupancy Cost	2Q25	3Q25	4Q25	1Q26	2Q26
Chile	8.8%	8.8%	9.0%	9.1%	9.1%
Peru	8.8%	8.9%	8.8%	8.8%	8.8%
Colombia	7.5%	7.1%	6.8%	6.7%	6.5%

Regarding occupancy cost, **in Chile** it stood at 9.1%, with no significant changes versus the prior quarter and 38 bps above 2Q25. The YoY increase reflects the combination of lower tenant sales and the stability of the fixed-rent component of lease contracts, together with its indexation to inflation. **In Peru**, occupancy cost remained at 8.8%, in line with recent quarters, reflecting rent growth accompanied by solid tenant sales performance. **In Colombia**, it continued its downward trend, reaching 6.5%, reflecting higher tenant sales across a maturing portfolio. Consolidated occupancy cost[5] closed the quarter at 8.8% (+14 bps YoY).

(3) SSS and SSR calculated in local currency (CLP, PEN and COP respectively).
(4) SSR considers both fixed and variable rent in its calculation.
(5) Consolidated Occupancy Cost calculated as a GLA-weighted average of the countries.

Adj. EBITDA and FFO Reconciliation

CLP MM	2Q26	2Q25	Var. (%)	6M26	6M25	Var. (%)
Revenues	99,397	90,979	9.3%	193,989	181,252	7.0%
(+) Cost of sales	-2,906	-2,713	7.1%	-5,592	-5,403	3.5%
(+) Administrative expenses	-7,596	-6,640	14.4%	-15,378	-12,928	19.0%
(+) Other expenses, by function	-306	-213	43.9%	-370	-360	2.8%
(+) Other gains (losses)	1,053	447	135.9%	1,208	535	125.8%
(-) Depreciation & Amortization	-176	-143	22.5%	-327	-282	15.8%
Adjusted EBITDA	**89,818**	**82,003**	**9.5%**	**174,185**	**163,378**	**6.6%**
(+) Income tax (current)	-13,837	-15,976	-13.4%	-33,278	-33,063	0.7%
(+) Net financial cost	-3,179	-1,964	61.8%	-5,539	-3,652	51.7%
FFO	**72,802**	**64,063**	**13.6%**	**135,369**	**126,664**	**6.9%**

During the second quarter of 2026, **FFO reached CLP 72,802 MM**, growing 13.6% YoY. This performance was driven by the 9.5% YoY increase in Adjusted EBITDA, together with lower current tax expense (−13.4% YoY). These effects were partially offset by higher net financial costs (+61.8% YoY), driven mainly by the higher level of financial debt following the bond issuance completed during the quarter, which also resulted in five months of accrued interest being recognized, as the interest accrual start date[6] preceded its issuance date.

Plaza Central, Bogotá, Colombia

(6) Interest accrued as of February 5.

Investment Plan Key Progress

Key Highlights

Cenco Temuco

Expansion works progress

Execution of the Cenco Temuco expansion project continued, reaching 84% completion at the close of the quarter. The project will add 16,500 sqm of GLA dedicated to retail, dining areas and other uses, with the first spaces expected to be delivered 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 Chilean regional portfolio. The initiative will strengthen the asset's commercial mix and broaden its value proposition, further consolidating Cenco Rancagua as the region's leading shopping center.

Plaza Central

Acquisition of a 51% stake and consolidation of Plaza Central

In June, the Company completed the acquisition of a 51% stake in Plaza Central, a shopping center with approximately 76,250 sqm of GLA located in Bogotá, Colombia. The incorporation of this asset, which has close to 310 stores and approximately 3,000 parking spaces, strengthens Cenco Malls' presence in the Colombian market and is consistent with the Company's regional growth strategy.

Premium Outlet – Phase I

Permits obtained and preparation for construction start

The Company completed the permitting process for the project located in the municipality of Maipú. This project contemplates a first phase of 18,000 sqm of GLA and will mark Cenco Malls' entry into the premium outlet format, with construction expected to begin during the third quarter of 2026.

Cenco Florida

Start of construction of the Multifamily project

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

Progress at Parque Cenco Florida

During the quarter, work progressed at Parque Cenco Florida, a three-hectare project that will add new open spaces and a dining area connected to the shopping center. The opening of the skating rink marked the first facility delivered under the project, anticipating the development's future recreational offering.

Other Developments

Cenco Alto Las Condes

New Mirador del Alto Access

The new access to Mirador del Alto was delivered, an initiative that adds eight new stores and approximately 1,350 sqm of GLA to the asset. Four stores are already open to the public, while the remaining spaces are in the tenant fit-out stage. The project strengthens connectivity with the Mirador area and broadens the shopping center's commercial offering.

In parallel, construction continued on the new commercial gallery located in the former food court area, which contemplates over 30 stores across 3,600 sqm of GLA. Delivery to tenants for fit-out is estimated during the third quarter of 2026. The initiative brings new commercial concepts to the asset and allows for the monetization of existing space.

Progress in space reconfiguration and optimization

Progress continued in the reconfiguration and optimization of spaces at Cenco Alto Las Condes, highlighted by the opening of a new entertainment concept that adds more than 2,000 sqm of GLA to the asset. Additionally, the development of new commercial space continued and construction began on the future sporting goods retail area, adding approximately 3,000 sqm as part of the shopping center's ongoing space reconfiguration and optimization strategy.

Cenco Costanera

Auto City opening to the public

Auto City opened to the public at Cenco Costanera, adding more than 20 automotive-related spaces across approximately 4,600 sqm. This opening broadens the asset's service offering and contributes to the Company's diversification strategy.

Cenco La Molina

Opening of new commercial spaces

Cenco La Molina continued advancing its leasing process during the quarter, reaching 32 new stores and adding approximately 13,850 sqm of occupied GLA following the opening of phase 2. Among the main openings were new operators in retail, sports, wellness and entertainment, strengthening the asset's commercial offering and supporting its ramp-up.

Quarterly Highlights

Approval of final dividend
In April, 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.

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

Local bond issuance
As part of its long-term financing strategy, Cenco Malls carried out a UF 2.5 MM bond issuance in the local market (Series BCSSA-H), its first issuance in Chile since 2019. The transaction contemplated a bullet maturity in 2056 and a placement rate of 3.08%, in line with the Company's investment plan.

Launch of QINTO — Cenco Costanera

During the quarter, QINTO opened at Cenco Costanera as a new space for food, culture and entertainment, bringing together more than 80 food concepts across 30,000 sqm. The initiative broadens the asset's commercial and food offering, strengthening its commercial proposition and customer experience.

Festival Bamba sponsorship
Cenco Malls announced its participation as the official sponsor of the inaugural Festival Bamba 2026, a Latin music event to be held on October 24 and 25 at Parque O'Higgins. Through the Cenco Malls App, customers will be able to access a 20% discount on tickets, reinforcing the Company's benefits ecosystem and brand visibility.

Mother's Day campaign — Cenco Malls
Cenco Malls launched a special Mother's Day campaign across its shopping centers, combining on-site activations with a contest linked to receipt scanning through the Cenco Malls App. The initiative helped drive customer engagement and further strengthen the Company's loyalty strategy.

Sustainability Progress

Corporate Governance

Integrated Report 2025 — Sustainable growth strategy and ESG progress

Cenco Malls presented its 2025 Integrated Report, reinforcing its sustainable growth strategy and the integration of ESG criteria into the management of its shopping centers. During 2025, 94% of its leasable area was supplied with renewable energy. In Colombia, Cenco Altos del Prado operated a solar plant with 1,226 panels, covering 100% of the electricity consumption of its common areas. In addition, the Company was included in S&P Global's Sustainability Yearbook 2026, a recognition that distinguishes organizations with outstanding sustainability performance globally.

Planet

Renewable energy — Progress toward a more sustainable operation

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. The alliance spans assets from Arica to Puerto Montt, including Cenco Costanera, and contributes to reducing the environmental footprint, reinforcing the Company's commitment to a cleaner energy matrix.

People

Color y Calor al Adulto Mayor — Community engagement and support for older adults

Cenco Florida developed the "Color y Calor al Adulto Mayor" campaign, aimed at supporting older adults through the collection of knitted goods to make blankets. The activity brought together a group of knitters from the *Santa Amalia y su Arte* group, who led more than 10 free workshops open to the community. During the campaign, more than 1,000 donations were collected, strengthening community engagement and ties with local organizations.

Heating replacement program in Temuco — Air quality and community wellbeing

In coordination with the Municipality of Temuco and the Ministry of Housing and Urban Development, Cenco Malls promoted a program to replace wood-burning stoves free of charge with lower-emission pellet stoves. The initiative will benefit more than 190 families and offset 8.7 tons of emissions, contributing to improved air quality during the winter season. The program forms part of the Emissions Offset Plan associated with the Cenco Temuco expansion.

APPENDIX

Key Figures

CLP MM	2Q26	2Q25	Var. (%)	6M26	6M25	Var. (%)
Revenues	99,397	90,979	9.3%	193,989	181,252	7.0%
Adjusted EBITDA	89,818	82,003	9.5%	174,185	163,378	6.6%
% Adjusted EBITDA	90.4%	90.1%	23 bps	89.8%	90.1%	-35 bps
FFO	72,802	64,063	13.6%	135,369	126,664	6.9%
Net Income	81,159	63,447	27.9%	174,438	123,892	40.8%
Distributable Net Income	55,868	43,679	27.9%	115,551	96,202	20.1%
GLA (sqm)	1,538,391	1,399,653	9.9%	1,538,391	1,399,653	9.9%
Occupancy rate (%)	97.0%	98.5%	-145 bps	97.0%	98.5%	-145 bps
Visits (thousands)	37,016	32,527	13.8%	71,563	65,712	8.9%
Tenant sales (CLP MM)	1,197,893	1,196,706	0.1%	2,364,858	2,393,991	-1.2%

Income Statement

CLP MM	2Q26	2Q25	Var. (%)	6M26	6M25	Var. (%)
Revenues	**99,397**	**90,979**	**9.3%**	**193,989**	**181,252**	**7.0%**
Chile	93,684	87,699	6.8%	184,489	174,687	5.6%
Peru	2,425	1,977	22.7%	4,717	3,925	20.2%
Colombia	3,288	1,304	152.2%	4,784	2,640	81.2%
Cost of Sales	-2,906	-2,713	7.1%	-5,592	-5,403	3.5%
Gross Profit	96,491	88,266	9.3%	188,397	175,849	7.1%
Gross Margin	**97.1%**	**97.0%**	**6 bps**	**97.1%**	**97.0%**	**10 bps**
Administrative Expenses	-7,596	-6,640	14.4%	-15,378	-12,928	19.0%
Other income (Revaluation)	35,006	26,943	29.9%	81,954	37,669	117.6%
Other expenses, by function	-306	-213	43.9%	-370	-360	2.8%
Other gains (losses)	1,053	447	135.9%	1,208	535	125.8%
Operating Result	**124,649**	**108,803**	**14.6%**	**255,812**	**200,765**	**27.4%**
Net Financial Cost	-3,179	-1,964	61.8%	-5,539	-3,652	51.7%
Foreign exchange differences	-429	-457	-6.2%	-23	-2,428	-99.1%
Result of Indexation Units	-20,701	-7,548	174.3%	-22,826	-16,887	35.2%
Non-Operating Result	**-24,309**	**-9,969**	**143.8%**	**-28,387**	**-22,967**	**23.6%**
Result before taxes	**100,340**	**98,834**	**1.5%**	**227,424**	**177,798**	**27.9%**
Income tax	-19,181	-35,387	-45.8%	-52,986	-53,906	-1.7%
Profit (loss)	**81,159**	**63,447**	**27.9%**	**174,438**	**123,892**	**40.8%**
Attributable to owners of the parent	80,366	63,370	26.8%	173,771	123,799	40.4%
Attributable to non-controlling interests	793	77	929.2%	667	93	617.0%

Adjusted EBITDA	**89,818**	**82,003**	**9.5%**	**174,185**	**163,378**	**6.6%**
Chile	86,277	80,065	7.8%	168,367	159,218	5.7%
Peru	2,060	1,506	36.8%	3,825	3,409	12.2%
Colombia	1,481	432	242.6%	1,993	751	165.4%
EBITDA Margin	**90.4%**	**90.1%**	**23 bps**	**89.8%**	**90.1%**	**-35 bps**

Tax Calculation

Income Tax	2Q26	2Q25	Var. (%)	6M26	6M25	Var. (%)
Total deferred tax	**-5,344**	**-19,411**	**-72.5%**	**-19,709**	**-20,843**	**-5.4%**
Deferred tax on asset revaluation	*-10,509*	*-7,252*	*44.9%*	*-23,734*	*-10,072*	*135.6%*
Deferred tax on other items	*5,165*	*-12,159*	N.A	*4,026*	*-10,771*	N.A
Current tax	**-13,837**	**-15,976**	**-13.4%**	**-33,278**	**-33,063**	**0.7%**
Total	**-19,181**	**-35,387**	**-45.8%**	**-52,986**	**-53,906**	**-1.7%**

Consolidated Balance Sheet

CLP MM	Jun 26	Dec 25	Var. (%)
Current Assets	**115,654**	**81,684**	**41.6%**
Cash and Cash Equivalents	79,770	44,348	79.9%
Other current financial assets	2,542	7	36156.2%
Other Non-Financial Assets, Current	3,451	1,201	187.4%
Trade and other current receivables	16,562	25,795	-35.8%
Receivables from Related Entities, Current	7,132	9,357	-23.8%
Current tax assets, current	6,197	976	534.7%
Non-Current Assets	**4,705,773**	**4,419,773**	**6.5%**
Other non-current non-financial assets	3,660	3,716	-1.5%
Intangible assets other than goodwill	3,846	3,608	6.6%
Investment Properties	4,675,954	4,395,016	6.4%
Deferred Tax Assets	22,314	17,433	28.0%
TOTAL ASSETS	**4,821,427**	**4,501,457**	**7.1%**

Current Liabilities	**117,336**	**88,002**	**33.3%**
Other current financial liabilities	3,929	2,632	49.3%
Lease liabilities, current	6,426	5,975	7.6%
Trade and other payables	55,802	53,898	3.5%
Payables to Related Entities, Current	1,188	1,711	-30.6%
Other current provisions	1,045	1,050	-0.4%
Current tax liabilities, current	7,889	15,481	-49.0%
Current provisions for employee benefits	2,859	3,792	-24.6%
Other current non-financial liabilities	38,197	3,463	1002.9%
Non-Current Liabilities	**1,561,171**	**1,418,779**	**10.0%**
Other non-current financial liabilities	880,532	759,522	15.9%
Non-current lease liabilities	43,959	45,642	-3.7%
Deferred tax liabilities	622,596	599,200	3.9%
Other non-current non-financial liabilities	14,083	14,414	-2.3%
TOTAL LIABILITIES	**1,678,507**	**1,506,781**	**11.4%**
Issued Capital	707,171	707,171	0.0%
Retained earnings (losses)	2,002,937	1,889,138	6.0%
Share premium	317,469	317,469	0.0%
Other Reserves	108,880	75,393	44.4%
Equity attributable to owners of the parent	**3,136,457**	**2,989,171**	**4.9%**
Non-controlling interests	6,464	5,505	17.4%
TOTAL EQUITY	**3,142,921**	**2,994,676**	**5.0%**

TOTAL LIABILITIES AND EQUITY	**4,821,427**	**4,501,457**	**7.1%**

Assets

As of June 30, 2026, total assets amounted to CLP 4,821,427 MM, representing an increase of CLP 319,970 MM versus December 2025. This growth was driven by an increase of CLP 33,970 MM in current assets and CLP 286,000 MM in non-current assets.

- The increase in current assets is explained mainly by a CLP 35,423 MM increase in cash and cash equivalents, reflecting the period's operating cash generation and the local bond issuance completed during the quarter. This effect was partially offset by lower trade receivables and receivables from related parties, consistent with the Company's collection cycle.
- The increase in non-current assets is explained mainly by a CLP 280,938 MM increase in Investment Properties, reflecting the consolidation of Plaza Central, progress on the Company's investment plan and the period's asset revaluation.

Liabilities

As of June 30, 2026, total liabilities reached CLP 1,678,507 MM, an increase of CLP 171,726 MM versus December 2025. This increase reflects a CLP 29,334 MM rise in current liabilities and a CLP 142,392 MM increase in non-current liabilities.

- The growth in current liabilities is explained mainly by the recognition of the minimum legal dividend provision corresponding to 30% of the period's accumulated Distributable Net Income, partially offset by lower current tax liabilities.
- The increase in non-current liabilities is associated mainly with a CLP 121,010 MM rise in other financial liabilities, reflecting the local bond issuance completed during the quarter, together with an increase in deferred tax liabilities, consistent with the higher value of Investment Properties.

Equity

Total equity increased CLP 148,245 MM during the period (+5.0%), reaching CLP 3,142,921 MM as of June 30, 2026. This growth is explained mainly by higher retained earnings, consistent with the net income generated during the period and the revaluation of Investment Properties.

Capital Structure

Financial Indicators	Unit	Jun 26	Dec 25	Jun 25
Gross Financial Debt	CLP MM	884,461	762,154	753,496
Debt Duration	years	10.1	9.3	9.6
Cash Position [7]	CLP MM	82,313	44,355	79,943
Net Financial Debt	CLP MM	802,148	717,799	673,553

(7) Includes Cash and equivalents and Other current financial assets.

As of June 30, 2026, gross financial debt reached CLP 884,461 MM, increasing by CLP 122,307 MM versus December 2025, explained mainly by the UF 2.5 MM local bond issuance completed during the quarter, together with the inflation adjustment of UF-denominated debt. Cash position totaled CLP 82,313 MM, increasing CLP 37,958 MM versus December 2025, reflecting the proceeds from the bond issuance and the period's operating cash generation.

Financial Ratios

Financial Ratios	Unit	Jun 26	Dec 25	Jun 25
Total Liabilities / Equity	times	0.5	0.5	0.5
Liquidity Ratio (8)	times	1.0	0.9	1.1
Debt Ratio (9)	times	0.3	0.3	0.3
Net Leverage (10)	times	2.3	2.1	2.0
Interest Coverage (11)	times	23.7	25.2	25.0
FFO LTM / NFD (12)	%	32.8%	35.4%	37.8%
Return on Assets (*ROA*) (13)	%	7.3%	6.7%	6.0%
Return on Equity (*ROE*) (14)	%	11.2%	10.1%	9.1%
Total Liabilities / Equity (15)	times	0.5	0.5	0.5
Unencumbered Assets / Total Liabilities (16)	times	2.9	3.0	2.9
NFD / Equity (17)	times	0.3	0.2	0.2

Regarding the Company's financial ratios, **Net Leverage** stood at 2.3x (vs. 2.1x in December 2025), reflecting the higher level of net debt associated with the financing of the Plaza Central acquisition, whose contribution to Adjusted EBITDA reflects only one month of operations during the period. In turn, **interest coverage** remained strong at 23.7x, reflecting the Company's robust operating cash-generation capacity.

The **liquidity ratio**(18) stood at 1.0x, improving versus the close of 2025 due to the higher cash balance during the period.

(8) Current Assets / Current Liabilities
(9) Total Liabilities / Total Assets
(10) Net Financial Debt / Adjusted EBITDA LTM
(11) Adjusted EBITDA LTM / Interest paid
(12) Net Financial Debt.
(13) Net Income LTM / Total Assets
(14) Net Income LTM / Total Equity
(15) Covenant in force, Bond Lines No. 940 and 941: Total Liabilities / Total Equity < 1.50x.
(16) Covenant in force, Bond Lines No. 940, 941 and 1251: Unencumbered Assets / Total Liabilities ≥ 1.20x.
(17) New covenant, Bond Lines No. 1251: NFD / Total Equity ≤ 2.00x.
(18) The liquidity ratio reflects financial and working-capital management effects, unrelated to supplier balances with overdue payments. See Note 13 of the Consolidated Financial Statements.

Outstanding Debt

UF 21.5

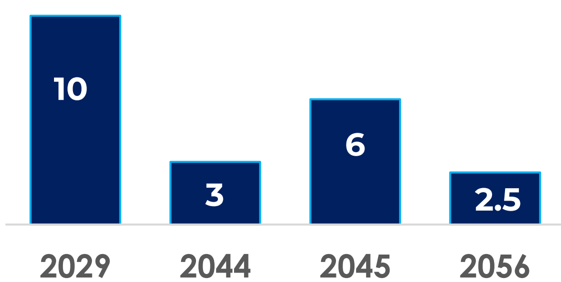
MM

1.71%

Cost in UF

Financial Debt	
Post-Issuances	
Financial Debt	UF Cost +
UF 7 MM	**1.89%**
UF 3 MM	**2.19%**
UF 3 MM	**0.65%**
UF 6 MM	**1.25%**
UF 2.5 MM	**3.0%**
UF 21.5 MM	**1.71%**

Amortization Profile
(UF MM)



Cash Flow

CLP MM	Jun 26	Jun 25	Var. (%)
Cash flows from operating activities			
Collections from sales of goods and rendering of services	236,140	231,539	2.0%
Other collections from operating activities	1,571	580	170.7%
Payments to suppliers for goods and services	-29,306	-51,170	-42.7%
Payments to and on behalf of employees	-8,053	-6,575	22.5%
Other payments from operating activities	-12,051	-12,650	-4.7%
Cash flows from operations	**188,300**	**161,725**	**16.4%**
Interest paid	-275	0	N.A
Income taxes refunded (paid)	-45,391	-40,970	10.8%
Other cash inflows (outflows)	753	470	60.2%
Cash flows from operating activities	**143,387**	**121,225**	**18.3%**
Cash flows from investing activities			
Purchases of intangible assets	-565	-697	-19.0%
Proceeds from other long-term assets	635	0	N.A
Purchases of other long-term assets	-167,548	-92,969	80.2%
Interest received	35	2,592	-98.6%
Other cash inflows (outflows)	-3,666	-189	1843.2%
Cash flows from investing activities	**-171,109**	**-91,263**	**87.5%**
Cash flows from financing activities			
Proceeds from long-term borrowings	98,720	0	N.A
Proceeds from short-term borrowings	0	0	-100%
Payments of lease liabilities	-3,775	-3,701	2.0%
Dividends paid	-25,587	-52,881	-51.6%
Interest Paid	-5,845	-5,690	2.7%
Other cash inflows (outflows)	-8	-9	-13.6%
Cash flows from financing activities	**63,504**	**-62,281**	**N.A**
Increase (decrease) in cash and cash equivalents, before the effect of exchange rate changes	**35,782**	**-32,319**	**N.A**
Effects of exchange rate changes on cash and cash equivalents	-360	-2,979	-87.9%
Increase (decrease) in cash and cash equivalents	**35,423**	**-35,298**	**N.A**
Cash and cash equivalents at the beginning of the period	44,348	115,012	-61.4%
Cash and cash equivalents at the end of the period	79,770	79,714	0.1%

The changes in cash flow generated as of June 30, 2026, versus the same period of the prior year are explained below.

Operating activities

During the first half of 2026, cash flow from operating activities reached CLP 143,387 MM (+18.3% YoY), reflecting the Company's solid recurring cash generation.

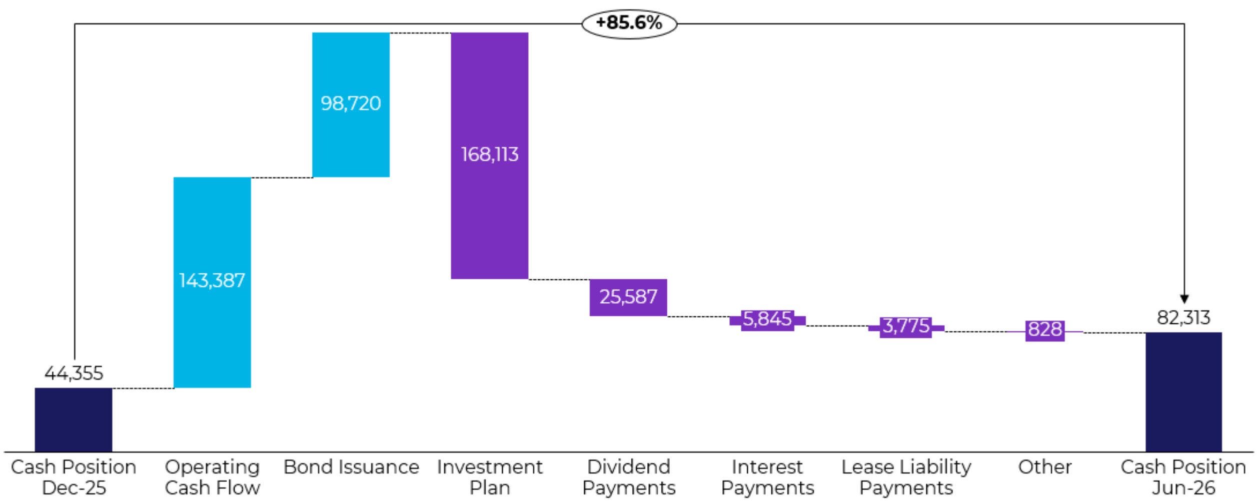
Investing activities

Cash flow from investing activities recorded a net outflow of CLP 171,109 MM (vs. CLP 91,263 MM in the same period of 2025), driven mainly by the acquisition of Plaza Central in Colombia and the execution of the Company's investment plan.

Financing activities

Cash flow from financing activities recorded a net inflow of CLP 63,504 MM, in contrast to the net outflow of CLP 62,281 MM in the same period of 2025, driven mainly by the proceeds from the local bond issuance completed during the period, together with lower dividend payments versus the prior year. As a result, cash and cash equivalents increased by CLP 35,423 MM during the period, reaching CLP 79,770 MM, compared to a decrease of CLP 35,298 MM in the same period of the prior year.

Cash Position *YTD*



Cash Position reached CLP 82,313 MM as of June 30, 2026, increasing by CLP 37,958 MM versus December 2025 (+85.6%). The period's strong operating cash flow generation (CLP 143,387 MM), together with the proceeds from the UF 2.5 MM local bond issuance (CLP 98,720 MM), comfortably funded the Company's cash requirements during the period. These corresponded mainly to the investment plan (CLP 168,113 MM), which included the acquisition of Plaza Central in Colombia along with the progress of projects under development, and to the payment of the final dividend charged to 2025 net income (CLP 25,587 MM).

Financial discipline remains a pillar of the Company. Its capital structure remains solid, with contained leverage and a long-term debt profile that is 100% fixed-rate and UF-denominated. This positioning provides the flexibility needed to keep executing the Company's strategy, seize value-creating opportunities and preserve borrowing capacity for future initiatives.

Figures by Asset

Locations	Revenues (CLP MM) 2Q26	2Q25	Var. %	6M26	6M25	Var. %
Cenco Costanera	23,381	22,262	5.0%	46,440	43,722	6.2%
Office Towers	4,897	3,611	35.6%	9,531	6,984	36.5%
Cenco Alto Las Condes	14,161	13,643	3.8%	27,902	28,747	-2.9%
Cenco Florida Center	7,853	7,184	9.3%	15,462	14,565	6.2%
Cenco La Dehesa	5,510	4,596	19.9%	10,511	9,204	14.2%
Cenco La Reina	2,176	2,049	6.2%	4,239	4,141	2.4%
Cenco Rancagua	2,649	2,748	-3.6%	5,476	5,541	-1.2%
Cenco Temuco	4,979	4,569	9.0%	9,704	8,943	8.5%
Cenco Ñuñoa	2,059	1,918	7.3%	4,041	3,772	7.1%
Cenco Belloto	2,304	1,994	15.5%	4,328	3,934	10.0%
Cenco Osorno	2,483	2,384	4.1%	4,766	4,801	-0.7%
Cenco El Llano	2,094	2,061	1.6%	4,172	4,064	2.7%
Power Centers/other locations	19,137	18,679	2.5%	37,919	36,269	4.5%
Chile	**93,684**	**87,699**	**6.8%**	**184,489**	**174,687**	**5.6%**
Peru	**2,425**	**1,977**	**22.7%**	**4,717**	**3,925**	**20.2%**
Plaza Central	1,773	N.A	N.A	1,773	N.A	N.A
Colombia	**3,288**	**1,304**	**152.2%**	**4,784**	**2,640**	**81.2%**
TOTAL	**99,397**	**90,979**	**9.3%**	**193,989**	**181,252**	**7.0%**

Locations	Occupancy 2Q26	2Q25	Var (bps)	Sales (CLP MM) 2Q26	2Q25	Var%
Cenco Costanera	98.8%	99.0%	-22	214,013	223,660	-4.3%
Office Towers	85.2%	73.0%	1,218	N.A	N.A	N.A
Cenco Alto Las Condes	99.2%	99.3%	-12	115,256	119,789	-3.8%
Cenco Florida Center	96.4%	99.5%	-309	69,360	69,110	0.4%
Cenco La Dehesa	99.6%	99.4%	18	66,694	64,262	3.8%
Cenco La Reina	99.2%	99.4%	-21	44,479	44,324	0.4%
Cenco Rancagua	99.0%	99.1%	-3	46,471	48,643	-4.5%
Cenco Temuco	99.8%	99.9%	-8	55,955	64,722	-13.5%
Cenco Ñuñoa	98.7%	97.7%	102	35,826	33,806	6.0%
Cenco Belloto	98.7%	98.8%	-4	32,929	32,620	0.9%
Cenco Osorno	99.5%	99.5%	2	27,606	29,937	-7.8%
Cenco El Llano	98.3%	99.2%	-86	34,528	34,320	0.6%
Power Centers/other locations	99.4%	99.4%	9	382,964	383,159	-0.1%
Chile	**99.0%**	**99.3%**	**-31**	**1,126,082**	**1,148,354**	**-1.9%**
Peru	**82.7%**	**89.0%**	**-623**	**33,837**	**27,649**	**22.4%**
Plaza Central	92.5%	N.A	N.A	10,918	N.A	N.A
Colombia	**89.0%**	**92.6%**	**-357**	**37,974**	**20,702**	**83.4%**
TOTAL	**97.0%**	**98.5%**	**-145**	**1,197,893**	**1,196,706**	**0.1%**

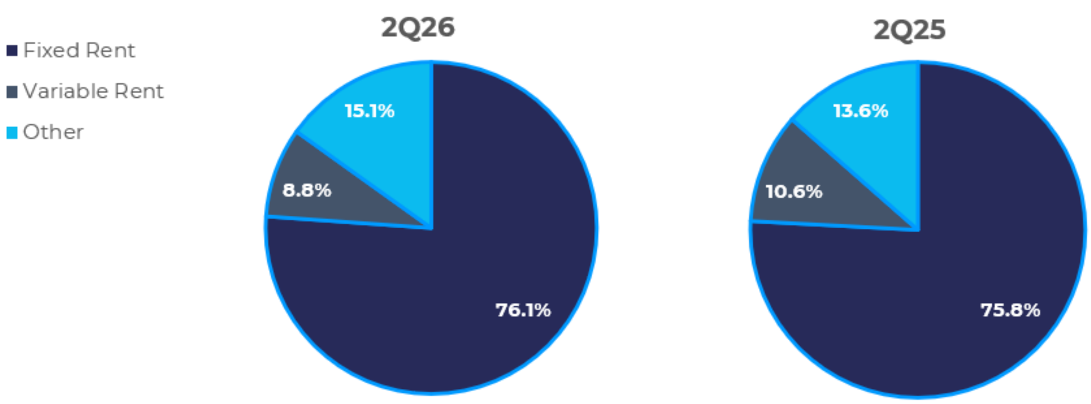
	GLA Total			Leased sqm		
Locations	**2Q26**	**2Q25**	**Var%**	**2Q26**	**2Q25**	**Var%**
Cenco Costanera	161,298	157,780	2.2%	159,304	156,169	2.0%
Office Towers	90,000	90,000	0.0%	76,696	65,735	16.7%
Cenco Alto Las Condes	114,467	108,851	5.2%	113,579	108,132	5.0%
Cenco Florida Center	126,084	113,114	11.5%	121,529	112,522	8.0%
Cenco La Dehesa	70,008	71,215	-1.7%	69,735	70,807	-1.5%
Cenco La Reina	38,585	38,086	1.3%	38,260	37,847	1.1%
Cenco Rancagua	41,178	43,307	-4.9%	40,775	42,899	-4.9%
Cenco Temuco	62,453	62,445	0.0%	62,343	62,388	-0.1%
Cenco Ñuñoa	32,832	32,993	-0.5%	32,421	32,243	0.6%
Cenco Belloto	43,378	43,358	0.0%	42,830	42,829	0.0%
Cenco Osorno	29,816	28,715	3.8%	29,670	28,570	3.9%
Cenco El Llano	23,724	23,670	0.2%	23,324	23,475	-0.6%
Power Centers/other locations	472,345	463,298	2.0%	469,706	460,301	2.0%
Chile	**1,306,169**	**1,276,833**	**2.3%**	**1,280,173**	**1,243,918**	**2.9%**
Peru	**76,879**	**59,564**	**29.1%**	**63,604**	**52,987**	**20.0%**
Plaza Central	76,250	N.A	N.A	70,538	N.A	N.A
Colombia	**155,343**	**63,257**	**145.6%**	**138,317**	**58,579**	**136.1%**
TOTAL	**1,538,391**	**1,399,653**	**9.9%**	**1,482,094**	**1,355,484**	**9.3%**

	Leased sqm (Related Parties)			Leased sqm (Third Parties)		
Locations	**2Q26**	**2Q25**	**Var%**	**2Q26**	**2Q25**	**Var%**
Cenco Costanera	41,644	44,398	-6.2%	117,660	111,771	5.3%
Office Towers	14,698	14,698	0.0%	61,998	51,037	21.5%
Cenco Alto Las Condes	51,234	48,350	6.0%	62,346	59,783	4.3%
Cenco Florida Center	54,870	54,592	0.5%	66,659	57,930	15.1%
Cenco La Dehesa	34,189	34,189	0.0%	35,546	36,619	-2.9%
Cenco La Reina	29,153	29,231	-0.3%	9,107	8,616	5.7%
Cenco Rancagua	35,789	35,270	1.5%	4,987	7,629	-34.6%
Cenco Temuco	26,116	26,116	0.0%	36,227	36,272	-0.1%
Cenco Ñuñoa	20,700	20,701	0.0%	11,721	11,542	1.5%
Cenco Belloto	33,205	33,206	0.0%	9,626	9,624	0.0%
Cenco Osorno	18,223	18,223	0.0%	11,448	10,347	10.6%
Cenco El Llano	17,683	17,035	3.8%	5,640	6,440	-12.4%
Power Centers/other locations	446,138	438,219	1.8%	23,568	22,082	6.7%
Chile	**823,641**	**814,227**	**1.2%**	**456,532**	**429,691**	**6.2%**
Peru	**26,963**	**24,690**	**9.2%**	**36,641**	**28,297**	**29.5%**
Plaza Central	2,263	N.A	N.A	68,275	N.A	N.A
Colombia	**52,422**	**50,583**	**3.6%**	**85,896**	**7,996**	**974.3%**
TOTAL	**903,026**	**889,500**	**1.5%**	**579,068**	**465,984**	**24.3%**

GLA by Category

Category [19]	As of June 30, 2026			
	Chile	Peru	Colombia	Total
Retail & Specialty	30.9%	23.8%	23.7%	29.6%
Essential Services	49.0%	35.1%	34.7%	46.9%
Services	1.8%	3.1%	9.5%	2.7%
Vacancy	1.0%	17.3%	11.0%	3.0%
Entertainment	8.9%	20.7%	20.5%	10.7%
Offices & Hotel	8.4%	0.0%	0.5%	7.2%
Total	**100%**	**100%**	**100%**	**100%**

Revenue Breakdown by Category



During the second quarter of 2026, fixed rent accounted for 76.1% of consolidated revenues, increasing its share versus the same period of the prior year (75.8%), in line with the incorporation and leasing of new space across the portfolio and higher office occupancy at Gran Torre Costanera.

Variable rent accounted for 8.8% of consolidated revenues (vs. 10.6% in 2Q25), reflecting the lower contribution from tenant sales in Chile, in a context of decelerating consumer spending and a demanding comparison base due to the greater presence of foreign tourists in the prior year.

Other income accounted for 15.1% of consolidated revenues (vs. 13.6% in 2Q25), driven mainly by the greater contribution from parking revenues.

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(19) Breakdown of the category classification:

- ***Retail* & Specialty:** department stores, fashion satellite stores, footwear, accessories, technology and sports, car dealerships, pharmacies and opticians.
- **Essential Services:** supermarkets and home improvement.
- **Services:** banks, medical centers, laundries, hair salons, travel agencies, payment services, among others.
- **Entertainment:** cinemas, game centers, gyms, restaurants, food courts and food halls.
- **Offices & Hotel:** office towers, hotel, Cencosud Group offices.

Revenue Share

Revenues	2Q26		2Q25	
	Third Parties	Related Parties	Third Parties	Related Parties
Total Chile	69.3%	30.7%	67.9%	32.1%
Total Peru	68.1%	31.9%	61.4%	38.6%
Total Colombia	66.5%	33.5%	25.8%	74.2%
Cenco Malls	**69.1%**	**30.9%**	**67.2%**	**32.8%**

Land Bank

Location	Area (sqm)		Book Value (CLP MM)	
	2Q26	2Q25	2Q26	2Q25
Chile	640,136	680,494	214,151	182,648
Peru	0	4,424	0	12,105
Cenco Malls	**640,136**	**684,918**	**214,151**	**194,753**

Macroeconomic Indicators

Exchange Rate

Closing Exchange Rate

	2Q26	2Q25	Var%
CLP/USD	922.2	933.4	-1.2%
CLP/PEN	270.6	263.7	2.6%
CLP/COP	0.27	0.23	17.4%

Average Exchange Rate

	2Q26	2Q25	Var%
CLP/USD	899.6	947.0	-5.0%
CLP/PEN	262.5	259.1	1.3%
CLP/COP	0.25	0.23	10.3%

Inflation [20]

Country	2Q26	2Q25
Chile	4.3%	4.1%
Peru	3.6%	1.7%
Colombia	6.1%	4.8%

Investment Properties Discount Rate

Country	Jun 26	Dec 25
Chile	6.41%	6.45%
Peru	6.85%	6.83%

(20) Inflation last twelve months as of June 2026:
- Chile: https://www.ine.cl
- Peru: https://www.inei.gob.pe
- Colombia: https://www.dane.gov.co/

Glossary

- **Adjusted EBITDA:** Consolidated revenues – Cost of sales – Administrative expenses – Other expenses by function + Depreciation and Amortization.
- **CLP:** Chilean peso.
- **COP:** Colombian peso.
- **Distributable Net Income:** net income attributable to owners of the parent, excluding the net effect of investment property revaluation (revaluation less its associated deferred tax). It is the basis on which the minimum legal dividend is determined.
- **FFO (Funds From Operations):** the cash flow arising from operations.
- **GLA (Gross Leasable Area):** the square meters of a space allocated to leasing.
- **Gross Financial Debt:** other current and non-current financial liabilities.
- **Land Bank:** the Company's locations corresponding to unproductive land.
- **LTM (Last Twelve Months):** last twelve months.
- **Net Financial Debt:** gross financial debt – cash and cash equivalents – other current financial assets.
- **Occupancy:** the square meters of occupied units over the total square meters of units available for lease.
- **Occupancy Cost:** fixed rent + variable rent + common-area charges + advertising, divided by tenant sales, on a cumulative basis at the close of each quarter.
- **PEN:** Peruvian sol.
- **Power Center:** shopping centers between 10,000 sqm and 40,000 sqm of GLA, whose offering is centered on their anchor stores (no more than two) and a reduced number of retail stores and/or services.
- **Related Parties:** companies related to the Cencosud group.
- **SSR (Same Store Rent):** corresponds to the rent charged to the same tenants in both periods.
- **SSS (Same Store Sales):** corresponds to the change in tenant sales of the same stores in both periods, therefore excluding new openings.
- **UF:** Unidad de Fomento, the inflation-indexed unit of account in Chile.

cenco malls