


# Earnings Release

## Third Quarter 2026

| FRIDAY 06 NOV 2026 | Results Call and Webcast | 3Q26 | |
|---|---|---|---|
| | NEW YORK 7:30 AM | CHILE 9:30 AM | SÃO PAULO 9:30 AM |

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# CENCO MALLS REPORTS 3Q26 RESULTS

**Revenues**
**CLP 105,960 MM**
+14.8% YoY

**Adjusted EBITDA**
**CLP 95,057 MM**
+15.3% YoY

**Net Income**
**CLP 129,445 MM**
+29.1% YoY

## 3Q26 HIGHLIGHTS

**1. Double-digit growth in revenues, Adjusted EBITDA and Net Income**

Cenco Malls delivered solid financial performance, with revenues growing 14.8% YoY, Adjusted EBITDA 15.3% and Net Income 29.1%. Growth was driven by the addition of new space and momentum in complementary businesses, led by offices (+31.9%) and parking (+29.9%).

**2. Industry-leading profitability, with margin expansion in all three countries**

The Company maintained the highest Adjusted EBITDA margin in the sector (89.7%), with expansion in Chile, Peru and Colombia, driven by the ramp-up of new projects and greater operating efficiencies.

**3. Regional leadership in expansion, with an additional 119,000 sqm of occupied GLA YoY, the industry's highest growth**

Cenco Malls added 119,000 sqm of occupied GLA YoY, continuing to expand its revenue base.

**4. The industry's largest pipeline under execution, with defined delivery dates**

Cenco Malls has the industry's largest pipeline under execution, with 106,200 sqm under construction and defined delivery dates.

**5. Cenco Malls strengthens its value proposition, driving visits and tenant sales**

Visits grew 15.9% YoY and tenant sales 4.5%, with increases in Chile, Peru and Colombia. This momentum reaffirms the value proposition of its shopping centers, even amid slower consumption in Chile.

**6. Leadership in Chile: Cenco Malls led key indicators:**

GLA growth (+2.8%), occupancy (98.3%), occupancy cost (9.2%), Adjusted EBITDA margin (91.7%) and Adjusted EBITDA growth (8.8%), reflecting the strength of its portfolio and operating efficiency.

**Santiago, November 4, 2026 – Cencosud Shopping S.A**. (BCS: CENCOMALLS, "Cenco Malls") today reported its results for the third quarter of 2026.

**Consolidated revenues** reached CLP 105,960 MM, up 14.8% YoY (+8.3% excluding Plaza Central). Performance was mainly driven by the consolidation of Plaza Central in Colombia, together with higher fixed rent associated with both newly leased space across the three countries and higher office occupancy at Gran Torre Costanera, as well as 29.9% growth in the parking line. These effects were partially offset by a lower contribution from variable rent in Chile.

**Adjusted EBITDA** closed at CLP 95,057 MM, up 15.3% YoY (+9.7% excluding Plaza Central), with a margin of 89.7% (+45 bps YoY), recording margin expansion in all three countries. This result was driven by revenue growth and operating efficiencies in general expenses.

**Net Income** reached CLP 129,445 MM (+29.1% YoY), as a result of better operating performance and higher revaluation of investment properties, partially offset by a higher tax charge due to a low comparison base in 3Q25. **Distributable Net Income** closed the quarter at CLP 61,853 MM (-17.2% YoY), explained by the aforementioned tax effect on the year-over-year comparison base and a higher charge from indexation units, which offset the stronger operating result for the period. At the operating level, consolidated **visits** grew 15.9% YoY, exceeding 39 million, and **occupied GLA** increased by more than 119,000 sqm YoY. **Tenant sales** reached CLP 1,225,864 MM (+4.5% YoY), with growth in all three countries despite weaker consumption dynamics in Chile.

***Sebastián Bellocchio, CEO* Cenco *Malls***

*"We closed another quarter with double-digit growth across the entire income statement, reflecting the strength of our portfolio and the commitment of the entire Cenco Malls team. Revenues grew 14.8% and Adjusted EBITDA 15.3%, with margin expansion in Chile, Peru and Colombia for the second consecutive quarter. Visits continue to grow solidly, exceeding 39 million in the quarter: even amid moderate consumption, our shopping centers remain the preferred meeting place for millions of people.*

*This performance rests on a concrete foundation. Over the past year, we increased our leased area by 119,000 sqm, reflecting rigorous execution of our projects and the successful integration of Plaza Central, which in its first full quarter is already strengthening margins in Colombia. The impact is on its way: more than 30,000 sqm already delivered are in the ramp-up phase, not yet reflected in our results, and we will capture them in the coming quarters.*

*On top of this, our pipeline provides visibility for the years ahead: 106,200 sqm in projects under execution, with delivery dates already defined, and more than 210,000 sqm in projects under development.*

*Deliveries already completed with potential still to be captured, defined future deliveries and a project portfolio that supports our short-, medium- and long-term organic growth. With a committed team and the discipline that defines us, we will continue turning every square meter into value for our visitors, tenants and shareholders."*

# Performance by Geography

| | Revenues (CLP MM) | | | Adj. EBITDA (CLP MM) | | | Adj. EBITDA Mg. (%) | | |
|---|---|---|---|---|---|---|---|---|---|
| | 3Q26 | 3Q25 | Var. (%) | 3Q26 | 3Q25 | Var. (%) | 3Q26 | 3Q25 | Var. (bps) |
| Chile | 95,694 | 88,903 | 7.6% | 87,721 | 80,654 | 8.8% | 91.7% | 90.7% | 95 |
| Peru | 2,575 | 2,065 | 24.7% | 2,176 | 1,516 | 43.6% | 84.5% | 73.4% | 1,112 |
| Colombia | 7,691 | 1,367 | 462.5% | 5,160 | 251 | 1955.5% | 67.1% | 18.4% | 4,873 |
| **Cenco Malls** | **105,960** | **92,335** | **14.8%** | **95,057** | **82,421** | **15.3%** | **89.7%** | **89.3%** | **45** |

| | Occupancy [1] | | | Visits (thousands) | | | Sales (CLP MM) | | |
|---|---|---|---|---|---|---|---|---|---|
| | 3Q26 | 3Q25 | Var. (bps) | 3Q26 | 3Q25 | Var. (%) | 3Q26 | 3Q25 | Var. (%) |
| Chile | 98.3% | 99.0% | -69 | 33,012 | 31,727 | 4.1% | 1,123,791 | 1,121,723 | 0.2% |
| Peru | 87.5% | 89.1% | -159 | 2,070 | 1,658 | 24.9% | 36,265 | 28,742 | 26.2% |
| Colombia | 89.6% | 84.7% | 485 | 4,023 | 365 | 1003.5% | 65,808 | 22,885 | 187.6% |
| **Cenco Malls** | **96.8%** | **97.8%** | **-93** | **39,106** | **33,749** | **15.9%** | **1,225,864** | **1,173,350** | **4.5%** |

## Chile

**Revenues** in Chile totaled CLP 95,694 MM (+7.6% YoY), mainly driven by growth in fixed rent, supported by the opening of new projects over the past year, favorable contract renewals and higher office occupancy. Parking revenues also performed well compared with the previous year following the start of new operations. These effects were partially offset by a lower contribution from variable rent, in line with moderate consumption during the period.

**Adjusted EBITDA** reached CLP 87,721 MM (+8.8% YoY), with a margin of 91.7% (+95 bps YoY). Margin expansion was explained by revenue growth and operating efficiencies in expenses, mainly in parking operations, as well as lower provisions for doubtful accounts.

At the operating level**, occupied GLA** grew 2.4% YoY, driven by the leasing of space in recently added projects. **Visits** exceeded 33 million, up 4.1% YoY, despite the impact of expansion works at Cenco Rancagua and other assets undergoing renovation. **Tenant sales** totaled CLP 1,123,791 MM (+0.2% YoY).

(1) Occupancy for Chile and total consolidated reflects shopping center occupancy, excluding the fitted-out square meters of office towers (90,000 sqm).

## Peru

**Revenues** in Peru totaled CLP 2,575 MM (+24.7% YoY; +22.8% in PEN), mainly explained by the addition of new tenants at Cenco La Molina, which boosted fixed rent, and by strong growth in variable rent associated with greater dynamism at the asset following the delivery of the second phase.

**Adjusted EBITDA** reached CLP 2,176 MM (+43.6% YoY; +41.4% in PEN), with a margin of 84.5% (+1,112 bps YoY*).* The expansion was explained by the ramp-up of Cenco La Molina, improved common-area expense recovery due to higher occupancy and a favorable effect on provisions for doubtful accounts.

At the operating level, **occupied GLA** grew 25% YoY, driven by the opening and progressive leasing of Cenco La Molina. **Visits** reached 2.1 million (+24.9% YoY) and **tenant sales** totaled CLP 36,265 MM (+26.2% YoY), both mainly driven by Cenco La Molina, with improved operating figures following the opening of new second-phase tenants, which complemented the commercial mix and enhanced the asset's dynamism.

## Colombia

**Revenues** in Colombia totaled CLP 7,691 MM (+462.5% YoY; +360.2% in COP; +6.2% in COP excluding Plaza Central), mainly driven by the consolidation of Plaza Central throughout the quarter. Growth excluding Plaza Central is explained by higher fixed rent associated with the progressive leasing of Cenco Limonar, together with an increase in variable rent across all locations. These effects were partially offset by commercial discounts related to the August earthquake that affected Cenco Limonar.

**Adjusted EBITDA** reached CLP 5,160 MM (+1,955.5% YoY; +1,575.9% in COP; +77.0% in COP excluding Plaza Central), with a margin of 67.1% (+4,873 bps YoY). Margin expansion is explained by the consolidation of Plaza Central, an asset with margins above the rest of the Colombian portfolio, as well as lower general expenses.

At the operating level, **occupied GLA** grew 119.4% YoY, mainly driven by the consolidation of Plaza Central and the leasing of new space at Cenco Limonar. **Visits** (2) reached 4.0 million (+1,003.5% YoY) and **tenant sales** totaled CLP 65,808 MM (+187.6% YoY). In both cases, the variations are mainly explained by the incorporation of Plaza Central, together with the ongoing ramp-up of Cenco Limonar.

(2) Visits in Colombia in 3Q25 include only Altos del Prado, resulting in a less representative comparison base. This quarter also includes visits to Plaza Central.

# Operational Data

| SSS [3] | 3Q25 | 4Q25 | 1Q26 | 2Q26 | 3Q26 |
|---|---|---|---|---|---|
| Chile | 2.5% | -0.7% | -4.5% | -3.2% | **-1.2%** |
| Peru | -3.0% | 10.0% | 9.9% | 13.0% | **13.7%** |
| Colombia | 15.2% | 13.0% | 9.1% | 12.0% | **-0.3%** |

In **Chile,** SSS declined 1.2% YoY, amid slower consumption, together with renovation works at shopping centers such as Cenco Temuco, Cenco Alto Las Condes and Cenco Florida. In **Peru**, SSS reached 13.7% YoY, its highest level since 2022, in line with stronger commercial traction following the openings at Cenco La Molina. In **Colombia,** SSS decreased 0.3% YoY, explained by the operational effects of the earthquake that struck the area on August 10 of this year.

| SSR [4] | 3Q25 | 4Q25 | 1Q26 | 2Q26 | 3Q26 |
|---|---|---|---|---|---|
| Chile | 3.5% | 3.1% | 0.5% | 0.8% | **3.5%** |
| Peru | -2.9% | 4.3% | 9.4% | 11.0% | **12.8%** |
| Colombia | -2.4% | -9.6% | -6.7% | -9.9% | **-5.2%** |

In **Chile,** SSR increased 3.5% YoY, accelerating its growth pace driven by the fixed component, with favorable contract renewals that offset the decline in the variable component following the slowdown in consumption. In **Peru**, SSR rose to 12.8% YoY, supported by greater dynamism at the assets following the openings at Cenco La Molina, which drove better variable rent performance. In **Colombia**, SSR decreased 5.2% YoY, in line with the discounts granted to tenants following the earthquake, as well as lower variable rent for the same reason.

| Occupancy Cost | 3Q25 | 4Q25 | 1Q26 | 2Q26 | 3Q26 |
|---|---|---|---|---|---|
| Chile | 8.8% | 9.0% | 9.1% | 9.1% | **9.2%** |
| Peru | 8.9% | 8.8% | 8.8% | 8.8% | **8.7%** |
| Colombia | 7.1% | 6.8% | 6.7% | 6.5% | **6.5%** |

Regarding occupancy cost, in **Chile** it stood at 9.2%, 43 bps above 3Q25. This slight annual increase reflects weaker consumption dynamics in the country, which affected tenant sales. In **Peru**, it stood at 8.7%, below recent quarters, showing that rent growth was accompanied by favorable tenant sales performance. In **Colombia**, occupancy cost remained at 6.5%, affected by the temporary closure of stores following the earthquake, which impacted sales for the quarter, offset by the discounts granted to the same affected tenants. At the consolidated level ([5]) occupancy cost for the quarter was 8.9%.

(3) SSS *and* SSR calculated in local currency (CLP, PEN and COP, respectively). As of 3Q26, Cenco Rancagua is excluded due to the high impact of the project under development.
(4) SSR considers both fixed and variable rent in its calculation.
(5) Consolidated Occupancy Cost calculated as a weighted average of the countries by their GLA.

# Adj. EBITDA and FFO *Reconciliation*

| CLP MM | 3Q26 | 3Q25 | Var. (%) | 9M26 | 9M25 | Var. (%) |
|---|---|---|---|---|---|---|
| Revenues | 105,960 | 92,335 | 14.8% | 299,950 | 273,588 | 9.6% |
| (+) Cost of sales | -3,876 | -2,926 | 32.5% | -9,468 | -8,329 | 13.7% |
| (+) Administrative expenses | -7,024 | -6,891 | 1.9% | -22,402 | -19,819 | 13.0% |
| (+) Other expenses, by function | -331 | -543 | -39.1% | -701 | -903 | -22.4% |
| (+) Other gains (losses) | 136 | 314 | -56.7% | 1,344 | 849 | 58.4% |
| (-) Depreciation and amortization | -191 | -131 | 46.2% | -518 | -413 | 25.4% |
| **Adjusted EBITDA** | **95,057** | **82,421** | **15.3%** | **269,242** | **245,799** | **9.5%** |
| (+) Current Tax | -19,940 | -17,291 | 15.3% | -53,218 | -50,353 | 5.7% |
| (+) Net financial cost | -3,321 | -1,948 | 70.4% | -8,859 | -5,600 | 58.2% |
| **FFO** | **71,796** | **63,182** | **13.6%** | **207,165** | **189,846** | **9.1%** |

During the third quarter of 2026, **FFO** reached CLP 71,796 MM, up 13.6% YoY. Performance was explained by the 15.3% increase in Adjusted EBITDA, partially offset by higher current tax (+15.3% YoY) and higher net financial cost (+70.4% YoY) due to the higher level of financial debt following the bond placement carried out during the year.



# Investment Plan Key Progress

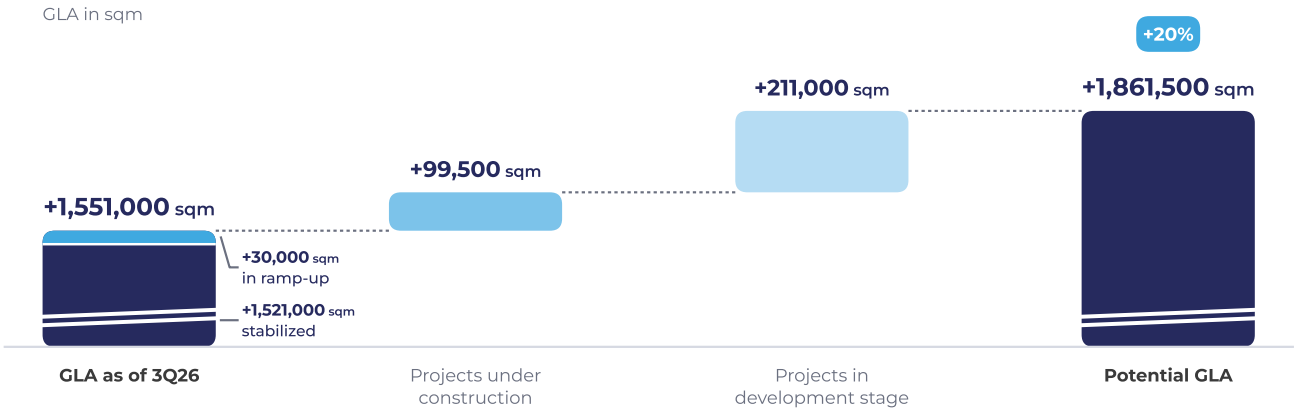
## Projects under execution

| Project | Country | Estimated delivery | GLA Total | GLA to be delivered | Estimated investment [6] | Remaining investment |
|---|---|---|---|---|---|---|
| **Cenco Rancagua** | Chile | 3Q28 | 40,000 | 40,000 | 127,600 | 105,500 |
| **Premium Outlet Maipú** | Chile | 1Q28 | 18,200 | 18,200 | 31,700 | 30,500 |
| **Costanera Offices** | Chile | 2Q27 | 18,000 | 18,000 | - [7] | - |
| **Cenco Temuco** | Chile | 2Q27 | 16,600 | 9,900 | 46,000 | 14,500 |
| **Multifamily Cenco Florida** | Chile | 1Q29 | 12,500 | 12,500 | 25,000 | 19,600 |
| **Other projects** [8] | Chile | 1Q27 | 900 | 900 | 2,600 | 1,000 |
| **Total** | | | **106,200** | **99,500** | **232,900** | **171,100** |

## Projects under development

| Project | Country | GLA (sqm) |
|---|---|---|
| **Cenco Medellín** | Colombia | 110,000 |
| **Cenco Lima** | Peru | 87,000 |
| **Cenco Miraflores** | Peru | 14,000 |
| **Total** | | **211,000** |

## Organic growth pipeline [9]




(6) Estimated and remaining investment in CLP MM.
(7) The Costanera offices investment is associated with mitigation works for the entire complex and not specifically with the fit-out of the 18,000 sqm.
(8) Includes minor projects in Chile, which will be added to GLA during 1Q27.
(9) GLA in ramp-up phase: Corresponds to space included *in* GLA that is in the tenant fit-out stage, that was added during the period, or vacant GLA from recently delivered projects.

## Key Milestones by Asset

### Cenco Temuco

**Delivery of first floors and start of tenant fit-outs**

During the quarter, Cenco Malls completed the delivery of floors 1 and 2 of the Cenco Temuco expansion and began tenant fit-outs. More than 6,700 sqm of GLA were delivered, with 9,900 sqm pending and an estimated delivery date in the second quarter of 2027. Upon project completion, the asset will reach 80,000 sqm of GLA, consolidating its position as the leading shopping center in the Araucanía Region.



### Cenco Rancagua

**Progress on expansion works**

Work progressed on the 40,000 sqm GLA expansion, a project that will double the asset's GLA to 80,000 sqm, consolidating it as the leading shopping center in the O'Higgins Region. Delivery is scheduled for the third quarter of 2028.



### Plaza Central

**First full quarter of consolidation**

During the third quarter, Plaza Central recorded its first full period of consolidation, contributing to Cenco Malls' results in Colombia. The incorporation of the asset strengthens the Company's presence in the Colombian market and is consistent with its regional growth strategy. In addition, the operational transition process was completed during the quarter, allowing the Company to take over the operation of the asset as of October 1, 2026.



## Premium Outlet Maipú

### Progress on first-phase works

Work progressed on the first phase of Premium Outlet Maipú, an 18,200 sqm GLA project that will mark Cenco Malls' entry into the premium outlet format and expand the portfolio's commercial offering in southwestern Santiago, with delivery scheduled for the first quarter of 2028.




## Cenco Florida

### Progress on the Multifamily project works

Works continued on the Multifamily Cenco Florida project, Cenco Malls' first residential development associated with one of its assets. The project includes ~300 units and 12,500 sqm of leasable area, marking a further step in the transformation of Cenco Florida into a mixed-use urban destination that integrates retail, services and housing in one environment, with an estimated opening in early 2029.



### Progress on Parque Cenco Florida

We continued to advance the development of Parque Cenco Florida, which will add approximately 30,000 sqm of open areas directly connected to the shopping center. The project combines a 900 sqm GLA food hub with spaces for entertainment and activations, in a concept designed for families to enjoy. With this concept, Cenco Florida is positioned as the municipality's new meeting place, standing out as a comprehensive experiential destination that extends beyond retail.



### Opening of Auto City

Cenco Malls opened Auto City at Cenco Florida, adding more than 6,200 sqm of GLA *dedicated* to a new automotive services offering. Together with Cenco Costanera, Auto City brings together more than 25 brands, broadening the service offering and strengthening Cenco Florida as an increasingly comprehensive and attractive destination.

## Cenco Alto Las Condes

### Delivery of the new retail gallery

During the quarter, Cenco Malls completed the delivery of the 30 stores in the new retail gallery developed in the former food court area. The spaces are at different stages, with the first stores open to the public, while others remain in the fit-out and leasing process. The gallery reinforces the strategy of incorporating new value propositions for visitors and optimizing existing space.




### Space reconfiguration and optimization

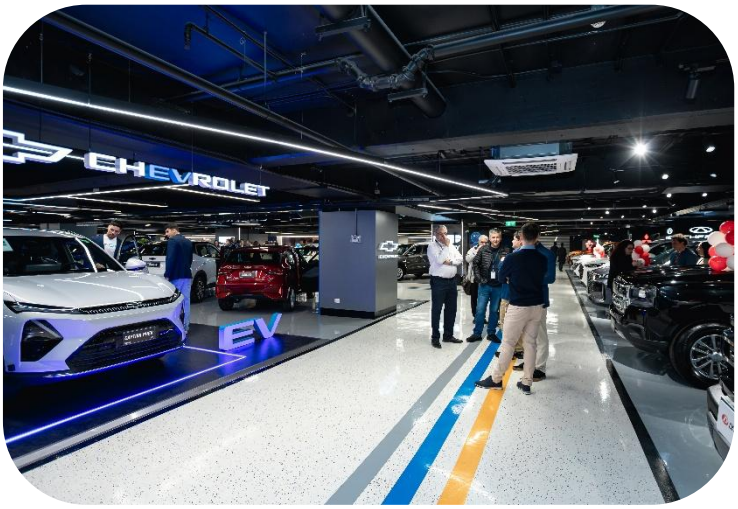
Fit-out began on a new space focused on sporting goods stores, as part of the reconfiguration and optimization process at Cenco Alto Las Condes. This initiative complements the transformation projects carried out in recent quarters, which have added new concepts such as Alto Diseño and an entertainment offering, as well as space for Cencosud group offices, optimizing the use of space within the asset.




## Cenco Costanera

### Opening of Auto City

Auto City opened its doors at Cenco Costanera, adding more than 4,600 sqm of GLA dedicated to a new automotive services offering. Together with Cenco Florida, the concept brings together more than 25 brands, diversifying the tenant mix and transforming existing spaces into new concepts that enhance the experience and create value.



## Space Optimization

### Repurposing of four Easy store spaces

The Company announced the repurposing of the spaces used by Easy home improvement stores in four of its shopping centers. The initiative is part of Cenco Malls' strategy to optimize space, making room for new value propositions that continue to enhance the visitor experience, while improving the profitability of space within the assets.

## Cenco La Molina

### Dining and entertainment openings

Cenco La Molina continued to advance its leasing process during the quarter, with new dining and entertainment openings, including a movie theater and seven restaurants on the upper level, strengthening the asset's commercial offering and supporting its ramp-up phase.

# Quarterly Highlights

### Participation in Smart City Expo 2026

For the third consecutive year, Cenco Malls sponsored **Smart City** Expo in Santiago, an event that brought together more than 12,000 attendees, including authorities and urban and technology specialists. In this edition, the Company presented Cenco Costanera and Cenco Florida as experience hubs in the city and highlighted **the Desafío de Innovación Abierta** Cosmo Lab. The event included a talk on the Multifamily model and its role in the cities of the future.







### Cenco Malls App campaign

The Company carried out a new campaign to drive downloads and use of the Cenco Malls App. The campaign ran across mass media, radio, digital channels and influencer marketing, and added new features, benefits and experiences for users. As part of the initiative, prizes were awarded for scanning receipts through the App. New users increased 88% vs. the previous month.

### In-Store Experience Recognition Program

The first edition of this program took place in September, recognizing 12 brands and 96 stores for the experiences rated highest by customers. The initiative reinforces joint work with tenants to promote service excellence and continuous improvement.




### Brand recognitions

For the second consecutive year, Cenco Malls ranked first in the Shopping Centers category of the **Total Brands** 2026 study, reaffirming the brand's positioning and customer preference.

It also ranked first in the Brand Characters and Mascots Identity category of the Best Branding **Awards Chile 2026, thanks to** Ralf, the character from the campaign "Cuando nos juntamos es Navidad".

Finally, at the **EIKON 2026 awards,** which recognize communications excellence among brands and organizations, the Company received two distinctions. First, it won Gold in Product Launch for High Rise by Office HUB, a concept that expands and transforms the workspace experience. It also received the Blue Statuette in Environmental Sustainability for FestiBike, the sustainable mobility festival that connected sports, culture and the environment.

# Subsequent Events

### Approval of interim dividend charged to 2026 earnings

On October 26, 2026, the Board of Directors approved the distribution of an interim dividend charged to Distributable Net Income for fiscal year 2026, totaling CLP 68,233 MM, equivalent to CLP 40 per share. Payment will be made on November 18, 2026.

# Sustainability Progress

## People

### Support during the severe weather emergency

Between July and August, together with Cencosud, the Company activated a ground and air support network in response to the emergency caused by the weather front. It shipped more than 3 tons of food to Arica, Iquique, Antofagasta, Calama and Copiapó, delivered 1,700 sandbags in Maipú and launched a donation campaign through Hogar de Cristo.

### Mercado Emprende: Sabores & Tradiciones

In September, Mercado Emprende held its "Sabores & Tradiciones" edition, which brought together entrepreneurs and communities from Chile, Peru, Colombia and Argentina, showcasing local culture, traditions and talent. At the regional level, this edition of the program has supported more than 800 entrepreneurs in more than 20 municipalities, through 19 partnerships with public, private and civil society organizations, and more than 70 workshops and folkloric activities with the community.







### Partnership with SernamEG

Between August and September, Cenco Malls partnered for the first time with the National Service for Women and Gender Equity (SernamEG), supporting women entrepreneurs from Antofagasta at Cenco Angamos.

### Sixth Feria del Libro Social at Cenco Temuco

From August 6 to 9, Cenco Temuco held the sixth edition of the Feria del Libro Social, together with the Parroquia del Espíritu Santo. The initiative gathered 8,300 books, of which 7,000 were sold, raising CLP 12.5 MM to fund food assistance for about 85 families for nine months.

### Engagement with local communities

The Color y Calor al Adulto Mayor campaign at Cenco Florida collected more than 1,000 knitted items donated to make blankets for senior care homes in the municipality. In addition, together with the Centro Metropolitano de Sangre, a blood donation drive was held at Cenco Florida and Cenco Ñuñoa.

### 3xi+ Providencia: Puentes de Encuentro

Cenco Malls participated in 3xi+ Providencia: Puentes de Encuentro, a dialogue forum that brought together more than 200 people, including authorities, companies, entrepreneurs, social organizations, academia and residents. Through roundtable discussions, the event addressed challenges facing the municipality, such as coexistence, the inclusion of older adults and strengthening trust among neighbors.

### Diversity and leadership

Sky Costanera hosted the first edition of the Foro Mujer y Poder, organized by WoomUp and ALTA Comunicación and sponsored by Cencosud. The event brought together more than 100 women leaders to discuss talent, diversity and female leadership as drivers of transformation in organizations and society.

## Planet

### EDGE certification at Cenco La Molina

Cenco La Molina obtained EDGE (Excellence in Design for Greater Efficiencies) certification for existing buildings, becoming the first shopping center in Peru and in Cenco Malls to achieve this recognition. The certification accredits savings of 26% in energy and 25% in water, as well as a 51% reduction in embodied carbon in materials, through measures such as efficient lighting, demand-controlled ventilation and low-consumption sanitary fixtures.




## Corporate Governance

### Publication of the 2025 ESG Databook

The Company published its 2025 ESG Databook, a document that compiles its main progress, results and initiatives in sustainability and strengthens transparency on the integration of these aspects into its strategy, operations and value proposition. In environmental management, highlights include 97% of GLA supplied with renewable energy and a 22% recycling rate in Chile. In the community sphere, Mercado Emprende has supported more than 7,850 entrepreneurs to date and the Aula a Cielo Abierto program has benefited more than 4,100 students.

### Visit from the Colombian shopping center industry

On September 9, about 40 representatives of Colombian shopping centers, together with Acecolombia and the Chilean Chamber of Shopping Centers, visited Cenco Costanera and Cenco Alto Las Condes. During the visit, they learned about the operation of both assets and shared industry best practices.



# APPENDIX

## Key Figures

| CLP MM | 3Q26 | 3Q25 | Var. (%) | 9M26 | 9M25 | Var. (%) |
|---|---|---|---|---|---|---|
| Revenues | 105,960 | 92,335 | 14.8% | 299,950 | 273,588 | 9.6% |
| Adjusted EBITDA | 95,057 | 82,421 | 15.3% | 269,242 | 245,799 | 9.5% |
| *Adjusted EBITDA Margin* | *89.7%* | *89.3%* | *45* bps | *89.8%* | *89.8%* | *-8* bps |
| FFO | 71,796 | 63,182 | 13.6% | 207,165 | 189,846 | 9.1% |
| Net Income | 129,445 | 100,284 | 29.1% | 303,884 | 224,176 | 35.6% |
| Distributable Net Income | 61,853 | 74,661 | -17.2% | 177,404 | 170,864 | 3.8% |
| **Operating indicators** | | | | | | |
| GLA (sqm) | 1,551,491 | 1,418,455 | 9.4% | 1,551,491 | 1,418,455 | 9.4% |
| Occupancy Rate (%) | 96.8% | 97.8% | -93 bps | 96.8% | 97.8% | -93 bps |
| Visits (thousands) | 39,106 | 33,749 | 15.9% | 109,731 | 99,461 | 10.3% |
| Tenant Sales (CLP MM) | 1,225,864 | 1,173,350 | 4.5% | 3,592,244 | 3,568,068 | 0.7% |

## Income Statement

| CLP MM | 3Q26 | 3Q25 | Var. (%) | 9M26 | 9M25 | Var. (%) |
|---|---|---|---|---|---|---|
| **Revenues** | **105,960** | **92,335** | **14.8%** | **299,950** | **273,588** | **9.6%** |
| Chile | 95,694 | 88,903 | 7.6% | 280,182 | 263,589 | 6.3% |
| Peru | 2,575 | 2,065 | 24.7% | 7,292 | 5,991 | 21.7% |
| Colombia | 7,691 | 1,367 | 462.5% | 12,475 | 4,008 | 211.3% |
| Cost of Sales | -3,876 | -2,926 | 32.5% | -9,468 | -8,329 | 13.7% |
| **Gross Profit** | **102,084** | **89,410** | **14.2%** | **290,482** | **265,258** | **9.5%** |
| *Gross Margin* | *96.3%* | *96.8%* | *-49 bps* | *96.8%* | *97.0%* | *-11 bps* |
| Administrative Expenses | -7,024 | -6,891 | 1.9% | -22,402 | -19,819 | 13.0% |
| Other income (Revaluation) | 87,783 | 35,059 | 150.4% | 169,737 | 72,728 | 133.4% |
| Other expenses, by function | -331 | -543 | -39.1% | -701 | -903 | -22.4% |
| Other gains (losses) | 136 | 314 | -56.7% | 1,344 | 849 | 58.4% |
| **Operating Result** | **182,648** | **117,349** | **55.6%** | **438,460** | **318,114** | **37.8%** |
| Net Financial Cost | -3,321 | -1,948 | 70.4% | -8,859 | -5,600 | 58.2% |
| Foreign Exchange Differences | 837 | 799 | 4.7% | 814 | -1,629 | N.A. |
| Result of Indexation Units | -5,184 | -2,703 | 91.8% | -28,010 | -19,590 | 43.0% |
| **Non-Operating Result** | **-7,668** | **-3,852** | **99.1%** | **-36,055** | **-26,819** | **34.4%** |
| **Result before taxes** | **174,981** | **113,498** | **54.2%** | **402,405** | **291,295** | **38.1%** |
| Income tax | -45,535 | -13,214 | 244.6% | -98,521 | -67,120 | 46.8% |
| **Profit (loss)** | **129,445** | **100,284** | **29.1%** | **303,884** | **224,176** | **35.6%** |
| Attributable to owners of the parent | 126,829 | 100,301 | 26.4% | 300,600 | 224,100 | 34.1% |
| Attributable to non-controlling interests | 2,616 | -17 | N.A. | 3,284 | 76 | 4218.9% |
| | | | | | | |
| **Adjusted EBITDA** | **95,057** | **82,421** | **15.3%** | **269,242** | **245,799** | **9.5%** |
| Chile | 87,721 | 80,654 | 8.8% | 256,087 | 239,872 | 6.8% |
| Peru | 2,176 | 1,516 | 43.6% | 6,002 | 4,925 | 21.9% |
| Colombia | 5,160 | 251 | 1955.5% | 7,153 | 1,002 | 613.8% |
| *Adjusted EBITDA Margin* | *89.7%* | *89.3%* | *45 bps* | *89.8%* | *89.8%* | *-8 bps* |

## Tax Breakdown

| Income Tax | 3Q26 | 3Q25 | Var. (%) | 9M26 | 9M25 | Var. (%) |
|---|---|---|---|---|---|---|
| **Total Deferred Tax** | **-25,595** | **4,077** | **N.A.** | **-45,303** | **-16,766** | **170.2%** |
| *Deferred tax on asset revaluation* | *-22,806* | *-9,420* | *142.1%* | *-46,540* | *-19,492* | *138.8%* |
| *Deferred tax on other items* | *-2,789* | *13,497* | N.A. | *1,237* | *2,726* | -54.6% |
| **Current Tax** | **-19,940** | **-17,291** | **15.3%** | **-53,218** | **-50,353** | **5.7%** |
| **Total** | **-45,535** | **-13,214** | **244.6%** | **-98,521** | **-67,120** | **46.8%** |

# Consolidated Balance

| CLP MM | Sep 26 | Dec 25 | Var. (%) |
|---|---|---|---|
| **Current Assets** | **115,475** | **81,684** | **41.4%** |
| Cash and Cash Equivalents | 75,017 | 44,348 | 69.2% |
| Other current financial assets | 2,997 | 7 | 42637.3% |
| Other Current Non-Financial Assets | 2,862 | 1,201 | 138.3% |
| Trade and other current receivables | 18,771 | 25,795 | -27.2% |
| Current Receivables from Related Entities | 7,359 | 9,357 | -21.4% |
| Current tax assets | 8,470 | 976 | 767.5% |
| **Non-Current Assets** | **4,896,732** | **4,419,773** | **10.8%** |
| Other non-current non-financial assets | 3,681 | 3,716 | -1.0% |
| Intangible assets other than goodwill | 3,873 | 3,608 | 7.3% |
| Investment Properties | 4,865,229 | 4,395,016 | 10.7% |
| Deferred Tax Assets | 23,949 | 17,433 | 37.4% |
| **TOTAL ASSETS** | **5,012,208** | **4,501,457** | **11.3%** |
| | | | |
| **Current Liabilities** | **134,759** | **88,002** | **53.1%** |
| Other current financial liabilities | 4,252 | 2,632 | 61.6% |
| Current lease liabilities | 6,564 | 5,975 | 9.9% |
| Trade and other payables | 49,588 | 53,898 | -8.0% |
| Current Payables to Related Entities | 1,884 | 1,711 | 10.1% |
| Other current provisions | 935 | 1,050 | -10.9% |
| Current tax liabilities | 11,402 | 15,481 | -26.4% |
| Current provisions for employee benefits | 3,764 | 3,792 | -0.7% |
| Other current non-financial liabilities | 56,370 | 3,463 | 1527.7% |
| **Non-Current Liabilities** | **1,591,033** | **1,418,779** | **12.1%** |
| Other non-current financial liabilities | 885,555 | 759,522 | 16.6% |
| Non-current lease liabilities | 42,739 | 45,642 | -6.4% |
| Deferred tax liabilities | 649,326 | 599,200 | 8.4% |
| Other non-current non-financial liabilities | 13,413 | 14,414 | -7.0% |
| **TOTAL LIABILITIES** | **1,725,793** | **1,506,781** | **14.5%** |
| Issued Capital | 707,171 | 707,171 | 0.0% |
| Retained earnings (losses) | 2,110,930 | 1,889,138 | 11.7% |
| Share premium | 317,469 | 317,469 | 0.0% |
| Other Reserves | 141,516 | 75,393 | 87.7% |
| **Equity attributable to owners of the parent** | **3,277,085** | **2,989,171** | **9.6%** |
| Non-controlling interests | 9,330 | 5,505 | 69.5% |
| **TOTAL EQUITY** | **3,286,415** | **2,994,676** | **9.7%** |
| | | | |
| **TOTAL LIABILITIES AND EQUITY** | **5,012,208** | **4,501,457** | **11.3%** |

### Assets

As of the end of September 2026, total assets amounted to CLP 5,012,208 MM, an increase of CLP 510,750 MM compared with December 2025. This growth was driven by an increase of CLP 33,791 MM in current assets and CLP 476,959 MM in non-current assets.

- The increase in current assets is mainly explained by a CLP 30,670 MM increase in cash and equivalents, associated with operating cash generation and the bond placement carried out during the period; this effect was partially offset by a decrease in trade receivables and receivables from related entities, consistent with the business's collection cycles.
- In non-current assets, the increase is mainly explained by a CLP 470,214 MM increase in Investment Properties, reflecting the incorporation of Plaza Central into the consolidation perimeter, progress on the Company's investment plan and the asset revaluation effect for the period, mainly as a result of improved future cash flows in Chile due to a lower tax rate in the coming years.

### Liabilities

Total liabilities as of the end of September 2026 reached CLP 1,725,793 MM, an increase of CLP 219,012 MM compared with December 2025. This increase is explained by a rise of CLP 46,757 MM in current liabilities and CLP 172,255 MM in non-current liabilities.

- Growth in current liabilities is mainly explained by the recognition of the provision for minimum legal dividends corresponding to 30% of the accumulated Distributable Net Income for the period, partially offset by a decrease in current tax liabilities.
- In non-current liabilities, the increase is mainly associated with a CLP 126,034 MM increase in other financial liabilities, explained by the local bond placement carried out during the period, together with an increase in deferred tax liabilities, consistent with the higher value of Investment Properties.

### Equity

Total equity increased by CLP 291,739 MM during the period (+9.7%), totaling CLP 3,286,415 MM as of September 2026. This growth is mainly explained by an increase in retained earnings, consistent with the income generated in the period and asset revaluation.

## Capital Structure

| Financial Indicators | Unit | Sep 26 | Dec 25 | Sep 25 |
|---|---|---|---|---|
| Gross Financial Debt | CLP MM | **889,807** | 762,154 | 758,622 |
| Debt Duration | years | **9.8** | 9.3 | 9.5 |
| Cash Position | CLP MM | **78,014** | 44,355 | 111,211 |
| Net Financial Debt | CLP MM | **811,793** | 717,799 | 647,411 |

As of the end of September 2026, gross financial debt reached CLP 889,807 MM, an increase of CLP 127,654 MM compared with the end of December 2025, mainly explained by the placement of local bonds for UF 2.5 MM during the period, together with the indexation of UF-denominated debt. In parallel, the cash position stood at CLP 78,014 MM, an increase of CLP 33,659 MM compared with December 2025, reflecting the proceeds from that placement and operating cash generation for the period, effects that exceeded the disbursement for the acquisition of Plaza Central and other recurring disbursements.

## Financial Ratios

| Financial Ratios | Unit | Sep 26 | Dec 25 | Sep 25 |
|---|---|---|---|---|
| Total Liabilities / Equity | times | **0.5** | 0.5 | 0.5 |
| Liquidity Ratio | times | **0.9** | 0.9 | 1.1 |
| Debt Ratio | times | **0.3** | 0.3 | 0.3 |
| Net Leverage | times | **2.2** | 2.1 | 1.9 |
| Financial Expense Coverage | times | **23.4** | 25.2 | 25.0 |
| LTM FFO / NFD [10] | % | **33.4%** | 35.4% | 39.3% |
| Return on Assets (ROA) | % | **7.6%** | 6.7% | 6.6% |
| Return on Equity (ROE) | % | **11.6%** | 10.1% | 10.0% |
| Financial Liabilities / Equity [11] | times | **0.5** | 0.5 | 0.5 |
| Free Assets / Financial Liabilities [12] | times | **2.9** | 3.0 | 2.9 |
| NFD / Equity [13] | times | **0.2** | 0.2 | 0.2 |

Regarding financial indicators, **Net Leverage** stood at 2.2x (vs. 2.1x in December 2025), reflecting the higher level of net debt associated with financing the acquisition of Plaza Central, whose contribution to LTM Adjusted EBITDA includes only four months of operation. Meanwhile, **interest coverage** remained solid at 23.4x, demonstrating the business's robust operating cash generation capacity. The **liquidity ratio** ([14]), in turn, stood at 0.9x, in line with year-end 2025.

(10) Net Financial Debt.
(11) Current covenant for Bond Lines No. 940 and 941: Financial Liabilities / Total Equity < 1.50x.
(12) Current covenant for Bond Lines No. 940, 941 and 1251: Unencumbered Assets / Financial Liabilities ≥ 1.20x.
(13) New covenant for Bond Line No. 1251: NFD / Total Equity ≤ 2.00x.
(14) The liquidity ratio reflects financial and working capital management effects and is unrelated to overdue supplier balances. See Note 13 of the Consolidated Financial Statements.

# Outstanding Debt

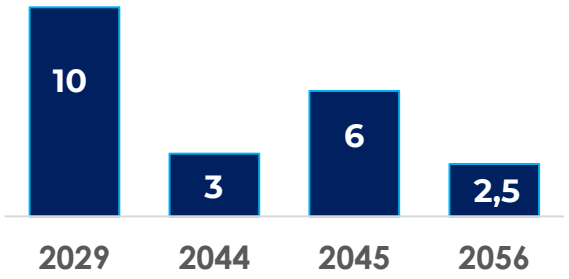
**UF 21.5**
**MM**

**1.71%**
**Cost in UF**



| Financial Debt | |
|---|---|
| Post-Issuances | |
| **Financial Debt** | **Cost UF +** |
| UF 7 MM | 1.89% |
| UF 3 MM | 2.19% |
| UF 3 MM | 0.65% |
| UF 6 MM | 1.25% |
| UF 2.5 MM | 3.00% |
| **UF 21.5 MM** | **1.71%** |

**Perfil Amortizaciones**
**(UF MM)**






# Cash Flow

| CLP MM | Sep 26 | Sep 25 | Var. (%) |
|---|---|---|---|
| **Cash flows from operating activities** | | | |
| Receipts from sales of goods and rendering of services | 351,551 | 341,015 | 3.1% |
| Other receipts from operating activities | 1,622 | 4,366 | -62.8% |
| Payments to suppliers for the supply of goods and services | -50,825 | -67,804 | -25.0% |
| Payments to and on behalf of employees | -10,936 | -9,203 | 18.8% |
| Other payments for operating activities | -17,921 | -16,533 | 8.4% |
| **Cash flows from operations** | **273,491** | **251,840** | **8.6%** |
| Interest paid | -275 | 0 | N.A. |
| Income taxes refunded (paid) | -62,526 | -55,012 | 13.7% |
| Other cash inflows (outflows) | 641 | 586 | 9.4% |
| **Cash flows from operating activities** | **211,330** | **197,414** | **7.0%** |
| | | | |
| **Cash flows from investing activities** | | | |
| Purchases of intangible assets | -783 | -1,071 | -26.9% |
| Proceeds from other long-term assets | 635 | 0 | N.A. |
| Purchases of other long-term assets | -236,025 | -135,543 | 74.1% |
| Interest received | 1,125 | 2,177 | -48.3% |
| Other cash inflows (outflows) | -3,932 | -142 | 2662.5% |
| **Cash flows from investing activities** | **-238,981** | **-134,580** | **77.6%** |
| | | | |
| **Cash flows from financing activities** | | | |
| Proceeds from long-term borrowings | 98,720 | 0 | N.A. |
| Proceeds from short-term borrowings | 0 | 0 | N.A. |
| Payments of lease liabilities | -5,975 | -5,570 | 7.3% |
| Dividends paid | -25,587 | -52,881 | -51.6% |
| Interest Paid | -9,303 | -7,546 | 23.3% |
| Other cash inflows (outflows) | -22 | -14 | 57.6% |
| **Cash flows from financing activities** | **57,832** | **-66,010** | **N.A.** |
| | | | |
| **Increase (decrease) in cash and cash equivalents, before the effect of exchange rate changes** | **30,182** | **-3,177** | **N.A.** |
| Effects of exchange rate changes on cash and cash equivalents | 488 | -824 | N.A. |
| **Increase (decrease) in cash and cash equivalents** | **30,670** | **-4,001** | **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 | 75,017 | 111,011 | -32.4% |

Changes in cash flow generated as of September 30, 2026, compared with the same period of the previous year are explained below.

### Operating activities

During the first nine months of 2026, cash flow from operating activities reached CLP 211,330 MM (+7.0% YoY), reflecting the business's solid recurring cash generation, which offset higher tax payments.

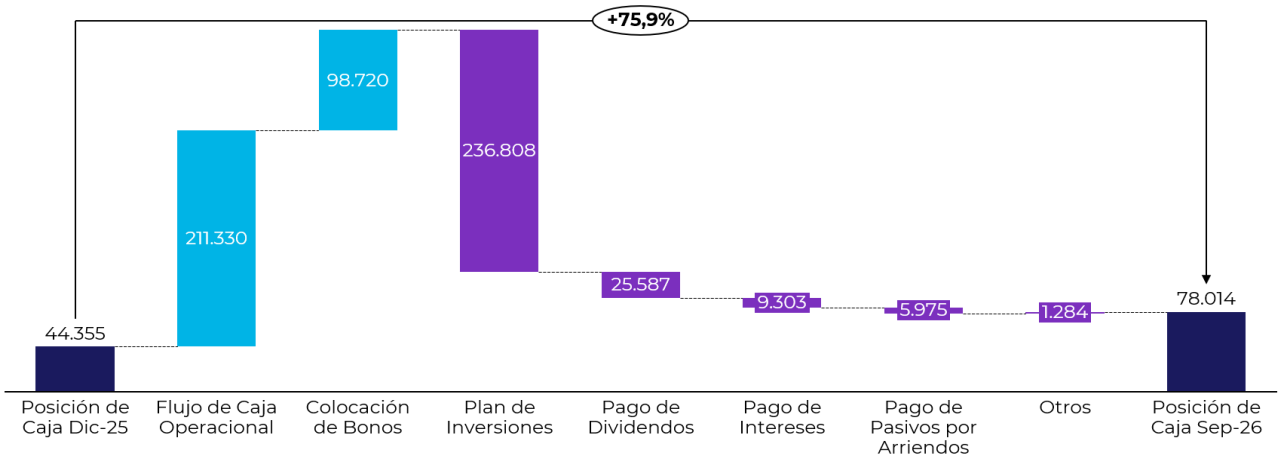
### Investing activities

Cash flow from investing activities recorded a net outflow of CLP 238,981 MM (vs. CLP 134,580 MM in the same period of 2025), mainly associated with the acquisition of Plaza Central in Colombia and the acceleration of the Company's investment plan.

### Financing activities

Cash flow from financing activities recorded a net inflow of CLP 57,832 MM, compared with a net outflow of CLP 66,010 MM in the same period of 2025, mainly explained by the proceeds from the local bond placement carried out during the period, together with lower dividend payments compared with the previous year. As a result, cash and cash equivalents increased by CLP 30,670 MM during the period, closing at CLP 75,017 MM, compared with a decrease of CLP 4,001 MM in the same period of the previous year.

## YTD Cash *Position*




The **cash position** reached CLP 78,014 MM as of the end of September 2026, an increase of CLP 33,659 MM compared with the end of December 2025 (+75.9%). The robust operating cash flow generation for the period (CLP 211,330 MM), together with the proceeds from the placement of local bonds for UF 2.5 MM (CLP 98,720 MM), comfortably covered the uses of funds for the period. These mainly corresponded to the investment plan (CLP 236,808 MM), which included the acquisition of Plaza Central in Colombia along with progress on projects under execution (Cenco Rancagua, Cenco Temuco, Premium Outlet, Multifamily, among others), and the payment of the final dividend charged to 2025 earnings (CLP 25,587 MM).

Financial discipline remains a pillar of the Company: the capital structure remains solid, with contained net leverage (2.2x) and a 100% fixed-rate, long-term, UF-denominated debt profile. This positioning provides the flexibility needed to continue executing the strategy, seize value-creating opportunities and preserve borrowing capacity for future initiatives.

# Figures by Asset

| | Revenues (CLP MM) | | | | | |
|---|---|---|---|---|---|---|
| **Locations** | **3Q26** | **3Q25** | **Var. %** | **9M26** | **9M25** | **Var. %** |
| Cenco Costanera | 24,922 | 23,333 | 6.8% | 71,362 | 67,055 | 6.4% |
| Office Towers | 5,349 | 4,055 | 31.9% | 14,879 | 11,039 | 34.8% |
| Cenco Alto Las Condes | 14,522 | 13,023 | 11.5% | 42,424 | 41,770 | 1.6% |
| Cenco Florida | 8,002 | 7,456 | 7.3% | 23,464 | 22,022 | 6.5% |
| Cenco La Dehesa | 5,133 | 4,909 | 4.6% | 15,644 | 14,113 | 10.8% |
| Cenco La Reina | 2,256 | 2,137 | 5.6% | 6,495 | 6,277 | 3.5% |
| Cenco Rancagua | 2,412 | 2,767 | -12.8% | 7,888 | 8,308 | -5.1% |
| Cenco Temuco | 4,799 | 4,210 | 14.0% | 14,503 | 13,153 | 10.3% |
| Cenco Ñuñoa | 2,217 | 2,011 | 10.3% | 6,259 | 5,783 | 8.2% |
| Cenco Belloto | 2,092 | 2,010 | 4.1% | 6,420 | 5,944 | 8.0% |
| Cenco Osorno | 2,359 | 2,321 | 1.6% | 7,125 | 7,122 | 0.0% |
| Cenco El Llano | 2,210 | 2,165 | 2.1% | 6,382 | 6,229 | 2.5% |
| Power Centers/other locations | 19,421 | 18,505 | 5.0% | 57,339 | 54,774 | 4.7% |
| **Chile** | **95,694** | **88,903** | **7.6%** | **280,182** | **263,589** | **6.3%** |
| Cenco La Molina | 974 | 481 | 102.4% | 2,648 | 1,423 | 86.1% |
| Other assets Peru | 1,601 | 1,584 | 1.1% | 4,644 | 4,568 | 1.7% |
| **Peru** | **2,575** | **2,065** | **24.7%** | **7,292** | **5,991** | **21.7%** |
| Plaza Central | 5,918 | N.A. | N.A. | 7,691 | N.A. | N.A. |
| Other assets Colombia | 1,773 | 1,367 | 29.7% | 4,784 | 4,008 | 19.4% |
| **Colombia** | **7,691** | **1,367** | **462.5%** | **12,475** | **4,008** | **211.3%** |
| **TOTAL** | **105,960** | **92,335** | **14.8%** | **299,950** | **273,588** | **9.6%** |

| | Occupancy | | | Sales (CLP MM) | | |
|---|---|---|---|---|---|---|
| **Locations** | **3Q26** | **3Q25** | **Var (bps)** | **3Q26** | **3Q25** | **Var%** |
| Cenco Costanera | 98.2% | 98.8% | -58 | 222,780 | 220,182 | 1.2% |
| Office Towers | 85.2% | 81.6% | 365 | N.A. | N.A. | N.A. |
| Cenco Alto Las Condes | 98.5% | 99.2% | -75 | 114,236 | 112,488 | 1.6% |
| Cenco Florida | 96.1% | 99.6% | -353 | 68,395 | 66,222 | 3.3% |
| Cenco La Dehesa | 99.3% | 99.3% | -6 | 67,381 | 63,966 | 5.3% |
| Cenco La Reina | 99.5% | 97.9% | 154 | 45,126 | 44,736 | 0.9% |
| Cenco Rancagua | 99.0% | 99.1% | -12 | 38,523 | 47,087 | -18.2% |
| Cenco Temuco | 91.0% | 99.9% | -889 | 51,269 | 57,610 | -11.0% |
| Cenco Ñuñoa | 99.0% | 97.7% | 130 | 35,857 | 33,857 | 5.9% |
| Cenco Belloto | 98.7% | 98.6% | 10 | 33,086 | 32,392 | 2.1% |
| Cenco Osorno | 99.8% | 94.5% | 527 | 27,418 | 28,686 | -4.4% |
| Cenco El Llano | 98.2% | 94.6% | 365 | 35,016 | 33,922 | 3.2% |
| Power Centers/other locations | 99.5% | 99.4% | 9 | 384,704 | 380,574 | 1.1% |
| **Chile** | **98.3%** | **99.0%** | **-69** | **1,123,791** | **1,121,723** | **0.2%** |
| Cenco La Molina | 85.1% | 89.4% | -421 | 14,789 | 8,453 | 75.0% |
| Other assets Peru | 89.2% | 89.0% | 20 | 21,476 | 20,289 | 5.9% |
| **Peru** | **87.5%** | **89.1%** | **-159** | **36,265** | **28,742** | **26.2%** |
| Plaza Central | 93.3% | N.A. | N.A. | 37,198 | N.A. | N.A. |
| Other assets Colombia | 86.0% | 84.7% | 126 | 28,610 | 22,885 | 25.0% |
| **Colombia** | **89.6%** | **84.7%** | **485** | **65,808** | **22,885** | **187.6%** |
| **TOTAL** | **96.8%** | **97.8%** | **-93** | **1,225,864** | **1,173,350** | **4.5%** |

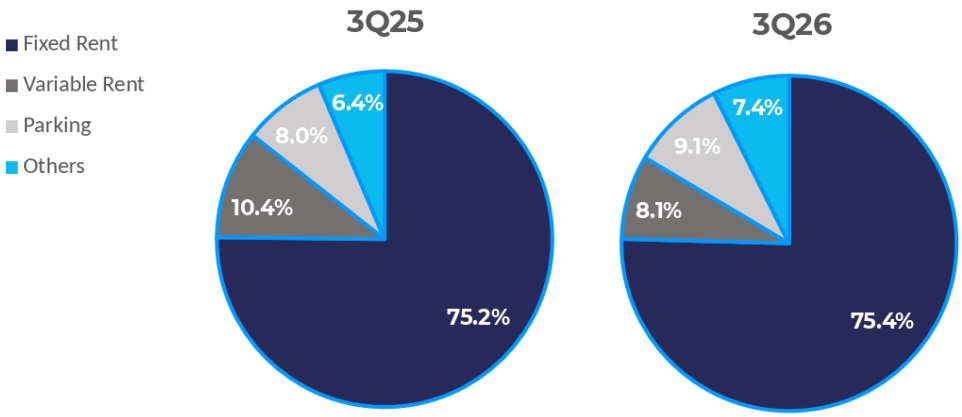
| | GLA Total | | | Leased sqm | | |
|---|---|---|---|---|---|---|
| **Locations** | **3Q26** | **3Q25** | **Var%** | **3Q26** | **3Q25** | **Var%** |
| Cenco Costanera | 161,480 | 155,026 | 4.2% | 158,589 | 153,153 | 3.5% |
| Office Towers | 90,000 | 90,000 | 0.0% | 76,696 | 73,408 | 4.5% |
| Cenco Alto Las Condes | 120,480 | 108,223 | 11.3% | 118,644 | 107,390 | 10.5% |
| Cenco Florida | 126,086 | 113,809 | 10.8% | 121,130 | 113,348 | 6.9% |
| Cenco La Dehesa | 70,004 | 71,153 | -1.6% | 69,497 | 70,678 | -1.7% |
| Cenco La Reina | 38,585 | 38,566 | 0.0% | 38,385 | 37,771 | 1.6% |
| Cenco Rancagua | 41,178 | 43,306 | -4.9% | 40,775 | 42,934 | -5.0% |
| Cenco Temuco | 69,175 | 62,445 | 10.8% | 62,963 | 62,388 | 0.9% |
| Cenco Ñuñoa | 32,816 | 32,948 | -0.4% | 32,492 | 32,194 | 0.9% |
| Cenco Belloto | 43,378 | 43,357 | 0.0% | 42,830 | 42,765 | 0.2% |
| Cenco Osorno | 29,794 | 30,237 | -1.5% | 29,723 | 28,570 | 4.0% |
| Cenco El Llano | 23,724 | 23,723 | 0.0% | 23,302 | 22,436 | 3.9% |
| Power Centers/other locations | 472,346 | 470,291 | 0.4% | 470,143 | 467,694 | 0.5% |
| **Chile** | **1,319,045** | **1,283,083** | **2.8%** | **1,285,168** | **1,254,731** | **2.4%** |
| Cenco La Molina | 32,159 | 15,632 | 105.7% | 27,383 | 13,968 | 96.0% |
| Other assets Peru | 44,720 | 44,781 | -0.1% | 39,904 | 39,868 | 0.1% |
| **Peru** | **76,879** | **60,413** | **27.3%** | **67,287** | **53,836** | **25.0%** |
| Plaza Central | 76,360 | N.A. | N.A. | 71,240 | N.A. | N.A. |
| Other assets Colombia | 79,207 | 74,959 | 5.7% | 68,110 | 63,510 | 7.2% |
| **Colombia** | **155,566** | **74,959** | **107.5%** | **139,349** | **63,510** | **119.4%** |
| **TOTAL** | **1,551,491** | **1,418,455** | **9.4%** | **1,491,804** | **1,372,077** | **8.7%** |

| | Leased sqm (Related Parties) | | | Leased sqm (Third Parties) | | |
|---|---|---|---|---|---|---|
| **Locations** | **3Q26** | **3Q25** | **Var%** | **3Q26** | **3Q25** | **Var%** |
| Cenco Costanera | 41,750 | 41,644 | 0.3% | 116,839 | 111,510 | 4.8% |
| Office Towers | 14,698 | 14,698 | 0.0% | 61,998 | 58,710 | 5.6% |
| Cenco Alto Las Condes | 51,463 | 48,348 | 6.4% | 67,181 | 59,042 | 13.8% |
| Cenco Florida | 54,982 | 54,592 | 0.7% | 66,148 | 58,756 | 12.6% |
| Cenco La Dehesa | 34,281 | 34,189 | 0.3% | 35,216 | 36,489 | -3.5% |
| Cenco La Reina | 29,153 | 29,231 | -0.3% | 9,232 | 8,540 | 8.1% |
| Cenco Rancagua | 35,789 | 35,270 | 1.5% | 4,987 | 7,665 | -34.9% |
| Cenco Temuco | 24,011 | 26,116 | -8.1% | 38,952 | 36,272 | 7.4% |
| Cenco Ñuñoa | 20,700 | 20,700 | 0.0% | 11,792 | 11,494 | 2.6% |
| Cenco Belloto | 33,205 | 33,205 | 0.0% | 9,626 | 9,560 | 0.7% |
| Cenco Osorno | 18,223 | 18,223 | 0.0% | 11,500 | 10,347 | 11.1% |
| Cenco El Llano | 17,683 | 17,089 | 3.5% | 5,618 | 5,347 | 5.1% |
| Power Centers/other locations | 446,138 | 445,342 | 0.2% | 24,004 | 22,352 | 7.4% |
| **Chile** | **822,075** | **818,646** | **0.4%** | **463,093** | **436,085** | **6.2%** |
| Cenco La Molina | 7,246 | 4,973 | 45.7% | 20,137 | 8,995 | 123.9% |
| Other assets Peru | 19,717 | 19,717 | 0.0% | 20,187 | 20,151 | 0.2% |
| **Peru** | **26,963** | **24,690** | **9.2%** | **40,324** | **29,146** | **38.4%** |
| Plaza Central | 2,263 | N.A. | N.A. | 68,977 | N.A. | N.A. |
| Other assets Colombia | 50,159 | 50,115 | 0.1% | 17,950 | 13,396 | 34.0% |
| **Colombia** | **52,422** | **50,115** | **4.6%** | **86,927** | **13,396** | **548.9%** |
| **TOTAL** | **901,460** | **893,451** | **0.9%** | **590,344** | **478,626** | **23.3%** |

## GLA by Category

| | As of September 30, 2026 | | | |
|---|---|---|---|---|
| **Category[15] ()** | **Chile** | **Peru** | **Colombia** | **Total** |
| Essential Services | 48.6% | 35.1% | 34.7% | 46.5% |
| *Retail* and Specialty | 30.9% | 28.0% | 24.1% | 30.0% |
| Entertainment | 8.7% | 21.3% | 20.8% | 10.6% |
| Services | 1.8% | 3.1% | 9.4% | 2.6% |
| Offices and Hotel | 8.3% | 0.0% | 0.5% | 7.1% |
| Vacancy | 1.7% | 12.5% | 10.4% | 3.2% |
| **Total** | **100%** | **100%** | **100%** | **100%** |

## Revenue Breakdown by Type




During the third quarter of 2026, fixed rent represented 75.4% of consolidated revenues, slightly above its share in the same period of the previous year (75.2%), in line with the addition of new space, favorable contract renewals, the consolidation of Plaza Central and higher office occupancy at Gran Torre Costanera.

Variable rent reduced its share to 8.1% (vs. 10.4% in 3Q25), reflecting the lower contribution from tenant sales in Chile.

Parking revenues increased their share to 9.1% (vs. 8.0% in 3Q25), driven by new operations.

Meanwhile, other revenues reached 7.4% of the total (vs. 6.4% in 3Q25), mainly supported by improvements at Sky Costanera and Advertising.

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(15) Breakdown of classification by category:

- **Basic Services:** supermarkets and home improvement.
- ***Retail* and Specialty:** department stores, satellite stores for fashion, footwear, accessories, technology and sports, car dealerships, pharmacies and optical stores.
- **Entertainment:** movie theaters, game centers, gyms, restaurants, food courts and *food* halls.
- **Services:** banks, medical centers, laundries, hair salons, travel agencies, payment services, among others.
- **Offices and Hotel:** office towers, hotel, Cencosud Group offices.
- **Vacancy:** available unleased space. Leased sqm undergoing fit-out by tenants are not considered vacant and form part of occupied GLA.

## Revenue Share

| | 3Q26 | | 3Q25 | |
|---|---|---|---|---|
| **Revenues** | **Third Parties** | **Related Parties** | **Third Parties** | **Related Parties** |
| Total Chile | 69.3% | 30.7% | 68.5% | 31.5% |
| Total Peru | 68.4% | 31.6% | 64.8% | 35.2% |
| Total Colombia | 87.5% | 12.5% | 29.5% | 70.5% |
| **Cenco Malls** | **70.6%** | **29.4%** | **67.8%** | **32.2%** |

## Land Bank

| | Area (sqm) | | Book Value (CLP MM) | |
|---|---|---|---|---|
| **Location** | **3Q26** | **3Q25** | **3Q26** | **3Q25** |
| Chile | 640,136 | 636,296 | 197,832 | 187,391 |
| **Cenco Malls** | **640,136** | **636,296** | **197,832** | **187,391** |

## Macroeconomic

### Exchange Rate

**Closing Exchange Rate**

| | 3Q26 | 3Q25 | Var% |
|---|---|---|---|
| CLP/USD | 972.6 | 962.4 | 1.1% |
| CLP/PEN | 283.5 | 277.5 | 2.2% |
| CLP/COP | 0.29 | 0.25 | 16.0% |

**Average Exchange Rate**

| | 3Q26 | 3Q25 | Var% |
|---|---|---|---|
| CLP/USD | 932.0 | 959.4 | -2.9% |
| CLP/PEN | 275.7 | 271.5 | 1.5% |
| CLP/COP | 0.29 | 0.24 | 22.2% |

### Inflation and Discount Rate

**Inflation [16]**

| Country | 3Q26 | 3Q25 | Var. bps |
|---|---|---|---|
| Chile | 4.1% | 4.4% | -30 bps |
| Peru | 4.2% | 1.3% | 284 bps |
| Colombia | 6.3% | 5.2% | 111 bps |

**Investment property discount rate**

| Country | Sep 26 | Dec 25 | Var. bps |
|---|---|---|---|
| Chile | 6.5% | 6.5% | 8 bps |
| Peru | 6.7% | 6.8% | -16 bps |

(16) Last-twelve-month inflation as of September 2026:
- Chile: https://www.ine.cl
- Peru: https://www.inei.gob.pe
- Colombia: https://www.dane.gov.co/

# Glossary

- **Net Leverage:** Net Financial Debt / LTM Adjusted EBITDA.
- **Land Bank:** Company locations corresponding to non-income-producing land.
- **CLP:** Chilean peso.
- **Interest Coverage:** LTM Adjusted EBITDA / Interest payments.
- **COP:** Colombian peso.
- **Occupancy Cost:** fixed rent + variable rent + common expenses + advertising, divided by tenant sales, on a cumulative basis as of the end of each quarter.
- **Gross Financial Debt:** other current and non-current financial liabilities.
- **Net Financial Debt:** Gross financial debt – cash and cash equivalents – other current financial assets.
- **Adjusted EBITDA:** Consolidated revenues – Cost of sales – Administrative expenses – Other expenses by function + Other gains (losses) + Depreciation and Amortization.
- **Related** Parties: companies related to the Cencosud group.
- **FFO *(Funds From Operations):*** cash flow from operations.
- **GLA *(Gross Leasable Area):*** the square meters of space available for lease.
- **LTM *(Last Twelve Months):*** last twelve months.
- **Occupancy:** square meters of occupied stores over total square meters of stores available for lease.
- **PEN:** Peruvian sol.
- **Cash Position:** includes Cash and equivalents and Other current financial assets.
- **Power Center*:*** shopping centers of between 10,000 sqm and 40,000 sqm *of* GLA, whose offering is centered on their anchor stores (no more than two) and a limited number of retail stores and/or services.
- **Debt Ratio: Total** Liabilities / Total Assets.
- **Liquidity Ratio:** Current Assets / Current Liabilities.
- **Return on Assets (ROA):** LTM Net Income / Total Assets.
- **Return on Equity (ROE):** LTM Net Income / Total Equity.
- **SSR *(Same Store Rent)***: rent charged to the same tenants in both periods, and therefore excludes new openings.
- **SSS *(Same Store Sales):*** change in tenant sales of the same stores in both periods, and therefore excludes new openings.
- **UF:** Unidad de Fomento, an inflation-indexed unit of account in Chile.
- **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.


cenco malls