



# Real Estate Transaction

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FALABELLA

falabella.com



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# In November 2023 we announced a plan to strengthen our financial position

*Today's focus*



Within a period of 12-15 months, we expect to raise between US\$800-US\$1.000MM from the monetization of non-core assets, mainly real estate

*In Progress*



Deepen savings achieved in 2023 and continue to strengthen our margins

*In Progress*



Focus  
CAPEX 2024 (vs 2023)

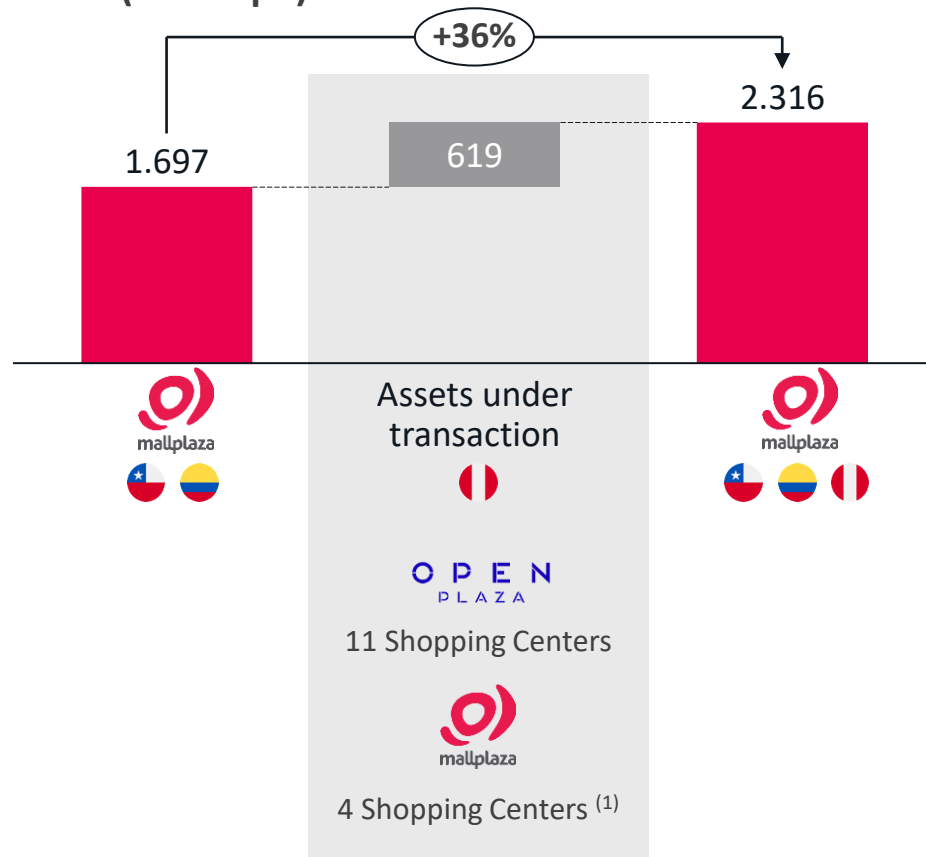


*We announced -24% reduction vs 2023 Plan (in US\$)*

# Falabella and Mallplaza successfully agree definitive terms for real estate transaction in Peru

## Consolidating Mallplaza as the largest operator in South America

Owned GLA ('000 sqm)



## Overview of the Transaction

- Assets Involved**
  - Assets of Open Plaza Peru and Mallplaza Perú.
  - Assets were valued at US\$ 848 mm (9.9x EV / EBITDA 2024E).
- Transaction**
  - Mallplaza will launch a takeover bid for up to 100% of the share of Falabella Perú S.A.A. (Falabella S.A. owns 99,76%), which is the vehicle that owns the assets involved.
- Capital Structure**
  - Mallplaza will finance the operation under a combination of cash, debt and equity.
  - Mallplaza intends to carry out a capital increase of up to US\$300 million.
  - Falabella has no intention to participate in the capital increase, unless there are significant changes in market conditions.

(1) Plaza S.A. owns 33,3% of Mallplaza Perú

## Final remarks



Agreement is structured to benefit both Falabella and Mallplaza, reflecting market values and validated by external fairness opinion.



Operation seeks to simplify and enhance Falabella's real estate business in Peru, as well as the growth prospects for Mallplaza.



The transaction is aligned with Falabella's long-term strategy and contributes to the plan of strengthening the financial position of the Company.

# Q&A



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